

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Monday, December 6, 2021

**4:00 PM – Special Meeting/Closed Session
5:30 PM – Regular Meeting
David B. Roberts Council Chambers**

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

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing. City Council members and members of the public may participate in the meeting in person or via video/teleconferencing.

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/89140480923?pwd=bnQ3NWEvWkcZNFdleHA4K29xWG9lZz09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: US: +1 669 900 6833, +1 253 215 8782, 888 475 4499 (Toll Free)

Webinar ID: 891 4048 0923

Password: 578969

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranhocordova.org no later than 2:00 p.m. on Monday, December 6, 2021. All comments submitted later than 2:00 p.m. will be sent to the City Council for their review and may not be read during the meeting.

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 Monday, December 6, 2021, before 2:00 p.m.

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Siri Pulipati, David Sander, Donald Terry and Mayor Garrett Gatewood.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. ADJOURN TO CLOSED SESSION

Mayor Gatewood will adjourn the meeting to closed session.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood

5. CLOSED SESSION

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

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

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(4) (One Case) County of Sacramento, et al., v. Amerisourcebergen Drug Corporation et al., U.S.D.C., Eastern District of California, Case No. 2:18-cv-01135 and U.S.D.C., Northern District of Ohio, MDL No. 2804, Case No. 17-MD-2804.

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (pursuant to California Government Code Section 54956.9(d)(1)) Cordova Recreation and Park District v. City of Rancho Cordova, Sacramento Superior Court Case No. 34-2021-80003705.

6. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in closed session.

7. ADJOURNMENT TO THE REGULAR MEETING

Mayor Gatewood will adjourn closed session to the Regular meeting in the David B. Roberts Council Chambers.

8. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood.

9. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

10. PLEDGE OF ALLEGIANCE

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

11. INVOCATION

Allie Pearce with River City Christian Church will give the invocation.

12. PRESENTATIONS

- 12.1. Introduction of New Employee: Xee Vang, Senior Finance Analyst by Dalia Fadl, Principal Engineer.

13. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the City Clerk.

If you want to make a public comment via teleconference, please use the “raise hand” feature at the bottom center of the screen. If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the City Clerk.

For items on the agenda, speakers will be called 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.

14. COUNCIL REPORTS

15. CITY MANAGER'S REPORT

16. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

16.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of November 15, 2021.
Recommendation: Adopt the Minutes.

16.2. **Subject:** Second Reading of an Ordinance Establishing Special Tax Zone 31 Transit-Related Services for a portion of The Ranch Project.
Recommendation: Waive second reading and adopt the Ordinance.

16.3. **Subject:** A Resolution of the City Council of the City of Rancho Cordova and on Behalf of Commissions and Committees Created by the City Council Pursuant to Government Code Section 54952(b) Confirming the State of Emergency Under Government Code Section 8625, Recognizing Continued Measures to Promote Social Distancing, and Re-authorizing Remote Teleconference Meetings of the City for the Period from December 6, 2021 to January 5, 2022.
Recommendation: Adopt the Resolution.

16.4. **Subject:** A Resolution Approving the Annexation of The Ranch Subdivision (Market Rate Portion) into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt the Resolution.

16.5. **Subject:** Second Reading of an Ordinance Amending the Rancho Cordova Municipal Code Amending Title 2 (Administration and Personnel) to Repeal and Replace Chapter 2.30 Planning Commission and Amend Title 23 (Zoning Code), Article 1 (Administration), Chapter 23.104 (Approval Authority) and Chapter 23.110 (Application Processing).
Recommendation: Waive the second reading and adopt the Ordinance amending Title 2 Administration and Personnel, Chapter 2.30 Planning Commission and Title 23 Zoning Code, Article 1 Administration of the City of Rancho Cordova Municipal Code Related to the Reestablishment of the Planning Commission.

16.6. **Subject:** A Resolution Approving the Final Map of Easton Research Park West Large Lot Map, Subdivision No. FM-2021-001-00, And Authorizing The City Manager To Execute The Subdivision Improvement Agreement Contract No. 2021-320 With Aerojet Rocketdyne, Inc.
Recommendation: Adopt the Resolution.

16.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 64-2019-2 for the Preparation of an Environmental Impact Report with Raney Planning and Management, Inc. to Extend the Contract term from December 31, 2021 to December 31, 2022.
Recommendation: Adopt the Resolution

16.8. **Subject:** Treasurer's Report - September 30, 2021
Recommendation: This report is informational only. It is recommended that the City Council receive and file the September 30, 2021 Treasurer's Report.

17. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 17.1. **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of an Annual Stormwater Utility Fee for a portion of The Ranch Project.

Recommendation: Adopt the Resolution.

- 17.2. **Subject:** Montelena Village 1 and 2 Major Design Review for Pulte Homes Master Home Plans - Project PLND-1021-0012.

Recommendation: Determine the project Exempt per Section 15182, of the CEQA Guidelines; and adopt the Resolution for Montelena Village 1 and 2 Major Design Review for Pulte Homes Master Home Plans.

- 17.3. **Subject:** Resolutions and an Ordinance Related to the Formation of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1.

Recommendation: Adopt the Resolutions and waive first reading and introduce the Ordinance.

18. PUBLIC HEARING ITEMS

- 18.1. **Subject:** Anatolia Marketplace Chevron Service Station and Convenience Store Conditional Use Permit Amendment, Major Design Review, Conditional Use Permit and Letter of Public Convenience and Necessity (PCN); Project No. DD10071.

Recommendation: Determine the project Exempt per Section 15183, consistent with a Community Plan, General Plan or Zoning of the CEQA Guidelines; and Adopt the Resolution for the Anatolia Marketplace Chevron Service Station and Convenience store Conditional Use Permit Amendment, Major Design Review, Conditional Use Permit, and Letter of Public Convenience and Necessity.

- 18.2. **Subject:** An Ordinance Amending Title 23, Zoning Code, Article 1 Administration, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7 Site Planning and Development Standards, Article 9 Specific Use Provisions and Article 11 Definitions of the City of Rancho Cordova Municipal Code and Discussion and Direction on Potential Municipal Code Amendments Related to Tasting Rooms.

Recommendation: Introduce and waive the first reading of the Ordinance and receive a report and provide direction to staff on potential Municipal Code Amendments related to tasting rooms.

19. REGULAR CALENDAR ITEMS

- 19.1. **Subject:** 2022 Legislative Update.

Recommendation: Presentations by Simon and Company, Inc. and Joe A. Gonsalves & Son regarding key 2021 legislation affecting the city, as well as staff update regarding 2022 legislative priorities. Receive presentations and update and provide direction and/or approval to staff on city's 2022 Legislative Priorities.

- 19.2. **Subject:** Stone Creek Village - Baroque Signal Report.

Recommendation: Receive report from staff and provide direction regarding Council's preference for signalization at the north intersection of Zinfandel Drive and Baroque Drive.

- 19.3. **Subject:** Mills Crossing Project Update and Direction to Move Towards a Development

Agreement.

Recommendation: Receive presentation on the site plan updates and next steps regarding the proposed deal structures and development process, and provide direction on moving towards a Development Agreement with Griffin Swinerton.

19.4. **Subject:** City Council Work Session Priorities for 2022.

Recommendation: Receive information and provide direction as needed.

19.5. **Subject:** A Resolution Approving the 2022 Rancho Cordova City Council Meeting Schedule.

Recommendation: Adopt the Resolution.

19.6. **Subject:** Selection of 2022 Mayor and Vice Mayor.

Recommendation: Council selection of the 2022 Mayor and Vice Mayor.

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

21. 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

December 20, 2021	5:30 PM Regular Meeting
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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 December 6, 2021 Regular Meeting of the Rancho Cordova City Council was posted and available for review on December 2, 2021 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.cityofranchocordova.org.

Signed December 2, 2021 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

ITEM 16.1.

OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, November 15, 2021

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing. City Council members and members of the public may participate in the meeting in person or via video/teleconferencing.

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:33 p.m.

Council Members Present: Linda Budge, Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood

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

Derald Langwell led the pledge.

4. INVOCATION

ITEM 16.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, November 15, 2021

There was a moment of silence in honor of Veteran's Day in lieu of an invocation.

5. PRESENTATIONS

- 5.1. Council Member Sander's Birthday November 25, 2021

6. PUBLIC COMMENT

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

1. Angel Ball
2. Fayzah Mughal
3. Mark Berry
4. Helen Whelan-Bashaw
5. Lupe Trevizo Hernandez

Mayor Gatewood closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 9.1 through 9.10 by Budge second by Terry;
Motion passed with a 5:0 vote.

- 9.2. **Subject:** Annexation of a Portion of The Ranch project to the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance)

Recommendation: Adopt the Resolution.

- 9.3. **Subject:** Annexation of a Portion of The Ranch Project to the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).

Recommendation: Adopt the Resolution.

- 9.4. **Subject:** A Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for a portion of The Ranch.

Recommendation: Adopt the Resolution.

- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Cooperative Agreement Number 2021-322 with California Department of Transportation for the Sunrise

ITEM 16.1.

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Improvement Project from Kiefer Boulevard to Jackson Highway to Widen the Road and Intersection, Increase Safety, and Promote Livability.

Recommendation: Adoption of the Resolution will authorize the City Manager to execute cooperative agreement number 2021-322 with California Department of Transportation for the Sunrise Improvement Project from Kiefer Boulevard to Jackson Highway to widen the road and intersection, increase safety, and promote livability.

- 9.6. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 185-2019-3 with Calpo Hom & Dong Architects, Inc. to Extend the Contract Term from June 30, 2021 to December 31, 2022 and Increase the Contract Amount from \$167,367 to an Amount Not to Exceed \$530,000.

Recommendation: Adopt the Resolution.

- 9.7. **Subject:** A Resolution Authorizing the Public Works Director to Execute and Submit all Documents Related to the Prop 68 Per Capita Grant Program for the City of Rancho Cordova.

Recommendation: Adopt the Resolution.

- 9.8. **Subject:** A Resolution Approving the Final Map of the Ranch Village 4 Unit 1, Village 5, and Village 6, Subdivision No. FM-2021-002-03 and Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2021-319 with K. Hovnanian at Jaeger Ranch, LLC.

Recommendation: Adopt the Resolution.

- 9.9. **Subject:** A Resolution of the City Council of the City of Rancho Cordova and on Behalf of Commissions and Committees Created by the City Council Pursuant to Government Code Section 54952(b) Confirming the State of Emergency Under Government Code Section 8625, Recognizing Continued Measures to Promote Social Distancing, and Re-authorizing Remote Teleconference Meetings of the City for the Period from November 15, 2021 to December 15, 2021.

Recommendation: Adopt the Resolution.

- 9.10. **Subject:** A Resolution Accepting a Grant from the State of California Department of Alcoholic Beverage Control (ABC) in the Amount of \$20,000 and Authorizing the City Manager to Execute a Grant Agreement.

Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

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

- 10.1. **Subject:** A Resolution Creating Special Tax Area Zone 31 and an Ordinance

ITEM 16.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Monday, November 15, 2021

Establishing a Special Tax for Transit Related Services for The Ranch

Recommendation: Adopt the Resolution creating special tax area Zone 31 and waive the first reading and introduce an Ordinance, establishing a Special Tax for Transit-Related services for a portion of The Ranch project.

11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** Easton Research Park West - Tentative Subdivision Map - Project DD10003 - Located at the Southwest Corner of Nimbus Road (Hazel Avenue Extension) and Folsom Boulevard; APN's: 072-0231-102 and 125.

Recommendation: Find the Initial Study-Mitigated Negative Declaration with mitigation measures that was prepared and circulated pursuant to the California Environmental Quality Act (CEQA) for the project to be adequate Adopt the Resolution for the Initial Study-Mitigated Negative Declaration, Mitigation Monitoring and Reporting Plan, and Tentative Subdivision Map.

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

1. Amalia Bowley Fuentes
2. Lupe Trevizo Hernandez

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 11.1 by Budge second by Terry;
Motion passed with a 4:0 vote.

AYES: Budge, Sander, Terry, and Mayor Gatewood

NOES: None

ABSENT: None

ABSTAIN: Pulipati

- 11.2. **Subject:** An Ordinance of the City Council of the City of Rancho Cordova Amending Title 2 (Administration and Personnel) which would Repeal and Replace Chapter 2.30 Planning Commission and Amend Title 23 (Zoning Code), Article 1 (Administration), Chapter 23.104 (Approval Authority), and Chapter 23.110 (Application Processing), and A Resolution Reinstating the Planning Commission.

Recommendation: Adopt the Resolution and waive the first reading and introduce the Ordinance.

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

1. Anil Kondakrindi
2. Cornelious Burke
3. Fayzah Mughal
4. Lupe Trevizo Hernandez

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 11.2. with the removal of the requirement to be a

ITEM 16.1.

Rancho Cordova City Council - DRAFT MINUTES
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registered voter by Terry second by Pulipati;

Motion passed with a 4:0 vote.

AYES: Pulipati, Sander, Terry, and Mayor Gatewood

NOES: None

ABSENT: None

ABSTAIN: Budge

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** A Resolution Authorizing the Issuance of Special Tax Bonds for and on Behalf of the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1, Approving and Directing the Execution of a Supplemental Fiscal Agent Agreement, Approving the Form of Preliminary Official Statement, Approving Sale of Such Bonds, and Approving Other Related Documents and Actions

Recommendation: Adopt the Resolution.

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

ACTION: Motion to approve item 12.1. by Terry second by Pulipati;

Motion passed with a 5:0 vote.

- 12.2. **Subject:** Coloma Road Improvement Options.

Recommendation: Provide direction based on staff presentation summarizing analyses, improvement options, and feedback received.

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

1. Keith Johnson
2. Eric Mutt
3. Katherine McQuilliams
4. Ron Williams
5. Darlene Briscoe
6. Helen Whelan-Bashaw
7. Fayzah Mughal
8. Lupe Trevizo Hernandez
9. Joyce Rosenberg
10. Derald Langwell
11. Eleni
12. Autumn Eberhardt
13. Anil Kondakrindi
- 14.D.C.
15. Dennis Dunn

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding Coloma Road Improvement Options.

- 12.3. **Subject:** Continued Discussion of County of Sacramento Redistricting

ITEM 16.1.

Rancho Cordova City Council - DRAFT MINUTES
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Recommendation: Continue the policy discussion regarding the County of Sacramento Redistricting effort and provide input regarding the City of Rancho Cordova within County district boundaries.

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

ACTION: Motion for staff to provide an updated letter reflecting the preferences discussed by the City Council regarding the County of Sacramento Redistricting by Sander second by Budge;
Motion passed with a 3:2 vote.

AYES: Budge, Sander, and Mayor Gatewood

NOES: Pulipati and Terry

ABSENT: None

ABSTAIN: None

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

14. ADJOURN TO CLOSED SESSION

Mayor Gatewood adjourned the meeting to closed session at 10:14 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 5:33 p.m.

Council Members Present: Linda Budge, Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood

Council Members Absent: None

Staff Members Present: Cyrus Abhar and Adam Lindgren

16. CLOSED SESSION

Council met in closed session to discuss the following item:

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (One Case).

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that staff was given direction and no reportable action was taken in closed session.

18. ADJOURNMENT

Mayor Gatewood adjourned the meeting at 11:08 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 16.2.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Community Development Director
SUBJECT: **SECOND READING OF AN ORDINANCE ESTABLISHING SPECIAL TAX ZONE 31 TRANSIT-RELATED SERVICES FOR A PORTION OF THE RANCH PROJECT**

RECOMMENDATION

Waive second reading and adopt the Ordinance.

RESULT OF RECOMMENDED ACTION

Adoption of the Ordinance would assist the City in meeting the costs of providing transit-related services by creating a Special Tax Area Zone No. 31 and establishing a Special Tax for transit-related services for the Ranch project.

BACKGROUND

On November 15, 2021, the City Council waived the first reading and passed to a second reading of the Ordinance. On the same date, the City Council also approved a Resolution that established Special Tax Zone No. 31, the boundaries of which will be contiguous to the boundaries of a portion of the Ranch project.

Following adoption of the Ordinance, a mailed ballot election will be held on January 11, 2022, at 1:30 P.M., at which time the ballot(s) will be tabulated by the City Clerk. The results of the mail ballot election will be declared at the City Council meeting on February 7, 2022.

FISCAL IMPACT AND FUNDING SOURCE

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

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance
3. Exhibit B to the Ordinance- Property Land Use Catagory

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA,
ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED SERVICES FOR A PORTION
OF THE RANCH PROJECT SUBJECT TO VOTER APPROVAL****THE CITY COUNCIL OF THE CITY OF THE RANCHO CORDOVA DOES ORDAIN AS
FOLLOWS:**Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of and employees working in the City receive high quality transit-related services. In carefully reviewing the City's budget and revenue projections, it is clear to City staff that the City budget does not contain adequate funding to ensure the continued delivery of adequate high-quality transit-related services unless additional revenues are obtained.

It is the purpose and intent of this non-codified Ordinance to generate additional funds to pay for transit-related services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 31 of the Rancho Cordova Transit-Related Services Special Tax Area (the "Zone").

This tax is a special tax within the meaning of Section 4 of the Article XIII A of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law. This tax is not an ad valorem property tax; it is an excise tax on the use of property. Because the revenue from the tax may be used only to fund transit-related services, it is also a special tax.

The revenues raised by this tax are to be used solely for the purpose of providing transit-related services as are deemed necessary by the City Council for the benefit of the residents and/or employees of Zone 31.

At the time that the Council adopted this non-codified Ordinance, there were zero (0) registered voters residing in Zone 31 and two (2) property owners. Because the Transit-Related Services Special Tax will be imposed on property in Zone 31 and paid by the owners of the property, the Council finds that restricting the vote on the Transit-Related Services Special Tax to property owners in Zone 31 is appropriate and consistent with the principles and requirements of California Constitution article XIII C (Proposition 218).

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3(A) herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3(B) herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. "Fiscal year" means the period of July 1 through the following June 30.

D. "Parcel" means the land and any improvements thereon, designated by an assessor's parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside the boundaries of Zone 31, nor any land or improvements owned by any governmental entity.

E. "Rancho Cordova Transit-Related Services Special Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

F. "Rancho Cordova Transit-Related Services Special Tax Area Zone 31 (the "Zone") means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries as shown on the map Exhibit A.

G. "Transit-Related Services" means providing, operating, maintaining and subsidizing transit services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the Rancho Cordova Transit-Related Services Special Tax Area, and shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, November 18, 2004, which established the methodology for the original service charge for Benefit Zone No. 2.

H. "Voter" means a person who owns real property within Zone 31, as shown on the last equalized assessment role prepared by the Sacramento County Assessor's Office, at the time that the City Council adopts an ordinance authorizing the imposition of a transit-related services tax to the voters of Zone 31.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in the Zone shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax per year for the first fiscal year (July 1, 2021 through June 30, 2022) shall be the amount of Tax per Parcel for a Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically. Rates in Exhibit B shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, November 18, 2004, which established the methodology for the original service charge for Benefit Zone No. 2.

B. For Subsequent Fiscal Years:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 31 for the then current fiscal year, as set forth below.

For each Land Use Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For Immediately Preceding X Fiscal Year	Consumer Price Index from April of immediately Preceding Fiscal Year to April of then Current Fiscal Year OR 6 percent, whichever is less
---	---	---	--

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

C. Nature of Tax Levy.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedures regarding exceptions, due dates,

installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes (as established by Sacramento County) shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

1. The secured roll tax bills shall be the only notices required for this tax, and
2. The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

D. Use of Tax Revenue.

The revenue collected from the tax imposed by this ordinance shall be placed into a separate account and may be used only to fund transit-related services, including the costs of administering and collecting the tax and enforcing the provisions of this ordinance. Revenue from the tax may be used for transit-related services citywide.

E. Refunds.

1. Whenever the amount of any tax, interest or penalty has been overpaid or paid more than once or has been erroneously or illegally collected or received by the City pursuant to this ordinance, it may be refunded as provided in this Section.
2. No refund may be made except upon a written claim verified by the person who paid the tax or by his or her guardian or conservator or the executor or administrator of his or her will or estate and stating the grounds upon which the claim is made. All claims filed pursuant to this subsection must be presented within one year after payment of the amount for which the claimant is seeking a refund.
3. No order of a refund may be made until a written claim therefor has been presented in accordance with this subsection. No suit for money, damages or a refund may be brought against the City until a written claim therefor has been presented to the City and has been acted upon or has been deemed rejected by the City, in accordance with this subsection. Only the person who filed the claim may bring such a suit, and if another person should do so, judgment shall not be rendered for the plaintiff.

F. Initiatives to Affect Tax.

Consistent with the California Constitution (art. XIII C, § 3) the tax imposed by this ordinance may be affected by initiative. The procedures for qualification of such an initiative and the election on a qualified initiative shall be consistent with the California Constitution (art. 2, sec. 8), the California Elections Code (Chapter 3 of Division 9), and the Municipal Code. The minimum number of signatures necessary to qualify an initiative to affect the tax approved by this ordinance shall be equal to 5 percent of the votes in the City for all

candidates for Governor at the last gubernatorial election. The election on a qualified initiative to affect the tax shall be a regular citywide election. An initiative affecting the tax shall be approved only if at least two-thirds of the votes cast on the measure are in favor of its approval.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase or clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 31 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentence, phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its approval by two-thirds of the voters voting within the Zone in an election to be held on January 11, 2022 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2022.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova, this 6th day of December 2021 by the following vote:

AYES:

NOES:

ABSENT:

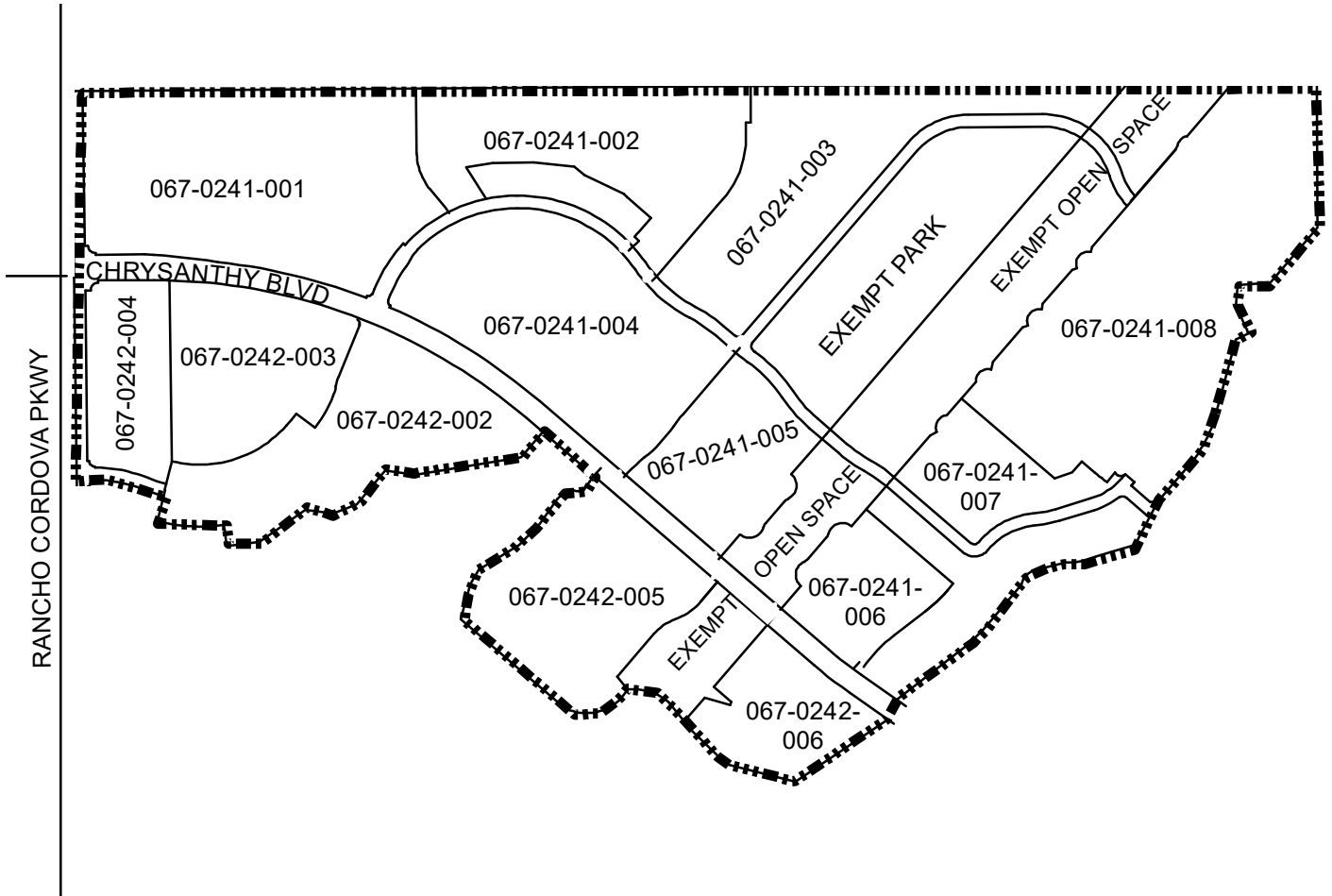
ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA
TRANSIT RELATED SERVICES SPECIAL TAX AREA
ANNEXATION 31
(THE RANCH PROJECT)

**Legend**

-  Annexation Boundary
-  Parcel Boundary

Amount of Tax per Parcel by Land Use Category**A. Residential Dwelling Units**

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2020-2021 for Residential Land Use Categories shall be \$118.06 per low density residential dwelling unit or low density residential dwelling unit equivalent, \$94.46 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, or \$70.85 per high density residential dwelling unit or high density residential dwelling unit equivalent (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the Transit-Related Services Special Tax).

B. Non-Residential

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2020-2021 for Non-Residential Land Use Categories (except Recreational and Agricultural) shall be \$3,027.57 per retail and service commercial acre, \$2,602.48 per commercial mixed use or office commercial acre, and \$1,086.34 per light industrial acre.

C. Inflator Formula

The tax is subject to an annual inflator formula based on the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less.

MEMORANDUM



ITEM 16.3.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Adam Lindgren, City Attorney
SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AND ON BEHALF OF COMMISSIONS AND COMMITTEES CREATED BY THE CITY COUNCIL PURSUANT TO GOVERNMENT CODE SECTION 54952(B) CONFIRMING THE STATE OF EMERGENCY UNDER GOVERNMENT CODE SECTION 8625, RECOGNIZING CONTINUED MEASURES TO PROMOTE SOCIAL DISTANCING, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY FOR THE PERIOD FROM DECEMBER 6, 2021 TO JANUARY 5, 2022**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the attached Resolution would allow the City Council and the City's other legislative bodies to continue to meet via teleconference ("virtually") in a manner substantially similar to the manner in which they have met during the COVID-19 pandemic, if a proclaimed State of Emergency remains in effect and other requirements are satisfied.

BACKGROUND

All meetings of the City Council and the City's other legislative bodies are open and public, as required by the Ralph M. Brown Act, Government Code section 54950 et seq., so that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business. On March 17, 2020, in response to the COVID-19 pandemic, Governor Newsom issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow local legislative bodies to conduct virtual meetings to slow the spread of COVID-19. As a result of Executive Order N-29-20, City Staff set up virtual meetings for the City Council and other City legislative bodies. On June 11, 2021, Governor Newsom issued Executive Order N-08-21, which, effective September 30, 2021, ended the provisions of Executive Order N-29-20 that allowed local legislative bodies to conduct meetings telephonically or by other means.

On September 16, 2021, Governor Newsom signed Assembly Bill 361 ("AB 361"), which allows local legislative bodies to continue to conduct meetings via teleconferencing under specified

conditions. AB 361 took effect upon the expiration of Executive Order N-29-20 on October 1, 2021. On September 20, 2021, the City Council held a meeting in compliance with AB 361's requirements for remote meetings.

In order for AB 361 to remain effective for meetings of the City's legislative bodies, the City Council is required to make specified findings every 30 days. AB 361 allows a legislative body to continue holding meetings utilizing teleconferencing without complying with the standard teleconferencing requirements if a State of Emergency is proclaimed under Government Code section 8625, the City has reconsidered the emergency conditions, and if the local Public Health Officer continues to recommend social distancing measures to protect the public's health and safety during local government meetings. These conditions are present.

Governor Newsom's March 4, 2020 Proclamation of Emergency related to the COVID-19 pandemic is still in effect. The potential spread of COVID-19 continues to threaten public health and safety during indoor public gatherings, including indoor gatherings of the Rancho Cordova City Council and other Rancho Cordova legislative bodies. In addition, the Sacramento County Public Health Officer continues to recommend teleconferencing or social distancing to protect the public's health and safety during local government meetings.

SUMMARY

The attached Resolution makes the required findings that the current conditions exist to allow teleconference meetings pursuant to AB 361 for the City Council and on behalf of all of the legislative bodies commissions and committees created by the City Council pursuant to Government Code section 54952(b). This will allow members of the public to safely observe and participate in local government meetings during the pandemic.

If a meeting is held via teleconference under AB 361, the following requirements apply:

1. Notices and agenda requirements remain the same under the Brown Act;
2. No physical location is required for public attendance or public comment. However, the public must be able to access and participate in the meeting through a call-in or an internet-based service, and instructions for how to participate must appear in the posted notices or agenda;
3. Teleconference meetings must protect the statutory and constitutional rights of the parties and the public;
4. If there is any disruption of the call-in or internet-based service, the agency must suspend the meeting until the problem is fixed;
5. Legislative bodies may allow public comments to be submitted prior to a meeting but must also allow the public to participate in real time through call-in or internet-based service;
6. If an internet-based service requires registration through a third-party, individuals can be required to register with the third-party to participate in the meeting; and
7. When providing a public comment period, whether after each item or during a general comment period, a legislative body must allow reasonable time for members of the public to comment and must also include reasonable time for members to register with a third-party host if applicable.

FISCAL IMPACT AND FUNDING SOURCE

The cost of continued remote access to Council meetings and the meetings of other City committees.

ATTACHMENT(S)

1. Resolution - AB 361 Rancho Cordova

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AND ON BEHALF OF COMMISSIONS AND COMMITTEES CREATED BY THE CITY COUNCIL PURSUANT TO GOVERNMENT CODE SECTION 54952(b) CONFIRMING THE STATE OF EMERGENCY UNDER GOVERNMENT CODE SECTION 8625, RECOGNIZING CONTINUED MEASURES TO PROMOTE SOCIAL DISTANCING, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY FOR THE PERIOD FROM DECEMBER 6, 2021 TO JANUARY 5, 2022

WHEREAS, the City is committed to preserving and promoting public access and participation in meetings of the legislative bodies; and

WHEREAS, all meetings of the City are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the City conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, on September 20, 2021 the City held a meeting during a state of emergency under Government Code section 8625 and during a period of recommended social distancing by state and local officials while complying with Government Code section 54953(e)(2); and

WHEREAS, the City is required to make certain findings every thirty (30) days to continue teleconferencing under Government Code section 54953(e)(3), including reconsideration of the state of emergency declared by the Governor pursuant to Government Code section 8625, and State or local officials continue to impose or recommend measures to promote social distancing; and

WHEREAS, the City continues to experience emergency conditions due to COVID-19, specifically, the highly transmissible SARS-CoV-2 B.1.617.2 ("Delta") continues to threaten public health and safety during indoor public gatherings; and

WHEREAS, the City Council has considered the circumstances of the Governor's state of emergency proclamation pursuant to Government Code section 8625, which remains active; and

WHEREAS, on July 30, 2021, the Sacramento County Health Officer issued an order requiring all individuals, regardless of vaccination status, to wear a mask while indoors in public spaces; and

WHEREAS, the Centers for Disease Control and Prevention ("CDC") continues to recommend physical distancing of at least six feet (6') from others outside of the household; and

WHEREAS, the Sacramento County Health Officer's order incorporates the CDC's guidance for vaccinated and unvaccinated people; and

WHEREAS, the City Council, acting as a legislative body pursuant to Government Code section 54952(a) and for the benefit of the commissions, committees, and other bodies that were created by the City Council pursuant to Government Code section 54952(b) (collectively referred to as the "Legislative Bodies"), does hereby find that the Legislative Bodies shall continue to conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that the Legislative Bodies shall continue to comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953 as a consequence of the ongoing state of emergency and the continued social distancing measures required by local officials.

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

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Affirmation that Local Emergency Persists. The City Council hereby considers the conditions of the state of emergency pursuant to Government Code section 8625 and proclaims that a local emergency persists throughout the City, affirms the Sacramento Health Order's required and recommended measures to promote social distancing, and finds that the conditions continue to exist pursuant to Government Code section 54953(e)(3) to allow the Legislative Bodies to use teleconferencing to hold public meetings in accordance with Government Code section 54953(e)(2) to ensure members of the public have continued access to safely observe and participate in local government meetings.

Section 3. Remote Teleconference Meetings. City Staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 4. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) December 6, 2021 or such time the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of City may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova, this 6th day of December 2021, by the following vote:

ITEM 16.4.

ATTACHMENT 1

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 16.4.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Michelle Mingay, Senior Finance Analyst
SUBJECT: **A RESOLUTION APPROVING THE ANNEXATION OF THE RANCH SUBDIVISION (MARKET RATE PORTION) INTO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2013-2 (POLICE SERVICES)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

In October 2021, the property owners signed a unanimous approval of the annexation to CFD No. 2013-2. Adoption of the Resolution approves Annexation Map No. 8 for the Ranch Subdivision (Market Rate Portion) 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 - The Ranch (Market Rate Portion) Boundary Map
3. Exhibit B1 to Resolution - Amendment to Notice Spec Tax Ln Police Tax
4. Exhibit B2 to Resolution - Amendment to Notice Spec Tax Ln Police Tax

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

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

WHEREAS, the Conditions of Approval for the Ranch 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 October 2021, 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. 8 for the property known as the Ranch Subdivision (Market Rate Portion), 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. 8 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.
3. The City Clerk is directed to execute and record Annexation Map No. 8 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 B1 and Exhibit B2 attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Map No. 8.
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 6th day of December, 2021 by following vote:

AYES:

NOES:

ABSENT:

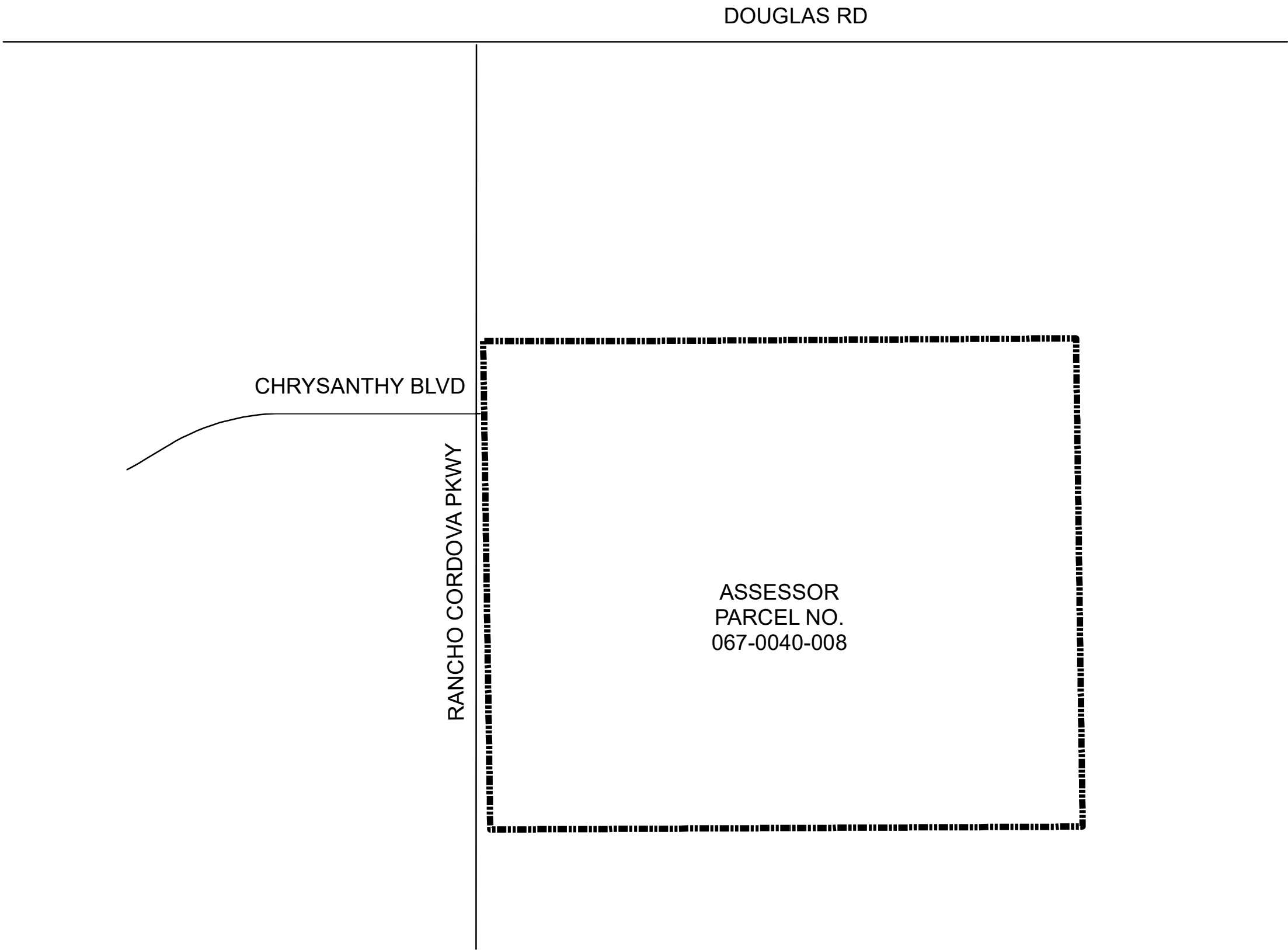
ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

PROPOSED BOUNDARY OF
ANNEXATION 8
(THE RANCH) TO
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 _____ 2021.

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 8 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 _____ 2021. BY ITS RESOLUTION NO. _____.

CITY CLERK OF THE CITY OF RANCHO CORDOVA

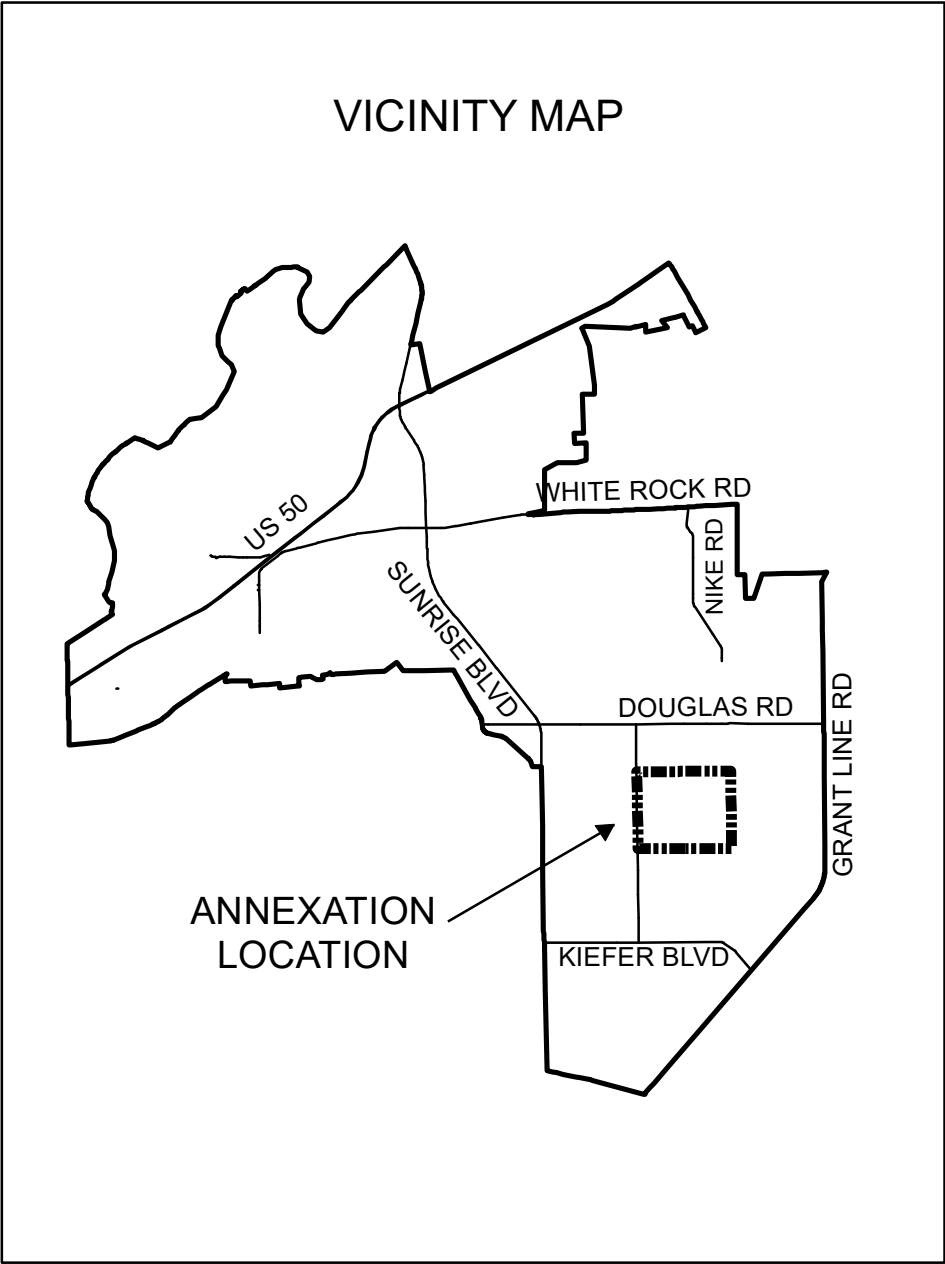
COUNTY RECORDER'S FILING STATEMENT

FILED THIS ____ DAY OF _____ 2021. 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: _____



REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS

Legend
 Annexation Boundary

1 " = 1,000 '



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 8 (Police Services)
County of Sacramento, California

Sheet 1 of 1

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

Annexation No. 8

UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters

To the City Council
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 956703

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of AG EHC II (HOV) CA 1 LP, the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Rancho Cordova Community Facilities District No. 2013-2 (Police Service) (the "CFD")", and it states as follows:

1. **Property Owner.** This Unanimous Approval is submitted by the Property Owner (whether one or more) identified below as or for the recorded owner(s) of the Property identified below. The Property Owner warrants to the City of Ranch Cordova (the "City") that they are such Property Owner or is legally authorized to execute this Unanimous Approval for and on behalf of such Property Owner.

2. **Approval of Annexation.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services (the "Services") described in **Exhibit A** hereto and made a part hereof.

3. **Approval of Special Tax and the Facilities.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services, according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as **Exhibit B** and made a part hereof (the "Rate and Method"). **Exhibit B** describes the maximum special tax rate for the Services. This annexed property is placed in Tax Zone 1 for purposes of computation of the Special Tax.

4. **Approval of the Appropriations Limit.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD.

5. **Waivers and Vote.** The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIII A of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

6. **Recordation of Amendment to Notice of Special Tax Lien.** The Notice of Special Tax Lien for the CFD was heretofore recorded in the Office of the County Recorder of the County of Sacramento, State of California on March 12, 2013 recorded at Book 20130312 at Page 0318 (Document No. 20130312PG0318).

The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the Office of the County Recorder of the County of Sacramento an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. **City Warranted.** The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property. If requested by the City, the Property Owner agrees, at its own expense, to supply to the City, current title evidence so that the City may verify ownership for the annexation to the CFD.

8. **Due Diligence and Disclosures.** The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. **Agreements.** The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

10. **The Property.** The Property is identified as follows:

County of Sacramento Assessor's Parcel Numbers:

067-0242-002: The property consists of a total of 10.51 acres.

067-0242-004: The property consists of a total of 16.72 acres

067-0242-005: The property consists of a total of 6.19 acres

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

Property Owner

AG EHC II (HOV) CA 1 L.P.
a Delaware limited partnership

By: Essential Housing Asset Management, LLC
an Arizona limited liability company
its Authorized Agent

By: _____
Steven S. Benson,
its Manager

EXHIBIT A

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

DESCRIPTION OF SERVICES

Authorized Police Services

Include (i) obtaining, furnishing, operating and maintaining police protection equipment or apparatus, (ii) paying the salaries and benefits of police protection personnel, and (iii) other such police protection services expenses as deemed necessary for the benefit of residents in the CFD.

EXHIBIT BCITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2013-2
(POLICE SERVICES)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services) 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. 2013-2, through the application of the appropriate Special Tax rate, as described below. All Taxable Property in CFD No. 2013-2 shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate or amended 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:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Acre or Acreage" means the number of acres of the land area of 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 Map or other parcel map recorded at the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the direct and indirect costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants or other professionals and the direct and indirect costs of collecting the Special Taxes, preparation of required reports, and any other costs required to administer the CFD and enforce collection of the Special Taxes.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this RMA.

"Age-Restricted Residential Property" means all Parcels in CFD No. 2013-2 for which a building permit was issued prior to June 30 of the preceding Fiscal Year for new construction of a structure consisting of one or more Residential Units which have a restriction recorded against title of the property that limits occupancy of units on the Parcel to residents above a certain age (which

shall not include a building permit issued solely for construction of the foundation if another building permit remains to be issued for vertical construction of the building).

"Airspace Parcel" means a Parcel of Taxable Property with an assigned Assessor's Parcel number that constitutes vertical space of another Parcel.

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

"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 the CFD, which include (i) obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, (ii) paying the salaries and benefits of police protection personnel, and (iii) other such police protection service expenses as deemed necessary for the benefit of residents in the CFD.

"CFD No. 2013-2" or "CFD" means the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).

"CFD Formation" means the date on which the Resolution of Formation to form CFD No. 2013-2 was adopted by the City Council.

"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. 2013-2.

"County" means the County of Sacramento.

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

"Maximum Special Tax" means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

"Proportionately" means that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Parcels of Taxable Property.

"Public Property" means any property within the boundaries of CFD No. 2013-2 that is owned by the federal government, State of California, County, City, or other public agency.

"Residential Property" means, in any Fiscal Year, all Parcels in CFD No. 2013-2 for which a building permit was issued prior to June 30 of the preceding Fiscal Year for new construction of a structure consisting of one or more Residential Units that is not Age-Restricted Residential Property (which shall not include a building permit issued solely for construction of the foundation if another building permit remains to be issued for vertical construction of the building).

"Residential Unit" means an individual single-family detached unit, an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure, or an individual apartment unit. A mobile home that is located on its own Assessor's Parcel or is otherwise individually owned and not located on a rented space within a mobile home park shall also be categorized as a Residential Unit for purposes of the RMA. An Accessory Unit shall not be considered a separate Residential Unit for calculation of the Maximum Special Tax for the Parcel.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Special Tax" means any tax levied within the CFD to pay the Special Tax Requirement.

"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 levied in the immediately preceding Fiscal Year, or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected, provided however, that if a prior Special Tax levy was increased to make up for reduced Special Tax proceeds due to a delinquency in the payment of Special Taxes in a prior Fiscal Year, no future levy shall again be increased as a result of that same year's delinquent Special Taxes, and if a prior Fiscal Year's Special Tax levy was increased because of an expected delinquency, no future levy shall again be increased because of that same delinquency, if and when the expected delinquency results in a corresponding actual delinquency.

"Taxable Property" means, collectively in any Fiscal Year, all Parcels of Residential Property and Age-Restricted Residential Property.

"Taxable Public Property" means, in any Fiscal Year, all Assessor's Parcels in CFD No. 2013-2 that had, in prior Fiscal Years, been Taxable Property and subsequently came under the ownership of a public agency.

"Tax Zone" means a geographic area within which the Special Tax may be levied pursuant to this RMA. All of the property within CFD No. 2013-2 at the time of CFD Formation is within Tax Zone 1. Additional property may be annexed into Tax Zone 1 or additional Tax Zones may be created when property is annexed into the CFD, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor's Parcel Number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

"Unanimous Approval Form" means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing into the CFD and the levy of the Special Tax against his/her Parcel or Parcels pursuant to this RMA.

B. IDENTIFYING PARCELS FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within the CFD. The Administrator shall also determine (i) which Tax Zone each Assessor's Parcel is located in; (ii) the Special Tax Requirement for the then- current Fiscal Year; and (iii) the number of Residential Units built or to be built on each Parcel of Taxable Property by referencing the building permit, condominium plan, apartment plan, site plan or other development plan for the property. Under no circumstance shall the Special Tax apply to land with approved tentative parcel maps, approved tentative subdivision maps, or undeveloped property; the Special Tax shall only apply once a parcel becomes Taxable Property, as defined herein.

In any Fiscal Year, if it is determined that (i) a final parcel map or final subdivision map for a portion of property in the CFD 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 final parcel map or final subdivision map was recorded, the Assessor does not yet recognize the new Parcels created by the final parcel map or final subdivision map, and (iii) one or more of the newly-created Parcels meets the definition of Residential Property or Age-Restricted Residential Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the final parcel map or final subdivision map by determining the Special Tax that applies separately to each Parcel of Taxable Property, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the final parcel map or final subdivision map.

C. MAXIMUM SPECIAL TAX

1. Parcels of Residential Property and Age-Restricted Residential Property

The following Maximum Special Tax rates shall apply to all Parcels of Taxable Property within Tax Zone 1 of CFD No. 2013.

Land Use Category	Maximum Special Tax Fiscal Year 2011-12*
Age-Restricted Residential Property	\$300 per Residential Unit
Residential Property	\$450 per Residential Unit

*The Maximum Special Taxes set forth above shall, on each July 1 commencing July 1, 2012, be escalated by the increase, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2011 to April 2012.

2. Structures That Include Both Age-Restricted Residential Units and Residential Units That Are Not Subject to a Recorded Age Restriction

If a building permit is issued for a structure that will include age-restricted Residential Units and Residential Units that are not subject to a recorded age restriction, the Administrator shall apply the following steps to determine the appropriate Maximum Special Tax for the Parcel(s):

Step 1. Determine how many Residential Units are included within the building and whether there is a separate Airspace Parcel created for each Residential Unit.

Step 2 Determine which Residential Units meet the definition of Age-Restricted Residential Property and which meet the definition of Residential Property.

Step 3a. *If there are separate Airspace Parcels for each Residential Unit,* the Maximum Special Tax for each Airspace Parcel on which a Residential Unit has been or will be constructed shall be the applicable Maximum Special Tax based on the determination as to whether the Parcel is Age-Restricted Residential Property or Residential Property.

Step 3b. *If there are not separate Airspace Parcels for each Residential Unit, the Maximum Special Tax for the Parcel on which the building is located shall be determined as follows:*

3b(i) Determine how many Residential Units are age-restricted, and multiply this number by the Maximum Special Tax for Age- Restricted Residential Property.

3b(ii) Determine how many Residential Units are not age-restricted, and multiply this number by the Maximum Special Tax for Residential Property.

3b(iii) Sum the amounts from 3b(i) and 3b(ii) to determine the Maximum Special Tax for the Parcel.

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 Residential Property and Age-Restricted Residential Property up to 100% of the applicable Maximum Special Tax for such 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 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. 2013-2 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. 2013-2 financial obligations, and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, (ii) any Parcel in CFD No. 2013-2 that is not Taxable Property, and (iii) any non-residential square footage within a building within which there are also Residential Units.

F. INTERPRETATION OF SPECIAL TAXFORMULA

The City reserves the right to make administrative, technical and clarification changes to this RMA that in its judgment do not materially affect the equitable rate and method of apportioning Special Taxes among Parcels, including reallocation of the Special Taxes among property in CFD No. 2013-2 as a result of the creation of new Parcels from existing Parcels and/or for the purpose of more reasonably allocating the Special Tax based upon the existing or future development on property in CFD 2013-2. In addition, the interpretation and application of any section of this RMA shall be left to the City's discretion; interpretations may be made by the City by ordinance or resolution for the purposes of clarifying any vagueness or ambiguity in this RMA and to conform to the original intent of the City to allocate the Special Taxes among residential properties benefiting from the services financed by the Special Taxes.

CITY OF RANCHO CORDOVA
Community Facilities District No. 2013-2
(Police Services)Annexation No. 8UNANIMOUS APPROVAL
of Annexation to a Community Facilities District
and Related Matters

To the City Council
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 956703

Members of the City Council:

This constitutes the Unanimous Approval (the "Unanimous Approval") of K. Hovnanian at Jaeger Ranch, LLC, the record owner(s) (the "Property Owner") of the fee title to the real property identified below (the "Property") contemplated by Section 53339.3 et seq. of the Mello-Roos Community Facilities Act of 1982, as amended (the "Act") to annexation of the Property to the "City of Rancho Cordova Community Facilities District No. 2013-2 (Police Service) (the "CFD")", and it states as follows:

1. **Property Owner.** This Unanimous Approval is submitted by the Property Owner (whether one or more) identified below as or for the recorded owner(s) of the Property identified below. The Property Owner warrants to the City of Ranch Cordova (the "City") that they are such Property Owner or is legally authorized to execute this Unanimous Approval for and on behalf of such Property Owner.

2. **Approval of Annexation.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the annexation of the Property to the CFD. The CFD was formed to finance the municipal services (the "Services") described in **Exhibit A** hereto and made a part hereof.

3. **Approval of Special Tax and the Facilities.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the levy of special taxes (the "Special Taxes") on the Property to finance the Services, according to the Rate and Method of Apportionment of Special Taxes for the CFD attached hereto as **Exhibit B** and made a part hereof (the "Rate and Method"). **Exhibit B** describes the maximum special tax rate for the Services. This annexed property is placed in Tax Zone 1 for purposes of computation of the Special Tax.

4. **Approval of the Appropriations Limit.** This Unanimous Approval constitutes the unanimous approval and unanimous vote by the Property Owner in favor of the appropriations limit established for the CFD.

5. Waivers and Vote. The Property Owner hereby confirms that this Unanimous Approval constitutes its approval and unanimous vote as described herein and as contemplated by Section 53339.3 et seq. of the Act and Article XIII A of the California Constitution. The Property Owner hereby waives all other rights with respect to the annexation of the Property, the levy of the Special Taxes on the Property and the other matters covered in this Unanimous Approval.

6. Recordation of Amendment to Notice of Special Tax Lien. The Notice of Special Tax Lien for the CFD was heretofore recorded in the Office of the County Recorder of the County of Sacramento, State of California on March 12, 2013 recorded at Book 20130312 at Page 0318 (Document No. 20130312PG0318).

The Property Owner hereby authorizes and directs the City Clerk to execute and cause to be recorded in the Office of the County Recorder of the County of Sacramento an amendment to the Notice of Special Tax Lien for the CFD as required by Section 3117.5 of the California Streets and Highways Code. The amendment to the Notice of Special Tax Lien shall include the Rate and Method as an exhibit thereto.

7. City Warranted. The Property Owner warrants to the City that the presentation of this Unanimous Approval, any votes, consents or waivers contained herein, and other actions mandated by the City for the annexation of the Property to the CFD shall not constitute or be construed as events of default or delinquencies under any existing or proposed financing documents entered into or to be entered into by the Property Owner for the Property, including any "due-on-encumbrance" clauses under any existing security instruments secured by the Property. If requested by the City, the Property Owner agrees, at its own expense, to supply to the City, current title evidence so that the City may verify ownership for the annexation to the CFD.

8. Due Diligence and Disclosures. The Property Owner agrees to cooperate with the City and its attorneys and consultants and to provide all information and disclosures required by the City about the Special Taxes to purchasers of the Property or any part of it.

9. Agreements. The Property Owner further agrees to execute such additional or supplemental agreements as may be required by the City to provide for any of the actions and conditions described in this Unanimous Approval, including any cash deposit required to pay for the City's costs in annexing the Property to the CFD.

10. The Property. The Property is identified as follows:

County of Sacramento Assessor's Parcel Numbers:

067-0241-001: The property consists of a total of 17.54 acres.

067-0241-002: The property consists of a total of 9.92 acres

067-0241-003: The property consists of a total of 12.44 acres

067-0241-006: The property consists of a total of 4.35 acres

067-0241-007: The property consists of a total of 10.31 acres

067-0241-008: The property consists of a total of 20.39 acres

067-0242-003: The property consists of a total of 4.82 acres.

067-0242-004: The property consists of a total of 4.82 acres.

067-0242-005: The property consists of a total of 9.46 acres.

067-0242-006: The property consists of a total of 4.98 acres.

By executing this Unanimous Approval, the Property Owner agrees to all of the above.

Property Owner

K. HOVNANIAN AT JAEGER RANCH, LLC.
a California limited liability company

By: _____
Timothy Collison,
Regional Controller

EXHIBIT A

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

DESCRIPTION OF SERVICES

Authorized Police Services

Include (i) obtaining, furnishing, operating and maintaining police protection equipment or apparatus, (ii) paying the salaries and benefits of police protection personnel, and (iii) other such police protection services expenses as deemed necessary for the benefit of residents in the CFD.

EXHIBIT BCITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2013-2
(POLICE SERVICES)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services) 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. 2013-2, through the application of the appropriate Special Tax rate, as described below. All Taxable Property in CFD No. 2013-2 shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the CFD unless a separate or amended 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:

"Accessory Unit" means a second residential unit of limited size (e.g., granny cottage, second unit) that shares a Parcel with a single-family detached unit.

"Acre or Acreage" means the number of acres of the land area of 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 Map or other parcel map recorded at the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311), Division 2, of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the direct and indirect costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants or other professionals and the direct and indirect costs of collecting the Special Taxes, preparation of required reports, and any other costs required to administer the CFD and enforce collection of the Special Taxes.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this RMA.

"Age-Restricted Residential Property" means all Parcels in CFD No. 2013-2 for which a building permit was issued prior to June 30 of the preceding Fiscal Year for new construction of a structure consisting of one or more Residential Units which have a restriction recorded against title of the property that limits occupancy of units on the Parcel to residents above a certain age (which

shall not include a building permit issued solely for construction of the foundation if another building permit remains to be issued for vertical construction of the building).

"Airspace Parcel" means a Parcel of Taxable Property with an assigned Assessor's Parcel number that constitutes vertical space of another Parcel.

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

"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 the CFD, which include (i) obtaining, furnishing, operating, and maintaining police protection equipment or apparatus, (ii) paying the salaries and benefits of police protection personnel, and (iii) other such police protection service expenses as deemed necessary for the benefit of residents in the CFD.

"CFD No. 2013-2" or "CFD" means the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).

"CFD Formation" means the date on which the Resolution of Formation to form CFD No. 2013-2 was adopted by the City Council.

"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. 2013-2.

"County" means the County of Sacramento.

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

"Maximum Special Tax" means the maximum Special Tax determined in accordance with Section C below that can be levied on Taxable Property in any Fiscal Year.

"Proportionately" means that the ratio of the actual Special Tax levied to the Maximum Special Tax is equal for all Parcels of Taxable Property.

"Public Property" means any property within the boundaries of CFD No. 2013-2 that is owned by the federal government, State of California, County, City, or other public agency.

"Residential Property" means, in any Fiscal Year, all Parcels in CFD No. 2013-2 for which a building permit was issued prior to June 30 of the preceding Fiscal Year for new construction of a structure consisting of one or more Residential Units that is not Age-Restricted Residential Property (which shall not include a building permit issued solely for construction of the foundation if another building permit remains to be issued for vertical construction of the building).

"Residential Unit" means an individual single-family detached unit, an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure, or an individual apartment unit. A mobile home that is located on its own Assessor's Parcel or is otherwise individually owned and not located on a rented space within a mobile home park shall also be categorized as a Residential Unit for purposes of the RMA. An Accessory Unit shall not be considered a separate Residential Unit for calculation of the Maximum Special Tax for the Parcel.

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Special Tax" means any tax levied within the CFD to pay the Special Tax Requirement.

"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 levied in the immediately preceding Fiscal Year, or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected, provided however, that if a prior Special Tax levy was increased to make up for reduced Special Tax proceeds due to a delinquency in the payment of Special Taxes in a prior Fiscal Year, no future levy shall again be increased as a result of that same year's delinquent Special Taxes, and if a prior Fiscal Year's Special Tax levy was increased because of an expected delinquency, no future levy shall again be increased because of that same delinquency, if and when the expected delinquency results in a corresponding actual delinquency.

"Taxable Property" means, collectively in any Fiscal Year, all Parcels of Residential Property and Age-Restricted Residential Property.

"Taxable Public Property" means, in any Fiscal Year, all Assessor's Parcels in CFD No. 2013-2 that had, in prior Fiscal Years, been Taxable Property and subsequently came under the ownership of a public agency.

"Tax Zone" means a geographic area within which the Special Tax may be levied pursuant to this RMA. All of the property within CFD No. 2013-2 at the time of CFD Formation is within Tax Zone 1. Additional property may be annexed into Tax Zone 1 or additional Tax Zones may be created when property is annexed into the CFD, and a separate Maximum Special Tax shall be identified for property within the new Tax Zone at the time of such annexation. The Assessor's Parcels included within a new Tax Zone established when such Parcels are annexed to the CFD shall be identified by Assessor's Parcel Number in the Unanimous Approval Form that is signed by the owner(s) of the Parcels at the time of annexation.

"Unanimous Approval Form" means that form executed by the record owner of fee title to a Parcel or Parcels annexed into the CFD that constitutes the property owner's approval and unanimous vote in favor of annexing into the CFD and the levy of the Special Tax against his/her Parcel or Parcels pursuant to this RMA.

B. IDENTIFYING PARCELS FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within the CFD. The Administrator shall also determine (i) which Tax Zone each Assessor's Parcel is located in; (ii) the Special Tax Requirement for the then- current Fiscal Year; and (iii) the number of Residential Units built or to be built on each Parcel of Taxable Property by referencing the building permit, condominium plan, apartment plan, site plan or other development plan for the property. Under no circumstance shall the Special Tax apply to land with approved tentative parcel maps, approved tentative subdivision maps, or undeveloped property; the Special Tax shall only apply once a parcel becomes Taxable Property, as defined herein.

In any Fiscal Year, if it is determined that (i) a final parcel map or final subdivision map for a portion of property in the CFD 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 final parcel map or final subdivision map was recorded, the Assessor does not yet recognize the new Parcels created by the final parcel map or final subdivision map, and (iii) one or more of the newly-created Parcels meets the definition of Residential Property or Age-Restricted Residential Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the final parcel map or final subdivision map by determining the Special Tax that applies separately to each Parcel of Taxable Property, then applying the sum of the individual Special Taxes to the original Parcel that was subdivided by recordation of the final parcel map or final subdivision map.

C. MAXIMUM SPECIAL TAX

1. Parcels of Residential Property and Age-Restricted Residential Property

The following Maximum Special Tax rates shall apply to all Parcels of Taxable Property within Tax Zone 1 of CFD No. 2013.

Land Use Category	Maximum Special Tax Fiscal Year 2011-12*
Age-Restricted Residential Property	\$300 per Residential Unit
Residential Property	\$450 per Residential Unit

*The Maximum Special Taxes set forth above shall, on each July 1 commencing July 1, 2012, be escalated by the increase, if any, in the Local Consumer Price Index (CPI) for the San Francisco-Oakland-San Jose Area for All Urban Consumers. The CPI used shall be as determined by the Bureau of Labor Statistics from April to April beginning with the period from April 2011 to April 2012.

2. Structures That Include Both Age-Restricted Residential Units and Residential Units That Are Not Subject to a Recorded Age Restriction

If a building permit is issued for a structure that will include age-restricted Residential Units and Residential Units that are not subject to a recorded age restriction, the Administrator shall apply the following steps to determine the appropriate Maximum Special Tax for the Parcel(s):

Step 1. Determine how many Residential Units are included within the building and whether there is a separate Airspace Parcel created for each Residential Unit.

Step 2 Determine which Residential Units meet the definition of Age-Restricted Residential Property and which meet the definition of Residential Property.

Step 3a. *If there are separate Airspace Parcels for each Residential Unit,* the Maximum Special Tax for each Airspace Parcel on which a Residential Unit has been or will be constructed shall be the applicable Maximum Special Tax based on the determination as to whether the Parcel is Age-Restricted Residential Property or Residential Property.

Step 3b. *If there are not separate Airspace Parcels for each Residential Unit, the Maximum Special Tax for the Parcel on which the building is located shall be determined as follows:*

3b(i) Determine how many Residential Units are age-restricted, and multiply this number by the Maximum Special Tax for Age-Restricted Residential Property.

3b(ii) Determine how many Residential Units are not age-restricted, and multiply this number by the Maximum Special Tax for Residential Property.

3b(iii) Sum the amounts from 3b(i) and 3b(ii) to determine the Maximum Special Tax for the Parcel.

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 Residential Property and Age-Restricted Residential Property up to 100% of the applicable Maximum Special Tax for such 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 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. 2013-2 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. 2013-2 financial obligations, and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, (ii) any Parcel in CFD No. 2013-2 that is not Taxable Property, and (iii) any non-residential square footage within a building within which there are also Residential Units.

F. INTERPRETATION OF SPECIAL TAXFORMULA

The City reserves the right to make administrative, technical and clarification changes to this RMA that in its judgment do not materially affect the equitable rate and method of apportioning Special Taxes among Parcels, including reallocation of the Special Taxes among property in CFD No. 2013-2 as a result of the creation of new Parcels from existing Parcels and/or for the purpose of more reasonably allocating the Special Tax based upon the existing or future development on property in CFD 2013-2. In addition, the interpretation and application of any section of this RMA shall be left to the City's discretion; interpretations may be made by the City by ordinance or resolution for the purposes of clarifying any vagueness or ambiguity in this RMA and to conform to the original intent of the City to allocate the Special Taxes among residential properties benefiting from the services financed by the Special Taxes.

MEMORANDUM



ITEM 16.5.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **SECOND READING OF AN ORDINANCE AMENDING THE RANCHO CORDOVA MUNICIPAL CODE AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL) TO REPEAL AND REPLACE CHAPTER 2.30 PLANNING COMMISSION AND AMEND TITLE 23 (ZONING CODE), ARTICLE 1 (ADMINISTRATION), CHAPTER 23.104 (APPROVAL AUTHORITY) AND CHAPTER 23.110 (APPLICATION PROCESSING)**

RECOMMENDATION

Waive the second reading and adopt the Ordinance amending Title 2 Administration and Personnel, Chapter 2.30 Planning Commission and Title 23 Zoning Code, Article 1 Administration of the City of Rancho Cordova Municipal Code Related to the Reestablishment of the Planning Commission.

RESULT OF RECOMMENDED ACTION

Approval of the Ordinance would amend Title 2 Administration and Personnel, Chapter 2.30 Planning Commission and Title 23 Zoning Code, Article 1 Administration of the City of Rancho Cordova Municipal Code Related to the Reestablishment of the Planning Commission.

BACKGROUND

On November 15, 2021 the City Council waived the first reading and passed to a second reading of the Ordinance.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL) WHICH WOULD REPEAL AND
REPLACE CHAPTER 2.30 PLANNING COMMISSION AND AMEND TITLE 23 (ZONING
CODE), ARTICLE 1 ADMINISTRATION, CHAPTER 23.104 APPROVAL AUTHORITY AND
CHAPTER 23.110 APPLICATION PROCESSING**

Section 1. Purpose and Declarations.

WHEREAS, pursuant to Government Code sections 65100 and 65861, the City Council has the discretion to assign certain planning functions to a Planning Commission or to perform those functions itself; and

WHEREAS, the City Council sees a benefit and need in reestablishing the Planning Commission and seeks to streamline some of the planning functions that it currently has authority over in order to shift focus to greater policy discussions and priorities;

WHEREAS, the Municipal Code needs to be amended to include language into the code as it relates to the Planning Commission, including its authority, qualifications, terms and other aspects required for carrying out the responsibility of a commission;

WHEREAS, on November 15, 2021 the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. The City Council hereby finds:

- A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” The proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to add language to the Municipal Code related to the reestablishment of the Planning Commission. The amended language would add various aspects of a commission including but not limited to; membership, terms of office, qualifications, duties and functions, meetings and voting. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. The amended language would add various aspects of a commission including but not limited to; membership, terms of office,

qualifications, duties and functions, meetings and voting. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

B. The proposed amendments comply with applicable state law and local ordinances. The proposed Municipal Code amendment complies with all other applicable requirements of state law and local ordinances. Obligations associated with the function of Planning Agency with the local land use agency, as well as the establishment of a Planning Commission to fulfill such obligations, is established under Section 65100 of the Government Code of the state of California. Specific duties of the Planning Commission are established under the City of Rancho Cordova Zoning Code. Revisions to the Municipal Code implement and are consistent with both local and state regulations.

Section 3. Amendments to Title 2 Administration and Personnel and Title 23 Zoning Code

The City Council hereby adopts the amendments to Title 2 Administration and Personnel and Title 23 Zoning Code of the Rancho Cordova Municipal Code, as shown and incorporated in **Exhibit A** to this ordinance.

Section 4. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 5. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of December, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

ITEM 16.5.

Rancho Cordova Municipal Code
Chapter 23.104 APPROVAL AUTHORITY

ATTACHMENT 2 Exhibit A to the Ordinance

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Chapter 2.30

PLANNING COMMISSION

Sections:

- 2.30.010 Establishment
- 2.30.020 Membership
- 2.30.030 Appointments and terms of office
- 2.30.040 Qualifications
- 2.30.050 Removal from office.
- 2.30.060 Vacancies
- 2.30.070 Duties and functions of the planning commission
- 2.30.080 Rules
- 2.30.090 Organization
- 2.30.100 Meetings
- 2.30.110 Voting
- 2.30.120 Compensation

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2.30.010 Establishment.

Pursuant to Section 65100 of the Government Code of the state of California, there is hereby established a planning commission which shall have the powers and duties and serve the purposes enumerated in said Section 65100 and this chapter, and which shall have jurisdiction within the incorporated boundaries of the City of Rancho Cordova.

2.30.020 Membership.

The planning commission shall consist of seven commission officers.

2.30.030 Application, appointments, and terms of office.

Appointments to the planning commission shall be made by the City Council as follows:

1. An application period of three (3) weeks shall be opened for any vacant planning commissioner seat. All applications shall be provided to individual members of the City Council needing to fill the vacant seat for review and consideration for possible nomination.
2. Five (5) commissioners shall be nominated by the individual members of the City Council and confirmed by a majority vote prior to the first meeting of the Council in February 2022. A commissioner's term for those Council seats up for re-election in 2024, shall coincide with the term of the Councilmember that nominated that commissioner. A commissioner's term for those Council seats up for re-election in 2022, shall serve an initial two (2) years. After the conclusion of the initial two (2) year term, the Councilmember elected in 2022, shall have the ability to nominate a new commissioner for the remainder of the term if desired. Thereafter, following each election of the City Council, re-elected or newly elected members of the Council shall each nominate one member to serve on the Planning Commission within 90 days of taking office. All commissioners nominated by an individual member of the City Council shall be confirmed by a majority vote of the City Council.
3. Two (2) commissioners shall be designated at large members and shall be selected by the City Council as a body from a pool of nominees. At large members may be nominated by any member fo the City Council and confirmed by a majority vote prior to the first meeting of the Council in February 2022. The term of the at large commissioners will be terms of four (4) years.

2.30.040 Qualifications.

Minimum qualifications for the position of planning commissioner are as follows:

1. Must be at least eighteen (18) years of age.
2. Shall not be an elected or appointed official of another public entity whose jurisdiction includes any part of the City.
3. Shall reside within the incorporated boundaries of the City of Rancho Cordova.

2.30.050 Removal from office. A planning commissioner may be removed from office by the City Council without cause, notice or hearing.

2.30.060 Vacancies.

Vacancies which occur within the commission shall be filled for the unexpired portions of the terms pursuant to section 2.30.030.

2.30.070 Duties and functions of the planning commission.

The planning commission shall have the duties and functions as specified below.

1. Serve as the approval authority as specified in Chapter 23.104 of the Rancho Cordova Municipal Code;
2. Promote public interest in, and understanding of, the general plan, specific plans, special planning areas, and regulations relating to such plans;
3. Consider and provide recommendations to the City Council on amendments to the general plan, zoning code, specific plans and special planning areas;
4. Consider subdivision matters arising from the Subdivision Map Act and this code;
5. Consider appeals of the Community Development Director;
6. Perform other powers and duties as directed by the City Council.

2.30.080 Rules.

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The Planning Commission shall adopt, subject to City Council approval, rules of procedure which shall govern the conduct of hearings and other business of the commission. Copies of the rules shall be published and shall be available with the City Clerks Office.

2.30.090 Organization

At the initial meeting of the commission, and annually thereafter at the first meeting of the calendar year for the commission, the members of the commission shall select a chairperson and vice-chairperson and shall determine the time, place, and frequency of regular meetings.

2.30.100 Meetings.

The Planning Commission shall meet at least twice a month at a regularly scheduled time and date, and at other such times as the chairperson deems necessary to perform the duties of the commission.

2.30.110 Voting.

Four (4) members of the seven (7) member planning commission shall constitute a quorum, and a quorum is required for the commission to take action on any item on its agenda.

2.30.120 Compensation.

Reserved

Chapter 23.104

APPROVAL AUTHORITY

Sections:

23.104.010	Purpose.
23.104.020	Planning agency.
23.104.030	Recommending and approval authority.
23.104.040	Referrals to council.

23.104.010 Purpose.

The purpose of this chapter is to establish the administrative responsibilities of the zoning code and to identify the basic responsibilities of the officials and bodies charged with its administration. This chapter describes which review body makes the final decision on various types of planning and land use entitlement applications. The zoning code uses a combination of nondiscretionary and discretionary reviews to evaluate land use proposals for compliance with the use and development requirements of this code. The nondiscretionary reviews provide the certainty needed in most situations by providing clear and objective criteria. Discretionary reviews provide needed flexibility by allowing more subjective criteria and by providing for the modification of regulations in response to specific site conditions. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.010)].

23.104.020 Planning agency.

California Government Code Section 65100 requires each jurisdiction to establish a planning agency to carry out the planning and land use functions of the jurisdiction. The functions of the planning agency are assigned as designated by this code. In the absence of an assignment, the council shall retain responsibility and authority to function as the planning agency. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.020)].

23.104.030 Recommending and approval authority.

A. Approval Types. The zoning code establishes which planning body recommends, makes final determinations, and hears appeals for each planning and land use entitlement request. This approval authority is determined by the type of approval required for each planning and land use entitlement. The approval types are as follows:

1. Nondiscretionary Administrative. Decisions do not require interpretation or exercise of policy or legal judgment in evaluating approval criteria because the decision is made according to specific criteria where no discretion is involved. Permits may be issued over the counter by staff. The director is the approval authority for nondiscretionary actions. The action of the director is not subject to appeal.
2. Limited Discretion. Approval or denial is based on discretionary standards that regulate the physical characteristics of a use or structure. Decisions must be consistent with the adopted criteria. Notice of decision is required with opportunity to request public hearing. The action of the director may be appealed to the council.
3. Discretionary (Quasi-Judicial). Decisions involve the application of discretionary approval standards to site-specific applications. The director makes recommendations to the council or planning commission for final decisions with specific findings. A public hearing is required. Decisions of the planning commission can be appealed pursuant to Section 23.110.160. Decisions of the council are not subject to appeal.
4. Discretionary (Legislative). Decisions must be made by the city council. Legislative land use decisions apply to the general population and prescribe policy, requiring the greatest amount of discretion and evaluation of subjective approval criteria. City council is the approval authority for legislative land use permits. The director and/or planning commission makes recommendations to the city council. Generally, a recommendation is requested from staff and/or another recommending body on legislative entitlements. A public hearing is required, and these decisions cannot be appealed.

B. Public Hearings Required. Table 23.104-1 identifies the type of public hearing required by entitlement, as applicable.

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Exhibit A to the Ordinance**

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Chapter 23.104 APPROVAL AUTHORITY

C. Review and Approval Authority. Table 23.104-1 establishes the responsibilities of the city's decision-making bodies by entitlement:

Table 23.104-1: Approval Authority for Entitlements

Entitlement	Approval Type	Public Hearing Required	Designated Approval Authority “F” = Final Approval Authority “A” = Appeal Body “R” = Recommendation		
			Director	Planning Commission	Council
Zoning Certification	Nondiscretionary	No	F ⁽²⁾		
Temporary Use Permit	Nondiscretionary	No	F		
Similar Use Determination	Limited Discretion	No	F	A	A
Unified Sign Program	Limited Discretion	No ⁽¹⁾	F	A	A
Administrative Use Permit	Limited Discretion	No ⁽¹⁾	F	A	A
Reasonable Accommodation	Limited Discretion	No ⁽¹⁾	F	A	A
Adjustment	Limited Discretion	No ⁽¹⁾	F	A	A
Nonconforming Use Permit	Limited Discretion	No ⁽¹⁾	F	A	A
Minor Design Review	Limited Discretion	No ⁽¹⁾	F	A	A
Conditional Use Permit	Discretionary (Quasi-Judicial)	Planning Commission	R	F	A
Major Design Review	Discretionary (Quasi-Judicial)	Planning Commission	R	F	A
Variance	Discretionary (Quasi-Judicial)	Planning Commission	R	F	A
Special Planning Areas	Discretionary (Legislative)	Council	R	R	F
Zoning Amendments	Discretionary (Legislative)	Council	R	R	F
Specific Plans	Discretionary (Legislative)	Council	R	R	F
General Plan Amendments	Discretionary (Legislative)	Council	R	R	F
Development Agreements	Discretionary (Legislative)	Council	R	R	F

(1) Notice of decision is required with the opportunity to request a public hearing. If no public hearing is requested, decision is rendered and notice of decision provided in accordance with Chapter 23.110 RCMC (Application Processing).

(2) See RCMC 23.113.090.

[Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.030)].

23.104.040 Referrals to planning commission or council.

The director may refer any entitlement with limited discretion for which the director is the final approval authority to the planning commission or council for action.

A. Referral. The director may refer any item to planning commission or council for consideration. The director may refer an item with or without making a final determination or a recommendation for action.

B. Planning Commission or Council Review. The planning commission or council shall review the referred item at a noticed meeting and take one of the following actions:

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1. Refer the item back to the director for review and final action. Referral back to the director does not preclude the item being appealed or being called up by council following final action.
2. Cause the item to be scheduled at the next regularly scheduled council meeting, allowing for public hearing notice.

C. Public Hearing Required. A public hearing shall be required for all items referred to and accepted by the planning commission or council for action in accordance with the following:

1. Public Hearing Notice. A notice for public hearing shall be provided for in accordance with RCMC 23.110.120 (Notice of public hearing).
2. Public Hearing Procedure. A public hearing shall be held in accordance with RCMC 23.110.130 (Public hearing procedures). [Ord. 4-2017 § 3 (Exh. B)].

Chapter 23.110

APPLICATION PROCESSING

Sections:

23.110.010	Purpose and applicability.
23.110.020	Consolidated review.
23.110.030	Initiation of application.
23.110.040	Application requirements.
23.110.050	Determination of completeness.
23.110.060	Withdrawal of land use application.
23.110.070	Extension of land use entitlement.
23.110.080	Environmental assessment.
23.110.090	Pre-application conference.
23.110.100	Neighborhood meeting.
23.110.110	Notice of pending director determination and opportunity to request hearing.
23.110.120	Notice of public hearing.
23.110.130	Public hearing procedures.
23.110.140	Notice of decision.
23.110.150	Transfer of approval rights.
23.110.160	Appeals.
23.110.170	Council call-ups.
23.110.180	Amendments.

23.110.010 Purpose and applicability.

This chapter describes the general procedures that apply to land use entitlement reviews. This chapter applies to all land use entitlement applications, unless stated otherwise. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.010)].

23.110.020 Consolidated review.

A. Where a proposal involves more than one entitlement for the same property, then all entitlements shall be reviewed in a consolidated manner by the highest review authority.

B. In the event an appeal is filed regarding a decision on one of multiple entitlements concurrently granted for a single project, all concurrently granted city entitlements for the project shall be automatically appealed and shall be considered and acted upon in a consolidated manner. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.020)].

23.110.030 Initiation of application.

Land use entitlement applications may be initiated as follows:

A. General Plan Amendment. An amendment to the General Plan may be initiated by either of the following:

1. A request by any party; or
2. Council action passed by a simple majority of the entire council.

B. All other entitlement requests may be initiated by any of the following:

1. All the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owner or contract purchasers;
2. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct;

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3. The director; or

4. Council action passed by a simple majority of the entire council. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.030)].

23.110.040 Application requirements.

A. Filing. All applications for land use entitlements shall be submitted to the department on an application form provided by the department, together with all fees, plans, maps, and other information required by the department.

B. Fees. The council shall, by resolution, establish a schedule of fees for entitlements pertaining to this zoning code. The schedule of fees may be changed or modified only by resolution of the council. Until all applicable fees have been paid in full, review shall not commence on any application. The city is not required to continue processing any application unless its fees are paid in full. Failure to pay the applicable fees is grounds for determination of incompleteness.

C. New Information. Information submitted by the applicant to the city after the date the application is deemed complete that results in a substantial change from the original application shall require review as a new application. The director shall determine whether a substantial change from the original application has been proposed.

D. Application Denial and Refiling. If an application is denied, a new application for the same or similar request may be accepted with no waiting period. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.040)].

23.110.050 Determination of completeness.

A. Within 30 calendar days of application submittal, the director shall determine whether or not the application is complete in compliance with Government Code Sections 65090 through 65092.

B. The applicant shall be notified in writing if additional information is necessary to complete the application. The correspondence may identify preliminary information regarding the areas in which the submitted plans are not in compliance with city standards and requirements.

C. If additional materials are required and the application is not made complete within six months of the completeness determination letter, the application may be withdrawn pursuant to RCMC 23.110.060 (Withdrawal of land use application).

D. A determination of incompleteness shall be based solely on failure to address and supply information required by the application or this code and/or failure to provide information requested by the director in a pre-application conference or otherwise, as determined necessary to adequately evaluate the proposal. The determination of incompleteness shall not be based on differences of opinion as to quality or accuracy.

E. Acceptance of an application as complete indicates only that the application is ready for review. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.050)].

23.110.060 Withdrawal of land use application.

The following procedure allows for the withdrawal of land use applications:

A. Request. The director may approve the withdrawal of any application upon written request by the applicant, prior to the final determination on the entitlement.

B. Incomplete Applications. An application determined to be incomplete for a period longer than six months shall be considered withdrawn unless all required materials listed in the incompleteness determination letter are provided. The six-month time period may be extended at the discretion of the director, provided a written request for extension is filed by the applicant prior to conclusion of the six-month period.

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C. Fees Refunded. Fees for withdrawn applications may be refunded upon written request by the applicant, less the actual costs incurred by the city in processing the application. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.060)].

23.110.070 Extension of land use entitlement.

The director, at the applicant's request, may extend the expiration date of a land use entitlement assuming the following criteria are met:

A. Requests for extension must be filed in writing with the director prior to the expiration date of the original approval or expiration date of an approved extension.

B. No single extension of time shall exceed a one-year period.

C. The cumulative extension time granted shall not exceed three years.

D. Extensions shall not be approved where the effect of the extension would violate any provisions of this code or any amendments made following the effective expiration date.

E. Extensions shall not modify the original decision. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.070)].

23.110.080 Environmental assessment.

After determination of a complete application, the project shall be reviewed as required by the California Environmental Quality Act (CEQA) to determine whether the project is exempt from the requirements of CEQA or is not a project as defined by CEQA, whether a negative declaration may be issued, or whether an environmental impact report (EIR) shall be required. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.080)].

23.110.090 Pre-application conference.

A pre-application conference is available to acquaint applicants with the requirements of this code, the General Plan, and other relevant criteria. To schedule a pre-application conference, the applicant shall submit a written request and provide submittal requirements identified by the department. The director shall schedule the pre-application conference with planning staff or with a project review team composed of department and/or agency representatives. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.090)].

23.110.100 Neighborhood meeting.

A neighborhood meeting may be required for certain entitlements as follows:

A. Purpose. Provide for community outreach early in the application process to involve neighborhood stakeholders in a collaborative review of proposed development applications. The neighborhood meeting is intended to result in an application that is responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application.

B. Expectations. The city expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The city expects the neighbors will work with the applicant to provide such input.

C. The director shall require a neighborhood meeting for an entitlement request that has the potential to raise concerns of neighborhood or community impact. The need for the neighborhood meeting shall be determined by the director and shall be decided within seven days of the application being deemed complete.

D. If a neighborhood meeting is required, such meeting shall be conducted before the director will schedule a public hearing for the entitlement request.

E. The director or a designee shall be invited to the neighborhood meeting and may attend, but attendance is not required.

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F. Requirements.

1. A sign-in sheet must be completed on the night of the neighborhood meeting and submitted to the city as verification that the meeting was held. The sign-in sheet should indicate the date, time, and location of the meeting, a brief heading describing the subject of the proposal, and the signatures of those in attendance at the meeting.
2. Those notified of the neighborhood meeting shall, at a minimum, include all owners and occupants of properties located within 500 feet of the subject property, active homeowners associations, and any other interested parties identified by the director.
3. A presentation at a neighborhood meeting shall include, at a minimum:
 - a. Map depicting the location of subject property.
 - b. Visual description of the project including a site plan and elevation drawings of any structure.
 - c. A description of the nature of the use including sizes, heights of structures, proposed lot sizes, and densities.
 - d. The expected or anticipated impacts from development.
 - e. Any mitigation proposed by applicant to alleviate the expected and anticipated impacts.
 - f. Opportunity for public comment.
4. Applicants shall provide the city with a summary of the meeting and the above meeting materials for inclusion in the land use file, including public concerns that were raised and if those concerns can be addressed by the proposal and how the concerns were addressed. Applicants are encouraged to reconcile and propose modifications to the project to address public concerns prior to a public hearing. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.100)].

23.110.110 Notice of pending director determination and opportunity to request hearing.

A. Notice of Pending Determination. Written notice of scheduled date of director determination for an entitlement with limited discretion shall be provided at least seven calendar days prior to the director action. Notice shall be provided to the applicant, interested parties having requested notices in writing, neighborhood associations within proximity of the subject parcel, owners and occupants of real property within 500 feet of the subject parcel as measured from the property line, and members of the council. The notice shall include:

1. The application request;
2. The planned date of determination to be taken by the director;
3. A brief statement explaining the criteria and standards to be considered relevant to the decision;
4. The opportunity to request a public hearing on the matter including deadlines, instructions, and contact information; and
5. Information regarding subsequent follow-up notice of decision and opportunity for appeal. [Ord. 4-2017 § 3 (Exh. B)].

23.110.120 Notice of public hearing.

A. Applicability. The following notice of public hearing requirements shall apply to discretionary entitlements decided by the planning commission or council and limited discretionary decisions by the director as requested in accordance with RCMC 23.110.140 (Notice of decision).

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B. Hearing Notice. Unless otherwise required by law, notice of time, date, and place of the hearing, the identity of the hearing body, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of real property which is the subject of the hearing, shall be given at least 10 calendar days prior to the hearing by all of the following procedures:

1. By publication once in a newspaper of general circulation within the city.
2. By mailing or delivering to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant.
3. By mailing or delivering to each local agency expected to provide water, sewerage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.
4. By mailing or delivering to all owners and occupants of real property as shown on the latest equalized assessment roll within 500 feet of the real property that is the subject of the hearing as measured from the property line. If the number of owners to whom notice would be mailed or delivered pursuant to this section is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the city.
5. By mailing or delivering to neighborhood associations within proximity of the subject site, as determined by the director.
6. By mailing or delivering to any person who has filed a written request with the department.
7. By posting in at least three public places within the boundaries of the city, including one public place in the area directly affected by the proceeding.
8. By any additional manner deemed necessary or desirable, as required by the director.

C. Continuances. Unless otherwise required by law, no additional notice shall be required if the reviewing body, before the adjournment or recess of a duly noticed hearing, continues the hearing by publicly announcing the date, time, and place to which the hearing will be continued.

D. Any applications under this code in which any identified or anticipated use is in any way related to religious exercise should be referred to the city attorney prior to consideration or decision. "Religious exercise" for purposes of this section includes prayer, religious gatherings, religious practices, religious education, and church administration. [Ord. 4-2017 § 3 (Exh. B)].

23.110.130 Public hearing procedures.

A. Applicability. The following public hearing procedures shall apply to public hearings by the council and by the director as requested in accordance with RCMC 23.110.140 (Notice of decision):

B. Scheduling of Public Hearing. A public hearing upon an application shall be set before the appropriate reviewing body when:

1. The director has determined that the application complies with all applicable requirements; and
2. All procedures and review required by CEQA have been completed.

C. Public Hearing Procedures.

1. Hearing. A public hearing shall be held at the date, time, and place described in the required public notice.
2. Hearing Comments. During a public hearing, the applicant for a project shall have the right to be represented, provide testimony, and present evidence. All other persons shall have the right to comment on any relevant aspect of the application under consideration.

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3. Action. Following the completion of testimony at a public hearing, action shall be taken to approve, approve with conditions, deny, continue, or take under advisement the subject of the public hearing. [Ord. 4-2017 § 3 (Exh. B)].

23.110.140 Notice of decision.

A. Director Limited Discretion Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant; all parties who submitted comments orally or in writing at or prior to the public hearing or who provided contact information to receive notice; and to members of the council. The notice shall include:

1. The application request as acted upon by the director;
2. The action taken by the director;
3. A brief statement explaining the criteria and standards considered relevant to the decision;
4. A statement of the standards relied upon in rendering the decision;
5. Findings as listed for each entitlement for the decision based on the criteria, standards, and facts set forth; and
6. The deadlines, criteria, and fees for filing an appeal.

B. Council Discretionary Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant and all parties who submitted comments orally or in writing at or prior to the public hearing and provided contact information to receive notice. The notice shall include:

1. The application request as acted upon by the council; and
2. The action taken by the council. [Ord. 4-2017 § 3 (Exh. B)].

23.110.150 Transfer of approval rights.

Unless stated otherwise in the city's entitlement decision, any approval granted under this code runs with the land and is transferred with ownership of that land. Any conditions, time limits, or other restrictions imposed with an entitlement approval shall bind all subsequent owners of the property for which the entitlement was granted. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.140). Formerly 23.110.140].

23.110.160 Appeals.

A. Applicability. Only the following types of decisions are subject to appeal:

1. Limited discretion approval type decisions as listed in Table 23.104-1;
2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations); and
3. Any determination by the director in accordance with RCMC 23.110.050 (Determination of completeness) that a permit application is deemed incomplete.
4. Discretionary (Quasi-Judicial) approval decisions as listed in Table 23.104-1

B. Scope of Appeal. An appeal of a decision on an entitlement shall be limited to issues raised at a public hearing, or in writing prior to the final determination, or information that was not known at the time of the decision that is being appealed.

C. Filing. An appeal may be filed by:

1. Any person affected by a decision or action by the director; or

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2. Any person who, in person or through a representative, presented testimony at a public hearing in connection with the decision being appealed, or who otherwise informed the city in writing of the nature of their concerns.

D. Timing and Form of Appeal. Appeals shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All appeals shall be submitted in writing, together with the name, address, phone number, and signature of the appellant, and the required filing fee. The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal.

E. Processing.

1. Scheduling of Hearing. After an appeal has been received in accordance with subsection (D) of this section, the planning commission clerk or city clerk shall schedule the matter for a hearing within 45 days of receipt of the appeal.
2. Public Hearing Notice. Appeal items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one party files an appeal on a land use action, the appeals shall be consolidated and noticed and heard as one proceeding.
3. Withdrawal of an Appeal. An appeal may be withdrawn, in writing, by an appellant at any time prior to the rendering of a final decision. The appeal proceedings shall terminate as of the date the withdrawal is received by the city. If multiple appeals are received, then withdrawal of all appeals received must be made prior to terminating appeal proceedings.
4. Scope of Review. The planning commission or council may consider any issue associated with the decision under consideration, in addition to the specific grounds for appeal. The planning commission or council may also consider any environmental determination applicable to the permit or decision under consideration.
5. New Evidence. If new or different evidence is presented during the appeal hearing, the planning commission or council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.
6. Effective Date of Decision. A decision by the planning commission on an appeal is also subject to the appeal procedures and is not effective until ten (10) calendar days after the decision is rendered. A decision by the council on an appeal is effective as of the date of the decision.
7. The findings, decision, and action of the hearing body shall be final unless otherwise stated in this code. [Ord. 4-2017 § 3 (Exh. B)].

23.110.170 Council call-ups.

A. Applicability. The council may elevate only the following types of decisions for review and action:

1. Limited and Discretionary (Quasi-Judicial) discretion decisions as listed in Table 23.104-1;
2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations).

B. Filing. A council call-up may be requested by at least two (2) member of the council.

C. Timing and Form of Appeal. Requests for call-up shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All requests shall be submitted in writing, together with the name and signature of the council member(s). The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal. A council member call-up however, shall not state their opinion on the matter, nor state facts of the case, the basis for the appeal, nor give any indication of how they intend to vote.

D. Processing.

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1. **Scheduling of Hearing.** After a council call-up request has been received in accordance with subsection (C) of this section, the city clerk shall schedule the matter for the next regularly scheduled council agenda.
2. **Public Hearing Notice.** Council call-up items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one council member requests to call an item up, the requests shall be consolidated and noticed and heard as one proceeding.
3. **Withdrawal of a Request.** A request may be withdrawn by the requesting council member at any time prior to the rendering of a final decision. The council call-up proceedings shall terminate as of the date the withdrawal is received by the city. If multiple requests for call-up were received, then withdrawal of all call-up requests received must be made to terminate proceedings.
4. **Scope of Review.** The council may consider any issue associated with the decision under consideration, in addition to the specific grounds for call-up. The council may also consider any environmental determination applicable to the permit or decision under consideration.
5. **New Evidence.** If new or different evidence is presented during the call-up hearing, the council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.
6. **Effective Date of Decision.** A decision by the council on any item called up for review and action is effective as of the date of the decision.
7. The findings, decision, and action of the council shall be final. [Ord. 4-2017 § 3 (Exh. B)].

23.110.180 Amendments.

An applicant may request an amendment to a land use permit after the final written decision is issued. Amendments shall be processed as follows:

A. **Substantial Conformance.** The director may approve minor changes to a previously approved permit at the administrative level if the proposed changes are in substantial conformance with the existing permit and this code, as determined by the director. This subsection does not apply to changes called out in subsection (B) of this section, Minor Amendment, or subsection (C) of this section, Major Amendment, as defined herein.

B. **Minor Amendment.** Minor amendments to a previously approved permit shall be processed as follows:

1. **Applicability.** A minor amendment is a nonsubstantive change of a previously approved plan or permit. Minor amendments include:
 - a. Floor plan changes which do not result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.
 - b. Parking and circulation configurations which do not change the basic parking areas or circulation concept and do not reduce the number of parking spaces.
 - c. Building placements which do not change the general location of the building or layout of the site.
 - d. Landscape modifications which do not alter the general concept or reduce the effect or amount originally intended.
 - e. Architectural changes which do not change the basic form and theme of the project.
 - f. Exterior material or color changes which do not conflict with the original architectural form and theme, and which are consistent and compatible with the original materials and colors.
 - g. Changes to allow fulfillment of a condition of approval in a manner that may vary from that specified in the original conditions; provided, that the intent and purpose of such original condition is fully met.

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h. Other requests similar to the above-listed minor amendments, as determined by the director.

2. Review Process. The director is the approval authority for minor amendments. No public hearing shall be required. A notice of decision shall be issued in accordance with RCMC 23.110.140 (Notice of decision).

C. Major Amendment. Major amendments to a previously approved permit shall be processed as follows:

1. Applicability. A major amendment is a significant change of a previously approved plan or permit. Major amendments include:

a. Floor plan changes which result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.

b. Parking and circulation configurations which change the basic parking areas or circulation concept or result in a reduction of the number of parking spaces.

c. Building placements which change the general location of the building or layout of the site.

d. Landscape modifications which alter the general concept or reduce the effect or amount originally intended.

e. Architectural changes which change the basic form and theme of the project.

f. Exterior material or color changes which conflict with the original architectural form and theme, and which are not consistent and compatible with the original materials and colors.

g. Changes to a condition of approval in a manner that changes the effect of the condition from its original form and intent.

h. All amendments to an approved development agreement.

i. Other requests similar to the above-listed major amendments, as determined by the director.

2. Review Process. A major amendment shall be processed in the same manner and subject to the same standards as the original application. [Ord. 4-2017 § 3 (Exh. B)].

MEMORANDUM



ITEM 16.6.

DATE: December 6, 2021

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Quoc Nham, Senior Civil Engineer

SUBJECT: **A RESOLUTION APPROVING THE FINAL MAP OF EASTON RESEARCH PARK WEST LARGE LOT MAP, SUBDIVISION NO. FM-2021-001-00, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT CONTRACT NO. 2021-320 WITH AEROJET ROCKETDYNE, INC.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Subdivision Improvement Agreement Contract No. 2021-320, Attachment 2, guaranteeing the construction of public roads and utilities with Aerojet Rocketdyne, Inc. and the recording of the final subdivision map for Easton Research Park West, creating 10 lots for future development of an industrial warehouse campus and one landscape/right-of-way lot located south of Folsom Blvd and west of Nimbus Rd.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City of Rancho Cordova Municipal code and the California Subdivision map Act. The City Council approved the Tentative Subdivision Map on November 15, 2021. A copy of the final map, Attachment 3, and copy of the vicinity map, Attachment 4, are included with this letter.

Roads are offered for dedication with this subdivision. Aerojet Rocketdyne, LLC. has provided a performance and labor and material bond guaranteeing the construction of the public improvements. MacKay & Soms Civil Engineers, Inc. has waived the requirement for a bond to guarantee payment for setting the survey monuments with the subdivision. The soil report requirement has been satisfied by Terracon Consultants, Inc. dated August 11, 2021.

There are no delinquent taxes against the property and the Tax Collector has so certified. The 2020/2021 estimated taxes have been secured with the Sacramento County Tax Collector.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Resolution
2. Subdivision Improvement Agreement Contract No. 2021-320
3. Easton Research Park West Large Lot Map
4. Vicinity Map

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE FINAL MAP OF EASTON RESEARCH PARK WEST LARGE LOT MAP, SUBDIVISION NO. FM-2021-001-00, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT CONTRACT NO. 2021-320 WITH AEROJET ROCKETDYNE, INC.

WHEREAS, the City Council approved the Tentative Subdivision Map on November 15, 2021 per Resolution No. 186-2021; and

WHEREAS, the map is in substantial compliance with the approved tentative map; and

WHEREAS, the conditions of approval have been complied with; and

WHEREAS, the map complies with Title 22 of the City of Rancho Cordova municipal code and the California Subdivision Map Act; and

WHEREAS, the approval of final maps is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Regulation Section 15268(b)(3) as a ministerial approval; and

WHEREAS, the City desires to enter into a subdivision improvement agreement with the developer to ensure necessary public improvements are completed and secured with a bond.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does approve the Final Map of Easton Research Park West Large Lot Map Subdivision No. FM-2021-001-00 and does authorize the City Manager to execute Subdivision Improvement Agreement Contract No. 2021-320 with Aerojet Rocketdyne, Inc. in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of December 2021 by the following vote:

AYES:

NOES:

ABESNT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

SUBDIVISION IMPROVEMENT AGREEMENT**EASTON RESEARCH PARK WEST LARGE LOT MAP
SUBDIVISION NO. FM-2021-001-00**

THIS SUBDIVISION IMPROVEMENT AGREEMENT (hereinafter, "Agreement") entered into this _____ day of _____, 20__, by and between the City of Rancho Cordova, (hereinafter "City"), a California municipal corporation, and **Aerojet Rocketdyne, Inc.**, an Ohio Corporation (hereinafter "Principal").

RECITALS

WHEREAS, Section 66462 of the Government Code provides that if the work of improvement required therein is not completed prior to the acceptance of a final subdivision map, the owner of the subdivision may enter into an agreement with the City to perform the work of improvement as required by said sections in consideration of the acceptance of said final subdivision map by the City; and

WHEREAS, Section 66499 of the Government Code requires that said agreement be secured by a surety bond or by an instrument of credit issued by a financial institution subject to regulation by the State or federal governments or by a cash deposit; and

WHEREAS, Section 66499.3 establishes the types and amount of security to guarantee the performance of any such improvement agreement; and

WHEREAS, City and Principal desire to enter into an improvement agreement as authorized by the Subdivision Map Act under the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, City and Principal agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are hereby incorporated by reference.
2. **Findings and Conditions of Subdivision Map.** Principal recognizes that approval of its subdivision was subject to the findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.
3. **City Approval of Subdivision Map.** City agrees to approve the final map of the subdivision presented to it by Principal and designated **Easton Research Park West Large Lot Map, Subdivision No. FM-2021-001-00** and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions hereinafter

set forth.

4. **Completion of Improvements.** In consideration of such approval, Principal agrees to complete the work of improvement required for said subdivision in accordance with the requirements of the Rancho Cordova Municipal Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements. The work required may lie within or outside the subdivision and must be completed within **24** months of the date of this Agreement.

5. **Payment For Services.** Principal further agrees to promptly pay, when due, all costs for plan checking, inspection services and material testing performed by City pursuant to the requirements of Sections 12.03.210 et. seq. of the Rancho Cordova Municipal Code.

6. **Acceptance of Improvements.** Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 8 hereof. Acceptance will be postponed until such time the City determines a public purpose exists. Public Purpose is defined as existence of habitable structures within the subdivision.

7. **Notice of Commencement of Work.** Principal shall notify the City Engineer in writing of the commencement of the work of improvements.

8. **Correction of Defects.** Principal agrees to remedy any defects in the improvement arising from faulty or defective construction of said improvements occurring within twelve months after acceptance thereof by City.

9. **Indemnity.** Principal shall indemnify and hold harmless with counsel selected by the City, the City of Rancho Cordova, its agents, officers, consultants, and employees ("City") from any and all loss, damage or liability arising out of or resulting from Principal's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, servants and employees. Principal shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings arising out of or resulting from the performance or nonperformance of this Agreement, that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgment that may be rendered against the City in any such action, suit or legal proceedings, or result thereof, regardless whether caused in part by a party indemnified hereunder.

10. **Extension of Completion Date.** If the construction of the work or improvement should be delayed without fault of Principal, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

11. **Improvement Security.** (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova Municipal Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

(b) In lieu of said corporate surety bonds, Principal may furnish an improvement security consisting of a letter of credit, certificate of deposit, or similar instrument of credit, in form satisfactory to City, issued by a financial institution subject to regulation by the State or Federal government, pledging that the funds necessary to meet the performance required herein are on deposit, and guaranteed for payment on demand. Said letter of credit, certificate of deposit, or similar instrument of credit shall provide that the funds designated therein shall become trust funds for the purposes set forth in said instrument.

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement. The amount of the surety bond for faithful performance shall be in the sum of **\$5,114,149.00**. The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit, certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

12. **Improvement Security As Condition Precedent.** The furnishing of the improvement security by Principal as required by paragraph 11 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

13. **Inspection of Work In Progress.** (a) Principal may request The City Engineer

to inspect the work as it progresses. If the work performed is found to be in accordance with the requirements of City, it may be accepted as it progresses and a partial refund of the cash deposit, or a release pro tanto of the faithful performance bond, letter of credit, certificate of deposit or similar instrument of credit shall be made in a sum in the same ratio to the total deposit as the work accepted bears to the total work to be done. No refund in excess of 85 percent of the total amount of the improvement security for faithful performance shall be made until all the work has been completed and accepted.

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 8 of this Agreement.

(c) Improvement security given to secure payment to contractor, his subcontractors and to persons renting equipment or furnishing labor or materials for the work of improvement may, six months after completion and acceptance of the work, be reduced to an amount not less than the total of all claims on which an action has been filed, and notice thereof given in writing to City, and if there are no actions filed, such improvement security may be released in full.

14. Execution By Real Party In Interest. Where title to the subdivision property is held by the record owner thereof under a holding Agreement, this Agreement and the bond given pursuant thereto must be executed by the real party or parties in interest.

15. Waiver of Civil Code Section 2819. Any extension of time hereunder shall not operate to release the surety on the bond filed pursuant to this Agreement. In this connection the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

16. City Construction of Improvements. In the event that all or any portion of the works of improvement contemplated herein are proposed to be constructed by street improvement proceedings under the control of City, the undertaking of such proceedings shall in no way relieve Principal of any duties under this Agreement, except where all of the works of improvement that are required under this Agreement have in fact been constructed and accepted by City.

17. Interest. Interest shall accrue at the highest rate permitted by law on all sums from the date payment is due under the terms of this Agreement and the sum due is certain or reasonably capable of being made certain.

18. Attorneys' Fees. In the event that it is necessary for the City to enforce the obligations secured by the improvement security furnished pursuant to Paragraph 11 hereof, the

City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

19. **Amendments.** This Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by the parties hereto.

20. **Entire Agreement.** This Agreement and any attachments hereto constitute the sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supercedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

21. **Construction and Interpretation.** It is agreed and acknowledged by the Principal that the provisions of this Agreement have been arrived at through negotiation, and that the Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

22. **Successors and Assigns.** This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

23. **Time.** Time is of the essence in the performance of each and every term of this Agreement.

SIGNATURE PAGE FOLLOWING

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement.

CITY OF RANCHO CORDOVA,
California Municipal Corporation

AEROJET ROCKETDYNE, INC.
An Ohio Corporation

Cyrus Abhar, City Manager



David C. Hatch, Vice President, Real Estate

Date: _____

Date: 11-18-2021

ATTEST:

Stacy Leitner, CMC, City Clerk

APPROVED AS TO FORM:

Adam U. Lindgren, City Attorney

Date: _____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP OF "SUBDIVISION NO. FM 2021-001-00 EASTON RESEARCH PARK WEST LARGE LOT MAP", THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES. THE UNDERSIGNED OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES THE RIGHT OF WAY ON, OVER, ACROSS AND UNDER THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "IRREVOCABLE OFFER OF DEDICATION" AND ALSO OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- A.

EASEMENTS FOR THE PURPOSE OF PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS AND DRAINAGE PIPES, POLES, OVERHEAD LINES, PLANTING AND MAINTAINING TREES, INSTALLATION AND MAINTENANCE OF ELECTROLIERS, TRAFFIC CONTROL DEVICES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A AND THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE IRREVOCABLE OFFERS OF DEDICATION AND PRIVATE ROAD EASEMENTS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
- B.

AN EASEMENT FOR PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS AND DRAINAGE PIPES, POLES, OVERHEAD LINES, TELEPHONE, CABLE TV, UNDERGROUND POWER AND OTHER APPURTENANCES AS THE CITY MAY DEEM NECESSARY, AN EASEMENT FOR LANDSCAPING FOR THE PURPOSE OF PLANTING AND MAINTAINING LANDSCAPING AND OTHER INCIDENTAL PURPOSES AS DEEMED NECESSARY BY THE CITY, AN EASEMENT FOR SIDEWALK FOR THE INSTALLATION AND MAINTENANCE OF A SIDEWALK OR WALKWAY, TOGETHER WITH ANY APPURTENANCES PERTAINING THERETO, AN EASEMENT FOR TRAFFIC SIGNAL FACILITIES, TOGETHER WITH ANY APPURTENANCES PERTAINING THERETO AND AN EASEMENT FOR STREET LIGHTING FACILITIES, INCLUDING FOUNDATIONS, STANDARDS, CONDUIT AND ANY AND ALL APPURTENANCES PERTAINING THERETO, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ALL OF THE AFOREMENTIONED, OVER, ACROSS, THROUGH AND UNDER THAT CERTAIN PROPERTY SHOWN HEREON AS "PUBLIC UTILITIES AND PUBLIC FACILITIES EASEMENT" (P.U.P.F.E.) TOGETHER WITH THE PERPETUAL RIGHT OF INGRESS TO AND EGRESS FROM SAID PROPERTY, FOR THE PURPOSE OF EXERCISING AND PERFORMING ALL OF THE RIGHTS AND PRIVILEGES HEREIN GRANTED.

AEROJET ROCKETDYNE, INC.
AN OHIO CORPORATION

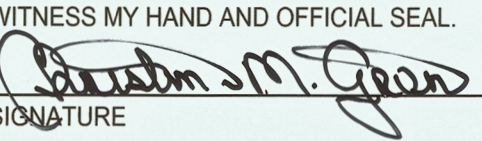
BY: 
NAME: DAVID C. HATCH
TITLE: VICE PRESIDENT, REAL ESTATE

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

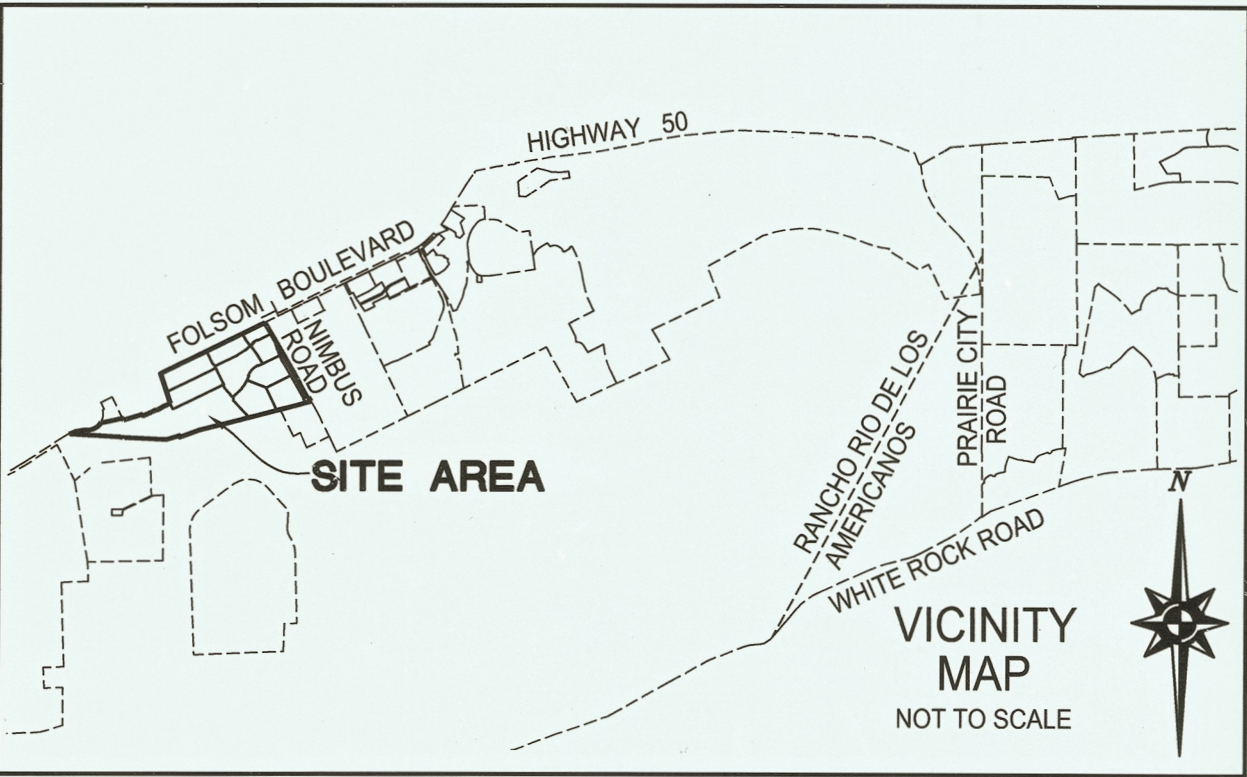
STATE OF CALIFORNIA
COUNTY OF Sacramento
ON November 18, 2021 BEFORE ME, Christina M. Groen, A NOTARY PUBLIC
PERSONALLY APPEARED David C Hatch
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
 Christina M. Groen
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY

MY COMMISSION EXPIRES: March 9, 2022 MY COMMISSION NUMBER: 22358210



SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES BY LISTED DEED HAVE BEEN OMITTED UNDER SECTION 66436 (a) (3) (A) (i-viii) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY:

1.

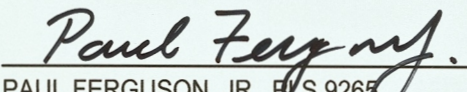
SACRAMENTO MUNICIPAL UTILITY DISTRICT FOR ELECTRICAL AND COMMUNICATIONS FACILITIES AND INCIDENTAL PURPOSES RECORDED ON SEPTEMBER 16, 2020 IN DOCUMENT NUMBER 202009242152, OFFICIAL RECORDS OF SACRAMENTO COUNTY. SAID EASEMENT IS PLOTTED AND SHOWN HEREON.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE EASTON DEVELOPMENT COMPANY, L.L.C AND AEROJET ROCKETDYNE, INC. IN JULY 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BY JULY 31, 2023, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.




PAUL FERGUSON, JR., PLS 9265
EXPIRATION DATE: MARCH 31, 2022

DATE: 11/18/2021

CITY ENGINEER'S STATEMENT

I, HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "SUBDIVISION NO. FM 2021-001-00 EASTON RESEARCH PARK WEST LARGE LOT MAP" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.



CITY ENGINEER, ALBERT STRICKER
R.C.E. 64057
EXPIRATION DATE: 09/30/2022

DATE: _____

CITY SURVEYOR'S STATEMENT

I, HEREBY STATE THAT I AM SATISFIED THAT THIS MAP OF "SUBDIVISION NO. FM 2021-001-00 EASTON RESEARCH PARK WEST LARGE LOT MAP" IS TECHNICALLY CORRECT.



CITY SURVEYOR, CYRUS E. ABHAR
P.L.S. 7723
EXPIRATION DATE: 12/31/2021

DATE: _____

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS MAP OF "SUBDIVISION NO. FM 2021-001-00 EASTON RESEARCH PARK WEST LARGE LOT MAP" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LANDS, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON, SUBJECT TO THE COMPLETION OF THE IMPROVEMENTS.

STACY LEITNER, CITY CLERK
CITY OF RANCHO CORDOVA, CALIFORNIA

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021, AT _____ M. IN BOOK _____ OF MAPS,
AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

DONNA ALLRED, COUNTY RECORDER

FEE: \$ _____

CERTIFICATE NO.: _____

BY: _____

FILE NO.: _____

DEPUTY COUNTY RECORDER

SUBDIVISION NO. FM 2021-001-00
EASTON RESEARCH PARK WEST
LARGE LOT MAP

A MERGE AND RESUBDIVIDE OF RESULTANT PARCEL 2 OF THAT CERTAIN GRANT DEED RECORDED IN BOOK 20080728 AT PAGE 0384, OFFICIAL RECORDS OF SACRAMENTO COUNTY, TOGETHER WITH A PORTION OF NEW RESULTANT PARCEL 9 OF THAT CERTAIN GRANT DEED RECORDED IN BOOK 20140812 AT PAGE 634, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF PROJECTED SECTIONS 16, 20 AND 21, TOWNSHIP 9 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

CITY OF RANCHO CORDOVA • SACRAMENTO COUNTY • CALIFORNIA

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

DECEMBER 2021

SHEET 1 OF 6

NOTES

1.

THIS LARGE LOT MAP CONTAINS 178.907± ACRES GROSS.
2.

ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING, THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
3.

THE I.O.D.'S SHOWN HEREON ARE UNIMPROVED. ACCESS TO LOTS 3 AND 4 AS SHOWN ON THIS MAP IS ACROSS THE I.O.D.'S SHOWN HEREON.
4.

RECIPROCAL ACCESS AND PARKING BETWEEN LOTS SHOWN HEREON SHALL BE GRANTED/RESERVED PRIOR TO THE SALE AND/OR RECONVEYANCE OF SAID LOTS.
5.

THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 2014-1 (CLEAN ENERGY), RECORDED IN BOOK 119, PAGE 14 OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS.
6.

THE PRIVATE ROAD EASEMENT (P.R.E.) SHOWN HEREON IS APPURTENANT TO LOTS 3, 4, 5, 6, 7, 8, AND 10.
7.

PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS AND ENVIRONMENTAL RESTRICTIONS RELATED TO GROUNDWATER" RECORDED IN BOOK 20021122, PAGE 1899 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY.
8.

PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS AND ENVIRONMENTAL RESTRICTIONS" RECORDED IN BOOK 20021122, PAGE 1900 OF OFFICIAL RECORDS OF SACRAMENTO COUNTY.

LEGEND

- FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED "LS 6046" PER (1)

●

FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED "RGA PLS 4802" PER (2)

⊙

FOUND MAG NAIL AND WASHER STAMPED "RGA CONTROL LS 4802" PER (2)

○

SET 5/8" REBAR W/ METAL CAP STAMPED "LS 9265"

○

DIMENSION POINT

AC

ACRES

B.M.

BOOK OF MAPS

D.C.E.&R.

DECLARATION OF COVENANTS AND ENVIRONMENTAL RESTRICTIONS

D.N.

DOCUMENT NUMBER, O.R.

(G)

GROSS AREA

I.O.D.

IRREVOCABLE OFFER OF DEDICATION

(N)

NET AREA

(OA)

OVERALL

O.R.

OFFICIAL RECORDS OF SACRAMENTO COUNTY

P.A.E.

PEDESTRIAN ACCESS EASEMENT

P.M.

PARCEL MAP

P.R.E.

PRIVATE ROAD EASEMENT

P.U.E.

PUBLIC UTILITY EASEMENT

P.U.P.F.E.

PUBLIC UTILITIES AND PUBLIC FACILITIES EASEMENT

(R)

RADIAL BEARING

R.S.

RECORD OF SURVEY

()

RECORD DATA PER REFERENCE

SASD

SACRAMENTO AREA SEWER DISTRICT

S.M.U.D.

SACRAMENTO MUNICIPAL UTILITY DISTRICT

SPTCJPA

SACRAMENTO-PLACERVILLE TRANSPORTATION CORRIDOR JOINT POWERS AUTHORITY

①

SHEET INDEX

—

BOUNDARY

—

LOT LINE

ADJACENT PROPERTY

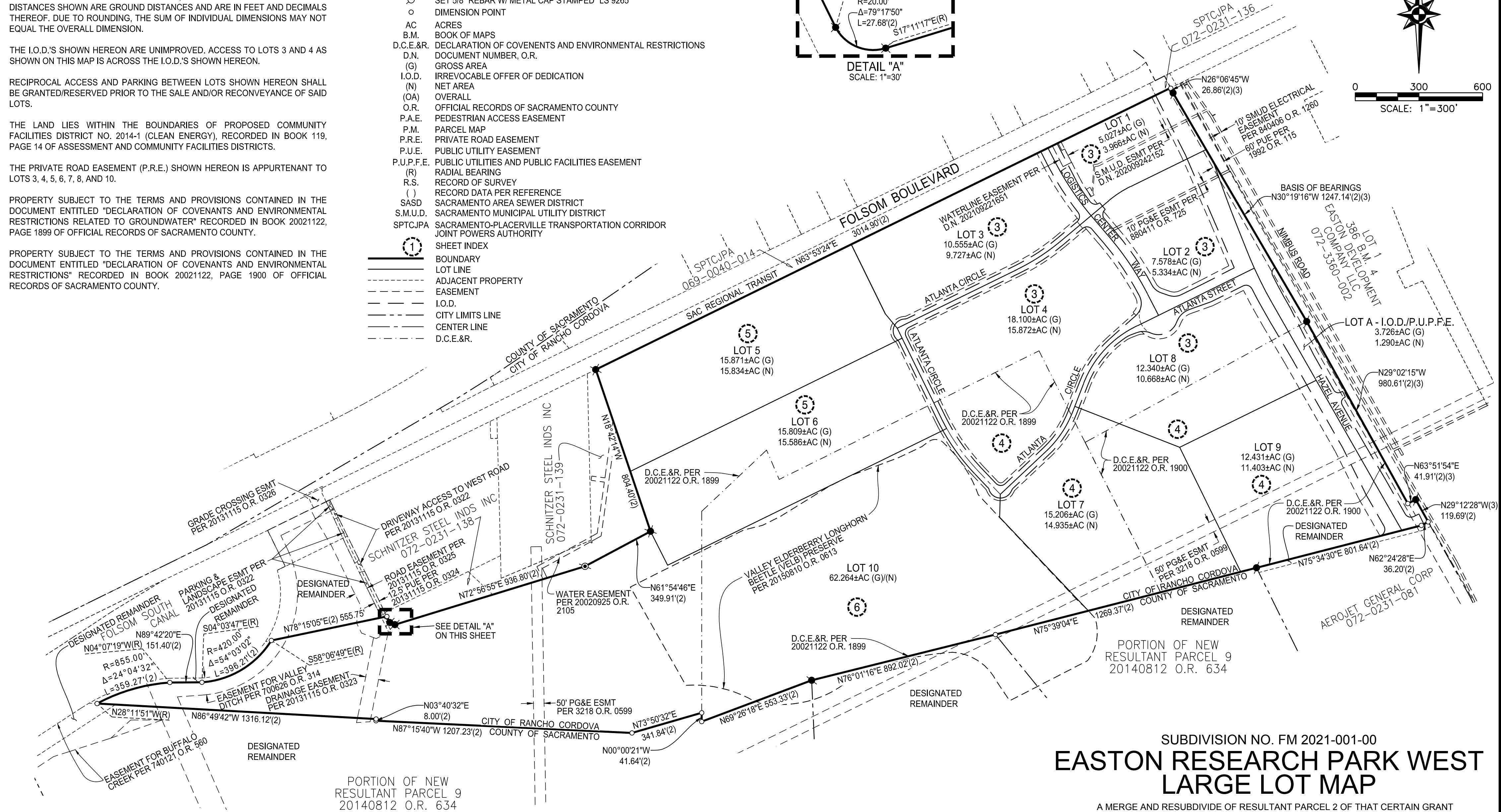
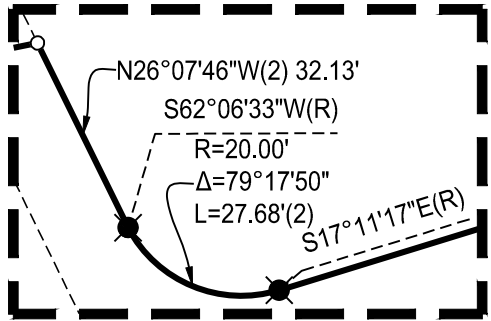
EASEMENT

I.O.D.

CITY LIMITS LINE

CENTER LINE

D.C.E.&R.



SUBDIVISION NO. FM 2021-001-00
EASTON RESEARCH PARK WEST
LARGE LOT MAP

A MERGE AND RESUBDIVIDE OF RESULTANT PARCEL 2 OF THAT CERTAIN GRANT DEED RECORDED IN BOOK 20080728 AT PAGE 0384, OFFICIAL RECORDS OF SACRAMENTO COUNTY, TOGETHER WITH A PORTION OF NEW RESULTANT PARCEL 9 OF THAT CERTAIN GRANT DEED RECORDED IN BOOK 20140812 AT PAGE 634, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF PROJECTED SECTIONS 16, 20 AND 21, TOWNSHIP 9 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

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ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

DECEMBER 2021

SHEET 2 OF 6

REFERENCES:

- (1)

62 R.S. 4
- (2)

76 R.S. 1
- (3)

386 B.M. 4

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS MAP IS THE NORTHEAST LINE OF AREA E, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON JULY 10, 2008 IN BOOK 76 OF RECORD OF SURVEYS. AT PAGE 1, SACRAMENTO COUNTY RECORDS, HAVING A BEARING OF NORTH 30°19'16" WEST, BASED ON MONUMENTS SHOWN HEREON AS FOUND.

SUBDIVISION NO. FM 2021-001-00
**EASTON RESEARCH PARK WEST
LARGE LOT MAP**

A MERGE AND RESUBDIVIDE OF RESULTANT PARCEL 2 OF THAT CERTAIN GRANT DEED RECORDED IN BOOK 20080728 AT PAGE 0384, OFFICIAL RECORDS OF SACRAMENTO COUNTY, TOGETHER WITH A PORTION OF NEW RESULTANT PARCEL 9 OF THAT CERTAIN GRANT DEED RECORDED IN BOOK 20140812 AT PAGE 634, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF PROJECTED SECTIONS 16, 20 AND 21, TOWNSHIP 9 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.

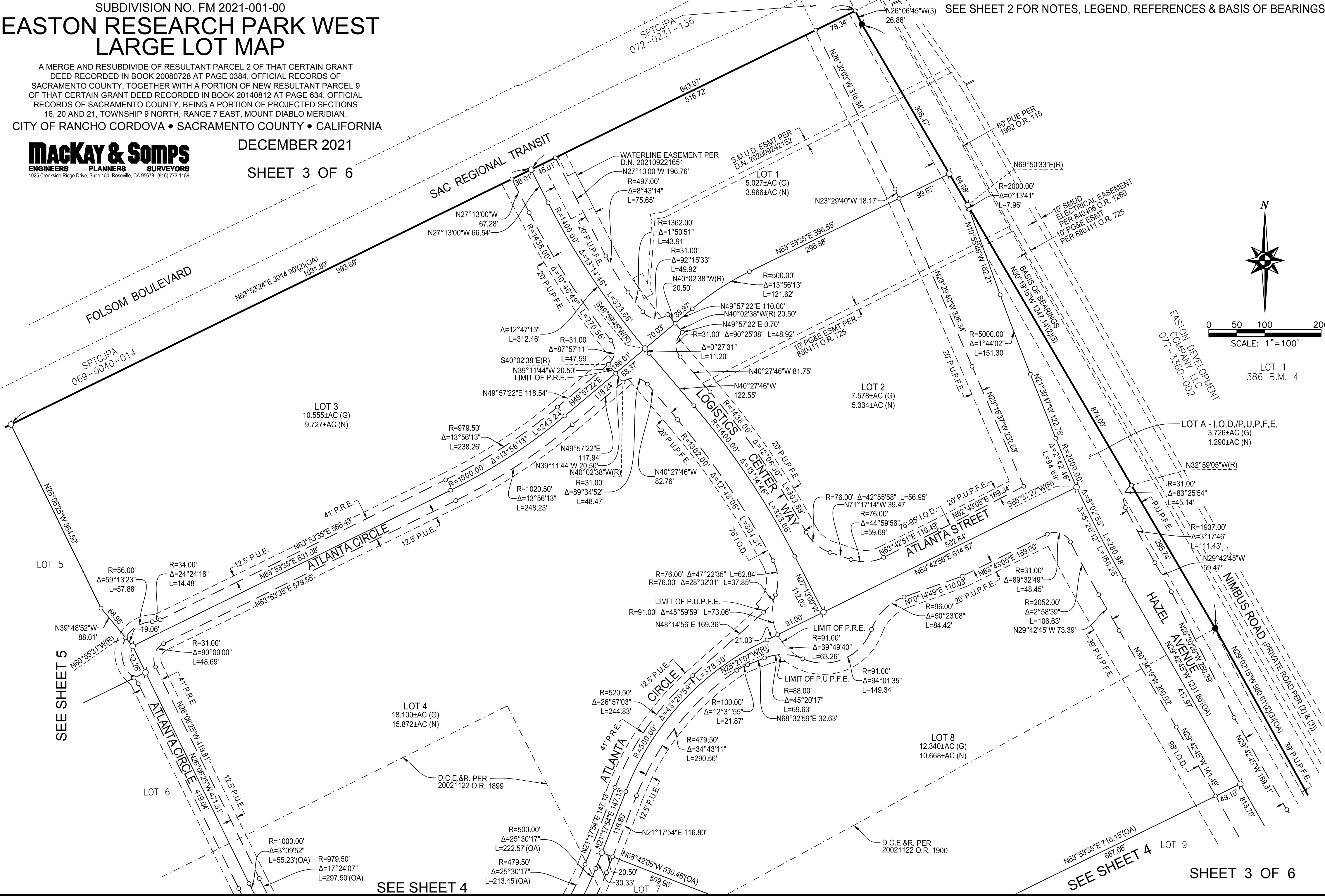
CITY OF RANCHO CORDOVA • SACRAMENTO COUNTY • CALIFORNIA

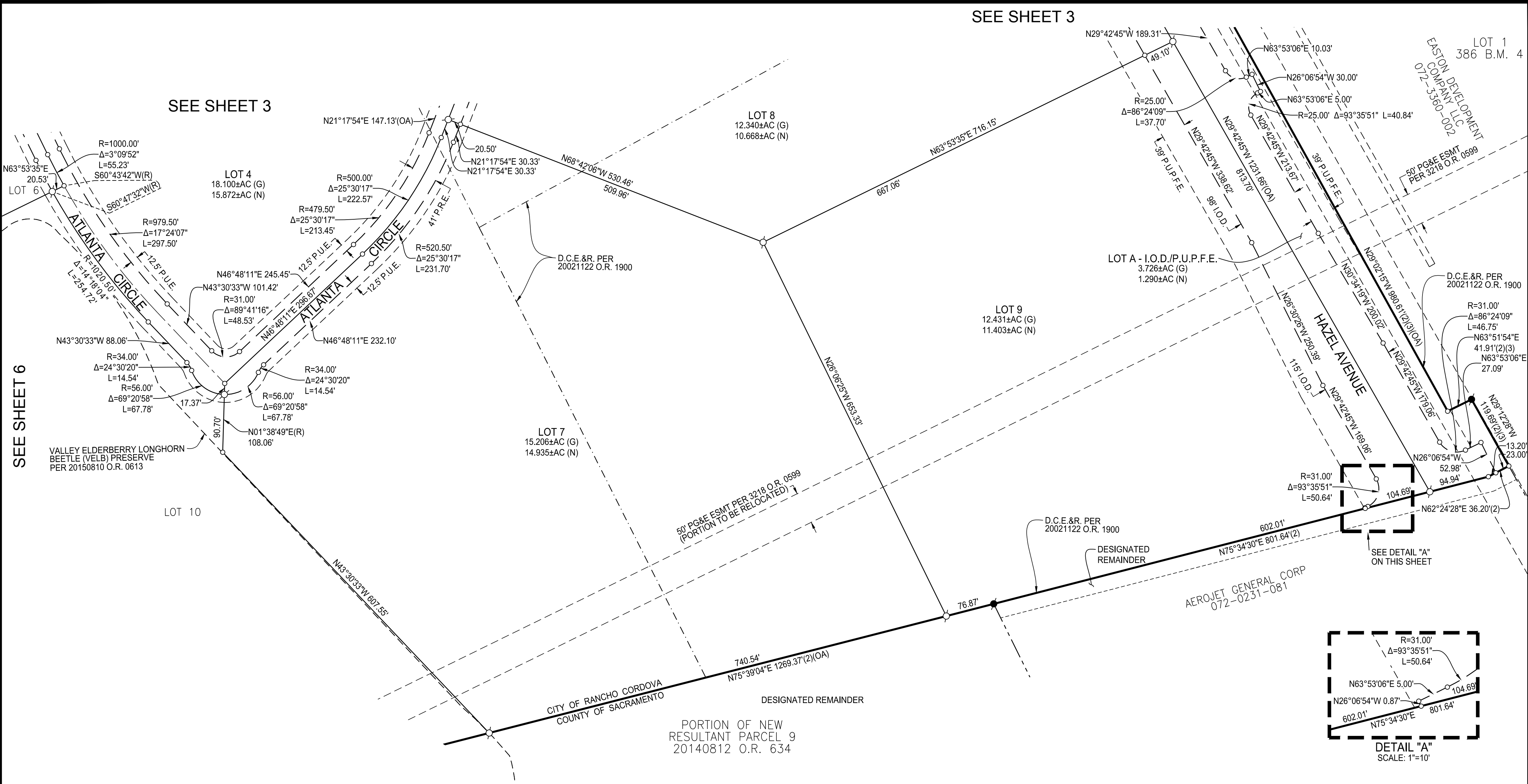
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DECEMBER 2021

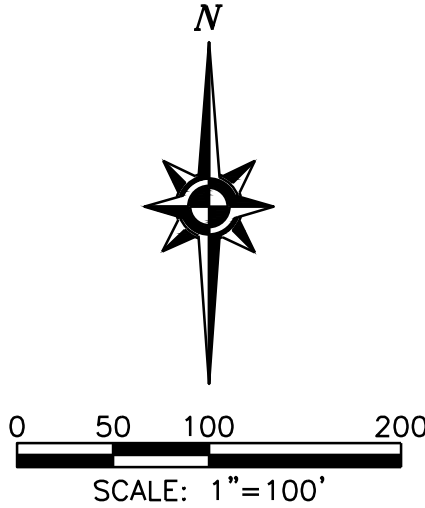
SHEET 3 OF 6

SEE SHEET 2 FOR NOTES, LEGEND, REFERENCES & BASIS OF BEARINGS





SEE SHEET 2 FOR NOTES, LEGEND, REFERENCES & BASIS OF BEARINGS



SUBDIVISION NO. FM 2021-001-00

EASTON RESEARCH PARK WEST LARGE LOT MAP

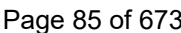
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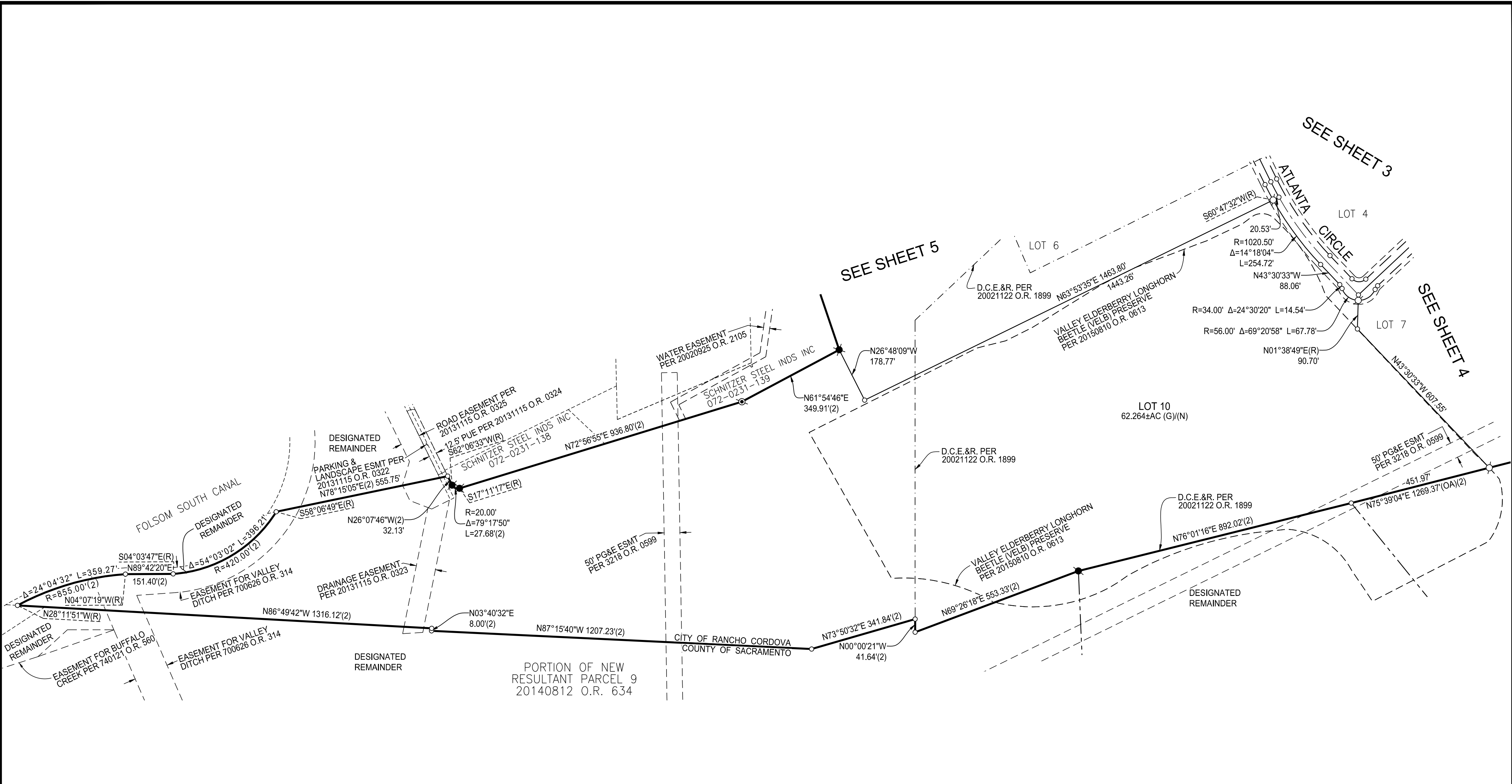
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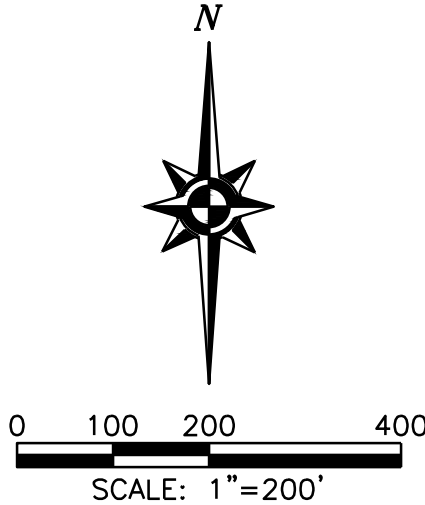
DECEMBER 2021

SHEET 4 OF 6





SEE SHEET 2 FOR NOTES, LEGEND, REFERENCES & BASIS OF BEARINGS



SUBDIVISION NO. FM 2021-001-00
**EASTON RESEARCH PARK WEST
LARGE LOT MAP**

A MERGE AND RESUBDIVIDE OF RESULTANT PARCEL 2 OF THAT CERTAIN GRANT DEED RECORDED IN BOOK 20080728 AT PAGE 0384, OFFICIAL RECORDS OF SACRAMENTO COUNTY, TOGETHER WITH A PORTION OF NEW RESULTANT PARCEL 9 OF THAT CERTAIN GRANT DEED RECORDED IN BOOK 20140812 AT PAGE 634, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF PROJECTED SECTIONS 16, 20 AND 21, TOWNSHIP 9 NORTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN.
CITY OF RANCHO CORDOVA • SACRAMENTO COUNTY • CALIFORNIA

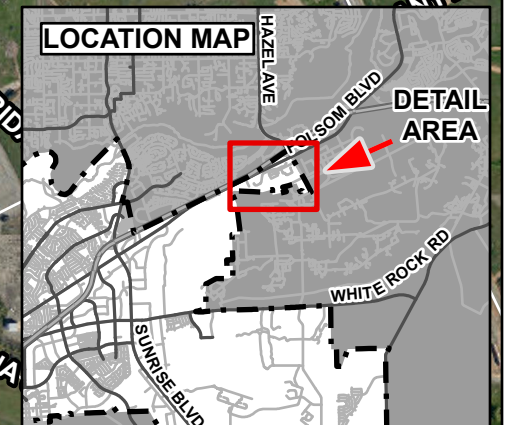
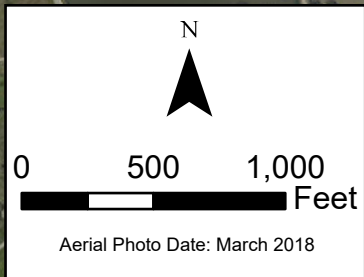
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DECEMBER 2021

SHEET 6 OF 6



FINAL MAP OF EASTON RESEARCH PARK WEST



MEMORANDUM



ITEM 16.7.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 64-2019-2 FOR THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT WITH RANEY PLANNING AND MANAGEMENT, INC. TO EXTEND THE CONTRACT TERM FROM DECEMBER 31, 2021 TO DECEMBER 31, 2022**

RECOMMENDATION

Adopt the Resolution

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract Amendment No. 64-2019-2 for the preparation of an Environmental Impact report with Raney Planning and Management, Inc. to extend the contract term from December 31, 2021 to December 31, 2022.

BACKGROUND

The City entered into a Professional Services Agreement (PSA) with Raney Planning Group, Inc. on June 3, 2019 for the preparation of an Environmental Impact Report (EIR) for a project known as the Preserve. It was anticipated that the work associated with the EIR would be completed by June 30, 2020. An amendment to extend the contract term to the end of this year was made in September 2020. However, there were various delays with the project that have affected the EIR schedule. The EIR is in circulation and it is anticipated that all tasks will be completed by Spring of 2022. However, in the event that additional time is needed, staff is suggesting the contract be extended through the end of 2022. The initial contract amount of \$124,425 remains the same.

FISCAL IMPACT AND FUNDING SOURCE

The contract is funded by the applicant, Winn Communities and does not affect the General Fund.

ATTACHMENT(S)

1. Resolution

**CITY OF RANCHO CORDOVA
CITY COUNCIL RESOLUTION NO. XX-2021**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT
AMENDMENT NO. 64-2019-2 FOR PREPARATION OF AN ENVIRONMENTAL IMPACT
REPORT WITH RANEY PLANNING AND MANAGEMENT, INC. TO EXTEND THE
CONTRACT TERM FROM DECEMBER 31, 2021 TO DECEMBER 31, 2022**

WHEREAS, the City entered into a Professional Services Agreement ("PSA") No. 64-2019 dated June 3, 2019 in the amount of \$124,425 for the purpose of providing Professional Services; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, for various reasons the project has fallen behind schedule and all work tasks were not completed by December 31, 2021; and

WHEREAS, the contract will be continued to be paid by the applicant, Winn Communities.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager or his designee to execute Contract Amendment No 64-2019-2 with Raney Planning and Management Inc. to extend the contract term from December 31, 2021 to December 31, 2022.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of December, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 16.8.



DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Kim Juran-Karageorgiou, Administrative Services Director
SUBJECT: TREASURER'S REPORT – SEPTEMBER 30, 2021

RECOMMENDATION

This report is informational only. It is recommended that the City Council receive and file the September 30, 2021 Treasurer's Report.

RESULT OF RECOMMENDED ACTION

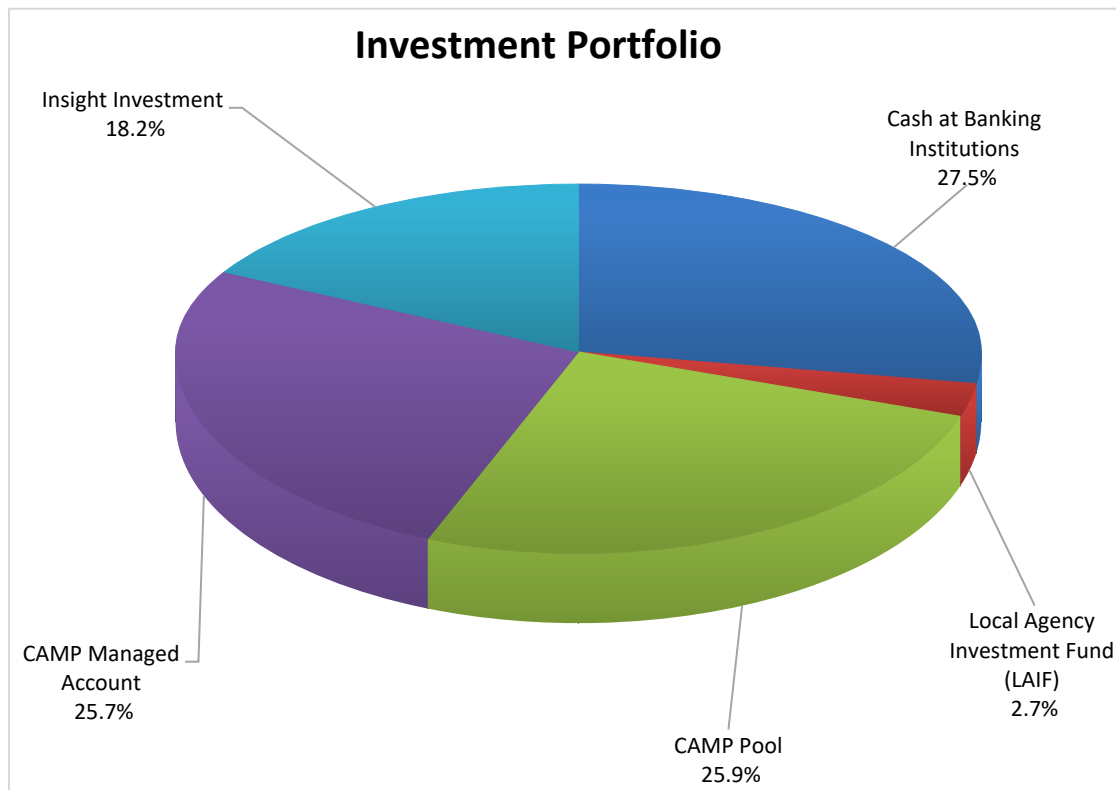
The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the Treasurer's Report is to update the City Council and the public on the status of the City's cash balances and investments and highlight material changes from one period to another. The scope of this report covers the third quarter of the 2021 calendar year ending September 30, 2021 and is in compliance with the State's reporting requirements.

BACKGROUND

Attached is the quarterly Treasurer's Report for the period ending September 30, 2021. Treasurer's Reports are provided to the City Council on a quarterly basis.

At June 30, 2021, the value of the City's total portfolio was \$229.2 million. Since that time, the balances increased by \$3.6 million with an ending balance of \$232.8 million as of September 30, 2021. The funds are held as follows:

Investment Distribution	Par Value	Book Value	Market Value
Cash at Banking Institutions	64,064,222	64,064,222	64,064,222
Local Agency Investment Fund (LAIF)	6,192,285	6,192,285	6,192,285
CAMP Pool	60,361,600	60,361,600	60,361,600
CAMP Managed Account	58,870,092	59,403,198	59,736,082
Insight Investment	41,286,237	41,875,051	42,463,766
Total	230,774,437	231,896,356	232,817,955



The third quarter of 2021 saw the U.S. economy heavily impacted by higher inflation and the continuation of supply chain disruptions and shortages. The consumer price index (CPI) rose 5.4% for the twelve months through September. Short-term interest rates remained anchored near rock-bottom lows with the 5-year Treasury Bill at .97%. The investment strategy in Q3 was to diversify away from U.S. Treasuries, but global demand for yield has continued to pressure yield spreads, which results in less opportunities for price gains and low investment returns.

At September 30, 2021, the City's cash balance was allocated by fund type/purpose as follows:

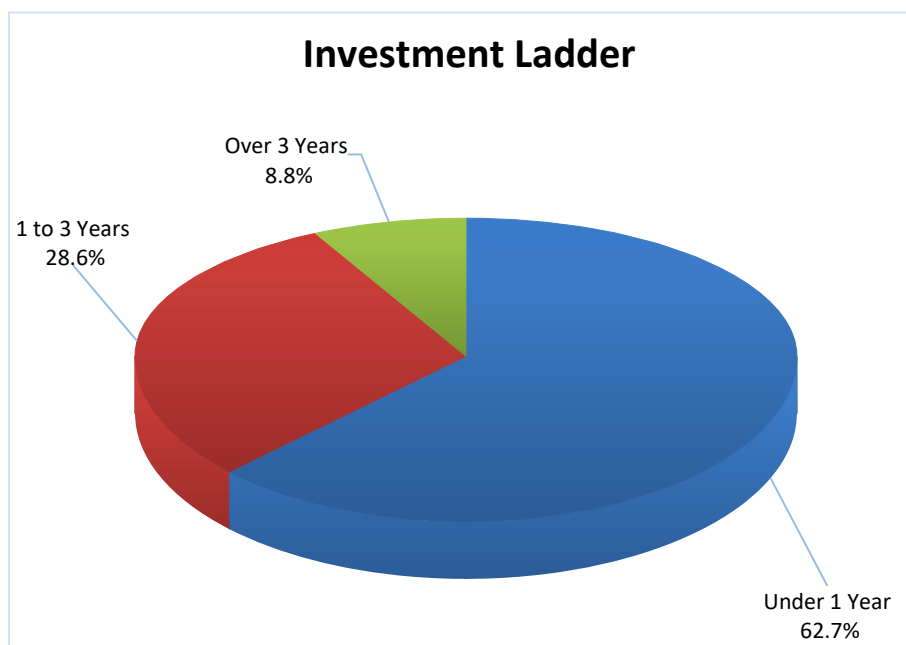
- General Fund: \$34.6 million
- Community Enhancement Fund: \$14.0 million
- Measure R Fund: \$0.8 million
- Sunrise Development Impact Fees (restricted for specific improvements needed as a result of development in the area): \$45.9 million
- Transportation Funds: \$65.6 million
- Storm Drain Fund: \$18.2 million
- Capital Projects/Grant/Special Revenue Funds: \$48.0 million
- Agency Funds: \$4.8 million

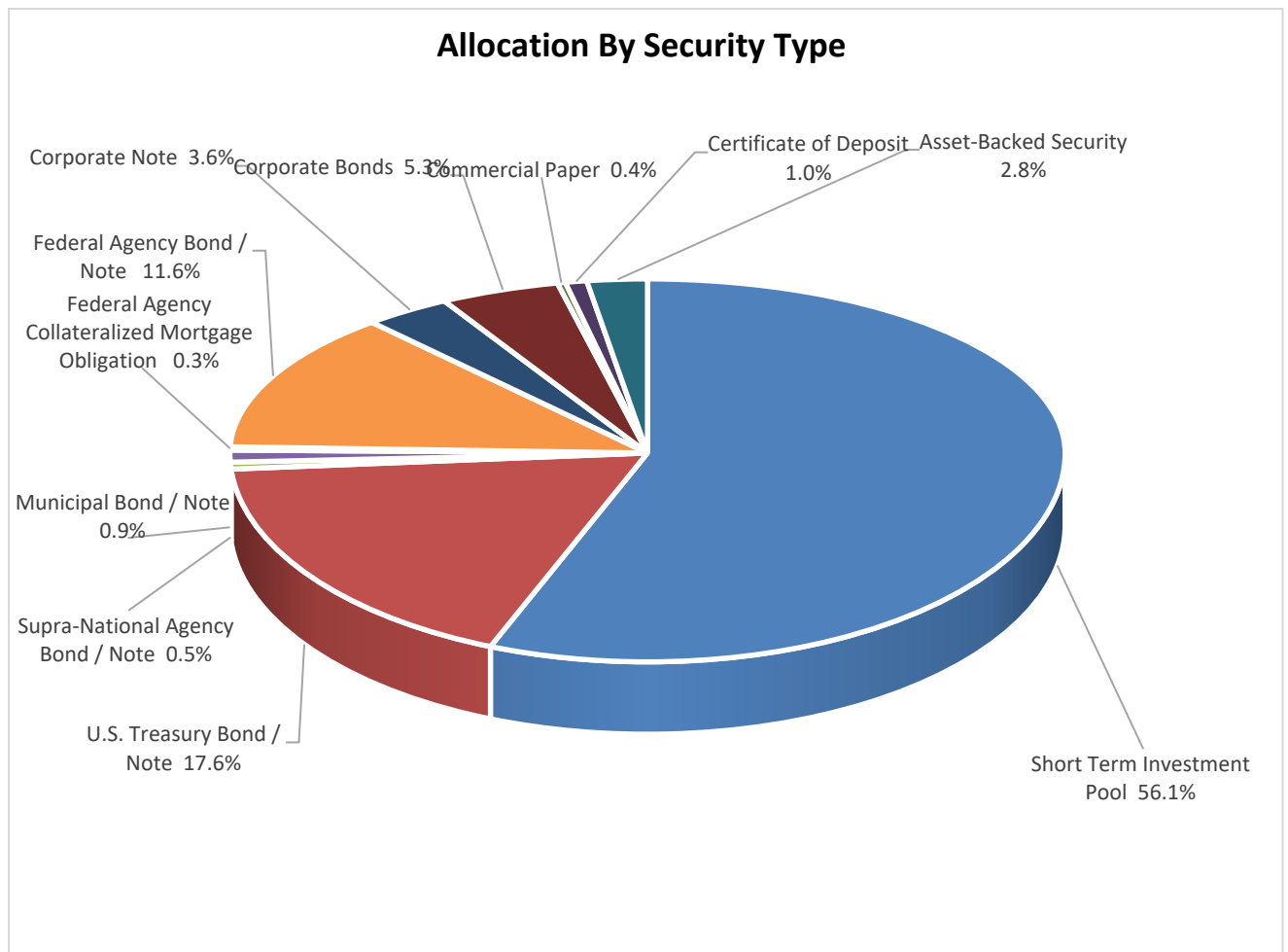
The overall portfolio is well diversified with \$101.3 million invested in marketable securities, \$66.6 million is invested in short-term investments that are considered liquid (LAIF, CAMP, and money markets), and another \$64.0 million is on deposit with our banks, which includes \$11.5 million on deposit with three local banks as part of the City's participation in a local banking initiative and COVID-19 Lift Program. Staff, in conjunction with our financial advisors, periodically reviews the

mix of liquid and long-term investments and adjusts the portfolio according to the market conditions and our short-term cash needs.

Staff thoroughly reviews investment statements and makes appropriate inquiries of its investment advisors to confirm the existence and viability of the City's assets. The City invests conservatively in investment policy options in accordance with California State Government Code. The long-term assets are in securities that can be held to maturity, thus are less vulnerable to the fluctuations of the market. All securities are in compliance with the City's investment policy. There are sufficient funds to meet the City's expenditure requirements for the next six months.

The distribution of investments are displayed in the following charts:





ATTACHMENT(S):

1. City of Rancho Cordova Treasurer's Report for the Quarter Ended September 30, 2021

**CITY OF RANCHO CORDOVA
TREASURER'S REPORT
FOR THE QUARTER ENDED SEPTEMBER 30, 2021**

Security Held	Par Value	Book Value	Market Value
Wells Fargo Bank	52,517,671	52,517,671	52,517,671
5 Star Bank	5,277,402	5,277,402	5,277,402
American River Bank	5,269,133	5,269,133	5,269,133
Tri Counties Bank	1,000,015	1,000,015	1,000,015
Local Agency Investment Fund (LAIF)	6,192,285	6,192,285	6,192,285
CAMP Pool	60,361,600	60,361,600	60,361,600
CAMP Managed Account	58,870,092	59,403,198	59,736,082
Insight Investment	41,286,237	41,875,051	42,463,766
Total	230,774,437	231,896,356	232,817,955



Managed Account Detail of Securities Held

For the Month Ending September 30, 2021

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 10/31/2016 1.250% 10/31/2021	912828T67	600,000.00	AA+	Aaa	08/01/17	08/03/17	588,492.19	1.72	3,138.59	599,777.27	600,468.72
US TREASURY NOTES DTD 05/01/2017 1.875% 04/30/2022	912828X47	350,000.00	AA+	Aaa	10/02/18	10/03/18	337,722.66	2.91	2,746.26	348,014.93	353,664.08
US TREASURY NOTES DTD 05/01/2017 1.875% 04/30/2022	912828X47	450,000.00	AA+	Aaa	05/03/18	05/07/18	435,621.09	2.73	3,530.91	447,913.38	454,710.96
US TREASURY NOTES DTD 05/01/2017 1.875% 04/30/2022	912828X47	800,000.00	AA+	Aaa	01/03/18	01/04/18	789,843.75	2.18	6,277.18	798,641.11	808,375.04
US TREASURY NOTES DTD 08/15/2012 1.625% 08/15/2022	912828TJ9	425,000.00	AA+	Aaa	09/05/18	09/07/18	407,169.92	2.76	882.05	421,057.05	430,644.51
US TREASURY NOTES DTD 12/31/2015 2.125% 12/31/2022	912828N30	350,000.00	AA+	Aaa	01/30/19	01/31/19	344,449.22	2.55	1,879.59	348,229.96	358,640.63
US TREASURY NOTES DTD 05/31/2016 1.625% 05/31/2023	912828R69	550,000.00	AA+	Aaa	06/03/19	06/07/19	545,681.64	1.83	3,003.59	548,197.22	562,804.66
US TREASURY NOTES DTD 10/31/2016 1.625% 10/31/2023	912828T91	850,000.00	AA+	Aaa	07/01/19	07/03/19	844,388.67	1.78	5,780.23	847,302.59	873,109.38
US TREASURY NOTES DTD 10/31/2016 1.625% 10/31/2023	912828T91	1,000,000.00	AA+	Aaa	10/02/19	10/04/19	1,005,742.19	1.48	6,800.27	1,002,932.84	1,027,187.50
US TREASURY NOTES DTD 12/15/2020 0.125% 12/15/2023	91282CBA8	4,000,000.00	AA+	Aaa	05/21/21	05/24/21	3,987,656.25	0.25	1,475.41	3,989,372.49	3,981,250.00
US TREASURY NOTES DTD 12/15/2020 0.125% 12/15/2023	91282CBA8	4,800,000.00	AA+	Aaa	06/25/21	06/28/21	4,773,375.00	0.35	1,770.49	4,776,185.42	4,777,500.00
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	450,000.00	AA+	Aaa	02/03/20	02/07/20	462,216.80	1.36	2,274.46	457,634.55	468,914.04
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	725,000.00	AA+	Aaa	03/02/20	03/06/20	760,315.43	0.85	3,664.40	747,461.24	755,472.62
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	1,000,000.00	AA+	Aaa	01/02/20	01/07/20	1,014,726.56	1.66	5,054.35	1,009,028.57	1,042,031.20



Managed Account Detail of Securities Held

For the Month Ending September 30, 2021

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	1,550,000.00	AA+	Aaa	11/01/19	11/06/19	1,581,363.28	1.55	7,834.24	1,568,526.13	1,615,148.36
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	2,450,000.00	AA+	Aaa	12/02/19	12/05/19	2,486,750.00	1.66	12,383.15	2,472,085.23	2,552,976.44
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	3,700,000.00	AA+	Aaa	06/07/21	06/08/21	3,888,179.69	0.33	18,701.09	3,868,823.10	3,855,515.44
US TREASURY NOTES DTD 06/30/2017 2.000% 06/30/2024	912828XX3	4,000,000.00	AA+	Aaa	06/18/21	06/21/21	4,184,375.00	0.46	20,217.39	4,167,355.77	4,168,124.80
US TREASURY NOTES DTD 12/31/2019 1.750% 12/31/2024	912828YY0	475,000.00	AA+	Aaa	08/05/20	08/07/20	507,693.36	0.18	2,100.71	499,148.74	492,886.70
US TREASURY NOTES DTD 12/31/2019 1.750% 12/31/2024	912828YY0	800,000.00	AA+	Aaa	07/01/20	07/06/20	852,250.00	0.28	3,538.05	837,840.60	830,124.96
US TREASURY NOTES DTD 06/30/2020 0.250% 06/30/2025	912828ZW3	100,000.00	AA+	Aaa	03/01/21	03/04/21	98,589.84	0.58	63.18	98,778.28	98,218.75
US TREASURY NOTES DTD 06/30/2020 0.250% 06/30/2025	912828ZW3	425,000.00	AA+	Aaa	04/01/21	04/05/21	416,765.63	0.72	268.51	417,718.41	417,429.69
US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025	91282CBC4	525,000.00	AA+	Aaa	05/04/21	05/06/21	516,120.12	0.75	497.54	516,893.19	514,500.00
Security Type Sub-Total		30,375,000.00					30,829,488.29	0.90	113,881.64	30,788,918.07	31,039,698.48
Supra-National Agency Bond / Note											
INTL BK RECON & DEVELOP NOTES DTD 11/24/2020 0.250% 11/24/2023	459058JM6	650,000.00	AAA	Aaa	11/17/20	11/24/20	648,602.50	0.32	573.26	648,999.42	648,764.35
INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024	4581X0DZ8	585,000.00	AAA	Aaa	09/15/21	09/23/21	584,567.10	0.52	65.00	584,570.26	584,064.59
Security Type Sub-Total		1,235,000.00					1,233,169.60	0.42	638.26	1,233,569.68	1,232,828.94
Municipal Bond / Note											



Managed Account Detail of Securities Held

For the Month Ending September 30, 2021

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Municipal Bond / Note											
CT ST TXBL GO BONDS DTD 06/11/2020 1.998% 07/01/2024	20772KJW0	75,000.00	A+	Aa3	05/29/20	06/11/20	75,000.00	2.00	374.63	75,000.00	77,763.00
CHAFFEY UHSD, CA TXBL GO BONDS DTD 12/05/2019 2.101% 08/01/2024	157411TK5	100,000.00	AA-	Aa1	11/06/19	12/05/19	100,000.00	2.10	350.17	100,000.00	103,410.00
SAN JUAN USD, CA TXBL GO BONDS DTD 10/29/2020 0.702% 08/01/2024	798306WN2	200,000.00	NR	Aa2	10/16/20	10/29/20	200,000.00	0.70	234.00	200,000.00	200,172.00
NY ST URBAN DEV CORP TXBL REV BONDS DTD 12/23/2020 0.870% 03/15/2025	650036DT0	425,000.00	AA+	NR	12/16/20	12/23/20	425,000.00	0.87	164.33	425,000.00	423,980.00
UNIV OF CAL TXBL REV BONDS DTD 07/16/2020 0.883% 05/15/2025	91412HGE7	100,000.00	AA	Aa2	07/10/20	07/16/20	100,000.00	0.88	333.58	100,000.00	100,780.00
CT ST T/E GO BONDS DTD 06/25/2020 2.000% 06/01/2025	20772KKK4	100,000.00	A+	Aa3	06/12/20	06/25/20	105,097.00	0.94	666.67	103,787.39	106,007.00
CT ST TXBL GO BONDS DTD 06/04/2021 0.923% 06/01/2025	20772KNW5	275,000.00	A+	Aa3	05/20/21	06/04/21	275,000.00	0.92	824.93	275,000.00	276,127.50
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	75,000.00	AA	Aa3	09/03/20	09/16/20	75,530.25	1.11	235.88	75,415.04	75,797.25
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	100,000.00	AA	Aa3	09/03/20	09/16/20	100,663.00	1.12	314.50	100,518.95	101,063.00
FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025	341271AD6	200,000.00	AA	Aa3	09/03/20	09/16/20	200,000.00	1.26	629.00	200,000.00	202,126.00
MN ST TXBL GO BONDS DTD 08/25/2020 0.630% 08/01/2025	60412AVJ9	130,000.00	AAA	Aa1	08/11/20	08/25/20	130,000.00	0.63	136.50	130,000.00	129,754.30
LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.773% 08/01/2025	54438CYK2	175,000.00	AA+	Aaa	10/30/20	11/10/20	175,000.00	0.77	225.46	175,000.00	174,160.00
CA ST UNIV TXBL REV BONDS DTD 07/29/2021 0.862% 11/01/2025	13077DQD7	175,000.00	AA-	Aa2	07/09/21	07/29/21	175,000.00	0.86	259.80	175,000.00	172,613.00
Security Type Sub-Total		2,130,000.00					2,136,290.25	1.00	4,749.45	2,134,721.38	2,143,753.05



Managed Account Detail of Securities Held

For the Month Ending September 30, 2021

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Commercial Mortgage-Backed Security											
FHLMC SERIES K721 A2 DTD 12/01/2015 3.090% 08/01/2022	3137BM6P6	190,457.41	AA+	Aaa	04/04/18	04/09/18	192,079.27	2.88	490.43	190,770.45	193,301.57
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	16,008.67	AA+	Aaa	12/07/18	12/17/18	16,008.62	3.20	42.73	16,008.65	16,432.02
FHMS KJ27 A1 DTD 11/01/2019 2.092% 07/01/2024	3137FQ3V3	84,074.47	AA+	Aaa	11/20/19	11/26/19	84,072.43	2.09	146.57	84,073.25	85,665.20
FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024	3137BGK24	275,000.00	AA+	Aaa	03/19/20	03/25/20	288,621.09	1.95	701.71	284,205.37	292,955.16
Security Type Sub-Total		565,540.55					580,781.41	2.31	1,381.44	575,057.72	588,353.95
Federal Agency Bond / Note											
FREDDIE MAC NOTES DTD 05/07/2020 0.375% 05/05/2023	3137EAER6	400,000.00	AA+	Aaa	05/05/20	05/07/20	399,832.00	0.39	608.33	399,910.70	400,927.20
FREDDIE MAC NOTES DTD 08/21/2020 0.250% 08/24/2023	3137EAEV7	1,200,000.00	AA+	Aaa	08/19/20	08/21/20	1,198,776.00	0.28	308.33	1,199,228.59	1,199,673.60
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	365,000.00	AA+	Aaa	09/02/20	09/04/20	365,066.65	0.24	58.30	365,042.88	364,758.01
FREDDIE MAC NOTES DTD 09/04/2020 0.250% 09/08/2023	3137EAEW5	485,000.00	AA+	Aaa	09/02/20	09/04/20	484,839.95	0.26	77.46	484,897.04	484,678.44
FREDDIE MAC NOTES DTD 10/16/2020 0.125% 10/16/2023	3137EAEY1	415,000.00	AA+	Aaa	10/14/20	10/16/20	413,452.05	0.25	237.76	413,946.83	413,486.08
FREDDIE MAC NOTES DTD 11/05/2020 0.250% 11/06/2023	3137EAEZ8	450,000.00	AA+	Aaa	11/03/20	11/05/20	449,595.00	0.28	453.13	449,716.94	449,301.15
FANNIE MAE NOTES DTD 11/25/2020 0.250% 11/27/2023	3135G06H1	400,000.00	AA+	Aaa	11/23/20	11/25/20	399,544.00	0.29	344.44	399,672.86	399,361.60
FREDDIE MAC NOTES DTD 12/04/2020 0.250% 12/04/2023	3137EAF2	400,000.00	AA+	Aaa	12/02/20	12/04/20	399,604.00	0.28	325.00	399,712.85	399,182.80
FEDERAL HOME LOAN BANK NOTES DTD 04/16/2020 0.500% 04/14/2025	3130AJHU6	500,000.00	AA+	Aaa	04/15/20	04/16/20	497,520.00	0.60	1,159.72	498,244.69	497,132.50



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For the Month Ending September 30, 2021

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025	3135G03U5	500,000.00	AA+	Aaa	04/22/20	04/24/20	498,970.00	0.67	1,380.21	499,266.46	499,309.00
FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025	3137EAEU9	500,000.00	AA+	Aaa	07/21/20	07/23/20	497,510.00	0.48	364.58	498,103.83	492,343.00
FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025	3135G05X7	450,000.00	AA+	Aaa	08/25/20	08/27/20	447,894.00	0.47	168.75	448,355.84	443,282.85
FEDERAL HOME LOAN BANK NOTES DTD 09/11/2020 0.375% 09/04/2025	3130AK5E2	200,000.00	AA+	Aaa	09/10/20	09/11/20	199,400.00	0.44	56.25	199,526.99	196,537.00
FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025	3137EAEX3	450,000.00	AA+	Aaa	09/23/20	09/25/20	448,645.50	0.44	37.50	448,921.00	442,976.40
FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025	3135G06G3	450,000.00	AA+	Aaa	11/09/20	11/12/20	448,389.00	0.57	900.00	448,674.75	443,411.55
Security Type Sub-Total		7,165,000.00					7,149,038.15	0.39	6,479.76	7,153,222.25	7,126,361.18
Corporate Note											
JOHN DEERE CAPITAL CORP NOTES DTD 01/06/2017 2.650% 01/06/2022	24422ETL3	250,000.00	A	A2	03/10/17	03/15/17	248,897.50	2.75	1,564.24	249,939.17	251,587.00
PACCAR FINANCIAL CORP NOTE DTD 03/01/2019 2.850% 03/01/2022	69371RP75	100,000.00	A+	A1	02/22/19	03/01/19	99,912.00	2.88	237.50	99,987.88	101,078.00
JPMORGAN CHASE & CO BONDS DTD 03/22/2019 3.207% 04/01/2023	46647PBB1	375,000.00	A-	A2	03/15/19	03/22/19	375,000.00	3.21	6,013.13	375,000.00	380,127.38
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 07/08/2020 0.650% 07/07/2023	14913R2D8	300,000.00	A	A2	07/06/20	07/08/20	299,832.00	0.67	455.00	299,901.10	300,816.30
PNC BANK NA CORP NOTES (CALLABLE) DTD 01/23/2019 3.500% 01/23/2024	693475AV7	375,000.00	A-	A3	02/12/19	02/15/19	377,670.00	3.34	2,479.17	376,225.01	398,878.50
CHARLES SCHWAB CORP NOTES (CALLABLE) DTD 03/18/2021 0.750% 03/18/2024	808513BN4	135,000.00	A	A2	03/16/21	03/18/21	134,932.50	0.77	36.56	134,944.63	135,490.73



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For the Month Ending September 30, 2021

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
MORGAN STANLEY CORP NOTES DTD 04/28/2014 3.875% 04/29/2024	61746BDQ6	375,000.00	BBB+	A1	07/19/19	07/23/19	396,483.75	2.59	6,135.42	386,605.17	404,479.88
AMAZON.COM INC CORPORATE NOTES DTD 05/12/2021 0.450% 05/12/2024	023135BW5	355,000.00	AA	A1	05/10/21	05/12/21	354,481.70	0.50	616.81	354,548.85	354,291.42
AMERICAN HONDA FINANCE CORP NOTE DTD 06/27/2019 2.400% 06/27/2024	02665WCZ2	375,000.00	A-	A3	07/11/19	07/15/19	373,140.00	2.51	2,350.00	373,971.81	391,396.88
GOLDMAN SACHS GROUP INC BONDS DTD 07/08/2014 3.850% 07/08/2024	38141EC23	375,000.00	BBB+	A2	07/08/19	07/11/19	392,467.50	2.84	3,328.65	384,681.82	403,542.00
BB&T CORPORATION CORP BONDS DTD 07/29/2019 2.500% 08/01/2024	05531FBH5	375,000.00	A-	A3	08/01/19	08/05/19	375,622.50	2.46	1,562.50	375,348.77	394,694.63
PACCAR FINANCIAL CORP CORPORATE NOTES DTD 08/09/2021 0.500% 08/09/2024	69371RR40	235,000.00	A+	A1	08/03/21	08/09/21	234,873.10	0.52	169.72	234,879.24	233,895.03
UNILEVER CAPITAL CORP (CALLABLE) CORPORA DTD 08/12/2021 0.626% 08/12/2024	904764BN6	100,000.00	A+	A1	08/09/21	08/12/21	100,000.00	0.63	85.21	100,000.00	100,155.40
WALT DISNEY COMPANY/THE DTD 09/06/2019 1.750% 08/30/2024	254687FK7	375,000.00	BBB+	A2	09/03/19	09/06/19	373,470.00	1.84	565.10	374,105.54	386,495.25
JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 09/10/2021 0.625% 09/10/2024	24422EVU0	180,000.00	A	A2	09/07/21	09/10/21	179,883.00	0.65	65.63	179,885.24	180,014.76
CATERPILLAR FINL SERVICE CORPORATE NOTES DTD 09/14/2021 0.600% 09/13/2024	14913R2P1	150,000.00	A	A2	09/07/21	09/14/21	149,796.00	0.65	42.50	149,799.17	149,719.20
BANK OF NY MELLON CORP DTD 10/24/2019 2.100% 10/24/2024	06406RAL1	150,000.00	A	A1	01/21/20	01/28/20	150,660.00	2.00	1,373.75	150,426.66	155,845.35
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	50,000.00	A+	A1	05/20/20	05/26/20	50,488.50	1.58	120.00	50,348.81	51,310.00



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For the Month Ending September 30, 2021

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	50,000.00	A+	A1	05/21/20	05/26/20	50,696.00	1.49	120.00	50,496.97	51,310.00
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	200,000.00	A+	A1	05/20/20	05/26/20	201,954.00	1.58	480.00	201,395.23	205,240.00
BANK OF AMERICA CORP NOTES (CALLABLE) DTD 04/22/2021 0.976% 04/22/2025	06051GJR1	325,000.00	A-	A2	04/16/21	04/22/21	325,000.00	0.98	1,400.97	325,000.00	326,849.25
CITIGROUP INC CORP NOTES DTD 04/27/2015 3.300% 04/27/2025	172967JP7	300,000.00	BBB+	A3	08/28/20	09/01/20	332,985.00	0.88	4,235.00	325,316.33	323,259.60
APPLE INC (CALLABLE) CORP NOTES DTD 05/11/2020 1.125% 05/11/2025	037833DT4	400,000.00	AA+	Aa1	05/11/20	05/13/20	400,804.00	1.08	1,750.00	400,577.23	402,496.80
JPMORGAN CHASE & CO CORPORATE NOTES DTD 06/01/2021 0.824% 06/01/2025	46647PCH7	580,000.00	A-	A2	05/24/21	06/01/21	580,000.00	0.82	1,593.07	580,000.00	577,709.00
UNITEDHEALTH GROUP INC CORPORATE NOTES DTD 05/19/2021 1.150% 05/15/2026	91324PEC2	475,000.00	A+	A3	05/17/21	05/19/21	474,173.50	1.19	2,002.92	474,234.74	475,345.33
ASTRAZENECA FINANCE LLC (CALLABLE) CORP DTD 05/28/2021 1.200% 05/28/2026	04636NAA1	450,000.00	A-	A3	07/16/21	07/20/21	450,540.00	1.17	1,845.00	450,517.38	449,109.00
TOYOTA MOTOR CREDIT CORP CORPORATE NOTES DTD 06/18/2021 1.125% 06/18/2026	89236TJK2	85,000.00	A+	A1	09/08/21	09/13/21	84,811.30	1.17	273.59	84,813.25	84,560.30
BANK OF AMERICA CORP NOTES (CALLABLE) DTD 06/16/2020 1.319% 06/19/2026	06051GJD2	600,000.00	A-	A2	07/23/21	07/27/21	602,754.00	1.22	2,242.30	602,626.27	598,519.20
Security Type Sub-Total		8,095,000.00					8,171,327.85	1.63	43,143.74	8,145,576.27	8,268,216.19



Managed Account Detail of Securities Held

For the Month Ending September 30, 2021

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Commercial Paper											
SUMITOMO MITSUI TRUST NY COMM PAPER DTD 05/05/2021 0.000% 11/01/2021	86563GY14	850,000.00	A-1	P-1	05/05/21	05/05/21	849,277.50	0.17	0.00	849,875.57	849,942.20
Security Type Sub-Total		850,000.00					849,277.50	0.17	0.00	849,875.57	849,942.20
Certificate of Deposit											
MUFG BANK LTD/NY CERT DEPOS DTD 02/28/2019 2.980% 02/25/2022	55379WZU3	350,000.00	A-1	P-1	02/27/19	02/28/19	350,000.00	2.96	6,286.97	350,000.00	354,016.95
SUMITOMO MITSUI BANK NY CERT DEPOS DTD 07/14/2020 0.700% 07/08/2022	86565CKU2	360,000.00	A-1	P-1	07/10/20	07/14/20	360,000.00	0.70	595.00	360,000.00	361,389.24
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	400,000.00	A-1+	P-1	08/27/19	08/29/19	400,000.00	1.84	740.00	400,000.00	405,903.60
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	400,000.00	A-1	P-1	08/29/19	09/03/19	400,000.00	1.85	744.00	400,000.00	405,939.60
DNB BANK ASA/NY LT CD DTD 12/06/2019 2.040% 12/02/2022	23341VZT1	400,000.00	AA-	Aa2	12/04/19	12/06/19	400,000.00	2.03	2,742.67	400,000.00	408,469.60
CREDIT SUISSE NEW YORK CERT DEPOS DTD 03/23/2021 0.590% 03/17/2023	22552G3C2	350,000.00	A+	A1	03/19/21	03/23/21	350,000.00	0.59	1,101.33	350,000.00	351,048.60
Security Type Sub-Total		2,260,000.00					2,260,000.00	1.68	12,209.97	2,260,000.00	2,286,767.59
Asset-Backed Security											
ALLYA 2018-3 A3 DTD 06/27/2018 3.000% 01/15/2023	02007JAC1	4,532.03	AAA	Aaa	06/19/18	06/27/18	4,531.72	3.00	6.04	4,531.94	4,535.88
HAROT 2018-4 A3 DTD 11/28/2018 3.160% 01/15/2023	43815AAC6	73,814.47	AAA	Aaa	11/20/18	11/28/18	73,803.43	3.16	103.67	73,811.02	74,259.87
VALET 2018-2 A3 DTD 11/21/2018 3.250% 04/20/2023	92869BAD4	61,204.94	AAA	Aaa	11/15/18	11/21/18	61,202.37	3.25	60.78	61,204.04	61,593.70
BMWLT 2021-1 A4 DTD 03/10/2021 0.370% 07/25/2024	05591RAD6	105,000.00	AAA	Aaa	03/02/21	03/10/21	104,995.83	0.37	6.48	104,996.52	105,050.21



Managed Account Detail of Securities Held

For the Month Ending September 30, 2021

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
COMET 2019-A2 A2 DTD 09/05/2019 1.720% 08/15/2024	14041NFU0	700,000.00	AAA	NR	08/28/19	09/05/19	699,823.74	1.73	535.11	699,897.62	709,166.01
HAROT 2020-3 A3 DTD 09/29/2020 0.370% 10/18/2024	43813KAC6	175,000.00	AAA	NR	09/22/20	09/29/20	174,974.29	0.37	23.38	174,980.67	175,207.32
GMALT 2020-3 A4 DTD 09/29/2020 0.510% 10/21/2024	362569AD7	100,000.00	AAA	Aaa	09/22/20	09/29/20	99,986.00	0.51	15.58	99,989.46	100,243.71
MBALT 2021-B A3 DTD 06/29/2021 0.400% 11/15/2024	58769KAD6	280,000.00	AAA	NR	06/22/21	06/29/21	279,978.86	0.40	49.78	279,980.47	279,987.26
BMWLT 2021-2 A4 DTD 09/15/2021 0.430% 01/27/2025	09690AAD5	540,000.00	NR	Aaa	09/08/21	09/15/21	539,979.59	0.43	103.20	539,979.86	539,328.73
GMALT 2021-1 A4 DTD 02/24/2021 0.330% 02/20/2025	36261RAD0	115,000.00	NR	Aaa	02/17/21	02/24/21	114,982.64	0.33	11.60	114,985.25	114,935.52
GMALT 2021-2 A4 DTD 05/26/2021 0.410% 05/20/2025	380144AD7	65,000.00	AAA	NR	05/18/21	05/26/21	64,994.53	0.41	8.14	64,995.01	64,814.22
GMALT 2021-3 A4 DTD 08/18/2021 0.500% 07/21/2025	36262XAD6	145,000.00	AAA	NR	08/10/21	08/18/21	144,994.77	0.50	22.15	144,994.93	144,627.99
VWALT 2020-A A4 DTD 12/03/2020 0.450% 07/21/2025	92868VAD1	265,000.00	AAA	NR	11/24/20	12/03/20	264,945.20	0.45	36.44	264,954.99	265,147.02
HAROT 2021-2 A3 DTD 05/26/2021 0.330% 08/15/2025	43811JAC1	225,000.00	AAA	Aaa	05/18/21	05/26/21	224,991.23	0.33	33.00	224,991.96	224,714.05
GMCAR 2020-4 A3 DTD 10/14/2020 0.380% 08/18/2025	36260KAC8	135,000.00	AAA	NR	10/06/20	10/14/20	134,971.15	0.38	21.38	134,976.89	135,131.54
HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025	44933LAC7	95,000.00	AAA	NR	04/20/21	04/28/21	94,990.01	0.38	16.04	94,990.98	94,939.97
NAROT 2021-A A3 DTD 06/23/2021 0.330% 10/15/2025	65480BAC1	590,000.00	AAA	Aaa	06/15/21	06/23/21	589,990.03	0.33	86.53	589,990.66	589,594.14
TAOT 2021-B A3 DTD 06/14/2021 0.260% 11/17/2025	89190GAC1	650,000.00	AAA	NR	06/08/21	06/14/21	649,930.00	0.26	75.11	649,934.72	648,068.33



Managed Account Detail of Securities Held

For the Month Ending September 30, 2021

Rancho Cordova - GENERAL FUND - [REDACTED]

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Asset-Backed Security											
CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025	14316NAC3	70,000.00	AAA	NR	01/20/21	01/27/21	69,986.17	0.34	10.58	69,988.09	69,843.40
HART 2021-B A3 DTD 07/28/2021 0.380% 01/15/2026	44934KAC8	405,000.00	AAA	NR	07/20/21	07/28/21	404,910.62	0.39	68.40	404,914.18	405,761.44
CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026	14314QAC8	145,000.00	AAA	NR	04/13/21	04/21/21	144,968.75	0.52	33.51	144,971.64	145,231.16
CARMX 2021-3 A3 DTD 07/28/2021 0.550% 06/15/2026	14317DAC4	400,000.00	AAA	Aaa	07/21/21	07/28/21	399,934.20	0.55	97.78	399,936.60	399,655.08
GMCAR 2021-3 A3 DTD 07/21/2021 0.480% 06/16/2026	380140AC7	250,000.00	AAA	NR	07/13/21	07/21/21	249,984.55	0.48	50.00	249,985.17	249,690.65
COMET 2021-A1 A1 DTD 07/22/2021 0.550% 07/15/2026	14041NFW6	600,000.00	AAA	NR	07/15/21	07/22/21	599,975.70	0.55	146.67	599,976.65	598,632.78
Security Type Sub-Total		6,194,551.44					6,193,825.38	0.63	1,621.35	6,193,959.32	6,200,159.98
Managed Account Sub-Total		58,870,091.99					59,403,198.43	0.94	184,105.61	59,334,900.26	59,736,081.56
Money Market Mutual Fund											
CAMP Pool		60,361,600.10	AAAm	NR			60,361,600.10		0.00	60,361,600.10	60,361,600.10
Liquid Sub-Total		60,361,600.10					60,361,600.10		0.00	60,361,600.10	60,361,600.10
Securities Sub-Total		\$119,231,692.09					\$119,764,798.53	0.94%	\$184,105.61	\$119,696,500.36	\$120,097,681.66
Accrued Interest											\$184,105.61
Total Investments											\$120,281,787.27

ITEM 16.8 SECURITIES HELD

As of September 30, 2021

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Asset Backed Securities										
89239JAD6	TOYOTA AUTO RECEIVABLES OWNER TAOT 2019-B A3	2.570	08/15/2023	275,367.86	280,574.05	278,306.14	277,980.11	(326.03)	294.87	0.67
Total Asset Backed Securities				275,367.86	280,574.05	278,306.14	277,980.11	(326.03)	294.87	0.67
Cash and Cash Equivalents										
	Cash and Cash Equivalents	0.000		77,869.60	77,869.60	77,869.60	77,869.60	0.00	0.00	0.18
Total Cash and Cash Equivalents				77,869.60	77,869.60	77,869.60	77,869.60	0.00	0.00	0.18
Corporate Bonds										
24422ETL3	JOHN DEERE CAPITAL CORP 2.65% 06JAN2022	2.650	01/06/2022	593,000.00	601,201.19	593,948.57	596,740.98	2,792.41	3,666.72	1.43
89236TDP7	TOYOTA MOTOR CREDIT CORP 2.6% 11JAN2022	2.600	01/11/2022	1,000,000.00	1,002,090.00	1,000,220.81	1,006,457.10	6,236.29	5,705.56	2.38
0258M0EG0	AMERICAN EXPRESS CREDIT 2.7% 03MAR2022 (CALLABLE 31JAN22)	2.700	03/03/2022 01/31/2022	500,000.00	507,845.00	501,055.38	504,065.50	3,010.12	1,012.50	1.21
693476BN2	PNC FINANCIAL SERVICES 3.3% 08MAR2022 (CALLABLE 06FEB22)	3.300	03/08/2022 02/06/2022	750,000.00	771,150.00	753,562.70	758,080.28	4,517.58	1,512.50	1.83
46625HJE1	JPMORGAN CHASE & CO 3.25% 23SEP2022	3.250	09/23/2022	1,000,000.00	1,014,000.00	1,003,969.48	1,029,272.82	25,303.34	631.94	2.41
166764AH3	CHEVRON CORP 3.191% 24JUN2023 (CALLABLE 24MAR23)	3.191	06/24/2023 03/24/2023	1,100,000.00	1,143,759.00	1,120,214.47	1,146,620.09	26,405.62	9,360.27	2.72
90331HNV1	US BANK NA CINCINNATI 3.4% 24JUL2023 (CALLABLE 23JUN23)	3.400	07/24/2023 06/24/2023	650,000.00	682,090.50	664,875.28	684,734.62	19,859.34	4,051.67	1.62

ITEM 16.8 SECURITIES HELD

As of September 30, 2021

ATTACHMENT 1
FRANCISCO CORDOVA

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Corporate Bonds										
06051GHC6	BANK OF AMERICA CORP 3.004% 20DEC2023 (CALLABLE 20DEC22)	3.004	12/20/2023 12/20/2022	850,000.00	888,190.50	875,615.58	875,984.50	368.92	7,092.78	2.11
02665WCT6	AMERICAN HONDA FINANCE 3.55% 12JAN2024	3.550	01/12/2024	600,000.00	654,468.00	641,227.16	638,714.28	(2,512.88)	4,615.00	1.55
17325FAS7	CITIBANK NA 3.65% 23JAN2024 (CALLABLE 23DEC23)	3.650	01/23/2024 12/23/2023	1,000,000.00	1,076,820.00	1,068,388.54	1,067,926.05	(462.49)	6,793.06	2.56
459200HU8	IBM CORP 3.625% 12FEB2024	3.625	02/12/2024	600,000.00	652,356.00	642,362.12	641,760.78	(601.34)	2,900.00	1.55
037833CU2	APPLE INC 2.85% 11MAY2024 (CALLABLE 11MAR24)	2.850	05/11/2024 03/11/2024	400,000.00	413,260.00	407,469.35	422,092.00	14,622.65	4,401.67	0.98
14913R2L0	CATERPILLAR FINL SERVICE 0.45% 17MAY2024	0.450	05/17/2024	1,000,000.00	998,760.00	998,790.65	998,105.30	(685.35)	1,662.50	2.37
06051GHL6	BANK OF AMERICA CORP 3.864% 23JUL2024 (CALLABLE 23JUL23)	3.864	07/23/2024 07/23/2023	800,000.00	856,216.00	846,408.40	846,632.91	224.51	5,753.07	2.03
931142DV2	WALMART INC 2.65% 15DEC2024 (CALLABLE 15OCT24)	2.650	12/15/2024 10/15/2024	950,000.00	1,009,812.00	1,009,003.73	1,008,011.05	(992.68)	7,342.71	2.40
Total Corporate Bonds				11,793,000.00	12,272,018.19	12,127,112.22	12,225,198.26	98,086.04	66,501.95	29.14
Government Agencies										
3135G0S38	FANNIE MAE 2% 05JAN2022	2.000	01/05/2022	1,000,000.00	992,380.00	999,271.73	1,004,875.51	5,603.78	4,722.22	2.36
3137EADB2	FREDDIE MAC 2.375% 13JAN2022	2.375	01/13/2022	750,000.00	760,777.50	751,498.09	754,905.00	3,406.91	3,809.90	1.81
313378WG2	FEDERAL HOME LOAN BANK 2.5% 11MAR2022	2.500	03/11/2022	1,000,000.00	1,004,720.00	1,000,716.91	1,010,916.25	10,199.34	1,319.44	2.39

ITEM 16.8 SECURITIES HELD

As of September 30, 2021

ATTACHMENT 1
FRANCISCO CORDOVA

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Agencies										
3135G0T78	FANNIE MAE 2% 05OCT2022	2.000	10/05/2022	1,000,000.00	988,920.00	996,782.66	1,019,297.00	22,514.34	9,722.22	2.35
3133EA7E2	FEDERAL FARM CREDIT BANK 1.96% 07NOV2022	1.960	11/07/2022	1,000,000.00	1,009,046.00	1,003,520.85	1,020,272.18	16,751.33	7,785.56	2.40
3135G0T94	FANNIE MAE 2.375% 19JAN2023	2.375	01/19/2023	980,000.00	998,228.00	986,684.08	1,007,725.77	21,041.69	4,590.35	2.37
3133EKKT2	FEDERAL FARM CREDIT BANK 2.25% 08FEB2023	2.250	02/08/2023	840,000.00	853,524.00	845,061.13	863,525.36	18,464.23	2,730.00	2.03
3130ADRG9	FEDERAL HOME LOAN BANK 2.75% 10MAR2023 #0000	2.750	03/10/2023	1,000,000.00	1,014,967.70	1,005,520.00	1,036,944.46	31,424.46	1,527.78	2.41
3133EKGC4	FEDERAL FARM CREDIT BANK 2.25% 05APR2023	2.250	04/05/2023	1,000,000.00	996,160.00	998,543.63	1,030,717.41	32,173.78	10,937.50	2.37
3137EAEN5	FREDDIE MAC 2.75% 19JUN2023	2.750	06/19/2023	1,000,000.00	1,015,570.00	1,006,386.90	1,042,942.91	36,556.01	7,715.28	2.41
3135G0U43	FANNIE MAE 2.875% 12SEP2023	2.875	09/12/2023	985,000.00	1,022,617.15	1,002,558.00	1,034,947.93	32,389.93	1,415.94	2.43
3133EKKU9	FEDERAL FARM CREDIT BANK 2.3% 08NOV2023	2.300	11/08/2023	1,100,000.00	1,122,682.00	1,110,888.51	1,144,798.62	33,910.11	9,979.44	2.67
3133EJ2B4	FEDERAL FARM CREDIT BANK 3% 06DEC2023	3.000	12/06/2023	1,250,000.00	1,339,837.50	1,323,022.00	1,321,240.79	(1,781.21)	11,875.00	3.18
3134GVP51	FREDDIE MAC 0.5% 15DEC2023 (CALLABLE 15DEC21)	0.500	12/15/2023 12/15/2021	1,000,000.00	1,000,000.00	1,000,000.00	1,000,706.55	706.55	1,458.33	2.37
3133EKMx1	FEDERAL FARM CREDIT BANK 2.23% 23FEB2024	2.230	02/23/2024	2,100,000.00	2,129,174.84	2,115,315.02	2,189,960.64	74,645.62	4,813.08	5.06

SECURITIES HELD

As of September 30, 2021

ATTACHMENT 1

ITEM 16.8

FRANCISCO CORDOVA

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Agencies										
3130AMQQ8	FEDERAL HOME LOAN BANK 0.35% 23APR2024 (CALLABLE 23DEC21)	0.350	04/23/2024 12/23/2021	1,000,000.00	999,000.00	999,101.27	998,662.05	(439.22)	943.06	2.37
3130A1XJ2	FEDERAL HOME LOAN BANK 2.875% 14JUN2024	2.875	06/14/2024	835,000.00	881,814.28	862,157.30	888,981.08	26,823.78	7,068.51	2.09
3135GAC90	FANNIE MAE 0.25% 15JUL2024 (CALLABLE 15OCT21)	0.250	07/15/2024 10/15/2021	500,000.00	500,000.00	500,000.00	497,959.13	(2,040.87)	260.42	1.19
3130AL2A1	FEDERAL HOME LOAN BANK 0.5% 10FEB2025 (CALLABLE 10FEB22)	0.500	02/10/2025 02/10/2022	1,000,000.00	1,002,860.00	1,001,024.24	996,794.40	(4,229.84)	694.44	2.38
Total Government Agencies				19,340,000.00	19,632,278.97	19,508,052.32	19,866,173.04	358,120.72	93,368.47	46.61
Government Bonds										
912828XW5	USA TREASURY 1.75% 30JUN2022	1.750	06/30/2022	1,000,000.00	983,164.06	996,098.29	1,012,421.88	16,323.59	4,375.00	2.33
9128282S8	USA TREASURY 1.625% 31AUG2022	1.625	08/31/2022	1,000,000.00	977,854.91	994,017.25	1,014,062.50	20,045.25	1,346.69	2.32
912828VB3	USA TREASURY 1.75% 15MAY2023	1.750	05/15/2023	850,000.00	854,548.83	852,035.46	871,150.39	19,114.93	5,578.13	2.03
9128282D1	USA TREASURY 1.375% 31AUG2023	1.375	08/31/2023	1,000,000.00	987,734.38	993,831.94	1,021,015.62	27,183.68	1,139.50	2.35
912828T26	USA TREASURY 1.375% 30SEP2023	1.375	09/30/2023	1,000,000.00	985,940.85	993,412.59	1,021,679.69	28,267.10	0.00	2.34
912828W71	USA TREASURY 2.125% 31MAR2024	2.125	03/31/2024	1,000,000.00	1,019,143.98	1,010,815.87	1,042,539.06	31,723.19	0.00	2.42
91282CCG4	USA TREASURY 0.25% 15JUN2024	0.250	06/15/2024	900,000.00	894,413.17	894,921.53	895,007.81	86.28	657.79	2.12

SECURITIES HELD

As of September 30, 2021

Cusip	Description	Coupon	Maturity/ Call date	Par value or shares	Historical cost	Amortized cost	Fair value	Unrealized gain (loss)	Total accrued interest	% Port cost
Government Bonds										
912828YE4	USA TREASURY 1.25% 31AUG2024	1.250	08/31/2024	1,150,000.00	1,180,999.95	1,179,426.49	1,174,796.88	(4,629.61)	1,191.30	2.80
912828YH7	USA TREASURY 1.5% 30SEP2024	1.500	09/30/2024	900,000.00	929,077.23	928,479.57	926,332.03	(2,147.54)	0.00	2.21
912828YY0	USA TREASURY 1.75% 31DEC2024	1.750	12/31/2024	1,000,000.00	1,041,253.35	1,040,671.35	1,037,539.06	(3,132.29)	4,375.00	2.47
Total Government Bonds				9,800,000.00	9,854,130.71	9,883,710.34	10,016,544.92	132,834.58	18,663.41	23.40
Grand total				41,286,237.46	42,116,871.52	41,875,050.62	42,463,765.93	588,715.31	178,828.70	100.00

MEMORANDUM



ITEM 17.1.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Community Development Director
SUBJECT: **A RESOLUTION DECLARING A PROTEST HEARING AND AUTHORIZING THE MAILING OF PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF AN ANNUAL STORMWATER UTILITY FEE FOR A PORTION OF THE RANCH PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to the property owner(s) to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the project. The action also sets 1:30 p.m. on December 30, 2021, in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

BACKGROUND

The Ranch project has a condition of approval which requires funding for operation and maintenance of the storm drainage system. This condition will be satisfied by the participation in the new Stormwater Utility Fee for storm drainage and flood protection services which is the subject of tonight's action.

The property owners of a portion of The Ranch project have requested the City annex the project to the City's Stormwater Utility Fee pursuant to the California Health and Safety Code Section 5471 et seq. to provide the method of financing for storm drainage and flood protection services required to meet the condition.

On November 15, 2021, Council adopted a Resolution which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the "Procedures") and designated December 6, 2021, at 5:30 p.m. as the time and place for hearing protests in connection with the annual Stormwater Utility Fee for a portion of The Ranch project.

DISCUSSION

The property owners have submitted a petition and waiver for the City to institute the proceedings to participate in the Stormwater Utility Fee. This annexation to the Stormwater Utility Fee will include the project generally known as The Ranch project, see Attachment 2. 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 systems.

Attachment 1 is the Resolution declaring the results of the property owner protest and authorizing the mailing of the property owner ballot, as required by Article XIII D of the California Constitution (also known as Proposition 218). The Resolution sets forth the tabulation of ballots on December 30, 2021, at 1:30 p.m. in the office of the City Clerk. The results of the mailed ballot election will be presented to City Council at their regularly scheduled meeting January 17, 2022, and additional actions will be recommended based on the ballot results.

A "Rate Analysis Report" was approved by City Council on September 4, 2014, by Resolution 103-2014 setting Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel, see Attachment 3. The maximum annual fee will increase 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 2021-2022 are summarized in Attachment 4.

FISCAL IMPACT AND FUNDING SOURCE

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

ATTACHMENT(S)

1. Resolution
2. Annexation Boundary Map
3. Stormwater (SWU) Rate and Analysis Report
4. Stormwater Utility Fee- Rate Sheet FY21-22

CITY OF RANCHO CORDOVA

RESOLUTION XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DECLARING THE RESULTS OF THE PROPERTY OWNER PROTEST AND AUTHORIZING THE MAILING OF A PROPERTY OWNER BALLOT RELATING TO THE IMPOSITION OF AN ANNUAL STORMWATER UTILITY FEE FOR A PORTION OF THE RANCH PROJECT

WHEREAS, this Council has received petitions and waivers from the owners of not less than 100% of the area of land proposed to be annexed into the Stormwater Utility Fee; and

WHEREAS, on November 24, 2021, the City Clerk caused a notice of the time and place of the hearing thereon and on the proposed annexation to the Stormwater Utility Fee to be published and such public hearing was opened on December 6, 2021; and

WHEREAS, the Council adopted Resolution 103-2014 approving a written report entitled, "Rate Analysis Report", dated September 4, 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 Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the 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, this Council adopted a Resolution which established Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Stormwater Utility Fee (the "Procedures") and set the date of public hearing; and

WHEREAS, this Council has conducted the public hearing and all interested persons have been afforded the opportunity to be heard, and the City Council has considered all protests against the annexation to the Stormwater Utility Fee; and

WHEREAS, there was no majority protest of the owner of the Identified Parcel subject to the Proposed Stormwater Utility Fee.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that:

1. The foregoing recitals are true and correct.
2. The City Clerk is hereby authorized and directed to mail a property owner ballot in accordance with law and the Procedures.
3. The date of the ballot tabulation shall be December 30, 2021 at 1:30 pm.
4. The date of the Council Meeting to report the results of the mailed ballot election shall be January 17, 2022 at 5:30 or as soon thereafter as the matter may be heard.

ITEM 17.1.

ATTACHMENT 1

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of December 2021 the following vote:

AYES:

NOES:

ABSENT:

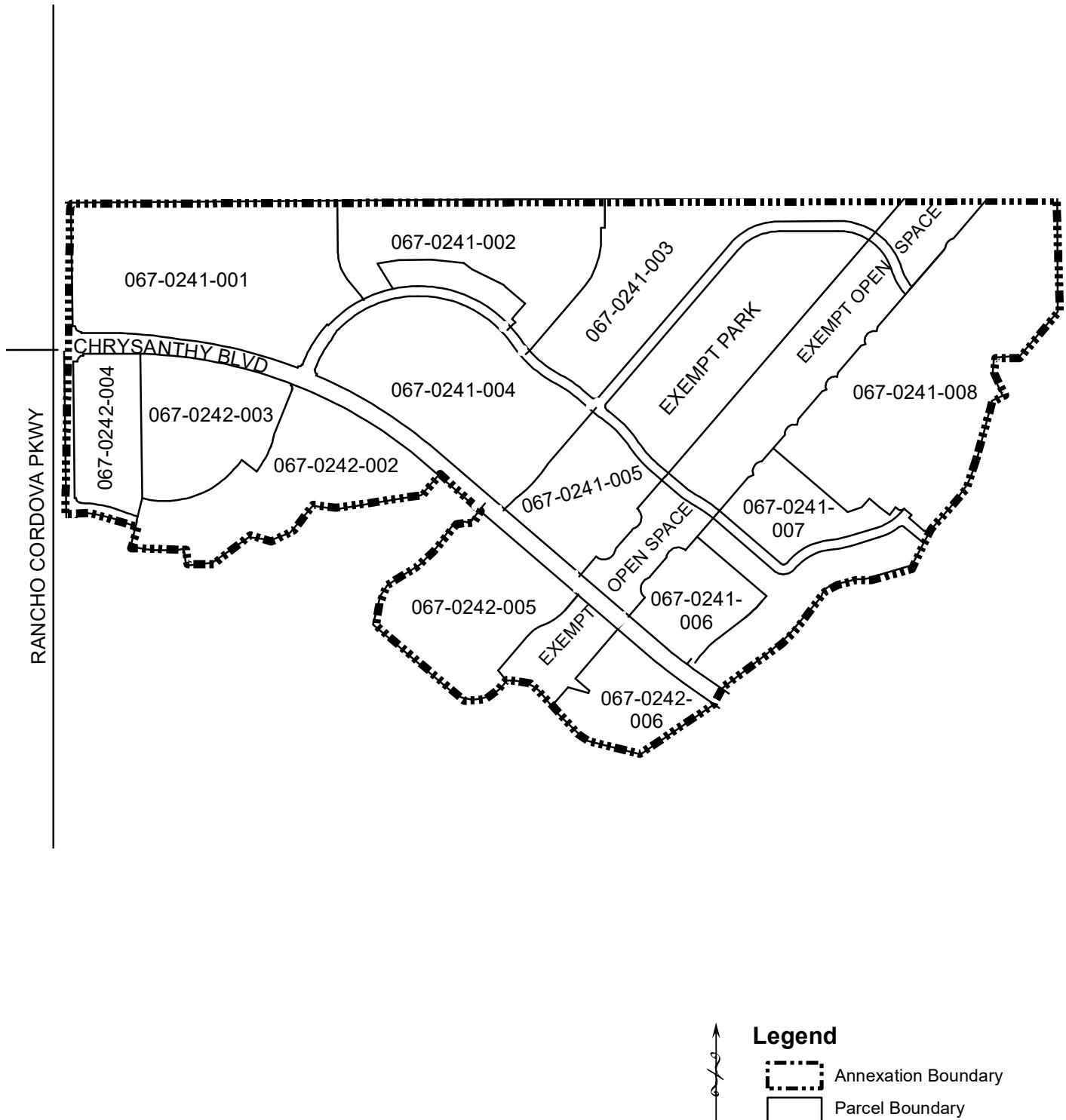
ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC,
City Clerk

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 29
(THE RANCH PROJECT)





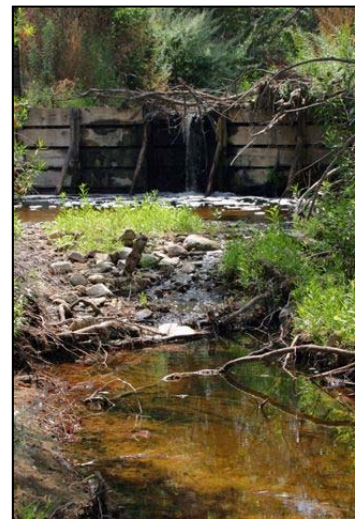
Rate Analysis Report

for the

Stormwater Utility Fee

For the

City of Rancho Cordova



August 7, 2014

Introduction

The City of Rancho Cordova (City) is detaching from the County of Sacramento fee and is creating their own Stormwater Utility Fee, which is being levied per the California Health and Safety Code Section 5471 et seq.

The purpose of this Rate Analysis Report is to:

- Review the Stormwater Utility Fee and improvements to be funded.
- Review the requirements of Article XIID of the State Constitution (Proposition 218) relating to requirements for apportioning the costs associated with the City's stormwater runoff system.
- Analyze and recommend an appropriate rate structure and provide estimated rates based on cost data information provided by the City.

Proposition 218 Requirements

This fee must comply with the provisions of Article XIID of the California Constitution (Proposition 218). Section 6 of Proposition 218 has the following requirements for all "new, extended, imposed or increased" fees and charges:

- 1) "Revenues derived from the fee or charge shall not exceed the funds required to provide the property-related service."
- 2) "Revenues derived from the fee or charge shall not be used for any purpose other than that for which the fee or charge was imposed."
- 3) "The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel."
- 4) "No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of service are not permitted. Standby charges, whether characterized as charges or assessments, shall be classified as assessments and shall not be imposed without compliance with [the assessment section of this code]."
- 5) "No fee or charge may be imposed for general governmental services including, but not limited to, police, fire, ambulance or library services where the service is available to the public at large in substantially the same manner as it is to property owners."

Background Information

In accordance with the Federal Clean Water Act of 1972, the United States Environmental Protection Agency (EPA) is required to establish regulations setting forth National Pollution Discharge Elimination System (NPDES) permit standards. The enactment of 1987 amendments to the Federal Clean Water Act (Act) of 1972 imposes permit requirements for discharge of storm waters. The Act allows the EPA to delegate its NPDES permitting authority to states with an approved environmental regulatory program. The State of California is one of the delegated states.

The responsibility for implementing various NPDES permits in the State of California has been delegated to the State Water Resources Control Board (SWRCB). The SWRCB administers NPDES authority through its nine Regional Boards. As an NPDES permittee, the City is required to manage stormwater pollution within its jurisdiction.

In order to provide for the safety of the residents of the City and protect property in the City from the damage associated with flooding and to meet the requirements of the NPDES permit, it is necessary to design, construct, operate, maintain, improve and replace storm drainage facilities which collect storm and surface water runoff and convey and treat such runoff in a safe manner to an acceptable point of discharge. It is also necessary to inspect, monitor, and take enforcement action related to illegal dumping, and illicit discharges. In order to properly fund such facilities and activities, the City has determined that it is necessary to impose on all developing properties in Rancho Cordova a user charge for storm drainage service.

Based on the 2030 General Plan and current specific plan areas, Rancho Cordova is expected to develop as shown in Table 1 below. The proposed boundary for the stormwater utility is shown in Appendix A.

Table 1 – Land Use

	Land Use/ Zoning Description	Total Acres	Total Units
Residential:			
LDR	SF (2.1-6.0 DU/AC)	2,635	13,156
	MD (6.1-12 DU/AC)	322	2,524
MDR	MD (6.1-18.0 DU/AC)	1,852	13,231
	MD (14.0-29.9 DU/AC)	60	885
HDR	HD (18.1-40.0 DU/AC)	192	4,372
	HD (30+ DU/AC)	30	825
	Residential Total	5,090	34,993
Non-Residential:			
VC	Village Commercial	202	
LTC	Local Town Center	134	
RTC	Regional Town Center	172	
BP	Business Park	158	
MP	Industrial Park	283	
Education:			
HS/MS	High School/Middle School	356	
MS	Middle School	20	
ES	Elementary School	102	
Open Space & Public:			
CP	Community Park	313	
P/QP	Public/Quasi Public	37	
NP	Neighborhood Park	194	
SWD	Storm Water Detention	186	
WP	Wetland Preserve	745	
DP	Drainage Parkway	270	
PR	Private Recreation	63	
OS	Open Space	168	
OS/P	Open Space/Preserve	279	
LC	Landscape Corridors	123	
GB	Green Belts	54	
ROW	Right-of-way	596	
BR/WP	Reservoir / Wetland Preserve	528	
S	Sewer Lift Station / Utility Substa	14	
	Vacant (unknown dev plan)	595	
	Total Non-residential	5,590	
	Total Residential & Non-Res	10,680	

A more detailed land use table by development area is shown in Appendix D.

This development is expected to require significant stormwater drainage and flood control facilities. Based on the development area and improvements that were required in four (4) recent developments

within the County of Sacramento, Table 2 summarizes the improvements that are expected once development is complete.

Table 2 – Expected Improvements

Infrastructure Type	Quantity	
Inlets	6,400	LF
Manholes	4,460	LF
66" Pipe	3,950	LF
60" Pipe	10,280	LF
54" Pipe	11,140	LF
48" Pipe	10,210	LF
42" Pipe	28,620	LF
36" Pipe	42,420	LF
30" Pipe	51,050	LF
27" Pipe	540	LF
24" Pipe	91,960	LF
21" Pipe	2,230	LF
18" Pipe	100,300	LF
15" Pipe	101,300	LF
12" Pipe	529,890	0
10" Pipe	4,170	0
Creeks and Channels	80	AC
Basins	320	AC

Services Funded

Expenditures from the revenue generated from the Stormwater Utility Fee are intended to comply with the requirements set forth in the NPDES permit. The activities and services funded by this fee include, but are not limited to:

1. Administration and oversight of the requirements set forth in the NPDES permit to City departments, developments, and local agencies.
2. Respond to and investigate incidents of illicit discharges and illegal connections to the storm drain system.
3. Periodically inspect facilities for proper handling of materials, chemicals, pollutants, garbage, waste, and debris and prevent any discharges to the storm drain system.
4. Regularly clean and maintain catch basins, the flowline, and storm drainage facilities.
5. Installation and maintenance of water quality devices required to keep pollutants out of the storm drain system.
6. Discourage illegal dumping or discharge of pollutants into the storm drain system by stenciling all City-owned catch basins with a "No Dumping" message.
7. Augment public education and outreach programs in regards to the proper use and function of the storm drainage system and the receiving waters.

8. Develop programs to promote, publicize, and facilitate public reporting of illicit discharges to the storm drain system.
9. Encourage the proper disposal of household hazardous waste (HHW) to prevent the improper disposal to the storm drain system or to the sewer system.
10. Discourage the improper disposal of litter, garden clippings, leaves, and pet waste into the street or the storm drain system.
11. Capital replacement of storm drainage and flood control improvements at the end of the expected useful life for such improvements.

Rate Structure Analysis

Section 6.b of Article XIID of the State Constitution (Proposition 218) states that:

“The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel.”

and

“No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question.”

By definition, all properties that shed stormwater into the City’s stormwater drainage system use, or are served by, the City’s stormwater drainage system. The amount of use attributed to each parcel is measurable by the amount of storm runoff contributed by the property, which is directly proportional to the amount of impervious area on a parcel (such as buildings and concrete). The more impervious area on a property, the more storm runoff the property generates, the more demand placed on the storm drain system.

The amount each parcel uses the stormwater drainage system is computed by the following formula:

$$(\text{Parcel Area}) \times (\text{Impervious Percentage}) = \text{Drainage Units}$$

The typical percent impervious (% Impervious) for land uses in the City, have been applied for the purposes of estimating the runoff generated by each property. These are shown in Appendix B.

The more Drainage Units a parcel has, the more storm run-off it generates, and the more it uses and impacts the stormwater drainage system.

It is standard practice to relate other land uses to a developed single family residential (SFR) parcel, instead of working exclusively with drainage units. The median size of a SFR parcel will be approximately 0.16 acre. Therefore, it makes sense to relate all parcels to this median residential property. The runoff from a 0.16-acre SFR parcel is set equal to one Drainage Measurement Unit (DMU) and this base DMU is calculated as follows:

$$(0.16 \text{ acres of area}) \times 50\% = 0.0800 \text{ Impervious Area} = 1 \text{ DMU}$$

Single Family Residential Parcels

As a SFR property increases in size over the median parcel size, the typical percentage of impervious area decreases, as shown in Appendix B. Conversely, as a SFR parcel decreases in size below the median parcel size, the typical percentage of impervious area increases, and such increase is typically proportional to the decrease in size. Therefore, SFR properties are separated into five (5) groups. The median parcel area for each group was used and their DMUs are calculated as follows:

<u>SFR Category</u>	<u>DMU/ Formula</u>
SFR1 – SFR parcels 0.16 acres or less	1.00 DMU
SFR2 – SFR parcels 0.17 - 0.25 acres	1.10 DMUs
SFR3 – SFR parcels 0.26 – 0.33 acres	1.175 DMUs
SFR4 – SFR parcels 0.34 – 0.50 acres	1.25 DMUs
SFR5 – SFR parcels greater than 0.50 acres	$1.25 + \frac{[(\text{acres} - 0.50) \times 5\%]}{0.0800} = \text{DMUs}$

Multi-Family Residential Parcels

Multi-Family Residential (MFR) units (including condominiums) are split into categories by the density, or number of dwelling units per acre (DU/Ac) as follows:

<u>MFR Category</u>	<u>Density</u>	<u>% Impervious</u>
MFR1 - High Density	Greater than 18 DU/Ac	75%
MFR 2 - Med Density	10 – 18 DU/Ac	70%

$$\frac{\text{Acreage} \times \% \text{Impervious}}{0.0800} = \text{DMUs}$$

Condominium unit parcel areas are calculated by dividing the total area of the condominium complex (which includes the common area) by the number of condominium units, and the total imperviousness of the entire complex is attributed to each individual condo parcel in the complex. (This divides the runoff of the entire complex to each of the individual units.) Because these condominium common areas are taken into consideration in this manner, they are exempt from the charge.

Non- Residential Parcels

All non-residential parcel DMUs will be based on the impervious area (runoff coefficient) table shown in Exhibit B, using the following formula:

$$\frac{\text{Acreage} \times \% \text{Impervious}}{0.0800} = \text{DMUs}$$

All parcels draining into Rancho Cordova Stormwater Utility Fee-maintained drainage infrastructure are proposed to be charged the same user fee rate per DMU for stormwater runoff treatment. The Rancho Cordova Stormwater Utility Fee is proposed in perpetuity.

For the purposes of this report, City-maintained drainage infrastructure includes streets, pipes, inlets, outlets, and natural drainage courses. Parcels related to these types of property uses are exempt from the runoff charge, as they are part of the infrastructure being funded. Also exempt from the runoff charge is Caltrans right-of-way, because Caltrans handles its own runoff under a separate NPDES permit.

Drainage units may be adjusted based on appeal from the property owner. See the Appeals Process below.

Table 3, below, provides a preliminary summary of DMUs for the various land uses in Rancho Cordova.

Table 3 – Drainage Measurement Unit Summary Table

Landuse Description	Number of Units	Total Area (acres)	Impervious Area (acres)	DMUs
SINGLE FAMILY RESIDENTIAL (SFR1)	15,107	2,028		15,107.00
SINGLE FAMILY RESIDENTIAL (SFR2)	13,790	2,776		15,169.00
SINGLE FAMILY RESIDENTIAL (SFR3)	14	4		16.45
SINGLE FAMILY RESIDENTIAL (SFR4)				-
SINGLE FAMILY RESIDENTIAL (SFR5)				-
MULTI-FAMILY RESIDENTIAL (MFR1)	6,082	282		2,639.06
COMMERCIAL		666	499	6,240.00
INDUSTRIAL		283	226	2,830.00
SCHOOLS		478	239	2,985.00
PRIVATE RECREATION		63	16	195.31
PARKS/GREENBELTS		561	140	1,752.47
PUBLIC		51	15	190.13
TOTAL	34,993	7,190		47,124

Cost Estimate

Table 4 below shows the estimated costs to maintain infrastructure in the developing areas. Unit costs for maintenance were derived using budget information provided by the County, since the County currently maintains the storm drainage system. The budget information is shown in Appendix C.

Table 4 – Estimated Costs

	Estimated Quantity	Unit	Cost (\$/unit)	Frequency	Total Cost/Year
Maintenance Costs:					
Trunk Lines (larger than 24") - TV Lines	158210	LF	\$ 7.50	25 years	\$ 47,463.00
Drainage Lines 10"-24" Cleaning	829850	LF	\$ 3.00	10 years	\$ 248,955.00
Drainage Lines 10"-24" TV	829850	LF	\$ 7.50	25 years	\$ 248,955.00
Creek and Channel Maintenance and Repair	65070	LF	\$ 0.75	1 year	\$ 49,009.83
Pipe Repairs	998920	LF	\$ 0.45	1 year	\$ 451,380.43
Creeks and Channels Mowing	80	AC	\$6,825	1 year	\$ 546,000.00
Creeks and Channels Herbicides	80	AC	\$680	1 year	\$ 54,400.00
HydroMod Basin Maintenance	320	AC	\$4,830	1 year	\$ 1,545,600.00
Basin De-silt	320	AC	\$1,000	25 years	\$ 12,800.00
Basins Herbicides	320	AC	\$761	1 year	\$ 243,360.00
Replacement Costs:					
Inlets	6400	EA	\$2,000	75 years	\$170,667
Manholes	4460	EA	\$3,500	75 years	\$208,133
66" Pipe	3950	LF	\$550	100 years	\$21,725
60" Pipe	10280	LF	\$475	100 years	\$48,830
54" Pipe	11140	LF	\$400	100 years	\$44,560
48" Pipe	10210	LF	\$325	100 years	\$33,183
42" Pipe	28620	LF	\$275	100 years	\$78,705
36" Pipe	42420	LF	\$225	100 years	\$95,445
30" Pipe	51050	LF	\$175	100 years	\$89,338
27" Pipe	540	LF	\$150	100 years	\$810
24" Pipe	91960	LF	\$125	100 years	\$114,950
21" Pipe	2230	LF	\$115	100 years	\$2,565
18" Pipe	100300	LF	\$105	100 years	\$105,315
15" Pipe	101300	LF	\$95	100 years	\$96,235
12" Pipe	529890	LF	\$85	100 years	\$450,407
10" Pipe	4170	LF	\$75	100 years	\$3,128

Total: \$5,011,917

Annual Fee Administration: \$45,000

Operating (Cash Flow) Reserve (10% of Maintenance Costs): \$344,792

Estimated Total: **\$5,401,709**

Fee Calculations

The estimated annual costs for the proposed storm drain improvements are \$5,401,709 as shown in Table 4 above. Dividing that by the total number of proposed DMU's in Rancho Cordova (47,124), the maximum estimated annual Stormwater Utility Fee rate is **\$114.63 per DMU**.

This would be the proposed maximum fee rate for fiscal year 2014-15. The maximum rate will be increased 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 (or a reasonably equivalent index should the stated index be discontinued, as determined by the Director of Public Works).

The actual rate to be levied each year will be as approved by the City at a public hearing, after they consider an Annual Fee Report outlining the estimated annual costs of the program for the ensuing fiscal year.

Table 5 provides sample fee calculations for various land uses and parcel sizes.

Table 5 – Sample Calculations

Land Use Description	Total Area (acres)	Impervious Area (acres)	DMUs	Sample Fee
SINGLE FAMILY RESIDENTIAL (SFR1)	0.16		1.000	\$ 114.63
SINGLE FAMILY RESIDENTIAL (SFR2)	0.22		1.100	\$ 126.09
SINGLE FAMILY RESIDENTIAL (SFR3)	0.30		1.175	\$ 134.69
SINGLE FAMILY RESIDENTIAL (SFR4)	0.40		1.250	\$ 143.28
SINGLE FAMILY RESIDENTIAL (SFR5)	1.00		1.563	\$ 179.10
MULTI-FAMILY RESIDENTIAL (MFR1)	5.00	3.75	46.875	\$ 5,373.12
COMMERCIAL ¹	1.00	0.75	9.375	\$ 1,074.62
INDUSTRIAL	1.00	0.80	10.000	\$ 1,146.27
SCHOOLS	5.00	2.50	31.250	\$ 3,582.08
PRIVATE RECREATION	1.00	0.25	3.125	\$ 358.21
PARKS/GREENBELTS	2.00	0.20	2.500	\$ 286.57
PUBLIC	2.00	0.60	7.500	\$ 859.70

¹ Average of Downtown and Neighborhood Commercial as shown in Appendix B

The Preliminary Charge Roll, which is a listing of each parcel to be charged a fee and its proposed maximum fee for FY 2014-15, is on file in the office of the City Clerk.

Appeals Process

If a property owner disagrees with the calculation of his or her fee, based on the parcel area and estimated impervious percentage assigned to the property, then the property owner may appeal the calculation as follows:

- Property owner must provide written documentation explaining the reason why the charge should be changed. This documentation must include:
 - The name, phone number, mailing address, and email address, if available, of the property owner.
 - The Assessor's Parcel Number (APN) of the property in question.
- If additional documentation is required or insufficient documentation was submitted, a representative of the Department of Public Works (Staff) will notify the property owner in writing.
- Once Staff has determined that sufficient documentation has been submitted, Staff will perform the initial review. Staff will notify the property owner in writing within four (4) weeks from the time sufficient documentation was submitted as to whether or not the fee amount will be changed.
 - If the determination is to change the fee amount, then the new fee amount will be documented within the City's fee database.

- b. If the determination is that the fee should not be changed, the property owner can appeal Staff's decision to the Director of Public Works. The appeal must be made in writing and returned no later than four (4) weeks from the date of mailing of Staff's initial review decision. The Director of Public Works will notify the property owner in writing within four (4) weeks from the date of receipt of the appeal as to whether or not the fee amount will be changed.

If the owner of any parcel shall have reason to feel that the computation of the DMU for his/her parcel is not correct, that person may file an appeal with the Director of Public Works in the manner prescribed by the Director of Public Works. The Director of Public Works will consider all data provided by the appellant and shall render a decision in writing. The decision of the Director of Public Works will be final with respect to City action on the appeal.

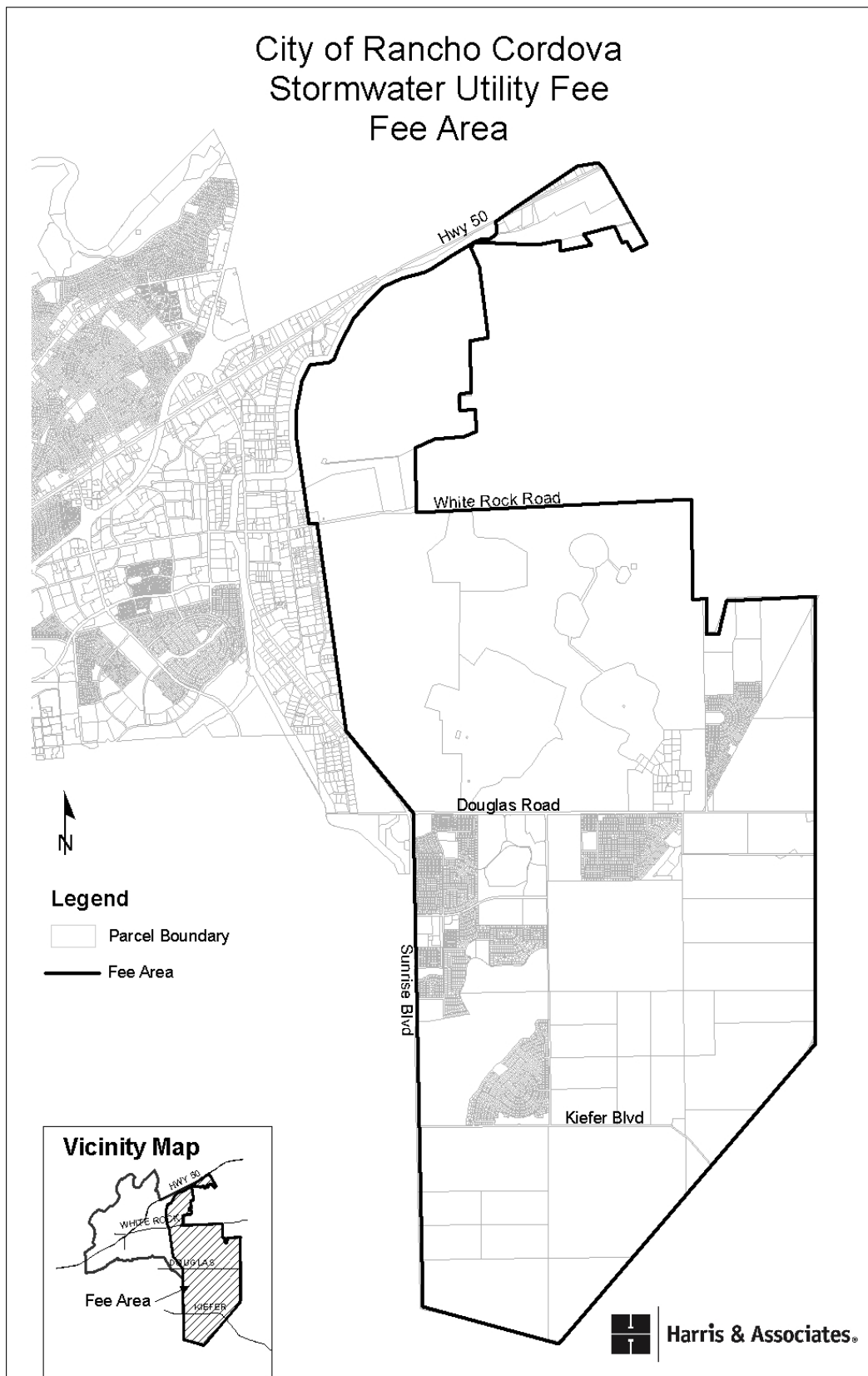
Appeals will be accepted annually up until June 30 for inclusion on the following fiscal year's property tax roll submittal. However, if an appeal is granted by Staff or the Director of Public Works that does not permit inclusion for the following fiscal year's property tax roll submittal, a reimbursement will be provided to the property owner by the City.

Respectfully submitted:

Harris & Associates

Dennis A. Anderson
Senior Project Manager

APPENDIX A



APPENDIX B

Runoff Coefficient

Land Use	Impervious
Single Family Residential less than 0.166 acres	50%
Single Family Residential 0.166 acres to 0.250 acres	40%
Single Family Residential 0.251 acres to 0.330 acres	30%
Single Family Residential 0.331 acres to 0.500 acres	25%
Single Family Residential Over 0.500 acres (excluding the first 0.500 acres)	5%
High-Density Residential (including Apartments and Mobile Home Parks)	75%
Condominiums	70%
Commercial Downtown Areas ¹	80%
Commercial Neighborhood Areas	70%
Industrial	80%
Schools	50%
Parks	25%
Greenbelts	10%

Footnotes:

¹ City of Rancho Cordova Municipal Code Chapter 15.

Sources:

1. Yolo County City/County Drainage Manual, February 2010.
2. Stormwater Quality Design Manual for the Sacramento and South Placer Regions, May 2007.

Appendix C

Cost Information

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Pipe Repair Costs

Budget Classification		Repair Type	Actual Expenditures for FY 11/12	FY 13/14 Budget
County North				
	OCUO	Drain Line Upgrade or Repair	\$ 630,912.90	\$ 630,912.90
	OFFO	Fence Repair	\$ 19,343.41	\$ 19,343.41
	OHKO	Inlet Outfall Repair	\$ 455,724.02	\$ 455,724.02
	OMSO	Erosion Control	\$ 26,189.60	\$ 26,189.60
	OY8O	Manhole Repair	\$ 63,362.44	\$ 63,362.44
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	36.39%	\$ 435,026.56	\$ 435,026.56
		Total Budget=	\$ 1,630,558.93	\$ 1,630,558.93
County South				
	OCUO	Drain Line Upgrade or Repair	\$ 105,317.24	\$ 105,317.24
	OFFO	Fence Repair	\$ 35,802.01	\$ 35,802.01
	OHKO	Inlet Outfall Repair	\$ 214,660.90	\$ 214,660.90
	OMSO	Erosion Control	\$ -	\$ -
	OY8O	Manhole Repair	\$ 8,585.40	\$ 8,585.40
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	23.51%	\$ 85,667.45	\$ 85,667.45
		Total Budget=	\$ 450,033.00	\$ 450,033.00
Rancho Cordova				
	OCUO	Drain Line Upgrade or Repair	\$ 222,809.74	\$ 229,850.53
	OFFO	Fence Repair	\$ 26,326.14	\$ 27,158.05
	OHKO	Inlet Outfall Repair	\$ 224,877.26	\$ 231,983.38
	OMSO	Erosion Control	\$ -	\$ -
	OY8O	Manhole Repair	\$ 4,498.84	\$ 4,641.00
	RAMP	ADA Compliant Ramp	\$ -	\$ -
	Overhead	23.51%	\$ 112,504.88	\$ 116,060.03
		Total Budget=	\$ 591,016.86	\$ 609,692.99
Total LF of Pipes				
		County	7,865,755	7,865,755
		Rancho Cordova	1,349,271	1,349,271
Cost/LF of pipe for Repairs				
		County	\$ 0.26	\$ 0.26
		Rancho	\$ 0.44	\$ 0.45

* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

County of Sacramento/City of Rancho Cordova
Current Storm Drain Maintenance Costs

Creek and Channel Cleaning

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
County	OCCO	Inspect Channels	\$ 149,684.06	\$ 149,684.06
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ 203,337.83	\$ 203,337.83
	OF8O	Sandbag Distribution	\$ 5,184.60	\$ 5,184.60
	OFCO	Drainage Response	\$ 82,451.66	\$ 82,451.66
	OFDO	Concrete Channel Cleaning Bobcat	\$ 552,150.54	\$ 552,150.54
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ 191,840.84	\$ 191,840.84
	OLCO	Access Road Maintenance	\$ -	\$ -
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ 2,720.90	\$ 2,720.90
	OMRO	Channel Cleaning Mechanical	\$ 49,087.50	\$ 49,087.50
	OORC	Rodent Control	\$ 32,695.06	\$ 32,695.06
	OTVD	Tree Removal	\$ 79,463.44	\$ 79,463.44
	OVDO	Dry Spoil Dumping	\$ 8,137.34	\$ 8,137.34
	OWCO	Weed Control Chemical		
	Overhead	36.39%	\$ 493,691.29	\$ 493,691.29
	Total Budget=		\$ 1,850,445	\$ 1,850,445
County	OCCO	Inspect Channels	\$ 1,797.15	\$ 1,797.15
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ -	\$ -
	OF8O	Sandbag Distribution	\$ 2,464.80	\$ 2,464.80
	OFCO	Drainage Response	\$ 1,293.11	\$ 1,293.11
	OFDO	Concrete Channel Cleaning Bobcat	\$ 144,294.58	\$ 144,294.58
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ -	\$ -
	OLCO	Access Road Maintenance	\$ 57,345.54	\$ 57,345.54
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ -	\$ -
	OMRO	Channel Cleaning Mechanical	\$ 32,935.75	\$ 32,935.75
	OORC	Rodent Control	\$ -	\$ -
	OTVD	Tree Removal	\$ 214,736.46	\$ 214,736.46
	OVDO	Dry Spoil Dumping	\$ -	\$ -

ITEM 17.1.

ATTACHMENT 3

Budget Classification		Repair Type	Actual Expenditures FY 11/12	FY 13/14 Budget
	OWCO	Weed Control Chemical		
	Overhead	23.51%	\$ 106,945.71	\$ 106,945.71
		Total Budget=	\$ 561,813	\$ 561,813
Rancho Cordova	OCCO	Inspect Channels	\$ -	\$ -
	ODSO	Clean, Inspect trach Racks and Box Culverts	\$ 413.30	\$ 413.30
	OF8O	Sandbag Distribution	\$ -	\$ -
	OFCO	Drainage Response	\$ -	\$ -
	OFDO	Concrete Channel Cleaning Bobcat	\$ 65,905.39	\$ 65,905.39
	OHWO	Vegetation Removal County Forces		
	OJZO	Clean and Inspect Outfall Structures	\$ -	\$ -
	OLCO	Access Road Maintenance	\$ -	\$ -
	OLDO	Mowing		
	OMPO	Expose Pipe End Mechanically	\$ -	\$ -
	OMRO	Channel Cleaning Mechanical	\$ -	\$ -
	OORC	Rodent Control	\$ -	\$ -
	OTVD	Tree Removal	\$ -	\$ -
	OVDO	Dry Spoil Dumping	\$ -	\$ -
	OWCO	Weed Control Chemical		
	Overhead	23.51%	\$ 15,592.45	\$ 15,592.45
		Total Budget=	\$ 81,911	\$ 81,911
Total LF of Channels				
		Rancho Cordova (unlined)	74,628	74,628
		Rancho Cordova (lined)	37,562	37,562
		Total Rancho Cordova	112,189	112,189
		County (unlined)	1,677,768	1,677,768
		County (lined)	216,153	216,153
		Total County	1,893,920	1,893,920
Cost/LF of Channel for Cleaning:				
		County	\$ 1.27	\$ 1.27
		Rancho	\$ 0.73	\$ 0.75

* Costs were increased for 12/13 based on comparing actual expenditures in 11/12 with actual expenditures in 12/13.

ITEM 17.1.

ATTACHMENT 3

County of Sacramento/City of Rancho Cordova Current Storm Drain Maintenance Costs

Activity	Size/Location	Cost/LF	Frequency	Notes
Pipes/Channels				
Hydro Cleaning	6"-24"	\$ 3.00	10 years	
TV Lines	all	\$ 7.50	25 years	
Creek and Channel Cleaning	Rancho	\$ 0.75	each year	Within SWU Budget
	Sac County	\$ 1.27		
Pump Maintenance	Covered within budget			Per County Staff Assume no pumps in new areas.
Repairs	2 crews year round	SWU funds support this		
Hydromod Basin		cost/ac		
Maintenance		\$ 4,830.00	annul	see detailed estimate
Herbicides		\$ 325.00	2 x's/year	
Additional costs				
Pesticide Control Advisor		\$ 20,000.00	annually	
Engineering admin support with regulatory agencies		10%	of maint costs/year	
Supervisors and managers		5%	of maint costs/year	

Hydromod Basin Maintenance

Basin Maintenance Costs	Cost per Acre
Trash Clean-up and Disposal (4 x's/year)	\$ 1,200
Mowing (2 x's/year)	\$ 200
Inspection 4 x's/year	\$ 1,600
Erosion Repair	\$ 800
Vegetation and Landscape Maintenance	\$ 800
Sub-total	\$ 4,600
Over-head Mark-up (5%)	\$ 230
Total Cost	\$ 4,830

Inspection Includes: Examine gates, fences and access ramp for damage and overgrown vegetation, check basin slopes for erosion, excess vegetation, debris and animal burros, check flow line for excess vegetation and sediment, check for erosion at water line, large/floating debris, and excess vegetation. Check for debris, creacks and instructure, and erosion at inlets and outlets. Also check access control racks for debris and to snrue they are locked and secured. Check riprap at inlet weir

Appendix D

Detailed Land Use Data

		Arista Del Sol		Arboretum		Douglas 98		Douglas 103		Grantline 208		Montelena		Rio Del Oro		Suncreek		The Ranch (Sunridge)		Sunridge Lot J		Westborough		North Douglas II		Heritage Falls		Anatolia IV		Anatolia		Sunridge				
	Land Use/ Zoning Description	AC	Units	AC	Units	AC	Units	AC	Units	AC	Units	AC 2012	Units 2012	AC	Units	AC 2013	Units 2012		AC 2013	Units 2012	Est.	Units 2013	AC	Units	AC	Units	AC	Units	AC	Units	GIS AC	GIS Units	GIS AC	GIS Units	Total Acres	Total Units
Residential:																																				
LDR	SF (2.1-6.0 DU/AC)	35.3	176	144.8	698			3.7	14	44.7	276	71.4	388	1,518.5	7,593	179.4	899		142.3	694	35.8	179	347.2	1,580	17.70	153.00	72.20	303.00	21.60	203.00					2,635	13,156
	MD (6.1-12 DU/AC)															321.5	2,524																	322	2,524	
MDR	MD (6.1-18.0 DU/AC)	83.8	556	290.0	2,334 ^a	94.2	528	28.2	287	42.8	227	54.4	402	256.0	2,048	43.7	286 ^c		105.4	685	17.5	192	146.8	1,389			92.10	525.00			450.8	2,831	146.4	941	1,852	13,231
	MD (14.0-29.9 DU/AC)			60.4	885																													60	885	
HDR	HD (18.1-40.0 DU/AC)													98.0	1,960	44.2	980		12.2	378 [*]			30.4	922			6.80	132.00							192	4,372
	HD (30+ DU/AC)			29.5	825																													30	825	
	Residential Total	119.1	732	524.7	4,742	94.2	528	31.9	301	87.5	503	125.8	790	1,872.5	11,601	588.8	4,689		259.9	1,757	53.3	371	524.4	3,891	17.7	153	171	960	22	203	450.8	2,831	146.4	941	5,090	34,993
Non-Residential:																																				
VC	Village Commercial			16.9				19.5				16.6		20.0		22.0		13.5					93.3												202	
LTC	Local Town Center			30.4										20.0									83.5												134	
RTC	Regional Town Center			0.9										113.0		58.4																			172	
BP	Business Park	6.6		65.0										86.0																					158	
MP	Industrial Park													283.0																					283	
Education:																																				
HS/MS	High School/Middle School			72.6										78.0		110.9 ^b							94.0 ^b												356	
MS	Middle School													20.0																					20	
ES	Elementary School			21.2						10.6				54.0													5.50			10.8					102	
Open Space & Public:																																				
CP	Community Park	11.4		60.7						7.8				107.0		44.9		29.3					52.3												313	
P/QP	Public/Quasi Public			2.0								3.2		7.5		12.3							10.6								1.1				37	
NP	Neighborhood Park	3.1		3.8		8.2		5.2		3.4		20.8		67.5		17.0		8.6		6.4					0.71		17.20		3.70		21.2		7.0		194	
SWD	Storm Water Detention	4.0								15.0		9.6		39.0		53.5		24.3							4.00		17.40				9.5		9.6		186	
WP	Wetland Preserve	55.8						43.8		81.0		54.5		510.0																					745	
DP	Drainage Parkway													138.0		5.0							104.6				15.30					7.2		270		
PR	Private Recreation													54.0													4.20			4.3				63		
OS	Open Space			144.5										22.0											0.60		0.80								168	
OS/P	Open Space/Preserve													12.0		45.6		174.0					47.7											279		
LC	Landscape Corridors	1.1				2.8								82.0		19.2											2.70		1.30		13.4		0.7		123	
GB	Green Belts							2.6						51.0																					54	
ROW	Right-of-way	9.5		104.3				8.5		5.3		22.4		192.0		82.6		20.5		14.5			127.1				6.90		2.20						596	
BR/WP	Reservoir / Wetland Preserve			302.8												205.1									19.80										528	
S	Sewer Lift Station / Utility Substation			1.0																											6.6		6.4		14	
	Vacant (unknown dev plan)																													567.4		27.3			595	
	Total Non-residential	91.5		826.1		11.0		79.6		123.1		127.1		1,956.0		676.5		270.2		20.9			613.1		25.1	0.0	70.0	0.0	7.2	0.0	634.3		58.2		5,590	
	Total Residential & Non-Res	210.6	732.0	1,350.8	4,742.0	105.2	528.0	111.5	301.0	210.6	503.0	252.9	790.0	3,828.5	11,601.0	1,265.3	4,689.0		530.1	1,757.0	74.1	371.0	1,137.5	3,891.0	42.8	153.0	241.1	960.0	28.8	203.0	1,085.1	2,831.0	204.6	941.0	10,680	

Notes: All data is from recent plans received in Nov 2013 unless specified otherwise.
^a Arboretum has 2 MD residential classifications. The first line is for 6.1-13.9 DU/AC (instead of 6.1-18)
^b Acreage for all schools
^c Suncreek has 2 MD residential classifications. The second line is for 12.1-18 DU/AC (instead of 6.1-18)

Includes April 2012
Amendment

AC estimated

Stormwater Utility Fee

Sample of the Stormwater Utility Fees for Fiscal Year 2021-2022:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	\$137.62
Single Family Residential (SFR2)	0.22	\$151.38
Single Family Residential (SFR3)	0.30	\$161.72
Single Family Residential (SFR4)	0.40	\$172.02
Single Family Residential (SFR5)	1.00	\$172.02
Multi-Family Residential (MFR1)	5.00	\$1,204.35
Commercial	1.00	\$1,290.39
Industrial	1.00	\$1,376.43
Schools	5.00	\$860.26
Private Recreation	1.00	\$430.11
Parks/Greenbelts	2.00	\$172.02
Public Property (with structures)	2.00	\$516.14

MEMORANDUM



ITEM 17.2.

DATE: December 6, 2021

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: MONTELENA VILLAGE 1 AND 2 MAJOR DESIGN REVIEW FOR PULTE HOMES MASTER HOME PLANS – PROJECT PLND-1021-0012

PROPERTY OWNER: Montelena Douglas, LLC 5241 Arnold Avenue McClellan, CA 95652	APPLICANT/DEVELOPER: Pulte Homes 4511 Willow Road Pleasanton, CA 94595
PROJECT:	The applicant, Pulte Homes, is requesting a Major Design Review for Montelena Village 1 and 2. The Design Review is for 4 floor plans: 2,526, 2,786, 2,848, and 2,973 square feet each with 3 proposed architectural styles.
FILE:	PLND-1021-0012
LOCATION:	South of Douglas Road and west of Rancho Cordova Parkway.
ZONING:	Residential (RD-7) Sunridge Specific Plan
APN:	067-1110-001-0000
PLANNER:	June Cowles, Senior Planner

RECOMMENDATION:

Determine the project Exempt per Section 15182, of the CEQA Guidelines; and adopt the Resolution for Montelena Village 1 and 2 Major Design Review for Pulte Homes Master Home Plans.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the design for 4 single-family home floor plans each with 3 elevations to be located within Montelena Village 1 and 2. Approval would allow the applicant to pursue necessary building permits for new construction.

BACKGROUND

The Montelena subdivision is located within the Sunridge Specific Plan which was approved in July 2002 by Sacramento County **Figure 1: Montelena Subdivision Location**. The Specific Plan area includes residential, commercial, and open space throughout. The approved Montelena land use plan shows 10 Villages with a total of 806 residential units. The proposed project is located within Village 1 and 2. **Figure 2: Montelena Village 1 and 2 Location**. Villages 1 and 2 include a total of 127 lots **Figure 3: Montelena Village 1 and 2 Lot Layout**.

Figure 1: Montelena Subdivision Location



Figure 2: Montelena Village 1 and 2 Location



Figure 3: Montelena Village 1 and 2 Lot Layout



**Proposed Project Description:
Major Design Review**

The applicant is requesting a Major Design Review for 4 floor plans: 2,526, 2,786, 2,848, and 2,973 square feet each with 3 proposed architectural styles: Spanish Eclectic, Modern Farmhouse, Tuscan, California Ranch, European Cottage, and 3 color schemes. **Figure 4: Streetscape and Proposed Home Plan Front Elevations**

Figure 4: Streetscape and Proposed Home Plan Front Elevations



Plan 1: 2,526 square feet



1A - SPANISH ECLECTIC
Scheme 1A



1C - MODERN FARMHOUSE
Scheme 3C



1B - TUSCAN
Scheme 1B

Plan 2: 2,786 square feet



2A - CALIFORNIA RANCH
Scheme 2A



2C - MODERN FARMHOUSE
Scheme 3C



2B - EUROPEAN COTTAGE
Scheme 2B

Plan 3: 2,848 square feet



3A - CALIFORNIA RANCH
Scheme 3A



3C - MODERN FARMHOUSE
Scheme 2C



3B - TUSCAN
Scheme 3B

Plan 4: 2,973 square feet



4A - CALIFORNIA RANCH
Scheme 2A



4C - MODERN FARMHOUSE
Scheme 1C



4B - EUROPEAN COTTAGE
Scheme 2B

ANALYSIS:

GENERAL PLAN AND ZONING CONSISTENCY:

The Montelena Village 1 and 2 General Plan designation is Medium Density Residential (MDR). The Medium Density is generally characterized by small lot single-family detached, single-family attached and small apartment complexes. The project site is zoned RD-7, consistent with the MDR General Plan Zoning designation. The Village 1 and 2 lots are an average size of 5,500 square feet, consistent with the RD-7 zoning district density.

Major Design Review:

Architectural Design

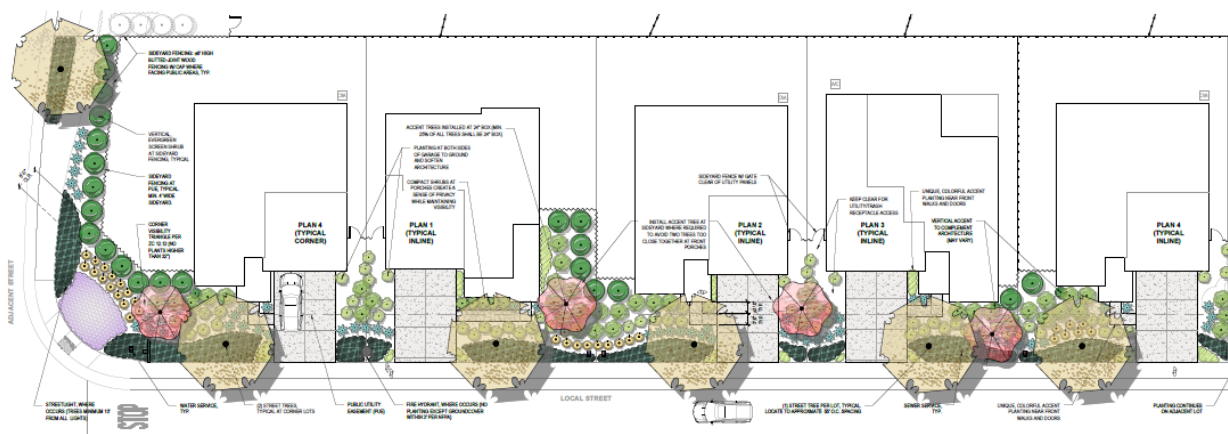
The proposed project includes four (4) floor plans each with three (3) architectural styles: (Spanish Eclectic, Modern Farmhouse, Tuscan, California Ranch, European Cottage), each with three (3) color schemes. See Attachment 2 (Project Plans). Color schemes include colors for body, fascia, and trim/garage as well as picture samples of stone and roof materials. All plans include the following:

- Living space/porch forward of the garage and varied roof pitches.
- Pop out trim around windows and doors on all elevations.
- Elevations facing the public-right of way include architectural enhancements as shown in the Project Plans.

Landscape Design

The submitted typical landscape plan depicts a variation of trees, shrubs and ground cover along the front streetscape as well as corner lot side yards. The landscape will include groundcover and ornamental grasses with ground cover spreading plants used as an alternative to grass. This will be in conjunction with trees and other accent shrubs throughout the yard. **Figure 5: Typical Landscape Plans.**

Figure 5: Typical Landscape Plans



City Design Guidelines

The proposed house plans offer a clear architecture style. The proposed project is consistent with the City Design Guidelines and Sunridge Design Guidelines as stated below:

- The design is visually interesting and establishes streetscape variety with the proposed two-story, four floor plans and 3 architectural styles per a plan.
- The mass, scale, and form of the homes enhance the public realm with the front yard porches and living spaces.
- The several different rooflines included in each plan and elevation ensure variation.
- The floor plans include living space/porch forward of the garage.
- The proposed plans offer diversity of architecture styles.
- To ensure variety and interest throughout the villages, a condition of approval has been added to state that no two identical floor plans and building elevations within a master home plan series shall be located directly adjacent to one another.

DESIGN REVIEW FINDINGS & EVIDENCE

Approval of the Major Design Review, subject to the Design Review Package ([Attachment 2](#)) and the Conditions of Approval ([Attachment 3](#)), must provide sufficient evidence for the Findings required by Zoning Code Section 23.141.070. Findings and supportive evidence are shown below:

- a) **Finding:** The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for the subdivision is Medium Density Residential (MDR). The MDR designation is generally characterized by small lot single-family detached, single-family attached and small apartment complexes. The proposed single family project site is zoned RD-7. The Montelena Village 1 and 2 lots on average are approximately 5,500 square feet which is consistent with the General Plan and zoning density requirements. The project is consistent with the Sunridge Specific Plan and City of Rancho Cordova Design Guidelines that include setback and height standards and architectural detail requirements.

- b) **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: Pulte Homes has presented a design package which includes four floor plans with three elevations per plan for a total of 12 architectural configurations. Variations in colors and materials along with living spaces forward of the garage, and varied roof lines will create a welcoming streetscape. Conditions of Approval ([Attachment 3](#)) have been developed to alternate between sizes and architectural styles throughout the neighborhood to emphasize street variation. This proposed architecture, site design and landscape are therefore suitable for the site and will enhance the character of the neighborhood and community.

- c) **Finding:** The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed architecture and landscaping are complementary to and compatible with other approved villages within the existing neighborhoods. A clear design

concept is shown for each elevation. All elevations, architectural style palettes, and color schemes are included in the Design Review Package (Attachment 2).

- d) **Finding:** The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes.

ENVIRONMENTAL

The proposed project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report (EIR) and the Mitigated Negative Declaration (MND) for the Montelena Subdivision in compliance with the California Environmental Quality Act (CEQA). Since the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

FISCAL IMPACT ANALYSIS

Approval of the Major Design Review for four house plans would allow for the construction of the master home plans within Montelena Villages 1 and 2 within the City of Rancho Cordova. This will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community.

While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

Based upon analysis completed within the project review, approval of Montelena Villages 1 and 2 four master home plans will likely have a net benefit to the City of Rancho Cordova.

RECOMMENDED MOTION

Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Major Design Review for Montelena Villages 1 and 2 for Pulte Homes subject to the findings and Conditions of Approval (Attachment 2 and 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Project Plans
3. Exhibit B to the Resolution – Conditions of Approval
4. 500' Radius Map with Mailing Labels

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL
APPROVING A MAJOR DESIGN REVIEW FOR MONTELENA VILLAGE 1 AND 2, PULTE
HOMES MASTER HOME PLANS, PROJECT PLND-1021-0012**

WHEREAS, Pulte Homes, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review approval for Villages 1 and 2 located in the Montelena subdivision with four new floor plans each with three architectural styles; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan Environmental Impact Report (EIR) and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for the Montelena subdivision adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, and therefore is exempt under CEQA exemption 15182, Residential Projects Pursuant to a Specific Plan; and

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
HEREBY RESOLVES AS FOLLOWS:**

1. Determine the CEQA exemption 15182 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.

- a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15182 Residential Projects Pursuant to a Specific Plan.

Evidence: The proposed residential project has been analyzed as part of the Sunridge Specific Plan Environmental Impact Report and the Mitigated Negative Declaration for the Montelena Subdivision. Since the proposed project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan.

2. Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

- a) **Finding:** The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special

planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for the subdivision is Medium Density Residential (MDR). The MDR designation is generally characterized by small lot single-family detached, single-family attached and small apartment complexes. The proposed single family project site is zoned RD-7. The Montelena Village 1 and 2 lots on average are approximately 5,500 square feet which is consistent with the General Plan and zoning density requirements. The project is consistent with the Sunridge Specific Plan and City of Rancho Cordova Design Guidelines that include setback and height standards and architectural detail requirements.

Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: Pulte Homes has presented a design package which includes four (4) floor plans with three (3) elevations per plan for a total of 12 architectural configurations. Variations in colors and materials along with living spaces forward of the garage, and varied roof lines will create a welcoming streetscape. Conditions of Approval have been developed to alternate between sizes and architectural styles throughout the neighborhood to emphasize street variation. This proposed architecture, site design and landscape are therefore suitable for the site and will enhance the character of the neighborhood and community.

Finding: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed architecture and landscaping are complementary to and compatible with other approved villages within the existing neighborhoods. A clear design concept is shown for each elevation. All elevations, architectural style palettes, and color schemes are included in the Design Review Package.

- b) **Finding:** The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The subdivision map was approved prior to this Design Review action. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of December, 2021 by the following vote:

AYES:

ITEM 17.2.

ATTACHMENT 1

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

VICINITY MAP
NOT TO SCALE

Exhibit A to the Resolution

Highway 50

White Rock Road

Site

Douglas Road

Ranchos Coronado Parkway

Grant Line

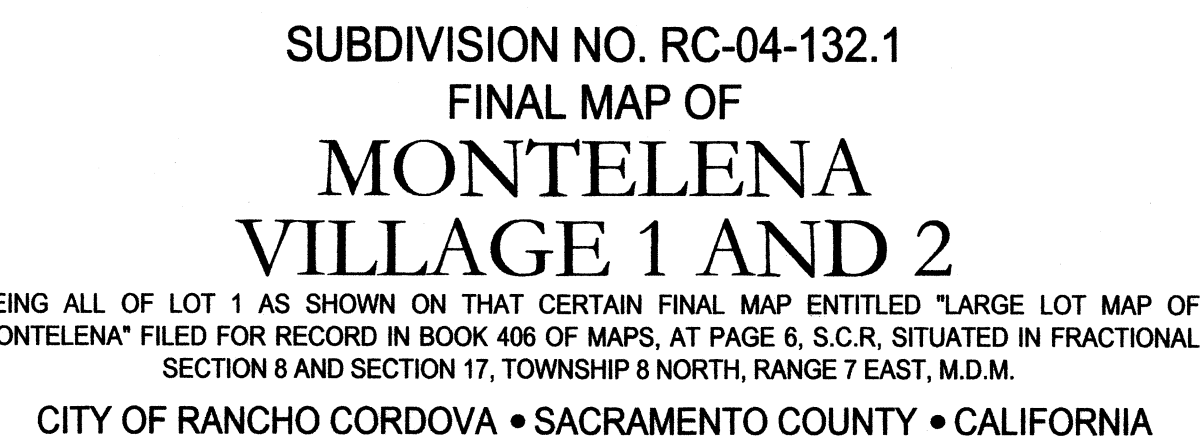
North Arrow

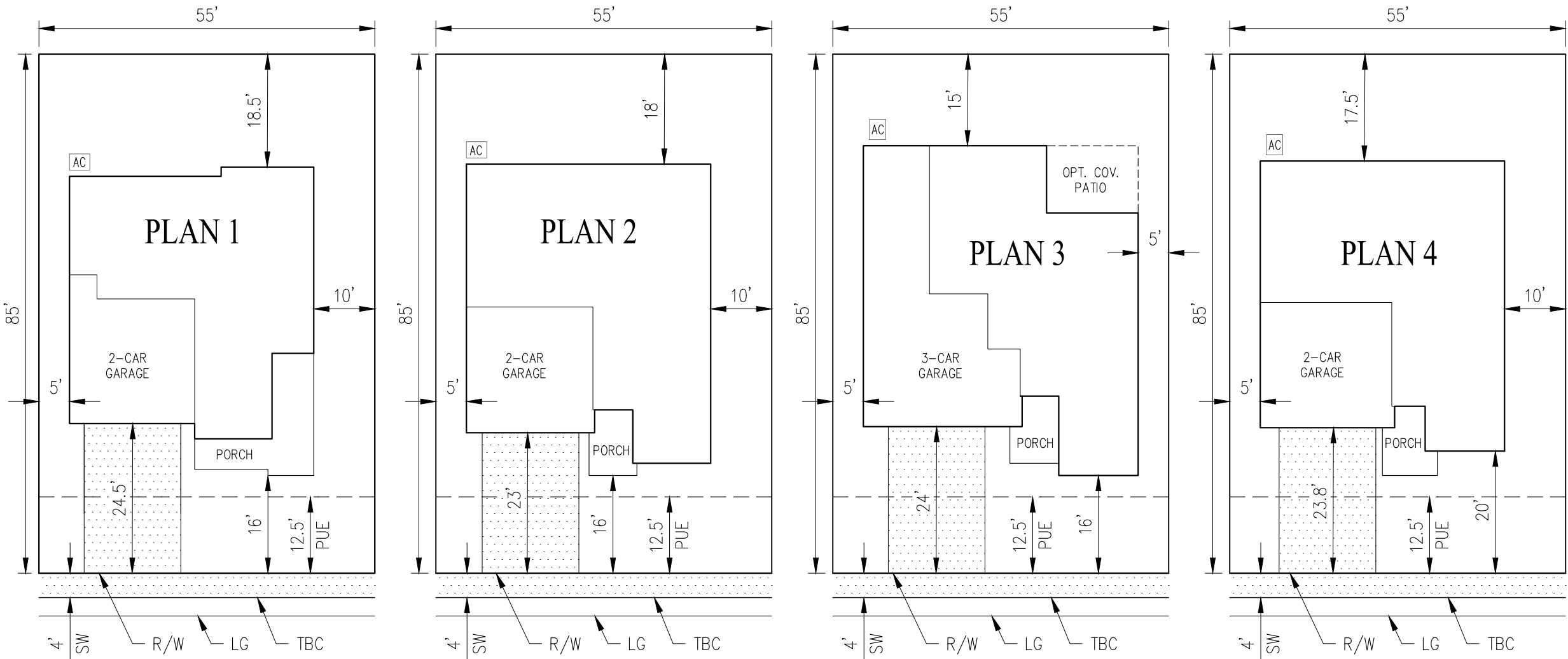
Mather Reuse Area

Sunrise Boulevard

Kiefer Boulevard

Jackson Road





MINIMUM SETBACK REQUIREMENTS (MONOLITHIC SIDEWALK):

AS DEFINED IN THE TM (RD-7) AS MODIFIED FROM THE DEVELOPMENT STANDARDS.

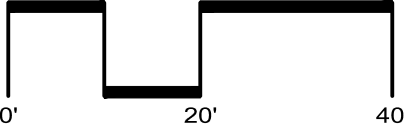
- FRONT – GARAGE: 19'
- FRONT – LIVING AREA/PORCH: 16'
- SIDE – INTERIOR: 5' ON ONE SIDE 4' ON THE OTHER (9' BETWEEN HOUSES)
- SIDE – STREET: 12.5'
- REAR YARD: 20% OF LOT DEPTH (17' FOR 85' DEEP LOT)*
- MAX. LOT COVERAGE: 75%

* PER RANCHO CORDOVA MUNICIPAL CODE (RCMC), STRUCTURES MAY ENCROACH IN THE REAR YARD PER "COMPENSATION REAR YARD" REQUIREMENTS SET FORTH IN SECTION 23.704. BUILDINGS MAY ENCROACH PROVIDED THAT "AN EQUIVALENT AREA IS PROVIDED AS A YARD OR COURT WITHIN THE BUILDABLE PORTION OF THE LOT." IN NO CASE SHALL THE ENCROACHMENT RESULT IN SET BACKS LESS THAN 10 FEET FOR ONE STORY BUILDINGS AND 15 FEET FOR TWO- OR THREE-STORY BUILDINGS.

TYPICAL LOT FIT

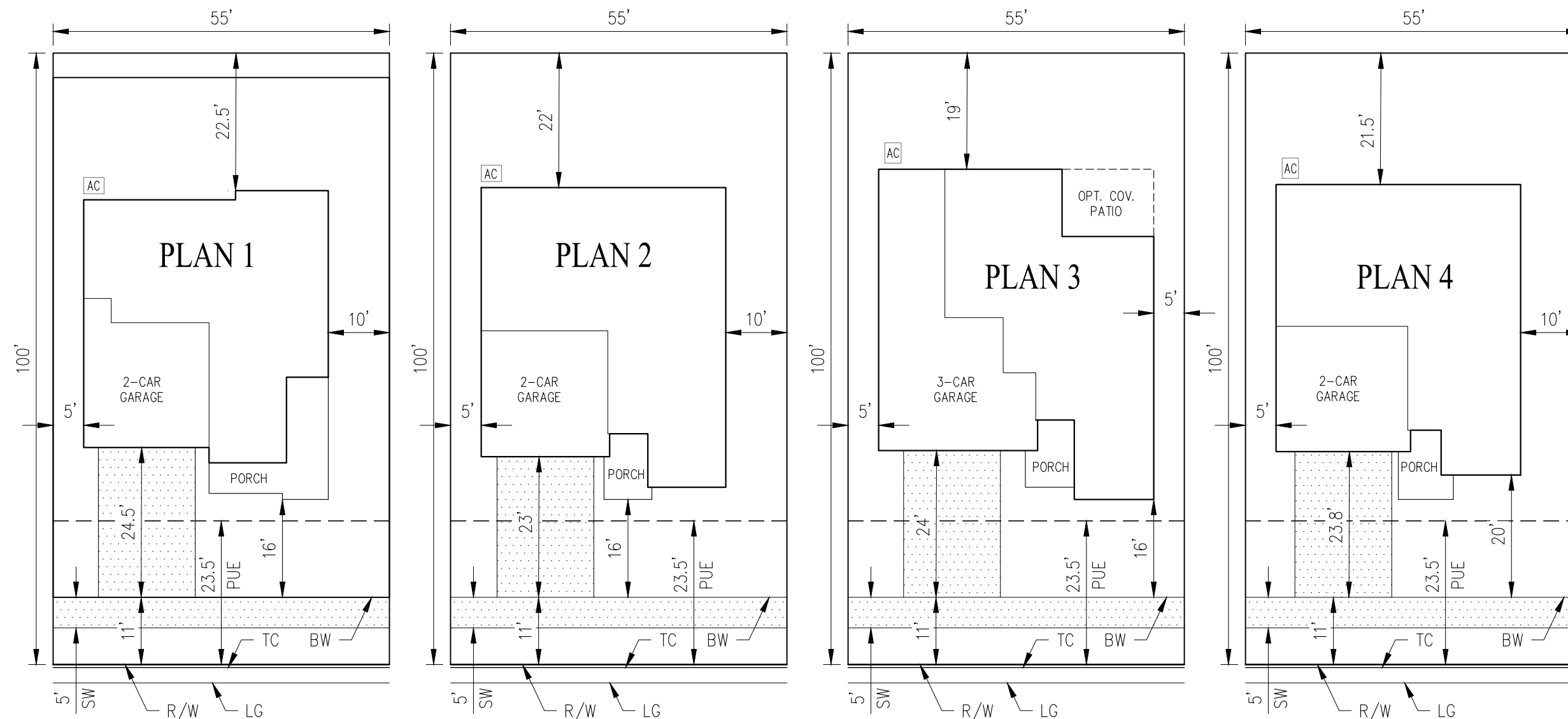
MONTELENA VILLAGES 1 & 2

CITY OF RANCHO CORDOVA SACRAMENTO COUNTY CALIFORNIA
SCALE: 1"=20' DATE: SEPTEMBER 30, 2021



CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
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MINIMUM SETBACK REQUIREMENTS (DETACHED SIDEWALK):

AS DEFINED IN THE TM (RD-7) AS MODIFIED FROM THE DEVELOPMENT STANDARDS.

FRONT – GARAGE: 30' (19' FROM BW)

FRONT – LIVING AREA/PORCH: 27' (16' FROM BW)

SIDE – INTERIOR: 5' ON ONE SIDE 4' ON THE OTHER (9' BETWEEN HOUSES)

SIDE – STREET: 16'

REAR YARD: 20% OF LOT DEPTH (20' FOR 100' DEEP LOT)*

MAX. LOT COVERAGE: 75%

ADDITIONAL SETBACK REQUIREMENTS AS MODIFIED BY SHEET 4A FROM THE GRADING AND EROSION CONTROL PLANS:

FRONT – GARAGE: 22' FROM BW

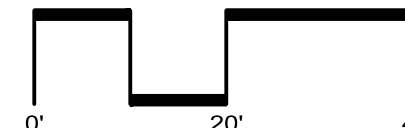
* PER RANCHO CORDOVA MUNICIPAL CODE (RCMC), STRUCTURES MAY ENCROACH IN THE REAR YARD PER "COMPENSATION REAR YARD" REQUIREMENTS SET FORTH IN SECTION 23.704. BUILDINGS MAY ENCROACH PROVIDED THAT "AN EQUIVALENT AREA IS PROVIDED AS A YARD OR COURT WITHIN THE BUILDABLE PORTION OF THE LOT." IN NO CASE SHALL THE ENCROACHMENT RESULT IN SET BACKS LESS THAN 10 FEET FOR ONE STORY BUILDINGS AND 15 FEET FOR TWO- OR THREE-STORY BUILDINGS.

TYPICAL LOT FIT

MONTELENA VILLAGES 1 & 2

CITY OF RANCHO CORDOVA SACRAMENTO COUNTY CALIFORNIA

SCALE: 1"=20' DATE: SEPTEMBER 30, 2021

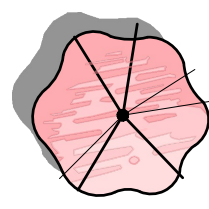


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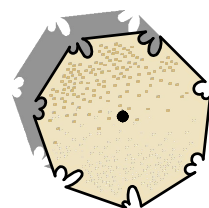
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SHEET NO.
2
OF 2 SHEETS

PRELIMINARY PLANT LEGEND



T2
ACCENT TREE: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES.
LOCATED NEAR FRONT DOOR AT MOST PLANS (WHERE SPACE ALLOWS)
CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD
WUCOLS (L), DECI., MAX. 25'-30" T. X 6" W.
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE
WUCOLS (M), DECI., AVE. 20'-20" T. X 6" W.
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT
WUCOLS (M), EVER., MAX. 15'-20" T. X 6" W.
MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY'S MAGNOLIA (OR KARY PARRIS)
WUCOLS (M) EVER., MAX. 20'-25" T. X 6" W.
OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE
WUCOLS (L), EVER., MAX. 20'-25" T. X 6" W.



T1
STREET TREE: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND
MODERATE CANOPY GROWTH
ARBUTUS X 'MARINA' / ARBUTUS STANDARD
WUCOLS (L), STREET TREE FOR LE BLANC WAY, EVER., MAX. 20'-30" T. X 6" W.
PISTACIA CHINENSIS 'RED PUSH' / RED PUSH CHINESE PISTACHE
WUCOLS (L), STREET TREE FOR AGEN CIRCLE, DECI., MAX. 25'-40" T. X 25'-30" W.
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
WUCOLS (M), STREET TREE FOR PRADES WAY, EVER., MAX. 40'-50" T. X 30'-40" W.
ULMUS PROPINQUA 'JFS SIEBERICH' TM / EMERALD SUNSHINE ELM
WUCOLS (M), STREET TREE FOR CAMBERY DRIVE AND BORDERLANDS DRIVE, DECI.,
MAX. 30' H. X 25" W.



S1
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND
PLANTING, AND FOR SCREENING
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA
WUCOLS (L), S/W EXPOSURES, 8' T. X 6" W.
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE
WUCOLS (L), S/W EXPOSURES, 6' T. X 6" W.
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE
WUCOLS (M), ALL EXPOSURES, 5'-10" T. X 6'-10" W.
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL
WUCOLS (M), N/E EXPOSURES, 3'-4" T. X 6'-8" W.
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY
WUCOLS (L), ALL EXPOSURES, 6'-8" T. X 6'-8" W.
RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN
WUCOLS (L), ALL EXPOSURES, 8'-10" W. X 8'-10" T.
VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS
WUCOLS (M), N/E EXPOSURES, 4'-6" T. X 4'-6" W.



S3
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES,
ETC.
ELAEAGARUS DECIPENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE
WUCOLS (M), ALL EXPOSURES, 10' T. X 6'-8" W.
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET
WUCOLS (M), ALL EXPOSURES, 10' T. X 6" W.
PHOTINIA X FRASER / PHOTINIA
WUCOLS (M), ALL EXPOSURES, 10' T. X 10" W.
PODOCARPUS MACROPHYLLUS / SHRUBBY YEW
WUCOLS (M), N/E EXPOSURES, 15" W. X 6'-8" WIDE
PRUNUS CAROLINIANA 'COMPACTA' / 'COMPACTA' CAROLINA LAUREL
WUCOLS (L), ALL EXPOSURES, 8'-10" T. X 6'-8" W.



S2
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY
LOW WATER USE
CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA
WUCOLS (M), N/E EXPOSURES, 4'-5" T. X 6'-8" W.
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE
WUCOLS (L), S/W EXPOSURES, 2'-3" T. X 6'-8" W.
ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA
WUCOLS (M), ALL EXPOSURES, 2'-3" T. X 4'-6" W.
LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER
WUCOLS (L), S/W EXPOSURES, 3' T. X 5" W.
LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER
WUCOLS (M), N/E EXPOSURES 4'-5" T. X 4'-5" W.
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE
WUCOLS (M), ALL EXPOSURES, 2'-2.5" T. X 3'-4" W.
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE
WUCOLS (L), ALL EXPOSURES, 4'-5" T. X 2'-3" W.
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE
WUCOLS (M), ALL EXPOSURES, 3' T. X 4" W.
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY (SHRUB FORM)
WUCOLS (L), S/W EXPOSURES, 2' T. X 4" W.
SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE
WUCOLS (L), ALL EXPOSURES, 1'-2" T. X 3'-4" W.
SALVIA GREGGII 'FURMAN'S RED' / FURMAN'S RED SALVIA
WUCOLS (L), ALL EXPOSURES, 2'-4" T. X 2'-3" W.
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER
WUCOLS (L), ALL EXPOSURES, 3'-4" T. X 4'-5" W.
WESTRINGIA FRUTICOSA 'MUNDI' / COAST ROSEMARY
WUCOLS (L), S/W EXPOSURES, 1'-2" T. X 4'-6" W.



S4
ACCENT PLANTS FOR SPECIAL INTEREST
AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE
WUCOLS (M), N/E EXPOSURE, 2'-3" T. X 3'-4" W.
DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY
WUCOLS (L), S/W EXPOSURE, 2'-4" T. X 1'-2" W.
DIETES VEGATA / FORTNIGHT LILY
WUCOLS (L), ALL EXPOSURES, 3'-4" T. X 3'-4" W.
ERIGERON KARVINSKIANUS 'PROFUSION' / SANTA BARBARA DAISY
WUCOLS (L), ALL EXPOSURES, 1'-2" T. X 3'-5" W.
PENNISTETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS
WUCOLS (L), S/W EXPOSURE, 3'-5" T. X 2'-3" W.
PHORMIUM TENAX 'MAORI MAIDENSUNRISE' / TRICOLOR NEW ZEALAND FLAX
WUCOLS (M), S/W EXPOSURE, 2'-3" T. X 2'-3" W.



S6
ORNAMENTAL GRASSES FOR SEASONAL INTEREST AND TEXTURE.
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
WUCOLS (L), ALL EXPOSURES, 3' T. X 2" W.
FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE
WUCOLS (L), S/W EXPOSURES, 1'-1" T. X 16" W.
FESTUCA MAIREI / ATLAS FESCUE
WUCOLS (L), ALL EXPOSURES, 2'-3" T. X 2'-3" W.
PENNISTETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
WUCOLS (L), S/W EXPOSURES, 1'-2" T. X 1'-2" W.



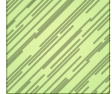
S5
USED TO ACCENTUATE ARCHITECTURAL FEATURES SUCH AS PORCH COLUMNS, ETC.
CUPRESSUS SEMPERVIRENS 'TINY TOWER' TM / TINY TOWER ITALIAN CYPRESS
WUCOLS (L), ALL EXPOSURES, 10'-15" T. X 1'-3" W.
ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY
WUCOLS (L), ALL EXPOSURES, 6'-8" T. X 2'-3" W.
JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER
WUCOLS (L), ALL EXPOSURES, 12'-15" T. X 2" W.



S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.
BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD
WUCOLS (M), ALL EXPOSURES, 3'-4" T. X 2'-4" W.
CALLISTEMON VIMINALIS 'BETTER JOHN' / BETTER JOHN WEEPING BOTTLEBRUSH
WUCOLS (L), ALL EXPOSURES, 3'-4" T. X 3" W.
ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA
WUCOLS (M), ALL EXPOSURES, 2'-3" T. X 4'-6" W.
EUONYMUS JAPONICUS MICROPHYLLUS / BOXLEAF EUONYMUS
WUCOLS (L), ALL EXPOSURES, 2'-3" T. X 2'-3" W.
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORNE
WUCOLS (L), ALL EXPOSURES, 4'-5" T. X 2'-3" W.
SPIRAEA JAPONICA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA
WUCOLS (M), ALL EXPOSURES, 2'-3" T. X 3'-4" W.



G1
SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF
SUBSTITUTE.
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
WUCOLS (M), ALL EXPOSURES, <1" T. X 3'-5" W.
COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA
WUCOLS (L), S/W EXPOSURES, 2" T. X 6'-6" W.
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER
WUCOLS (L), ALL EXPOSURES, 1' T. X 6'-8" W.
JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER
WUCOLS (L), ALL EXPOSURES, <1" T. X 6'-8" W.
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM
WUCOLS (L), 1'-2" T. X UP TO 15' WIDE, TYPICALLY LESS
ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY
WUCOLS (L), ALL EXPOSURES, 1'-2" T. X 6'-8" W.



G2
SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD
INTEREST AND COLOR AT ENTRY WALKS
HELICHRYSUM PETIOLARE 'VARIEGATUM' / VARIEGATED LICORICE PLANT
WUCOLS (L)
TEUCRIUM CHAMAEDRY'S 'PROSTRATUM' / PROSTRATE GERMANDER
WUCOLS (L), ALL EXPOSURES, 1'-2" T. X 2'-3" W.
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE
WUCOLS (M), ALL EXPOSURES, 1'-2" T. X 6'-8" W.
VERBENA C. 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA
WUCOLS (L), ALL EXPOSURES, 1'-2" T. X 2'-3" W.



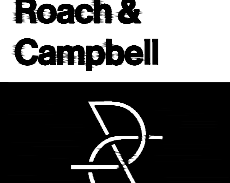
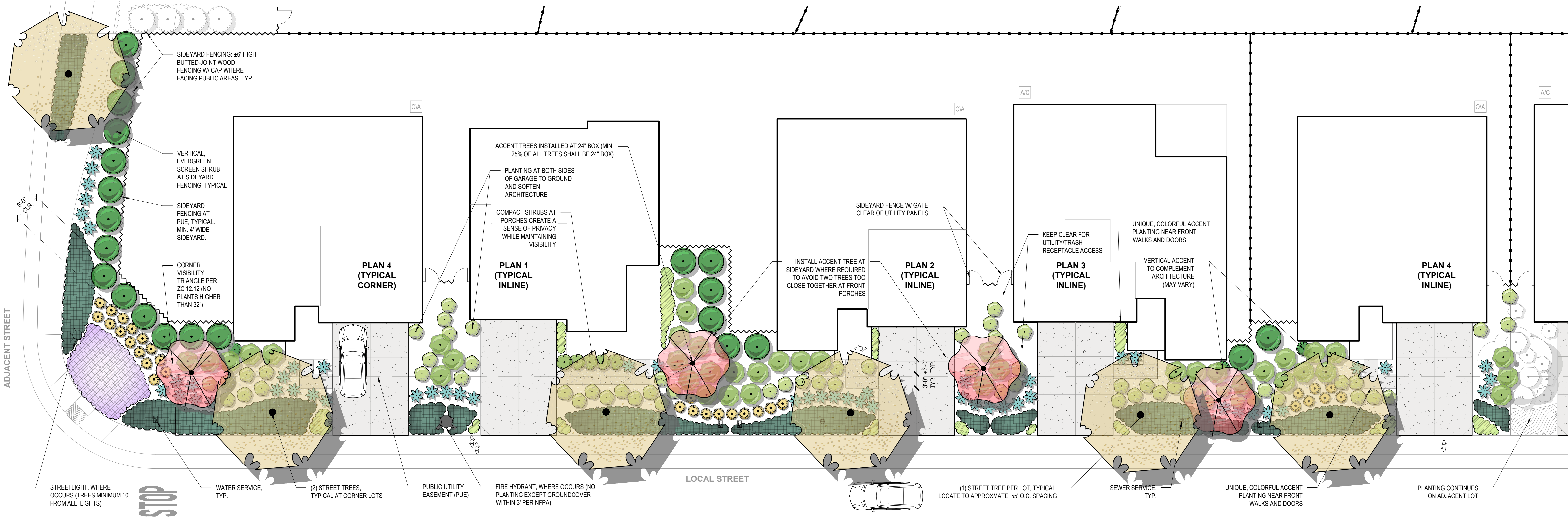
G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT
CORNERS
ROSA X 'MEIDRIFORA' TM / CORAL DRIFT GROUNDCOVER ROSE
WUCOLS (M), ALL EXPOSURES, 2' T. X 3" W.
ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE
WUCOLS (M), ALL EXPOSURES, 2' T. X 3" W.



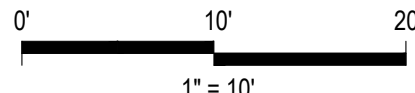
DATE SIGNED: 11/01/21

GENERAL NOTES

ATTACHED SIDEWALK CONDITION SHOWN, AS TYPICAL FOR A
MAJORITY OF THE COMMUNITY. DETACHED SIDEWALK CONDITION
OCCURS AT SOME CORNER SIDEYARDS, AND AT FRONT YARDS
ALONG ALONG INLINE LOTS AT COBBLEBROOK DRIVE. ADDITIONAL
TREES, PER THE SPECIFIC PLAN, MAY BE PROPOSED AT THESE
LOTS SPACE ALLOWS.



November, 2021
Rancho Cordova, California
Design Review Submittal



Montelena | Villages 1 & 2
Landscape Preliminary Plan



PLAN 1B
Tuscan

PLAN 3C
MODERN FARMHOUSE

PLAN 2A
SPANISH

Plan 4C
MODERN FARMHOUSE



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Note: Colors in this rendering may not be accurately represented due to printing. Please refer to the actual paint chips in the DR package.

MONTELENA

STREETSCENE



1A - SPANISH ECLECTIC
Scheme 1A



1C - MODERN FARMHOUSE
Scheme 3C



1B - TUSCAN
Scheme 1B

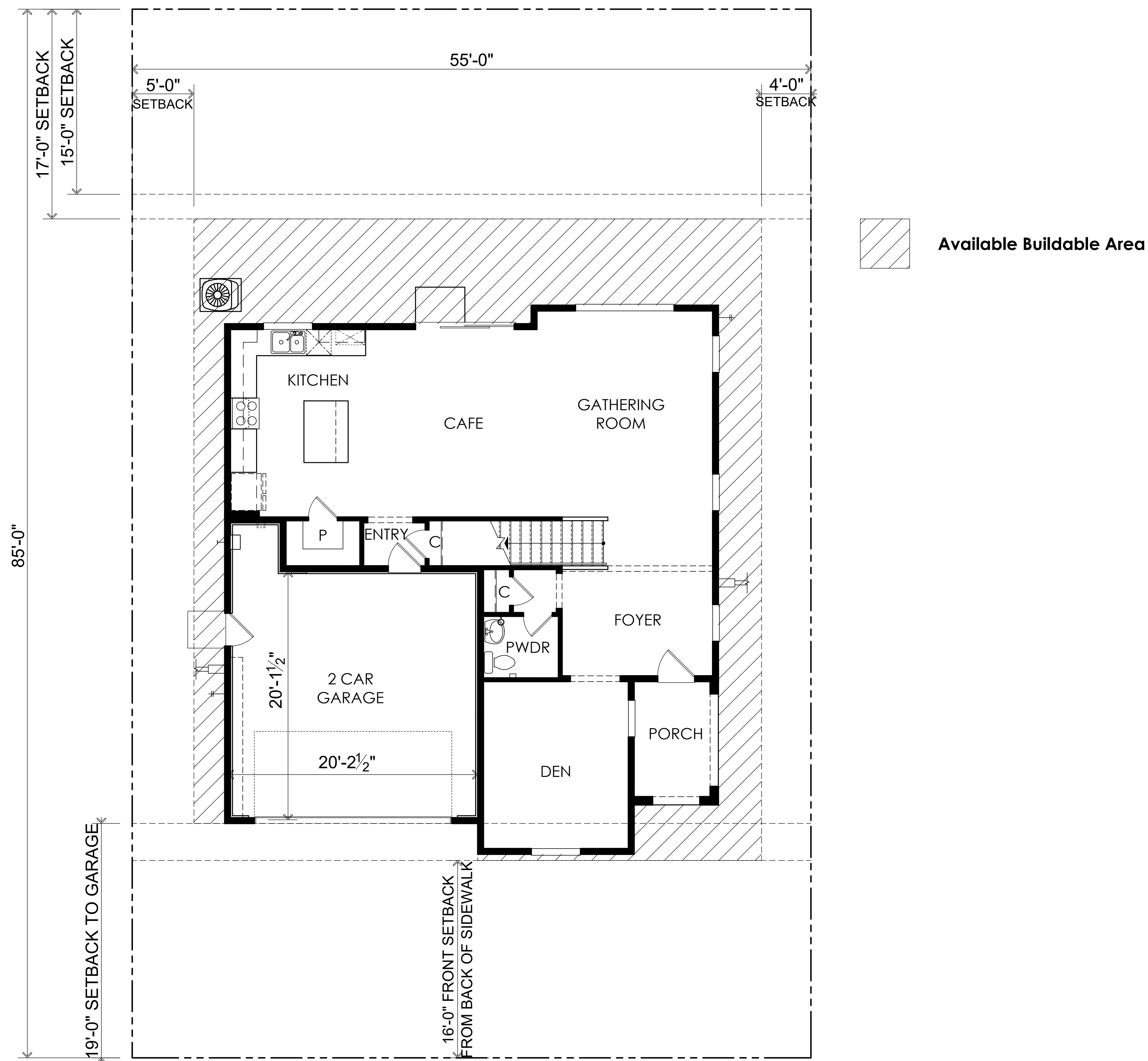


PLAN 1 ■ 2,526 SQ. FT.

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MONTELENA

FRONT ELEVATIONS



PLAN 1 ■ 2,526 SQ. FT.

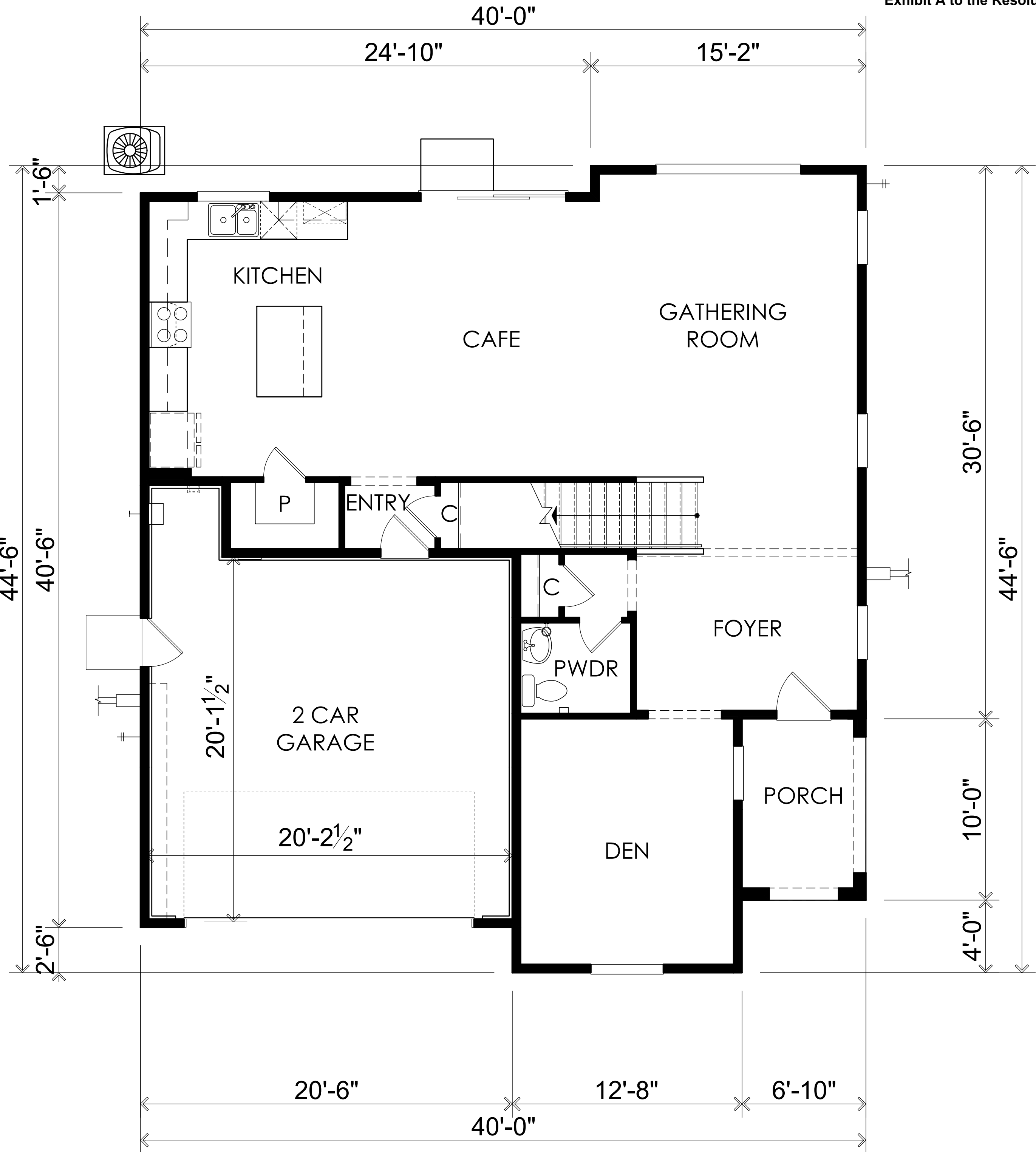
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MONTELENA

LOT FIT
ELEVATION 'A' SHOWN



Second Floor Plan



First Floor Plan

Floor Area Table		
1st Floor	1,160	SQ. FT.
2nd Floor	1,366	SQ. FT.
Total	2,526	SQ. FT.
2 Car Garage	436	SQ. FT.
Porch	68	SQ. FT.

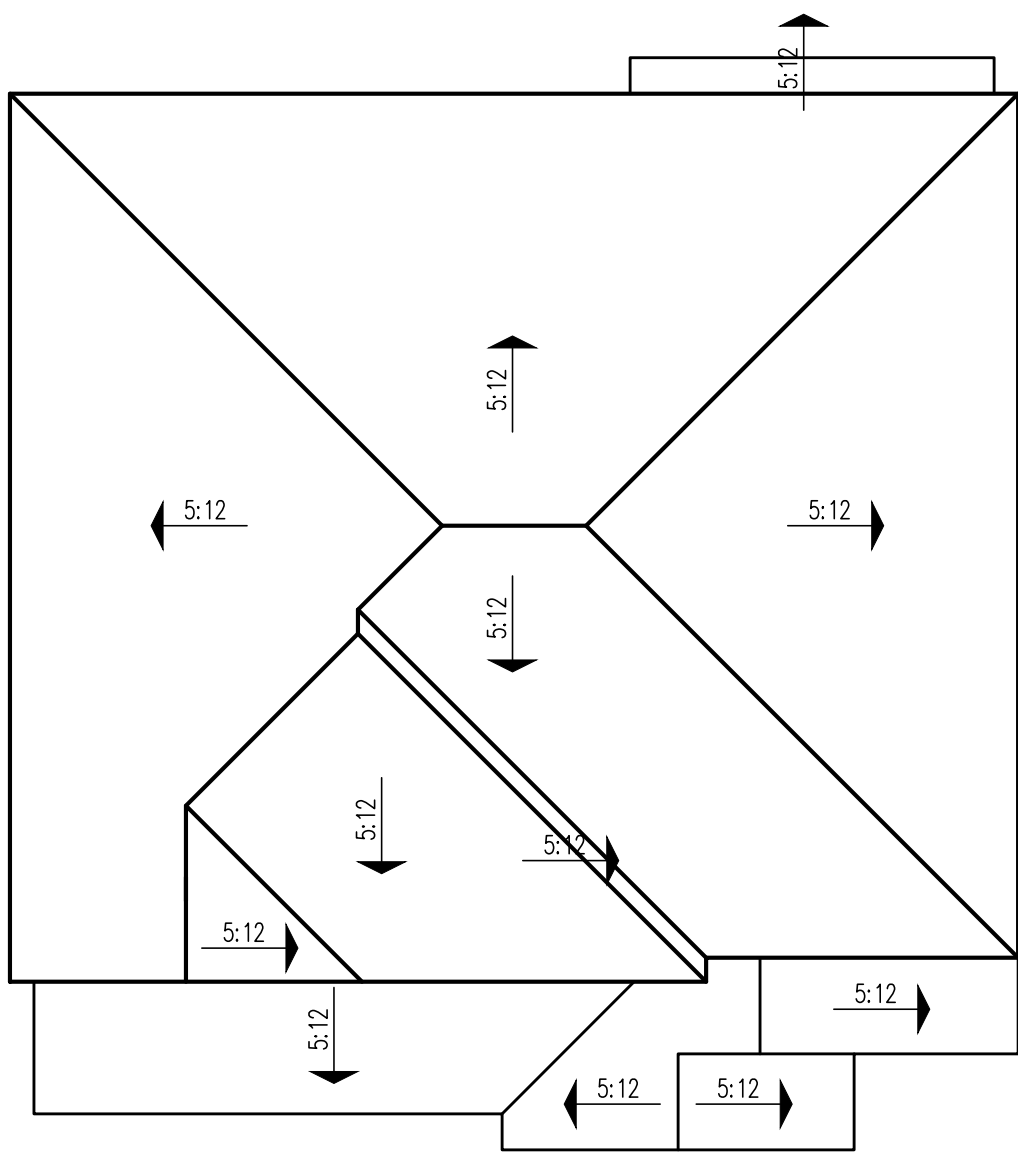


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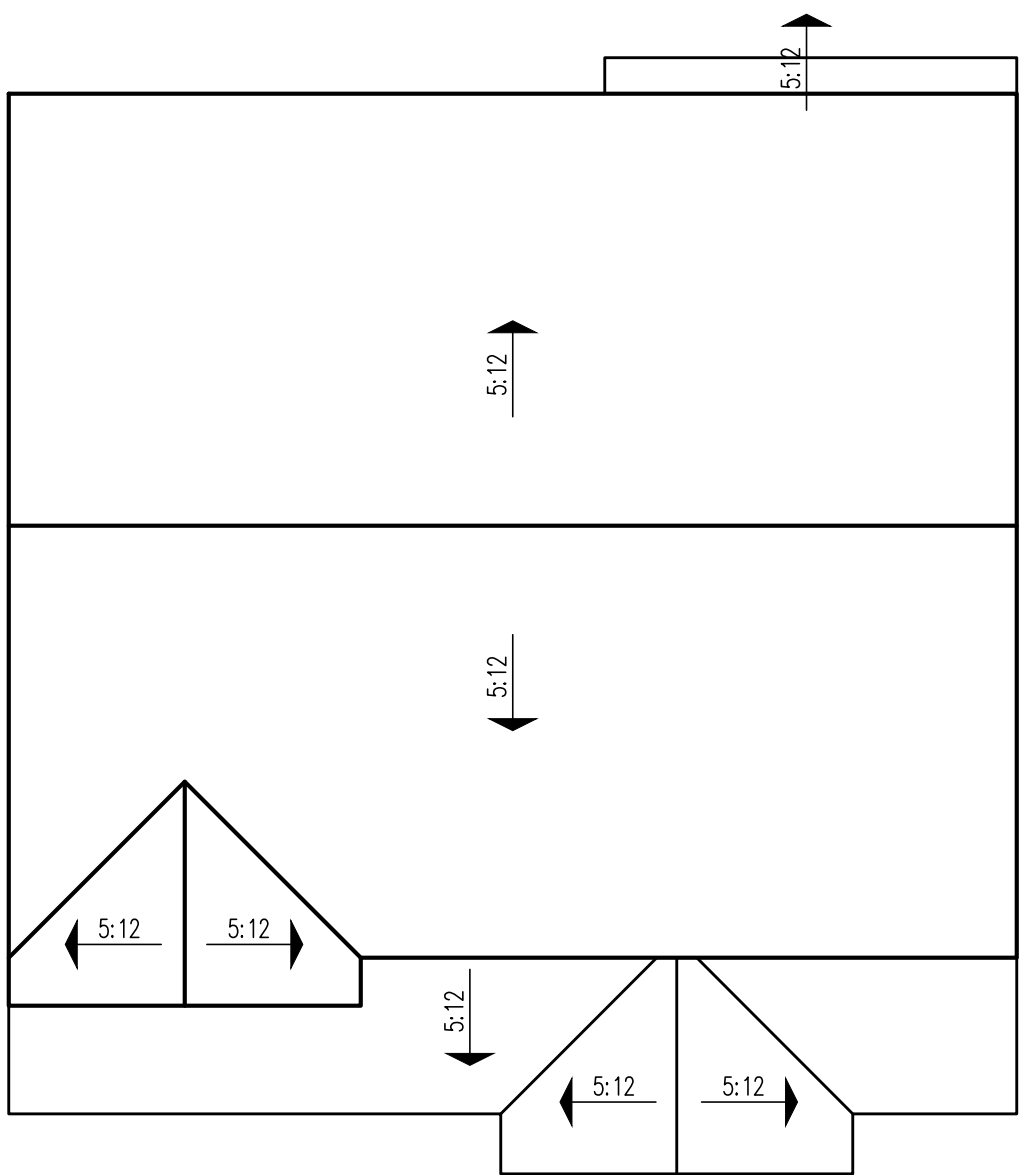
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MONTELENA

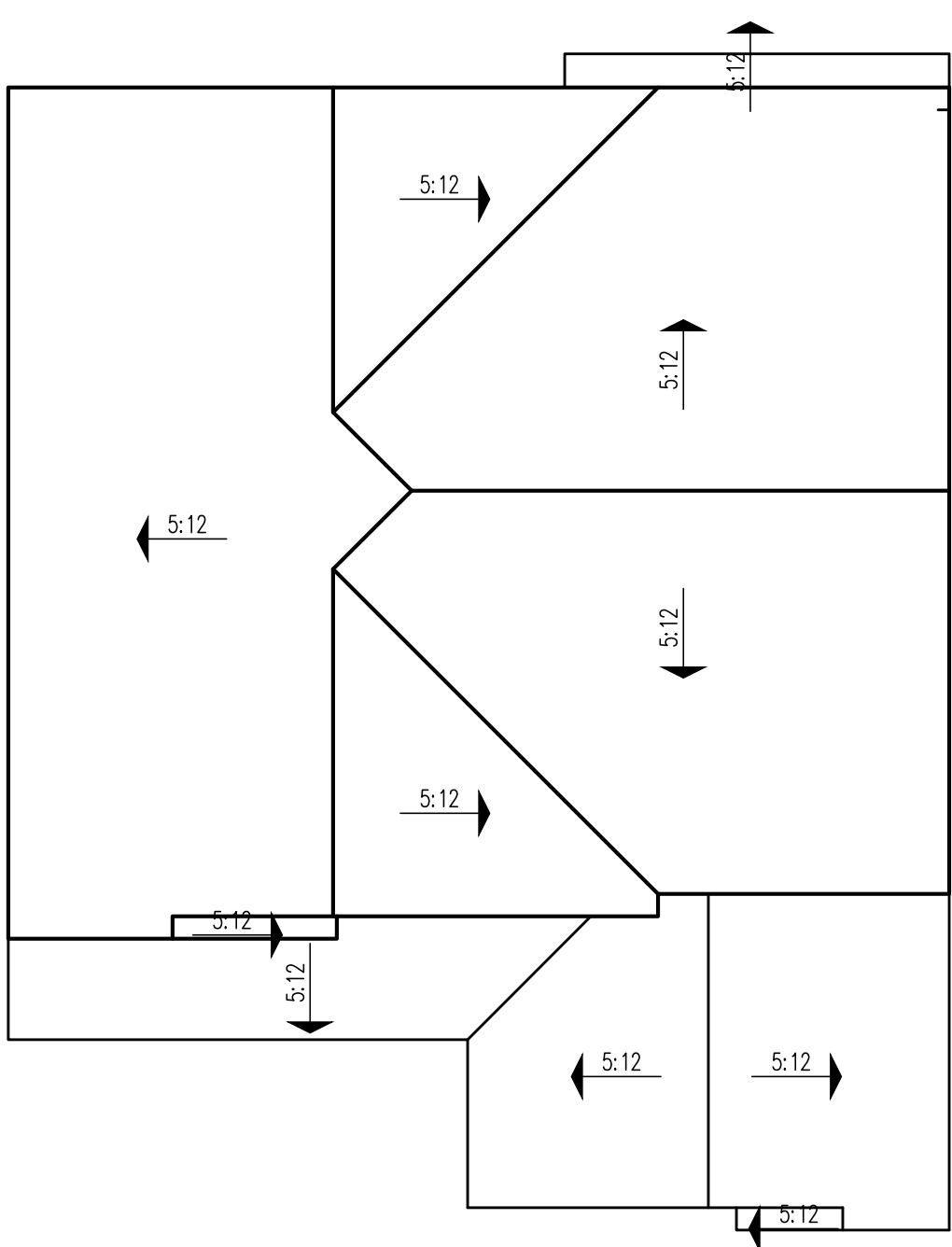
FLOOR PLAN
ELEVATION 'A' SHOWN



Roof Plan 'A' -
Spanish Eclectic



Roof Plan 'B' -
Tuscan



Roof Plan 'C' -
Modern Farmhouse

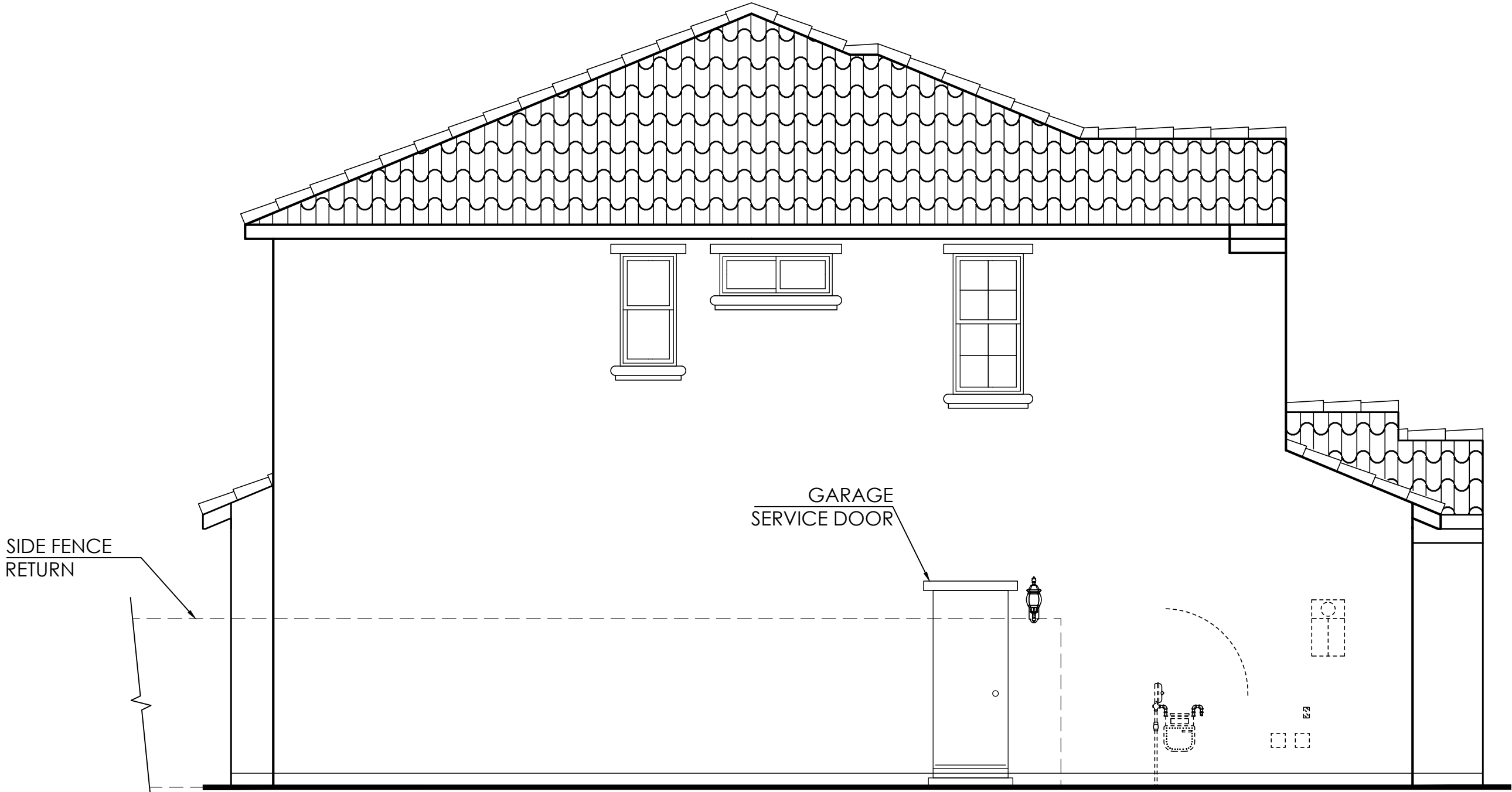


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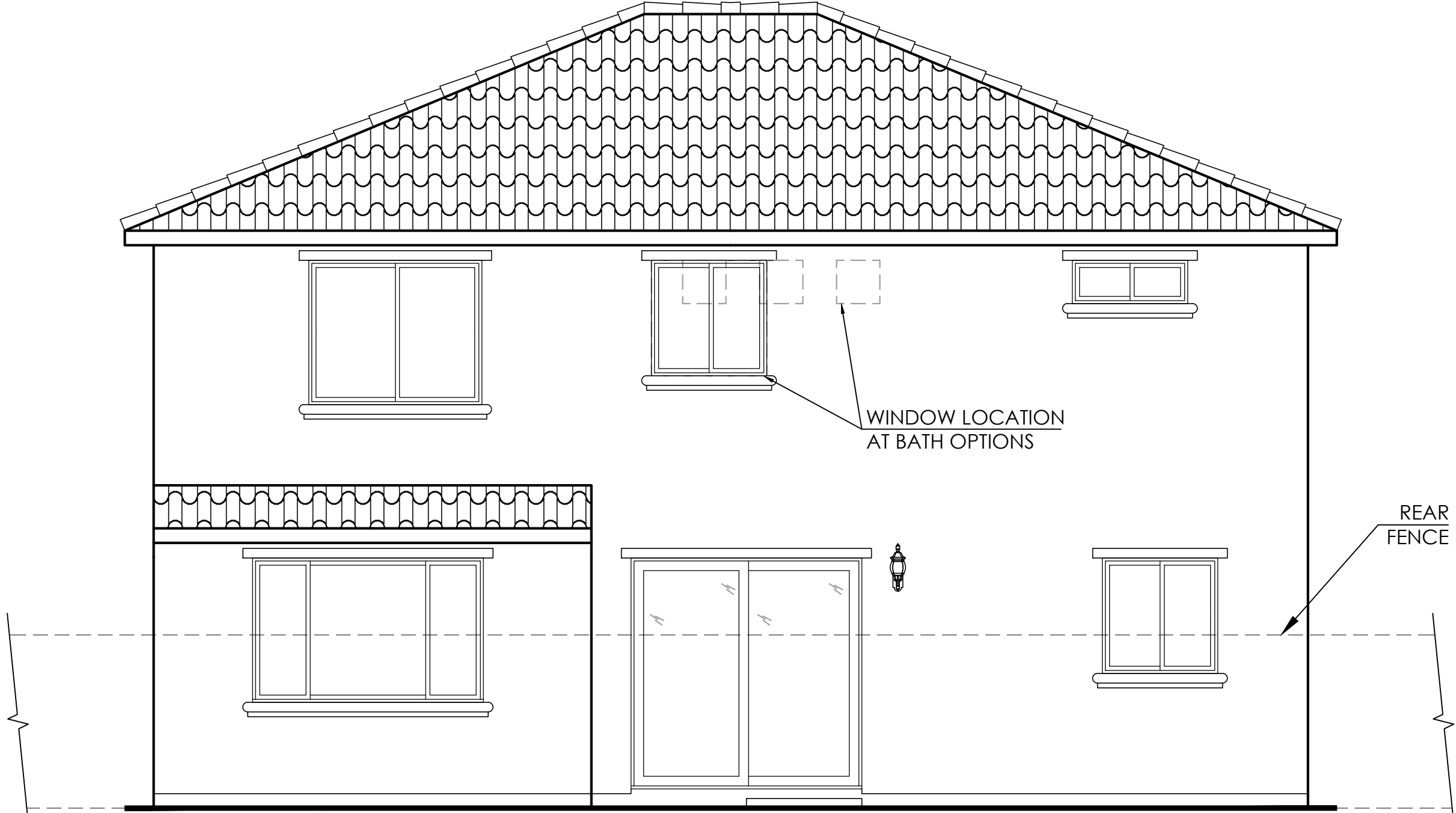
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MONTELENA

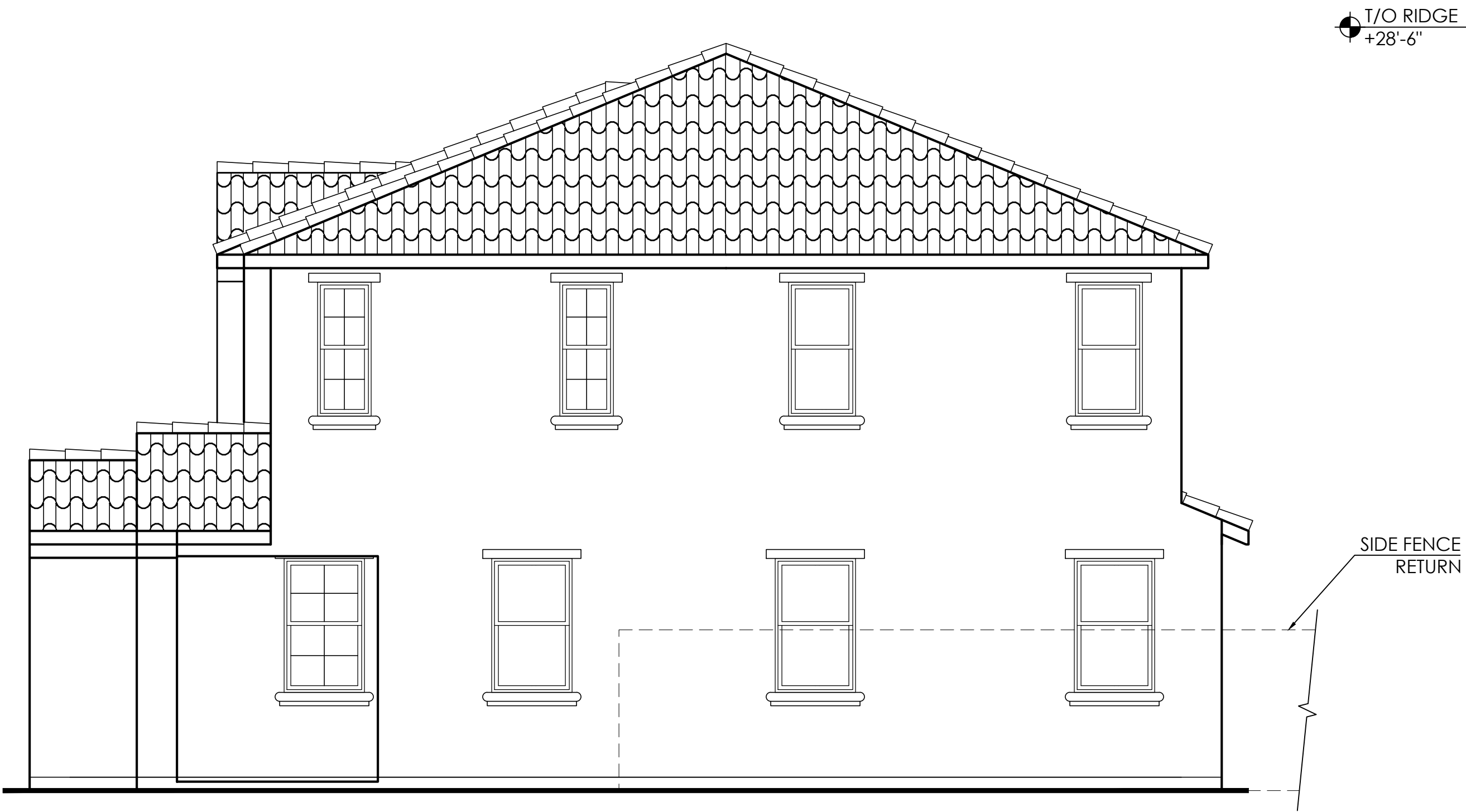
ROOF PLANS



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'A' - Spanish Eclectic

Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE GABLE ACCENTS
- E. STUCCO CORBEL EAVES
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

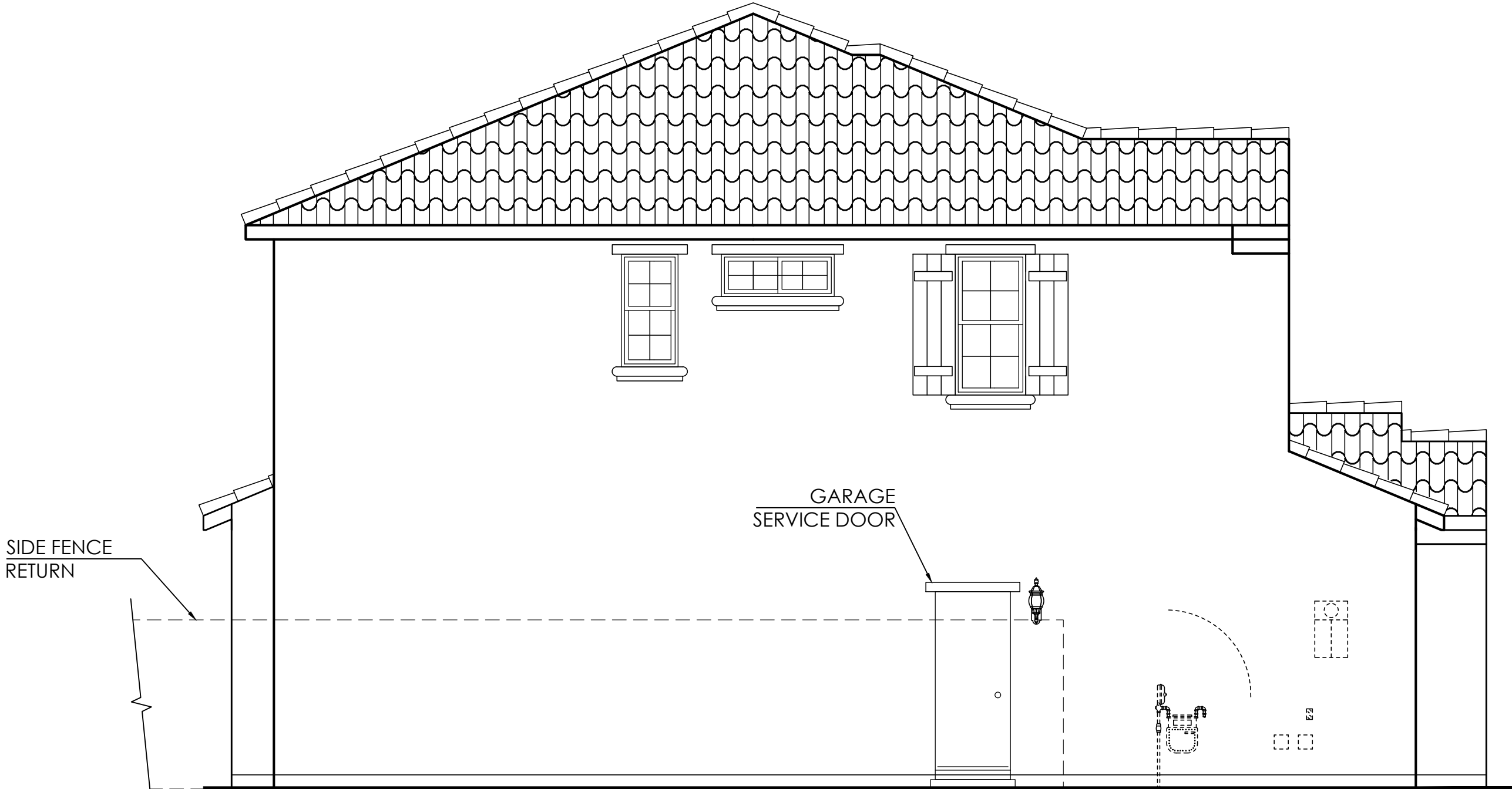


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MONTELENA

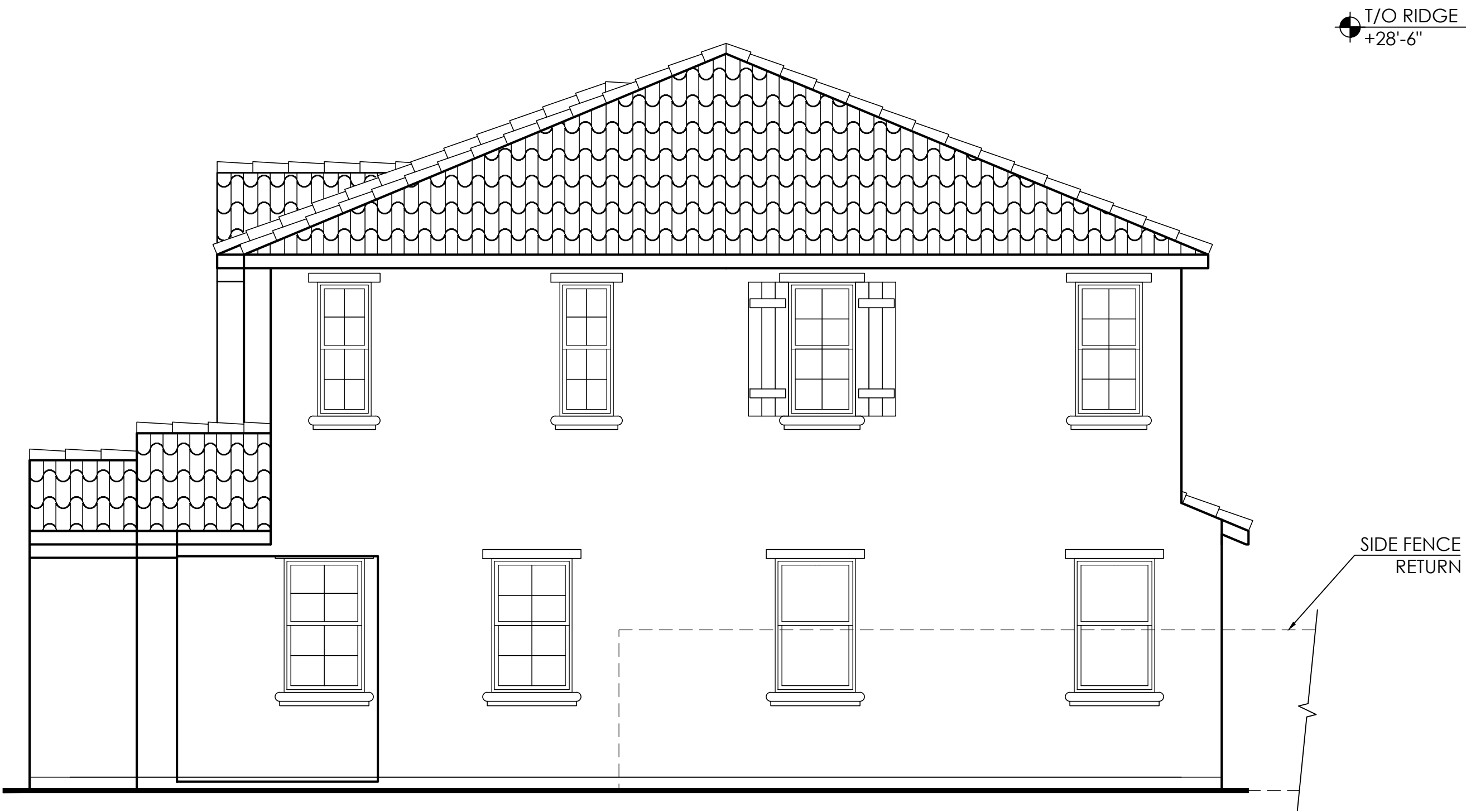
SPANISH
ECLECTIC



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'A' - Spanish Eclectic

Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE GABLE ACCENTS
- E. STUCCO CORBEL EAVES
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



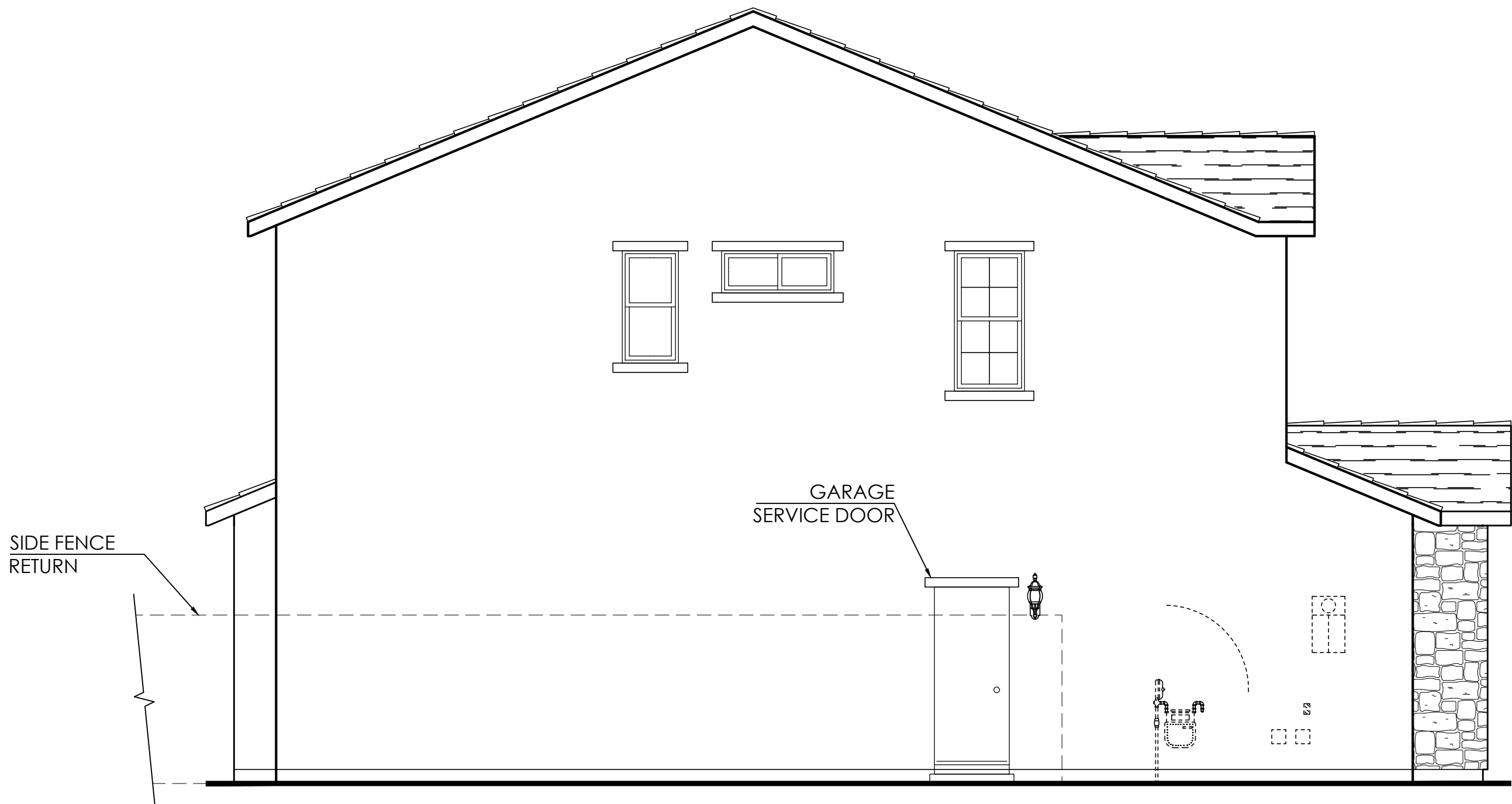
PLAN 1 ■ 2,526 SQ. FT.

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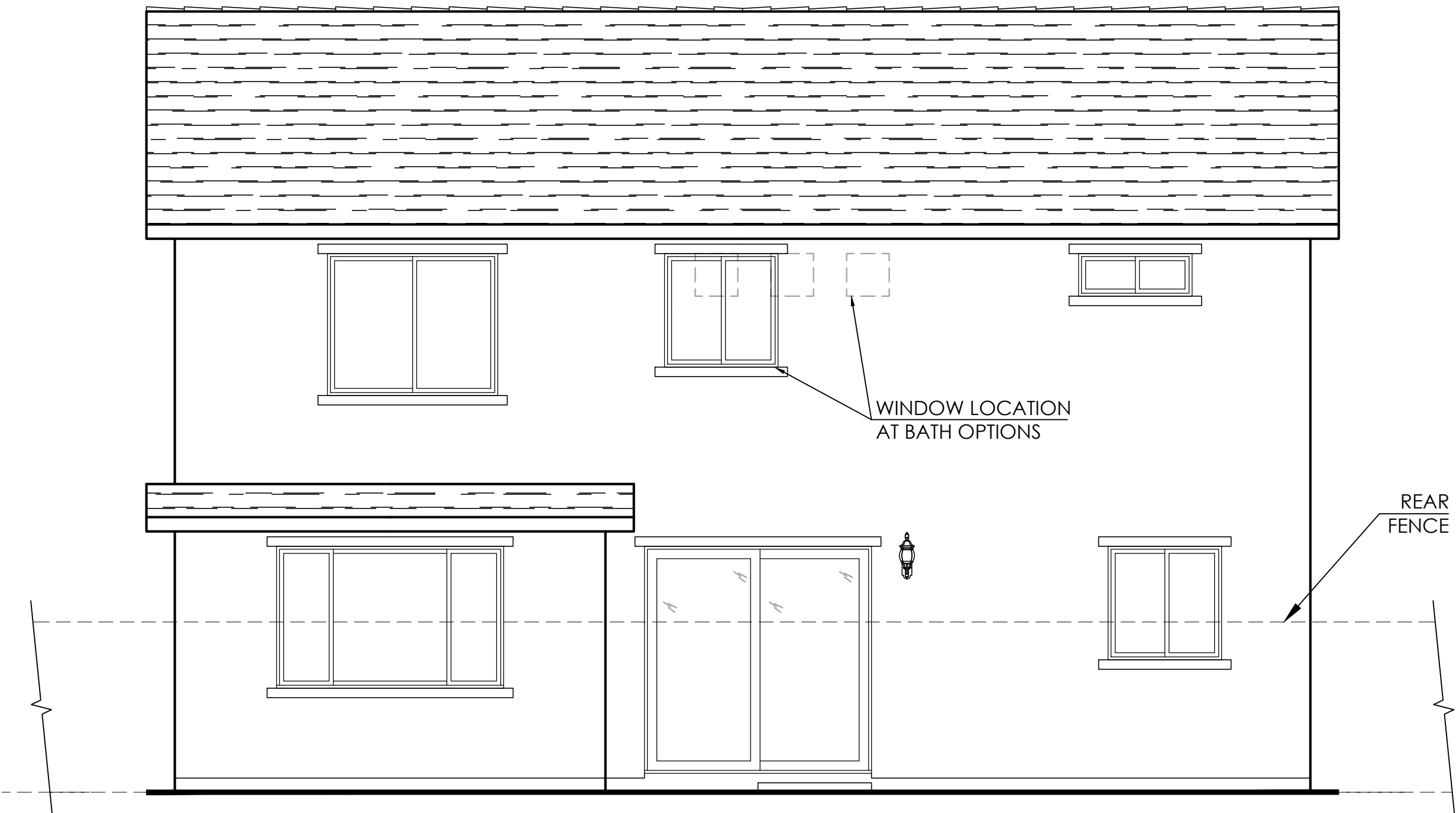
ENHANCED

MONTELENA

SPANISH
ECLECTIC



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'B' - Tuscan

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE CORBELS
- E. DECORATIVE STONE
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

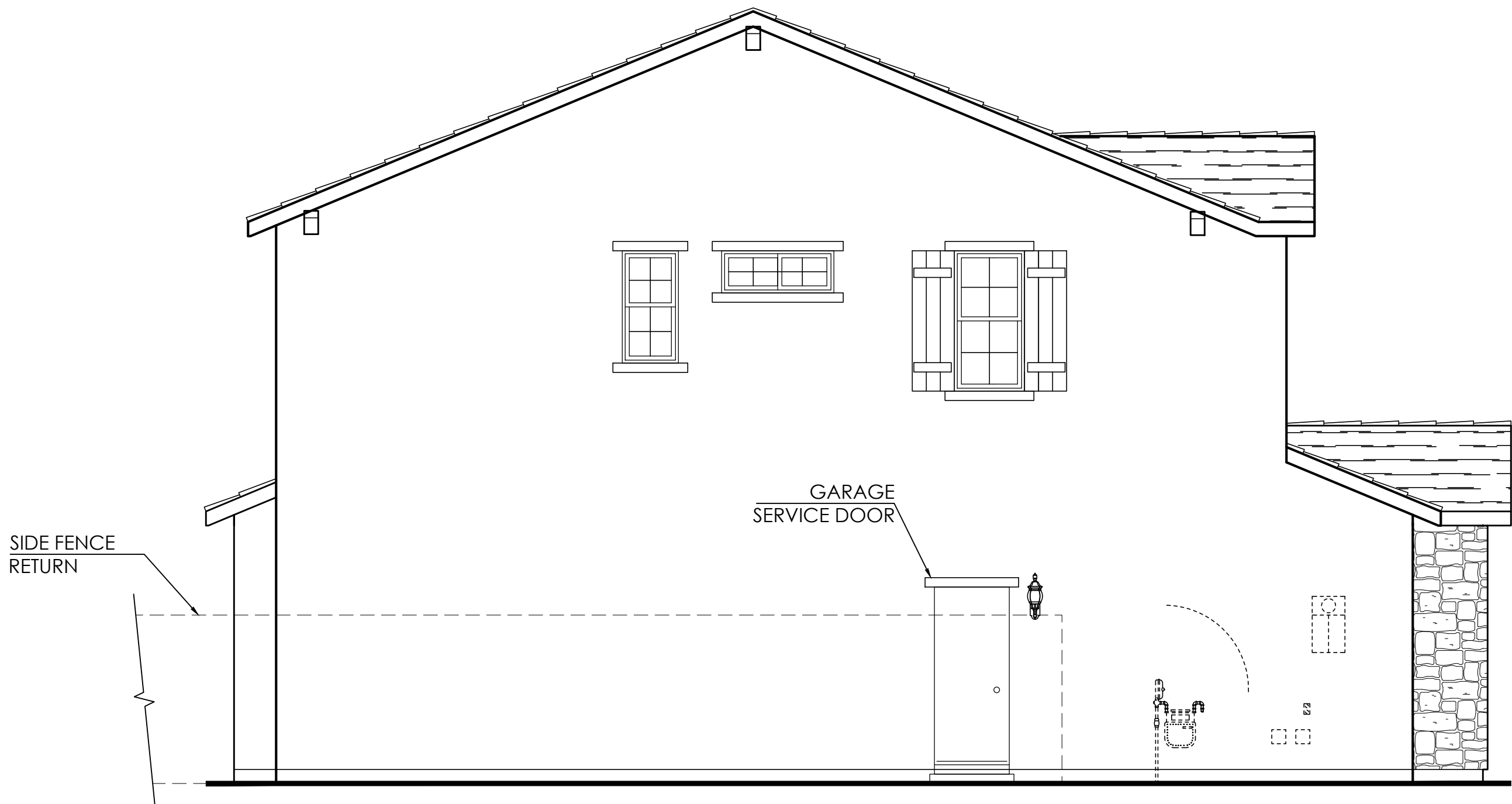


PLAN 1 ■ 2,526 SQ. FT.

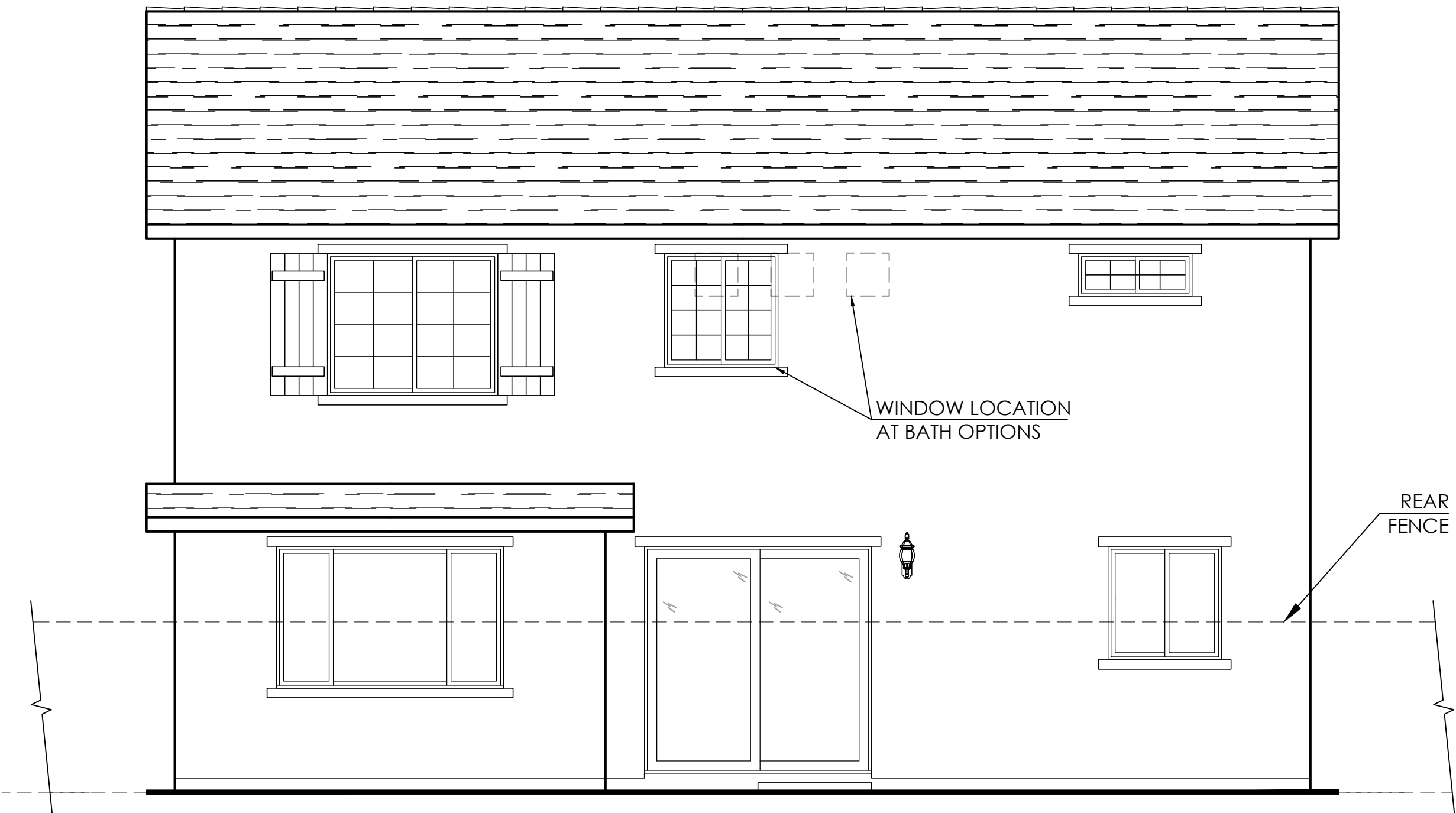
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MONTELENA

TUSCAN



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'B' - Tuscan

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE CORBELS
- E. DECORATIVE STONE
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



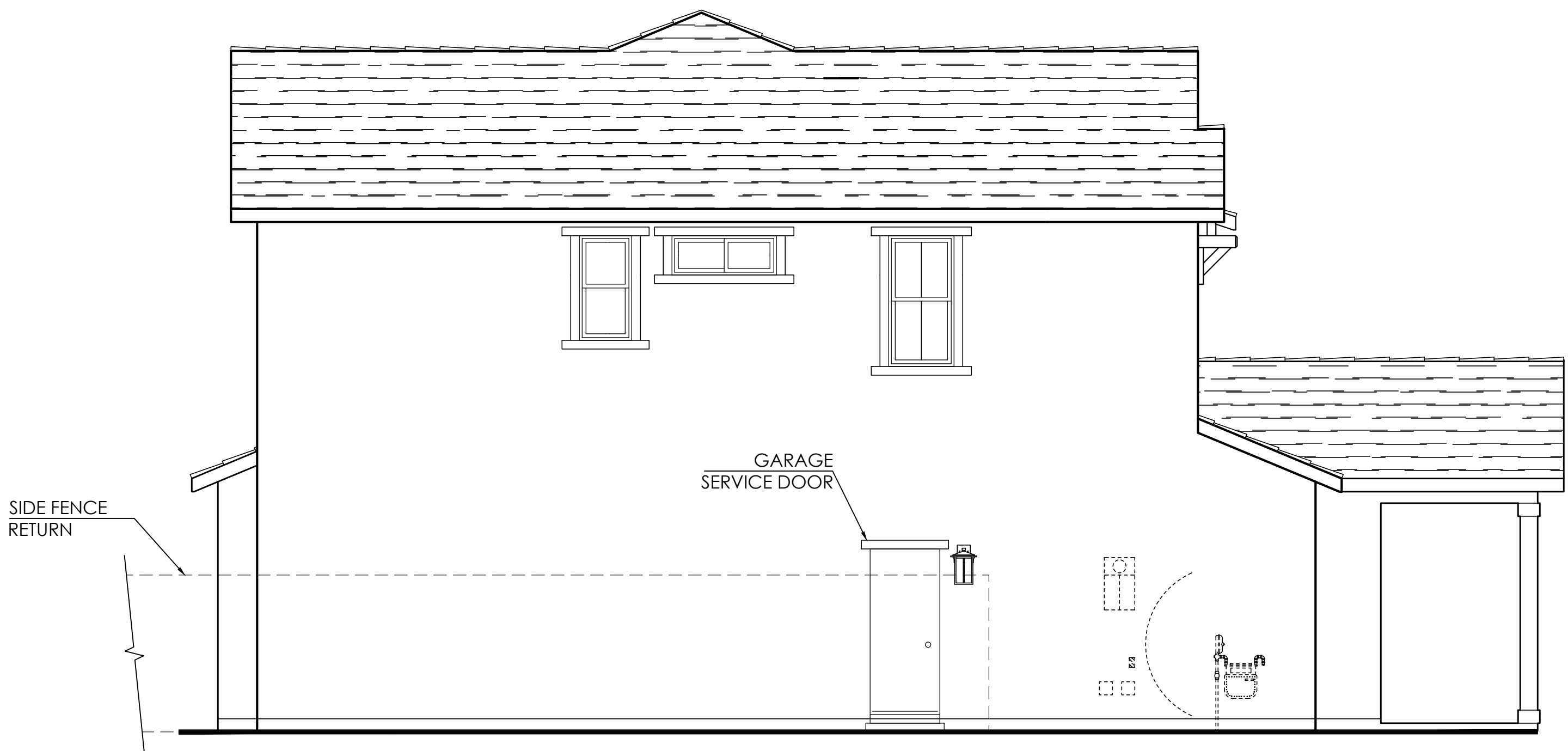
PLAN 1 ■ 2,526 SQ. FT.

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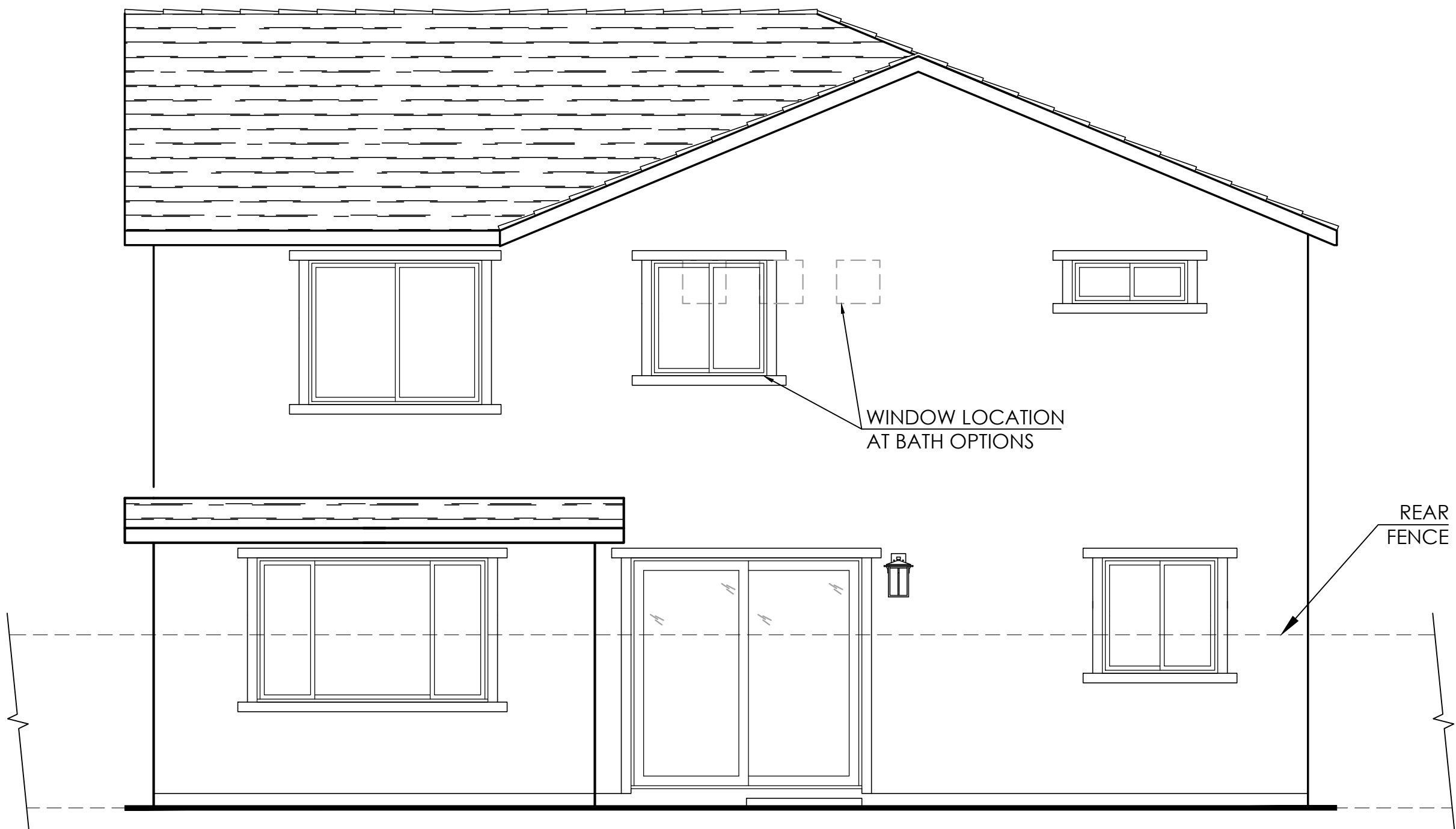
ENHANCED

MONTELENA

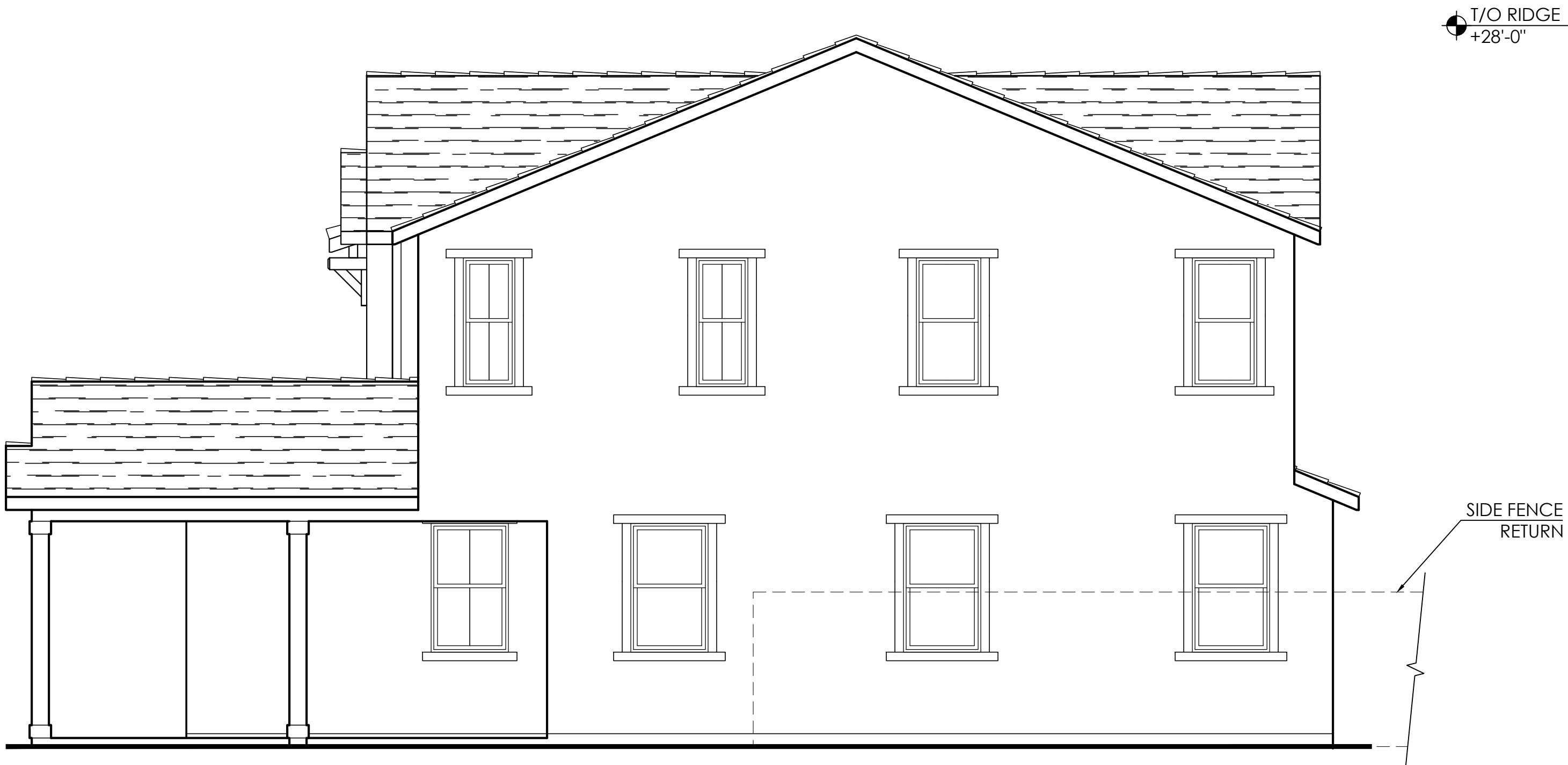
TUSCAN



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'C' - Modern Farmhouse

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE STONE
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. DECORATIVE CORBELS AT GABLES
- G. OPTIONAL WINDOWS AT GARAGE DOOR
- H. STUCCO WINDOW TRIM
- I. STANDARD COACH LIGHT

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



PLAN 1 ■ 2,526 SQ. FT.

(c) Copyright 2021 PulteGroup, Inc.

MONTELENA

MODERN
FAMRHOUSE



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'C' - Modern Farmhouse

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE STONE
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. DECORATIVE CORBELS AT GABLES
- G. OPTIONAL WINDOWS AT GARAGE DOOR
- H. STUCCO WINDOW TRIM
- I. STANDARD COACH LIGHT

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



PLAN 1 ■ 2,526 SQ. FT.

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ENHANCED

MONTELENA

MODERN
FARMHOUSE



2A - CALIFORNIA RANCH
Scheme 2A



2C - MODERN FARMHOUSE
Scheme 3C



2B - EUROPEAN COTTAGE
Scheme 2B

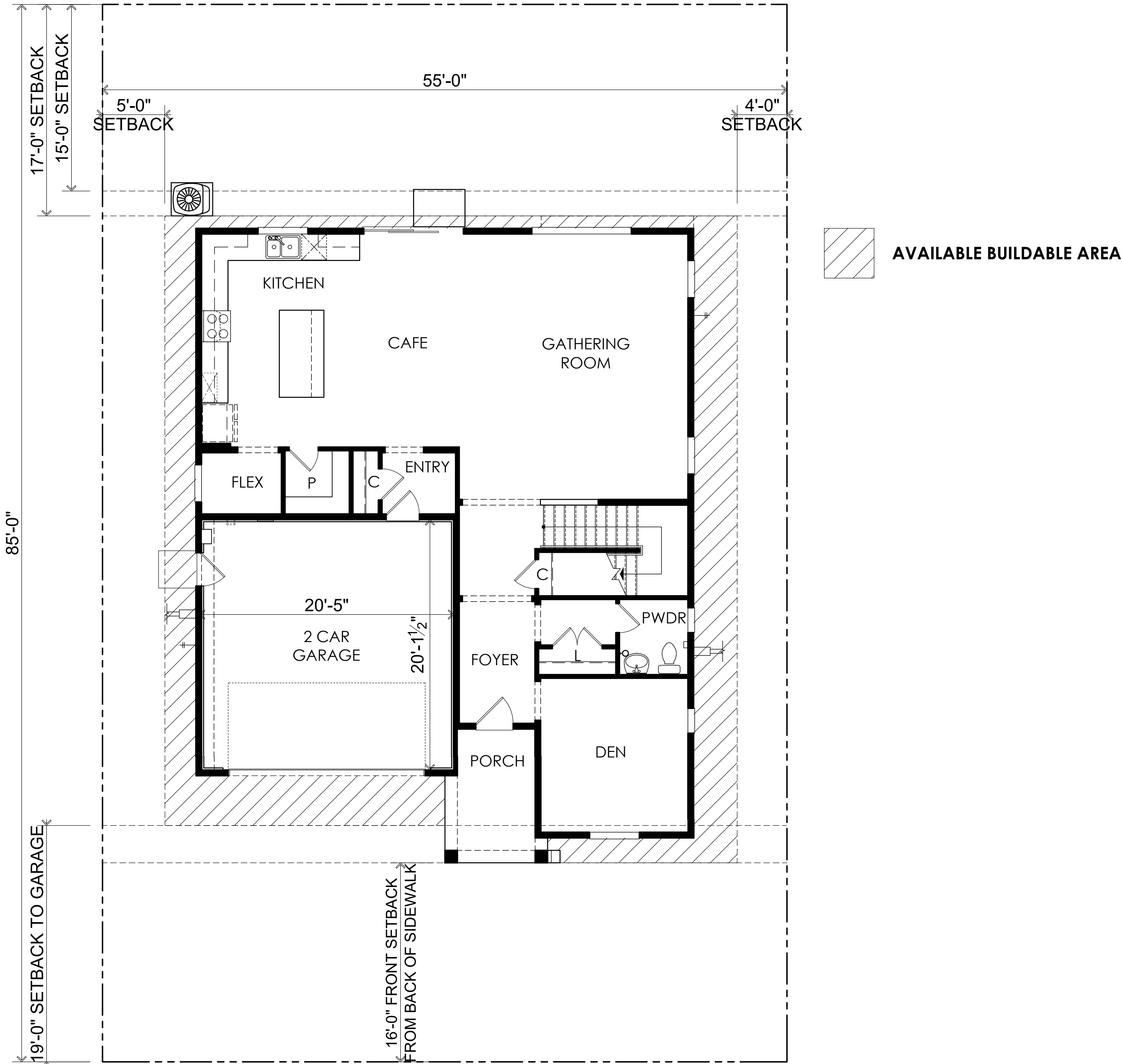


PLAN 2 ■ 2,786 SQ. FT.

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MONTELENA

FRONT ELEVATIONS

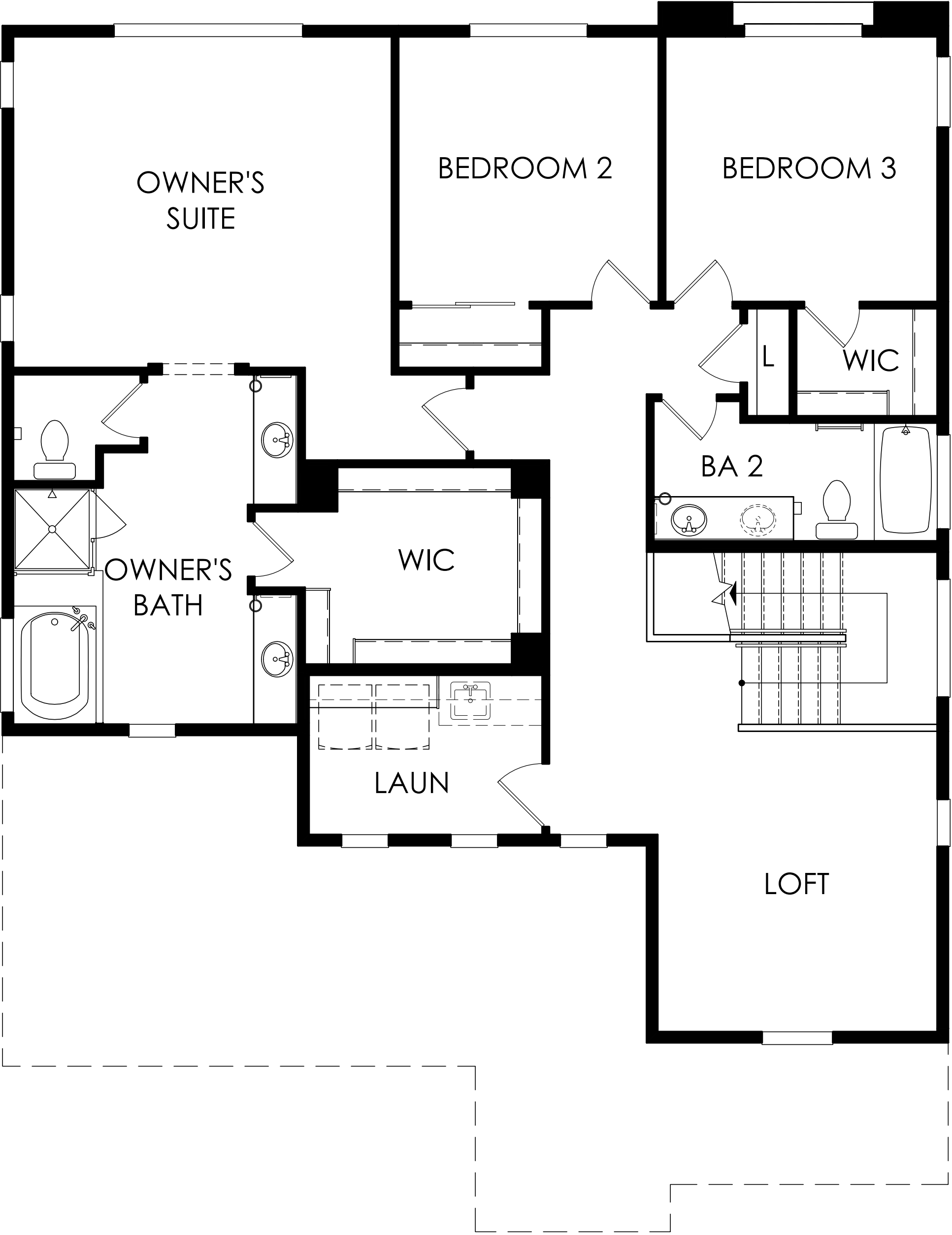


PLAN 2 ■ 2,786 SQ. FT.

(c) Copyright 2021 PulteGroup, Inc.

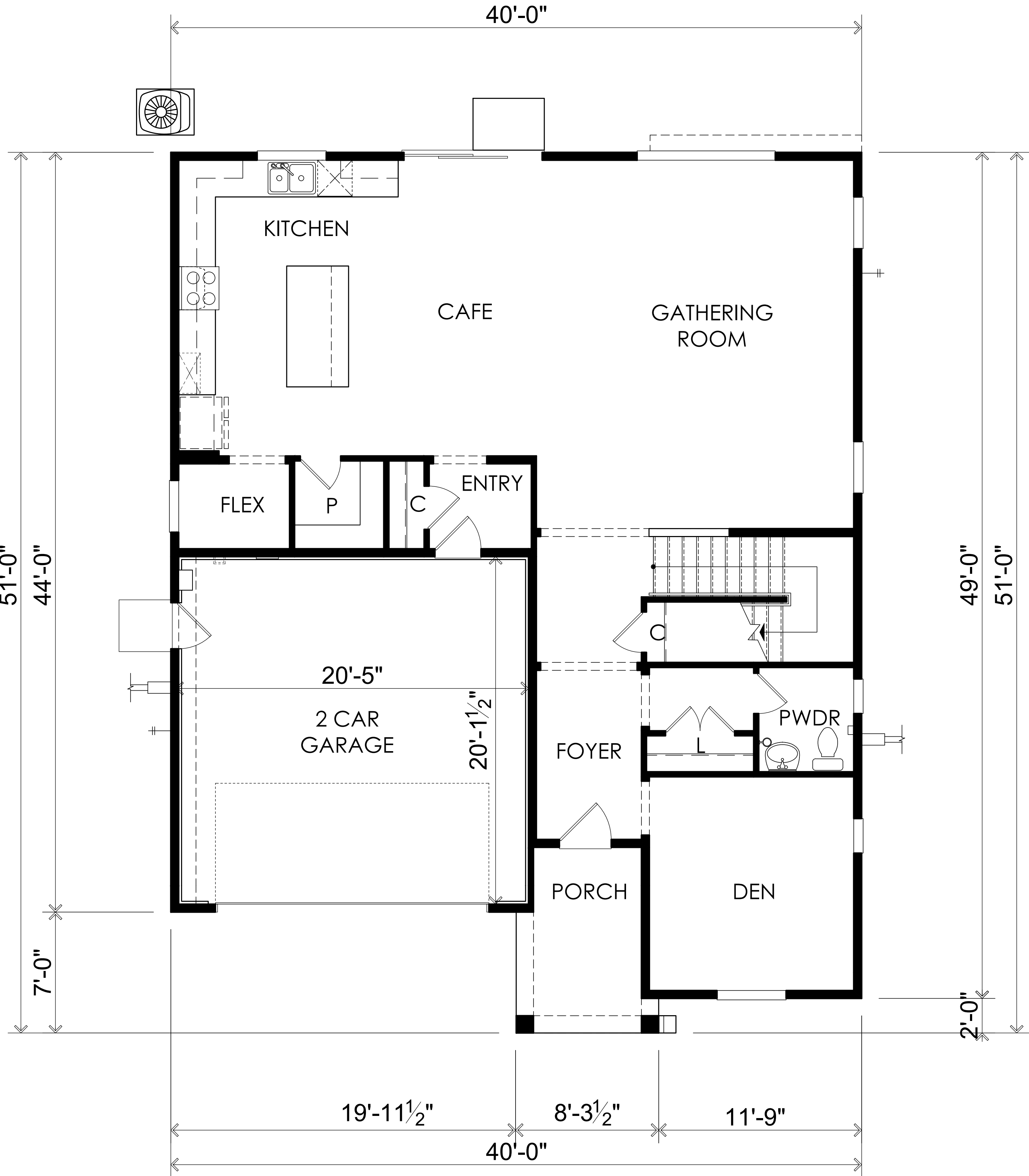
MONTELENA

LOT FIT
ELEVATION 'A' SHOWN



Second Floor Plan

Floor Area Table		
1st Floor	1,373	SQ. FT.
2nd Floor	1,413	SQ. FT.
Total	2,786	SQ. FT.
2 Car Garage	427	SQ. FT.
Porch	76	SQ. FT.



First Floor Plan

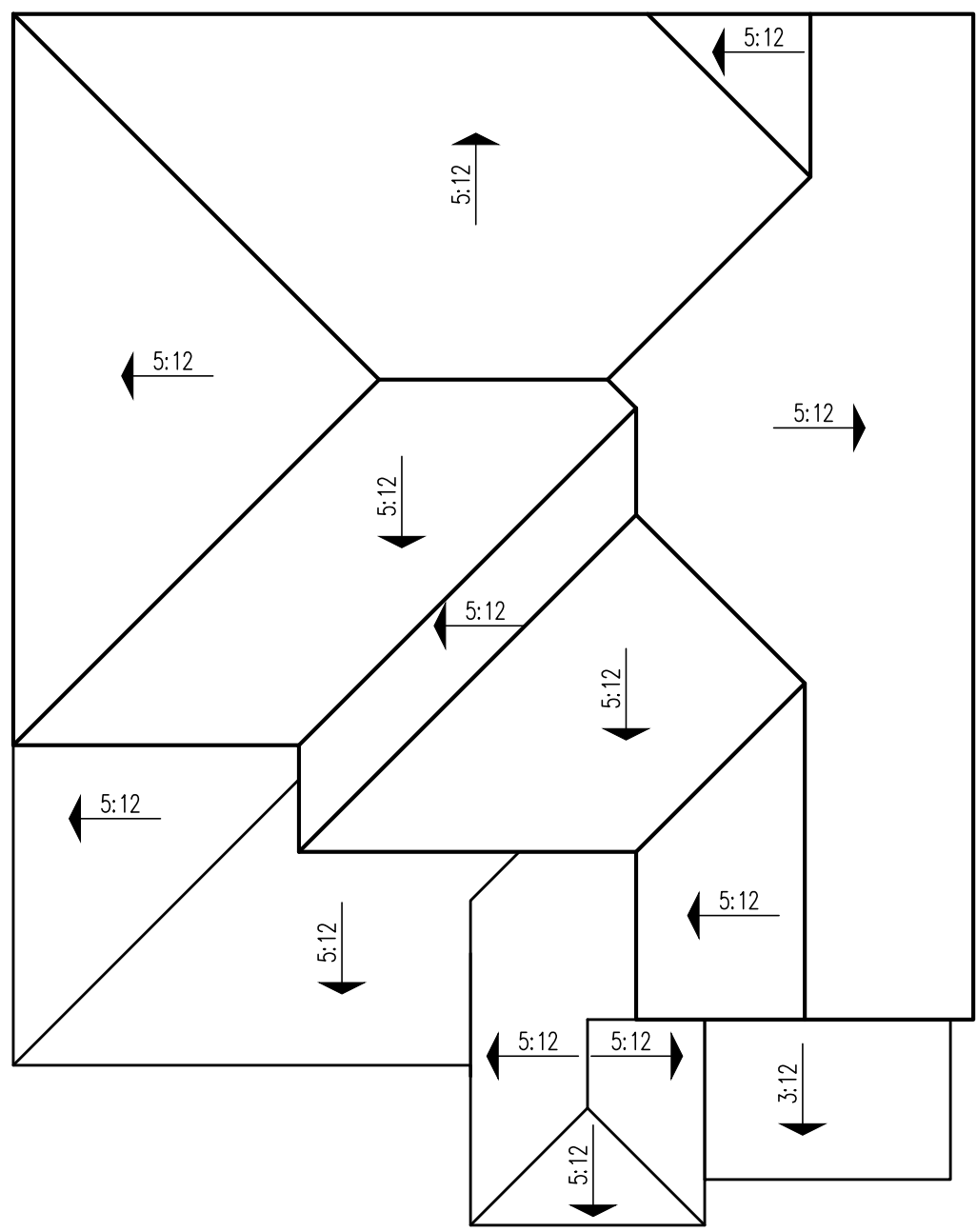


PLAN 2 ■ 2,786 SQ. FT.

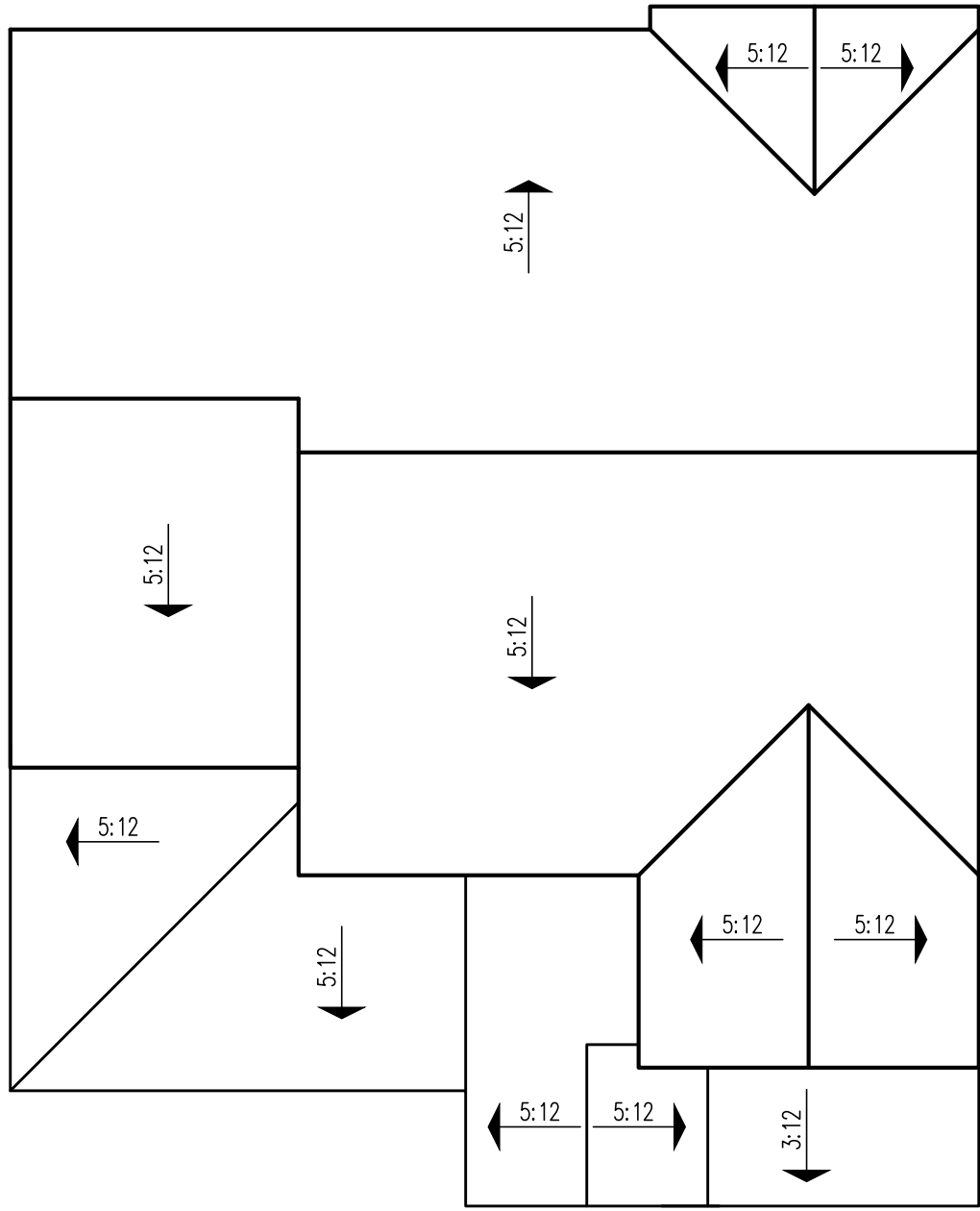
(c) Copyright 2021 PulteGroup, Inc.

MONTELENA

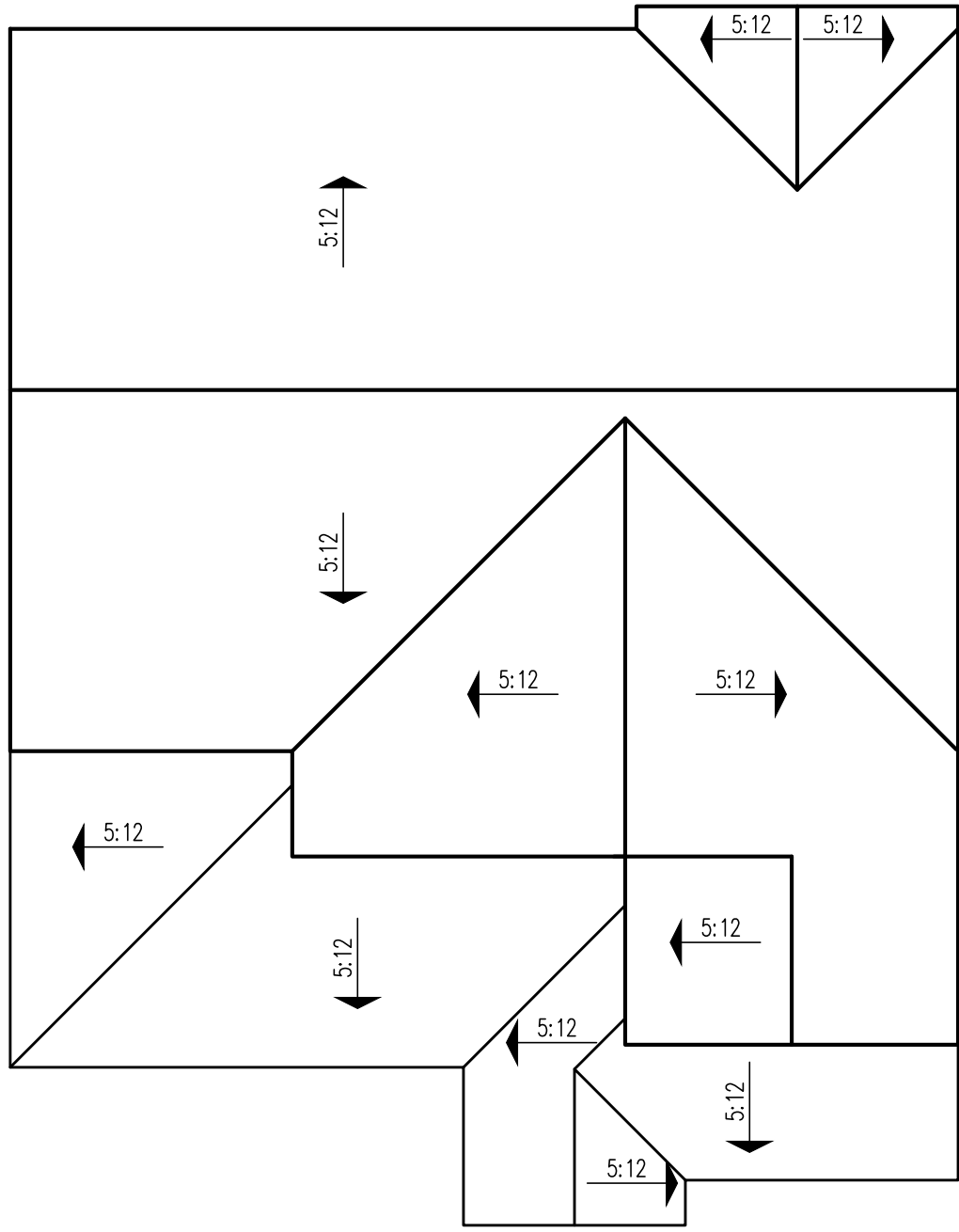
FLOOR PLAN
ELEVATION 'A' SHOWN



Roof Plan 'A' -
Spanish Eclectic



Roof Plan 'B' -
Tuscan



Roof Plan 'C' -
Modern Farmhouse

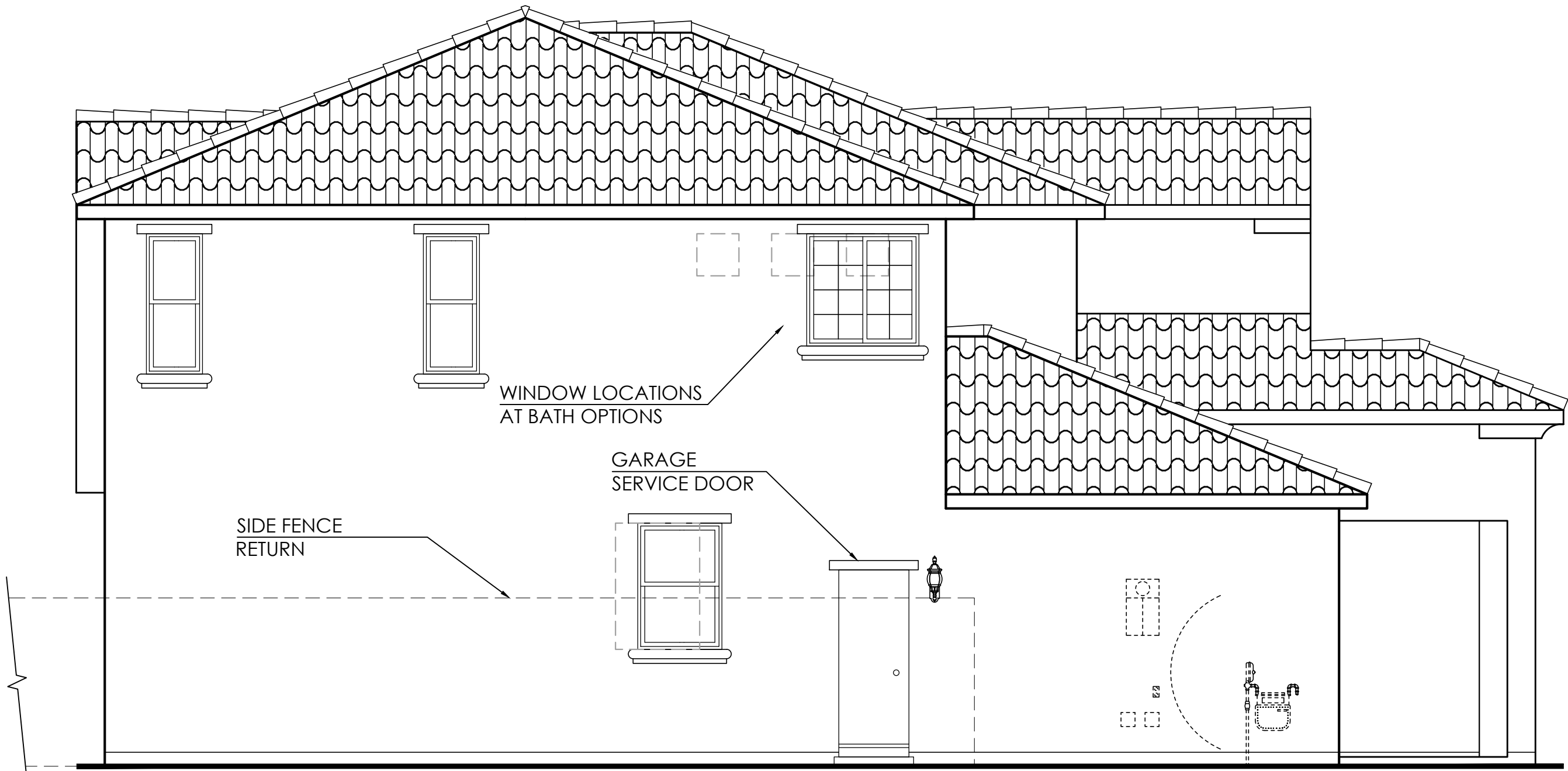


PLAN 2 ■ 2,786 SQ. FT.

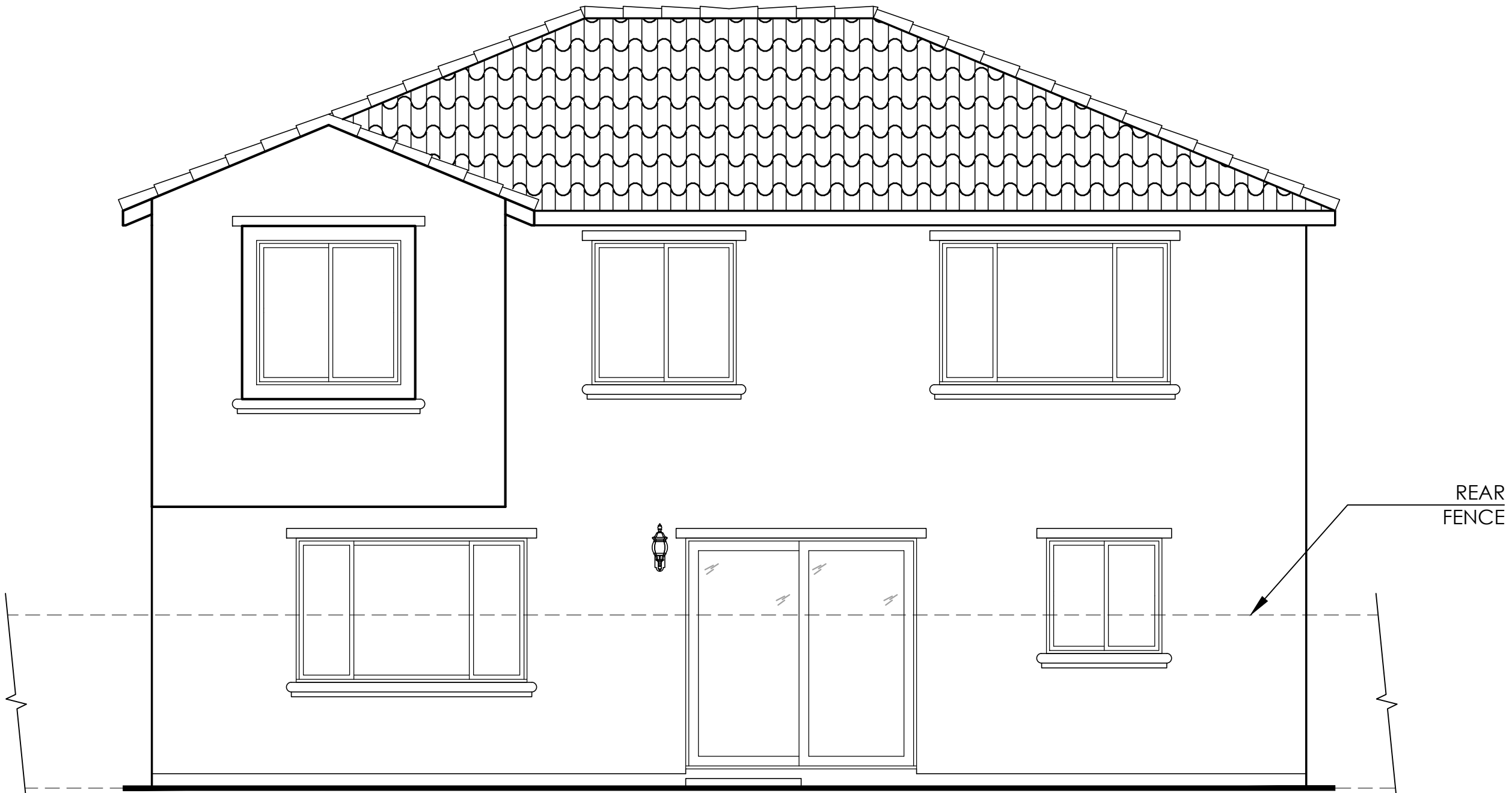
(c) Copyright 2021 PulteGroup, Inc.

MONTELENA

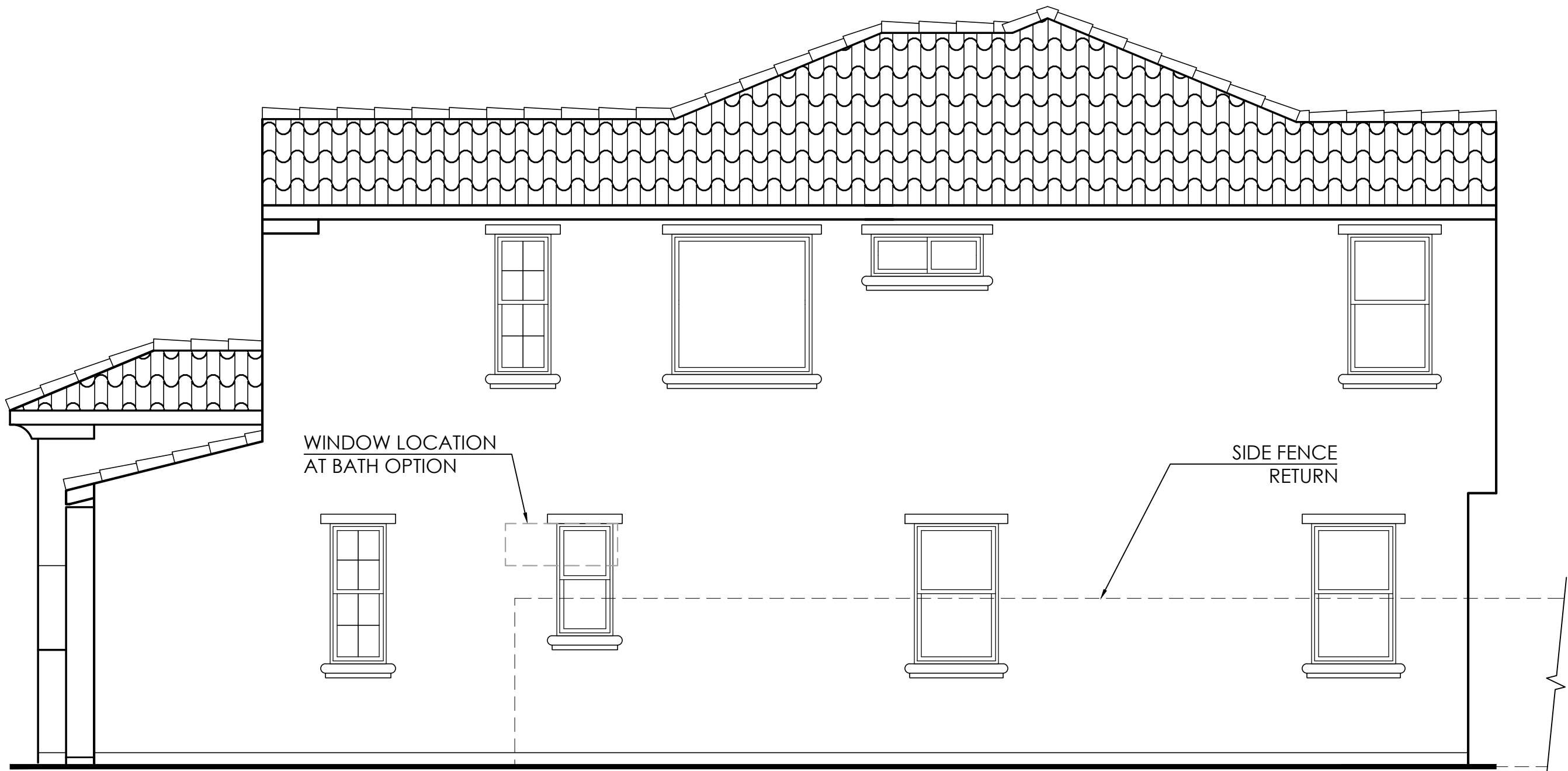
ROOF PLANS



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+27'-6"



Front Elevation 'A' - Spanish Eclectic

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE GABLE ACCENTS
- E. STUCCO CORBEL EAVES
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

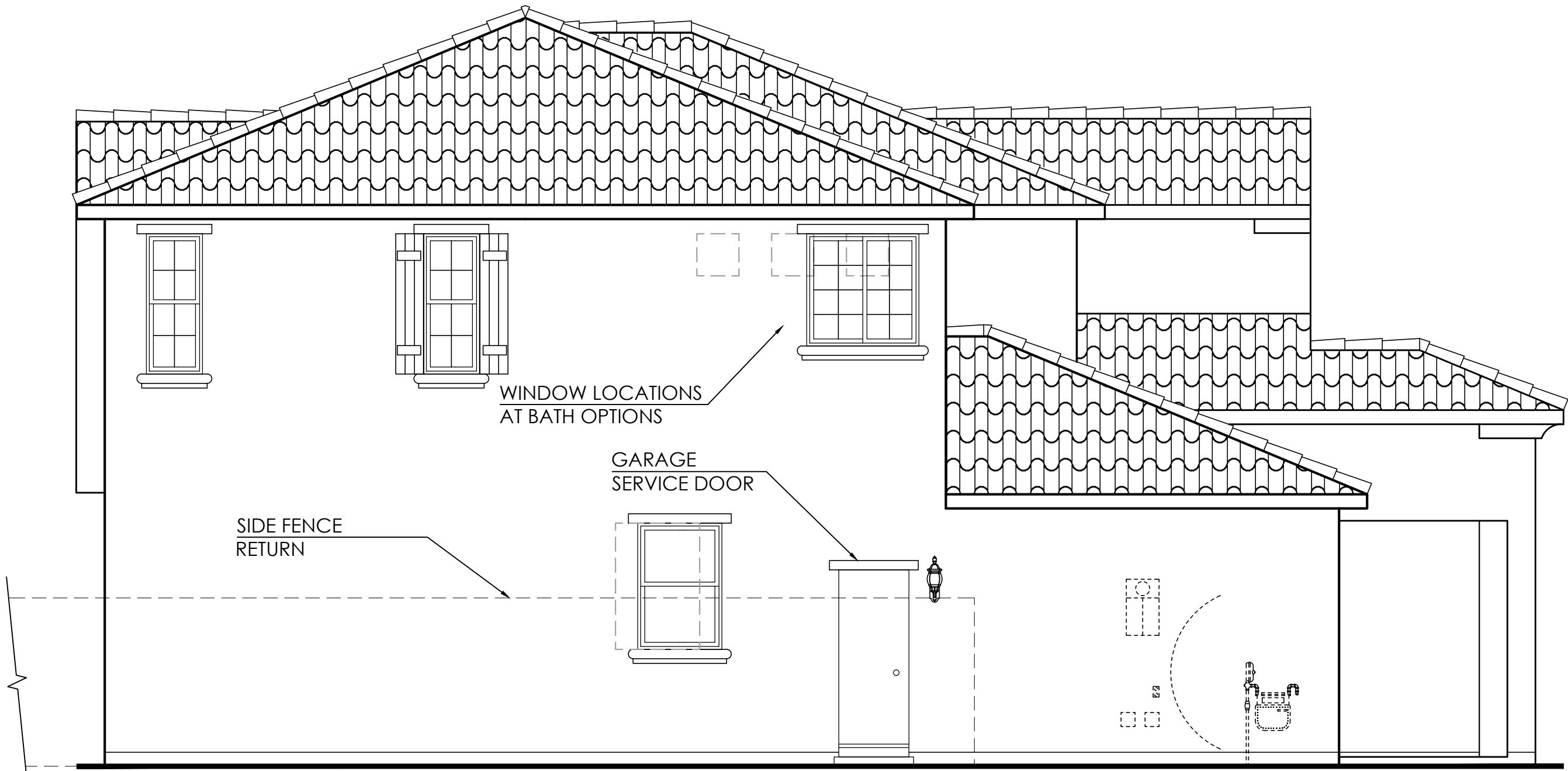


PLAN 2 ■ 2,786 SQ. FT.

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MONTELENA

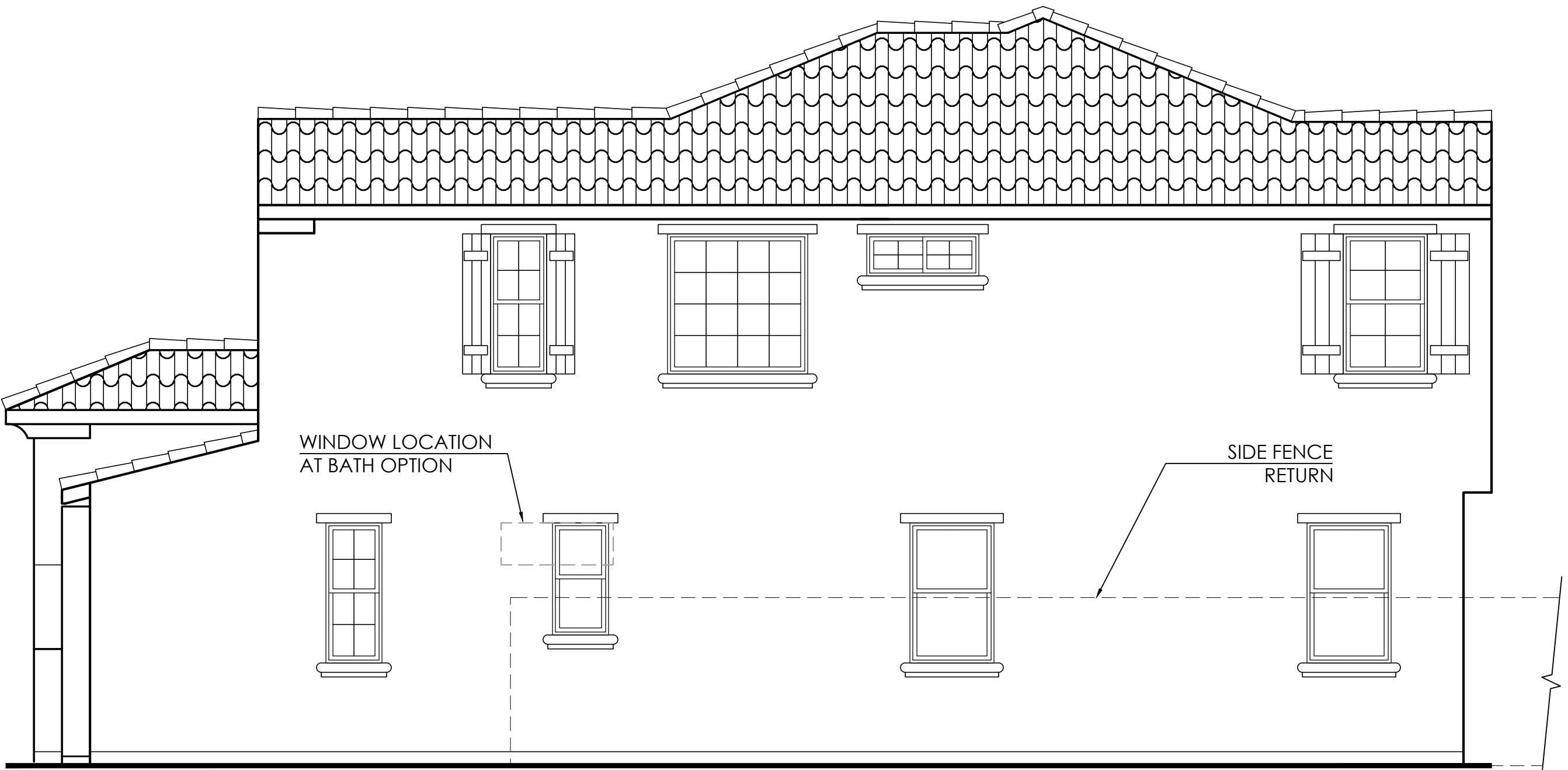
SPANISH
ECLECTIC



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+27'-6"



Front Elevation 'A' - Spanish Eclectic

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE GABLE ACCENTS
- E. STUCCO CORBEL EAVES
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT



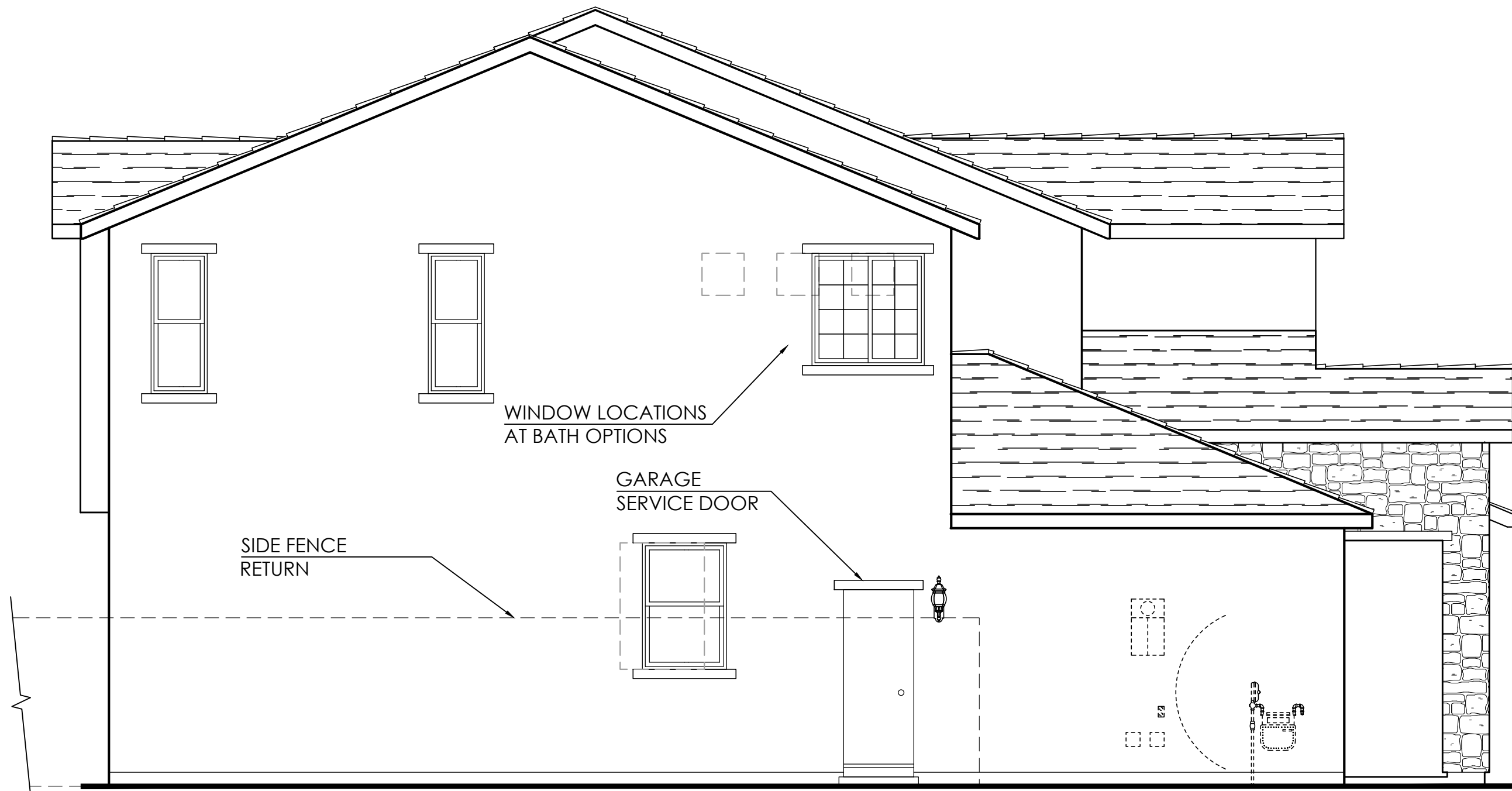
PLAN 2 ■ 2,786 SQ. FT.

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ENHANCED

MONTELENA

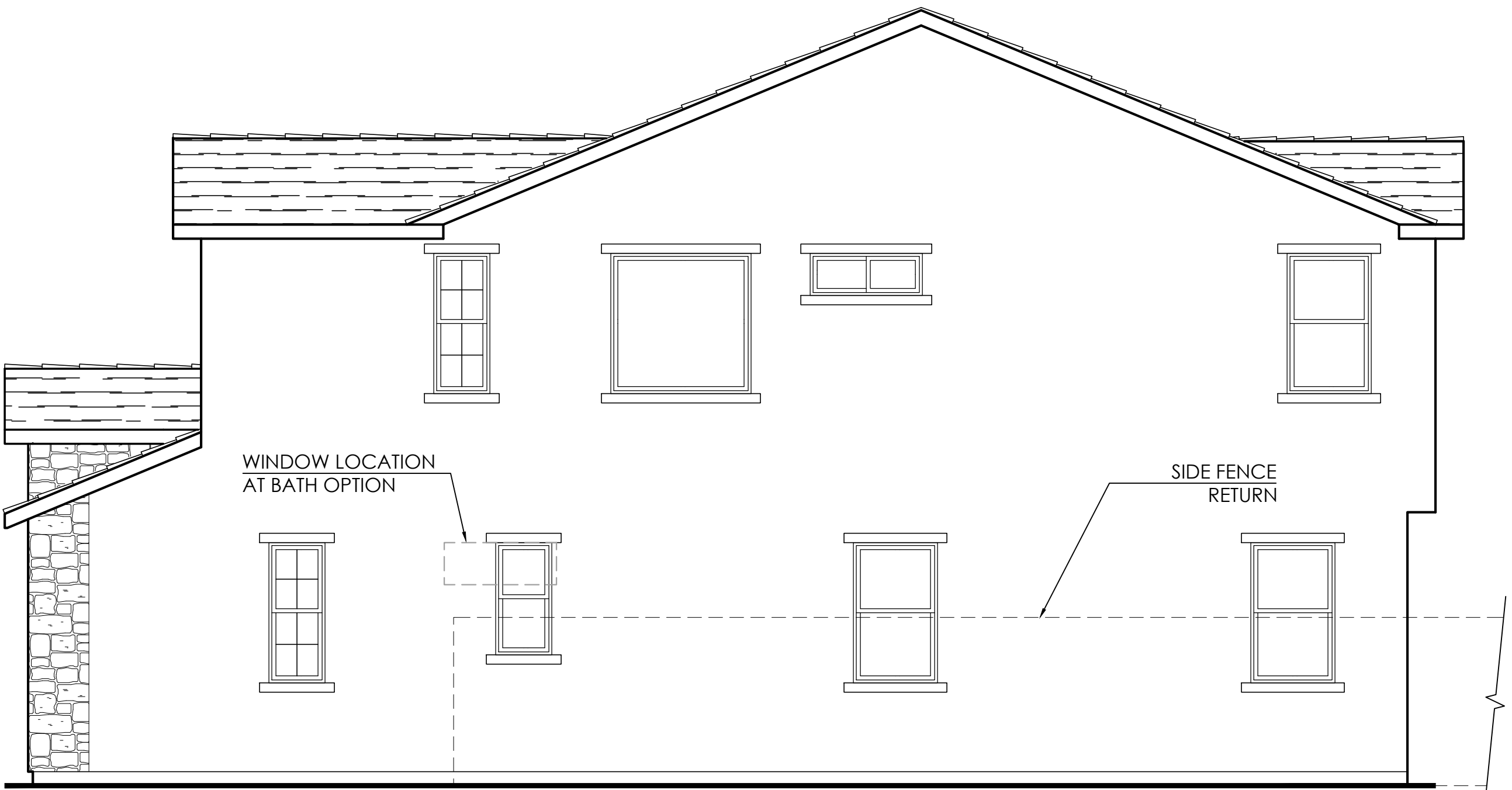
SPANISH
ECLECTIC



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+28'-0"



Front Elevation 'B' - Tuscan

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE CORBELS
- E. DECORATIVE STONE
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

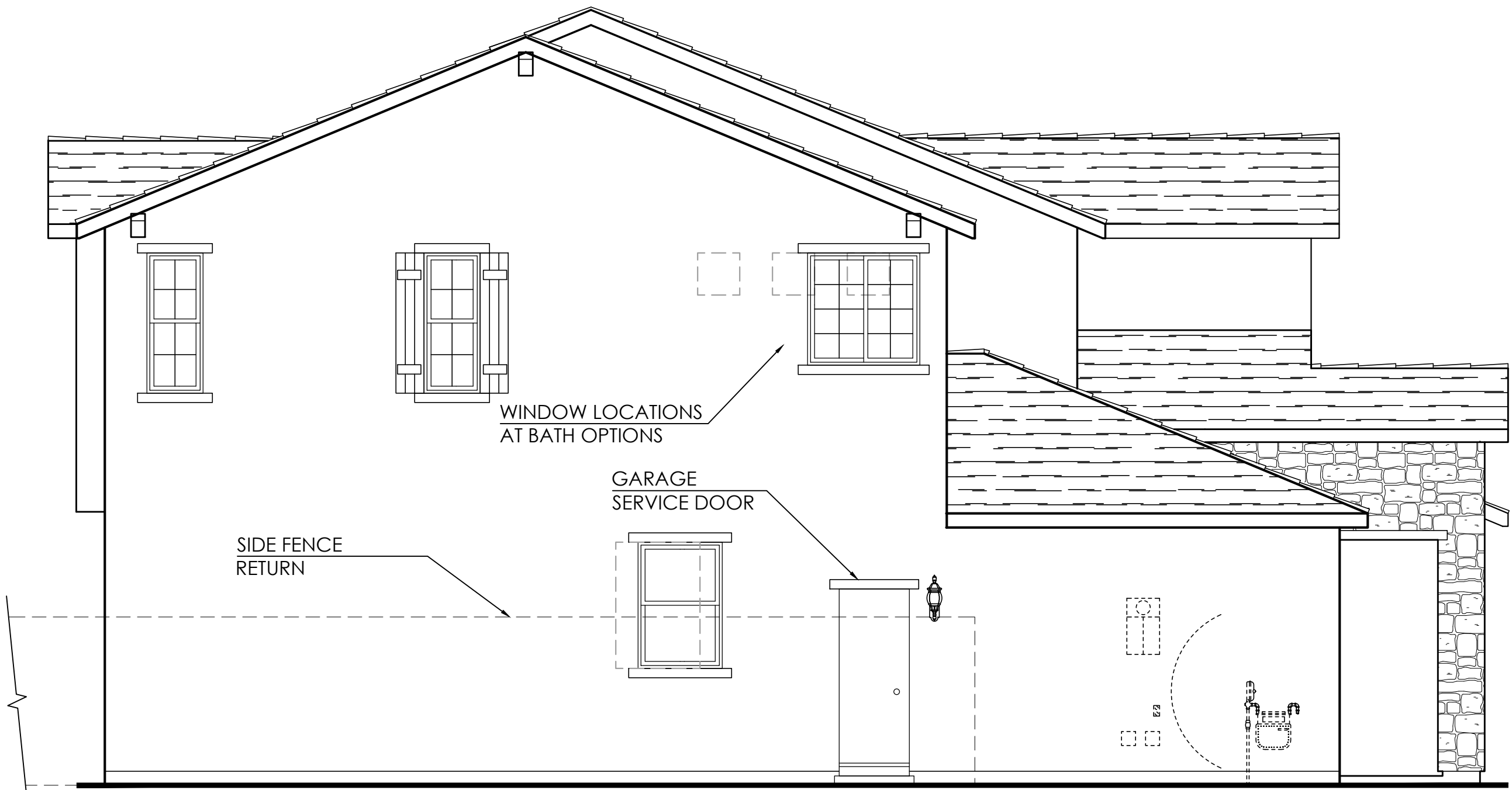


PLAN 2 ■ 2,786 SQ. FT.

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MONTELENA

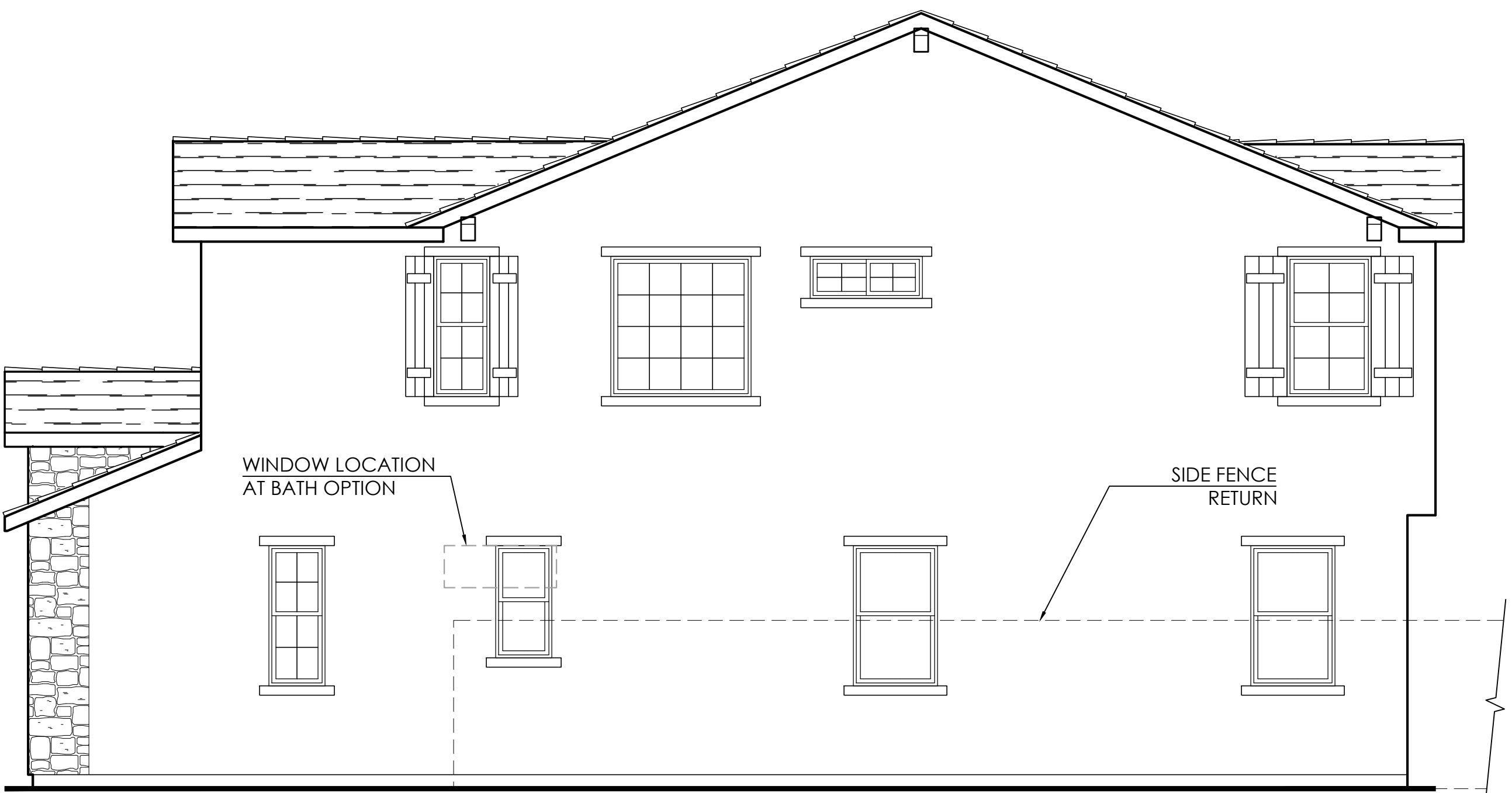
TUSCAN



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+28'-0"



Front Elevation 'B' - Tuscan

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE CORBELS
- E. DECORATIVE STONE
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT



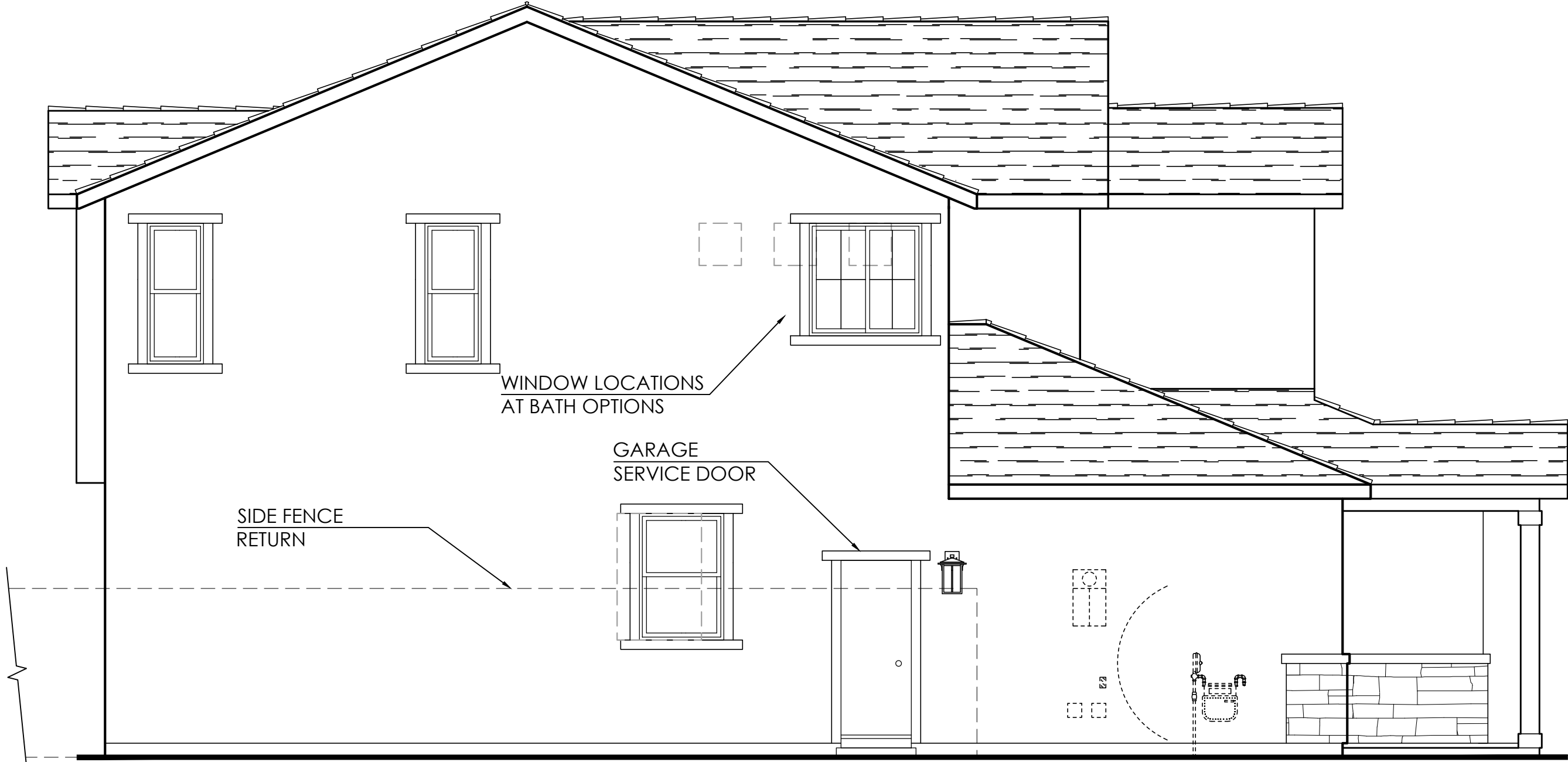
PLAN 2 ■ 2,786 SQ. FT.

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MONTELENA

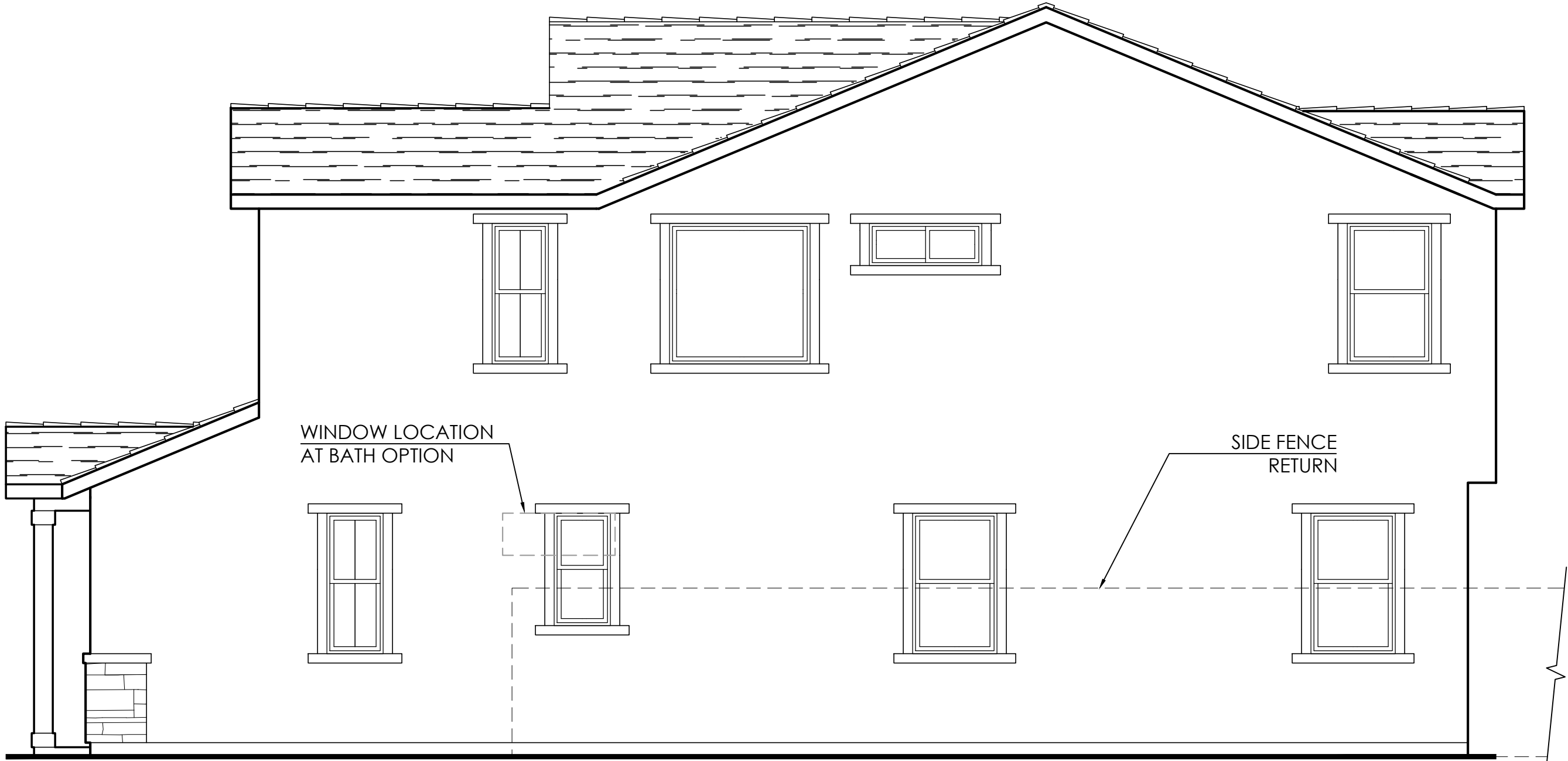
TUSCAN



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+27'-0"



Front Elevation 'C' - Modern Farmhouse

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE STONE
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. DECORATIVE CORBELS AT GABLES
- G. OPTIONAL WINDOWS AT GARAGE DOOR
- H. STUCCO WINDOW TRIM
- I. STANDARD COACH LIGHT

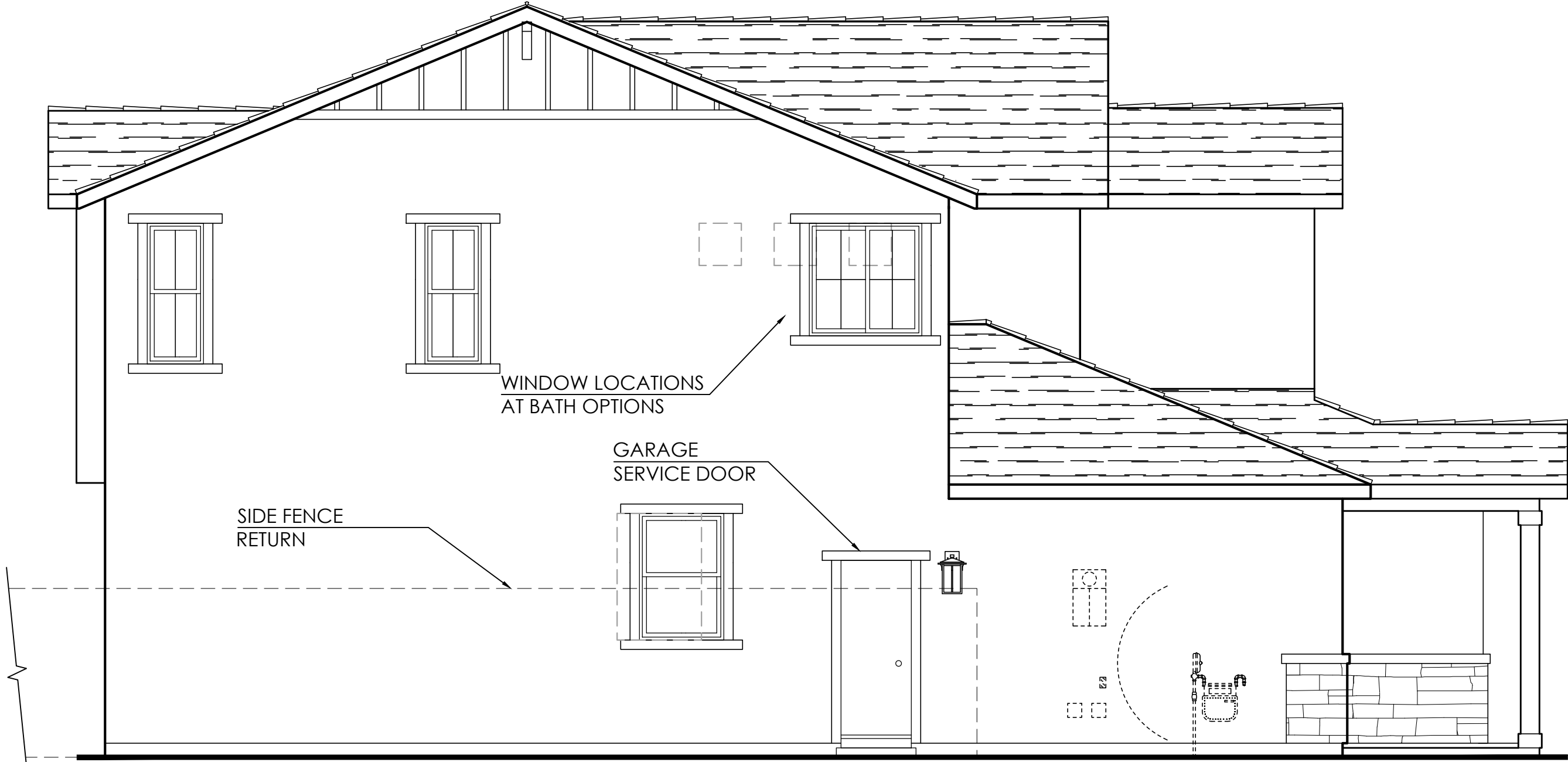


PLAN 2 ■ 2,786 SQ. FT.

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MONTELENA

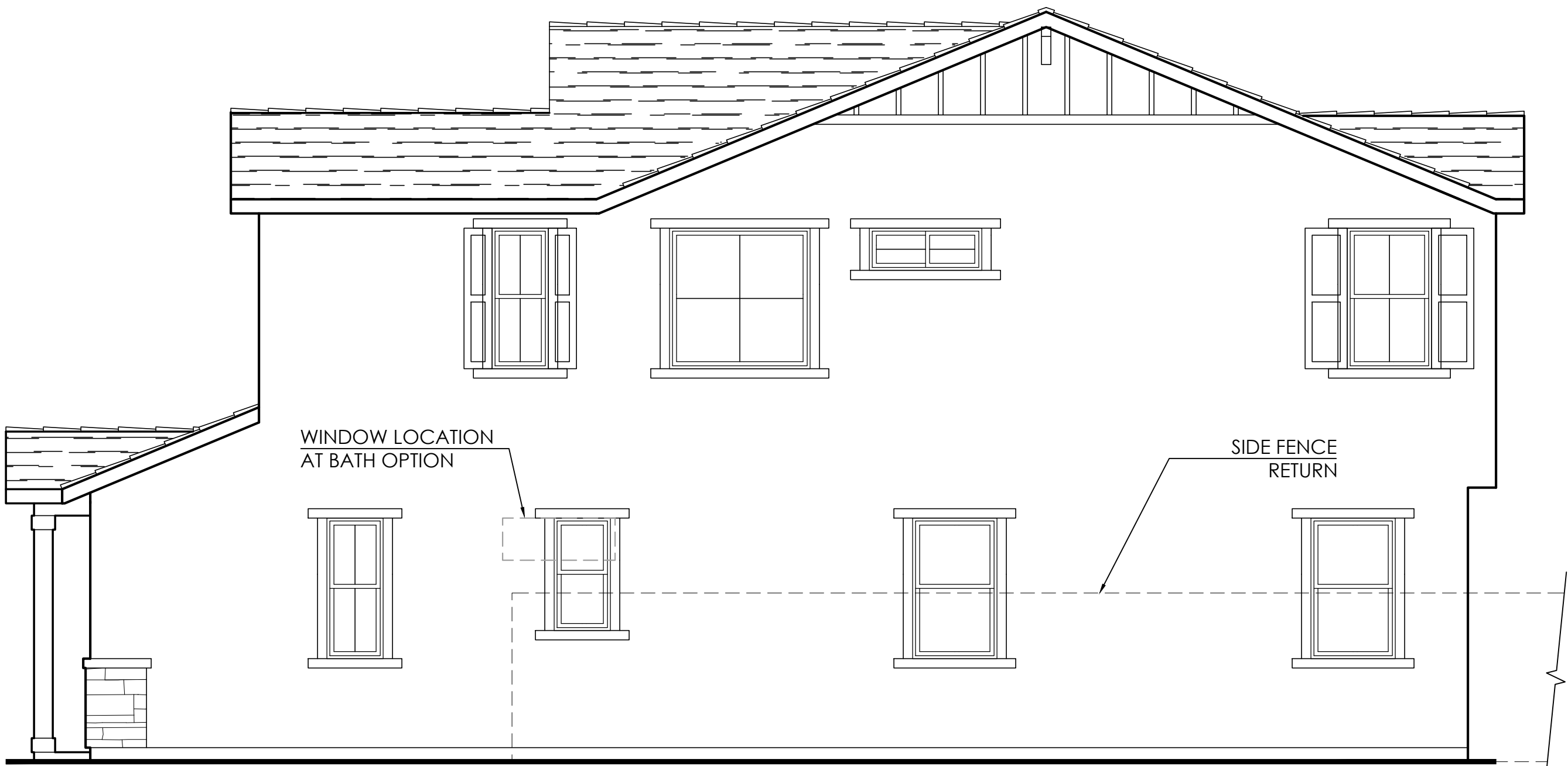
MODERN
FAMRHOUSE



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+27'-0"



Front Elevation 'C' - Modern Farmhouse

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE STONE
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. DECORATIVE CORBELS AT GABLES
- G. OPTIONAL WINDOWS AT GARAGE DOOR
- H. STUCCO WINDOW TRIM
- I. STANDARD COACH LIGHT



PLAN 2 ■ 2,786 SQ. FT.

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ENHANCED

MONTELENA

MODERN
FARMHOUSE



3A - CALIFORNIA RANCH
Scheme 3A



3C - MODERN FARMHOUSE
Scheme 2C



3B - TUSCAN
Scheme 3B

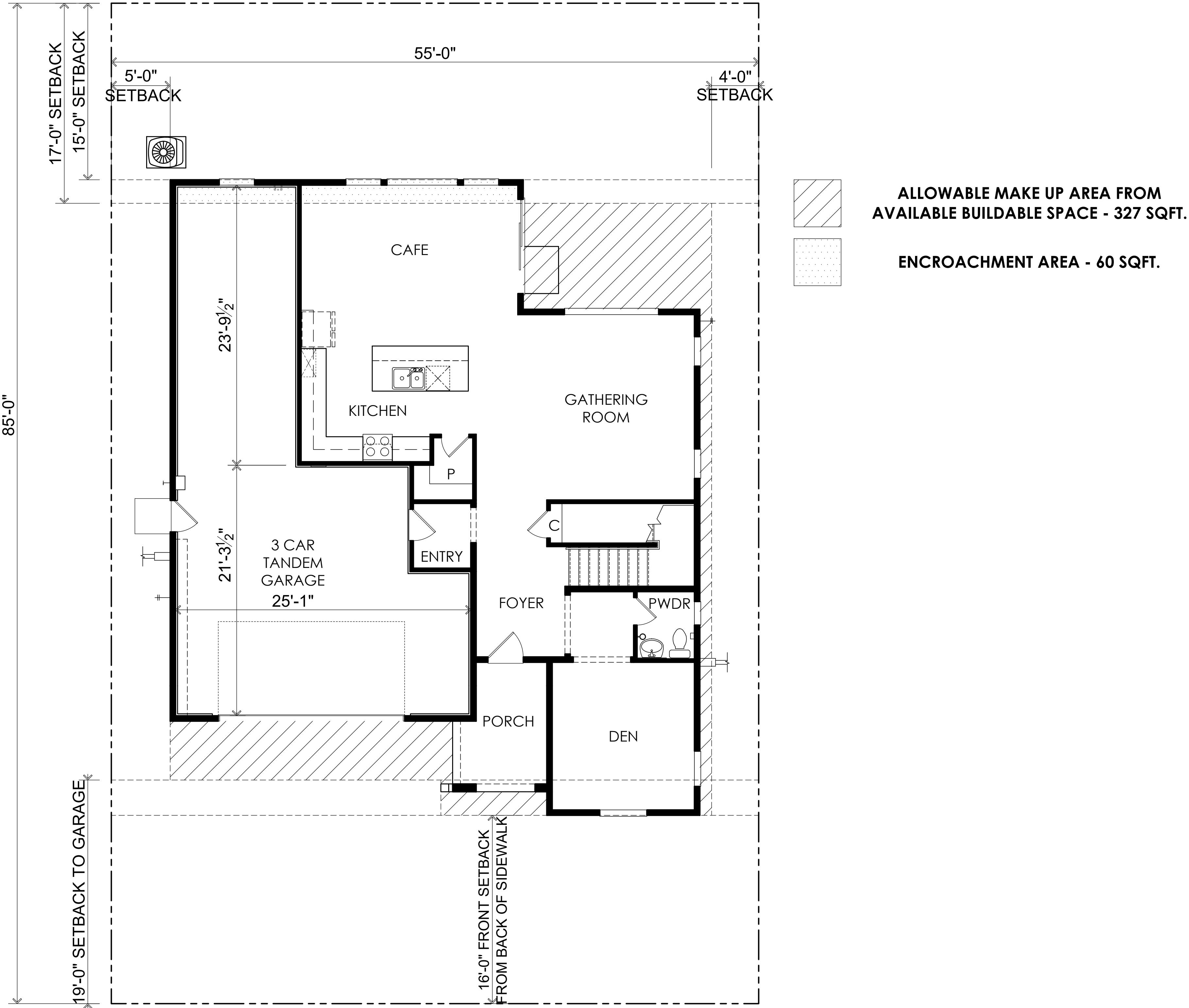


PLAN 3 ■ 2,848 SQ. FT.

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MONTELENA

FRONT ELEVATIONS

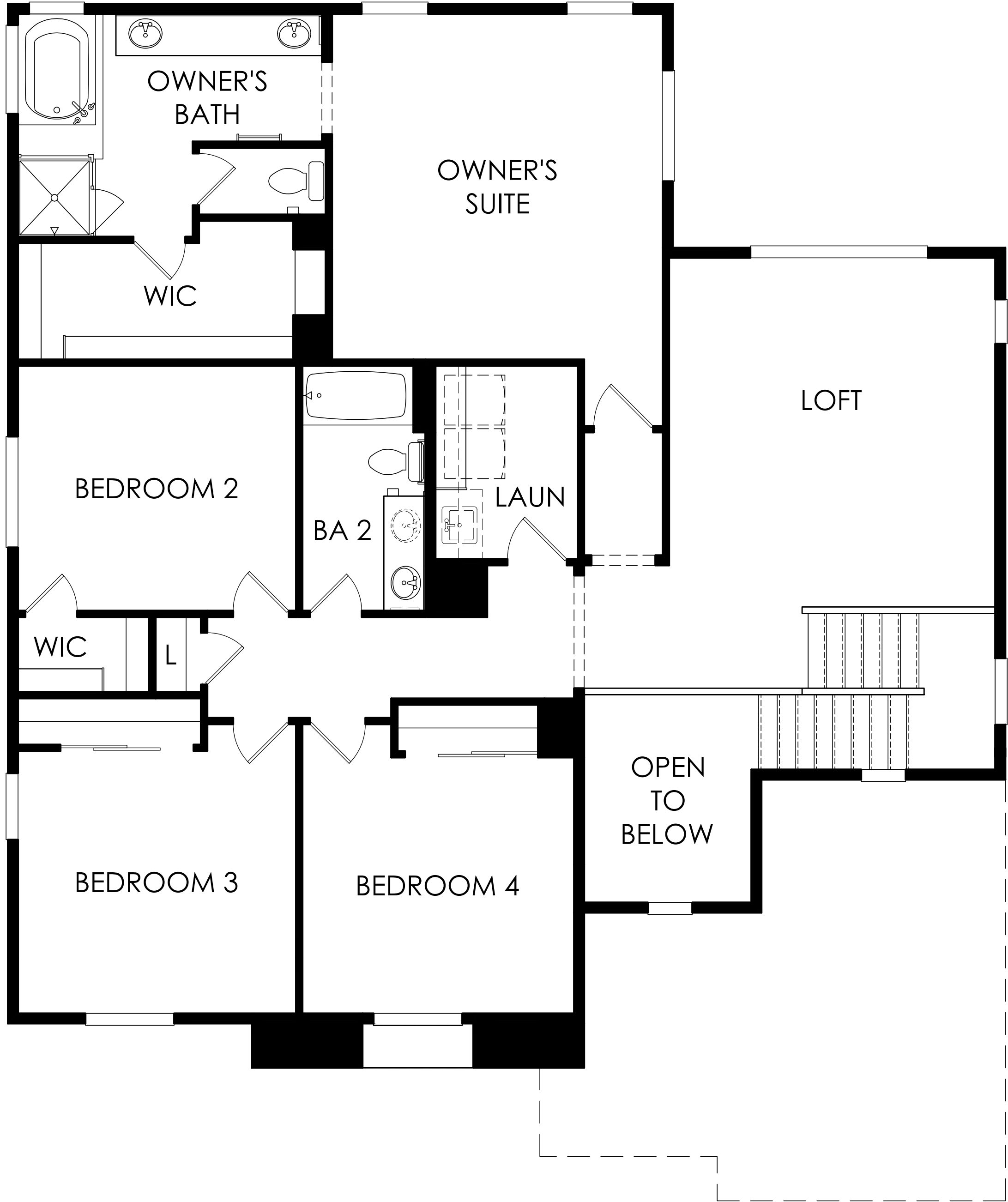


PLAN 3 ■ 2,848 SQ. FT.

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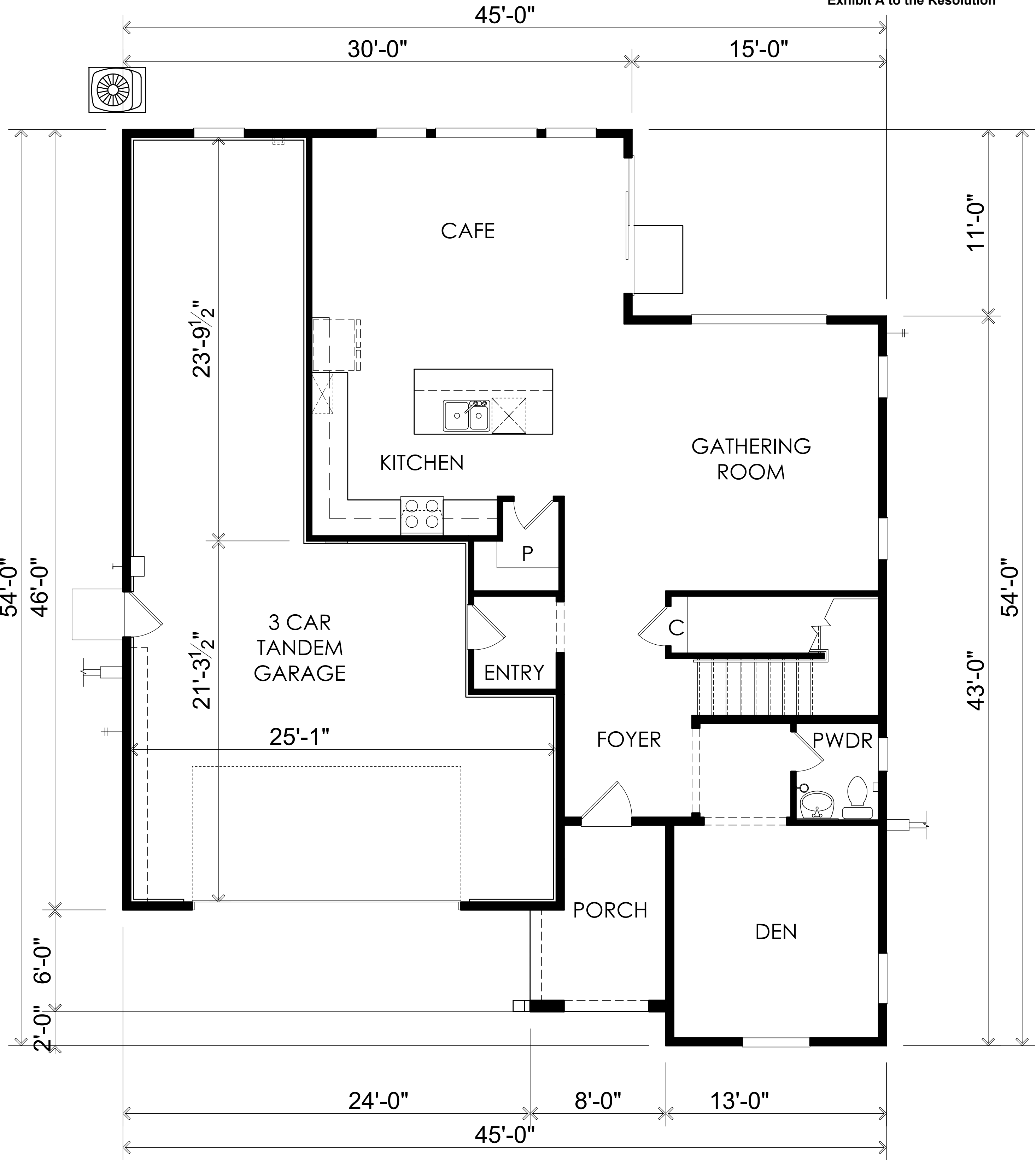
MONTELENA

LOT FIT
ELEVATION 'A' SHOWN



Second Floor Plan

Floor Area Table		
1st Floor	1,205	SQ. FT.
2nd Floor	1,646	SQ. FT.
Total	2,851	SQ. FT.
2 Car Garage	778	SQ. FT.



First Floor Plan

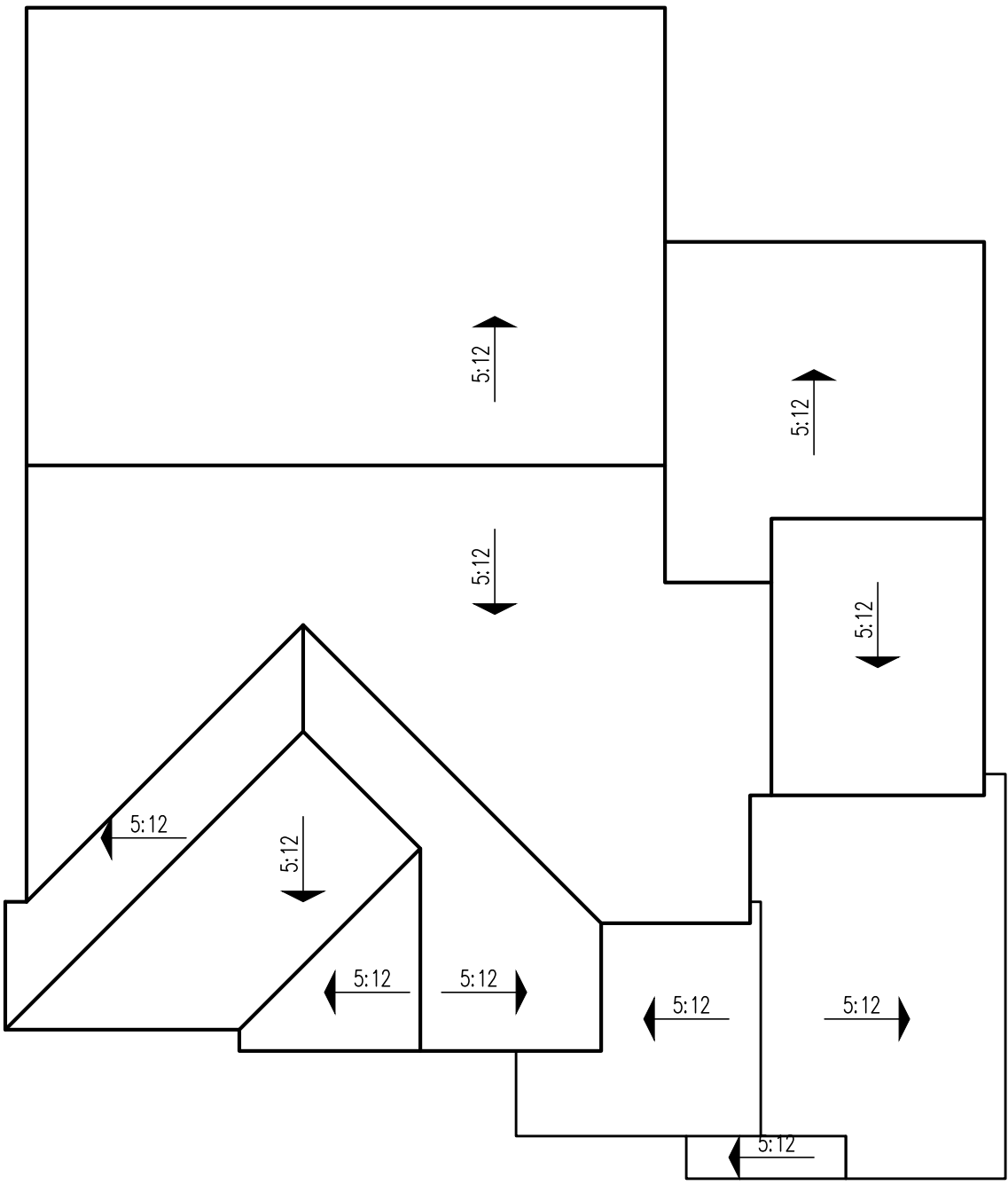


PLAN 3 ■ 2,848 SQ. FT.

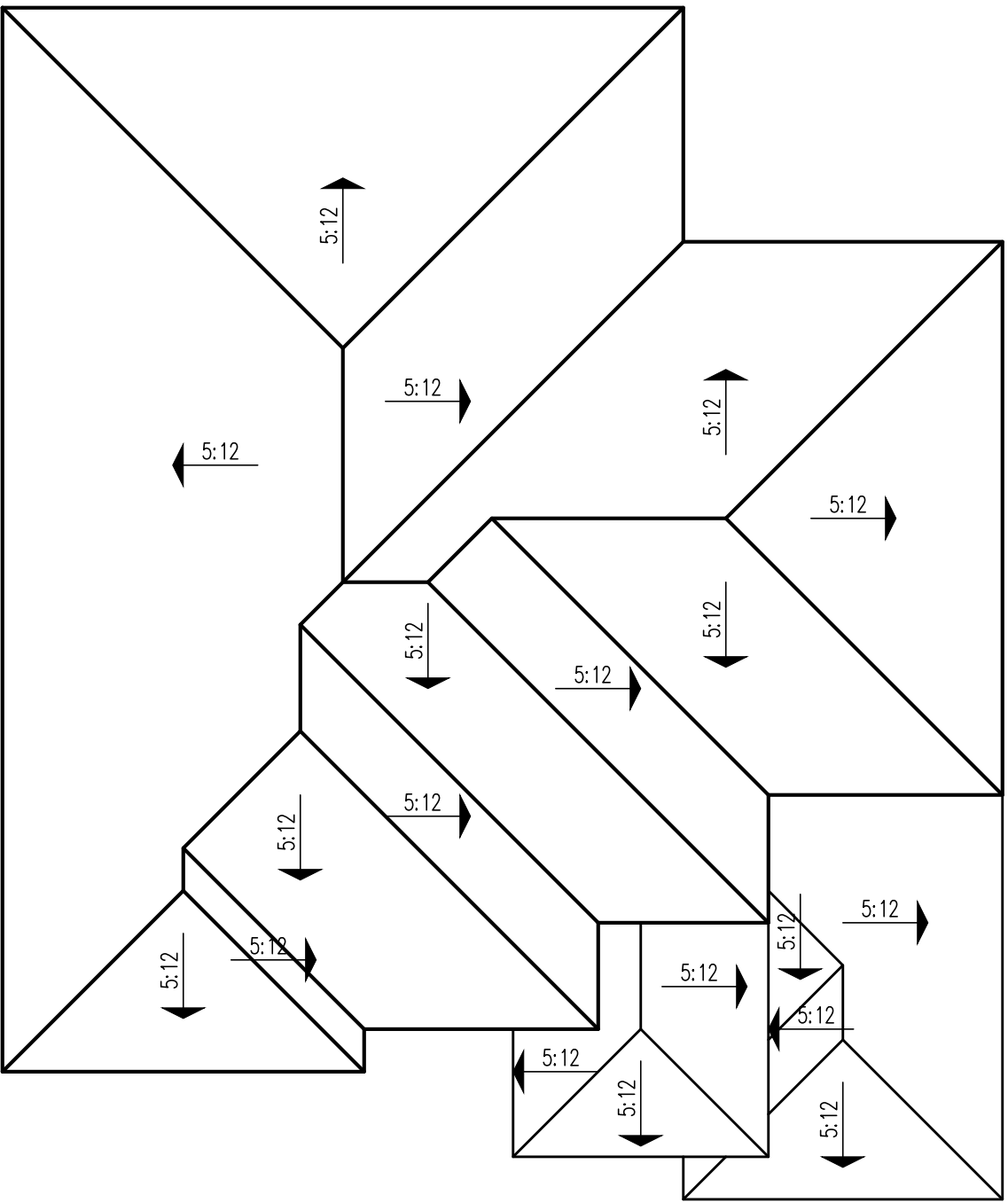
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MONTELENA

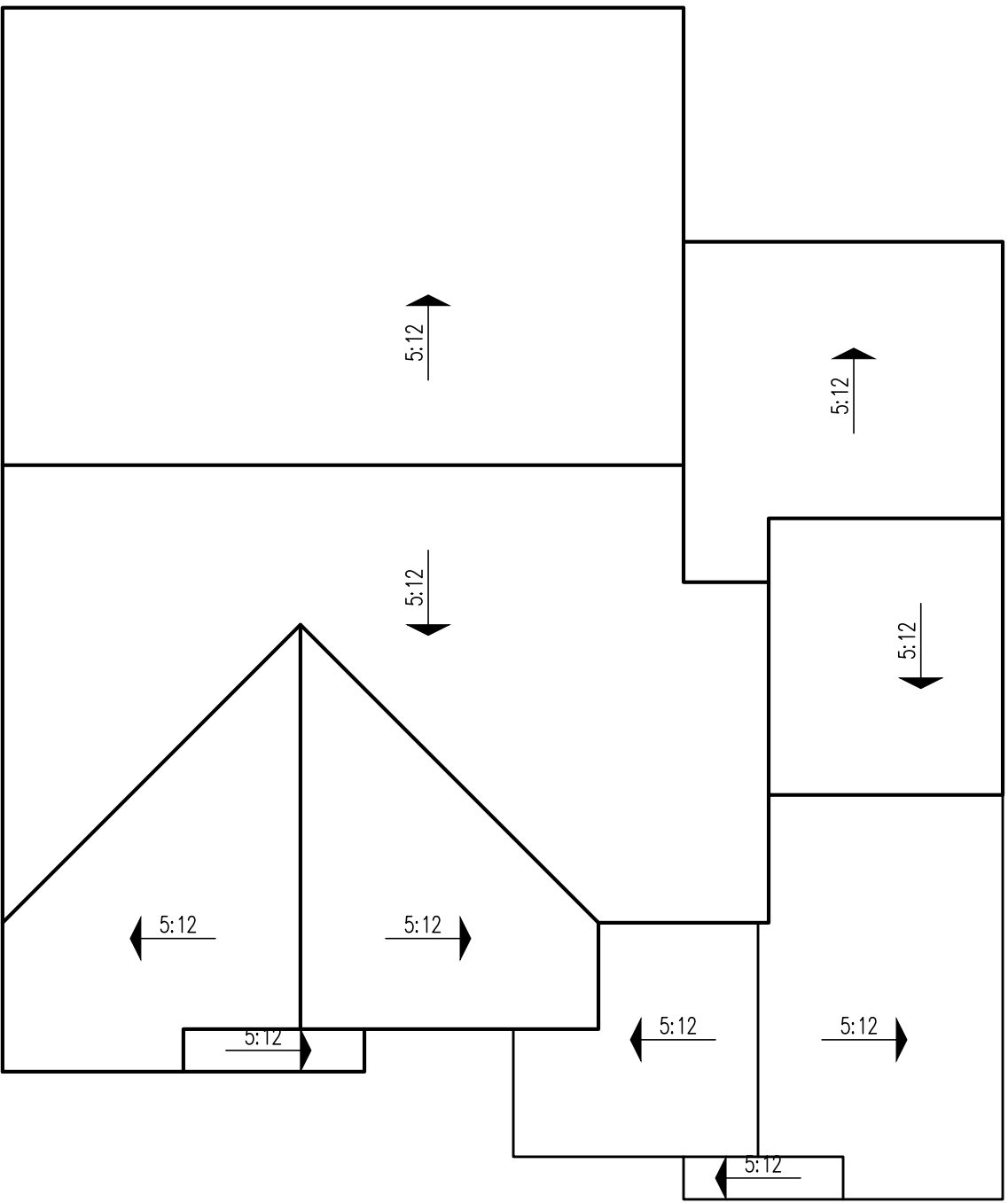
FLOOR PLAN
ELEVATION 'A' SHOWN



Roof Plan 'A' -
Spanish Eclectic



Roof Plan 'B' -
Tuscan



Roof Plan 'C' -
Modern Farmhouse

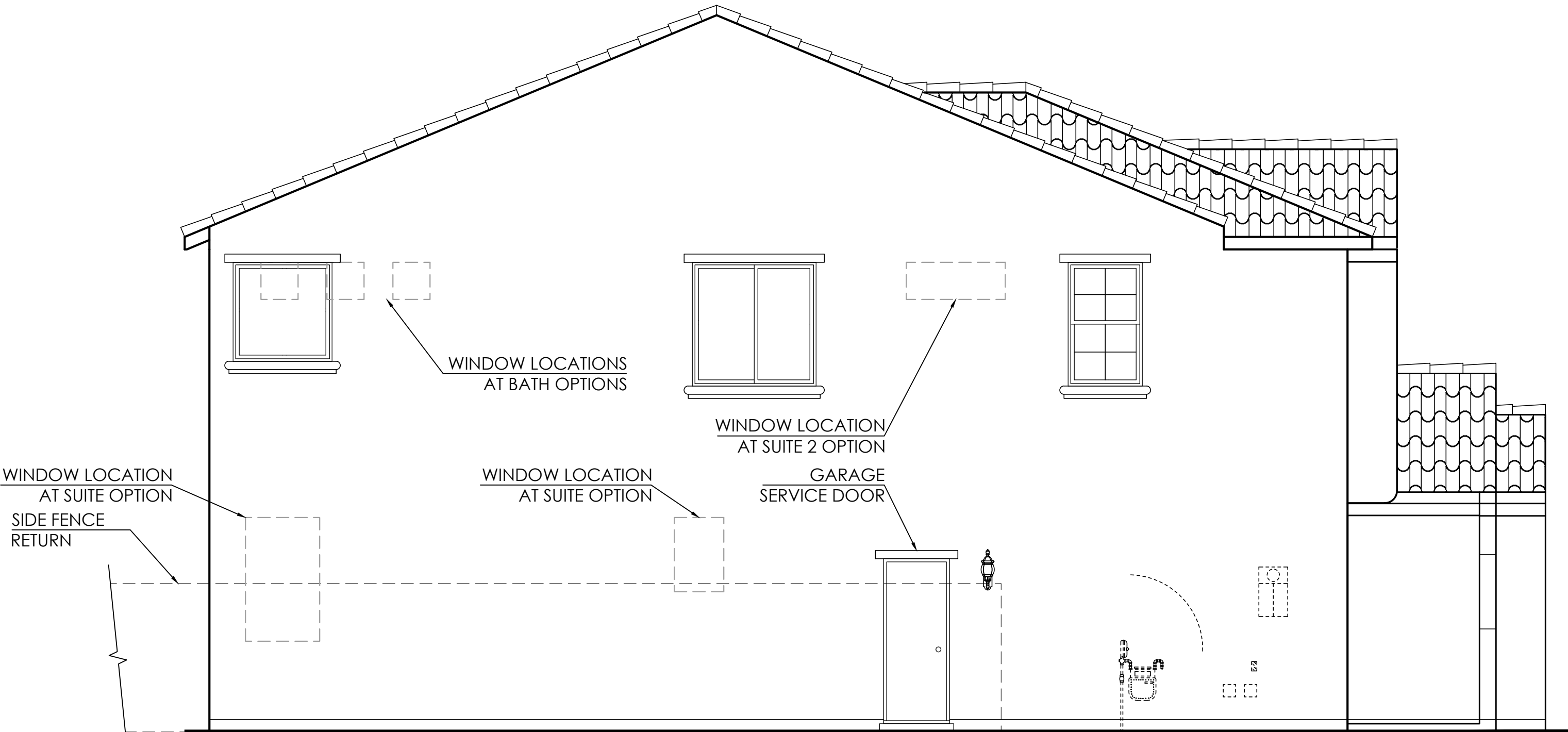


PLAN 3 ■ 2,848 SQ. FT.

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MONTELENA

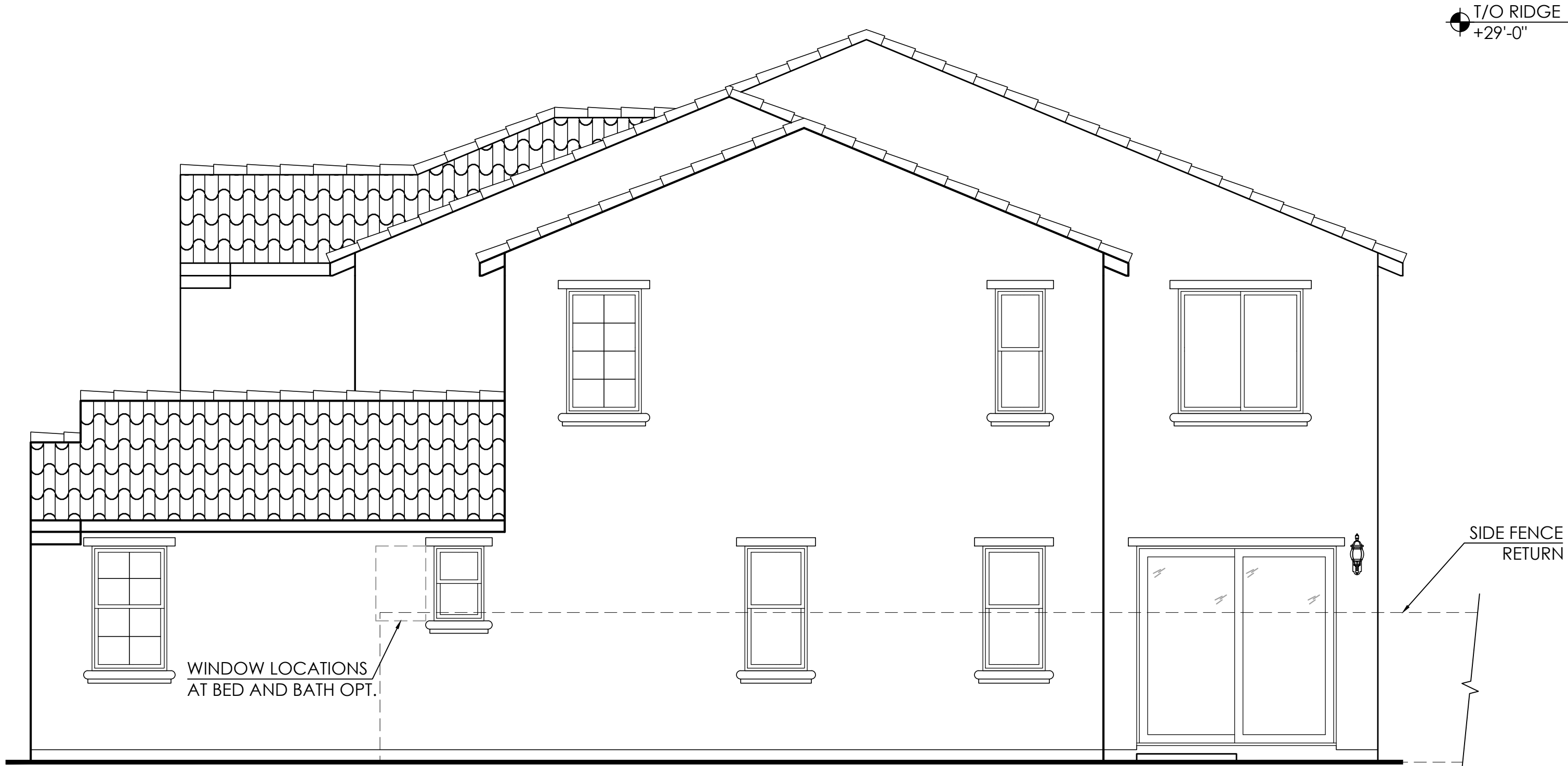
ROOF PLANS



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+29'-0"



Front Elevation 'A' - Spanish Eclectic

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE GABLE ACCENTS
- E. STUCCO CORBEL EAVES
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

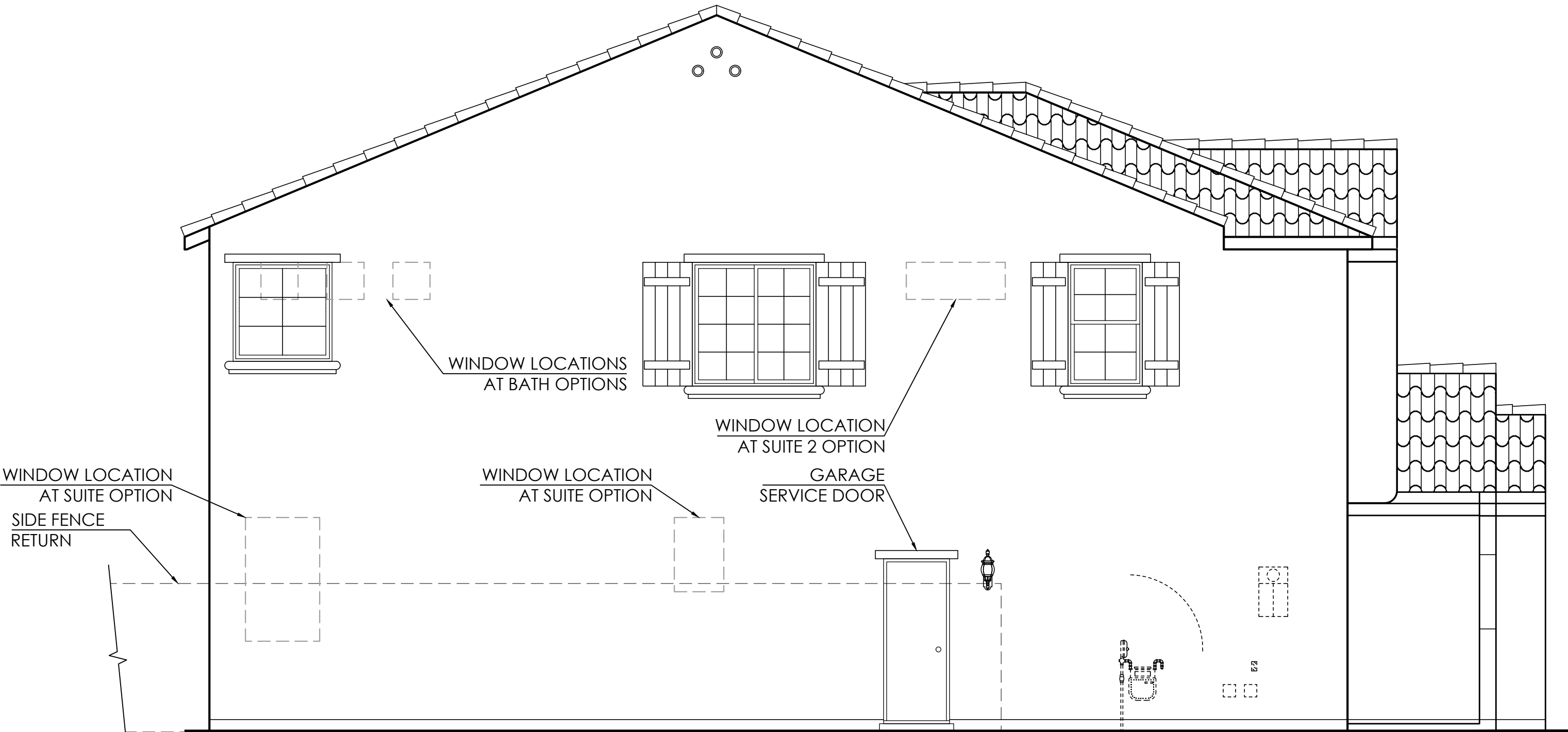


PLAN 3 ■ 2,848 SQ. FT.

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MONTELENA

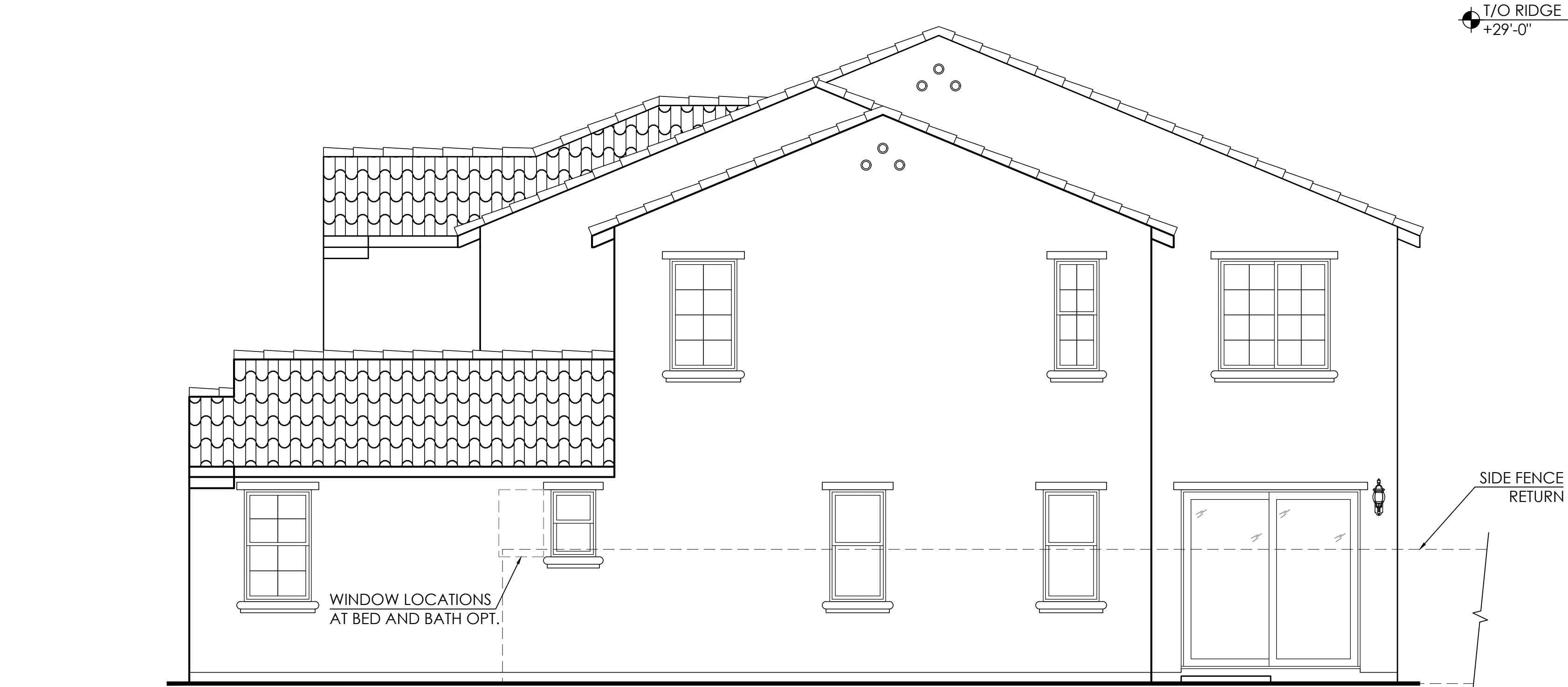
SPANISH
ECLECTIC



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'A' - Spanish Eclectic

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE GABLE ACCENTS
- E. STUCCO CORBEL EAVES
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT



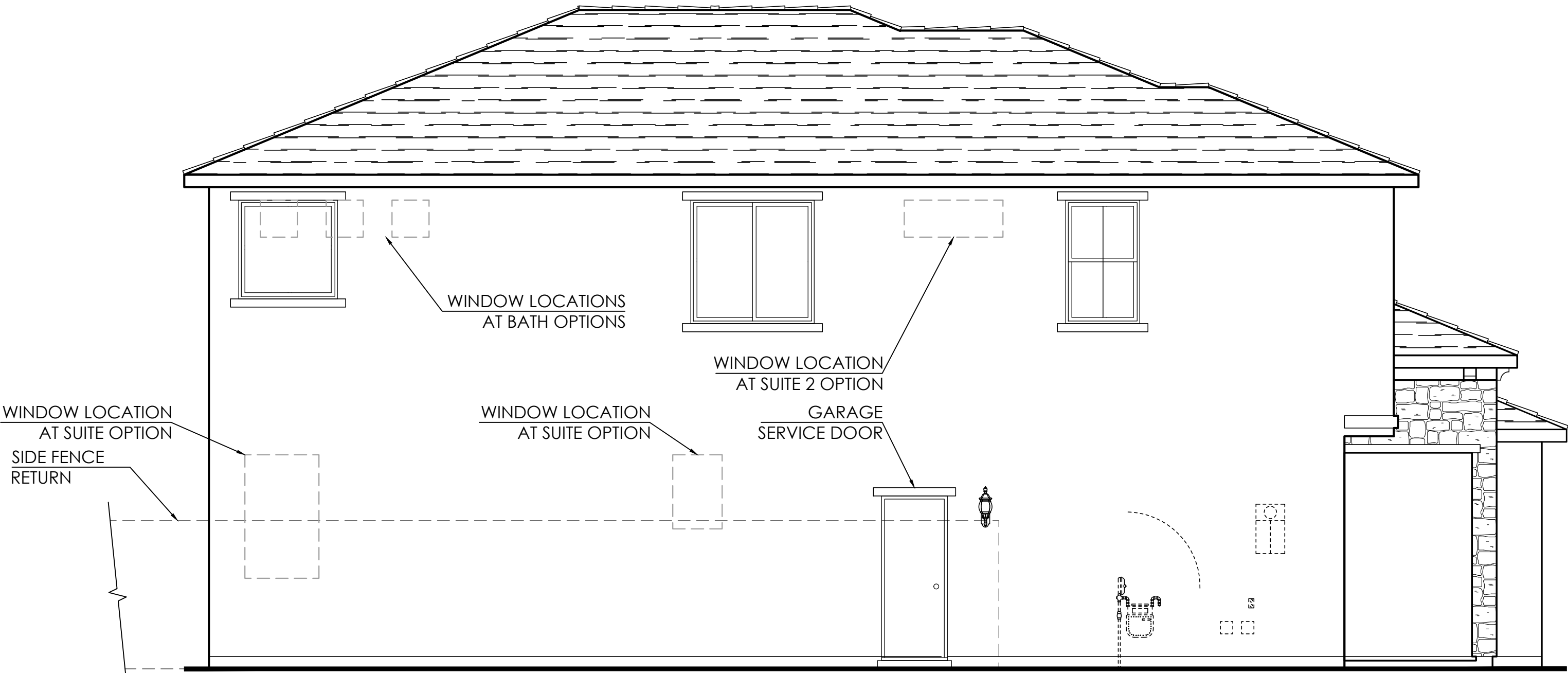
PLAN 3 ■ 2,848 SQ. FT.

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ENHANCED

MONTELENA

SPANISH
ECLECTIC



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'B' - Tuscan

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE CORBELS
- E. DECORATIVE STONE
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

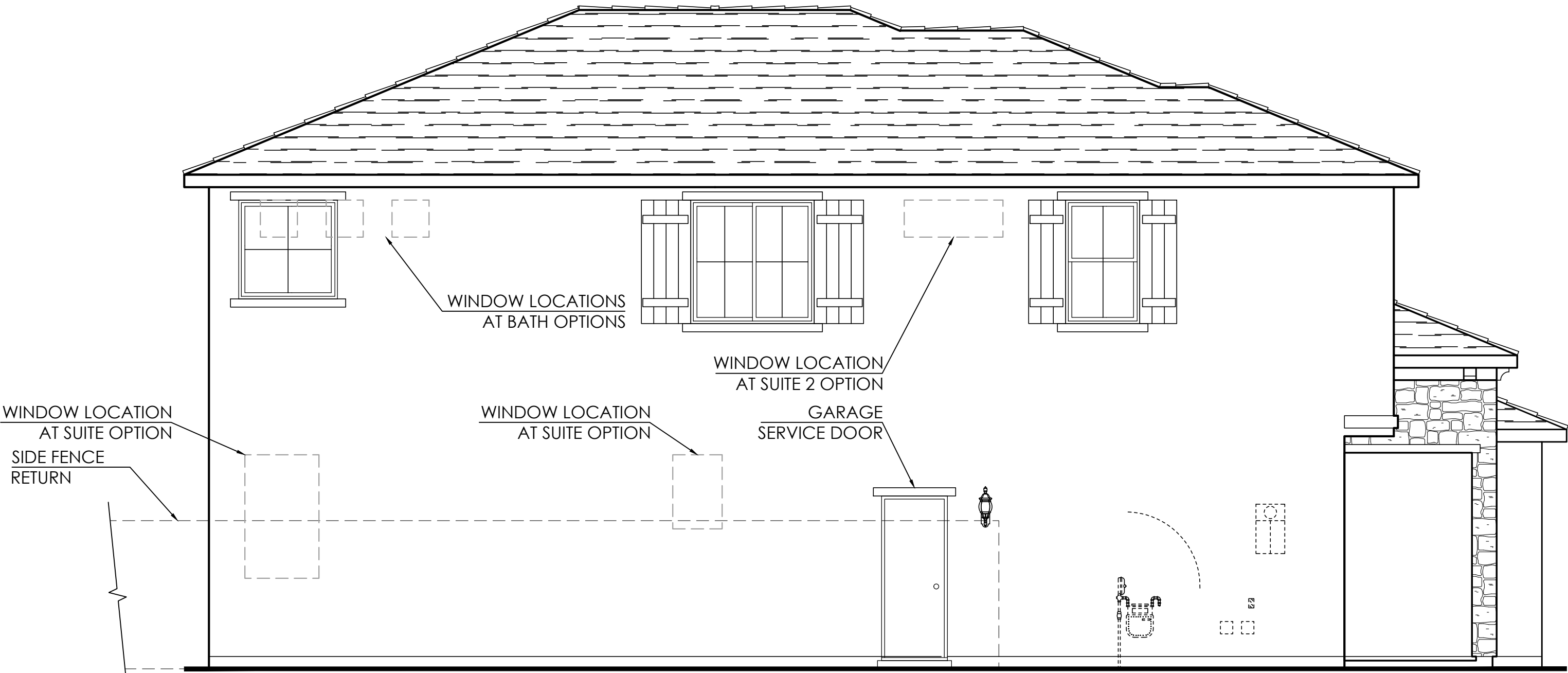


PLAN 3 ■ 2,848 SQ. FT.

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MONTELENA

TUSCAN



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'B' - Tuscan

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE CORBELS
- E. DECORATIVE STONE
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



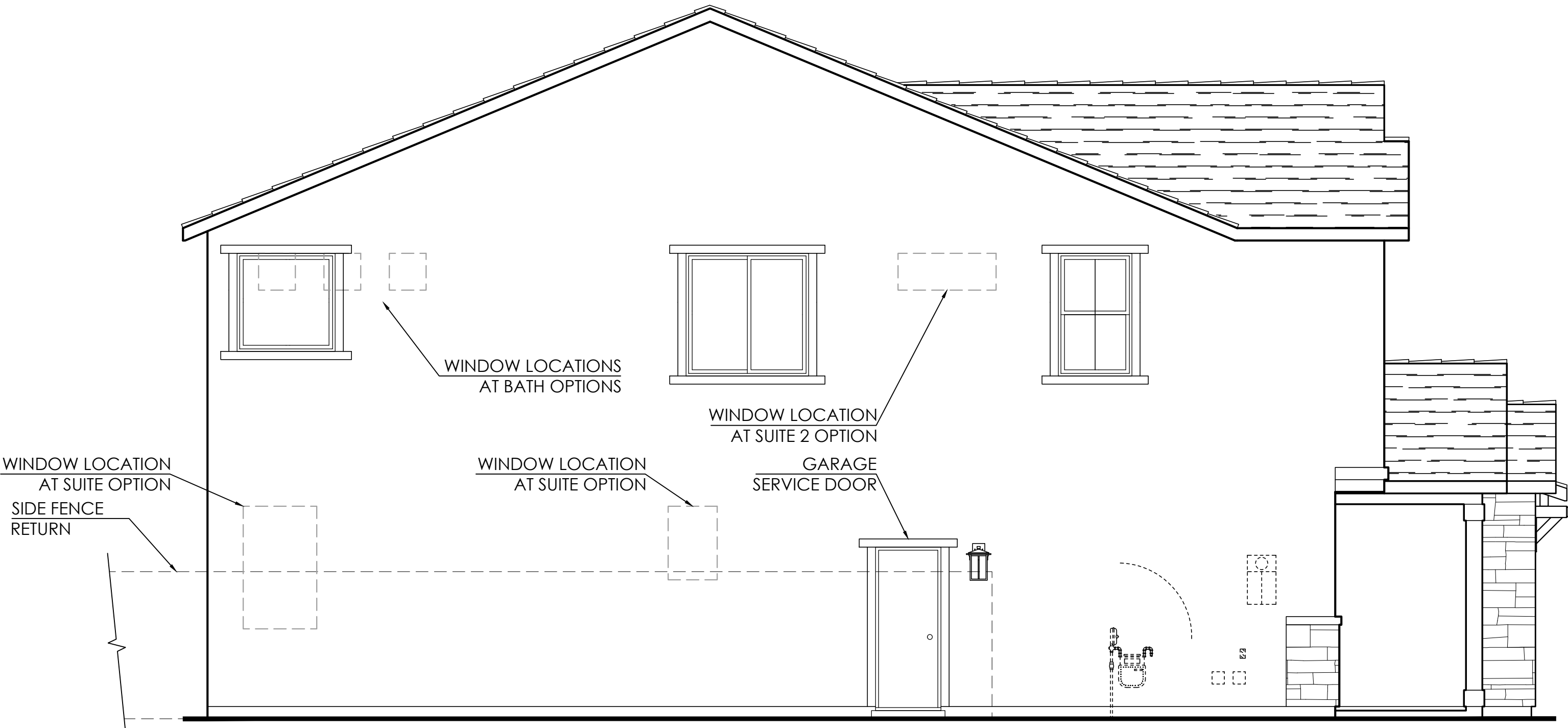
PLAN 3 ■ 2,848 SQ. FT.

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ENHANCED

MONTELENA

TUSCAN



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'C' - Modern Farmhouse

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE STONE
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. DECORATIVE CORBELS AT GABLES
- G. OPTIONAL WINDOWS AT GARAGE DOOR
- H. STUCCO WINDOW TRIM
- I. STANDARD COACH LIGHT

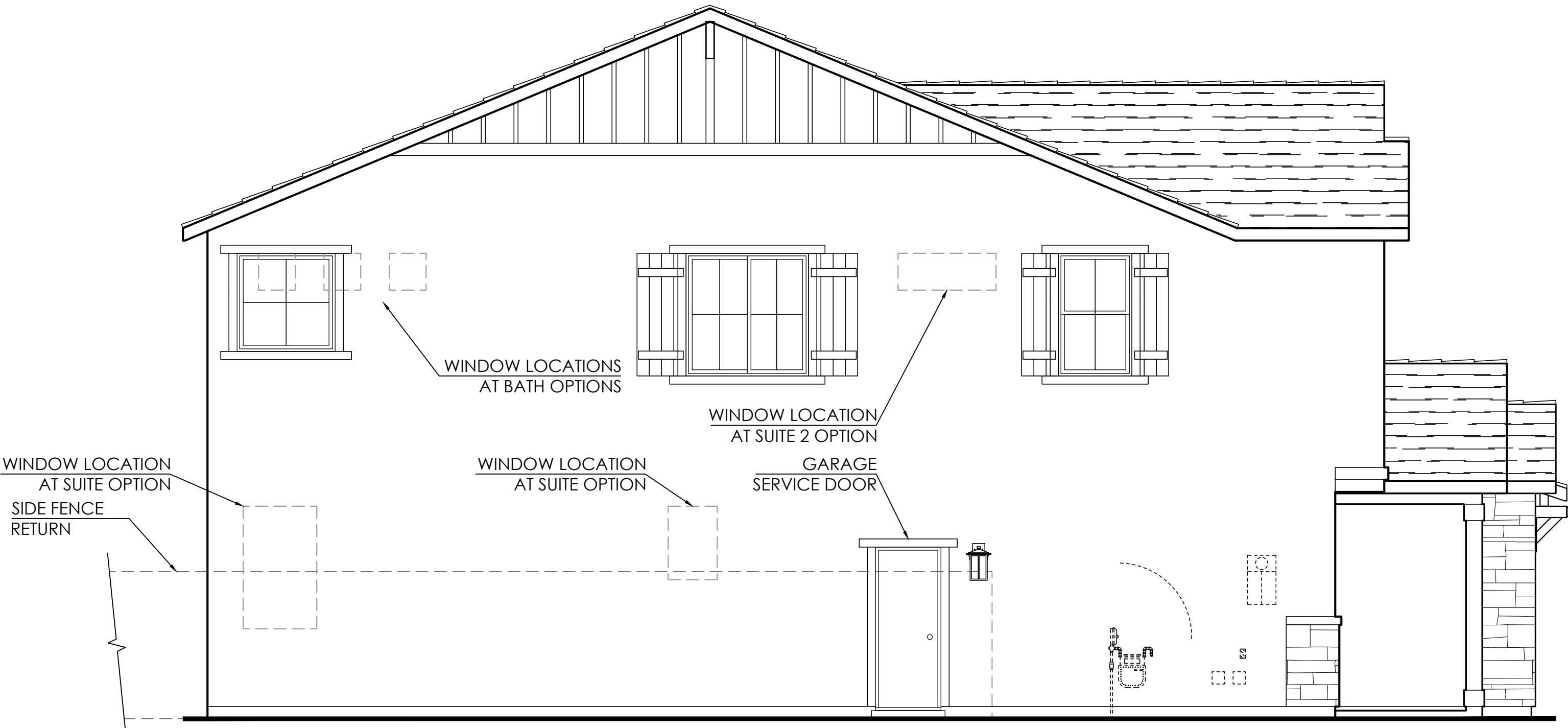


PLAN 3 ■ 2,848 SQ. FT.

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MONTELENA

MODERN
FAMRHOUSE



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'C' - Modern Farmhouse

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE STONE
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. DECORATIVE CORBELS AT GABLES
- G. OPTIONAL WINDOWS AT GARAGE DOOR
- H. STUCCO WINDOW TRIM
- I. STANDARD COACH LIGHT

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.



PLAN 3 ■ 2,848 SQ. FT.

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MONTELENA

MODERN
FARMHOUSE



4A - CALIFORNIA RANCH
Scheme 2A



4C - MODERN FARMHOUSE
Scheme 1C



4B - EUROPEAN COTTAGE
Scheme 2B

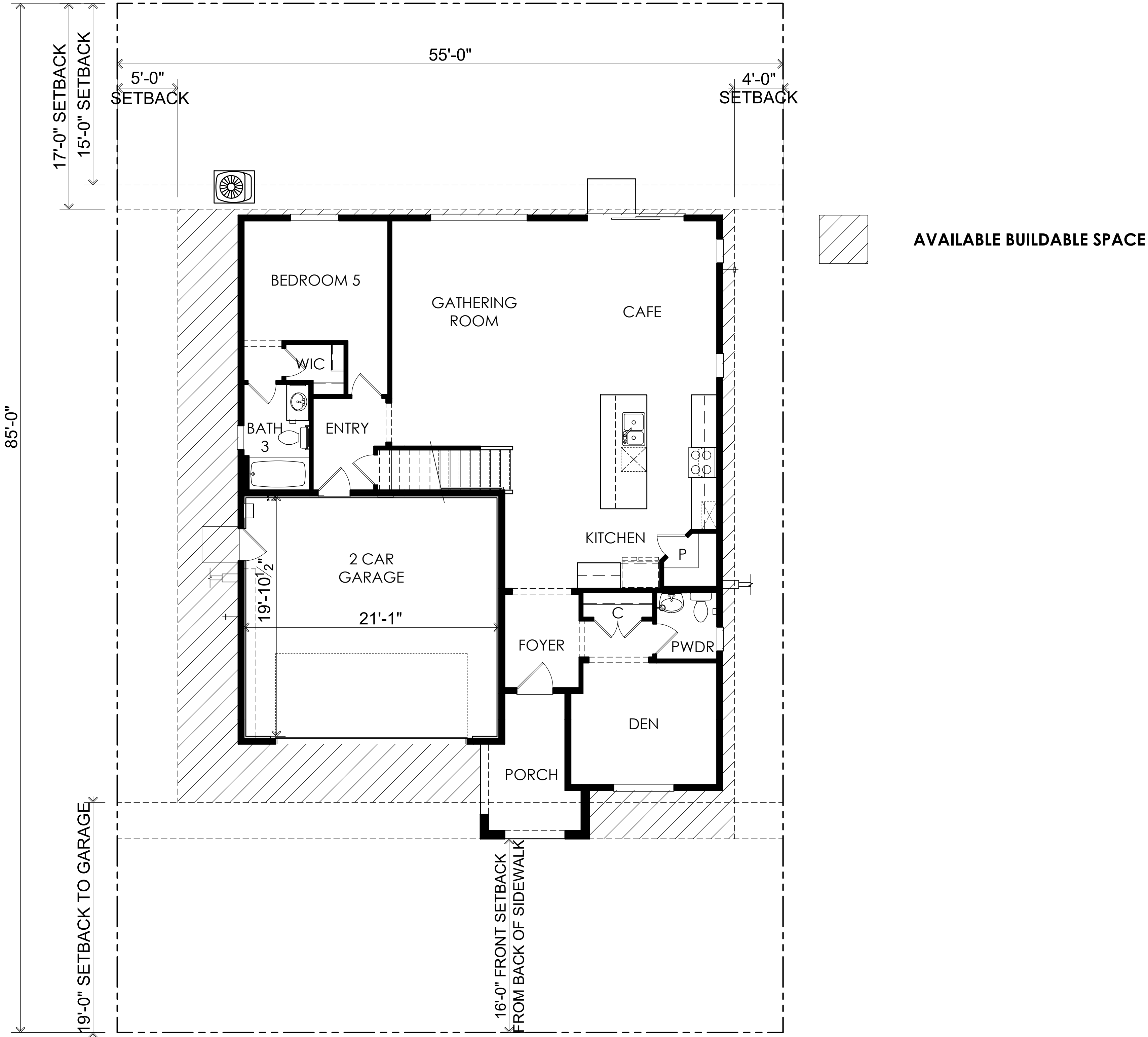


PLAN 4 ■ 2,973 SQ. FT.

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MONTELENA

FRONT ELEVATIONS



PLAN 4 ■ 2,973 SQ. FT.

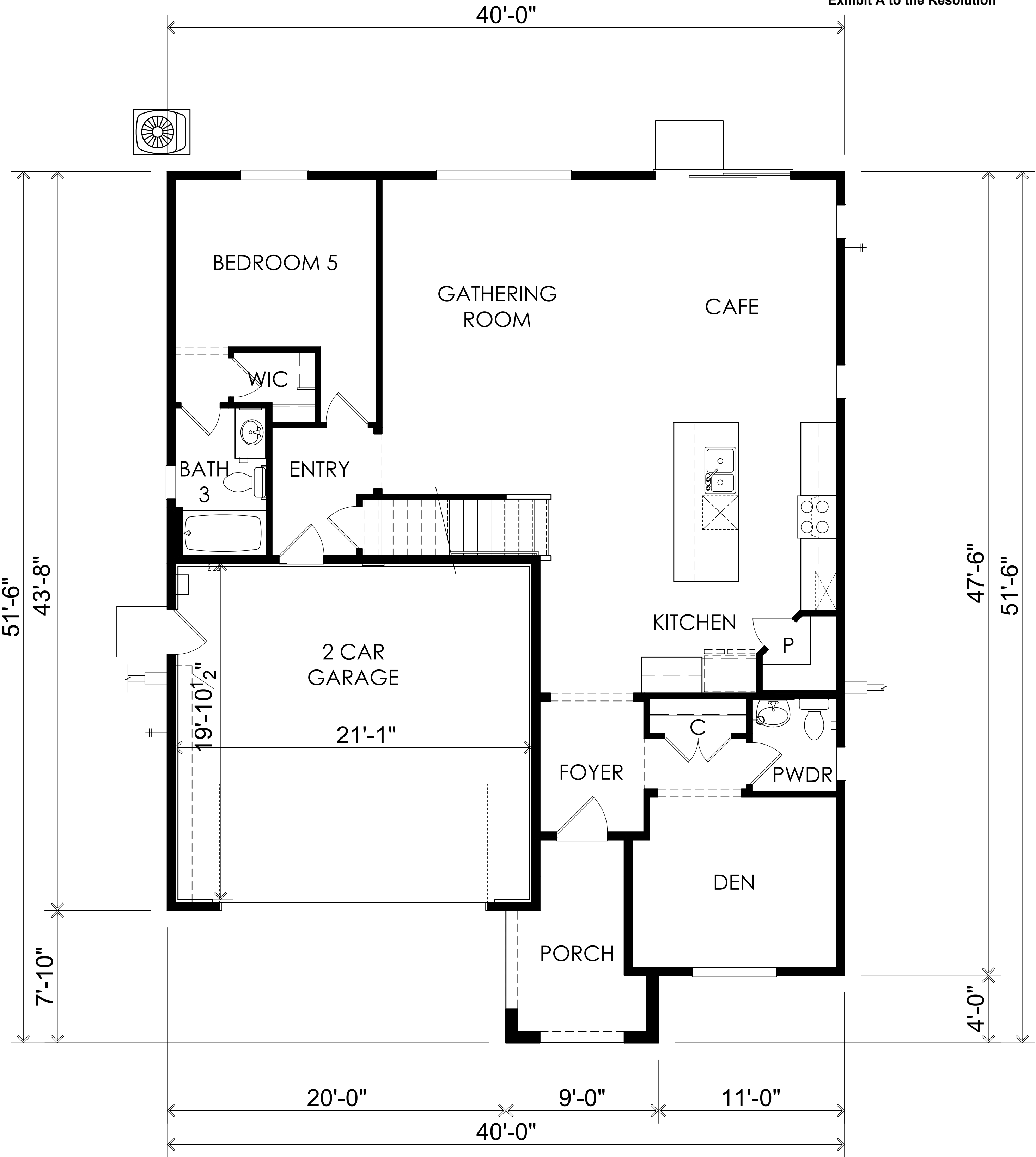
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MONTELENA

LOT FIT
ELEVATION 'A' SHOWN



Second Floor Plan



First Floor Plan

Floor Area Table		
1st Floor	1,332	SQ. FT.
2nd Floor	1,641	SQ. FT.
Total	2,973	SQ. FT.
2 Car Garage	441	SQ. FT.

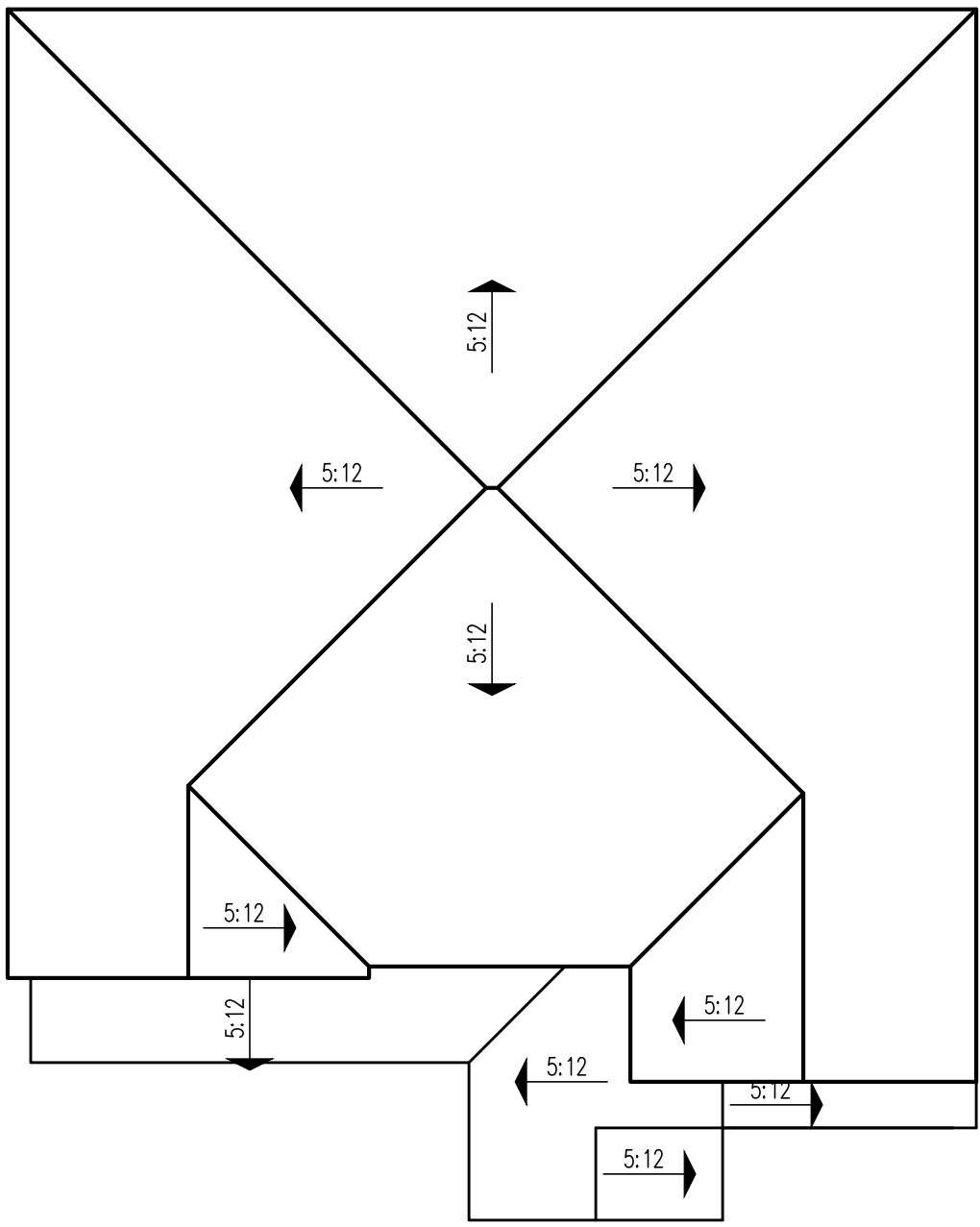


PLAN 4 ■ 2,973 SQ. FT.

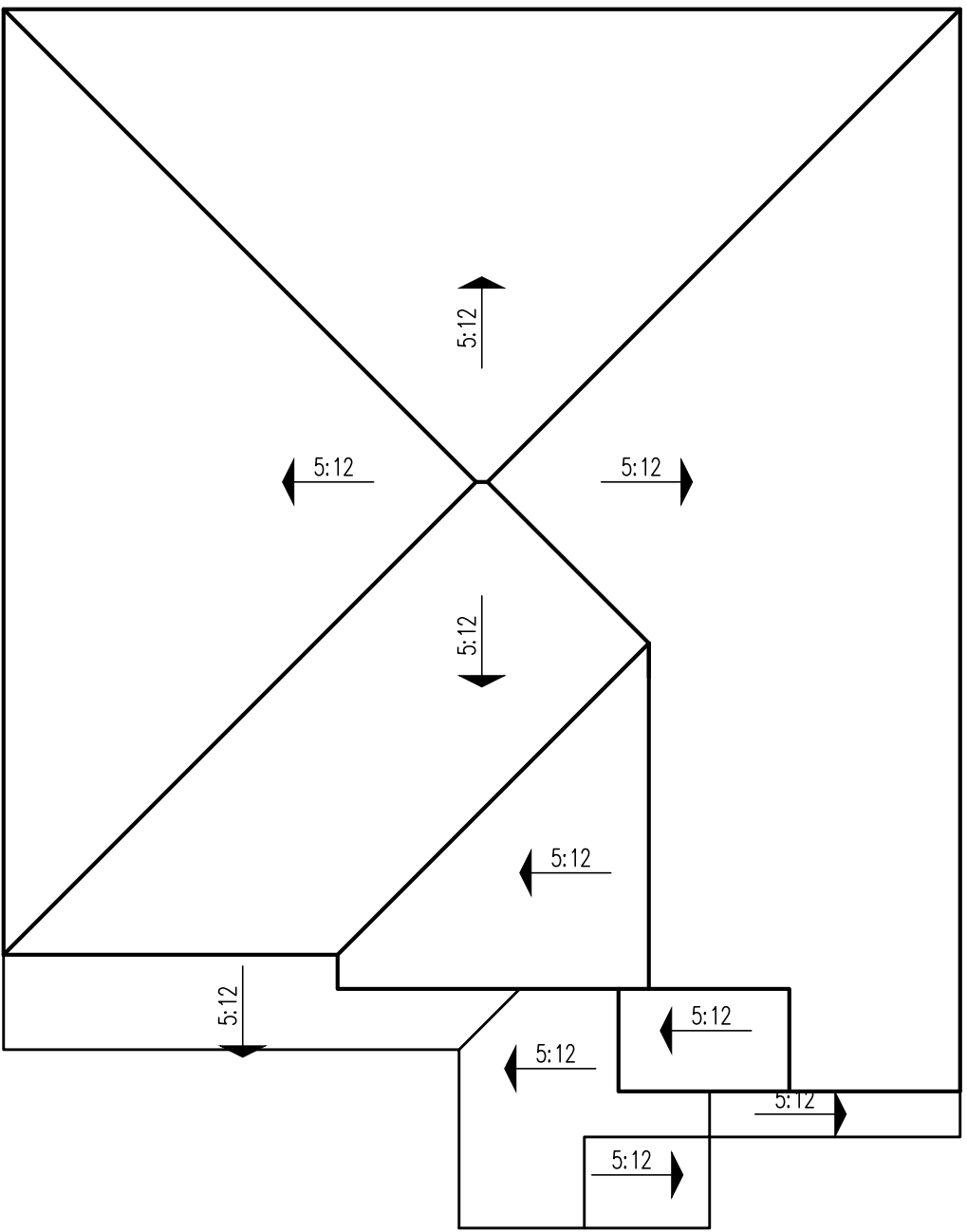
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MONTELENA

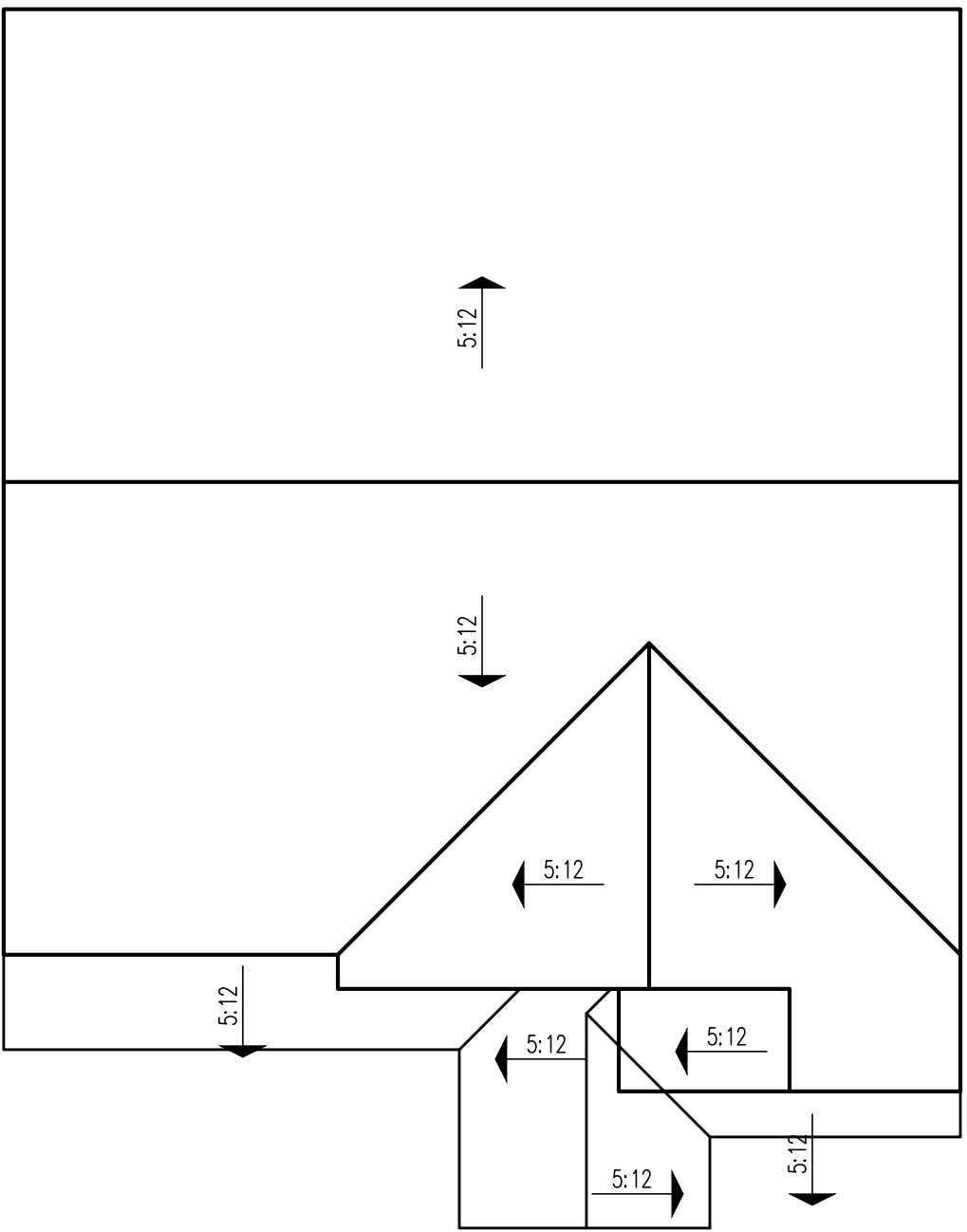
FLOOR PLAN
ELEVATION 'A' SHOWN



Roof Plan 'A' -
Spanish Eclectic



Roof Plan 'B' -
Tuscan



Roof Plan 'C' -
Modern Farmhouse

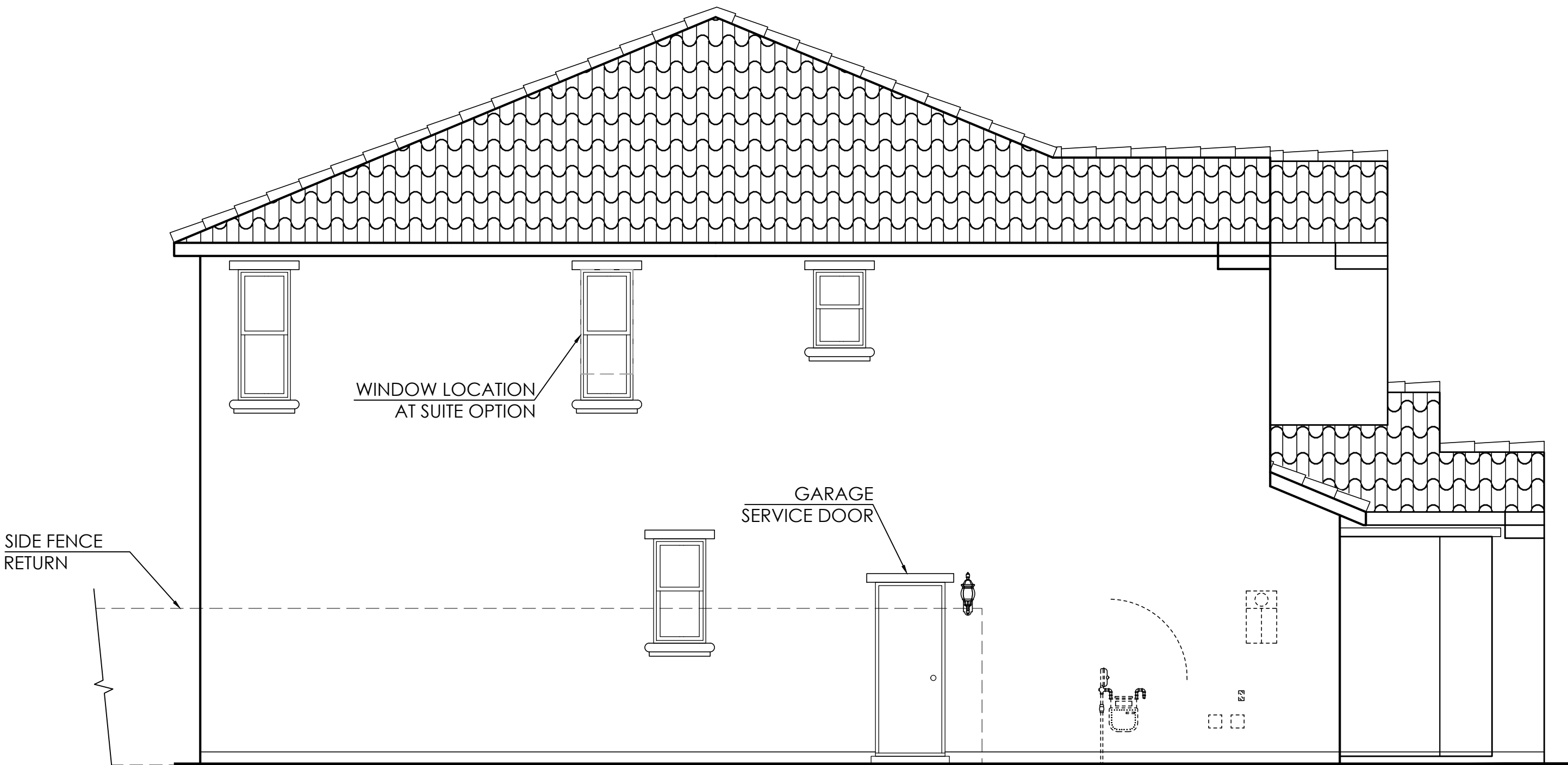


PLAN 4 ■ 2,973 SQ. FT.

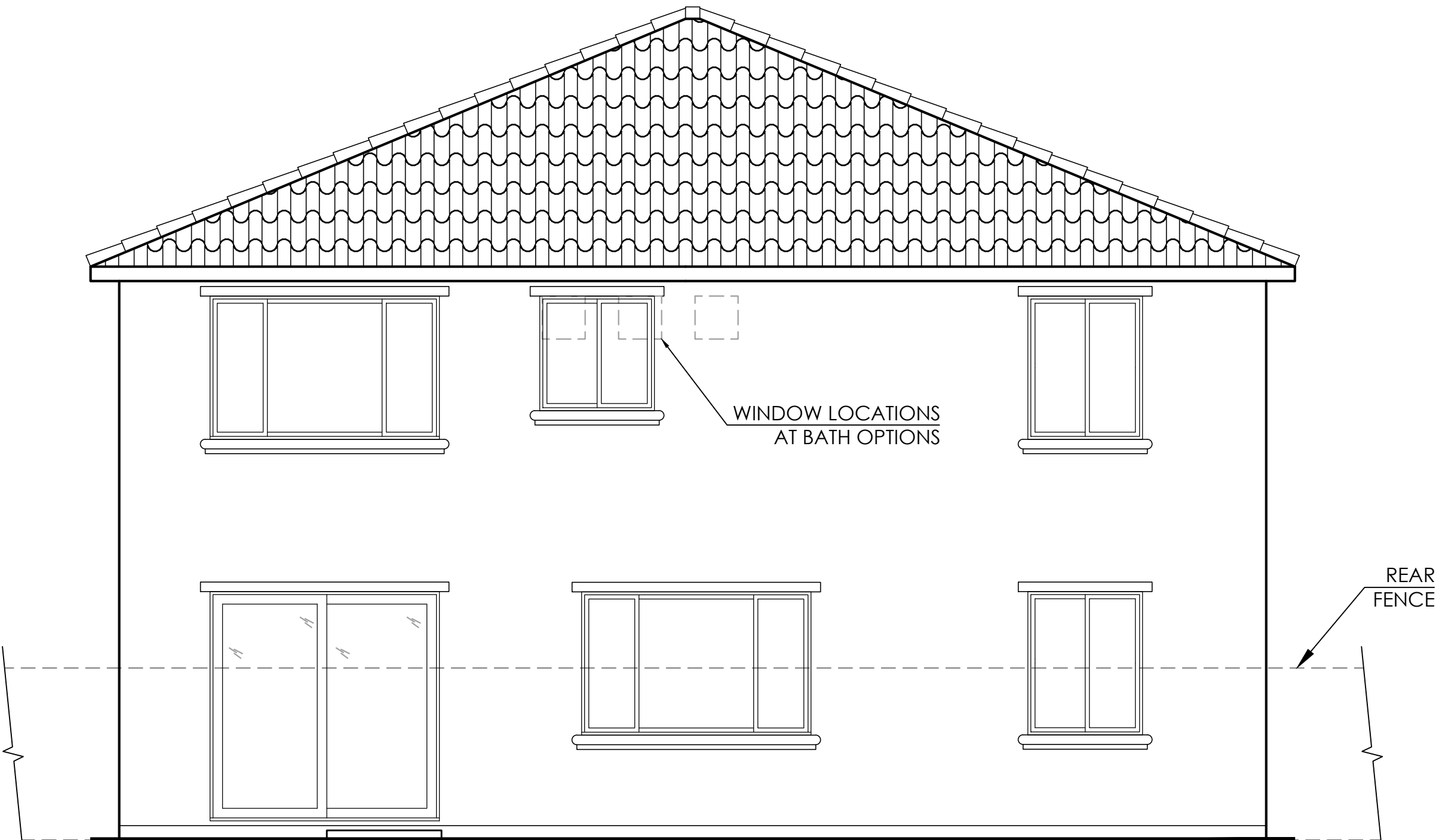
(c) Copyright 2021 PulteGroup, Inc.

MONTELENA

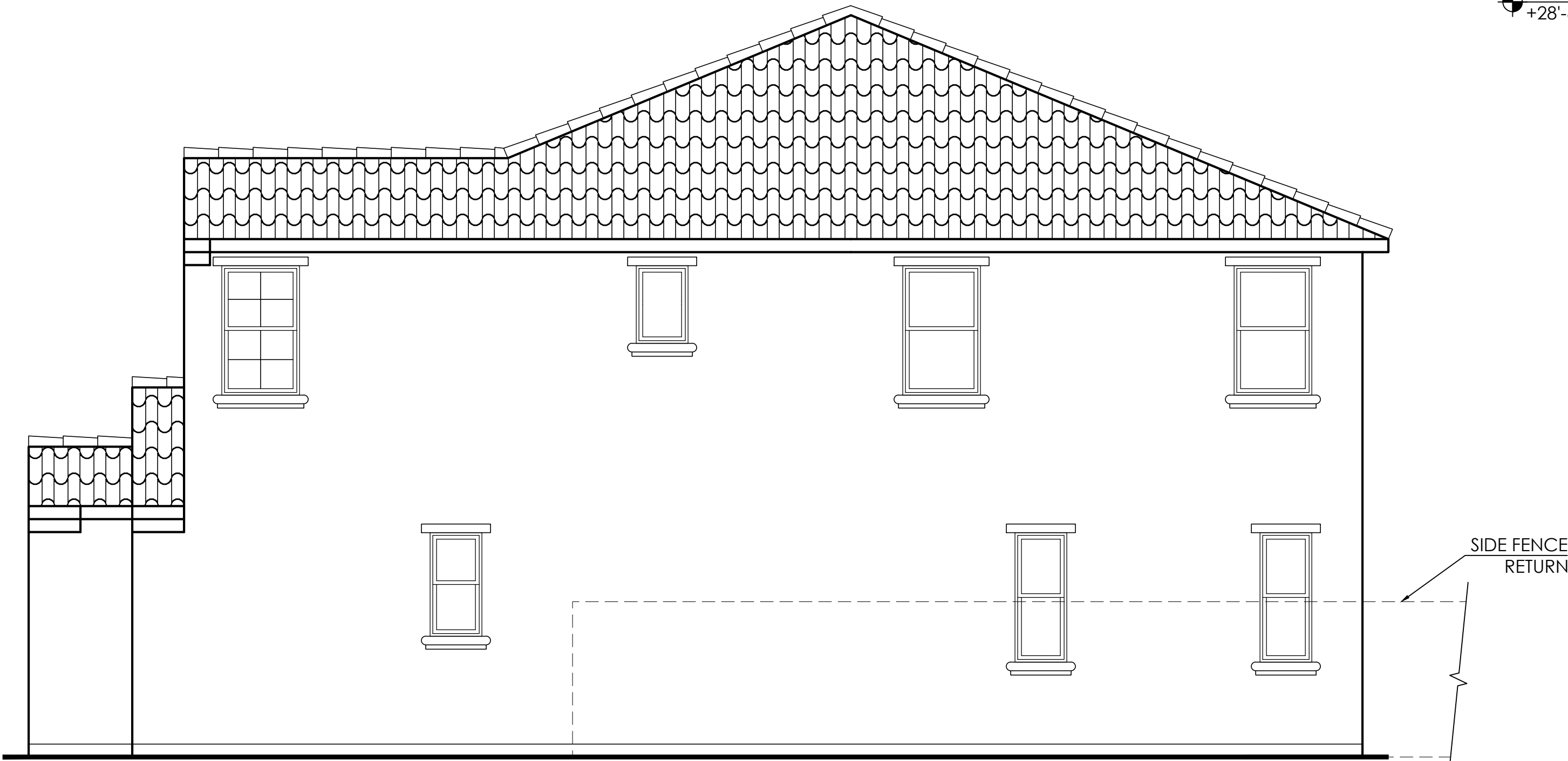
ROOF PLANS



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+28'-6"



Front Elevation 'A' - Spanish Eclectic

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE GABLE ACCENTS
- E. STUCCO CORBEL EAVES
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

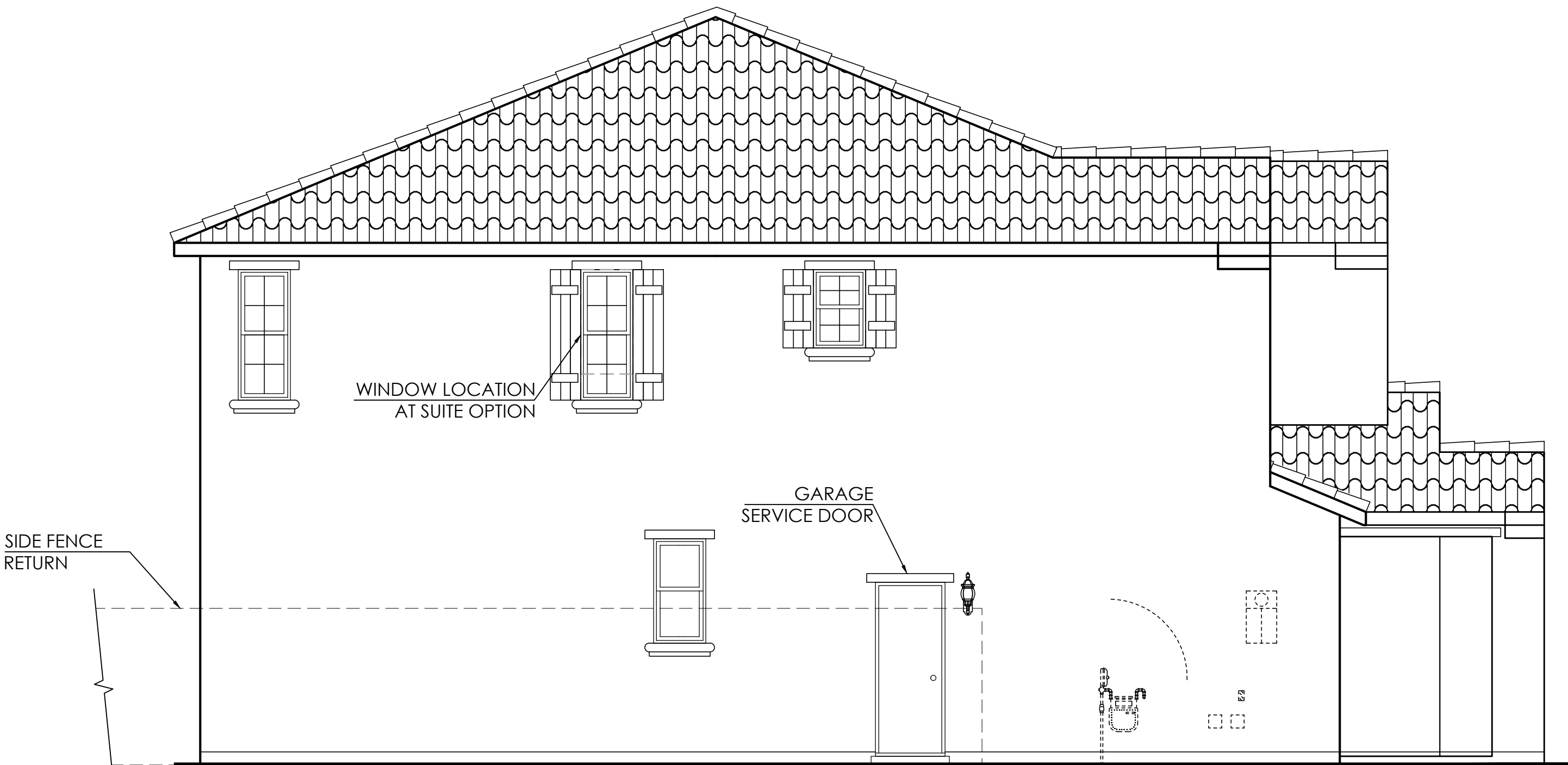


PLAN 4 ■ 2,973 SQ. FT.

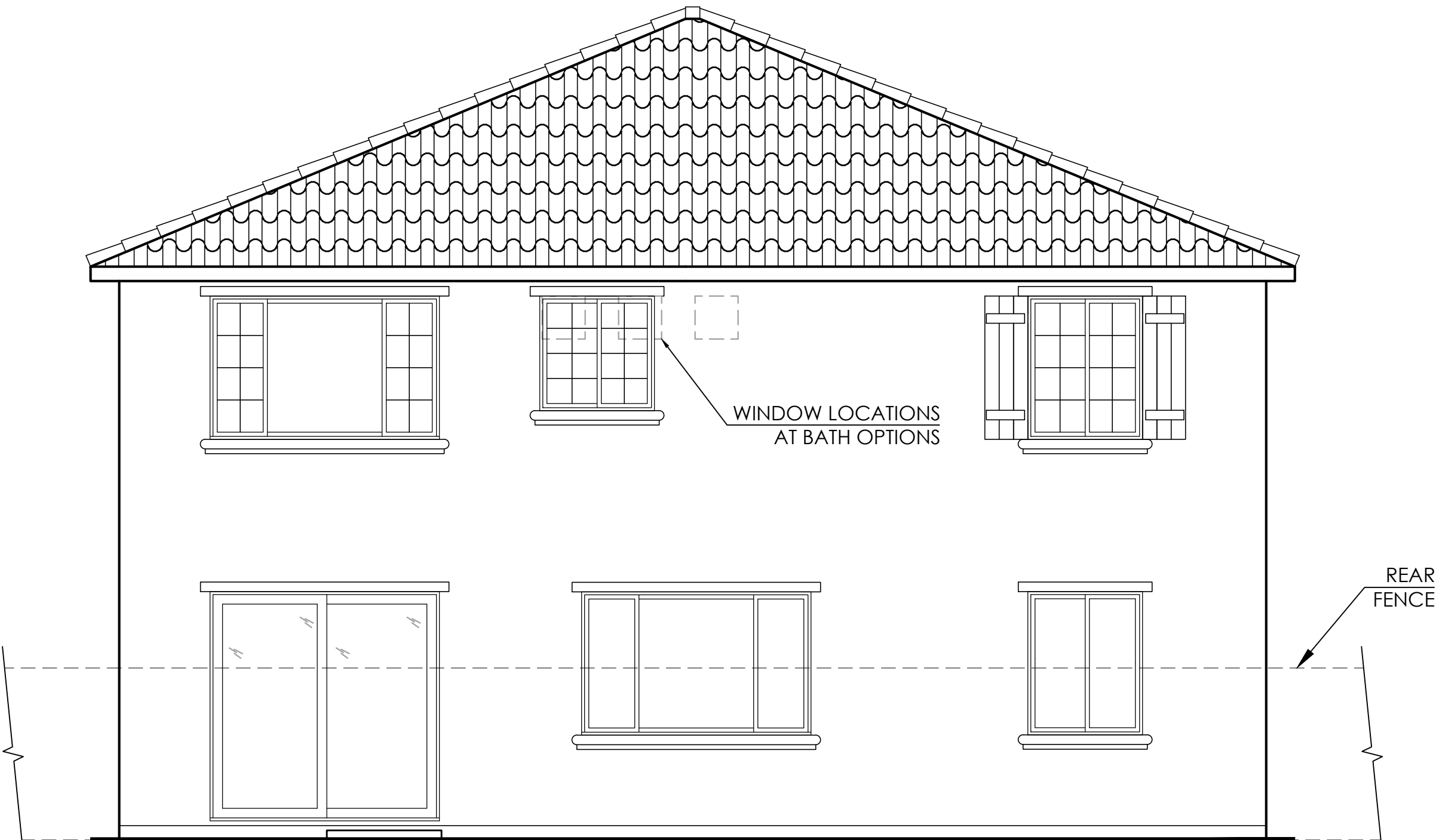
(c) Copyright 2021 PulteGroup, Inc.

MONTELENA

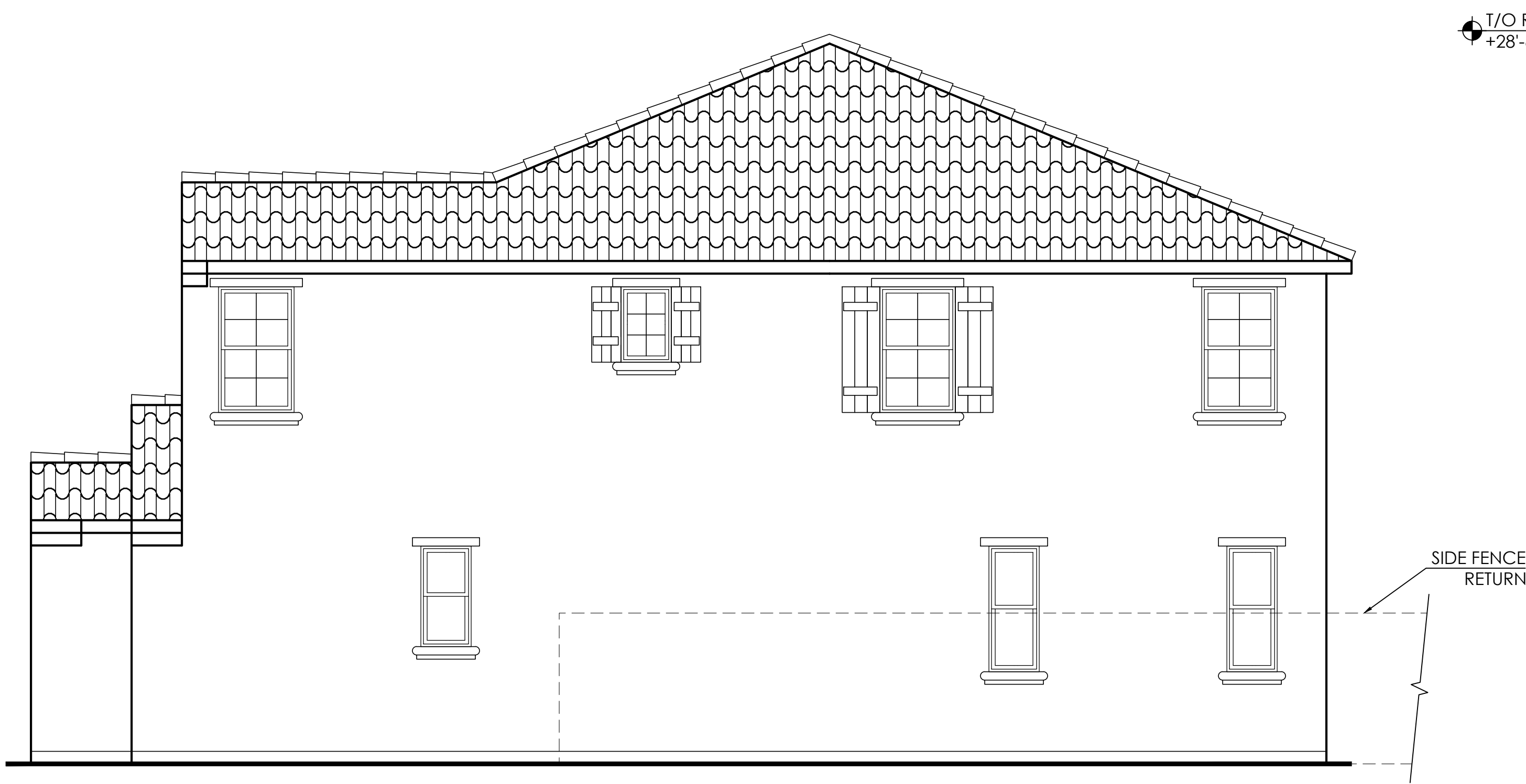
SPANISH
ECLECTIC



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+28'-6"



Front Elevation 'A' - Spanish Eclectic

COLORS IN THIS RENDERING MAY NOT BE
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CHIPS IN THE DR PACKAGE.

Exterior Materials

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- B. CONCRETE "VILLA" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE GABLE ACCENTS
- E. STUCCO CORBEL EAVES
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT



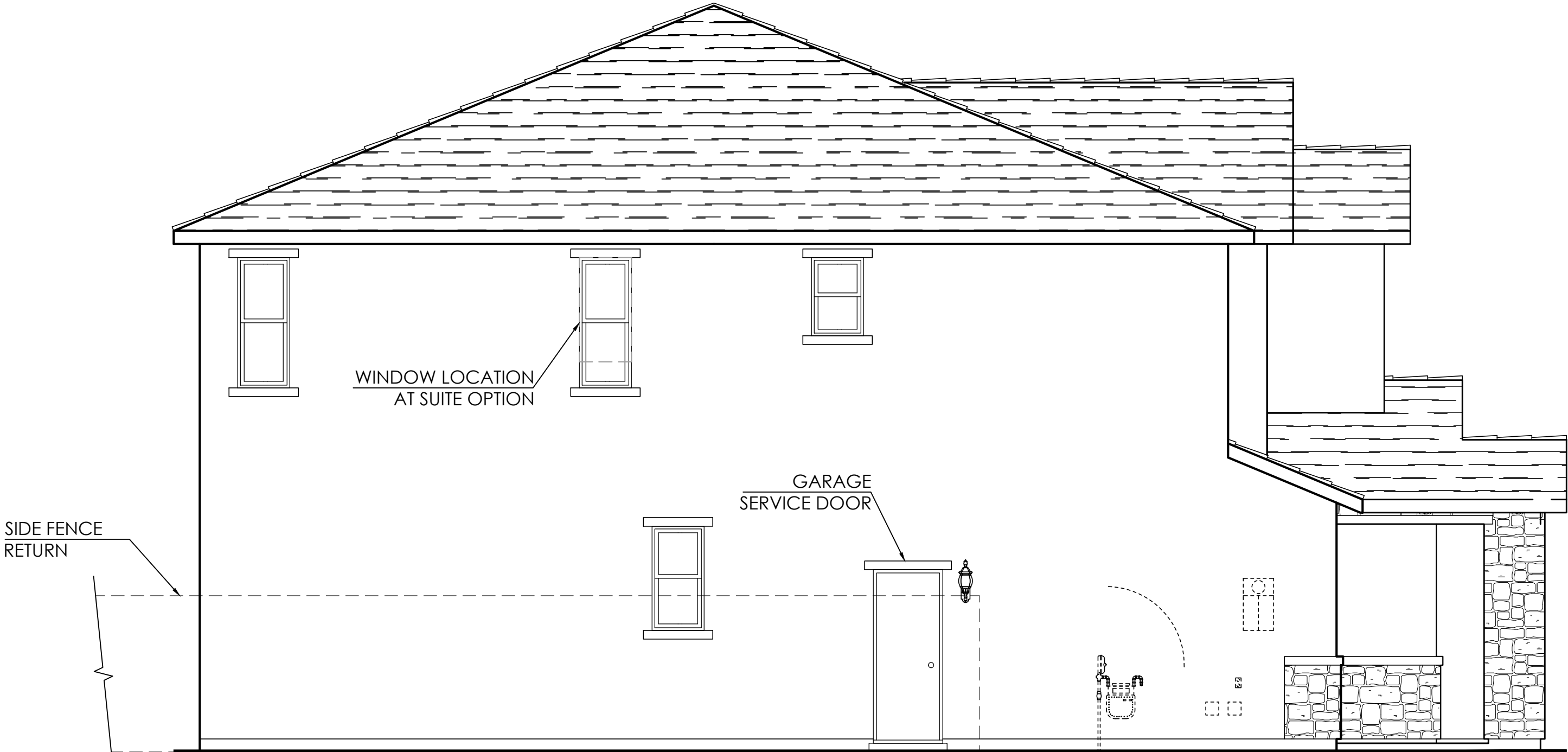
PLAN 4 ■ 2,973 SQ. FT.

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ENHANCED

MONTELENA

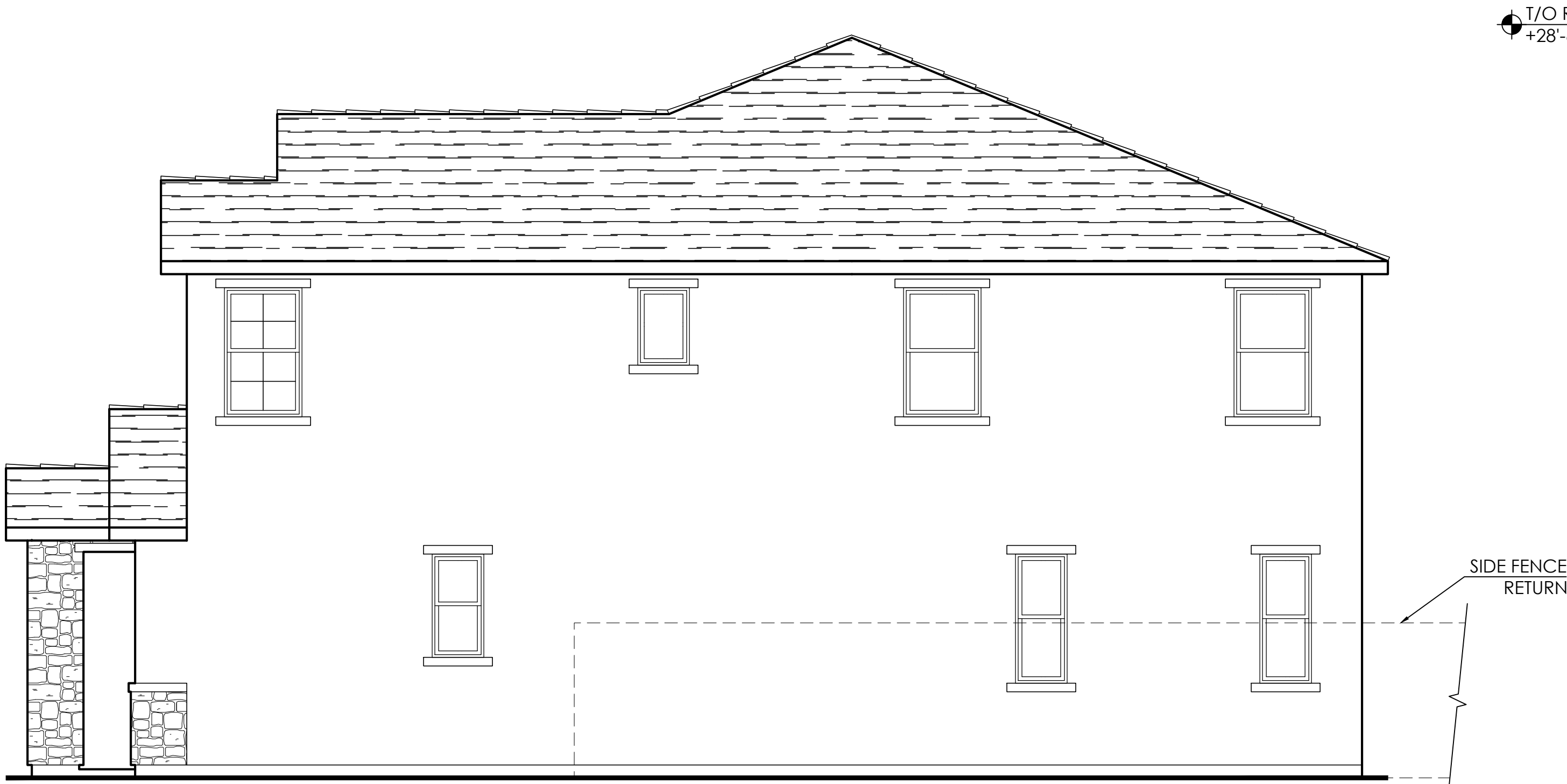
SPANISH
ECLECTIC



Left Elevation



Rear Elevation



Right Elevation



Front Elevation 'B' - Tuscan

COLORS IN THIS RENDERING MAY NOT BE ACCURATELY REPRESENTED DUE TO PRINTING. PLEASE REFER TO THE ACTUAL PAINT CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE SHUTTERS
- D. DECORATIVE CORBELS
- E. DECORATIVE STONE
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT

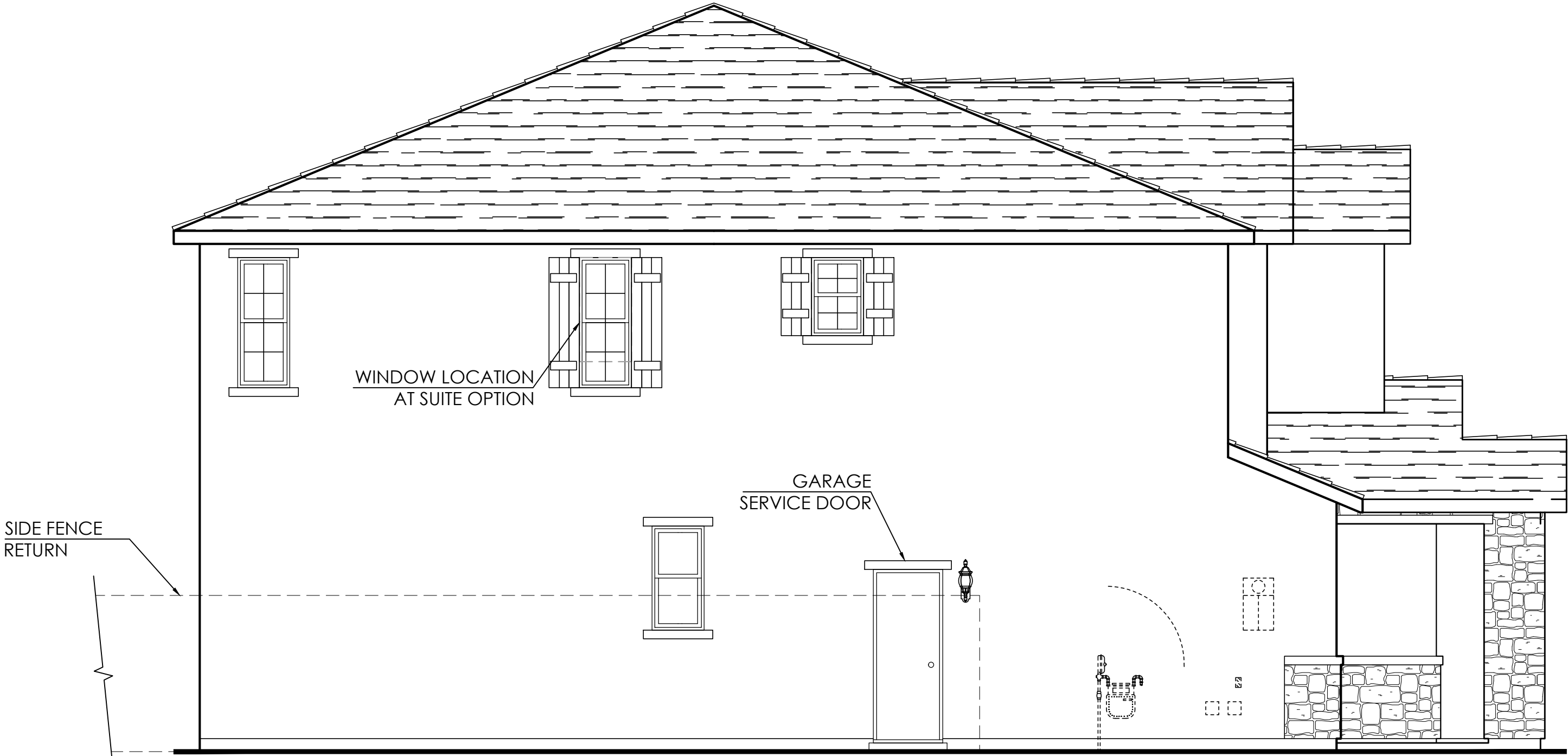


PLAN 4 ■ 2,973 SQ. FT.

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MONTELENA

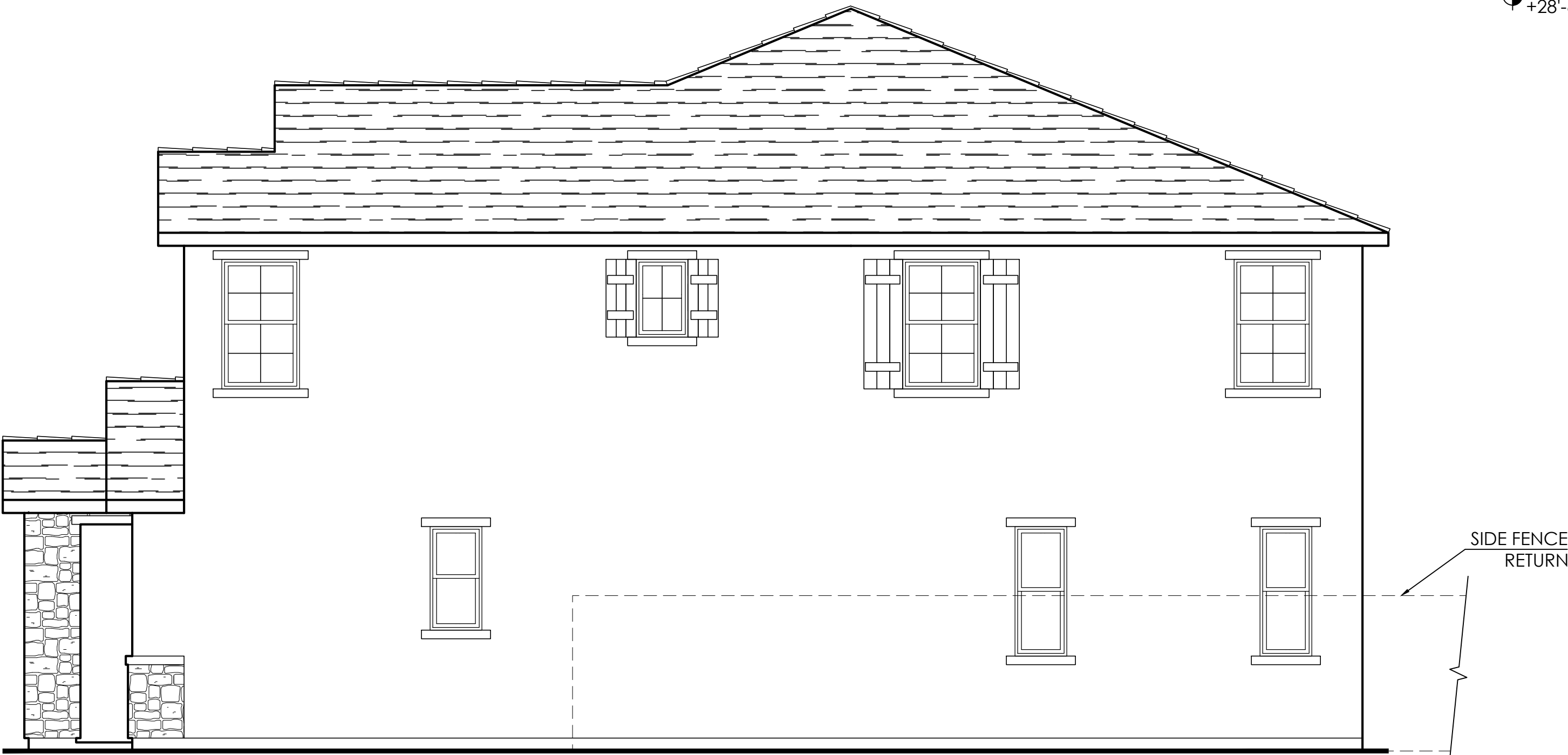
TUSCAN



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+28'-6"



Front Elevation 'B' - Tuscan

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE SHUTTERS
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- E. DECORATIVE STONE
- F. OPTIONAL WINDOWS AT GARAGE DOOR
- G. STUCCO WINDOW TRIM
- H. STANDARD COACH LIGHT



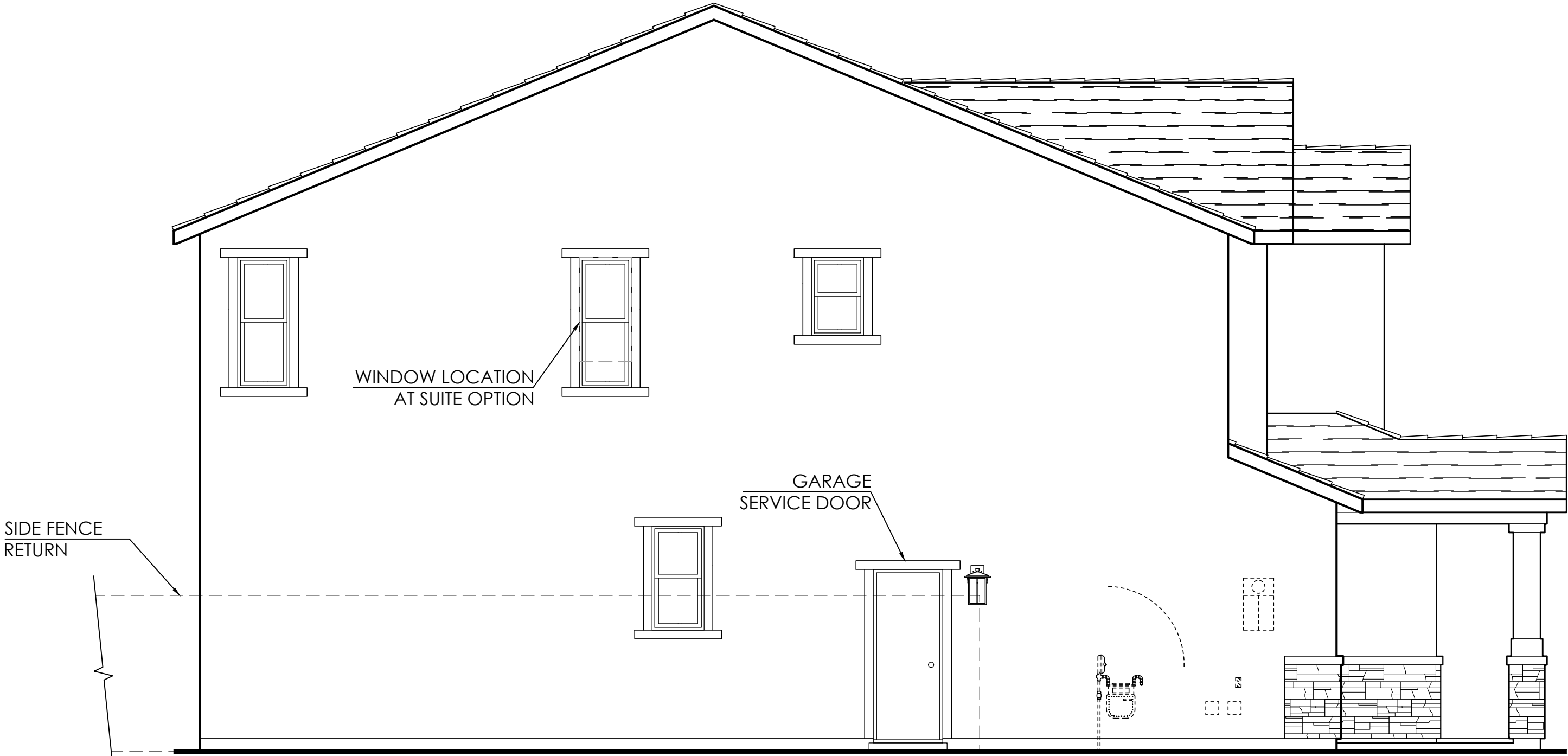
PLAN 4 ■ 2,973 SQ. FT.

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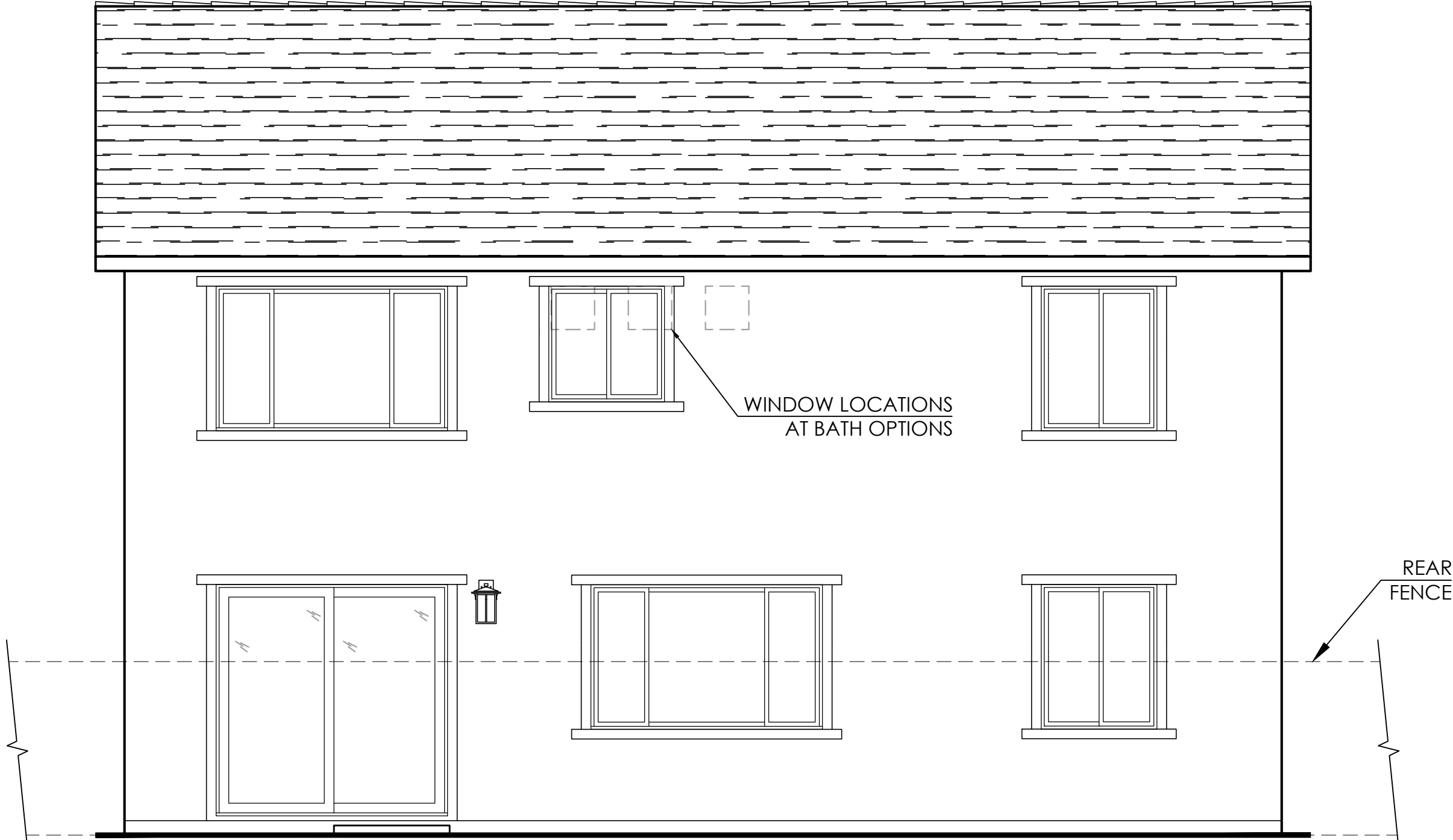
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MONTELENA

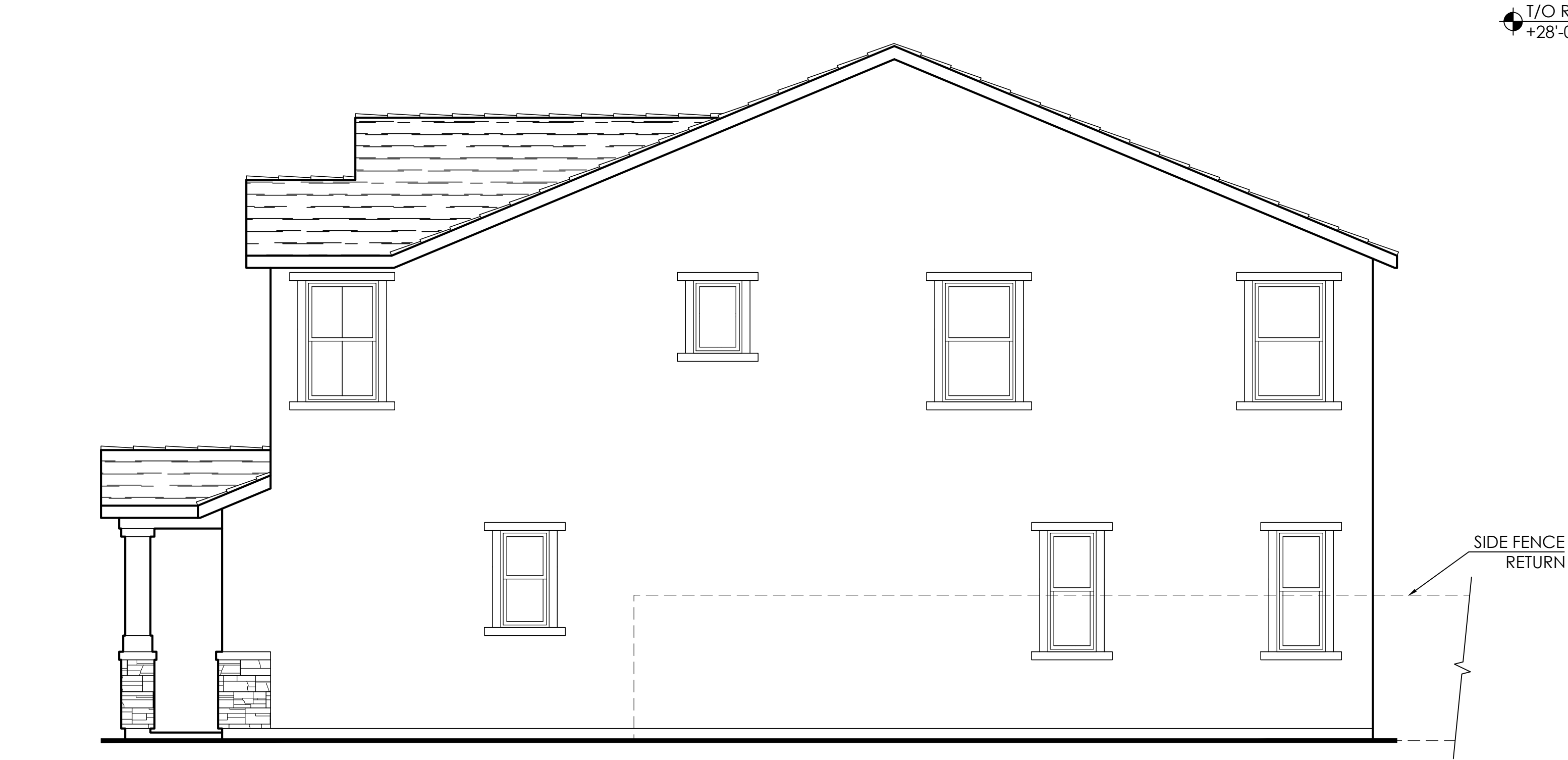
TUSCAN



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+28'-0"



Front Elevation 'C' - Modern Farmhouse

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE STONE
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. DECORATIVE CORBELS AT GABLES
- G. OPTIONAL WINDOWS AT GARAGE DOOR
- H. STUCCO WINDOW TRIM
- I. STANDARD COACH LIGHT

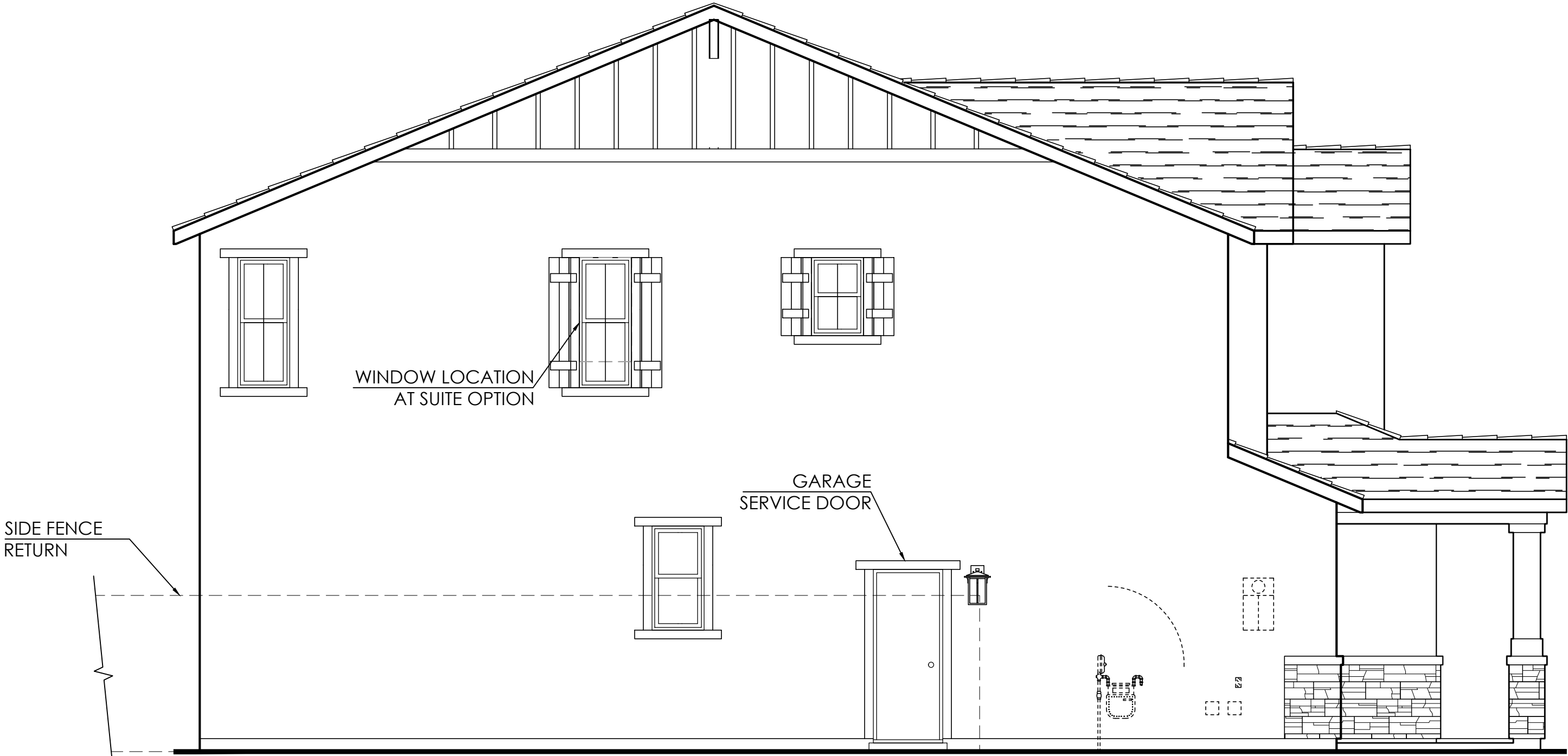


PLAN 4 ■ 2,973 SQ. FT.

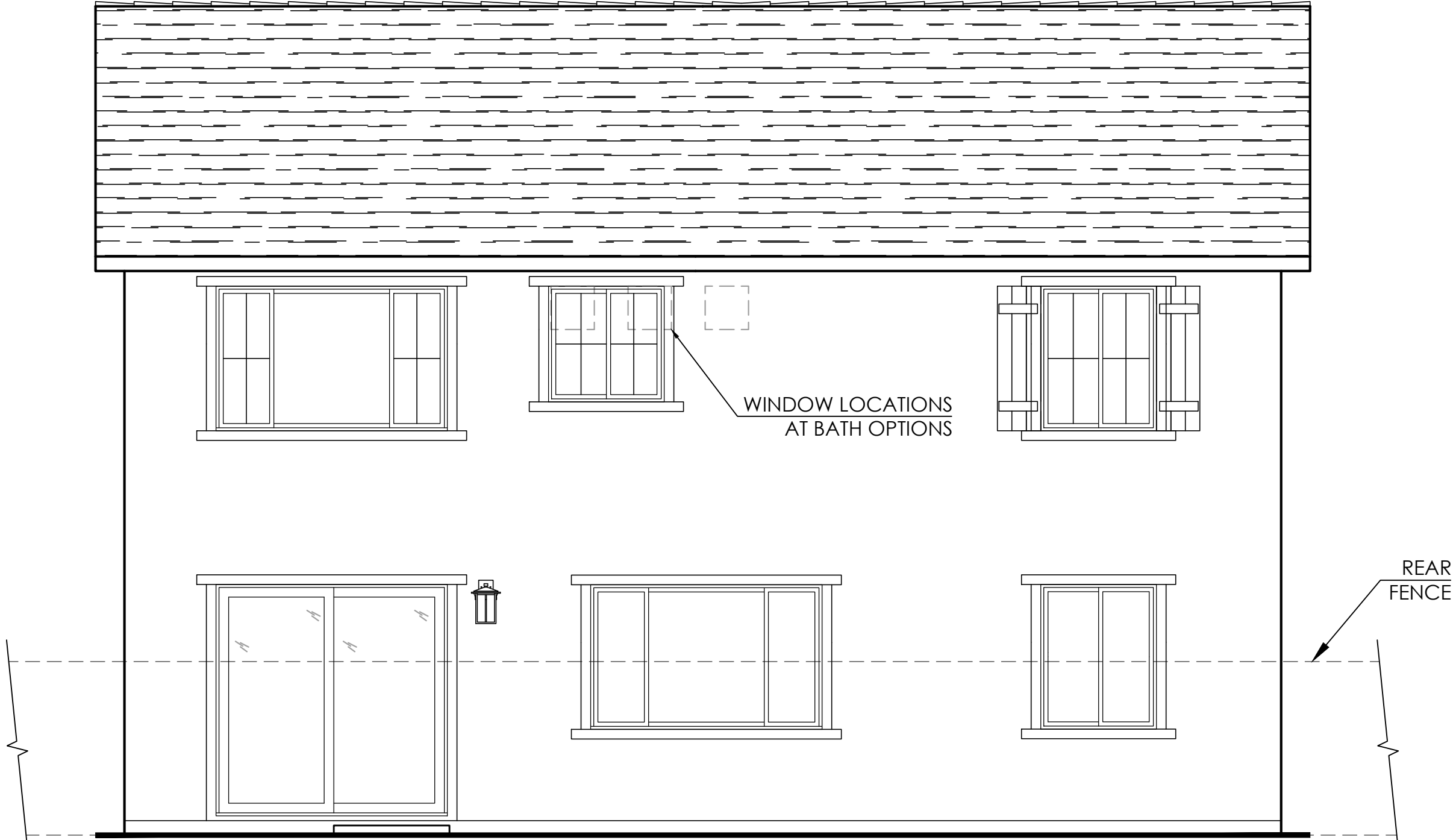
(c) Copyright 2021 PulteGroup, Inc.

MONTELENA

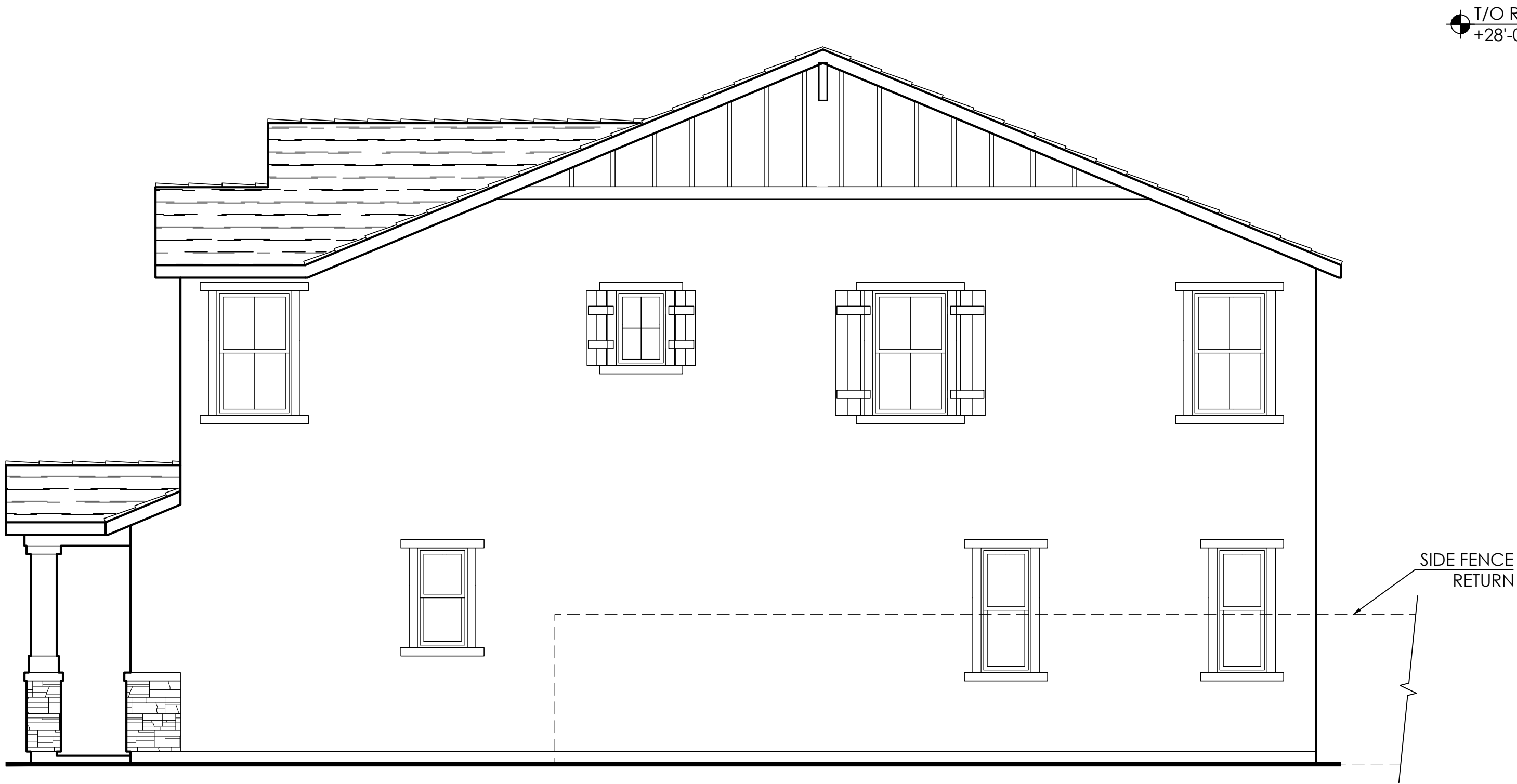
MODERN
FAMRHOUSE



Left Elevation



Rear Elevation



Right Elevation

T/O RIDGE
+28'-0"



Front Elevation 'C' - Modern Farmhouse

COLORS IN THIS RENDERING MAY NOT BE
ACCURATELY REPRESENTED DUE TO PRINTING.
PLEASE REFER TO THE ACTUAL PAINT
CHIPS IN THE DR PACKAGE.

Exterior Materials

- A. STUCCO
- B. CONCRETE "FLAT" TILE ROOFING
- C. DECORATIVE STONE
- D. HORIZONTAL SIDING
- E. BOARD AND BATTEN
- F. DECORATIVE CORBELS AT GABLES
- G. OPTIONAL WINDOWS AT GARAGE DOOR
- H. STUCCO WINDOW TRIM
- I. STANDARD COACH LIGHT



PLAN 4 ■ 2,973 SQ. FT.

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ENHANCED

MONTELENA

MODERN
FARMHOUSE

ELEVATION STYLE "A" SPANISH ECLECTIC

ROOF -VILLA TILE



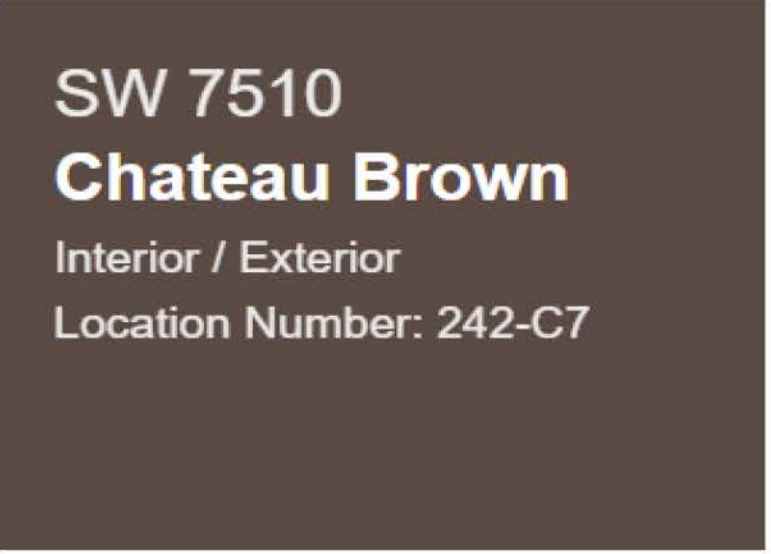
CAL MISSION BLEND
1VICS6464

BODY-STUCCO



SW 6070

TRIM + FASCIA



SW 7510

SHUTTERS &
ENTRY DOOR



SW 2803

GARAGE DOOR

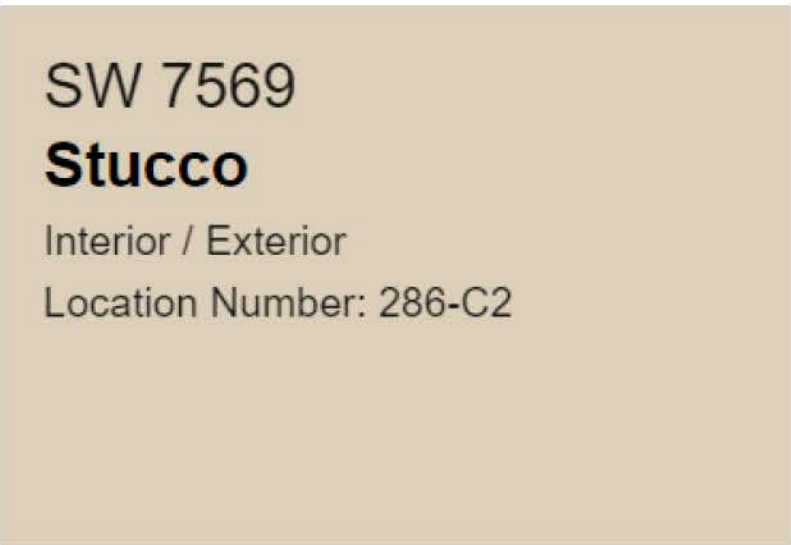


SW 6072

COLOR SCHEME -1



BROWN BLEND
1VICS3233



SW 7569



SW 7019



SW 6440

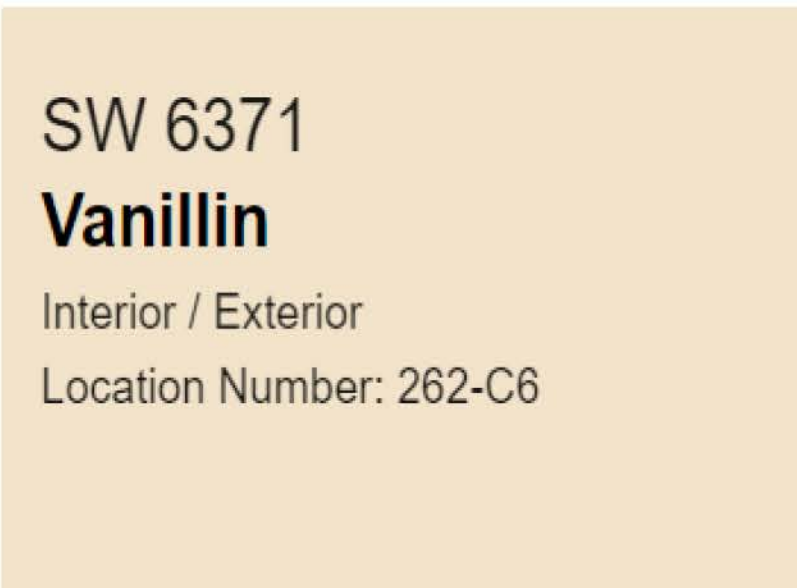


SW 9084

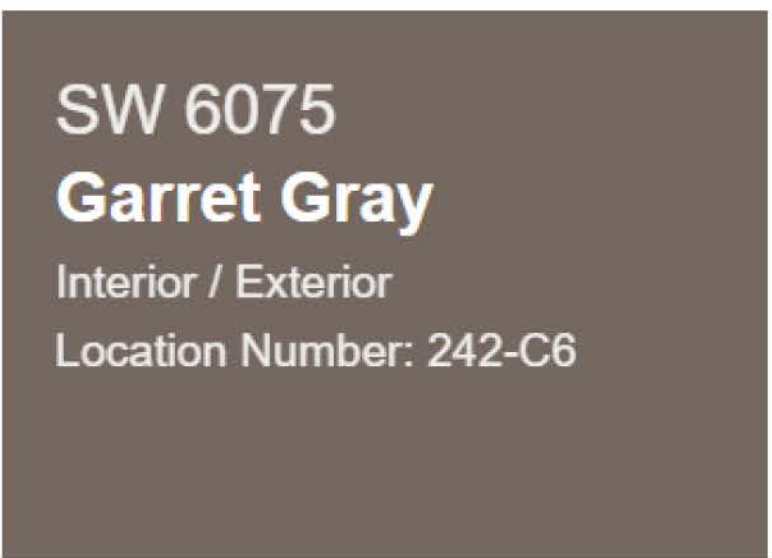
COLOR SCHEME -2



MARBELED TERRA
COTTA 1VICS6129



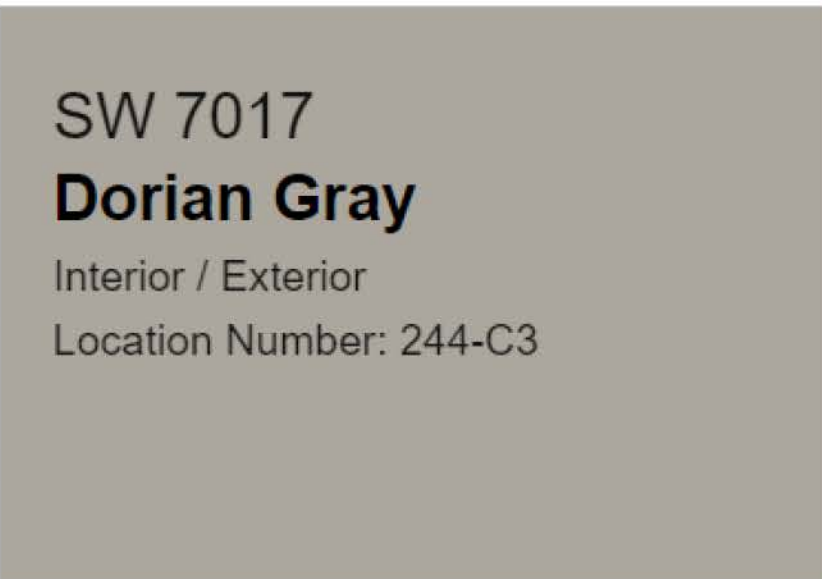
SW 6371



SW 6075



SW 7622



SW 7017

COLOR SCHEME -3



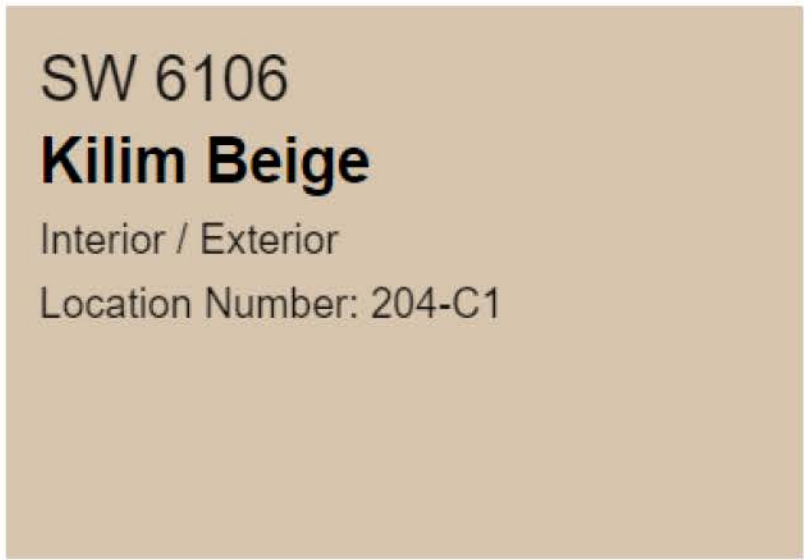
ELEVATION STYLE "B" CALIFORNIA TUSCAN

ROOF -FLAT TILE



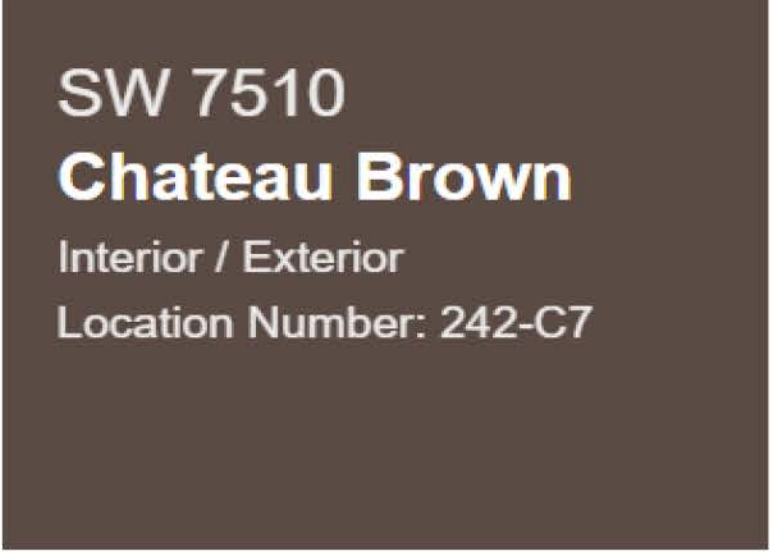
CHARCOAL BROWN BLEND 1FBCF1132

BODY-STUCCO



SW 6106

TRIM + FASCIA



SW 7510

SHUTTERS & ENTRY DOOR



SW 7705

GARAGE DOOR



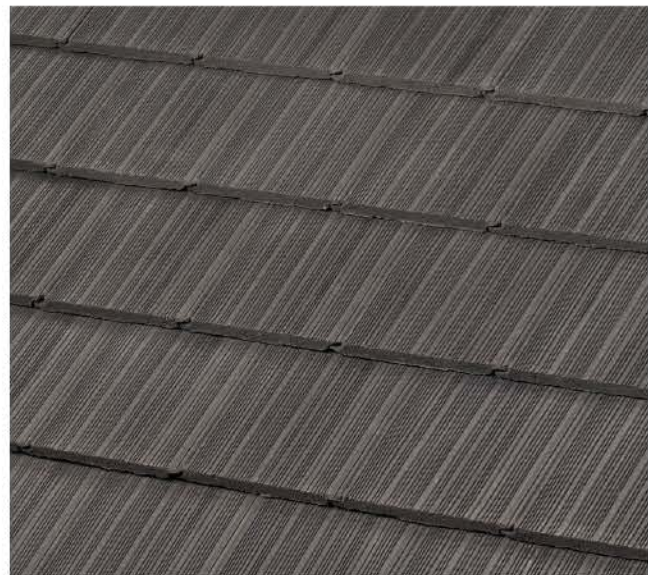
SW 7622

STONE VENEER



ELDORADO STONE OR
EQUAL- CR-ORCHARD

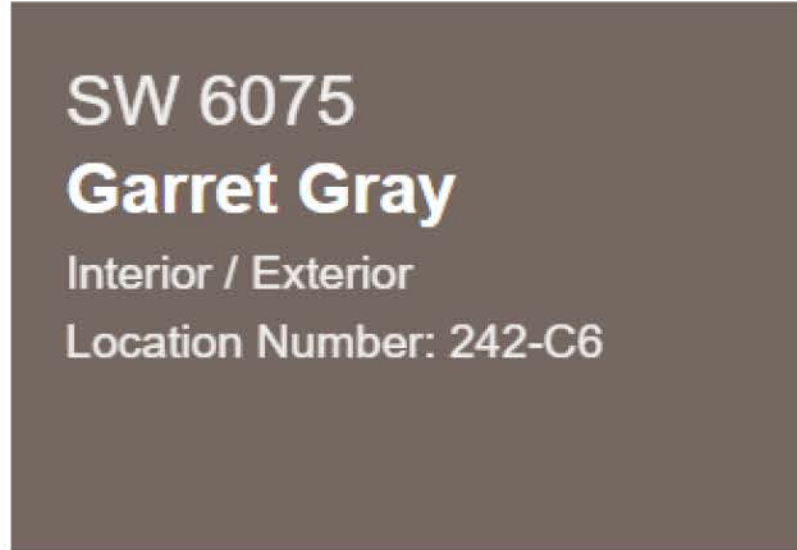
COLOR SCHEME -1



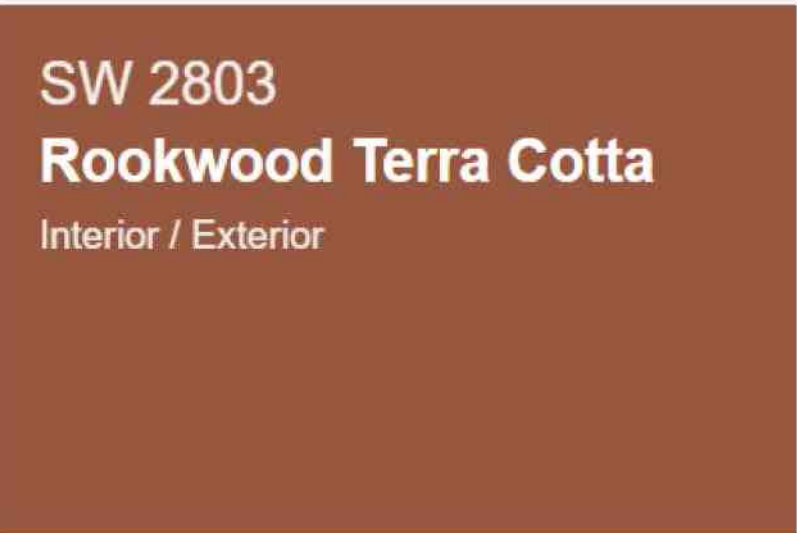
CHARCOAL BLEND 1FBCF1430



SW 6108



SW 6075



SW 2803



SW 7017



ELDORADO STONE OR
JAL-FL -VENETO

COLOR SCHEME -2



BROWN BLEND 1FBCF3233



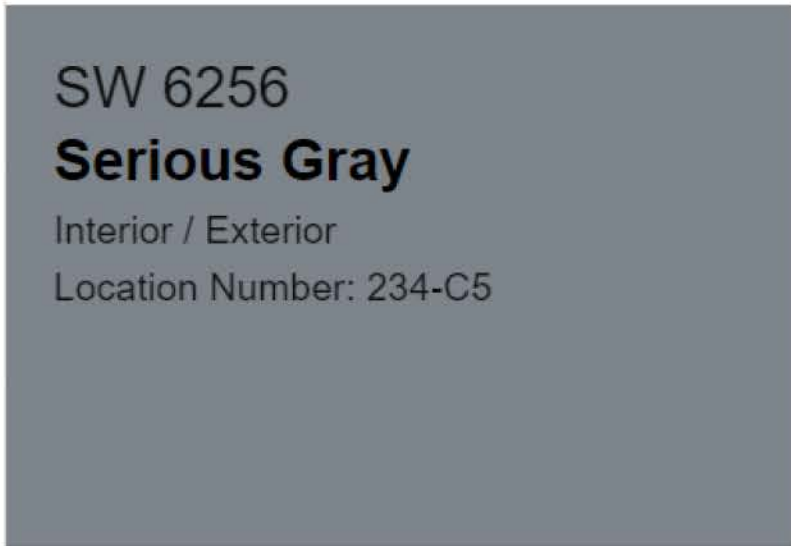
SW 6123



SW 7019



SW 7622



SW 6256



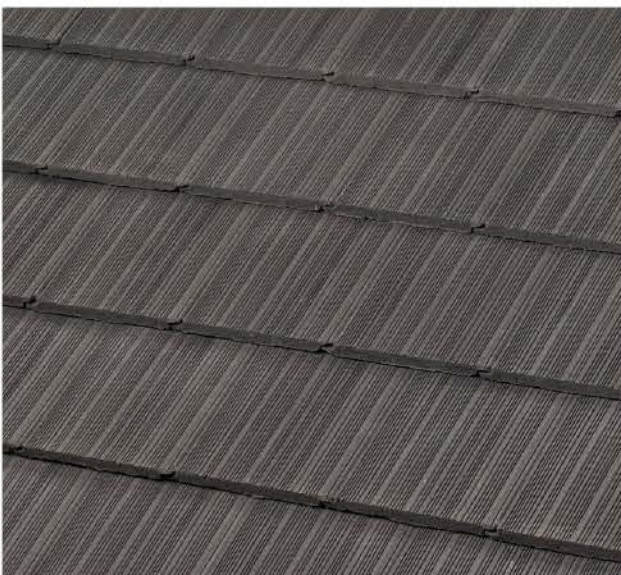
ELDORADO STONE OR
EQUAL- CR-COUNTRYSIDE

COLOR SCHEME -3



ELEVATION STYLE "C" MODERN FARMHOUSE

ROOF -FLAT TILE



CHARCOAL BLEND
1FBCF1430

BODY-STUCCO



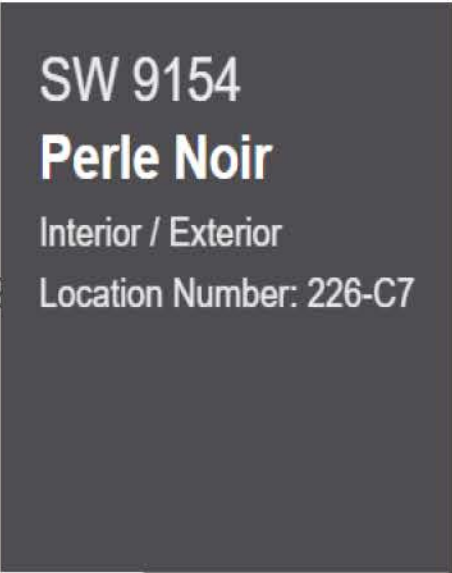
SW 7005

TRIM + FASCIA

+ BRACKETS



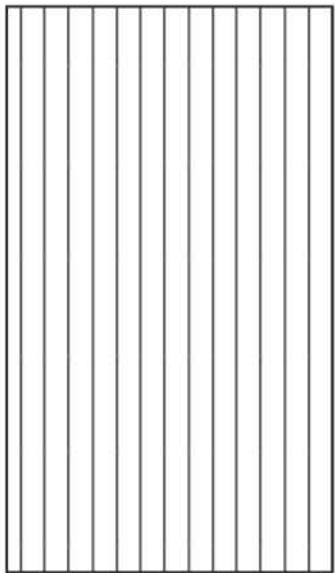
TRIM



FASCIA

SIDING

AND TRIM @SIDING



SW 7005

ENTRY DOOR

AND SHUTTERS



SW 6123

GARAGE DOOR



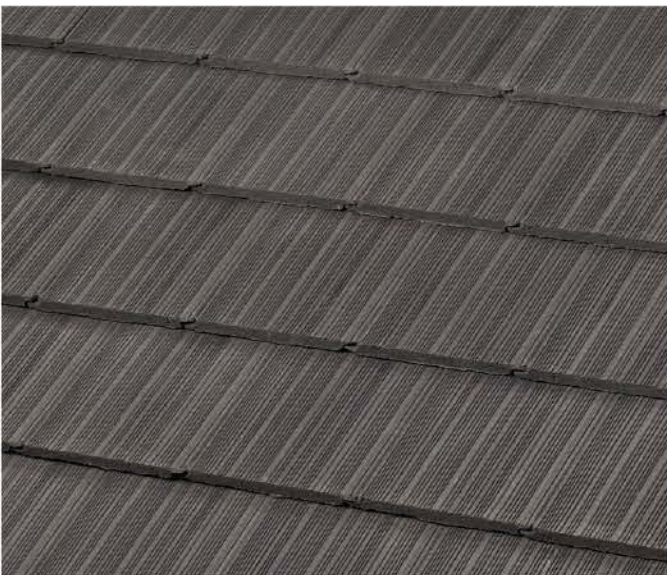
SW 7668

STONE VENEER



ELDORADO STONE OR
EQUAL- EUROPEAN LEDGE SEA
CLIFF

COLOR SCHEME -1



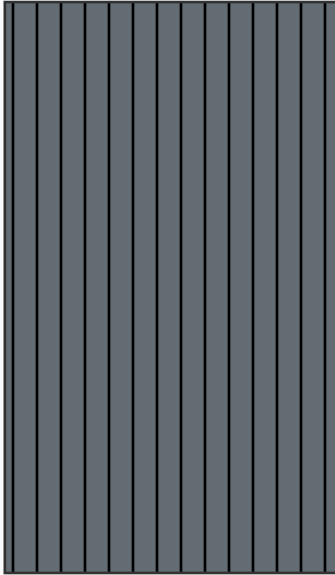
CHARCOAL BLEND
1FBCF1430



SW 7668



SW 7005



SW2849



SW6229



SW 7005



ELDORADO STONE OR
EQUAL-CL EUROPEAN LEDGE
GLACIER

COLOR SCHEME -2



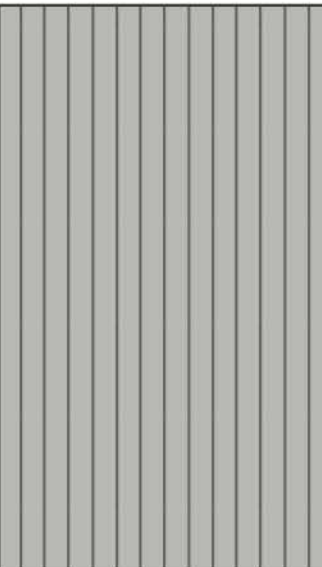
BROWN BLEND
1FBCF3233



SW 7005



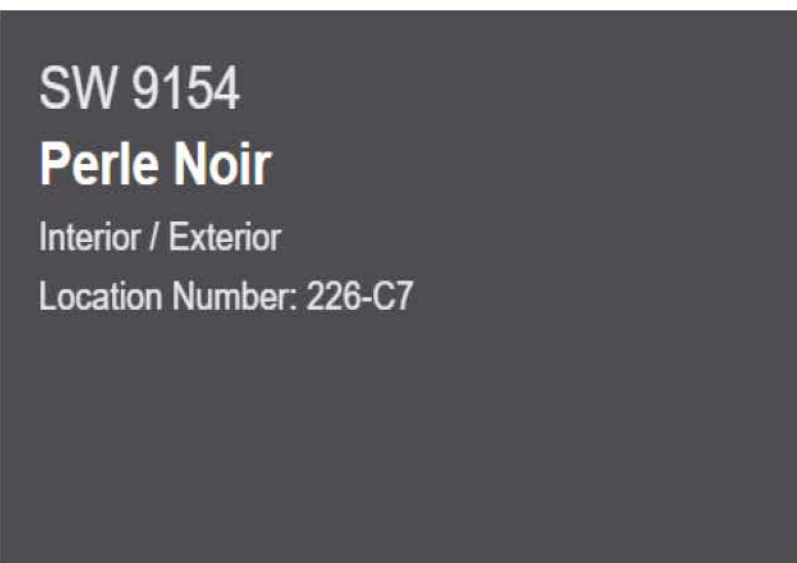
SW 7665



SW 7668



SW 2849



SW 9154



ELDORADO STONE OR
EQUAL- EUROPEAN LEDGE ZINC

COLOR SCHEME -3



ITEM 17.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	The approved entitlement is for a Major Design Review for Montelena Villages 1 and 2 for Pulte Homes Master Home Plans. The project shall be constructed consistent with the Design Booklet (<u>Exhibit A</u>) for four residential floor plans, and preliminary landscape plans. Project PLND-1021-0012.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranhocordova.org for the status of your	General	On-Going	Planning

ITEM 17.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	account with the City.			
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
6.	The applicant shall comply with the Sunridge Specific Plan EIR Mitigation Monitoring Reporting Plan (MMRP) and the Montelena Subdivision MND MMRP.	Environmental	On-Going	Planning
7.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
10.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
Prior to Issuance of Building Permit				
11.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Department.	Landscape	Prior to Issuance of Building Permit	Planning
12.	Final landscape plan shall include the addition of weed barrier installed in Front yard prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning

ITEM 17.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
13.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations.	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
14.	Sunridge Specific Plan Design Standard 75: "Two story residences shall not be located on more than three adjacent lots along a street frontage", shall not apply to Village 1 and 2.	Plan Layout	Prior to Issuance of Building Permit	Planning
15.	The applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or 916-876-6100 to determine if sewer impact fees are due.	Sewer	Prior to issuance of Building Permits	Sacramento Sewer District
16.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay appropriate development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water	Prior to issuance of Building Permits	Sacramento Water Agency
17.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to issuance of Building Permits	Fire
18.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC	Landscaping	Prior to issuance of Building Permits	Planning/Public Works

ITEM 17.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

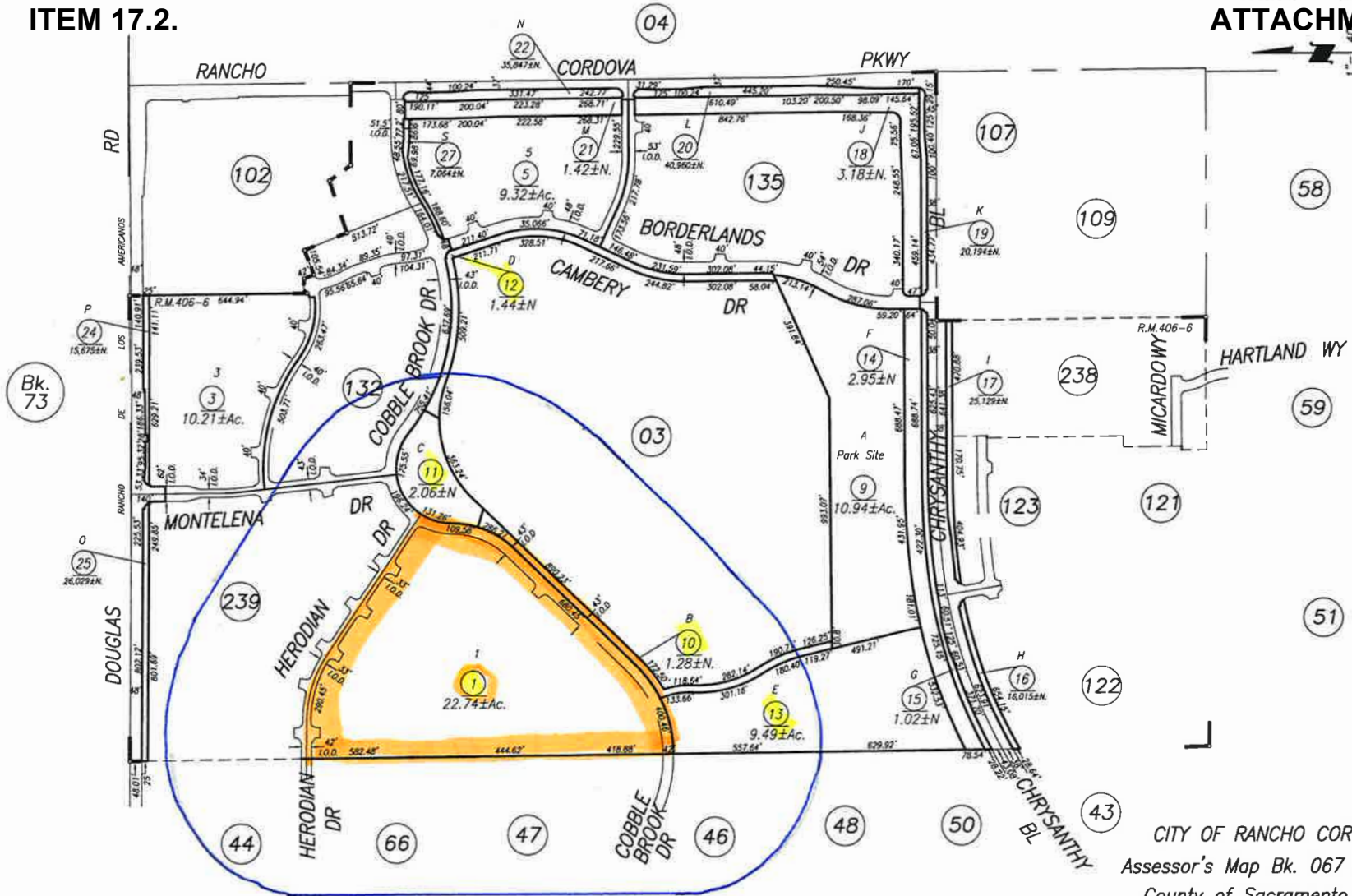
<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
19.	The applicant shall comply with SMUD conditions as follows; a. Structural setbacks less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. b. The applicant shall dedicate a 12.5 foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. c. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. d. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). e. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	SMUD Infrastructure	Prior to issuance of Building Permits	SMUD
Prior to Final Inspection				
20.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with	Record CC&Rs	Prior to 1 st final Building Permit	Planning

ITEM 17.2.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	rights and without obligation to, enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats or recreational vehicles in the driveway or on the public street.			
21.	A concrete path will be provided from the driveway to the garage person door and an additional concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Outdoor area	Prior to final Building Inspection	Planning
22.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to final Building Inspection	Planning
23.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Specifically, for the Landscape Lots along the public right of way, failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to final Building Inspection	Public Works
24.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to final Building Inspection	Fire
25.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire

ITEM 17.2.



Montelena, Large Lot Map ,R.M. Bk.406, Pg.6 (10-25-2018)

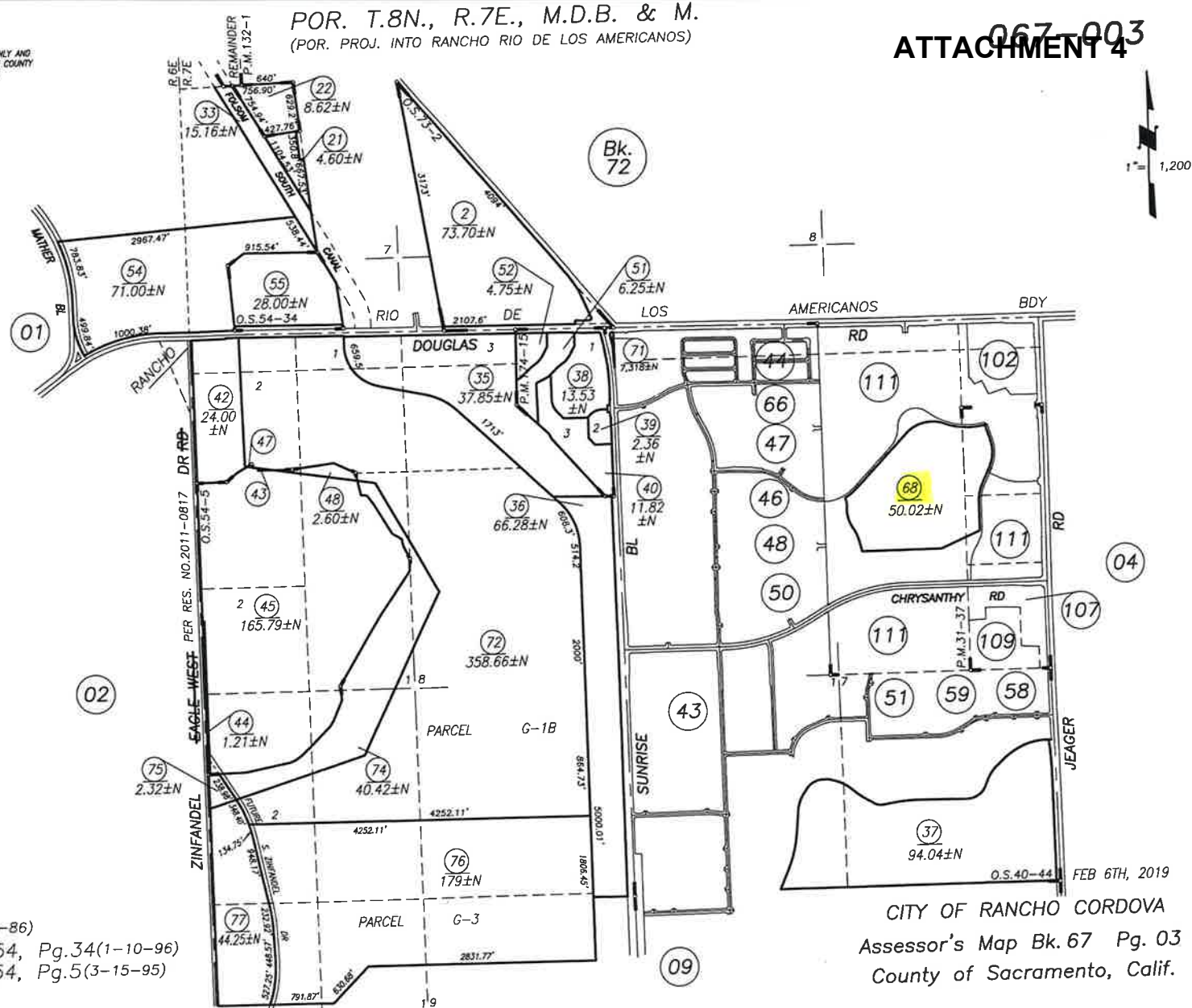
CITY OF RANCHO CORDOVA
Assessor's Map Bk. 067 Pg. 111
County of Sacramento, Calif.
JULY 28TH., 2021

ITEM 17.2

DISCLAIMER: ASSESSOR'S PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. T.8N., R.7E., M.D.B. & M.
(POR. PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

067-003
ATTACHMENT 4



Por. O.S. Bk.40, Pg.44(3-28-86)
Record of Survey, O.S. Bk.54, Pg.34(1-10-96)
Record of Survey, O.S. Bk.54, Pg.5(3-15-95)
O.S. Bk.73, Pg.2(4-4-2007)

CITY OF RANCHO CORDOVA
Assessor's Map Bk.67 Pg. 03
County of Sacramento, Calif.



Por. Anatolia I Village 3, R.M. Bk.324 Pg.9 (1-22-2004)

ITEM 17.2.

1" = 100'



For Mineral Rights See Pages 067-0030 & 067-0090

Por. Anatolia I Village 3, R.M. Bk.324 Pg.9(1-22-2004)

Por. Anatolia I Village 2, R.M. Bk.330 Pg.6(6-11-2004)

TULIP PARK WY

CITY OF RANCHO CORDOVA
Assessor's Map Bk.067 Pg. 047
County of Sacramento, Calif.

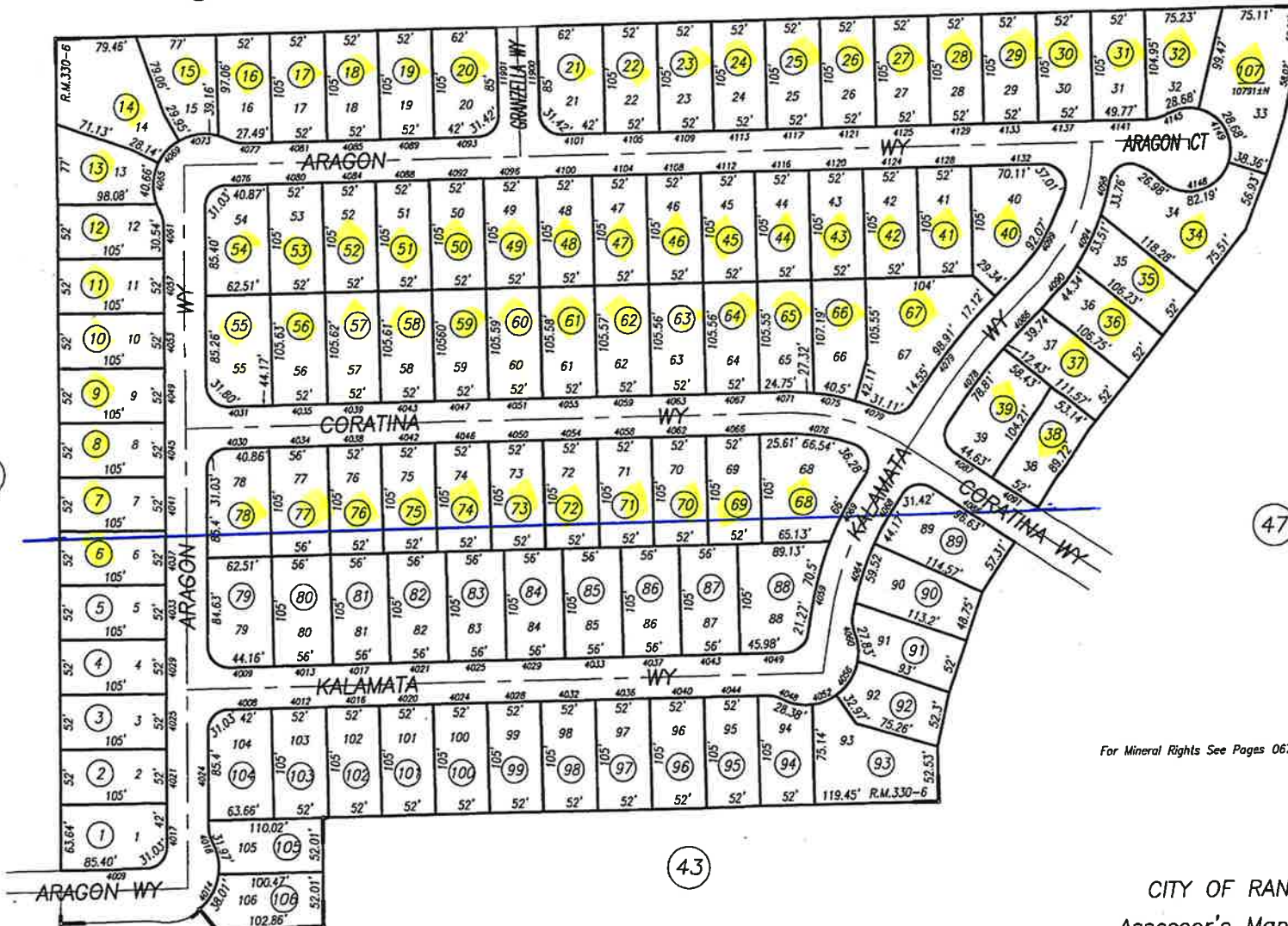
(03)

POR. SEC. 8 & 17 T.8N., R.7E., M.D.B. & M.

067-066



(44)



(47)

For Mineral Rights See Pages 067-0030 & 067-0090

(43)

Por. Anatolia I Village 2, R.M. Bk.330, Pg.6 (6-11-2004)

CITY OF RANCHO CORDOVA
 Assessor's Map Bk.067 Pg. 066
 County of Sacramento, Calif.

RANCHO RIO DE LOS AMERICANOS B'DY

DOUGLAS

RD

CADES COVE DR

92

03

43

66

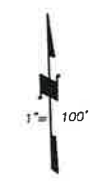
For Mineral Rights See Pages 067-0030 & 067-0090

Anatolia I Village 1, R.M. Bk.324 Pg.7 (1-22-2004)

CITY OF RANCHO CORDOVA
Assessor's Map Bk.067 Pg. 044
County of Sacramento, Calif.

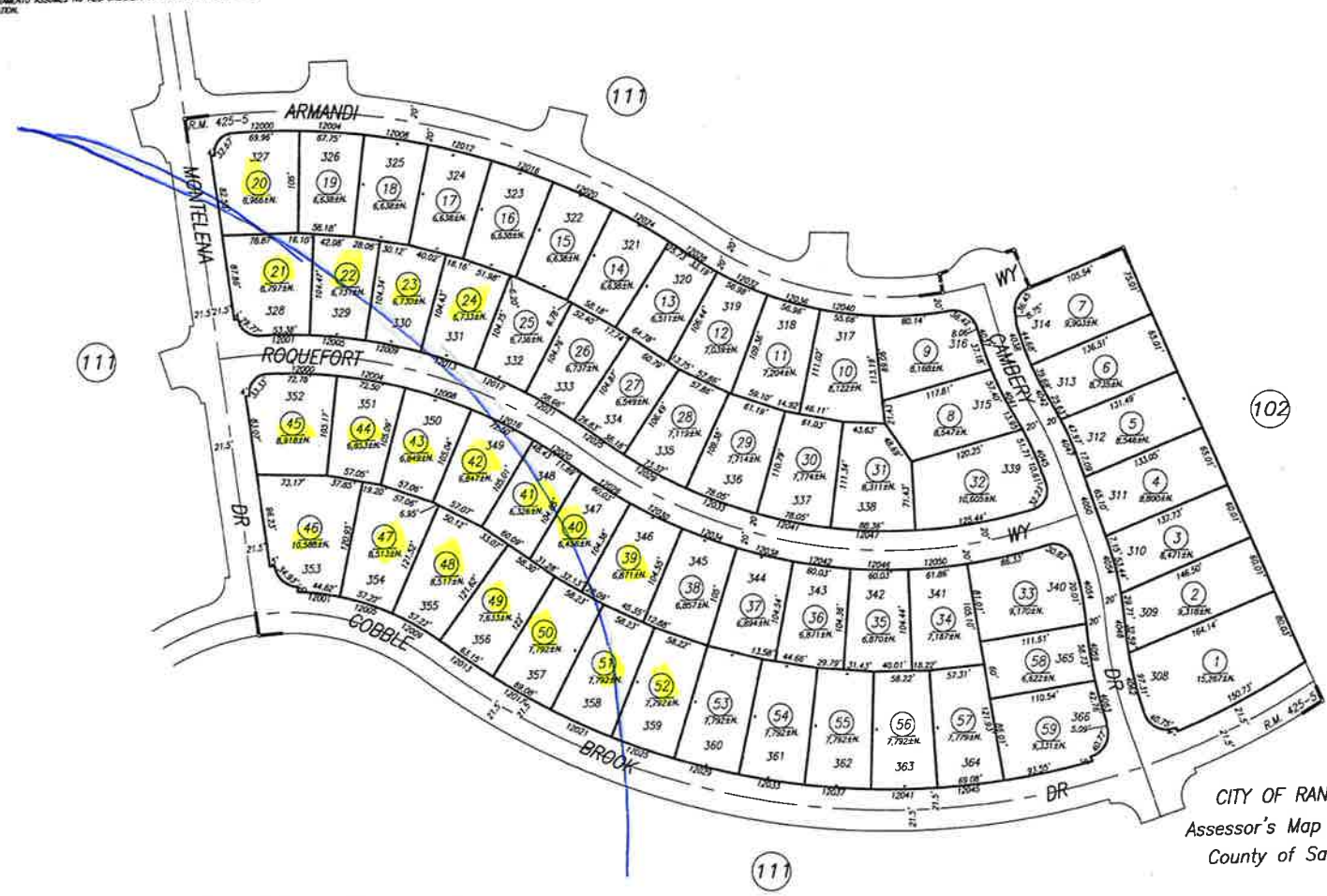
ATTACHMENT 4

067-132



POR. T.8N., R.7E., M.D.B. & M.
(POR. PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

DISCLAIMER: ASSESSORS PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.



CITY OF RANCHO CORDOVA
Assessor's Map Bk.067 Pg.132
County of Sacramento, Calif.

Mar 17th., 2021

Montelena Village 5 ,R.M. Bk.425, Pg.5 (11-18-2020)

ITEM 17.2.

SACRAMENTO, CA
Document: Assessor Map 067.132

067-0440-008-0000
Fang Cao
221 College Ave
Palo Alto, CA 94306-1509

067-0440-009-0000
Thuan Nguyen & Huong Bui
3963 Riley Anton Way
Rancho Cordova, CA 95742-8001

067-0440-010-0000
Christina Lund
3967 Riley Anton Way
Rancho Cordova, CA 95742-8001

067-0440-011-0000
Earl Black Jr
3971 Riley Anton Way
Rancho Cordova, CA 95742-8001

067-0440-012-0000
Guillermo Hernandez & Mariel Torres
3975 Riley Anton Way
Rancho Cordova, CA 95742-8001

067-0440-013-0000
Norman Wilson Jr & Anissa Sonnenburg
3979 Riley Anton Way
Rancho Cordova, CA 95742-8001

067-0440-014-0000
Brian & Amber Linden
4069 Aragon Way
Rancho Cordova, CA 95742-8005

067-0440-015-0000
Lindsay & Moises Raya
3987 Riley Anton Way
Rancho Cordova, CA 95742-8001

067-0440-016-0000
Sydnie & Gregory Morgridge
3991 Riley Anton Way
Rancho Cordova, CA 95742-8001

067-0440-016
Rajani and Srinivas Penumechchu
422 Sortwell Ct
El Dorado Hills, CA 95762

067-0440-017-0000
Michael Sweeney & Romero De Sweeney
3995 Riley Anton Way
Rancho Cordova, CA 95742-8001

067-0440-018-0000
Jonathan Lim & Bingbing Lei
3999 Riley Anton Way
Rancho Cordova, CA 95742-8001

067-0440-019-0000
Aleksandr & Yelena Demchik
11898 Herodian Dr
Rancho Cordova, CA 95742-8000

067-0440-020-0000
Jose & Gabriela Romo
11894 Herodian Dr
Rancho Cordova, CA 95742-8000

067-0440-021-0000
Racel Sy
11890 Herodian Dr
Rancho Cordova, CA 95742-8000

067-0440-022-0000
John Callahan & Felipa Gallahan
11886 Herodian Dr
Rancho Cordova, CA 95742-8000

067-0440-023-0000
Anilesh Yenumulapalli
11882 Herodian Dr
Rancho Cordova, CA 95742-8000

067-0440-024-0000
Vien Nguyen & Thuy Dang
4811 Azalea Park Way
Rancho Cordova, CA 95742-8181

067-0440-025-0000
Andre Susantin & Herawati Loh
11874 Herodian Dr
Rancho Cordova, CA 95742-8000

067-0440-026-0000
Ram Lalchandani
4110 Riding Club Ln
Sacramento, CA 95864-1649

067-0440-027-0000
Matthew Mendoza
1385 Hale St
Vallejo, CA 94591-4131

067-0440-028-0000
Xiaojun Li & Lan Ma
11862 Herodian Dr
Rancho Cordova, CA 95742-8000

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Cesar Franco
11858 Herodian Dr
Rancho Cordova, CA 95742-8000

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Nancy Lee
11859 Herodian Dr
Rancho Cordova, CA 95742-8000

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Meiyin Kuo
11863 Herodian Dr
Rancho Cordova, CA 95742-8000

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Kyi Soe & Zin Tun
11867 Herodian Dr
Rancho Cordova, CA 95742-8000

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Rajeswari Krishnaji
101 Castro Ct
Folsom, CA 95630-3281

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Richard Towner
11875 Herodian Dr
Rancho Cordova, CA 95742-8000

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Oscar Pastores & Mary Javier
11879 Herodian Dr
Rancho Cordova, CA 95742-8000

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Rhonda Thomas & Michael Mckee
11883 Herodian Dr
Rancho Cordova, CA 95742-8000

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Rosario Cruz
11887 Herodian Dr
Rancho Cordova, CA 95742-8000

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Jeff & Beatrix Mccloud
11880 White Rain Way
Rancho Cordova, CA 95742-8003

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Van Pham & Milen Krastev
250 Mcadoo Dr Apt 122
Folsom, CA 95630-7516

067-0440-072-0000
Fadi & Julia Attouleh
11869 White Rain Way
Rancho Cordova, CA 95742-8003

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Aleksan Akopyan & Tatiana Rotaru
11881 White Rain Way
Rancho Cordova, CA 95742-8003

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Nicholas Patterson
3948 Riley Anton Way
Rancho Cordova, CA 95742-8001

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Nina & Dimitry Kovalyov
3934 Riley Anton Way
Rancho Cordova, CA 95742-8001

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James & Marsha Demes
11895 Autumn Sunset Way
Rancho Cordova, CA 95742-8009

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Paul Chen & Sarah Huang
538 40Th Ave
San Francisco, CA 94121-2523

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Deming Xiao & Quyeue Chu
4145 Tulip Park Way
Rancho Cordova, CA 95742-8010

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Suresh & Lavanya Tammana
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Rancho Cordova, CA 95742-8003

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Roman Belomytsev & Neil Pleskach
11876 White Rain Way
Rancho Cordova, CA 95742-8003

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Shekh Hannan & Farhana Bushra
11864 White Rain Way
Rancho Cordova, CA 95742-8003

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Connie Calonia
8995 Garnet Peak Way
Sacramento, CA 95829-9501

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Aryar & Yatra Rachogan
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Rancho Cordova, CA 95742-8003

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Anatolia Investments Llc
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Rancho Cordova, CA 95742-8012

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Erica & Joseph Haight
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Rancho Cordova, CA 95742-8009

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Pafifico Dela Cruz & Irene Mercader
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Rancho Cordova, CA 95742-8009

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Sac & Sm Llc
6190 Skyline Blvd
Burlingame, CA 94010-6233

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Lakhani Family Trust
4149 Tulip Park Way
Rancho Cordova, CA 95742-8010

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Malia Lavalley & Leighann Lilly
11884 White Rain Way
Rancho Cordova, CA 95742-8003

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Sang Lee
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Rancho Cordova, CA 95742-8003

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Maribel Evangelista
11860 White Rain Way
Rancho Cordova, CA 95742-8003

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Yu Family Trust
1780 Summer Cloud Ct
Folsom, CA 95630-6249

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Glenn Manalus
11889 White Rain Way
Rancho Cordova, CA 95742-8003

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Li Zhu & Bo Li
14607 Aloha Ave
Saratoga, CA 95070-6003

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Klein Family Revocable Trust
11891 Autumn Sunset Way
Rancho Cordova, CA 95742-8009

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Bradley Whitman
11894 Autumn Sunset Way
Rancho Cordova, CA 95742-8009

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Karl & Devorah Ramos
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Rancho Cordova, CA 95742-8009

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Ethel & Bernie Villanueva
680 Skyline Dr
Daly City, CA 94015-4625

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Parker Family Trust
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Rancho Cordova, CA 95742-8008

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W & Margaret Converse
11865 Cobble Brook Dr
Rancho Cordova, CA 95742-8008

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John Kim & Yeonhee Choi
11291 Stanford Court Ln Unit 804
Gold River, CA 95670-6341

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Prince Emmanuel
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Rancho Cordova, CA 95742-8008

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Suryadinata Setiawan & Chia Chou
11886 Cobble Brook Dr
Rancho Cordova, CA 95742-8008

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Shamanth Popuri & Sirisha Thumati
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Rancho Cordova, CA 95670-6930

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Gregory Carnes
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Kenneth & Choon Wimer
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Christopher & Lynne Michael
11895 Cobble Brook Dr
Rancho Cordova, CA 95742-8008

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Joni Maramba & Jaime Claudio Jr
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Cherisse & Dari Handjani
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Rancho Cordova, CA 95742-8008

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Lianhua Fan & Dan Li
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Amar Al Juburi
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Antoinette Fornesa
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Nita Barcenas
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Raul & Allison Rivera
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Rancho Cordova, CA 95742-8008

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Narayanaswamy Sivaramakrishnan
& Mathura Viswanathan
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Calhoun & Minerva Gamatero
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Rancho Cordova, CA 95742-8008

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Jennifer Mooney
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Rancho Cordova, CA 95742-8008

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Gurpreet Kaur & Navjot Singh
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Rancho Cordova, CA 95742-8008

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Gerald & Almina Ricafrente
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Rancho Cordova, CA 95742-8008

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Nikolay & Yelena Shpyrka
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Rancho Cordova, CA 95742-8008

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Rancho Cordova, CA 95742-8009

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Jennifer & Eric Reynolds
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Marcelino Calvillo Jr & Fayrene Calvillo
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Rancho Cordova, CA 95742-8009

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Rancho Cordova, CA 95742-8005

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William & Maribel Go
4041 Aragon Way
Rancho Cordova, CA 95742-8005

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Ashley & Christopher Kinney
12770 Evanston Way
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Ryan & Leslie Baughman
100 Almond Dr
Winters, CA 95694-2104

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Kevin & Lynn Keane
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Gold River, CA 95670-4484

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David & Warlita Green
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Rancho Cordova, CA 95742-8007

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Kapil Gupta
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Sacramento, CA 95835-1628

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Frank Collier Iii & Hailey Collier
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Rancho Cordova, CA 95742-8005

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Wittmann 2019 Trust
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200 Socrates Pl
El Dorado Hills, CA 95762-3957

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Margaret & Channy Pann
4093 Aragon Way
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Irving & Iskander Rodriguez
4109 Aragon Way
Rancho Cordova, CA 95742-8007

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Jaime Garcia
9228 Premier Way
Sacramento, CA 95826-4216

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Stephen Rexroat
4L33 Aragon Way
Rancho Cordova, CA 95742-

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Samit & Miranda Wangnoo
4145 Aragon Way
Rancho Cordova, CA 95742-8007

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Zillow Homes Property Trust
4343 N Scottsdale Rd Ste 390
Scottsdale, AZ 85251-3347

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Marichelle Jamelo
4049 Aragon Way
Rancho Cordova, CA 95742-8005

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Baoquan Liu & Ke Wu
8586 Jaytee Way
Fair Oaks, CA 95628-2980

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Anthony & Riley Viveiros
4073 Aragon Way
Rancho Cordova, CA 95742-8005

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Wei Lu & Yanong Li
12617 Thornberg Way
Rancho Cordova, CA 95742-7824

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Thao Dang & Huong Trinh
4101 Aragon Way
Rancho Cordova, CA 95742-8007

067-0660-024-0000
Arthur Blackinton & Shannon Mahoney
4113 Aragon Way
Rancho Cordova, CA 95742-8007

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Sean & Sean Rhee
4125 Aragon Way
Rancho Cordova, CA 95742-8007

067-0660-030-0000
Gwendolyn Pope
4137 Aragon Way
Rancho Cordova, CA 95742-8007

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Keng Lim & Joseanna Tse
4098 Kalamata Way
Rancho Cordova, CA 95742-8004

067-0660-037-0000
Kathleen Cho
4086 Kalamata Way
Rancho Cordova, CA 95742-8004

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Hong & Xiao Chen
4091 Coratina Way
Rancho Cordova, CA 95742-8006

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Andrew & Jessica Morgan
4128 Aragon Way
Rancho Cordova, CA 95742-8007

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Melissa Harpster
4116 Aragon Way
Rancho Cordova, CA 95742-8007

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Artashes Kirakosyan
4104 Aragon Way
Rancho Cordova, CA 95742-8007

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Satya & Subba Yedidi
4092 Aragon Way
Rancho Cordova, CA 95742-8005

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Jason & Joalea Huhtala
4080 Aragon Way
Rancho Cordova, CA 95742-8005

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Abraham Jothinayagam
& Hannah Abraham
4035 Coratina Way
Rancho Cordova, CA 95742-8006

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Adrian Petersen
4047 Coratina Way
Rancho Cordova, CA 95742-8006

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Cowan Living Trust
4059 Coratina Way
Rancho Cordova, CA 95742-8006

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Dana & Jewel Burgess
4071 Coratina Way
Rancho Cordova, CA 95742-8006

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Aristotle & Aurora Guillermo
11821 S Carson Way
Gold River, CA 95670-8111

067-0660-042-0000
Thanh Avril
4124 Aragon Way
Rancho Cordova, CA 95742-8007

067-0660-045-0000
Sac & Sm Llc
6190 Skyline Blvd
Burlingame, CA 94010-6233

067-0660-048-0000
Kunal Jani & Urvi Sheth
4100 Aragon Way
Rancho Cordova, CA 95742-8007

067-0660-051-0000
Luis Orozco
4088 Aragon Way
Rancho Cordova, CA 95742-8005

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Keping Chen & Hao Xu
6846 Ebony Oaks Pl
Granite Bay, CA 95746-8610

067-0660-057-0000
Adrian & Amanda Martin
4039 Coratina Way
Rancho Cordova, CA 95742-8006

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Guadalupe Mendoza
4051 Coratina Way
Rancho Cordova, CA 95742-8006

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Oleh & Sophia Kushnir
4063 Coratina Way
Rancho Cordova, CA 95742-8006

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Esmaeil Manafiafkham & Saeideh
Berenjfoorosh
4075 Coratina Way
Rancho Cordova, CA 95742-8006

067-0660-040-0000
Matthew & Jaclyn Loewe
4132 Aragon Way
Rancho Cordova, CA 95742-8007

067-0660-043-0000
Katherine Maddock
8411 Manana Way
Fair Oaks, CA 95628-2662

067-0660-046-0000
Rachel Stieferman
4108 Aragon Way
Rancho Cordova, CA 95742-8007

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Juan & Min Agudelo
4096 Aragon Way
Rancho Cordova, CA 95742-8005

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Karanjit Saini
4084 Aragon Way
Rancho Cordova, CA 95742-8005

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Raghuram Parvataneni & Srilakshmi
Jammula
4031 Coratina Way
Rancho Cordova, CA 95742-8006

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Jonathan & Christine Rice
4043 Coratina Way
Rancho Cordova, CA 95742-8006

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Voss Family Trust
4055 Coratina Way
Rancho Cordova, CA 95742-8006

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Otis & Kristina Moore
4067 Coratina Way
Rancho Cordova, CA 95742-8006

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Naod Negussie & Zehava Mehari
4079 Coratina Way
Rancho Cordova, CA 95742-8006

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Christopher & Jennifer Barker
4076 Coratina Way
Rancho Cordova, CA 95742-8006

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Beverly Romo
4058 Coratina Way
Rancho Cordova, CA 95742-8006

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Yifan Peng & Susan Cheng
1429 Humbug Creek Dr
Folsom, CA 95630-7641

067-0660-077-0000
Hari Venkiteswaran
4034 Coratina Way
Rancho Cordova, CA 95742-8006

067-0660-107-0000
Rico Lardizabal & Tina Flores Lardizabal
2531 La Mirada Dr
San Jose, CA 95125-5818

067-1110-010-0000
Montelena Douglas Llc
5241 Arnold Ave
McClellan, CA 95652-1025

067-1110-013-0000
Montelena Douglas Llc
5241 Arnold Ave
McClellan, CA 95652-1025

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Mdre Development Llc
3021 Daggett Dr
Granite Bay, CA 95746-6441

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Mdre Development Llc
3021 Daggett Dr
Granite Bay, CA 95746-6441

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Mdre Development Llc
3021 Daggett Dr
Granite Bay, CA 95746-6441

067-0660-069-0000
Sarah & Laura Pumo
4066 Coratina Way
Rancho Cordova, CA 95742-8006

067-0660-072-0000
Corey Calahan
821 Ellis Cir
Galt, CA 95632-1874

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Bay Le
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Rancho Cordova, CA 95742-8006

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Adelina Batocoy
4030 Coratina Way
Rancho Cordova, CA 95742-8006

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Montelena Douglas Llc
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McClellan, CA 95652-1025

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Montelena Douglas Llc
5241 Arnold Ave
McClellan, CA 95652-1025

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Mdre Development Llc
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Granite Bay, CA 95746-6441

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Granite Bay, CA 95746-6441

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Granite Bay, CA 95746-6441

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Mdre Development Llc
3021 Daggett Dr
Granite Bay, CA 95746-6441

067-0660-070-0000
Jason Norsworthy
4062 Coratina Way
Rancho Cordova, CA 95742-8006

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Krishna Akula
4050 Coratina Way
Rancho Cordova, CA 95742-8006

067-0660-076-0000
Daniel Perez
4038 Coratina Way
Rancho Cordova, CA 95742-8006

067-0660-089-0000
Sandeep Singh & Ramandip Kaur
4068 Kalamata Way
Rancho Cordova, CA 95742-8004

067-1110-002-0000
Richmond American Homes of Maryland
3200 Douglas Blvd #110
Roseville, CA 95661

067-1110-012-0000
Montelena Douglas Llc
5241 Arnold Ave
McClellan, CA 95652-1025

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Mdre Development Llc
3021 Daggett Dr
Granite Bay, CA 95746-6441

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Granite Bay, CA 95746-6441

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Rancho Cordova, CA 95742

Occupant At
187 Labels Printed

ITEM 17.2.

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN RD
ELK GROVE CA 95624

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET RM 301
SACRAMENTO CA 95814

ATTACHMENT 4

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

MEMORANDUM



ITEM 17.3.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Michelle Mingay, Senior Finance Analyst
SUBJECT: **RESOLUTIONS AND AN ORDINANCE RELATED TO THE FORMATION OF THE CITY OF RANCHO CORDOVA THE RANCH COMMUNITY FACILITIES DISTRICT NO. 2021-1**

RECOMMENDATION

Adopt the Resolutions and waive first reading and introduce the Ordinance.

RESULT OF RECOMMENDED ACTION

Adoption of these items would complete the formation of City of Rancho Cordova The Ranch Community Facilities District 2021-1 (the "CFD") and authorize a landowner vote which, if successfully passed, authorizes the levy of a special tax. The special tax levy associated with this CFD is for the purpose of financing the acquisition and construction of, and the payment of fees for, the public facilities in and for the Community Facilities District. There is no financial impact to existing residents.

BACKGROUND

At the meeting on October 18, 2021, the City initiated the process of forming the City of Rancho Cordova The Ranch Community Facilities District 2021-1 for The Ranch Development Project; a project which is an approximately 530 mixed use acre parcel located south of Douglas Boulevard, east of Rancho Cordova Parkway, north of the approved Sun Creek Specific Plan, and west of Grantline 208 and Arista Del Sol subdivisions. The development anticipates 1,690 total lots consisting of 1,437 market rate/age qualified, 215 multi-family residential (affordable) and 38 multi-family residential. The proposed CFD will include 732 market rate and 705 age qualified lots, the multi-family units are not intended to be taxed as part of the CFD. While the CFD will be formed over the full development project, the CFD will be phased in through the use of Improvement Areas. The first Improvement Area will include 467 market rate lots ranging in size from 30' x 78' and 50' x 105' in size.

Community Facilities Districts are commonly used throughout California to finance infrastructure and services in new development areas. The CFD is proposed to have a facilities special tax that will be levied on residential property within the development until all bonds issued by the district have been fully repaid. The facilities special tax within the first Improvement Area will range between \$1,397 and \$2,129 per single family unit, in the base year, and will increase at a rate of 2% per year for the life of the tax. The special tax will be

authorized to support up to \$86,470,000 in bonds, the proceeds of which will be used to finance the acquisition and construction of, and the payment of fees for, public facilities in and for the Community Facilities District.

The Resolution of Intention adopted by the City Council on October 18, 2021 set December 6, 2021 at 5:30 pm, or as soon thereafter as the matter may be heard, for the hearing on the actual formation of the CFD and the levy of the special tax and the sale of bonds.

The documents attached to this report will complete the formation and levy the special tax. The following descriptions correspond to the Item numbers in the "Attachments" listing below:

1. A Resolution of Formation of Community Facilities District. This officially forms the CFD, authorizes the special taxes to be collected and calls for the required property owner vote on the levy of taxes and the establishment of an appropriations limit for the CFD (under Article XIIIB of the Constitution). The Exhibit(s) to this resolution show the facilities and impact fees to be financed and the formula by which the special taxes will be levied in the CFD.

2. A Resolution Determining Necessity to Incur Bonded Indebtedness Within Community Facilities District. This makes the determination to issue bonds to be financed by the special taxes. The amount is a "not to exceed" and includes amounts to cover improvements to be financed in later series of bonds. This resolution also calls for the required landowner vote on the issuance of bonds.

3. A Resolution Calling Special Election. This sets the election for December 6, 2021 and provides the form of the special ballot to be used by the landowner-voter. Calling the election and actually having the election on the same night is allowed under CFD law due to the fact that all the landowners in the CFD have waived certain time requirements for proceeding to the election.

4. A Resolution Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien. This is for adoption by the Council after the vote is announced by the City Clerk. It confirms the outcome of the property owner election for the CFD. Attached to it is a copy of the official Canvass and Statement of Result of Election to be completed by the Clerk for the City's record in connection with the opening of ballots and announcement of results. This resolution also directs the filing of the Notice of Special Tax Lien against the lands in the CFD to allow collection of the special tax on each property.

5. An Ordinance Levying Special Taxes Within City of Rancho Cordova The Ranch Community Facilities District 2021-1. Under the law, the Council must levy the special taxes by ordinance. Under the ordinance, the levy is made once by the adoption of this ordinance, and, in each year hereafter, the process of determining the special taxes and processing the collection is done administratively by the Administrative Services Director (or a consultant) and no further Council action is needed.

6a. Order of Proceedings. This is a guide for the Mayor, City Council and City Clerk to use to facilitate the required public hearing and landowner vote process. The document outlines the agenda to be followed to conduct the public hearing and adoption of the items needed to complete the formation of the CFD, to hold the special election and to take the final actions for the special tax and bonds authorization.

6b. Certificate of City Clerk Regarding Waiver (of Certain Election Requirements) and

Consent. This is to be completed by the City Clerk for the City's record in connection with the ballot/election procedure and acknowledges receipt of waivers from the property owner(s).

6c. Notice of Special Tax Lien. This is the document to be completed by the Clerk and recorded with the County Recorder subsequent to the meeting. It establishes a lien in favor of the City to allow for the collection and enforcement of the special taxes.

6d. CFD Report. This is the required report that shows the facilities (public improvements) to be financed by the CFD. The City was directed to prepare this report by the first Resolution of Intention adopted for the CFD on October 18, 2021. It shows the estimated costs of the various facilities along with the costs to issue the bonds and to administer the CFD. A copy of this report should be filed with the City Clerk as part of the proceedings.

Taking the above actions will conclude the formation process for the CFD. The approval of bond documentation, which provides for the issuance of the anticipated CFD bonds, will be the subject of a future meeting.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the City. Any special tax bonds to be issued on behalf of the CFD are secured solely by the special tax levies within the District and are not debt of the City's general fund.

ATTACHMENT(S)

1. Resolution of Formation - Rancho Cordova The Ranch CFD
2. Exhibit A to the Resolution - (The Ranch List of Facilities)
3. Exhibit B to the Resolution - (The Ranch RMA)
4. Resolution to Incur Bonded Indebtedness - Rancho Cordova The Ranch CFD
5. Resolution for Election - Rancho Cordova The Ranch CFD
6. Resolution for Election Results - Rancho Cordova The Ranch CFD
7. Ordinance - Rancho Cordova The Ranch CFD
8. Order of Proceedings
9. City Clerks Waiver
10. Notice of Special Lien
11. The Ranch CFD 2021-1 CFD Report

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, TO FORM A COMMUNITY FACILITIES DISTRICT AND TO LEVY A SPECIAL TAX IN CITY OF RANCHO CORDOVA
THE RANCH COMMUNITY FACILITIES DISTRICT NO. 2021-1**

WHEREAS, the City Council (the "City Council") of the City of Rancho Cordova (the "City") on October 18, 2021, adopted a resolution of intention titled "A Resolution of Intention of the City Council of the City of Rancho Cordova to Form The Ranch Community Facilities District No. 2021-1, Designate an Initial Improvement Area Therein and Establish a Future Annexation Area, and to Levy a Special Taxes Therein to Finance the Acquisition and Construction of Certain Public Facilities in and for Such Community Facilities District" (the "Resolution of Intention") to (i) establish of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (the "CFD") of the City, (ii) designate therein "Improvement Area No. 1 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" ("Improvement Area No. 1"), and (iii) establish a "City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (Future Annexation Area)" (the "Future Annexation Area"), all pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the Resolution of Intention incorporates a map of the proposed boundaries of the CFD, Improvement Area No. 1, and the Future Annexation Area, states the facilities to be provided, the cost of providing such facilities and the rate and method of apportionment of the special tax to be levied within the CFD to pay principal of and interest on bonds proposed to be issued with respect to the Improvement Area No. 1, is on file with the City Clerk and the provisions thereof are incorporated herein by this reference as if fully set forth herein; and

WHEREAS, the facilities to be provided as stated in the Resolution of Intention are set forth in Exhibit A attached hereto and hereby made a part hereof; and

WHEREAS, the City Council noticed a public hearing to be held on December 6, 2021, all pursuant to the Act and the Resolution of Intention relating to the proposed formation of the CFD; and

WHEREAS, at the hearing all interested persons desiring to be heard on all matters pertaining to the formation of the CFD, Improvement Area No. 1, and the Future Annexation Area, the facilities to be provided therein and the levy of said special tax were heard and a full and fair hearing was held; and

WHEREAS, at the hearing evidence was presented to the City Council on said matters before it, including a report caused to be prepared by the Administrative Services Director of the City (the "Report") as to the facilities to be provided in the CFD and the costs thereof and incidental expenses related thereto, a copy of which is on file with the City Clerk, and the City Council at the conclusion of said hearing is fully advised in the premises; and

WHEREAS, written protests with respect to the formation of the CFD and the designation therein of Improvement Area No. 1, the furnishing, the furnishing of specified types

of facilities and the rate and method of apportionment of the special taxes have not been filed with the City Clerk by fifty percent or more of the registered voters residing within the territory of the CFD and Improvement Area No. 1 or property owners of one-half or more of the area of land within the CFD and Improvement Area No. 1 and not exempt from the proposed special tax; and

WHEREAS, the special tax proposed to be levied in Improvement Area No. 1 to pay for the proposed facilities to be provided therein, the rate and method of apportionment for Improvement Area No. 1 which is set forth in Exhibit B hereto, has not been eliminated by protest by fifty percent (50%) or more of the registered voters residing within the territory of Improvement Area No. 1 or the owners of one-half (1/2) or more of the area of land within Improvement Area No. 1 and not exempt from the special tax.

NOW THEREFORE, it is hereby ordered as follows:

1. The foregoing recitals are true and correct.
2. The proposed special tax to be levied within Improvement Area No. 1 has not been precluded by majority protest pursuant to section 53324 of the Act.
3. The community facilities district designated "City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" of the City is hereby established pursuant to the Act.

The improvement area designated "Improvement Area No. 1 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" is hereby established pursuant to the Act.

The future annexation area designated "City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (Future Annexation Area)" is hereby established pursuant to the Act.

4. The boundaries of the CFD, Improvement Area No. 1, and the Future Annexation Area, are shown on proposed boundary map on file with the City Clerk, which was approved by the Resolution of Intention and filed for record on November 15, 2021 in the Office of the County Recorder of the County of Sacramento in Book 135 at Page 36 of the Maps of Assessment and Community Facilities Districts, as Document No. 2021-11150034 are hereby approved, are incorporated herein by reference and shall be the boundaries of the CFD, Improvement Area No. 1, and the Future Annexation Area, respectively.

Parcels within the Future Annexation Area shall be annexed to the CFD only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed, without any requirement for further public hearings or additional proceedings. The Council hereby determines that any property for which the owner or owners execute a Unanimous Approval shall be added to the CFD, either into an existing improvement area or a Future Improvement Area (defined herein), and the Secretary shall record an amendment to the notice of special tax lien for Improvement Area No. 1 pursuant to Section 3117.5 of the Streets & Highways Code, or a new notice of special tax lien pursuant to Section 3114.5.

5. The type of public facilities, which include development impact fees payable to finance public facilities, proposed to be financed by the CFD, Improvement Area No. 1, and, when annexed to the CFD, parcels in the Future Annexation Area, pursuant to the Act shall consist of those items listed as facilities in Exhibit A hereto and by this reference incorporated herein (the "Facilities"). The listing includes incidental expenses incurred and to be incurred in connection with the CFD and the issuance of bonds. The financing of the costs of Facilities may include, without limitation, the payment of principal of and interest on bonds, together with all direct, indirect periodic, and/or other related costs (including, without limitation, costs of administering the CFD, levying the Special Tax and administering the bonds, and establishing and replenishing reserve funds).

6. Special Tax.

a. Except to the extent that funds are otherwise available to the Improvement Areas to pay for the Facilities, to pay the principal and interest on bonds and other debt (as defined in the Act) of the City to finance the Facilities, to the repayment of funds advanced by the City for the CFD and including the repayment under any agreement (which shall not constitute a debt or liability of the City) of advances of funds or reimbursement for the lesser of the value or cost of work in-kind provided by any person for the CFD, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property is intended to be levied annually and collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as may be prescribed by this Council.

b. The proposed rate and method of apportionment of the Special Tax among the parcels of real property within Improvement Area No. 1, in sufficient detail to allow each landowner within Improvement Area No. 1 to estimate the maximum amount such owner will have to pay, is attached hereto as Exhibit B to this Resolution and hereby incorporated herein (the "Rate and Method"). The Special Tax for Improvement Area No 1 (the "Improvement Area No. 1 Special Tax") shall not be levied in Improvement Area No. 1 after the 2062-63 fiscal year, except that an Improvement Area No. 1 Special Tax that was lawfully levied in or before the final tax year and that remains delinquent may be collected in subsequent years. Under no circumstances shall the Improvement Area No. 1 Special Tax levied against any parcel in Improvement Area No. 1 used for private residential purposes be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within Improvement Area No. 1 by more than 10 percent.

The proposed rate and method of apportionment of the Special Tax among the parcels of real property within a Future Improvement Area, in sufficient detail to allow each landowner within such Future Improvement Area to estimate the maximum amount such owner will have to pay, shall be set forth in the applicable Unanimous Approval. The Special Tax shall not be levied in a Future Improvement Area after the fiscal year identified in the rate and method for such Future Improvement Area, except that a special tax that was lawfully levied in or before the final tax year and that remains delinquent may be collected in subsequent years. Under no circumstances shall the special tax levied against any parcel in a Future Improvement Area for private residential purposes be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within such Future Improvement Area by more than 10 percent.

For Future Improvement Areas, a different rate and method may be adopted than the Rate and Method adopted for Improvement Area No. 1 if the annexed territory is designated as a separate improvement area. No supplements to the Rate and Method for any of the Improvement Areas and no new rate and method will cause the maximum tax rate in the then-existing territory of the CFD (including Improvement Area No. 1) to increase. The designation as an improvement area of any territory annexing to the CFD, the maximum amount of bonded indebtedness and other debt for such improvement area, the rate and method of apportionment of special tax for such improvement area and the appropriations limit for such improvement area shall be identified and approved in the Unanimous Approval executed by property owners in connection with their annexation to the CFD from the Future Annexation Area. The annexation and related matters described in the Unanimous Approval shall be implemented and completed without the need for Council approval as long as the following conditions are met:

(i) The rate and method of apportionment of special tax for the new improvement area is prepared by a special tax consultant retained by the City.

(ii) The rate and method of apportionment of special tax for the new improvement area complies with the City's local goals and policies concerning the use of the Act.

(iii) The rate and method of apportionment of special tax for the new improvement area does not establish a maximum special tax amount for the initial fiscal year in which the special tax may be levied for any category of special tax set forth in the Rate and Method for Improvement Area No. 1 that is greater than 120% of the maximum amount of the same or closest category of special tax for the same fiscal year calculated pursuant to the Rate and Method for Improvement Area No. 1.

(iv) The rate and method of apportionment of special tax for the new improvement area does not introduce a type of special tax that was not included in the Rate and Method for Improvement Area No. 1 (e.g., a special tax that is levied and must be paid in a single fiscal year).

(v) The rate and method of apportionment of special tax for the new improvement area includes a mechanism that protects against revenue loss as a result of land use changes.

c. Territory in the Future Annexation Area will be annexed into the CFD and a special tax will be levied on such territory only with the Unanimous Approval of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed into the CFD. Except to the extent that funds are otherwise available to the CFD to pay for the Facilities and/or the principal and interest as it becomes due on bonds of the CFD issued to finance the Facilities, a Special Tax sufficient to pay the costs thereof, secured by the recordation of a continuing lien against all non-exempt real property in the Future Annexation Area, is intended to be levied annually within the Future Annexation Area, and collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as may be prescribed by this Council.

d. As required by Section 53339.3(d) of the Act, the Council hereby determines that the Special Tax proposed to pay for one or more Facilities to be

supplied within the Future Annexation Area will be equal to the Special Taxes levied to pay for the same Facilities in previously-existing areas of the CFD, except that (i) a higher Special Tax may be levied within the Future Annexation Area to pay for the same Facilities to compensate for the interest and principal previously paid from Special Taxes in the original area of the CFD, less any depreciation allocable to the financed Facilities and (ii) a higher Special Tax may be levied in the Future Annexation Area to pay for new or additional Facilities, with or without bond financing.

e. This Council hereby finds that the provisions of Section 53313.6, 53313.7 and 53313.9 of the Act (relating to adjustments to *ad valorem* property taxes and schools financed by a community facilities district) are inapplicable to the proposed CFD and the Improvement Areas.

7. It is hereby found and determined that the Facilities are necessary to meet increased demands placed upon local agencies as the result of development occurring in the CFD, Improvement Area No. 1, and the Future Annexation Area.
8. The office of the Administrative Services Director of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670 (916-851-8730) is designated as the office responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number, estimating future special tax levies and for establishing procedures to promptly respond to inquiries regarding estimates of future special tax levies. The City may contract with outside consultants to provide this service in lieu of the Administrative Services Director.
9. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property in Improvement Area No. 1, and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the City ceases. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the special tax shall attach to all nonexempt real property annexed to the CFD from the Future Annexation Area, and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the City ceases.
10. In accordance with the Act, the annual appropriations limit, as defined by subdivision (h) of Section 8 of Article XIII B of the California Constitution, shall be preliminarily established for the CFD in the amount of \$86,470,000, of which the annual appropriations limit for the territory within Improvement Area No. 1 is hereby preliminarily established at \$20,350,000, and the annual appropriations limit for the territory within the Future Annexation Area, once annexed to the CFD, is preliminarily established at \$66,120,000. The proposition establishing said annual appropriations limit shall become effective if approved by the qualified electors voting thereon and shall be adjusted in accordance with the applicable provisions of the Act.

The designation as an improvement area of any territory annexing to the CFD, the maximum amount of bonded indebtedness and other debt for such improvement area, the rate and method of apportionment of special tax for such improvement area and the appropriations limit for such improvement area shall be identified and approved in the

Unanimous Approval executed by property owners in connection with their annexation to the CFD.

11. Pursuant to the provisions of the Act, the proposition of the levy of the Improvement Area No. 1 Special Tax and the proposition of the establishment of the appropriations limit for Improvement Area No. 1 specified above shall be submitted to the qualified electors of Improvement Area No. 1 at an election. The time, place and conditions of the election shall be as specified by a separate resolution of the Council. The qualified electors for the election to be held in these proceedings shall be the landowners owning land within the CFD. The City Council will conduct the election by mailed ballot and hereby designates the City Clerk as the official to conduct the mailed-ballot election.

12. Section 53314.9 of the Act provides that, either before or after formation of the CFD, the City may accept work in-kind from any source, including, but not limited to, private persons or private entities, may provide, by resolution, for the use of that work in-kind for any authorized purpose and the Council may enter into an agreement (an "Acquisition Agreement"), by resolution, with the person or entity advancing the work in-kind, to reimburse the person or entity for the value, or cost, whichever is less, of the work in-kind, as determined by the Council, with or without interest, under the conditions specified in the Act. Any work in-kind must be performed or constructed as if the work had been performed or constructed under the direction and supervision, or under the authority of, the City.

Section 53316.2 of the Act provides that a community facilities district may finance facilities to be owned or operated by a public agency other than the agency that created the district, or services to be provided by a public agency other than the agency that created the district, or any combination, only pursuant to a joint community facilities agreement or a joint exercise of powers agreement adopted pursuant to this section. The Administrative Services Director of the City and each other authorized officer of the City is hereby authorized and directed to enter into joint community facilities agreements with the County and any other entity that will own or operate any of the Facilities, as may be necessary to comply with the provisions of Section 53316.2(a) and (b) of the Act. The Council hereby declares that such joint agreements will be beneficial to owners of property in the area of the CFD.

13. Any bonds issued in these proceedings shall be callable in accordance with the provisions of the Act and as more specifically to be set forth in any resolution providing for the form, execution and issuance of bonds.
14. This City Council now finds and determines that all proceedings up to and including the adoption of this Resolution were and are valid and in conformity with the requirements of the Act. This determination and finding is final and conclusive in accordance with Government Code Section 53325.1.

ITEM 17.3.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 6th day of December 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

LIST OF FACILITIES

The Facilities and Services shown below are to be finance by the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (the, "CFD").

Facilities. The Facilities which are proposed to be financed with the proceeds of the sales of bonds of the proposed CFD, or the payment of the fees to the appropriate jurisdiction with respect to such facilities proposed to be financed with the proceeds of the sale of bonds of the proposed CFD, are generally described as follows:

Roadway Facilities

Including: Pavement, Curb, Gutter, Sidewalks, Joint Trench Utilities, Signals, Street Lights, Stop Signs, General Signage, Local & Regional Drainage, Landscaping & Irrigation (incl. backflow preventers), Soundwalls, Entry Monumentation, and Striping

- R-1 Chrysanthy Boulevard
- R-2 Rancho Cordova Parkway
- R-3 North Campus Road
- R-2 Any and all major streets, residential collectors and minor residential streets within The Ranch.

Sewer Facilities

- S-1 Any and all major Sewer facilities necessary to provide sewer service to The Ranch

Water Facilities

- W-1 Any and all major Water facilities necessary to provide water service to The Ranch

Drainage Facilities

- D-1 Detention Basin(s)
- D-2 Any and all major Drainage facilities necessary to provide drainage conveyance, detention or water quality treatment for The Ranch

Impact, Development Agreement and Sunridge Specific Plan Area Fees

- I-1 Transportation Development Impact Fee
- I-2 Supplemental Transportation Fee
- I-3 Community Facilities Impact Fee
- I-4 Park Renovation Fee
- 1-5 SD Roadway Fee

Engineering Studies, Permitting, Public Facilities Report, Financing Plan

- E-1 Consultant fees, application fees, processing fees, and document production costs associated with the CFD preparation and processing of Public Facilities Reports, Engineering Studies, CFD Reports, Financing Plans, Environmental Permitting, and Environmental Studies, as well as other costs associated with the District Formation and Bond Sales process.

Other

- O-1 Any other facilities serving substantially the same purpose as the above described facilities.
- O-2 Any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such facilities satisfy at least one of the following criteria: 1) augment, improve or expand existing District facilities that are primarily for the benefit of the District, or 2) repair or rehabilitate existing District facilities.

The foregoing description of the type of Facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses related to the Facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Incidentals. The bond related expenses authorized include the City, underwriters discount, financial advisor, appraisals, reserve fund balance, capitalized interest, bond counsel, disclosure counsel, special tax consultant, bond and official statement printing and all other incidental expenses.

Administrative fees include those of the City, the Community Facilities District, the Bond Trustee, the Special Tax Consultant and the Fiscal Agent, related to the Community Facilities District and the Bonds.

**IMPROVEMENT AREA NO. 1 OF THE
CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Improvement Area No. 1 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 shall be levied and collected according to the tax liability determined by the City Council through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in Improvement Area No. 1, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to Improvement Area No. 1 unless a separate Rate and Method of Apportionment is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area of 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 Map or other parcel map recorded at the County Recorder's Office.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Part 1, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City in carrying out its duties with respect to Improvement Area No. 1, the CFD and the Bonds, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its counsel, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Tax, costs associated with appeals or requests for interpretation associated with the Special Tax and this RMA, amounts needed to pay rebate to the federal government with respect to Bonds, costs associated with complying with continuing disclosure requirements for the City and any major property owners or other obligated parties, costs associated with foreclosure and collection of delinquent Special Taxes, and all other costs and expenses of the City and County in any way related to the establishment or administration of Improvement Area No. 1 and the CFD.

“Administrator” shall mean the person or firm designated by the City to administer the Special Tax according to this RMA.

“Assessor's Parcel” or “Parcel” means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

ITEM 17.3.

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

“Authorized Facilities” means the public facilities authorized to be financed, in whole or in part, by the CFD.

“Base Special Tax” means, for any Land Use Category, the applicable Special Tax initially identified in Table 1 in Section C, as may be adjusted pursuant to Sections D or H herein.

“Bonds” means bonds or other debt (as defined in the Act), whether in one or more series, secured by the Special Tax and issued or assumed by or for Improvement Area No. 1 to fund Authorized Facilities.

“Building Permit” means a permit that allows for vertical construction of a building or buildings, which shall not include a separate permit issued for construction of the foundation thereof.

“Capitalized Interest” means funds in any capitalized interest account available to pay debt service on Bonds.

“CFD” means the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1.

“CFD Formation” means the date on which the Resolution of Formation to form the CFD and Improvement Area No. 1 was adopted by the City Council.

“City” means the City of Rancho Cordova.

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

“County” means the County of Sacramento.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property for which a Building Permit for new construction was issued prior to June 1 of the preceding Fiscal Year.

“Development Class” means, individually, Developed Property, Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property.

“Expected Land Uses” means the number of Residential Units and the Acreage of Other Property expected within Improvement Area No. 1 at CFD Formation, as identified in Attachments 1 and 2 of this RMA. Pursuant to Section D of this RMA, the Administrator shall update Attachment 2 each time there is a Land Use Change. Such update(s) shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

“Expected Maximum Special Tax Revenues” means the aggregate Special Tax that can be levied based on application of the Base Special Tax to the Expected Land Uses. The Expected Maximum Special Tax Revenues at CFD Formation are shown in Attachment 2 and may be revised pursuant to Sections D or H herein. Such update(s) will be maintained internally by the Administrator and will not require recordation of an amended RMA.

“Final Map” means a final map, or portion thereof, approved by the City or County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*) that creates SFD Lots. The term “Final Map” shall not include any large-lot subdivision map, Assessor’s Parcel Map, or subdivision map or portion thereof, that does not create SFD Lots, including Assessor’s Parcels that are designated as remainder parcels.

“Final Map Property” means, in any Fiscal Year, all SFD Lots created within Final Maps that had recorded prior to June 30 of the preceding Fiscal Year and which have not yet become Developed Property.

“First Bond Sale” means issuance of the first series of Bonds secured, in whole or in part, by Special Taxes levied and collected from Parcels in Improvement Area No. 1.

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

“Improvement Area No. 1” means Improvement Area No. 1 of the CFD.

“Improvement Fund” means the account (regardless of its name) identified in the Indenture to hold funds that are available for expenditure to acquire or construct Authorized Facilities.

“Indenture” means the bond indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Land Use Category” means the categories of land use identified in Table 1 in Section C below.

“Land Use Change” means a proposed or approved change to the Expected Land Uses after CFD Formation.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Sections C and D below.

“Other Property” means any Parcel of Developed Property in Improvement Area No. 1 that does not fit within the definition of Single Family Property.

“Owners Association” means a homeowners association or property owners association that provides services to, and collects assessments, fees, dues, or charges from, property within Improvement Area No. 1.

“Owners Association Property” means any property within the boundaries of Improvement Area No. 1 that is owned in fee or by easement by an Owners Association, not including any such property that is located directly under a residential structure.

“Proportionately” means, for each Development Class, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all parcels assigned to the Development Class.

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

“Required Coverage” means the amount by which the Expected Maximum Special Tax Revenues must exceed the Bond debt service and priority Administrative Expenses (if any), as set forth in the Indenture, Certificate of Special Tax Consultant, or other formation or bond document that identifies the minimum required debt service coverage.

“Residential Unit” means an SFD Unit or an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure, or apartment building. A second unit (granny flat) that shares a Parcel with an SFD Unit will not be considered a Residential Unit for purposes of levying the Special Tax.

“RMA” means this Rate and Method of Apportionment of Special Tax.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit has been or is permitted to be issued for construction of an SFD Unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved Tentative Map.

“SFD Unit” means a residential unit that does not share a common wall with another residential unit.

“Single Family Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was or is expected to be issued for: (i) construction of an SFD Unit, or (ii) construction of a residential structure consisting of two or more Residential 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 may be purchased by individual homebuyers (which shall still be the case even if the Residential Units are purchased and subsequently offered for rent by the owners of the Residential Units), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 4125.

“Special Tax” means a special tax levied in any Fiscal Year to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount necessary in any Fiscal Year to: (i) pay principal and interest on Bonds that are due in the calendar year that begins in such Fiscal Year; (ii) pay periodic costs on the Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments on the Bonds; (iii) replenish reserve funds created for the Bonds under the Indenture to the extent such replenishment has not been included in the computation of the Special Tax Requirement in a previous Fiscal Year; (iv) cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year or, based

on prior delinquencies, are expected to occur in the current Fiscal Year; (v) pay Administrative Expenses; and (vi) pay directly for Authorized Facilities, so long as such levy under this clause (vi) does not increase the Special Tax levied on Final Map Property or Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the definition of Special Tax Requirement may be reduced in any Fiscal Year by: (a) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against such costs pursuant to the Indenture; (b) in the sole and absolute discretion of the City, proceeds received by the CFD from the collection of penalties associated with delinquent Special Taxes; and (c) any other revenues available to pay such costs, each as determined in the sole discretion of the City.

“Taxable Owners Association Property” means, in any Fiscal Year after the First Bond Sale, any Parcel of Owners Association Property that satisfies all three of the following conditions: (i) the Parcel had not been Owners Association Property on the date of the First Bond Sale, (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Owners Association Property as determined by the Administrator, and (iii) if the Parcel were to be exempt from the Special Tax because it is Owners Association Property, the Expected Maximum Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Taxable Property” means all of the Parcels within the boundaries of Improvement Area No. 1 that are not exempt from the Special Tax pursuant to law or Section G below.

“Taxable Public Property” means in any Fiscal Year after the First Bond Sale, any Parcel of Public Property that satisfies all three of the following conditions: (i) the Parcel had not been Public Property on the date of the First Bond Sale, (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Public Property as determined by the Administrator, and (iii) if the Parcel were to be exempt from the Special Tax because it is Public Property, the Expected Maximum Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Taxable Welfare Exemption Property” means in any Fiscal Year after the First Bond Sale, any Parcel of Welfare Exemption Property that satisfies all three of the following conditions: (i) the Parcel had not been Welfare Exemption Property on the date of issuance of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D herein), the Parcel was not anticipated to be Welfare Exemption Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Special Tax because it has become Welfare Exemption Property, the Expected Maximum Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Tentative Map” means a tentative map or substantial conformance exhibit for property in Improvement Area No. 1, including any adjustments or amendments thereto.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Final Map Property or Developed Property, as defined herein.

“Village” means a specific geographic area within Improvement Area No. 1 that (i) is identified by an assigned number on Attachment 1, (ii) is expected to have single family lots that are all of a similar size, and (iii) is assigned Expected Maximum Special Tax Revenues in Attachment 2 based on the Expected Land Uses for that Village.

“Welfare Exemption Property” means, in any Fiscal Year, any Parcels in the CFD that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. DATA FOR ADMINISTRATION OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall: (i) assign each Parcel of Taxable Property to the appropriate Development Class, (ii) for Developed Property, categorize each Parcel as Single Family Property or Other Property, (iii) for Single Family Property, determine within which Village each Parcel of Developed Property is located and the number of Residential Units on the Parcel; (iv) for Other Property, determine the Acreage of each Parcel; and (v) determine the Special Tax Requirement for the Fiscal Year. In addition, the Administrator shall, on an ongoing basis, monitor the Tentative Map, Final Maps, and Building Permits to determine if there are any proposed Land Use Changes that would change the Expected Maximum Special Tax Revenues. If the Expected Maximum Special Tax Revenues will be revised pursuant to a proposed Land Use Change, the Administrator shall apply the steps set forth in Section D below.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in Improvement Area No. 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 is in a different Development Class and/or Land Use Category than other Parcels created by the subdivision, the Administrator shall calculate the Special Taxes for the property affected by recordation of the parcel map by determining the Special Taxes that apply separately to the property within each Development Class and/or Land Use Category, 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. *Developed Property and Final Map Property*

The Maximum Special Tax for a Parcel of Developed Property or Final Map Property is the greater of (i) the Base Special Tax set forth in Table 1 below, or, (ii) the Maximum Special Tax determined pursuant to Section D.

Table 1
Base Special Tax
Developed Property and Final Map Property

Land Use	Base Special Tax Fiscal Year 2021-22 *
<u>Single Family Property</u>	
Village 3	\$2,129 per Residential Unit or SFD Lot
Village 4	\$1,676 per Residential Unit or SFD Lot
Village 5	\$1,879 per Residential Unit or SFD Lot
Village 6	\$1,879 per Residential Unit or SFD Lot
Village 8	\$1,397 per Residential Unit or SFD Lot
Village 9	\$1,615 per Residential Unit or SFD Lot
Other Property	\$21,037 per Acre

* On July 1, 2022, and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

2. *Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property*

The Maximum Special Tax for Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property is \$21,037 per Acre for Fiscal Year 2021-22, which amount shall increase on July 1, 2022 and each July 1 thereafter by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

D. CHANGES TO THE MAXIMUM SPECIAL TAX

1. *Land Use Changes*

The Expected Maximum Special Tax Revenues shown in Attachment 2 were originally calculated based on the Expected Land Uses at CFD Formation. Attachment 2 is subject to modification upon the occurrence of Land Use Changes, as described below. The Administrator shall review all Land Use Changes and compare the revised land uses to the Expected Land Uses to evaluate the impact on the Expected Maximum Special Tax Revenues.

Prior to the First Bond Sale, if a Land Use Change is proposed or identified that will result in a change in the Expected Maximum Special Tax Revenues, no action will be needed pursuant to this Section D. Upon approval of the Land Use Change, the Administrator shall update Attachment 2 to show the revised Expected Maximum Special Tax Revenues.

After the First Bond Sale, if a Land Use Change is proposed or identified, Steps 1 through 3 must be applied:

- Step 1:** By reference to Attachment 2 (which shall be updated by the Administrator each time a Land Use Change has been processed according to this Section D or a prepayment has been made), the Administrator shall identify the Expected Maximum Special Tax Revenues prior to the Land Use Change.
- Step 2:** The Administrator shall calculate the Expected Maximum Special Tax Revenues that could be collected from Taxable Property in Improvement Area No. 1 after the Land Use Change based on application of the Base Special Taxes from Table 1.
- Step 3:** If the revenues calculated in Step 2 are (i) higher than those determined in Step 1 or (ii) less than those calculated in Step 1, but the reduction in Expected Maximum Special Tax Revenues does not reduce debt service coverage on outstanding Bonds below Required Coverage, no further action is needed, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Special Tax Revenues.

If the revenues calculated in Step 2 are less than those calculated in Step 1, and the Administrator determines that the reduction in Expected Maximum Special Tax Revenues would reduce debt service coverage on outstanding Bonds below the Required Coverage, one of the following shall occur:

3.a. The landowner requesting the Land Use Change (the “Requesting Landowner”) may make a prepayment in an amount that will ensure that the reduced Expected Maximum Special Tax Revenues are sufficient to provide Required Coverage, as determined pursuant to Section H below. If the Requesting Landowner notifies the Administrator that he/she would like to remedy the reduction by making a prepayment, such prepayment must be made by the earlier of (i) 30 days from the date of delivery of the prepayment estimate or (ii) the date of issuance of any Building Permits for any Parcel owned by the Requesting Landowner that was Final Map Property or Undeveloped Property at the time the Administrator prepared the prepayment estimate, **or**

3.b. If a prepayment is not received by the due date specified above, the Base Special Tax used to determine the Maximum Special Tax for each Parcel of Taxable Property in the area affected by the Land Use Change shall be increased proportionately until the Expected Maximum Special Tax Revenues are sufficient to maintain Required Coverage.

Pursuant to this Section D.3, the Administrator may from time to time update Attachment 2 to reflect revised Expected Maximum Special Tax Revenues. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

If multiple Land Use Changes are proposed simultaneously by a single landowner (which may include approval of multiple Final Maps at one time), and the landowner requests that the impact of two or more of the Land Use Changes be considered together, the Administrator shall consider the combined effect of the Land Use Changes to determine if there is a reduction in Expected

Maximum Special Tax Revenues. If there is a reduction that would reduce debt service coverage below the Required Coverage, and no prepayment has been received, then the Base Special Tax used to determine the Maximum Special Tax for each Parcel of Taxable Property in the areas affected by the Land Use Changes shall be increased proportionately until the aggregate amount that can be levied within such areas is equal to the amount that could have been levied prior to the proposed Land Use Changes. If Land Use Changes are proposed simultaneously by multiple landowners, or if an individual landowner proposing multiple Land Use Changes does not request that such Land Use Changes be considered together, the Administrator shall consider the proposed Land Use Changes individually.

Notwithstanding the foregoing, once a certificate of occupancy has been issued for a Residential Unit on a Parcel, the Maximum Special Tax for the Parcel cannot be increased because of subsequent Land Use Changes that may occur within the area in which the Parcel is located.

The duties imposed on the Administrator pursuant to this Section D to review Land Use Changes, and to review Final Maps and make certain calculations, are intended only to facilitate the administration of the Special Tax and to better assure the sufficiency of tax capacity to pay debt service on Bonds. Such duties are not intended to give any developer, subdivider, or owner of property the right to receive notice of the potential impact of Land Use Changes on the Special Tax applicable to a Parcel; and each developer, subdivider, or owner of property whose property is the subject of a Land Use Change shall be responsible for understanding the impact thereof on the Special Tax applicable to such property.

2. *Partial Prepayments*

If a Parcel makes a partial prepayment pursuant to Section H below, the Administrator shall recalculate the Maximum Special Tax for the Parcel pursuant to Section H.2. In addition, the Administrator shall update Attachment 2 to reflect the prepayment and the revised Expected Maximum Special Tax Revenues for Improvement Area No. 1. After the prepayment has been received, the application of Sections D and H of this RMA shall be based on the adjusted Expected Maximum Special Tax Revenues after the prepayment.

3. *Conversion of a Parcel of Public Property to Private Use*

If, in any Fiscal Year, a Parcel of Public Property is converted to private use, such Parcel shall be subject to the levy of the Special Tax. The Maximum Special Tax for each such Parcel shall be determined based on the applicable Base Special Tax for the Parcel, as determined by the Administrator. In addition, the Administrator shall update Attachment 2 to reflect the conversion and the revised Expected Maximum Special Tax Revenues for Improvement Area No. 1.

4. *Transfer of Expected Maximum Special Tax Revenues from One Village to Another*

The Expected Maximum Special Tax Revenues were determined for each Village based on the Expected Land Uses within that Village. If the expected number of Residential Units is transferred from one Village to another, the City may, in its sole discretion, allow for a corresponding transfer of Expected Maximum Special Tax Revenues between the Villages. Such a transfer shall only be allowed if (i) all adjustments are agreed to in writing by the affected property owners and the City, and (ii) there is no reduction in the total Expected Maximum Special Tax Revenues as a result of the transfer. In addition, the Administrator shall update

Attachment 2 to reflect the transfer and the revised Expected Maximum Special Tax Revenues for Improvement Area No. 1.

E. METHOD OF LEVY OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement to be collected in that Fiscal Year. A Special Tax shall then be levied according to the following steps:

- Step 1:** The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel of Developed Property until the amount levied is equal to the Special Tax Requirement prior to applying any Capitalized Interest that is available in the CFD accounts.
- Step 2:** If additional revenue is needed after Step 1 in order to meet the Special Tax Requirement after Capitalized Interest has been applied to reduce the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Special Tax for each Parcel of Final Map Property until the amount levied is equal to the Special Tax Requirement.
- Step 3:** If additional revenue is needed after Step 2, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel of Undeveloped Property until the amount levied is equal to the Special Tax Requirement.
- Step 4:** If additional revenue is needed after Step 3, the Special Tax shall be levied Proportionately on each Parcel of Taxable Welfare Exemption Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Welfare Exemption Property for such Fiscal Year until the amount levied is equal to the Special Tax Requirement.
- Step 5:** If additional revenue is needed after Step 4, the Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Owners Association Property until the amount levied is equal to the Special Tax Requirement.
- Step 6:** If additional revenue is needed after Step 5, the Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Public Property until the amount levied is equal to the Special Tax Requirement.

F. MANNER OF COLLECTION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in

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Section H below and provided further that the City may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until principal and interest on Bonds have been repaid. However, in no event shall Special Taxes be levied after Fiscal Year 2062-63. Under no circumstances may the Special Tax on a Parcel of Developed Property in residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied in any Fiscal Year on the following:

- (1) Public Property, except Taxable Public Property.
- (2) Owners Association Property, except Taxable Owners Association Property.
- (3) Welfare Exemption Property, except Taxable Welfare Exemption Property.
- (4) Parcels that are owned by a public utility for an unmanned facility.
- (5) Parcels that are subject to an easement that precludes any other use on the Parcel.
- (6) Parcels that have fully prepaid the Special Tax obligation assigned to the Parcel pursuant to the formula set forth in Section H below.

H. PREPAYMENTS

The following definitions apply to this Section H:

“Outstanding Bonds” means all Previously Issued Bonds which remain outstanding, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor’s Parcel making a prepayment, and a portion of the Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

“Previously Issued Bonds” means all Bonds that have been issued prior to the date of prepayment.

“Public Facilities Requirement” means either \$13.2 million in 2021 dollars, which shall increase on January 1, 2022, and on each January 1 thereafter by 2% of the amount in effect in the prior year or such other number as shall be determined by the City as sufficient to fund improvements that are authorized to be funded by Improvement Area No. 1. The Public Facilities Requirement shown above may be adjusted each time property annexes into Improvement Area No. 1 or there is an adjustment to the Expected Maximum Special Tax Revenues due to a Land Use Change.

“Remaining Facilities Costs” means the Public Facilities Requirement minus public facility costs funded by Previously Issued Bonds, developer equity and any other source of funding.

1. *Full Prepayment*

The Special Tax obligation applicable to a Parcel in Improvement Area No. 1 may be prepaid and the obligation of the Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. An owner of a Parcel intending to prepay the Special Tax obligation shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Parcel. Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes. The Prepayment Amount shall be calculated as follows: (capitalized terms as defined below):

	Bond Redemption Amount
plus	Remaining Facilities Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
<u>less</u>	<u>Reserve Fund Credit</u>
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

- Step 1.** Compute the amount that could be collected from the Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the City by applying the Base Special Tax to the Expected Land Uses for the Parcel. If this Section H is being applied to calculate a prepayment pursuant to Section D above, compute the amount by which the proposed Land Use Change would reduce Expected Maximum Special Tax Revenues below the amount needed for Required Coverage, and use this amount for purposes of this Step 1.
- Step 2.** Divide the Maximum Special Tax computed pursuant to Step 1 for such Parcel by the total Expected Maximum Special Tax Revenues for all property in Improvement Area No. 1, as shown in Attachment 2.

- Step 3.** Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the “Bond Redemption Amount”*).
- Step 4.** Compute the current Remaining Facilities Costs (if any).
- Step 5.** Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Remaining Facilities Costs to be prepaid (*the “Remaining Facilities Amount”*).
- Step 6.** Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the “Redemption Premium”*).
- Step 7.** Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment will be received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 7, 8 and 9 of this prepayment formula will not apply.
- Step 8:** Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.
- Step 9:** Subtract the amount computed pursuant to Step 8 from the amount computed pursuant to Step 7 (*the “Defeasance Requirement”*).
- Step 10.** The administrative fees and expenses associated with the prepayment will be determined by the Administrator and include the costs of computing the prepayment, redeeming Bonds and recording any notices to evidence the prepayment and the redemption (*the “Administrative Fees and Expenses”*).
- Step 11.** If and to the extent so provided in the Indenture, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (*the “Reserve Fund Credit”*).
- Step 12.** The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (*the “Prepayment Amount”*).
- Step 13.** From the Prepayment Amount, the amounts computed pursuant to Steps 3, 6, and 9 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt

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service payments. The amount computed pursuant to Step 5 shall be deposited into the Improvement Fund. The amount computed pursuant to Step 10 shall be retained in the account or fund that is established to pay Administrative Expenses.

Once a full prepayment of a Parcel's Special Tax obligation has been received, a Notice of Cancellation of Special Tax Lien shall be recorded against the Parcel to reflect the discharge of the Parcel's obligation to pay the Special Tax. However, a Notice of Cancellation of Special Tax Lien shall not be recorded until all Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

2. *Partial Prepayment*

A partial prepayment may be made in an amount equal to any percentage of full prepayment desired by the party making a partial prepayment, except that the full amount of Administrative Fees and Expenses determined in Step 10 shall be included in the partial prepayment. The Maximum Special Tax that can be levied on a Parcel after a partial prepayment is made shall be equal to the portion of the Maximum Special Tax that was not prepaid. Once a partial prepayment has been received, an Amended Notice of Special Tax Lien shall be recorded against the Parcel to reflect the reduced Special Tax lien for the Parcel, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Special Tax Revenues. However, an Amended Notice of Special Tax Lien shall not be recorded until all Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

3. *Maintaining Required Coverage*

Notwithstanding the foregoing, if at any point in time the Administrator determines that the Maximum Special Tax revenue that could be collected from Taxable Property that remains subject to the Special Tax after the proposed prepayment would be less than the Required Coverage on Bonds that will remain outstanding after defeasance or redemption of Bonds from proceeds of the estimated prepayment, the amount of the prepayment shall be increased until the amount of Bonds defeased or redeemed is sufficient to reduce remaining annual debt service to a point at which Required Coverage is maintained.

I. INTERPRETATION OF RMA

Interpretations may be made by Resolution of the City Council to interpret, clarify, and/or revise this RMA to correct any inconsistency, vagueness, or ambiguity as it relates to the Special Tax, method of apportionment, classification of properties, or any definition applicable to Improvement Area No. 1 of the CFD, as long as such correction does not materially affect the levy and collection of Special Taxes. The City, upon the request of an owner of land within Improvement Area No. 1 which is not Developed Property, may also amend this RMA in any manner acceptable to the City, by resolution or ordinance following a public hearing, upon the affirmative vote of such owner to such amendment and without the vote of owners of any other land within Improvement Area No. 1, provided such amendment only affects such owner's land. Under no circumstances may such revisions to the RMA decrease the Expected Maximum Special Tax Revenues to a level that will reduce debt service coverage below the Required Coverage.

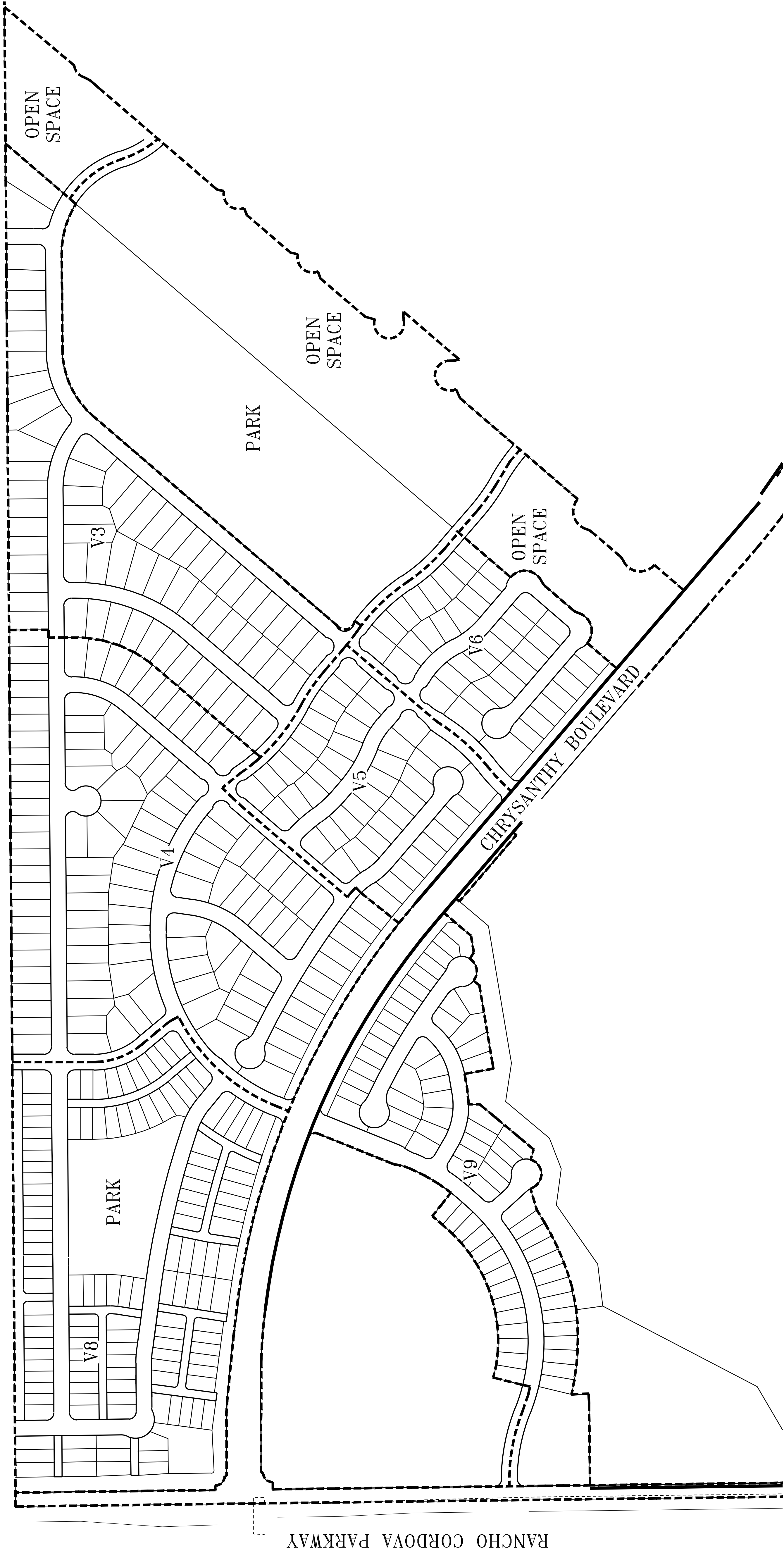
ATTACHMENT 1

**Improvement Area No. 1 of the
City of Rancho Cordova
The Ranch
Community Facilities District No. 2021-1**

**The Ranch
Expected Lot Layout in Improvement Area No. 1**

ATTACHMENT 1
THE RANCH - EXPECTED LOT LAYOUT IN
IMPROVEMENT AREA NO 1 OF THE RANCH CFD

K. HOVNANIAN HOMES
RANCHO CORDOVA, CALIFORNIA



ATTACHMENT 2

**Improvement Area No. 1 of the
City of Rancho Cordova
The Ranch
Community Facilities District No. 2021-1**

**Expected Land Uses and Expected Maximum Special Tax Revenues
in Improvement Area No. 1**

Village	Expected Land Uses	Base Special Tax (FY 2021-22) *	Expected Maximum Special Tax Revenues (FY 2021-22) *
Village 3	65 Residential Units	\$2,129 per Residential Unit	\$138,385
Village 4	116 Residential Units	\$1,676 per Residential Unit	\$194,416
Village 5	45 Residential Units	\$1,879 per Residential Unit	\$84,555
Village 6	40 Residential Units	\$1,879 per Residential Unit	\$75,160
Village 8	130 Residential Units	\$1,397 per Residential Unit	\$181,610
Village 9	71 Residential Units	\$1,615 per Residential Unit	\$114,665
Expected Maximum Special Tax Revenues (FY 2021-22 \$)			\$788,791

* On July 1, 2022, and each July 1 thereafter, all dollar amounts shown above shall be increased by 2% of the amount in effect in the prior Fiscal Year.

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE
OF CALIFORNIA, DEEMING IT
NECESSARY TO INCUR BONDED INDEBTEDNESS IN
CITY OF RANCHO CORDOVA
THE RANCH COMMUNITY FACILITIES DISTRICT NO. 2021-1**

WHEREAS, the City Council (the "City Council") of the City of Rancho Cordova (the "City") on October 18, 2021, adopted a resolution of intention titled "A Resolution of Intention of the City Council of the City of Rancho Cordova to Form The Ranch Community Facilities District No. 2021-1, Designate an Initial Improvement Area Therein and Establish a Future Annexation Area, and to Levy a Special Taxes Therein to Finance the Acquisition and Construction of Certain Public Facilities in and for Such Community Facilities District" (the "Resolution of Intention") to (i) establish the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (the "CFD") of the City, (ii) designate therein "Improvement Area No. 1 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" ("Improvement Area No. 1"), and (iii) establish a "City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (Future Annexation Area)" (the "Future Annexation Area"), all pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the City Council has also adopted on October 18, 2021, a resolution titled "A Resolution of the City Council of the City of Rancho Cordova, State of California, Declaring its Intention to Incur a Bonded Indebtedness to Finance the Acquisition and Construction of Certain Public Facilities in and for City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" (the "Resolution Determining Necessity"), determining the necessity to incur bonded indebtedness in the maximum aggregate principal amount of \$86,470,000 upon the security of the special tax to be levied within the CFD pursuant to the Act; and stating its intention to incur bonded indebtedness within the boundaries of the CFD for the purpose of financing the costs of certain facilities specified in the Resolution of Intention; and

WHEREAS, also in the Resolution of Intention, this Council determined that it may be necessary to designate additional improvement areas in the CFD as a result of the annexation of territory from the Future Annexation Area (each, a "Future Improvement Area") and to incur bonded indebtedness within the boundaries of the Future Improvement Area; and

WHEREAS, the City Council has held a noticed public hearing as required by the Act about the determination to proceed with the formation of the CFD, Improvement Area No. 1, and the Future Annexation Area, the provision of certain public facilities by the CFD and the respective rate and method of apportionment of the special tax to be levied within Improvement Area No. 1, to pay the cost of the facilities, the principal and interest on the proposed bonded indebtedness in Improvement Area No. 1, and the administrative costs of the City relative to the CFD; and

WHEREAS, subsequent to the public hearing, the City Council adopted on _____, 2021, a resolution titled "A Resolution of the City Council of the City of Rancho Cordova, State of California, to Form a Community Facilities District and to Levy a Special Tax in City of

Rancho Cordova The Ranch Community Facilities District No. 2021-1” (the “Resolution of Formation”); and

WHEREAS, the City Council has also held a noticed public hearing as required by the Act relative to the matters material to the questions set forth in the Resolution of Intention to Incur Indebtedness; and

WHEREAS, No written protests with respect to the matters material to the questions set forth in the Resolution Determining Necessity have been filed with the City Clerk;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AS FOLLOWS:

1. The foregoing recitals are true and correct.
2. The City Council deems it necessary to incur bonded indebtedness for the CFD in an amount not to exceed \$86,470,000 (the “Authorization”), initially allocated as follows: (i) for Improvement Area No. 1, the bonded indebtedness limit is \$20,350,000 and (ii) for the portion of the CFD that is not currently in Improvement Area No. 1, the bonded indebtedness limit is not to exceed \$66,120,000 (the “Future Improvement Area Indebtedness Limit”). Indebtedness subject to the Authorization shall only include indebtedness evidenced by bonds or notes and shall not include bonds described in Section 53364.2(e) of the Act.

Upon designation of a parcel or parcels annexed into the CFD from the Future Annexation Area as a Future Improvement Area, the Unanimous Consent shall include an authorization to incur bonded indebtedness for such Future Improvement Area in a maximum amount which does not exceed the Future Improvement Area Indebtedness Limit, net of the amount or amounts of the Future Improvement Area Indebtedness Limit previously established in connection with a prior annexation from the Future Annexation Area, which limit shall be set forth in a Unanimous Consent. Such allocation may be made without any requirement for further public hearings, Council action or other additional proceedings, and the City shall include the Unanimous Consent in the records for the CFD.

3. The whole of Improvement Area No. 1 shall pay for the bonded indebtedness and other debt issued by the City for Improvement Area No. 1 through the levy of the special tax. The tax shall be apportioned in accordance with the formula set forth in Exhibit B to the Resolution of Formation. The whole of each Future Improvement Area shall pay for the bonded indebtedness and other debt issued by the City for such Future Improvement Area through the levy of the special tax. The tax shall be apportioned in accordance with the formula approved via unanimous approval of parcel(s) annexing into such Future Improvement Area from the Future Annexation Area.
4. Indebtedness in the maximum amount set forth in Section 2 of this Resolution are hereby authorized for Improvement Area No. 1, subject to voter approval. The bonds and other debt may be issued in one or more series and mature and bear interest at such rate or rates, payable semiannually or in such other manner, all as this Council or its designee shall determine, at the time or times of sale of such bonds and other debt; provided, however, that the interest rate or rates shall not to exceed the maximum interest rate permitted by applicable law at the time of sale of the bonds and other debt

and the bonds and other debt or any series thereof shall have a maximum term of not to exceed 40 years.

Indebtedness in the maximum amount set forth in Section 2 of this Resolution are hereby authorized for the Future Improvement Areas, subject to voter approval evidenced by the applicable unanimous approval form(s). The bonds and other debt may be issued in one or more series and mature and bear interest at such rate or rates, payable semiannually or in such other manner, all as this Council or its designee shall determine, at the time or times of sale of such bonds and other debt; provided, however, that the interest rate or rates shall not to exceed the maximum interest rate permitted by applicable law at the time of sale of the bonds and other debt and the bonds and other debt or any series thereof shall have a maximum term of not to exceed 40 years.

5. The proposition of the City incurring the bonded indebtedness and other debt for Improvement Area No. 1 herein authorized shall be submitted to the respective qualified electors of Improvement Area No. 1, and shall be consolidated with elections on the proposition of levying special taxes within Improvement Area No. 1 and the establishment of an appropriations limit for Improvement Area No. 1 pursuant to Section 53353.5 of the Act. The time, place and further particulars and conditions of such election shall be as specified by separate resolution of this Council. In accordance with Section 53350 of the Act, approval of the limit for the incurrence of bonded indebtedness and other debt for any Future Improvement Area shall be submitted by the owner or owner(s) of parcels in such Future Improvement Area and specified in the applicable unanimous approval form(s), without any other proceedings or hearings required.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 6th day of December, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE
OF CALIFORNIA, CALLING SPECIAL ELECTION IN
CITY OF RANCHO CORDOVA
THE RANCH COMMUNITY FACILITIES DISTRICT NO. 2021-1**

WHEREAS, the City Council (the "City Council") of the City of Rancho Cordova (the "City") on December 6, 2021, adopted Resolution No. ____-2021 titled "A Resolution of the City Council of the City of Rancho Cordova to Form a Community Facilities District and to Levy a Special Tax in City of Rancho Cordova The Ranch Community Facilities District No. 2021-1", to (i) form "City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (the "CFD"), (ii) designate therein "Improvement Area No. 1 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" ("Improvement Area No. 1"), (iii) establish "City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (Future Annexation Area)" (the "Future Annexation Area"), (iv) authorize the levy of a special tax on property within Improvement Area No. 1 and (v) preliminarily establish an appropriations limit for Improvement Area No. 1, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the City Council has also adopted on December 6, 2021 a resolution titled "A Resolution of the City Council of the City of Rancho Cordova Deeming it Necessary to Incur Bonded Indebtedness in City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" (the "Resolution Determining Necessity"), determining the necessity to incur bonded indebtedness in the maximum aggregate principal amount of \$86,470,000, initially allocated as follows: (i) \$20,350,000 for Improvement Area No. 1 upon the security of the special tax to be levied within Improvement Area No. 1 pursuant to the Act, and (ii) \$66,120,000 for the portion of the CFD that is not currently in Improvement Area No. 1 upon the security of the special tax to be levied within such area pursuant to the Act; and

WHEREAS, pursuant to the provisions of the Resolution of Formation and the Resolution Determining Necessity, the propositions of the levy of the special tax, the establishment of the appropriations limit and the incurring of the bonded indebtedness shall be submitted to the qualified electors of Improvement Area No. 1 as required by the provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AS FOLLOWS:

1. Pursuant to Sections 53326, 53351 and 53325.7 of the Act, the issues of the levy of the special tax, the incurring of bonded indebtedness and the establishment of the appropriations limit shall be submitted to the qualified electors (as defined below) of Improvement Area No. 1 at an election called therefor as provided below.
2. The City Council hereby finds that fewer than 12 persons have been registered to vote within the territory of Improvement Area No. 1 for each of the 90 days preceding the close of the public hearings heretofore conducted and concluded by the City Council for

the purposes of these proceedings. Accordingly, and pursuant to Section 53326 of the Act, the City Council finds that, for these proceedings, the qualified electors are the landowners within Improvement Area No. 1 and that the vote shall be by such landowners or their authorized representatives, each having one vote for each acre or portion thereof such landowner owns in Improvement Area No. 1 as of the close of the public hearings.

3. The City Council hereby calls a special election to consider the measures described in Section 1 above, which election shall be held on December 6, 2021, and the results thereof canvassed at the meeting of the City Council on December 6, 2021. The City Clerk is hereby designated as the official to conduct the election and to receive all ballots until 5:30 p.m. on the election date. It is hereby acknowledged that the City Clerk has on file the Resolution of Formation, a certified map of the boundaries of the CFD and Improvement Area No. 1, and a sufficient description to allow the City Clerk to determine the electors of the CFD. Pursuant to Section 53327 of the Act, the election shall be conducted by messenger or mail-delivered ballot pursuant to Section 4000 of the California Elections Code. The City Council hereby finds that paragraphs (a), (b), and (c) (1) of Section 4000 and Section 4108 are applicable to this special election, except that Sections 53326 and 53327 of the Act shall govern for purposes of determining the date of the election.
4. As authorized by Section 53353.5 of the Act, the three propositions described in Section 1 above shall be combined into a single ballot measure, the form of which is attached hereto as Exhibit A and by this reference incorporated herein and the form of ballot is hereby approved. The City Clerk is hereby authorized and directed to cause a ballot, in substantially the form of Exhibit A, to be delivered to each of the qualified electors of Improvement Area No. 1. Each ballot shall indicate the number of votes to be voted by the respective landowner to which the ballot pertains. Each ballot shall be accompanied by all supplies and written instructions necessary for the use and return of the ballot. The envelope to be used to return the ballot shall be enclosed with the ballot, have the return postage prepaid, and contain the following: (a) the name and address of the landowner, (b) a declaration, under penalty of perjury, stating that the voter is the owner of record or authorized representative of the landowner entitled to vote and is the person whose name appears on the envelope, (c) the printed name, signature and address of the voter, (d) the date of signing and place of execution of the declaration pursuant to clause (b) above, and (e) a notice that the envelope contains an official ballot and is to be opened only by the election official.
5. The City Council hereby further finds that the provisions of Section 53326 of the Act requiring a minimum of 90 days following the adoption of the Resolution of Formation to elapse before the special election are for the protection of the qualified electors of Improvement Area No. 1. There is on file with the City Clerk a written waiver executed by all of the qualified electors of the CFD allowing for a shortening of the time for the special election to expedite the process of formation of the CFD and Improvement Area No. 1 and waiving any requirement for notice, analysis and arguments in connection with the election. Accordingly, the City Council finds and determines that the qualified electors have been fully apprised of and have agreed to the shortened time for the election and waiver of analysis and arguments, and have thereby been fully protected in these proceedings. The City Council also finds and determines that the City Clerk has concurred in the shortened time for the election. Analysis and arguments with respect to the ballot measures are hereby waived, as provided in Section 53327 of the Act

6. The City Council hereby finds that the proposed debt issuance constitutes a “local bond measure” within the meaning of Sections 53410, et seq. of the California Government Code. As a result, the bond measure shall include the propositions set forth above and the following: (a) the specific purpose of the bonds shall be as set forth in the propositions; (b) any proceeds received from the sale of any bonds shall be applied only to the purposes set forth in the propositions; (c) the proceeds of any bonds shall be deposited into special accounts to be created therefor as part of the issuance of the bonds; and (d) the City shall cause a report to be prepared annually under Section 53411 of the Government Code.
7. Under Section 50075.1 of the Government Code, the following accountability provisions shall apply to the special taxes: (a) the provision and/or acquisition of the Facilities, the payment of debt service on the bonds and other debt and the incidental costs thereof, all as defined in the Resolution of Formation, shall constitute the specific single purpose; (b) the proceeds shall be applied only to the specific purposes identified in (a) above; (c) there shall be created special account(s) or funds(s) into which the proceeds shall be deposited; and (d) there shall be caused to be prepared an annual audit and report of the CFD.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 6th day of December, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

EXHIBIT A

**CITY OF RANCHO CORDOVA
THE RANCH COMMUNITY FACILITIES DISTRICT NO. 2021-1
CITY OF RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA**

**SPECIAL ELECTION BALLOT
(Mailed-Ballot Election)**

This ballot is for a special, landowner election for the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1. You must return this ballot to the office of the City Clerk of the City **no later than the hour of 5:30 p.m. on December 6, 2021, either by mail or in person**. The City Clerk's office is located at 2729 Prospect Park Drive, Rancho Cordova, California 95670.

To vote, mark a cross (X) on the voting line after the word "YES" or after the word "NO." All marks otherwise made are forbidden. All distinguishing marks are forbidden and make the ballot void. If you wrongly mark, tear, or deface this ballot, return it to the City Clerk and obtain another.

The estimated amount of money to be raised annually by this measure is \$1,397 to \$2,129 per lot for fiscal year 2021-22, escalating at 2% annually, for the duration of the CFD as set forth in the rate and method of apportionment of special taxes for the CFD.

BALLOT MEASURE: Shall the measure pursuant to which (i) the City of Rancho Cordova will levy a special tax solely on lands within Improvement Area No. 1 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 ("Improvement Area No. 1") in accordance with the rate and method contained in the Resolution of Formation related to Improvement Area No. 1 adopted on December 6, 2021 ("Formation Resolution"), authorized to commence being levied in fiscal year 2022-23, to pay for the public facilities specified in the Formation Resolution and to pay the administrative costs of the City, (ii) the annual appropriations limit for Improvement Area No. 1 will be established in the amount of \$20,350,000, and (iii) the City will issue bonds and incur other debt ("bonds") for Improvement Area No. 1 up to the maximum aggregate principal amount of \$20,350,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law at the time of sale of each series of such bonds on behalf of Improvement Area No. 1, the proceeds of which bonds will be used to acquire and/or construct certain facilities and pay for the costs of issuing the bonds and related expenses, **be adopted?**

YES: _____

NO: _____

By execution in the space provided below, you also indicate your waiver of (i) the time limit pertaining to the conduct of the election, (ii) any requirement for analysis and arguments with respect to the ballot measure, and (iii) any irregularity in the proceedings that may be claimed as a result of the this vote or the application of such waivers.

APN(s): _____

Total Acreage: _____

Number of votes: _____

BY: _____

(Printed Name, Title)

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO
CORDOVA, STATE OF CALIFORNIA, DECLARING ELECTION RESULTS OF
CITY OF RANCHO CORDOVA
THE RANCH COMMUNITY FACILITIES DISTRICT NO. 2021-1**

WHEREAS, the City Council (the "City Council") of the City of Rancho Cordova (the "City") on December 6, 2021, adopted Resolution No. ____-2021 titled "A Resolution of the City Council of the City of Rancho Cordova to Form a Community Facilities District and to Levy a Special Tax in City of Rancho Cordova The Ranch Community Facilities District No. 2021-1", to (i) form "City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (the "CFD"), (ii) designate therein "Improvement Area No. 1 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" ("Improvement Area No. 1"), (iii) establish "City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (Future Annexation Area)" (the "Future Annexation Area"), (iv) authorize the levy of a special tax on property within Improvement Area No. 1 and (v) preliminarily establish an appropriations limit for Improvement Area No. 1, all pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the City Council has also adopted on December 6, 2021 a resolution titled "A Resolution of the City Council of the City of Rancho Cordova Deeming it Necessary to Incur Bonded Indebtedness in City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" (the "Resolution Determining Necessity"), determining the necessity to incur bonded indebtedness in the maximum aggregate principal amount of \$86,470,000, initially allocated as follows: (i) \$20,350,000 for Improvement Area No. 1 upon the security of the special tax to be levied within Improvement Area No. 1 pursuant to the Act, and (ii) \$66,120,000 for the portion of the CFD that is not currently in Improvement Area No. 1 upon the security of the special tax to be levied within such area pursuant to the Act; and

WHEREAS, under the provisions of the Resolution of Formation and the Resolution Determining Necessity, and pursuant to a resolution entitled "A Resolution of the City of Rancho Cordova, State of California, Calling Special Election in City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" (the "Election Resolution") heretofore adopted by the City Council, the propositions of the levy of the special tax, the establishment of the appropriations limit and the incurring of the bonded indebtedness were submitted to the qualified electors of the CFD as required by the provisions of the Act; and

WHEREAS, pursuant to the terms of the Election Resolution, which are by this reference incorporated herein, the special election has been held and the City Clerk has on file a Canvass and Statement of Results of Election (the "Canvass"), a copy of which is attached hereto as Exhibit A; and

WHEREAS, the City Council has reviewed the Canvass, finds it appropriate and wishes to complete its proceedings for the CFD;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, AS FOLLOWS:

1. The foregoing recitals are all true and correct.
2. The issues presented at the special election were the levy of a special tax within the CFD, the incurring of a bonded indebtedness in the maximum aggregate principal amount of \$86,470,000, initially allocated as follows: (i) \$20,350,000 for Improvement Area No. 1 upon the security of the special tax to be levied within Improvement Area No. 1 pursuant to the Act, and (ii) \$66,120,000 for the portion of the CFD that is not currently in Improvement Area No. 1, all pursuant to the Resolution of Formation and the Resolution Determining Necessity.
3. The Council hereby approves the Canvass and finds that it shall be a permanent part of the record of its proceedings for the CFD and Improvement Area No. 1. Pursuant to the Canvass, the issues presented at the special election were approved by the qualified electors of the Improvement Area No. 1 by more than two-thirds (2/3) of the votes cast at the special election.
4. Pursuant to the voter approval, the CFD and Improvement Area No. 1 are hereby declared to be fully formed with the authority to levy the special taxes, to incur the approved bonded indebtedness and to have the established appropriations limit, all as heretofore provided in these proceedings and in the Act. It is hereby found that all prior proceedings and actions taken by the City Council with respect to the CFD and Improvement Area No. 1 were valid and in conformity with the Act.
5. The City Council declares that the special tax is lawfully authorized, and that the subject property within the District is subject to the special tax, and directs the City Clerk to complete, execute and cause a Notice of Special Tax Lien with respect to the property to be recorded in the office of the County Recorder of the County of Sacramento in the form required by the Act, such recording to occur no later than 15 days following adoption by the City Council of this resolution.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 6th day of December 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

**CERTIFICATE OF CITY CLERK
RE: ELECTION RESULTS**

**CITY OF RANCHO CORDOVA
THE RANCH COMMUNITY FACILITIES DISTRICT NO. 2021-1**

I, the undersigned City Clerk of the City of Rancho Cordova (the "City") hereby certify:

I have personally received and assembled all ballots eligible to be cast in the special mailed-ballot, landowner election called by the City Council in its "A Resolution of the City Council of the City of Rancho Cordova, State of California, Calling Special Election in City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" adopted December 6, 2021, and in accordance with my instructions contained in that Resolution, I hereby declare the election closed.

I personally, in the presence of the City Council, and members of the public and City staff, counted the ballots and certify the result of that count to be as follows:

BALLOT MEASURE: **Shall the measure** pursuant to which (i) the City of Rancho Cordova will levy a special tax solely on lands within Improvement Area No. 1 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 ("Improvement Area No. 1") in accordance with the rate and method contained in the Resolution of Formation related to Improvement Area No. 1 adopted on December 6, 2021 ("Formation Resolution"), authorized to commence being levied in fiscal year 2022-23, to pay for the public facilities specified in the Formation Resolution and to pay the administrative costs of the City, (ii) the annual appropriations limit for Improvement Area No. 1 will be established in the amount of \$20,350,000, and (iii) the City will issue bonds and incur other debt ("bonds") for Improvement Area No. 1 up to the maximum aggregate principal amount of \$20,350,000, with interest at a rate or rates not to exceed the maximum interest rate permitted by law at the time of sale of each series of such bonds on behalf of Improvement Area No. 1, the proceeds of which bonds will be used to acquire and/or construct certain facilities and pay for the costs of issuing the bonds and related expenses, **be adopted?**

QUALIFIED LANDOWNER VOTES _____

TOTAL VOTES CAST "YES" _____

TOTAL VOTES CAST "NO" _____

TOTAL VOTES CAST _____

THE VOTES CAST "YES" EQUAL _____% OF THE TOTAL VOTES CAST.

I make this Certification on _____, 2021.

Stacy Leitner, CMC
City Clerk

CITY COUNCIL OF THE CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

**ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF RANCHO CORDOVA LEVYING A SPECIAL TAX WITHIN
CITY OF RANCHO CORDOVA
THE RANCH COMMUNITY FACILITIES DISTRICT NO. 2021-1**

**THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA (The "CITY") DOES ORDAIN
AS FOLLOWS:**

Section 1. Purpose and Declarations.

WHEREAS, Pursuant to Government Code Sections 53328 and 53340, and in accordance with the Rate and Method of Apportionment of Special Tax (the "Special Tax Formula") as shown in Exhibit C to a resolution titled "A Resolution of the City Council of the City of Rancho Cordova, State of California, to Form a Community Facilities District and to Levy a Special Tax in City of Rancho Cordova The Ranch Community Facilities District No. 2021-1" ("Resolution of Formation") adopted by this City Council on December 6, 2021, a special tax is hereby levied on all taxable parcels within City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (the "District") for the 2022-23 tax year and for all subsequent years of the authority to levy this special tax.

WHEREAS, the Administrative Services Director of the City is directed, with the aid of the appropriate officers and agents of the City, to implement the provisions of the Special Tax Formula and to prepare each year, without further action of this City Council, the special tax roll for the District and to provide as necessary information to the Sacramento County Auditor in the form, and in the proper time, necessary to effect the proper billing and collection of the special tax on the secured property tax roll of the County, which may include a billing of the special tax for fiscal year 2022-23 without regard to the timing of the issuance of bonds for the District and the circumstance that bonds are not issued as of the date of submission to the County for billing; alternatively, pursuant to the Resolution of Formation, the special tax for fiscal year 2022-23 and subsequent years may, at the option of the City, be billed directly to owners of property in the District by the Administrative Services Director of the City or other official of the City and need not be collected on the County secured property tax roll.

WHEREAS, the appropriate officers and agents of the City and of the County of Sacramento are authorized to make adjustments to the special tax roll prior to the final posting of the special taxes to the County tax roll each year, as may be necessary to achieve a correct match of the special tax levy with the assessor's parcel numbers finally utilized by the County in sending out property tax bills.

WHEREAS, the City agrees that the County of Sacramento may deduct its reasonable and agreed charges for collecting the special tax from the amounts collected, prior to remitting the balance of the special tax collections to the City.

WHEREAS, if for any cause any portion of this ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel by a court of competent jurisdiction, the

balance of this ordinance, and the application of the special tax to the remaining parcels, shall not be affected.

Section 2. 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 ____, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

**City of Rancho Cordova
The Ranch
Community Facilities District No. 2021-1**

ORDER OF PROCEEDINGS FOR HEARINGS AND ACTIONS

1. The Mayor makes opening remarks to the following effect:

“This is the time and place for the public hearings in this Council's proceedings for City of Rancho Cordova The Ranch Community Facilities District No. 2021-1. The hearings are to inquire into the formation of the District, the levy of special taxes in the District and the need to incur bonded indebtedness in the District.

“Before I formally open the hearings, are there any property owners or registered voters in the District who wish to file written protests? If so, they must be filed with the City Clerk now.

[Pause to see if there are any protests.]

2. The Mayor Opens the hearings

a) Time for comments, questions and protests from audience.

3. The Mayor Closes the hearings.

a) Time for City Council questions.

4. The City Council considers and takes the following action on the first three resolutions:

- a) ADOPTION OF: Resolution of Formation of Community Facilities District;
- b) ADOPTION OF: Resolution Determining the Necessity to Incur Bonded Indebtedness Within Community Facilities District; and
- c) ADOPTION OF: Resolution Calling Special Election

5. The Mayor call for the election results with remarks to the following effect:

“At this time, I ask the City Clerk to open the ballot(s) and announce the results of the election.”

[Pause for opening of ballot(s).]

6. The City Clerk opens the ballot(s) and announces the results of the election with remarks to the following effect:

“I have received 100% of the ballots and they have passed by more than 2/3rds of the vote.”

7. The City Clerk then completes one copy of the Certificate of City Clerk Re: Election Results

8. The Mayor then announces:

“The results of the election being unanimously in favor of the levy of the special taxes, the establishment of the appropriations limit and the incurring of bonded indebtedness, we may now proceed with the final actions for the District.”

9. The City Council considers and takes the following actions:

(a) *ADOPTION OF:* Resolution Declaring Results of Special Election and Directing Recording of Notice of Special Tax Lien

(b) *WAIVE FIRST READING AND INTRODUCE:* Ordinance of the City Council of the City of Rancho Cordova Levying Special Taxes within City of Rancho Cordova The Ranch Community Facilities District No. 2021-1

END OF ITEM

**CERTIFICATE OF CITY CLERK
RE: WAIVER (OF CERTAIN ELECTION REQUIREMENTS) AND CONSENT**

**CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1
SACRAMENTO COUNTY, CALIFORNIA**

I, Stacy Leitner, City Clerk of the City of Rancho Cordova, hereby certify:

I have received, and now have in my possession as a permanent part of the City's record of this election, Election Waivers executed by the authorized representative of all landowner(s) to be included in City of Rancho Cordova The Ranch Community Facilities District No. 2021-1, Sacramento County, California (the "District"), as provided by the owners of all the property in the District.

I make this Certification as of December 6, 2021.

Stacy Leitner, City Clerk

**RECORDING REQUESTED BY AND
WHEN RECORDED PLEASE RETURN TO:**

City Clerk
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Telephone: (916) 851-8700

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF SPECIAL TAX LIEN

IMPROVEMENT AREA NO. 1 OF THE
CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53324 of the Government Code, the undersigned, City Clerk of the City of Rancho Cordova, hereby gives notice that a lien to secure payment of a special tax which the City Council of the City of Rancho Cordova, County of Sacramento, State of California is authorized to levy is hereby imposed. The special tax secured by this lien is authorized to be levied for the purpose of paying for the facilities described in **Exhibit A** attached hereto including paying principal and interest on bonds, the proceeds of which are being used to finance those facilities, and including incidental expenses incurred and to be incurred in connection with the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 and the issuance of bonds.

The special tax is authorized to be levied within City of Rancho Cordova The Ranch Community Facilities District No. 2021-1, which has now been officially formed and the lien of the special tax is a continuing lien which shall secure each annual levy of the special tax and which shall continue in force and effect until the special tax obligation is prepaid, permanently satisfied, and canceled in accordance with law, or until the special tax ceases to be levied and a notice of cessation of special tax is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of the authorized special tax is shown on **Exhibit B** attached hereto. Conditions under which the obligation to pay the special tax may be prepaid and permanently satisfied and the lien of the special tax canceled are as set forth in Section H of Exhibit B attached hereto.

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 levy shall become a lien upon all nonexempt real property within City of Rancho Cordova The Ranch Community Facilities District No. 2021-1, in accordance with Section 3115.5 of the Streets and Highways Code.

ITEM 17.3.

ATTACHMENT 10

The name of the owners and the assessor's tax parcel numbers of the real property included within this community facilities district and not exempt from the special tax is set forth on **Exhibit C** hereto. Due to recent transfers, the ownership of such property as of the date of recording this notice may be different than what appears on the latest secured assessment roll as of such date. In connection with the recent changes in ownership, the property has been remapped and new Assessor's Parcel numbers will be assigned in the future and were not available as of the date of recording this notice. The listing in Exhibit C reflects Assessor's parcel numbers which existed as of the date of recording of this notice.

Reference is made to the Boundary Map of the community facilities district recorded on November 15, 2021, in the office of the County Recorder of the County of Sacramento as document number 20211115034 on Page 36 in Book 135 of the Maps of Assessment and Community Facilities District, which map is now the final boundary map of the community facilities district.

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 Administrative Services Director, City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, CA 95670.

Dated: December 6, 2021

Stacy Leitner, City Clerk

EXHIBIT A – List of Facilities

EXHIBIT B – Rate and Method of Apportionment

EXHIBIT C – Property Owner and Parcel Number

**IMPROVEMENT AREA NO. 1 OF THE
CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1**

LIST OF AUTHORIZED FACILITIES

The Facilities and Services shown below are to be finance by the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (the, "CFD").

Facilities. The Facilities which are proposed to be financed with the proceeds of the sales of bonds of the proposed CFD, or the payment of the fees to the appropriate jurisdiction with respect to such facilities proposed to be financed with the proceeds of the sale of bonds of the proposed CFD, are generally described as follows:

Roadway Facilities

Including: Pavement, Curb, Gutter, Sidewalks, Joint Trench Utilities, Signals, Street Lights, Stop Signs, General Signage, Local & Regional Drainage, Landscaping & Irrigation (incl. backflow preventers), Soundwalls, Entry Monumentation, and Striping

- R-1 Chrysanthy Boulevard
- R-2 Rancho Cordova Parkway
- R-3 North Campus Road
- R-2 Any and all major streets, residential collectors and minor residential streets within The Ranch.

Sewer Facilities

- S-1 Any and all major Sewer facilities necessary to provide sewer service to The Ranch

Water Facilities

- W-1 Any and all major Water facilities necessary to provide water service to The Ranch

Drainage Facilities

- D-1 Detention Basin(s)
- D-2 Any and all major Drainage facilities necessary to provide drainage conveyance, detention or water quality treatment for The Ranch

Impact, Development Agreement and Sunridge Specific Plan Area Fees

- I-1 Transportation Development Impact Fee
- I-2 Supplemental Transportation Fee
- I-3 Community Facilities Impact Fee
- I-4 Park Renovation Fee
- 1-5 SD Roadway Fee

Engineering Studies, Permitting, Public Facilities Report, Financing Plan

- E-1 Consultant fees, application fees, processing fees, and document production costs associated with the CFD preparation and processing of Public Facilities Reports, Engineering Studies, CFD Reports, Financing Plans, Environmental Permitting, and Environmental Studies, as well as other costs associated with the District Formation and Bond Sales process.

Other

- O-1 Any other facilities serving substantially the same purpose as the above described facilities.
- O-2 Any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such facilities satisfy at least one of the following criteria: 1) augment, improve or expand existing District facilities that are primarily for the benefit of the District, or 2) repair or rehabilitate existing District facilities.

The foregoing description of the type of Facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses related to the Facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Incidentals. The bond related expenses authorized include the City, underwriters discount, financial advisor, appraisals, reserve fund balance, capitalized interest, bond counsel, disclosure counsel, special tax consultant, bond and official statement printing and all other incidental expenses.

Administrative fees include those of the City, the Community Facilities District, the Bond Trustee, the Special Tax Consultant and the Fiscal Agent, related to the Community Facilities District and the Bonds.

**IMPROVEMENT AREA NO. 1 OF THE
CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Improvement Area No. 1 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 shall be levied and collected according to the tax liability determined by the City Council through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in Improvement Area No. 1, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to the Improvement Area No. 1 unless a separate Rate and Method of Apportionment is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or "Acreage" means the land area of 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 Map or other parcel map recorded at the County Recorder's Office.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Part 1, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City in carrying out its duties with respect to Improvement Area No. 1, the CFD and the Bonds, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its counsel, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Tax, costs associated with appeals or requests for interpretation associated with the Special Tax and this RMA, amounts needed to pay rebate to the federal government with respect to Bonds, costs associated with complying with continuing disclosure requirements for the City and any major property owners or other obligated parties, costs associated with foreclosure and collection of delinquent Special Taxes, and all other costs and expenses of the City and County in any way related to the establishment or administration of Improvement Area No. 1 and the CFD.

"Administrator" shall mean the person or firm designated by the City to administer the Special Tax according to this RMA.

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

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

“Authorized Facilities” means the public facilities authorized to be financed, in whole or in part, by the CFD.

“Base Special Tax” means, for any Land Use Category, the applicable Special Tax initially identified in Table 1 in Section C, as may be adjusted pursuant to Section D or H herein.

“Bonds” means bonds or other debt (as defined in the Act), whether in one or more series, secured by the Special Tax and issued or assumed by or for Improvement Area No. 1 to fund Authorized Facilities.

“Building Permit” means a permit that allows for vertical construction of a building or buildings, which shall not include a separate permit issued for construction of the foundation thereof.

“Capitalized Interest” means funds in any capitalized interest account available to pay debt service on Bonds.

“CFD” means the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1.

“CFD Formation” means the date on which the Resolution of Formation to form the CFD and Improvement Area No. 1 was adopted by the City Council.

“City” means the City of Rancho Cordova.

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

“County” means the County of Sacramento.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property for which a Building Permit for new construction was issued prior to June 1 of the preceding Fiscal Year.

“Development Class” means, individually, Developed Property, Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property.

“Expected Land Uses” means of Residential Units and the Acreage of Other Property expected within Improvement Area No. 1 at CFD Formation, as identified in Attachments 1 and 2 of this RMA. Pursuant to Section D of this RMA, the Administrator shall update Attachment 2 each time there is a Land Use Change. Such update(s) shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

“Expected Maximum Special Tax Revenues” means the aggregate Special Tax that can be levied based on application of the Base Special Tax to the Expected Land Uses. The Expected Maximum Special Tax Revenues at CFD Formation are shown in Attachment 2 and may be revised pursuant to Sections D or H herein. Such update(s) will be maintained internally by the Administrator and will not require recordation of an amended RMA.

“Final Map” means a final map, or portion thereof, approved by the City or County pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq) that creates SFD Lots. The term “Final Map” shall not include any large-lot subdivision map, Assessor’s Parcel Map, or subdivision map or portion thereof, that does not create SFD Lots, including Assessor’s Parcels that are designated as remainder parcels.

“Final Map Property” means, in any Fiscal Year, all SFD Lots created within Final Maps that had recorded prior to June 30 of the preceding Fiscal Year and which have not yet become Developed Property.

“First Bond Sale” means issuance of the first series of Bonds secured, in whole or in part, by Special Taxes levied and collected from Parcels in Improvement Area No. 1.

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

“Improvement Area No. 1” means Improvement Area No. 1 of the CFD.

“Improvement Fund” means the account (regardless of its name) identified in the Indenture to hold funds that are available for expenditure to acquire or construct Authorized Facilities.

“Indenture” means the bond indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Land Use Category” means the categories of land use identified in Table 1 in Section C below.

“Land Use Change” means a proposed or approved change to the Expected Land Uses after CFD Formation.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Sections C and D below.

“Other Property” means any Parcel of Developed Property in Improvement Area No. 1 that does not fit within the definition of Single-Family Property.

“Owners Association” means a homeowners association or property owners association that provides services to, and collects assessments, fees, dues, or charges from, property within Improvement Area No. 1.

“Owners Association Property” means any property within the boundaries of Improvement Area No. 1 that is owned in fee or by easement by the Owners Association, not including any such property that is located directly under a residential structure.

“Proportionately” means, for each Development Class, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all parcels assigned to the Development Class.

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

“Required Coverage” means the amount by which the Expected Maximum Special Tax Revenues must exceed the Bond debt service and priority Administrative Expenses (if any), as set forth in the Indenture, Certificate of Special Tax Consultant, or other formation or bond document that identifies the minimum required debt service coverage.

“Residential Unit” means an SFD Unit or an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure, or apartment building. A second unit (granny flat) that shares a Parcel with an SFD Unit will not be considered a Residential Unit for purposes of levying the Special Tax.

“RMA” means this Rate and Method of Apportionment of Special Tax.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit has been or is permitted to be issued for construction of an SFD Unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved Tentative Map.

“SFD Unit” means a residential unit that does not share a common wall with another residential unit.

“Single Family Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was or is expected to be issued for: (i) construction of an SFD Unit, or (ii) construction of a residential structure consisting of two or more Residential 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 may be purchased by individual homebuyers (which shall still be the case even if the Residential Units are purchased and subsequently offered for rent by the owners of the Residential Units), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 4125.

“Special Tax” means a special tax levied in any Fiscal Year to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount necessary in any Fiscal Year to: (i) pay principal and interest on Bonds that are due in the calendar year that begins in such Fiscal Year; (ii) pay periodic costs on the Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments on the Bonds; (iii) replenish reserve funds created for the Bonds under the Indenture to the extent such replenishment has not been included in the computation of the Special Tax Requirement in a previous Fiscal Year; (iv) cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year or, based

on prior delinquencies, are expected to occur in the current Fiscal Year; (v) pay Administrative Expenses; and (vi) pay directly for Authorized Facilities, so long as such levy under this clause (vi) does not increase the Special Tax levied on Final Map Property or Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the definition of Special Tax Requirement may be reduced in any Fiscal Year by: (a) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against such costs pursuant to the Indenture; (b) in the sole and absolute discretion of the City, proceeds received by the CFD from the collection of penalties associated with delinquent Special Taxes; and (c) any other revenues available to pay such costs, each as determined in the sole discretion of the City.

“Taxable Owners Association Property” means, in any Fiscal Year after the First Bond Sale, any Parcel of Owners Association Property that satisfies all three of the following conditions: (i) the Parcel had not been Owners Association Property on the date of the First Bond Sale, (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Owners Association Property as determined by the Administrator, and (iii) if the Parcel were to be exempt from the Special Tax because it is Owners Association Property, the Expected Maximum Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Taxable Property” means all of the Parcels within the boundaries of Improvement Area No. 1 that are not exempt from the Special Tax pursuant to law or Section G below.

“Taxable Public Property” means in any Fiscal Year after the First Bond Sale, any Parcel of Public Property that satisfies all three of the following conditions: (i) the Parcel had not been Public Property on the date of the First Bond Sale, (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Public Property as determined by the Administrator, and (iii) if the Parcel were to be exempt from the Special Tax because it is Public Property, the Expected Maximum Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Taxable Welfare Exempt Property” means in any Fiscal Year after the First Bond Sale, any Parcel of Welfare Exemption Property that satisfies all three of the following conditions: (i) the Parcel had not been Welfare Exemption Property on the date of issuance of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D herein), the Parcel was not anticipated to be Welfare Exemption Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Special Tax because it has become Welfare Exemption Property, the Expected Maximum Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Tentative Map” means a tentative map or substantial conformance exhibit for property in Improvement Area No. 1, including any adjustments or amendments thereto.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Final Map Property or Developed Property, as defined herein.

“**Village**” means a specific geographic area within Improvement Area No. 1 that (i) is identified by an assigned number on Attachment 1, (ii) is expected to have single family lots that are all of a similar size, and (iii) is assigned Expected Maximum Special Tax Revenues in Attachment 2 based on the Expected Land Uses for that Village.

“**Welfare Exemption Property**” means, in any Fiscal Year, any Parcels in the CFD that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. DATA FOR ADMINISTRATION OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall: (i) assign each Parcel of Taxable Property to the appropriate Development Class, (ii) for Developed Property, categorize each Parcel as Single Family Property or Other Property, (iii) for Single Family Property, determine within which Village each Parcel of Developed Property is located and the number of Residential Units on the Parcel; (iv) for Other Property, determine the Acreage of each Parcel; and (v) determine the Special Tax Requirement for the Fiscal Year. In addition, the Administrator shall, on an ongoing basis, monitor the Tentative Map, Final Maps, and Building Permits to determine if there are any proposed Land Use Changes that would change the Expected Maximum Special Tax Revenues. If the Expected Maximum Special Tax Revenues will be revised pursuant to a proposed Land Use Change, the Administrator shall apply the steps set forth in Section D below.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in Improvement Area No. 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 is in a different Development Class and/or Land Use Category than other Parcels created by the subdivision, the Administrator shall calculate the Special Taxes for the property affected by recordation of the parcel map by determining the Special Taxes that apply separately to the property within each Development Class and/or Land Use Category, 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. Developed Property and Final Map Property

The Maximum Special Tax for a Parcel of Developed Property or Final Map Property is the greater of (i) the Base Special Tax set forth in Table 1 below, or, (ii) the Maximum Special Tax determined pursuant to Section D.

Table 1
Base Special Tax
Developed Property and Final Map Property

Land Use	Base Special Tax Fiscal Year 2021-22 *
Single Family Property Village 3	\$2,129 per Residential Unit or SFD Lot
Village 4	\$1,676 per Residential Unit or SFD Lot
Village 5	\$1,879 per Residential Unit or SFD Lot
Village 6	\$1,879 per Residential Unit or SFD Lot
Village 8	\$1,397 per Residential Unit or SFD Lot
Village 9	\$1,615 per Residential Unit or SFD Lot
Other Property	\$21,037 per Acre

*** On July 1, 2022 and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.**

2. *Undeveloped Property, Taxable Owners Association Property, and Taxable Public Property*

The Maximum Special Tax for Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property is \$21,037 per Acre for Fiscal Year 2021-22, which amount shall increase on July 1, 2022 and each July 1 thereafter by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

D. CHANGES TO THE MAXIMUM SPECIAL TAX

1. *Land Use Changes*

The Expected Maximum Special Tax Revenues shown in Attachment 2 were originally calculated based on the Expected Land Uses at CFD Formation. Attachment 2 is subject to modification upon the occurrence of Land Use Changes, as described below. The Administrator shall review all Land Use Changes and compare the revised land uses to the Expected Land Uses to evaluate the impact on the Expected Maximum Special Tax Revenues.

Prior to the First Bond Sale, if a Land Use Change is proposed or identified that will result in a change in the Expected Maximum Special Tax Revenues, no action will be needed pursuant to this Section D. Upon approval of the Land Use Change, the Administrator shall update Attachment 2 to show the revised Expected Maximum Special Tax Revenues.

After the First Bond Sale, if a Land Use Change is proposed or identified, Steps 1 through 3 must be applied:

Step 1: By reference to Attachment 2 (which shall be updated by the Administrator each time a Land Use Change has been processed according to this Section D or a prepayment has been made), the Administrator shall identify the Expected Maximum Special Tax Revenues prior to the Land Use Change.

Step 2: The Administrator shall calculate the Expected Maximum Special Tax Revenues that could be collected from Taxable Property in Improvement Area No. 1 after the Land Use Change based on application of the Base Special Taxes from Table 1.

Step 3: If the revenues calculated in Step 2 are (i) higher than those determined in Step 1 or (ii) less than those calculated in Step 1, but the reduction in Expected Maximum Special Tax Revenues does not reduce debt service coverage on outstanding Bonds below Required Coverage, no further action is needed, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Special Tax Revenues.

If the revenues calculated in Step 2 are less than those calculated in Step 1, and the Administrator determines that the reduction in Expected Maximum Special Tax Revenues would reduce debt service coverage on outstanding Bonds below the Required Coverage, one of the following shall occur:

3.a. The landowner requesting the Land Use Change (the “Requesting Landowner”) may make a prepayment in an amount that will ensure that the reduced Expected Maximum Special Tax Revenues are sufficient to provide Required Coverage, as determined pursuant to Section H below. If the Requesting Landowner notifies the Administrator that he/she would like to remedy the reduction by making a prepayment, such prepayment must be made by the earlier of (i) 30 days from the date of delivery of the prepayment estimate or (ii) the date of issuance of any Building Permits for any Parcel owned by the Requesting Landowner that was Final Map Property or Undeveloped Property at the time the Administrator prepared the prepayment estimate, **or**

3.b. If a prepayment is not received by the due date specified above, the Base Special Tax used to determine the Maximum Special Tax for each Parcel of Taxable Property in the area affected by the Land Use Change shall be increased proportionately until the Expected Maximum Special Tax Revenues are sufficient to maintain Required Coverage.

Pursuant to this Section D.3, the Administrator may from time to time update Attachment 2 to reflect revised Expected Maximum Special Tax Revenues. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

If multiple Land Use Changes are proposed simultaneously by a single landowner (which may include approval of multiple Final Maps at one time), and the landowner requests that the impact of two or more of the Land Use Changes be considered together, the Administrator shall consider the combined effect of the Land Use Changes to determine if there is a reduction in Expected

Maximum Special Tax Revenues. If there is a reduction that would reduce debt service coverage below the Required Coverage, and no prepayment has been received, then the Base Special Tax used to determine the Maximum Special Tax for each Parcel of Taxable Property in the areas affected by the Land Use Changes shall be increased proportionately until the aggregate amount that can be levied within such areas is equal to the amount that could have been levied prior to the proposed Land Use Changes. If Land Use Changes are proposed simultaneously by multiple landowners, or if an individual landowner proposing multiple Land Use Changes does not request that such Land Use Changes be considered together, the Administrator shall consider the proposed Land Use Changes individually.

Notwithstanding the foregoing, once a certificate of occupancy has been issued for a Residential Unit on a Parcel, the Maximum Special Tax for the Parcel cannot be increased because of subsequent Land Use Changes that may occur within the area in which the Parcel is located.

The duties imposed on the Administrator pursuant to this Section D to review Land Use Changes, and to review Final Maps and make certain calculations, are intended only to facilitate the administration of the Special Tax and to better assure the sufficiency of tax capacity to pay debt service on Bonds. Such duties are not intended to give any developer, subdivider, or owner of property the right to receive notice of the potential impact of Land Use Changes on the Special Tax applicable to a Parcel; and each developer, subdivider, or owner of property whose property is the subject of a Land Use Change shall be responsible for understanding the impact thereof on the Special Tax applicable to such property.

2. Partial Prepayments

If a Parcel makes a partial prepayment pursuant to Section H below, the Administrator shall recalculate the Maximum Special Tax for the Parcel pursuant to Section H.2. In addition, the Administrator shall update Attachment 2 to reflect the prepayment and the revised Expected Maximum Special Tax Revenues for Improvement Area No. 1. After the prepayment has been received, the application of Sections D and H of this RMA shall be based on the adjusted Expected Maximum Special Tax Revenues after the prepayment.

3. Conversion of a Parcel of Public Property to Private Use

If, in any Fiscal Year, a Parcel of Public Property is converted to private use, such Parcel shall be subject to the levy of the Special Tax. The Maximum Special Tax for each such Parcel shall be determined based on the applicable Base Special Tax for the Parcel, as determined by the Administrator. In addition, the Administrator shall update Attachment 2 to reflect the conversion and the revised Expected Maximum Special Tax Revenues for Improvement Area No. 1.

4. Transfer of Expected Maximum Special Tax Revenue from One Village to Another

The Expected Maximum Special Tax Revenues were determined for each Village based on the Expected Land Uses within that Village. If the expected number of Residential Units is transferred from one Village to another, the City may, in its sole discretion, allow for a corresponding transfer of Expected Maximum Special Tax Revenues between the Villages. Such a transfer shall only be allowed if (i) all adjustments are agreed to in writing by the affected property owners and the City, and (ii) there is no reduction in the total Expected Maximum Special Tax Revenues as a result of the transfer. In addition, the Administrator shall update

Attachment 2 to reflect the transfer and the revised Expected Maximum Special Tax Revenues for Improvement Area No. 1.

E. METHOD OF LEVY OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement to be collected in that Fiscal Year. A Special Tax shall then be levied according to the following steps:

Step 1: The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel of Developed Property until the amount levied is equal to the Special Tax Requirement prior to applying any Capitalized Interest that is available in the CFD accounts.

Step 2: If additional revenue is needed after Step 1 in order to meet the Special Tax Requirement after Capitalized Interest has been applied to reduce the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Special Tax for each Parcel of Final Map Property until the amount levied is equal to the Special Tax Requirement.

Step 3: If additional revenue is needed after Step 2, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel of Undeveloped Property until the amount levied is equal to the Special Tax Requirement.

Step 4: If additional revenue is needed after Step 3, the Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Owners Association Property until the amount levied is equal to the Special Tax Requirement.

Step 5: If additional revenue is needed after Step 4, the Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Owners Association Property until the amount levied is equal to the Special Tax Requirement.

Step 6: If additional revenue is needed after Step 5, the Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Public Property until the amount levied is equal to the Special Tax Requirement.

F. MANNER OF COLLECTION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in

Section H below and provided further that the City may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until principal and interest on Bonds have been repaid. However, in no event shall Special Taxes be levied after Fiscal Year 2062-63. Under no circumstances may the Special Tax on a Parcel of Developed Property in residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied in any Fiscal Year on the following:

- (1) Public Property, except Taxable Public Property.
- (2) Owners Association Property, except Taxable Owners Association Property.
- (3) Welfare Exemption Property, except Taxable Welfare Exemption Property.
- (4) Parcels that are owned by a public utility for an unmanned facility.
- (5) Parcels that are subject to an easement that precludes any other use on the Parcel.
- (6) Parcels that have fully prepaid the Special Tax obligation assigned to the Parcel pursuant to the formula set forth in Section H below.

H. PREPAYMENTS

The following definitions apply to this Section H:

“Outstanding Bonds” means all Previously Issued Bonds which remain outstanding, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor’s Parcel making a prepayment, and a portion of the Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

“Previously Issued Bonds” means all Bonds that have been issued prior to the date of prepayment.

“Public Facilities Requirements” means either \$13.2 million in 2021 dollars, which shall increase on January 1, 2022, and on each January 1 thereafter by 2% of the amount in effect in the prior year or such other number as shall be determined by the City as sufficient to fund improvements that are authorized to be funded by Improvement Area No. 1. The Public Facilities Requirement shown above may be adjusted each time property annexes into Improvement Area No. 1 or there is an adjustment to the Expected Maximum Special Tax Revenues due to a Land Use Change.

“Remaining Facilities Costs” means the Public Facilities Requirement minus public facility costs funded by Previously Issued Bonds, developer equity and any other source of funding.

1. Full Prepayment

The Special Tax obligation applicable to a Parcel in Improvement Area No. 1 may be prepaid and the obligation of the Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. An owner of a Parcel intending to prepay the Special Tax obligation shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Parcel. Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes. The Prepayment Amount shall be calculated as follows: (capitalized terms as defined below):

	Bond Redemption Amount
plus	Remaining Facilities Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
<u>less</u>	<u>Reserve Fund Credit</u>
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

- Step 1.** Compute the amount that could be collected from the Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the City by applying the Base Special Tax to the Expected Land Uses for the Parcel. If this Section H is being applied to calculate a prepayment pursuant to Section D above, compute the amount by which the proposed Land Use Change would reduce Expected Maximum Special Tax Revenues below the amount needed for Required Coverage, and use this amount for purposes of this Step 1.
- Step 2.** Divide the Maximum Special Tax computed pursuant to Step 1 for such Parcel by the total Expected Maximum Special Tax Revenues for all property in Improvement Area No. 1, as shown in Attachment 2.

- Step 3.** Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (*the “Bond Redemption Amount”*).
- Step 4.** Compute the current Remaining Facilities Costs (if any).
- Step 5.** Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Remaining Facilities Costs to be prepaid (*the “Remaining Facilities Amount”*).
- Step 6.** Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (*the “Redemption Premium”*).
- Step 7.** Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment will be received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 7, 8 and 9 of this prepayment formula will not apply.
- Step 8:** Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.
- Step 9:** Subtract the amount computed pursuant to Step 8 from the amount computed pursuant to Step 7 (*the “Defeasance Requirement”*).
- Step 10.** The administrative fees and expenses associated with the prepayment will be determined by the Administrator and include the costs of computing the prepayment, redeeming Bonds and recording any notices to evidence the prepayment and the redemption (*the “Administrative Fees and Expenses”*).
- Step 11.** If and to the extent so provided in the Indenture, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (*the “Reserve Fund Credit”*).
- Step 12.** The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (*the “Prepayment Amount”*).
- Step 13.** From the Prepayment Amount, the amounts computed pursuant to Steps 3, 6, and 9 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt

service payments. The amount computed pursuant to Step 5 shall be deposited into the Improvement Fund. The amount computed pursuant to Step 10 shall be retained in the account or fund that is established to pay Administrative Expenses.

Once a full prepayment of a Parcel's Special Tax obligation has been received, a Notice of Cancellation of Special Tax Lien shall be recorded against the Parcel to reflect the discharge of the Parcel's obligation to pay the Special Tax. However, a Notice of Cancellation of Special Tax Lien shall not be recorded until all Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

2. *Partial Prepayment*

A partial prepayment may be made in an amount equal to any percentage of full prepayment desired by the party making a partial prepayment, except that the full amount of Administrative Fees and Expenses determined in Step 10 shall be included in the partial prepayment. The Maximum Special Tax that can be levied on a Parcel after a partial prepayment is made shall be equal to the portion of the Maximum Special Tax that was not prepaid. Once a partial prepayment has been received, an Amended Notice of Special Tax Lien shall be recorded against the Parcel to reflect the reduced Special Tax lien for the Parcel, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Special Tax Revenues. However, an Amended Notice of Special Tax Lien shall not be recorded until all Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

3. *Maintaining Required Coverage*

Notwithstanding the foregoing, if at any point in time the Administrator determines that the Maximum Special Tax revenue that could be collected from Taxable Property that remains subject to the Special Tax after the proposed prepayment would be less than the Required Coverage on Bonds that will remain outstanding after defeasance or redemption of Bonds from proceeds of the estimated prepayment, the amount of the prepayment shall be increased until the amount of Bonds defeased or redeemed is sufficient to reduce remaining annual debt service to a point at which Required Coverage is maintained.

I. INTERPRETATION OF RMA

Interpretations may be made by Resolution of the City Council to interpret, clarify, and/or revise this RMA to correct any inconsistency, vagueness, or ambiguity as it relates to the Special Tax, method of apportionment, classification of properties, or any definition applicable to Improvement Area No. 1 of the CFD, as long as such correction does not materially affect the levy and collection of Special Taxes. The City, upon the request of an owner of land within Improvement Area No. 1 which is not Developed Property, may also amend this RMA in any manner acceptable to the City, by resolution or ordinance following a public hearing, upon the affirmative vote of such owner to such amendment and without the vote of owners of any other land within Improvement Area No. 1, provided such amendment only affects such owner's land. Under no circumstances may such revisions to the RMA decrease the Expected Maximum Special Tax Revenues to a level that will reduce debt service coverage below the Required Coverage.

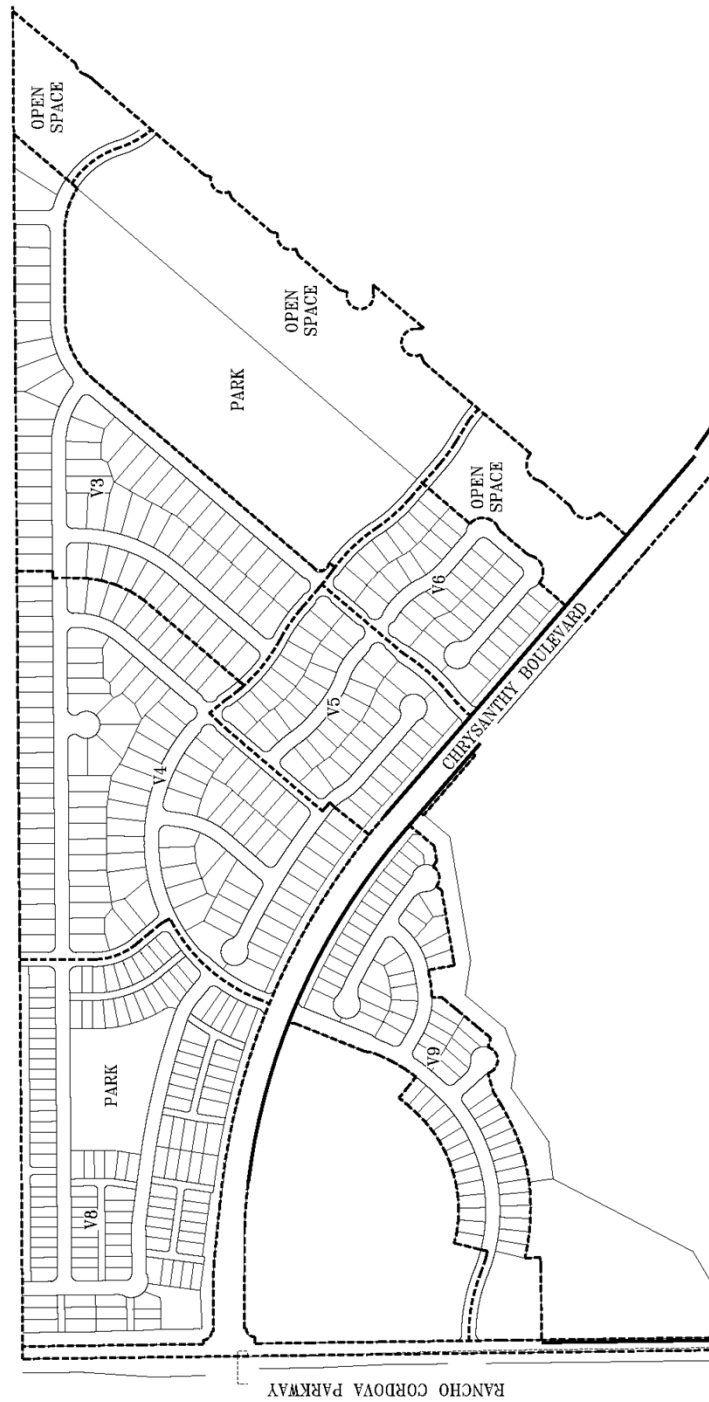
ATTACHMENT 1

**Improvement Area No. 1 of the
City of Rancho Cordova
The Ranch
Community Facilities District No. 2021-1**

**The Ranch
Expected Lot Layout in Improvement Area No. 1**

ATTACHMENT 1
THE RANCH - EXPECTED LOT LAYOUT IN
IMPROVEMENT AREA NO 1 OF THE RANCH CFD

K. HOVNANIAN HOMES
 RANCHO CORDOVA, CALIFORNIA



WOOD ROGERS
 BUILDING RELATIONSHIP CONSULTANTS
 10000 WOODBURY AVENUE
 SUITE 100
 BELLFLOWER, CA 90706
 FAX 562-841-7787

ATTACHMENT 2

**Improvement Area No. 1 of the
City of Rancho Cordova
The Ranch
Community Facilities District No. 2021-1**

**Expected Land Uses and Expected Maximum Special Tax Revenues
in Improvement Area No. 1**

Village	Expected Land Uses	Base Special Tax (FY 2021-22) *	Expected Maximum Special Tax Revenues (FY 2021-22) *
Village 3	65 Residential Units	\$2,129 per Residential Unit	\$138,385
Village 4	116 Residential Units	\$1,676 per Residential Unit	\$194,416
Village 5	45 Residential Units	\$1,879 per Residential Unit	\$84,555
Village 6	40 Residential Units	\$1,879 per Residential Unit	\$75,160
Village 8	130 Residential Units	\$1,397 per Residential Unit	\$181,610
Village 9	71 Residential Units	\$1,615 per Residential Unit	\$114,665
Expected Maximum Special Tax Revenues (FY 2021-22 \$)			\$788,791

* On July 1, 2022, and each July 1 thereafter, all dollar amounts shown above shall be increased by 2% of the amount in effect in the prior Fiscal Year.

City of Rancho Cordova
The Ranch
Community Facilities District No. 2021-1

Property Owners and Assessor Parcel Numbers

Owner Name	Assessor's Parcel Numbers
K. HOVNANIAN AT JAEGER RANCH, LLC. a California limited liability company	067-0241-001-0000
K. HOVNANIAN AT JAEGER RANCH, LLC. a California limited liability company	067-0241-002-0000
K. HOVNANIAN AT JAEGER RANCH, LLC. a California limited liability company	067-0241-003-0000
K. HOVNANIAN AT JAEGER RANCH, LLC. a California limited liability company	067-0241-004-0000
K. HOVNANIAN AT JAEGER RANCH, LLC. a California limited liability company	067-0241-005-0000
AG EHC II (HOV) CA 1 L.P. a Delaware limited partnership	067-0242-002-0000

**CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1
COMMUNITY FACILITIES DISTRICT REPORT**

CONTENTS

Introduction

- A. Description of Facilities
- B. Cost Estimates
- C. Proposed Boundaries of the Community Facilities District
- D. Rate and Method of Apportionment of Special Tax
- E. Issuance of Bonds

* * * * *

Exhibit A – Description of the Proposed Facilities

Exhibit B – Cost Estimates

Exhibit C – Rate and Method of Apportionment of Special Tax

**CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1**

INTRODUCTION

The City Council (the “City Council”) of the City of Rancho Cordova (the “City”) did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (the “Law”), on October 18, 2021, adopt a resolution entitled, “A Resolution of Intention of the City Council of the City of Rancho Cordova, State of California, to Form The Ranch Community Facilities District No. 2021-1, Designate an Initial Improvement Area Therein and Establish A Future Annexation Area, and to Levy Special Taxes Therein to Finance the Acquisition and Construction Of Certain Public Facilities in and for Such Community Facilities District” (the “Resolution of Intention”). In the Resolution of Intention, the City Council expressly ordered the preparation of a written Community Facilities District Report (the “Report”) for the proposed City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (the “CFD”).

The Resolution of Intention ordering the Report did direct that the Report generally contain the following:

(a) A brief description of the facilities (the “Facilities”) by type which will be required to adequately meet the needs of the CFD.

(b) An estimate of the fair and reasonable cost of the Facilities including the cost of acquisition of lands, rights-of-way and easements, any physical facilities required in conjunction therewith and incidental expenses in connection therewith, including the costs of the proposed bond financing and all other related costs as provided in Section 53345.3 of the Act.

For particulars, reference is made to the Resolution of Intention for the CFD, as previously approved and adopted by the City Council.

NOW, THEREFORE, the following data is submitted pursuant to the direction of the City Council:

A. DESCRIPTION OF FACILITIES. A general description of the proposed Facilities and incidental expenses thereto is provided in Exhibit “A” attached hereto and hereby made a part hereof.

B. COST ESTIMATES. Cost estimates for the Facilities are set forth in Exhibit “B” attached hereto and hereby made a part hereof.

C. PROPOSED BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. The proposed boundaries of the CFD are those properties and parcels on which special taxes may be levied to pay for the Facilities. The initial CFD boundaries include a portion of The Ranch project that is designated as Improvement Area No. 1. The remainder of the project is designated as Future Annexation Area and is expected to annex into the

CFD, either as part of Improvement Area No. 1 or as a separate improvement area. The proposed boundaries of the CFD and Improvement Area No. 1, as well as the Future Annexation Area, are identified in the map entitled “Proposed Boundaries of City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 County of Sacramento, State of California” (the “CFD Boundary Map”), which has been recorded as document number 202111150034 on Page 36 in Book 135 of Maps of Assessment and Community Facilities Districts in the office of the County Recorder for the County of Sacramento.

D. RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX. All of the property within the CFD boundaries, unless exempted by law or by the Rate and Method of Apportionment of Special Tax (the “RMA”), shall be taxed for the purpose of financing the Facilities. The City will annually determine the actual amount of the special tax levy based on the method and subject to the Maximum Special Tax rates contained in the RMA. The RMA is provided in Exhibit “C” attached hereto and hereby made a part hereof.

E. ISSUANCE OF BONDS. At the time of CFD formation, it was anticipated that Facilities would be funded from the proceeds of multiple tax-exempt bond issues, although the amount and timing of such issues will depend on the value of property within the CFD, the timing of absorption of land uses, and other factors. Based on land uses anticipated at buildout of The Ranch project, including within both the CFD boundaries and the future annexation area, it is estimated that approximately \$49 million in net construction proceeds will be generated for Facilities. Of that total, approximately \$13 million can be funded by land uses expected within Improvement Area No. 1. Each time properties annex into the CFD, the net proceeds will increase based on the added special tax capacity generated from the annexed properties.

EXHIBIT A

**CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1**

DESCRIPTION OF FACILITIES TO BE FINANCED BY THE CFD

The Facilities shown below are to be financed by the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 (the, "CFD").

Facilities. The Facilities which are proposed to be financed with the proceeds of the sales of bonds of the proposed CFD, or the payment of the fees to the appropriate jurisdiction with respect to such facilities proposed to be financed with the proceeds of the sale of bonds of the proposed CFD, are generally described as follows:

Roadway Facilities

Including: Pavement, Curb, Gutter, Sidewalks, Joint Trench Utilities, Signals, Street Lights, Stop Signs, General Signage, Local & Regional Drainage, Landscaping & Irrigation (incl. backflow preventers), Soundwalls, Entry Monumentation, and Striping

- R-1 Chrysanthy Boulevard
- R-2 Rancho Cordova Parkway
- R-3 North Campus Road
- R-4 Any and all major streets, residential collectors and minor residential streets within The Ranch.

Sewer Facilities

- S-1 Any and all major Sewer facilities necessary to provide sewer service to The Ranch.

Water Facilities

- W-1 Any and all major Water facilities necessary to provide water service to The Ranch.

Drainage Facilities

- D-1 Detention Basin(s)
- D-2 Any and all major Drainage facilities necessary to provide drainage conveyance, detention or water quality treatment for The Ranch.

Impact, Development Agreement and Sunridge Specific Plan Area Fees

- I-1 Transportation Development Impact Fee
- I-2 Supplemental Transportation Fee
- I-3 Community Facilities Impact Fee

Impact, Development Agreement and Sunridge Specific Plan Area Fees, continued

- I-4 Park Renovation Fee
- I-5 SD Roadway Fee

Engineering Studies, Permitting, Public Facilities Report, Financing Plan

- E-1 Consultant fees, application fees, processing fees, and document production costs associated with the CFD preparation and processing of Public Facilities Reports, Engineering Studies, CFD Reports, Financing Plans, Environmental Permitting, and Environmental Studies, as well as other costs associated with the District Formation and Bond Sales process.

Other

- O-1 Any other facilities serving substantially the same purpose as the above described facilities.
- O-2 Any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such facilities satisfy at least one of the following criteria: 1) augment, improve or expand existing District facilities that are primarily for the benefit of the District, or 2) repair or rehabilitate existing District facilities.

The foregoing description of the type of Facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses related to the Facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Incidentals. The bond related expenses authorized include the City, underwriters discount, financial advisor, appraisals, reserve fund balance, capitalized interest, bond counsel, disclosure counsel, special tax consultant, bond and official statement printing and all other incidental expenses.

Administrative fees include those of the City, the Community Facilities District, the Bond Trustee, the Special Tax Consultant and the Fiscal Agent, related to the Community Facilities District and the Bonds.

EXHIBIT B**CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1****COST ESTIMATES**

The following is a summary of the estimated costs of acquisition and construction of the Facilities. In addition to the acquisition and construction costs, the City will finance bond and other debt issuance costs, capitalized interest, a debt service reserve fund, the costs of forming the CFD and other costs associated with the sale of bonds and annual administration of the CFD.

<u>Facilities</u>	<u>Estimated Cost</u>
Construction Costs (Streets, Drainage, Sewer, Water, Soft Costs)	\$113,400,000
Development Impact Fees	<u>\$42,121,000</u>
Total	<u>\$155,521,000</u>

EXHIBIT C

**CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

**IMPROVEMENT AREA NO. 1 OF THE
CITY OF RANCHO CORDOVA
THE RANCH
COMMUNITY FACILITIES DISTRICT NO. 2021-1**

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Improvement Area No. 1 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1 shall be levied and collected according to the tax liability determined by the City Council through the application of the appropriate amount or rate for Taxable Property, as described below. All of the property in Improvement Area No. 1, unless exempted by law or by the provisions of Section G below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to Improvement Area No. 1 unless a separate Rate and Method of Apportionment is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“Acre” or “Acreage” means the land area of 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 Map or other parcel map recorded at the County Recorder's Office.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, (commencing with Section 53311), Part 1, Division 2 of Title 5 of the Government Code of the State of California.

“Administrative Expenses” means any or all of the following: the fees and expenses of any fiscal agent or trustee (including any fees or expenses of its counsel) employed in connection with any Bonds, and the expenses of the City in carrying out its duties with respect to Improvement Area No. 1, the CFD and the Bonds, including, but not limited to, the levy and collection of Special Taxes, the fees and expenses of its counsel, charges levied by the County in connection with the levy and collection of Special Taxes, costs related to property owner inquiries regarding the Special Tax, costs associated with appeals or requests for interpretation associated with the Special Tax and this RMA, amounts needed to pay rebate to the federal government with respect to Bonds, costs associated with complying with continuing disclosure requirements for the City and any major property owners or other obligated parties, costs associated with foreclosure and collection of delinquent Special Taxes, and all other costs and expenses of the City and County in any way related to the establishment or administration of Improvement Area No. 1 and the CFD.

“Administrator” shall mean the person or firm designated by the City to administer the Special Tax according to this RMA.

“Assessor's Parcel” or “Parcel” means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

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

“Authorized Facilities” means the public facilities authorized to be financed, in whole or in part, by the CFD.

“Base Special Tax” means, for any Land Use Category, the applicable Special Tax initially identified in Table 1 in Section C, as may be adjusted pursuant to Sections D or H herein.

“Bonds” means bonds or other debt (as defined in the Act), whether in one or more series, secured by the Special Tax and issued or assumed by or for Improvement Area No. 1 to fund Authorized Facilities.

“Building Permit” means a permit that allows for vertical construction of a building or buildings, which shall not include a separate permit issued for construction of the foundation thereof.

“Capitalized Interest” means funds in any capitalized interest account available to pay debt service on Bonds.

“CFD” means the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1.

“CFD Formation” means the date on which the Resolution of Formation to form the CFD and Improvement Area No. 1 was adopted by the City Council.

“City” means the City of Rancho Cordova.

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

“County” means the County of Sacramento.

“Developed Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Taxable Owners Association Property, Taxable Public Property, or Taxable Welfare Exemption Property for which a Building Permit for new construction was issued prior to June 1 of the preceding Fiscal Year.

“Development Class” means, individually, Developed Property, Final Map Property, Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property.

“Expected Land Uses” means the number of Residential Units and the Acreage of Other Property expected within Improvement Area No. 1 at CFD Formation, as identified in Attachments 1 and 2 of this RMA. Pursuant to Section D of this RMA, the Administrator shall update Attachment 2 each time there is a Land Use Change. Such update(s) shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

“Expected Maximum Special Tax Revenues” means the aggregate Special Tax that can be levied based on application of the Base Special Tax to the Expected Land Uses. The Expected Maximum Special Tax Revenues at CFD Formation are shown in Attachment 2 and may be revised pursuant to Sections D or H herein. Such update(s) will be maintained internally by the Administrator and will not require recordation of an amended RMA.

“Final Map” means a final map, or portion thereof, approved by the City or County pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq*) that creates SFD Lots. The term “Final Map” shall not include any large-lot subdivision map, Assessor’s Parcel Map, or subdivision map or portion thereof, that does not create SFD Lots, including Assessor’s Parcels that are designated as remainder parcels.

“Final Map Property” means, in any Fiscal Year, all SFD Lots created within Final Maps that had recorded prior to June 30 of the preceding Fiscal Year and which have not yet become Developed Property.

“First Bond Sale” means issuance of the first series of Bonds secured, in whole or in part, by Special Taxes levied and collected from Parcels in Improvement Area No. 1.

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

“Improvement Area No. 1” means Improvement Area No. 1 of the CFD.

“Improvement Fund” means the account (regardless of its name) identified in the Indenture to hold funds that are available for expenditure to acquire or construct Authorized Facilities.

“Indenture” means the bond indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Land Use Category” means the categories of land use identified in Table 1 in Section C below.

“Land Use Change” means a proposed or approved change to the Expected Land Uses after CFD Formation.

“Maximum Special Tax” means the greatest amount of Special Tax that can be levied on a Parcel in any Fiscal Year, as determined in accordance with Sections C and D below.

“Other Property” means any Parcel of Developed Property in Improvement Area No. 1 that does not fit within the definition of Single Family Property.

“Owners Association” means a homeowners association or property owners association that provides services to, and collects assessments, fees, dues, or charges from, property within Improvement Area No. 1.

“Owners Association Property” means any property within the boundaries of Improvement Area No. 1 that is owned in fee or by easement by an Owners Association, not including any such property that is located directly under a residential structure.

“Proportionately” means, for each Development Class, that the ratio of the actual Special Tax levied in any Fiscal Year to the Maximum Special Tax authorized to be levied in that Fiscal Year is equal for all parcels assigned to the Development Class.

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

“Required Coverage” means the amount by which the Expected Maximum Special Tax Revenues must exceed the Bond debt service and priority Administrative Expenses (if any), as set forth in the Indenture, Certificate of Special Tax Consultant, or other formation or bond document that identifies the minimum required debt service coverage.

“Residential Unit” means an SFD Unit or an individual residential unit within a duplex, halfplex, triplex, fourplex, townhome, live/work or condominium structure, or apartment building. A second unit (granny flat) that shares a Parcel with an SFD Unit will not be considered a Residential Unit for purposes of levying the Special Tax.

“RMA” means this Rate and Method of Apportionment of Special Tax.

“SFD Lot” means an individual residential lot, identified and numbered on a recorded Final Map, on which a Building Permit has been or is permitted to be issued for construction of an SFD Unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated pursuant to an approved Tentative Map.

“SFD Unit” means a residential unit that does not share a common wall with another residential unit.

“Single Family Property” means, in any Fiscal Year, all Parcels of Taxable Property for which a Building Permit was or is expected to be issued for: (i) construction of an SFD Unit, or (ii) construction of a residential structure consisting of two or more Residential 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 may be purchased by individual homebuyers (which shall still be the case even if the Residential Units are purchased and subsequently offered for rent by the owners of the Residential Units), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 4125.

“Special Tax” means a special tax levied in any Fiscal Year to pay the Special Tax Requirement.

“Special Tax Requirement” means the amount necessary in any Fiscal Year to: (i) pay principal and interest on Bonds that are due in the calendar year that begins in such Fiscal Year; (ii) pay periodic costs on the Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments on the Bonds; (iii) replenish reserve funds created for the Bonds under the Indenture to the extent such replenishment has not been included in the computation of the Special Tax Requirement in a previous Fiscal Year; (iv) cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year or, based

on prior delinquencies, are expected to occur in the current Fiscal Year; (v) pay Administrative Expenses; and (vi) pay directly for Authorized Facilities, so long as such levy under this clause (vi) does not increase the Special Tax levied on Final Map Property or Undeveloped Property. The amounts referred to in clauses (i) and (ii) of the definition of Special Tax Requirement may be reduced in any Fiscal Year by: (a) interest earnings on or surplus balances in funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against such costs pursuant to the Indenture; (b) in the sole and absolute discretion of the City, proceeds received by the CFD from the collection of penalties associated with delinquent Special Taxes; and (c) any other revenues available to pay such costs, each as determined in the sole discretion of the City.

“Taxable Owners Association Property” means, in any Fiscal Year after the First Bond Sale, any Parcel of Owners Association Property that satisfies all three of the following conditions: (i) the Parcel had not been Owners Association Property on the date of the First Bond Sale, (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Owners Association Property as determined by the Administrator, and (iii) if the Parcel were to be exempt from the Special Tax because it is Owners Association Property, the Expected Maximum Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Taxable Property” means all of the Parcels within the boundaries of Improvement Area No. 1 that are not exempt from the Special Tax pursuant to law or Section G below.

“Taxable Public Property” means in any Fiscal Year after the First Bond Sale, any Parcel of Public Property that satisfies all three of the following conditions: (i) the Parcel had not been Public Property on the date of the First Bond Sale, (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D below), the Parcel was not anticipated to be Public Property as determined by the Administrator, and (iii) if the Parcel were to be exempt from the Special Tax because it is Public Property, the Expected Maximum Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Taxable Welfare Exemption Property” means in any Fiscal Year after the First Bond Sale, any Parcel of Welfare Exemption Property that satisfies all three of the following conditions: (i) the Parcel had not been Welfare Exemption Property on the date of issuance of the First Bond Sale; (ii) based on reference to Attachments 1 and 2 (as may be updated pursuant to Section D herein), the Parcel was not anticipated to be Welfare Exemption Property based on the Expected Land Uses, as determined by the Administrator; and (iii) if the Parcel were to be exempt from the Special Tax because it has become Welfare Exemption Property, the Expected Maximum Special Tax Revenues would be reduced to a point at which Required Coverage could not be maintained.

“Tentative Map” means a tentative map or substantial conformance exhibit for property in Improvement Area No. 1, including any adjustments or amendments thereto.

“Undeveloped Property” means, in any Fiscal Year, all Parcels of Taxable Property that are not Final Map Property or Developed Property, as defined herein.

“Village” means a specific geographic area within Improvement Area No. 1 that (i) is identified by an assigned number on Attachment 1, (ii) is expected to have single family lots that are all of a similar size, and (iii) is assigned Expected Maximum Special Tax Revenues in Attachment 2 based on the Expected Land Uses for that Village.

“Welfare Exemption Property” means, in any Fiscal Year, any Parcels in the CFD that have received a welfare exemption under subdivision (g) of Section 214 of the Revenue and Taxation Code and for which such welfare exemption is still in place.

B. DATA FOR ADMINISTRATION OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall: (i) assign each Parcel of Taxable Property to the appropriate Development Class, (ii) for Developed Property, categorize each Parcel as Single Family Property or Other Property, (iii) for Single Family Property, determine within which Village each Parcel of Developed Property is located and the number of Residential Units on the Parcel; (iv) for Other Property, determine the Acreage of each Parcel; and (v) determine the Special Tax Requirement for the Fiscal Year. In addition, the Administrator shall, on an ongoing basis, monitor the Tentative Map, Final Maps, and Building Permits to determine if there are any proposed Land Use Changes that would change the Expected Maximum Special Tax Revenues. If the Expected Maximum Special Tax Revenues will be revised pursuant to a proposed Land Use Change, the Administrator shall apply the steps set forth in Section D below.

In any Fiscal Year, if it is determined that: (i) a parcel map for property in Improvement Area No. 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 is in a different Development Class and/or Land Use Category than other Parcels created by the subdivision, the Administrator shall calculate the Special Taxes for the property affected by recordation of the parcel map by determining the Special Taxes that apply separately to the property within each Development Class and/or Land Use Category, 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. *Developed Property and Final Map Property*

The Maximum Special Tax for a Parcel of Developed Property or Final Map Property is the greater of (i) the Base Special Tax set forth in Table 1 below, or, (ii) the Maximum Special Tax determined pursuant to Section D.

Table 1
Base Special Tax
Developed Property and Final Map Property

Land Use	Base Special Tax Fiscal Year 2021-22 *
<u>Single Family Property</u>	
Village 3	\$2,129 per Residential Unit or SFD Lot
Village 4	\$1,676 per Residential Unit or SFD Lot
Village 5	\$1,879 per Residential Unit or SFD Lot
Village 6	\$1,879 per Residential Unit or SFD Lot
Village 8	\$1,397 per Residential Unit or SFD Lot
Village 9	\$1,615 per Residential Unit or SFD Lot
Other Property	\$21,037 per Acre

* On July 1, 2022, and on each July 1 thereafter, all figures shown in Table 1 above shall be increased by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

2. *Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property*

The Maximum Special Tax for Undeveloped Property, Taxable Owners Association Property, Taxable Public Property, and Taxable Welfare Exemption Property is \$21,037 per Acre for Fiscal Year 2021-22, which amount shall increase on July 1, 2022 and each July 1 thereafter by an amount equal to 2.0% of the amount in effect for the prior Fiscal Year.

D. CHANGES TO THE MAXIMUM SPECIAL TAX

1. *Land Use Changes*

The Expected Maximum Special Tax Revenues shown in Attachment 2 were originally calculated based on the Expected Land Uses at CFD Formation. Attachment 2 is subject to modification upon the occurrence of Land Use Changes, as described below. The Administrator shall review all Land Use Changes and compare the revised land uses to the Expected Land Uses to evaluate the impact on the Expected Maximum Special Tax Revenues.

Prior to the First Bond Sale, if a Land Use Change is proposed or identified that will result in a change in the Expected Maximum Special Tax Revenues, no action will be needed pursuant to this Section D. Upon approval of the Land Use Change, the Administrator shall update Attachment 2 to show the revised Expected Maximum Special Tax Revenues.

After the First Bond Sale, if a Land Use Change is proposed or identified, Steps 1 through 3 must be applied:

- Step 1:** By reference to Attachment 2 (which shall be updated by the Administrator each time a Land Use Change has been processed according to this Section D or a prepayment has been made), the Administrator shall identify the Expected Maximum Special Tax Revenues prior to the Land Use Change.
- Step 2:** The Administrator shall calculate the Expected Maximum Special Tax Revenues that could be collected from Taxable Property in Improvement Area No. 1 after the Land Use Change based on application of the Base Special Taxes from Table 1.
- Step 3:** If the revenues calculated in Step 2 are (i) higher than those determined in Step 1 or (ii) less than those calculated in Step 1, but the reduction in Expected Maximum Special Tax Revenues does not reduce debt service coverage on outstanding Bonds below Required Coverage, no further action is needed, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Special Tax Revenues.

If the revenues calculated in Step 2 are less than those calculated in Step 1, and the Administrator determines that the reduction in Expected Maximum Special Tax Revenues would reduce debt service coverage on outstanding Bonds below the Required Coverage, one of the following shall occur:

3.a. The landowner requesting the Land Use Change (the “Requesting Landowner”) may make a prepayment in an amount that will ensure that the reduced Expected Maximum Special Tax Revenues are sufficient to provide Required Coverage, as determined pursuant to Section H below. If the Requesting Landowner notifies the Administrator that he/she would like to remedy the reduction by making a prepayment, such prepayment must be made by the earlier of (i) 30 days from the date of delivery of the prepayment estimate or (ii) the date of issuance of any Building Permits for any Parcel owned by the Requesting Landowner that was Final Map Property or Undeveloped Property at the time the Administrator prepared the prepayment estimate, **or**

3.b. If a prepayment is not received by the due date specified above, the Base Special Tax used to determine the Maximum Special Tax for each Parcel of Taxable Property in the area affected by the Land Use Change shall be increased proportionately until the Expected Maximum Special Tax Revenues are sufficient to maintain Required Coverage.

Pursuant to this Section D.3, the Administrator may from time to time update Attachment 2 to reflect revised Expected Maximum Special Tax Revenues. Such update shall be maintained internally by the Administrator and shall not require recordation of an amended RMA.

If multiple Land Use Changes are proposed simultaneously by a single landowner (which may include approval of multiple Final Maps at one time), and the landowner requests that the impact of two or more of the Land Use Changes be considered together, the Administrator shall consider the combined effect of the Land Use Changes to determine if there is a reduction in Expected

Maximum Special Tax Revenues. If there is a reduction that would reduce debt service coverage below the Required Coverage, and no prepayment has been received, then the Base Special Tax used to determine the Maximum Special Tax for each Parcel of Taxable Property in the areas affected by the Land Use Changes shall be increased proportionately until the aggregate amount that can be levied within such areas is equal to the amount that could have been levied prior to the proposed Land Use Changes. If Land Use Changes are proposed simultaneously by multiple landowners, or if an individual landowner proposing multiple Land Use Changes does not request that such Land Use Changes be considered together, the Administrator shall consider the proposed Land Use Changes individually.

Notwithstanding the foregoing, once a certificate of occupancy has been issued for a Residential Unit on a Parcel, the Maximum Special Tax for the Parcel cannot be increased because of subsequent Land Use Changes that may occur within the area in which the Parcel is located.

The duties imposed on the Administrator pursuant to this Section D to review Land Use Changes, and to review Final Maps and make certain calculations, are intended only to facilitate the administration of the Special Tax and to better assure the sufficiency of tax capacity to pay debt service on Bonds. Such duties are not intended to give any developer, subdivider, or owner of property the right to receive notice of the potential impact of Land Use Changes on the Special Tax applicable to a Parcel; and each developer, subdivider, or owner of property whose property is the subject of a Land Use Change shall be responsible for understanding the impact thereof on the Special Tax applicable to such property.

2. *Partial Prepayments*

If a Parcel makes a partial prepayment pursuant to Section H below, the Administrator shall recalculate the Maximum Special Tax for the Parcel pursuant to Section H.2. In addition, the Administrator shall update Attachment 2 to reflect the prepayment and the revised Expected Maximum Special Tax Revenues for Improvement Area No. 1. After the prepayment has been received, the application of Sections D and H of this RMA shall be based on the adjusted Expected Maximum Special Tax Revenues after the prepayment.

3. *Conversion of a Parcel of Public Property to Private Use*

If, in any Fiscal Year, a Parcel of Public Property is converted to private use, such Parcel shall be subject to the levy of the Special Tax. The Maximum Special Tax for each such Parcel shall be determined based on the applicable Base Special Tax for the Parcel, as determined by the Administrator. In addition, the Administrator shall update Attachment 2 to reflect the conversion and the revised Expected Maximum Special Tax Revenues for Improvement Area No. 1.

4. *Transfer of Expected Maximum Special Tax Revenues from One Village to Another*

The Expected Maximum Special Tax Revenues were determined for each Village based on the Expected Land Uses within that Village. If the expected number of Residential Units is transferred from one Village to another, the City may, in its sole discretion, allow for a corresponding transfer of Expected Maximum Special Tax Revenues between the Villages. Such a transfer shall only be allowed if (i) all adjustments are agreed to in writing by the affected property owners and the City, and (ii) there is no reduction in the total Expected Maximum Special Tax Revenues as a result of the transfer. In addition, the Administrator shall update

Attachment 2 to reflect the transfer and the revised Expected Maximum Special Tax Revenues for Improvement Area No. 1.

E. METHOD OF LEVY OF THE SPECIAL TAX

Each Fiscal Year, the Administrator shall determine the Special Tax Requirement to be collected in that Fiscal Year. A Special Tax shall then be levied according to the following steps:

- Step 1:** The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel of Developed Property until the amount levied is equal to the Special Tax Requirement prior to applying any Capitalized Interest that is available in the CFD accounts.
- Step 2:** If additional revenue is needed after Step 1 in order to meet the Special Tax Requirement after Capitalized Interest has been applied to reduce the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Special Tax for each Parcel of Final Map Property until the amount levied is equal to the Special Tax Requirement.
- Step 3:** If additional revenue is needed after Step 2, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel of Undeveloped Property until the amount levied is equal to the Special Tax Requirement.
- Step 4:** If additional revenue is needed after Step 3, the Special Tax shall be levied Proportionately on each Parcel of Taxable Welfare Exemption Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Welfare Exemption Property for such Fiscal Year until the amount levied is equal to the Special Tax Requirement.
- Step 5:** If additional revenue is needed after Step 4, the Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Owners Association Property until the amount levied is equal to the Special Tax Requirement.
- Step 6:** If additional revenue is needed after Step 5, the Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Special Tax for each Parcel of Taxable Public Property until the amount levied is equal to the Special Tax Requirement.

F. MANNER OF COLLECTION OF SPECIAL TAX

The Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that prepayments are permitted as set forth in

Section H below and provided further that the City may directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner, and may collect delinquent Special Taxes through foreclosure or other available methods.

The Special Tax shall be levied and collected until principal and interest on Bonds have been repaid. However, in no event shall Special Taxes be levied after Fiscal Year 2062-63. Under no circumstances may the Special Tax on a Parcel of Developed Property in residential use be increased in any Fiscal Year as a consequence of delinquency or default in payment of the Special Tax levied on another Parcel or Parcels by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

G. EXEMPTIONS

Notwithstanding any other provision of this RMA, no Special Tax shall be levied in any Fiscal Year on the following:

- (1) Public Property, except Taxable Public Property.
- (2) Owners Association Property, except Taxable Owners Association Property.
- (3) Welfare Exemption Property, except Taxable Welfare Exemption Property.
- (4) Parcels that are owned by a public utility for an unmanned facility.
- (5) Parcels that are subject to an easement that precludes any other use on the Parcel.
- (6) Parcels that have fully prepaid the Special Tax obligation assigned to the Parcel pursuant to the formula set forth in Section H below.

H. PREPAYMENTS

The following definitions apply to this Section H:

“Outstanding Bonds” means all Previously Issued Bonds which remain outstanding, with the following exception: if a Special Tax has been levied against, or already paid by, an Assessor’s Parcel making a prepayment, and a portion of the Special Tax will be used to pay a portion of the next principal payment on the Bonds that remain outstanding (as determined by the Administrator), that next principal payment shall be subtracted from the total Bond principal that remains outstanding, and the difference shall be used as the amount of Outstanding Bonds for purposes of this prepayment formula.

“Previously Issued Bonds” means all Bonds that have been issued prior to the date of prepayment.

“Public Facilities Requirement” means either \$13.2 million in 2021 dollars, which shall increase on January 1, 2022, and on each January 1 thereafter by 2% of the amount in effect in the prior year or such other number as shall be determined by the City as sufficient to fund improvements that are authorized to be funded by Improvement Area No. 1. The Public Facilities Requirement shown above may be adjusted each time property annexes into Improvement Area No. 1 or there is an adjustment to the Expected Maximum Special Tax Revenues due to a Land Use Change.

“Remaining Facilities Costs” means the Public Facilities Requirement minus public facility costs funded by Previously Issued Bonds, developer equity and any other source of funding.

1. *Full Prepayment*

The Special Tax obligation applicable to a Parcel in Improvement Area No. 1 may be prepaid and the obligation of the Parcel to pay the Special Tax permanently satisfied as described herein, provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Parcel at the time of prepayment. An owner of a Parcel intending to prepay the Special Tax obligation shall provide the City with written notice of intent to prepay. Within 30 days of receipt of such written notice, the City or its designee shall notify such owner of the prepayment amount for such Parcel. Prepayment must be made not less than 75 days prior to any redemption date for Bonds to be redeemed with the proceeds of such prepaid Special Taxes. The Prepayment Amount shall be calculated as follows: (capitalized terms as defined below):

	Bond Redemption Amount
plus	Remaining Facilities Amount
plus	Redemption Premium
plus	Defeasance Requirement
plus	Administrative Fees and Expenses
<u>less</u>	<u>Reserve Fund Credit</u>
equals	Prepayment Amount

As of the proposed date of prepayment, the Prepayment Amount shall be determined by application of the following steps:

- Step 1.** Compute the amount that could be collected from the Parcel prepaying the Special Tax in the Fiscal Year in which prepayment would be received by the City by applying the Base Special Tax to the Expected Land Uses for the Parcel. If this Section H is being applied to calculate a prepayment pursuant to Section D above, compute the amount by which the proposed Land Use Change would reduce Expected Maximum Special Tax Revenues below the amount needed for Required Coverage, and use this amount for purposes of this Step 1.
- Step 2.** Divide the Maximum Special Tax computed pursuant to Step 1 for such Parcel by the total Expected Maximum Special Tax Revenues for all property in Improvement Area No. 1, as shown in Attachment 2.

- Step 3.** Multiply the quotient computed pursuant to Step 2 by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the “**Bond Redemption Amount**”).
- Step 4.** Compute the current Remaining Facilities Costs (if any).
- Step 5.** Multiply the quotient computed pursuant to Step 2 by the amount determined pursuant to Step 4 to compute the amount of Remaining Facilities Costs to be prepaid (the “**Remaining Facilities Amount**”).
- Step 6.** Multiply the Bond Redemption Amount computed pursuant to Step 3 by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the “**Redemption Premium**”).
- Step 7.** Compute the amount needed to pay interest on the Bond Redemption Amount starting with the first Bond interest payment date after which the prepayment will be received until the earliest redemption date for the Outstanding Bonds. However, if Bonds are callable at the first interest payment date after the prepayment has been received, Steps 7, 8 and 9 of this prepayment formula will not apply.
- Step 8:** Compute the amount of interest the City reasonably expects to derive from reinvestment of the Bond Redemption Amount plus the Redemption Premium from the first Bond interest payment date after which the prepayment has been received until the redemption date for the Outstanding Bonds.
- Step 9:** Subtract the amount computed pursuant to Step 8 from the amount computed pursuant to Step 7 (the “**Defeasance Requirement**”).
- Step 10.** The administrative fees and expenses associated with the prepayment will be determined by the Administrator and include the costs of computing the prepayment, redeeming Bonds and recording any notices to evidence the prepayment and the redemption (the “**Administrative Fees and Expenses**”).
- Step 11.** If and to the extent so provided in the Indenture, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the “**Reserve Fund Credit**”).
- Step 12.** The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Steps 3, 5, 6, 9, and 10, less the amount computed pursuant to Step 11 (the “**Prepayment Amount**”).
- Step 13.** From the Prepayment Amount, the amounts computed pursuant to Steps 3, 6, and 9 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt

service payments. The amount computed pursuant to Step 5 shall be deposited into the Improvement Fund. The amount computed pursuant to Step 10 shall be retained in the account or fund that is established to pay Administrative Expenses.

Once a full prepayment of a Parcel's Special Tax obligation has been received, a Notice of Cancellation of Special Tax Lien shall be recorded against the Parcel to reflect the discharge of the Parcel's obligation to pay the Special Tax. However, a Notice of Cancellation of Special Tax Lien shall not be recorded until all Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

2. *Partial Prepayment*

A partial prepayment may be made in an amount equal to any percentage of full prepayment desired by the party making a partial prepayment, except that the full amount of Administrative Fees and Expenses determined in Step 10 shall be included in the partial prepayment. The Maximum Special Tax that can be levied on a Parcel after a partial prepayment is made shall be equal to the portion of the Maximum Special Tax that was not prepaid. Once a partial prepayment has been received, an Amended Notice of Special Tax Lien shall be recorded against the Parcel to reflect the reduced Special Tax lien for the Parcel, and the Administrator shall update Attachment 2 to show the revised Expected Maximum Special Tax Revenues. However, an Amended Notice of Special Tax Lien shall not be recorded until all Special Taxes levied on the Parcel in the current or prior Fiscal Years have been collected.

3. *Maintaining Required Coverage*

Notwithstanding the foregoing, if at any point in time the Administrator determines that the Maximum Special Tax revenue that could be collected from Taxable Property that remains subject to the Special Tax after the proposed prepayment would be less than the Required Coverage on Bonds that will remain outstanding after defeasance or redemption of Bonds from proceeds of the estimated prepayment, the amount of the prepayment shall be increased until the amount of Bonds defeased or redeemed is sufficient to reduce remaining annual debt service to a point at which Required Coverage is maintained.

I. INTERPRETATION OF RMA

Interpretations may be made by Resolution of the City Council to interpret, clarify, and/or revise this RMA to correct any inconsistency, vagueness, or ambiguity as it relates to the Special Tax, method of apportionment, classification of properties, or any definition applicable to Improvement Area No. 1 of the CFD, as long as such correction does not materially affect the levy and collection of Special Taxes. The City, upon the request of an owner of land within Improvement Area No. 1 which is not Developed Property, may also amend this RMA in any manner acceptable to the City, by resolution or ordinance following a public hearing, upon the affirmative vote of such owner to such amendment and without the vote of owners of any other land within Improvement Area No. 1, provided such amendment only affects such owner's land. Under no circumstances may such revisions to the RMA decrease the Expected Maximum Special Tax Revenues to a level that will reduce debt service coverage below the Required Coverage.

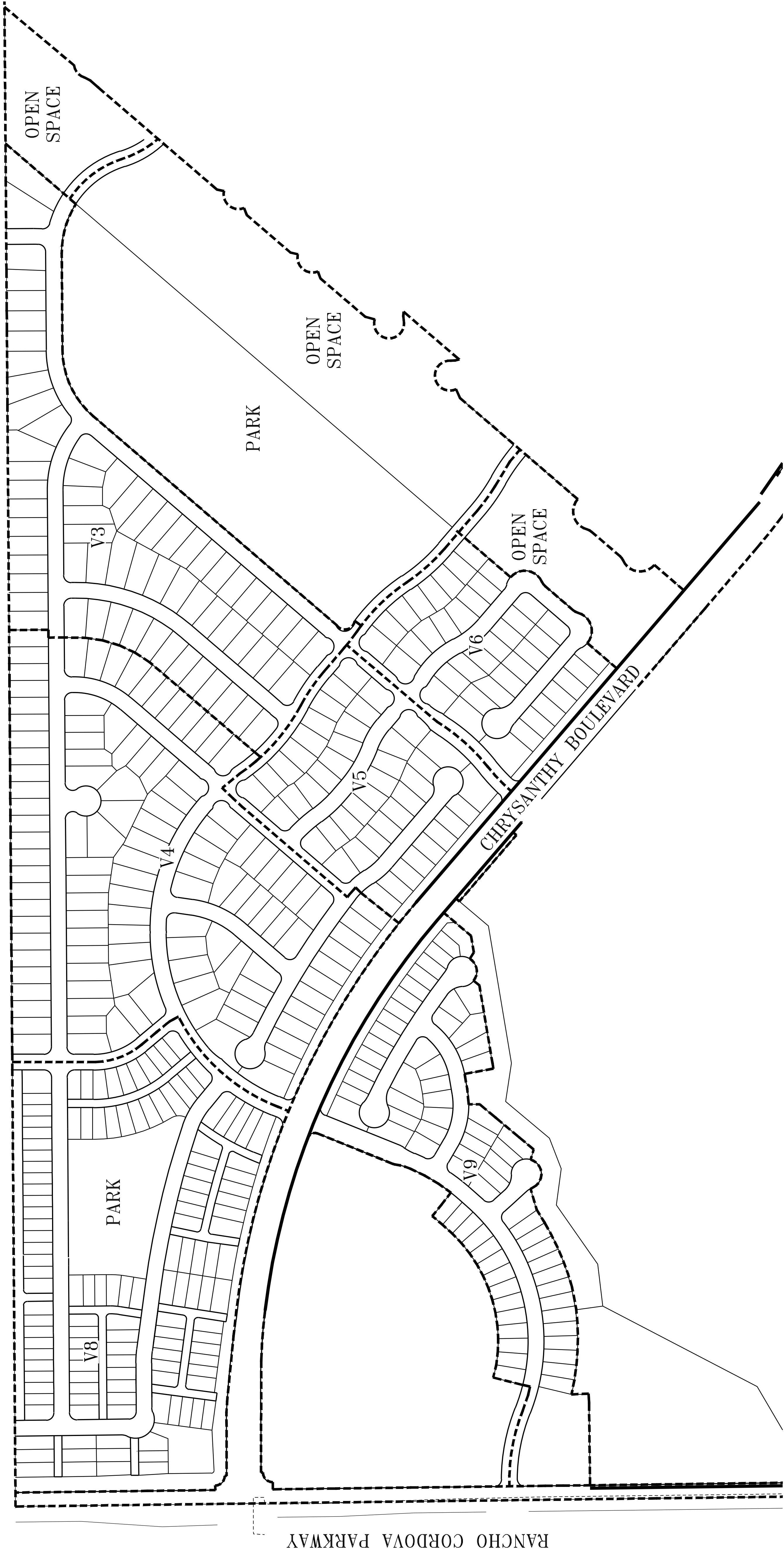
ATTACHMENT 1

**Improvement Area No. 1 of the
City of Rancho Cordova
The Ranch
Community Facilities District No. 2021-1**

**The Ranch
Expected Lot Layout in Improvement Area No. 1**

ATTACHMENT 1
THE RANCH - EXPECTED LOT LAYOUT IN
IMPROVEMENT AREA NO 1 OF THE RANCH CFD

K. HOVNANIAN HOMES
RANCHO CORDOVA, CALIFORNIA



ATTACHMENT 2

**Improvement Area No. 1 of the
City of Rancho Cordova
The Ranch
Community Facilities District No. 2021-1**

**Expected Land Uses and Expected Maximum Special Tax Revenues
in Improvement Area No. 1**

Village	Expected Land Uses	Base Special Tax (FY 2021-22) *	Expected Maximum Special Tax Revenues (FY 2021-22) *
Village 3	65 Residential Units	\$2,129 per Residential Unit	\$138,385
Village 4	116 Residential Units	\$1,676 per Residential Unit	\$194,416
Village 5	45 Residential Units	\$1,879 per Residential Unit	\$84,555
Village 6	40 Residential Units	\$1,879 per Residential Unit	\$75,160
Village 8	130 Residential Units	\$1,397 per Residential Unit	\$181,610
Village 9	71 Residential Units	\$1,615 per Residential Unit	\$114,665
Expected Maximum Special Tax Revenues (FY 2021-22 \$)			\$788,791

* On July 1, 2022, and each July 1 thereafter, all dollar amounts shown above shall be increased by 2% of the amount in effect in the prior Fiscal Year.

MEMORANDUM

ITEM 18.1.



DATE: December 6, 2021

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: ANATOLIA MARKETPLACE CHEVRON SERVICE STATION AND CONVENIENCE STORE CONDITIONAL USE PERMIT AMENDMENT, MAJOR DESIGN REVIEW, CONDITIONAL USE PERMIT, AND LETTER OF PUBLIC CONVENIENCE AND NECESSITY (PCN); PROJECT NO. DD10071

PROPERTY OWNERS:

Anatolia Marketplace, LLC
7919 Folsom Boulevard, Suite 120
Sacramento, CA 95826

APPLICANT/DEVELOPER:

Barghausen Consulting Engineers, Inc
3007 Douglas Boulevard, Suite 130
Roseville, Ca 95661

PROJECT: The applicant is requesting a Conditional Use Permit Amendment, Major Design Review, Conditional Use Permit and a Letter of Public Convenience and Necessity (PCN) for the following:

Conditional Use Permit Amendment (CUP): Amending the existing CUP to allow the convenience store to operate 24 hours. A drive through car wash operation times: Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m.

Major Design Review: A 3,101 square foot convenience store with an attached 1,500 square foot drive-through self-service car wash, and a 3,276 square foot fuel canopy service station with 6 fuel dispensers.

Conditional Use Permit and Letter of Public Convenience and Necessity (PCN): Sale of alcoholic beverages (Type 20: beer and wine).

FILE: DD10071

LOCATION: Southeast corner of Sunrise Boulevard and Douglas Road within the Anatolia Marketplace.

APN: 067-2370-001-0000

ZONING: General Commercial (GC)

PLANNER: June Cowles, Senior Planner

RECOMMENDATION:

Determine the project Exempt per Section 15183, consistent with a Community Plan, General Plan or Zoning of the CEQA Guidelines; and Adopt the Resolution for the Anatolia Marketplace Chevron Service Station and Convenience Store Conditional Use Permit Amendment, Major Design Review, Conditional Use Permit, and Letter of Public Convenience and Necessity.

RESULT OF RECOMMENDED ACTION:

Adoption of the Resolution would approve the Conditional Use Permit Amendment for Anatolia Marketplace service station/convenience store and drive through car wash hours of operation, a Major Design Review for the project site plan and building design, and the Conditional Use Permit and Letter of Public Convenience and Necessity would permit the sale of alcohol, (Type 20 license beer and wine). Approval would allow the applicant to pursue necessary building permits for new construction and Alcoholic Beverage Control license.

BACKGROUND / PROJECT HISTORY

Approved in December 2016, the Anatolia Retail Center (now known as Anatolia Marketplace) is a project that included several commercial pads and a service station with a convenience store and car wash. The shopping center is 14.7 acres and is located at the southeast corner of Sunrise Boulevard and Douglas Road. **Figure 1: Anatolia Marketplace Location.**

Figure 1: Anatolia Marketplace Location



The December 2016 project approval, **Figure 2: Anatolia Marketplace Site Plan**, included the following entitlements:

- Major Design Review for development for a shopping center with 2 commercial pads, 3 commercial pads with drive-through, a new service station with convenience store and car wash, and a future anchor tenant pad
- Conditional Use Permit for the service station/convenience store and drive through car wash. However, subsequent design review approval from City Council will be required for the service station, commercial Pad P1, and the anchor tenant undeveloped pad towards the rear of the site. In addition, any additional findings will be needed to assess the impacts of the service station scope of services, hours, and other items not included in the initial analysis.
- Adjustment Permit (Sign Height) and Sign Program Analysis

Figure 2: Anatolia Marketplace Site Plan



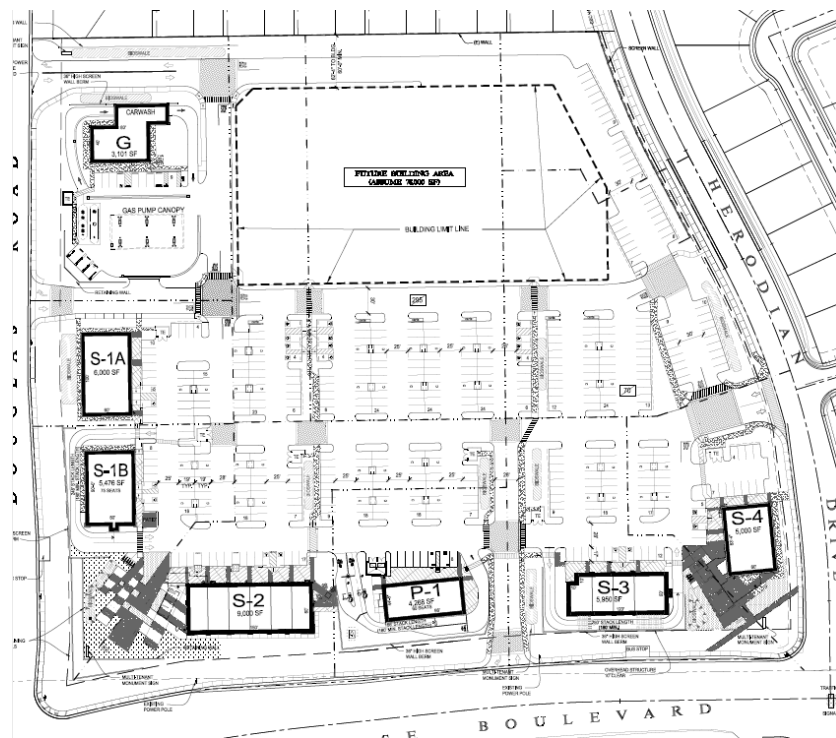
Substantial Conformance Approvals

The applicant requested several revisions to the approved Anatolia Marketplace site plan. Substantial Conformance, Zoning Ordinance 23.110.180A, states the Director may approve minor

changes to a previously approved permit at the administrative level if the proposed changes are in substantial conformance with the existing permit and the code, as determined by the Director. **Figure 3: Anatolia Marketplace Site Plan August 2021.** The approved substantial conformance revisions included the following:

- A north-south drive aisle in the center of the parking lot to facilitate better on-site vehicular circulation.
- Parking stalls were reduced from 542 to 465 stalls which are still in excess of what is required by the code.
- Reduction of building S-4 from 8,500 sq. ft. to 5,000 sq. ft., which is within the allowable overall square footage reduction to qualify for substantial conformance.
- Modification to building S-1 to split it into two buildings; Bldg. S-1A would be 4,018 sq. ft. single-tenant building, retaining the drive-thru lane. Bldg. S-1B would be 5,476 sq. ft. multi-tenant building. The original approval was for 116,775 sq. ft. The new square footage for the site is 115,868 sq. ft., which is within the allowable overall square footage reduction to qualify for substantial conformance.
- The building identifications for S-1A and S-1B have been switched from approved site plan to provide a more coherent counter-clockwise order. An escape lane has been added to Building S-1B for more efficient queuing and service.
- Pad 1 increased from 3,200 sq ft. quick serve restaurant with 99 seats to 4,268 sq. ft. quick serve restaurant with 60 seats. The pad incorporates two queuing lanes at the pickup window for greater speed and efficiency.
- The future major pad site has been reduced from 80,000 sq. ft. to 78,000 sq. ft.

Figure 3: Anatolia Marketplace Site Plan August 2021



Currently the Anatolia Marketplace site is under development: grading and installing infrastructure.

PROJECT DESCRIPTION:

The applicant, Barghausen Consulting Engineering, Inc, is requesting a Conditional Use Permit Amendment, Major Design Review, Conditional Use Permit and Letter of Public Convenience and Necessity. The project description includes the following:

Conditional Use Permit Amendment: Amending the existing CUP to allow the convenience store to operate 24 hours. A drive through car wash operation times: Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m.

Major Design Review: A 3,101 square foot convenience store with attached 1,500 square car wash, and a 3,276 square foot fuel canopy service station with 6 fuel dispensers. **Figure 3: Proposed Site Plan and Figure 4: Proposed Building Elevations**

Conditional Use Permit and a Letter of Public Convenience and Necessity: Sale of alcoholic beverages (Type 20: beer and wine).

Figure 3: Proposed Site Plan

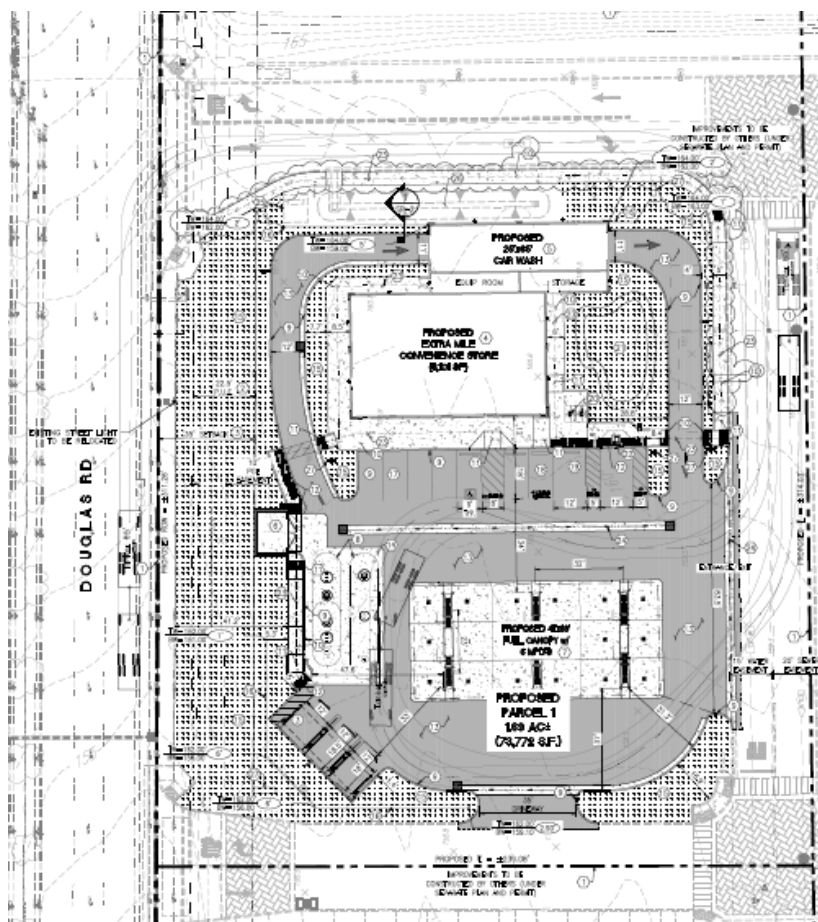
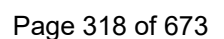


Figure 4: Proposed Building Elevations



Building Material and Color

The building materials and colors include ledgerstone, pre-finished woodgrain siding, cement plaster, glass, and earth tone colors with red burgundy accent color. The fuel canopy includes ledgerstone base for the support structures.

ANALYSIS:

The Anatolia Marketplace Chevron service station and convenience store project entitlements will be analyzed individually as follows:

Conditional Use Permit Amendment: Amending the existing approved CUP.

Major Design Review: Required for building and site plan design.

Conditional Use Permit and Letter of Public Convenience and Necessity: Required for Alcohol sales.

GENERAL PLAN AND ZONING ORDINANCE CONSISTENCY**General Plan:**

The project site is designated CMU (Commercial Mixed Use) which encourages the integration of retail and service commercial uses with office and/or residential uses. In mixed-use projects, commercial use is the predominant use on the ground floor.

Zoning Ordinance:

The project site is zoned GC (General Commercial) which allows for a wide variety of commercial uses. The purpose of this zone is to provide an area for general commercial and heavier types of commercial uses. The most appropriate location for this district is along major streets or in commercial areas where the permitted heavier uses would not adversely affect surrounding properties. This site is adjacent to Sunrise Boulevard and Douglas Road which will be a major intersection for the Rio Del Oro and Sunridge Communities.

Sunridge General Commercial Overlay District:

The project is located within the Sunridge General Commercial Overlay District. The purpose of the Sunridge General Commercial (SGC) overlay is to ensure commercial development sites will be available to meet the retail and commercial demands of residents in the southern portion of the city. As stated in the Project History, the 2016 approval included a Conditional Use Permit for the service station, convenience store and car wash. The proposed commercial project is consistent with the intent of the SGC.

CONDITIONAL USE PERMIT (CUP) AMENDMENT:**2016 Approved Conditional Use Permit**

As stated previously, the Anatolia Retail (now known as Anatolia Marketplace) 2016 approval included a conditional use permit for the service station with a convenience store and drive through car wash. The Anatolia Retail staff report stated that a tenant had not been identified for the service station and any additional findings will be needed to assess the impacts of the service station scope of services, hours, and other items not included in the initial analysis.

Proposed CUP Amendment

The applicant is requesting to amend the existing CUP to allow the following:

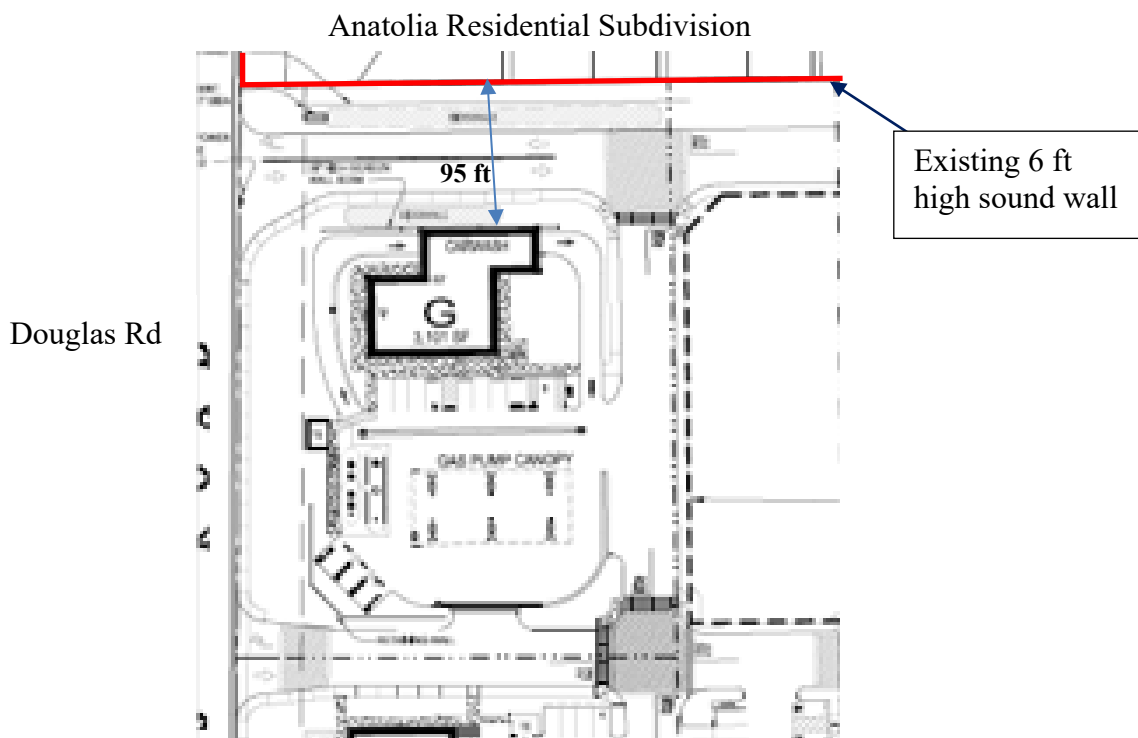
- Convenience store to operate 24 hours. The tenant for the service station is Chevron with Extra Mile convenience store. The 24-hour convenience store operation would include typical elements and fixtures associated with convenience retail: pre-packaged grocery items, sundries, hot and cold drinks, tobacco products, beer and wine, and automobile-related items.
- The drive through car wash operation times: Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m.

Surrounding Area

The location of the service station is Pad G within the Anatolia Marketplace which is adjacent to an existing Anatolia residential neighborhood. The service station fuel canopy, convenience store, and car wash building location and orientation is consistent with the approved Anatolia Marketplace site plan. **Figure 5: Approved Anatolia Marketplace Service Station Location.** The site design includes the following:

- The convenience store entrance, parking, and fuel canopy service station activity is located on the western side of the site, away from the residential use.
- An existing 6-foot sound wall is located along the property line with the car wash located approximately 95 feet from the residential property line.

Figure 5: Approved Anatolia Marketplace Service Station Location



Noise Study

The applicant provided a Noise Study due to the proximity of the proposed project to existing residential uses as follows:

- Bollard Acoustical Consultants prepared an assessment of potential noise impacts associated with the project.
- Specifically, the purposes of the assessment are to quantify noise levels associated with the proposed car wash tunnel and vacuum system equipment, to assess the state of compliance of those noise levels with applicable City of Rancho Cordova noise standards.
- Microphones were located at the base of the existing 6-foot high soundwall for recording of ambient existing noise levels. **Figure 6: Noise Assessment Project Site.**
- The predicted car wash and dryer equipment noise levels and distance from the nearest residential is shown in **Table 1: Predicted Car Wash Dryer Assembly Noise Levels at Nearest Residential Use.** The vacuums are located at the northwest corner of the site. **Table 2: Predicted Worst Case Vacuum Noise Levels at Nearest Residential Use.**
- **Conclusion:** Noise levels generated by car wash tunnel and vacuum system operations are predicted to comply with daytime noise level standard at the nearest noise-sensitive use. The compliance includes consideration of the existing sound wall along the eastern property line and the proposed hours of operation. No further mitigation measures would be warranted for the project.

Figure 6: Noise Assessment Project Site





Table 1:
Predicted Car Wash Dryer Assembly Noise Levels at Nearest Residential Use

Nearest Noise-Sensitive Use	Distance (ft) ¹	Predicted Noise Level, L_{eq} (dB) ^{2,3,4}	City Daytime Noise Standard, L_{eq} (dB)
Residence – East	95	45	55
¹ Distance scaled from car wash tunnel to backyard of nearest residence using the provided site plan. ² Results include offsets associated with orientation to tunnel entrance/exit, as discussed in this report. ³ Predicted noise level includes an offset of -10 dB to account for the attenuation that would be provided by the existing sound wall constructed along the eastern project property boundary, as described in this report. ⁴ Hourly average (L_{eq}) based on 12 minutes of dryer operation during a worst-case hour. Source: <i>Bollard Acoustical Consultants, Inc. (2021)</i>			

Table 2:
Predicted Worst-Case Vacuum Noise Levels at Nearest Residential Use

Nearest Noise-Sensitive Use	Distance (ft) ¹	Predicted Noise Level, L_{eq} (dB) ^{2,3}	City Daytime Noise Standard, L_{eq} (dB)
Residence – East	280	53	55
¹ Distance scaled from center of vacuum area to backyard of nearest residence using the provided site plan. ² Predicted noise level includes an offset of -10 dB to account for the attenuation that would be provided by the existing sound wall constructed along the eastern project property boundary, as described in this report. ³ Hourly average (L_{eq}) based on continuous and concurrent operation of 4 vacuum units during a worst-case hour. Source: <i>Bollard Acoustical Consultants, Inc. (2021)</i>			

Lighting Plan

The applicant provided a lighting plan that shows that the service station site includes parking light pole lights, building lights, and fuel canopy lights. All lighting has been conditioned to be consistent with the Zoning Ordinance 23.725 Outdoor Lighting, which states the following:

“All outdoor lighting shall be designed, located, installed, directed downward or toward structures, shielded, and maintained in order to prevent glare, light trespass, and light pollution.”

The photometric plan **Figure 7: Service Station Lighting Plan** shows that the closest lights to the residential lots will be the building lights on the car wash. The pole lights between the driveway and the residential lots are included with the approved Anatolia Marketplace lighting plan. The Anatolia Marketplace Landscape Plan shows trees between the driveway, lights and the existing sound wall. **Figure 8: Anatolia Marketplace Landscape Plan Along the Driveway.**

Figure 7: Service Station Lighting Plan

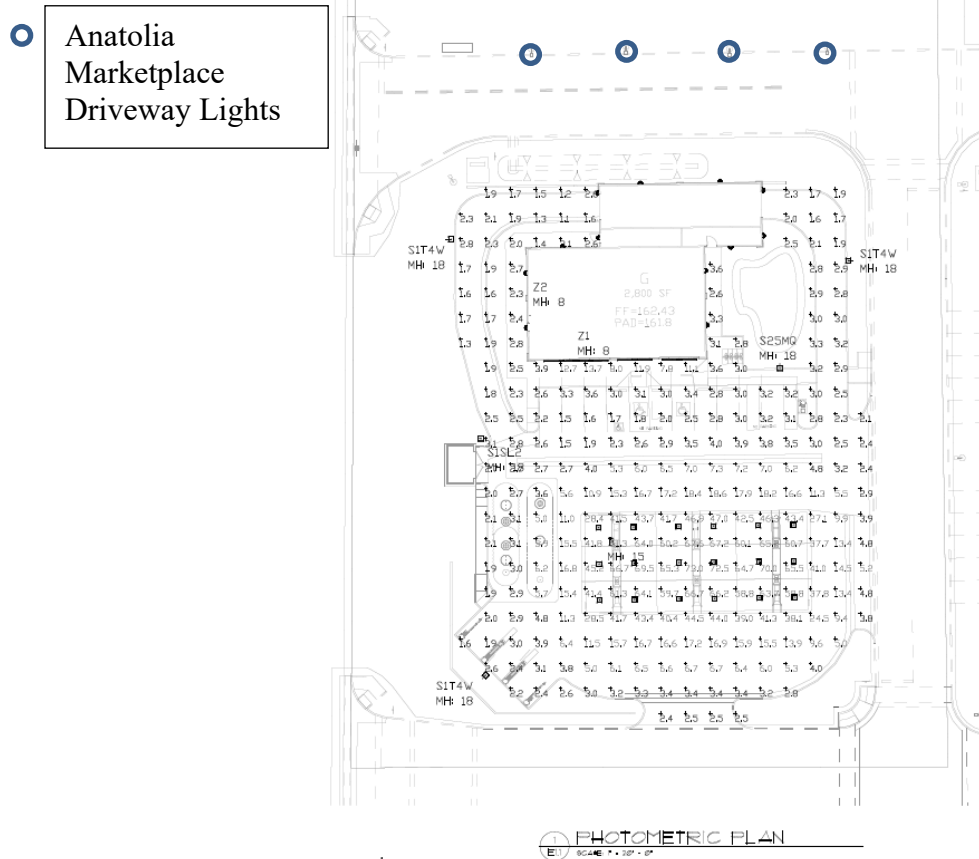
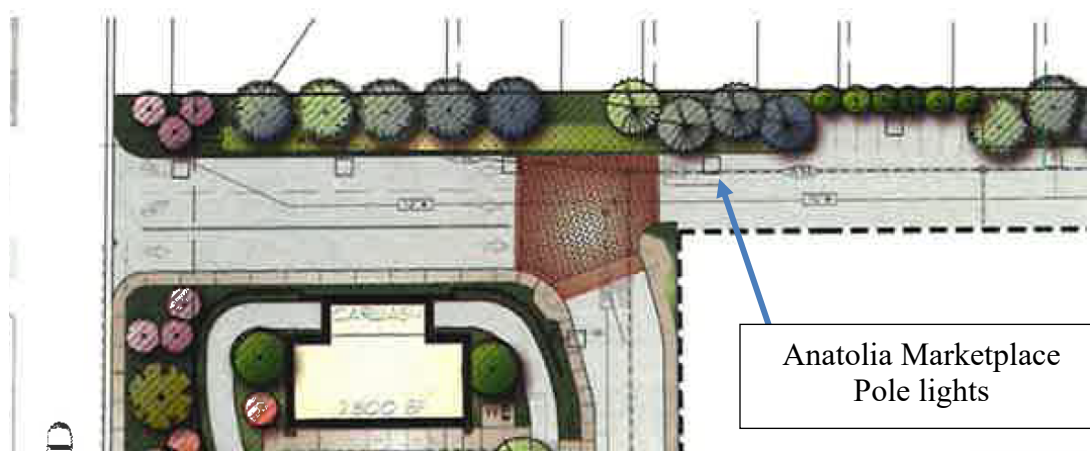


Figure 8: Anatolia Marketplace Landscape Plan Along the Driveway.



CONDITIONAL USE PERMIT AMENDMENT FINDINGS:

The Conditional Use Permit, as conditioned, adheres to the approval findings defined by Zoning Code section 23.134.070 as follows:

- A. Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The project site is an adequate size to accommodate the proposed project. The proposed building site location and design, to include access is consistent with the original approved Anatolia Marketplace Conditional Use Permit and Major Design Review. The proposed hours of operation for the service station and convenience store are 24 hours. The self-service car wash has limited hours of operation Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m. The convenience store entrance, parking, and fuel canopy service station activity is located on the western side of the site, away from the residential use. The applicant provided a noise study for the proposed car wash and vacuums which showed that noise levels generated by car wash tunnel and vacuum system operations are predicted to comply with daytime noise level standard at the nearest noise-sensitive use. The compliance includes consideration of the existing sound wall along the eastern property line and the proposed hours of operations. The project includes conditions to minimize any potential impacts and fulfill the design policies of the General Plan and Design Guidelines.

- B. Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts to include lighting standards and landscaping. An existing 6-foot-high sound wall is located between the residential subdivision and the commercial site. The proposed car wash hours of operation are limited Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m. in order to reduce nighttime operation noise. In addition, the fuel canopy and parking are located interior to the site. Therefore, reducing the amount of light and noise operation from the site to the surrounding area. The proposed building size and location is consistent with approved original Anatolia Marketplace Conditional Use Permit. The applicant has provided a security plan to the Rancho Cordova Police Department.

- C. Finding: All required public facilities have adequate capacity to serve the proposal.

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to supply adequate facilities. All facilities to include electricity, water, and sewer are existing and in place. Therefore, all required public facilities are adequate to serve the proposed project.

- D. Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The project complies with all applicable standards and guidelines including the Zoning Ordinance 23.910.020, 23.910.030, and 23.913.030 as proposed with the Conditional Use Permit Amendment. The proposed project has been designed with a

consistent architecture theme with the approved Anatolia Marketplace. The building entrance, parking, and fuel canopy are located towards the interior of the site. A landscape buffer separates the building from the public right of way and adjacent residential subdivision.

- E. Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

Evidence: The proposed project has been reviewed in accordance with all current design standards and is in compliance with applicable sections of the zoning code and the approved Anatolia Marketplace Conditional Use Permit and Major Design Review.

MAJOR DESIGN REVIEW:

Site Layout and Design:

The proposed site layout includes the convenience store and attached drive-thru self-service car wash building and a fuel canopy structure as follows:

- The building and fuel canopy structures are located consistent with the approved Anatolia Marketplace site plan.
- Two retention ponds are located on the site: one between the eastern driveway and car wash and the second pond is located south of the convenience store building.
- The vacuums and trash enclosure are located along the north property line. Both include a wall and landscaping for screening purposes.
- The drive through lane is for the self-service car wash attached to the convenience store. A low wall and landscaping are located between the retention pond and the drive-through lane to shield car headlights.

Access and Parking:

The access driveways for the service station are consistent with the approved Anatolia Marketplace site plan that includes two access points along the west and south property lines.

Parking Spaces:

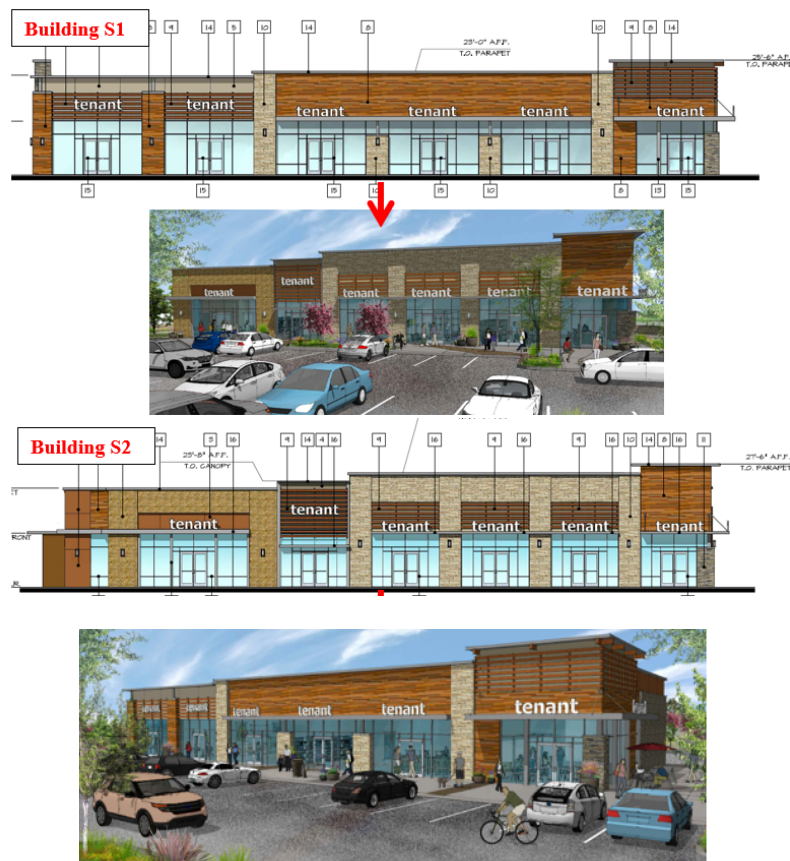
The proposed project is consistent with the Zoning Ordinance parking requirements:

- 16 parking spaces required
- 12 parking spaces provided with 12 spaces at the fuel pump stations.

Building Elevations:

The proposed project building architecture is consistent with the approved Anatolia Marketplace Major Design Review and City Design Guidelines as shown in the approved Anatolia Marketplace Major Design elevations and materials. **Figure 9: Approved Anatolia Marketplace Architecture Elevations.**

Figure 9: Approved Anatolia Marketplace Architecture Elevations.



The proposed elevations include the following architecture features:

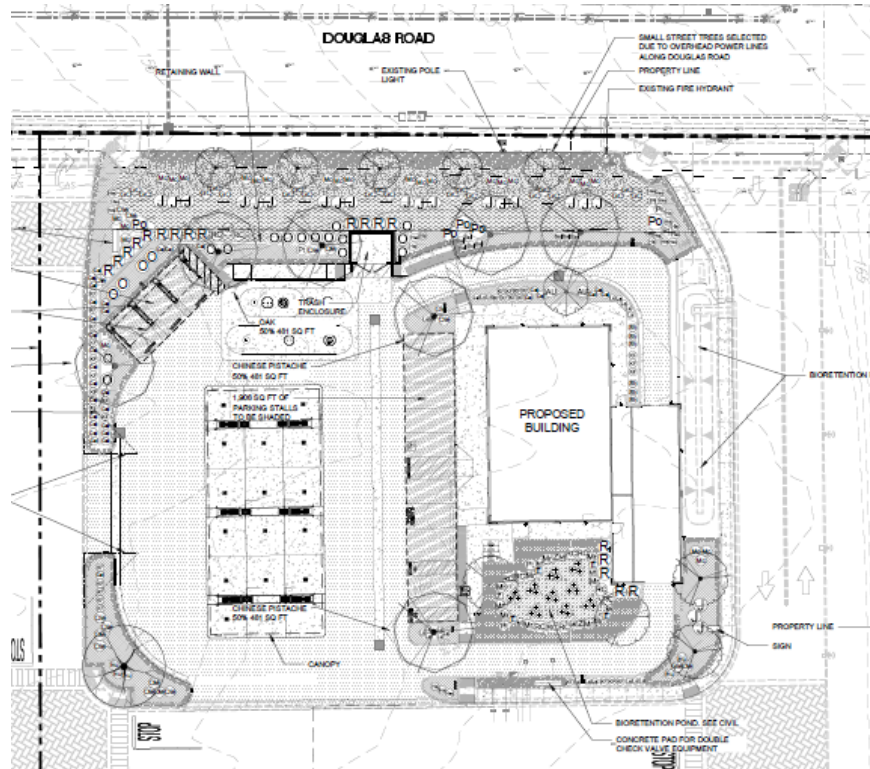
- Roofline variation with the main entrance roofline emphasized.
- Architecture features on all 4-sides of the building to include varied roofline, windows, several different building material and colors to provide wall variation and architectural interest.
- Modern architecture, material and colors consistent with the approved Anatolia Marketplace building designs.
- The neutral earth tone colors compliment the modern architectural theme and includes accent colors.

Landscape Plan:

The proposed landscape plan, **Figure 8: Landscape Plan**, includes the following;

- A 35-foot wide landscape buffer along Sunrise Boulevard and along the existing residential subdivision is part of the Anatolia Marketplace landscape buffer. The landscape buffer includes several trees, shrubs and ground cover.
- Shade trees located throughout the parking area.
- The two retention ponds/area are located along the building.

Figure 8: Landscape Plan



Project Renderings:

The applicant provided photo renderings of the site from various locations. **Figure 9: Project Renderings.**

Figure 9: Project Renderings.

View from Douglas Road, 1st Driveway



View from Douglas Road, 2nd Driveway



View from Anatolia Marketplace South Drive Aisle



Lighting Plan:

The proposed lighting plan includes parking lot lights, building lights and fuel canopy lights. The proposed lighting plan is conditioned to be consistent with the zoning code ordinance. The approved Anatolia Marketplace includes parking lot lights along the driveway adjacent to the residential subdivision with a landscape buffer with trees.

City Design Guidelines

The proposed project has been reviewed in accordance with and consistent with the City Design Guidelines and the Anatolia Marketplace site plan Major Design Permit based on the criteria below.

- The building has been designed with architecture features on all sides of the building.
- The building elevations includes various materials and colors that are consistent within the Anatolia Marketplace retail development.
- The building design utilizes various materials, colors, and windows that break-up the massing of the façade.

MAJOR DESIGN REVIEW FINDINGS:

The Major Design Review Permit, as conditioned, adheres to the approval findings defined by Zoning Code section 23.141.070, as follows:

- A. Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.

Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan, Zoning Code, and Design Guidelines. In addition, the proposed project building location and architectural design to include building materials and colors, landscaping and lighting has been designed consistent with the approved Anatolia Marketplace Conditional Use Permit and Major Design Permit. The building entrance, parking, and fuel canopy are located interior to the site. A landscape buffer separates the buildings from the public right of way and adjacent residential subdivision.

- B. Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The convenience store building entrance, parking, and fuel canopy are located interior to the site, consistent with the approved Anatolia Marketplace site plan. The project buildings have been designed to include varying rooflines and wall planes and to be consistent the approved Anatolia Marketplace architecture features and building materials.

- C. Finding: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed project design, color, and materials have been designed to integrate and compliment the approved Anatolia Marketplace building architectural design. The building's 4-sided architecture will include a combination of materials (wood, glass, and stone) and neutral earth tone colors to compliment the retail center's more modern architectural theme. The design includes defined edges, multi façade projections, and varying rooflines with heights to break up the massing and add architectural interest.

- D. Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project access driveway and pedestrian connection locations are consistent with the approved Anatolia Marketplace site design. The driveway connections are along the western and southern property line. Bike racks have been included in the site plan.

CONDITIONAL USE PERMIT REVIEW:

Review of the Conditional Use Permit is intended to ensure that the use is compatible with nearby uses. As stated earlier, the Conditional Use Permit review is for sale of alcoholic beverages. The applicant is requesting the following:

- Sale of alcoholic beverages; Type 20 sale of beer and wine.
- Sale of alcoholic beverage would follow California law: between the hours of 6 a.m. to 2 a.m.
- At no time shall a single unit of specialty beer, malt beverage, and/or wine based cooler be sold individually. These may be sold in containers not less than 22 ounces and must be sold in pairs or greater unless otherwise stated by the California Department of Alcoholic Beverages Control.

The adjacent ARCO AMPM convenience store located at the southwest corner of Douglas Road and Sunrise Boulevard has the same conditions requested by the Chevron Extra Mile convenience store applicant. The applicant has included a justification letter for the request of wine and beer sales (Attachment 5). The applicant states the following:

- The proposed project is a neighborhood/convenience shopping development, Anatolia Marketplace comprised of many complementary uses including, but not limited to future restaurants, personal services, convenience market and fueling station. The development will serve the local area residents and also serve visitors traveling Sunrise Boulevard and Douglas Road.
- Convenience store includes a broad array of products for the consumer's convenience.
- The sale of beer and wine will be one items sold at the convenience market concept. By providing a whole host of products, including beer and wine, readily available to the consumer. Without the beer and wine items, the customer is required to make two or more trips.
- The beer and wine will be within a walk-in cooler and endcap fixture. The alcoholic beverages are essential to the viability of c-stores, in some cases making up as much as 20% of sales. The inherent reasons for shopping at convenience stores is the expectation that a small floor layout results in more convenient "one-stop: shopping experience, as opposed to a large grocery or drug store parking lots and floor layouts.
- Extra Mile stores are design using the principals of Crime Prevention Through Environmental Design, the operations conduct on-going staff training for age-restricted sales.
- The applicant is providing a commitment to security and control with a security plan, (Attachment 6) that was submitted to the Rancho Cordova Police Department.

Zoning Ordinance Site Planning, Development, and/or Operating Standards

The zoning ordinance includes additional standards for specific uses. The purpose of the additional standards is to provide additional design and operational standards as follows:

- Convenience stores 23.910.020. Provides standards for increased security and safety for employees and patrons of the convenience store and compatibility with surrounding businesses and residents.

The project includes and has been conditioned on all of standards stated in 23.910.020, that includes the following:

- Outdoor lighting
- Litter removal
- Window placement and design
- Security plan and system

Alcoholic Beverage Sales and Letter of Public Convenience and Necessity (PCN)

The proposed project includes a request for alcoholic beverage sales within the convenience store for beer and wine, Alcoholic Beverage Control (ABC) application for Type-20 ABC license. As part of the Type 20 ABC license application, the Alcoholic Beverage Control Act requires further review by the local governing body if any of the following conditions are applicable to a proposed location:

- (1) "The applicant premises are located in a crime reporting district that has a 20 percent greater number of reported crimes ... than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency." (high crime) **NOT APPLICABLE**
- (2) "As to on-sale retail license applications, the ratio of on-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant premises are located. **NOT APPLICABLE**
- (3) "As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located." (ratio of licenses to population) **NOT APPLICABLE**

The proposed project at this time, does not include any of the above conditions. Therefore, a PCN is NOT required. However, ABC states that if any of the conditions above; either over-concentration or high crime area changes, then a PCN will be required. The applicant chose to include a request for a letter of Public Convenience and Necessity with the application.

Surrounding Area Alcohol Licenses

The project site is located in Census Tract 87.04, which does not include any on-sale or off-sale licenses at this time. The existing off-sale licenses are located in adjacent Census Tracts as stated in the map and table below. **Figure 10: Surrounding Area Alcohol Licenses Map and Table 3: Surrounding Area Alcohol Licenses.**

Figure 10: Surrounding Area Alcohol Licenses Map



Table 3: Surrounding Area Alcohol Licenses

#	Status	License Type	Address	Business Name
Permits within Census Tract 88.01 (Adjacent Area)				
1	Active	21 (Off-Sale General)	4050 Sunrise Blvd	Walgreens
2	Active	20 (Off-Sale Beer and Wine)	4050 Sunrise Blvd	ARCO (AM/PM)
3	Active	21 (off-sale general) 41 (on-sale eating place)	4030 Sunrise Blvd	Raleys
Permits within Census Tract 87.04 (Adjacent Area)				
4	Active	57 (Special on-sale General)	11828 Chrysanthy Blvd	Anatolia 1, 2 and 4 Master Assn. (Community Organization)

Source: The Department of Alcohol and Beverage Control License Query System

CONDITIONAL USE PERMIT FINDINGS:

The Conditional Use Permit, as conditioned, adheres to the approval findings defined by Zoning Code section 23.134.070 as follows:

- A. Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The project site is an adequate size to accommodate the proposed project. The proposed building site location and design, to include access is consistent with the original approved Anatolia Marketplace Conditional Use Permit and Major Design Review. The proposed hours of operation for the service station and convenience store are 24 hours with sale of alcoholic beverages (beer and wine) following the State of California law between the hours of 6 a.m. to 2 a.m. In addition, a condition has been included that states, "At no time shall a single unit of specialty beer, malt beverage, and/or wine based cooler be sold individually. These may be sold in containers not less than 22 ounces and must be sold in pairs or greater unless otherwise stated by the California Department of Alcoholic Beverages Control." The convenience store entrance, parking, and fuel canopy service station activity is located on the western side of the site, away from the residential use.

- B. Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The applicant has provided a security plan to the Rancho Cordova Police Department. Alcoholic beverage sales request at this location has been reviewed and is not opposed by the Rancho Cordova Police Department (RCPD). RCPD did not identify any concerns regarding the proposal. The applicant will be subject to regulations from the state Alcoholic Beverage Control as part of standard licensure. Conditions of approval for the project would ensure that alcoholic beverage sales remain incidental to retail sales.

- C. Finding: All required public facilities have adequate capacity to serve the proposal.

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to supply adequate facilities. All facilities to include electricity, water, and sewer are existing and in place. Therefore, all required public facilities are adequate to serve the proposed project.

- D. Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The project complies with all applicable standards and guidelines including the Zoning Ordinance 23.910.020, 23.910.030, and 23.913.030 as proposed with the Conditional Use Permit. A landscape buffer separates the buildings from the public right of way and the adjacent residential subdivision.

- E. Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

Evidence: The proposed project has been reviewed in accordance with all current design standards and is in compliance with applicable sections of the zoning code.

Letter of Public Convenience and Necessity (PCN) Review:

The Rancho Cordova Municipal Code Chapter 4.60 regulates the issuance of "letters of public convenience" and outlines that the request must be routed to all applicable agencies and must be

heard before City Council for a determination of approval. The request has been sent to all applicable agencies.

- A. The Rancho Cordova Police Department reviewed the applicant's security plan and reviewed the history of service calls to determine the activity in the area. The police department does not oppose the request for the Letter or Public Convenience and Necessity.
- B. The Planning Department has determined that the project site is within the appropriate land use designation of General Commercial Zoning District which allows for a wide variety of commercial uses. The purpose of this zone is to provide an area for general commercial and heavier types of commercial uses. This site is adjacent to Sunrise Boulevard and Douglas Road which will be a major intersection for the Rio Del Oro and Sunridge Communities. All required entitlements have been received to permit the type of sale of alcoholic beverages described in the application.
- C. The Planning Department has determined that there are no pending zoning enforcement actions for the project site.
- D. The Neighborhood Services Division has determined that there is no existing violations of health regulations or history of such violations at the project site.
- E. The Finance Department included a Condition of Approval that requires that the applicant file a business license prior to operation and sale of alcoholic beverages.
- F. The Chief Building Official has determined that there are no building code violations at the project site.
- G. At this time there have been no protests filed with the State of California Alcohol Beverage Control in relation to the applicant's request for a license.

ENVIRONMENTAL

The project is exempt from the California Environmental Quality Act (CEQA) pursuant Section 15183, consistent with a Community Plan, General Plan, or Zoning. A description of the evidence for the exemption is found in the findings included in Attachment 1.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Anatolia Marketplace Chevron Service Station and Convenience Store Conditional Use Permit Amendment, Major Design Review, and Conditional Use Permit and Letter of Public Convenience and Necessity for alcohol beverage sales for wine and beer within the convenience store subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENTS

- 1. Resolution
- 2. Exhibit A to the Resolution – Project Plans
- 3. Exhibit B to the Resolution - Conditions of Approval
- 4. Anatolia Marketplace Chevron Noise Study
- 5. Chevron Anatolia Marketplace Project Justification Letter
- 6. Chevron Service Station Extra Mile Security Plan
- 7. Power Point Presentation
- 8. 500' Radius Map with Mailing Labels

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AMENDMENT,
MAJOR DESIGN REVIEW, AND CONDITIONAL USE PERMIT AND LETTER OF PUBLIC
CONVENIENCE AND NECESSITY FOR THE ANATOLIA MARKETPLACE CHEVRON
SERVICE STATION AND CONVENIENCE STORE PROJECT NO. DD10071**

WHEREAS, Barghausen Consulting Engineers, Inc (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Conditional Use Permit Amendment, Major Design Review, Conditional Use Permit and Letter of Public Convenience and Necessity approval for the Anatolia Marketplace Chevron Service Station and Convenience store project; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the project site located within the Anatolia Marketplace shopping center located at the southeast corner of Douglas Road and Sunrise Boulevard. The proposed project includes an amendment to the existing Conditional Use Permit to allow the convenience store to operate 24 hours. A drive through car wash operation times: Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m. The Major Design Review is for a 3,101 square foot convenience store with an attached 1,500 square foot drive-through self-service car wash, and a 3,276 square foot fuel canopy service station with 6 fuel dispensers. The Conditional Use Permit and letter of Public Convenience and Necessity would allow for sale of beer and wine within the convenience store. The project is consistent with the General Plan and Zoning Ordinance with the approval of the Conditional Use Permit and would not result in any significant effects to the environment, and therefore was determined to be Exempt per California Environmental Quality Act Section 15183 (Consistent with a Community Plan, General Plan, or Zoning); and

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
HEREBY RESOLVES AS FOLLOWS:**

1. The CEQA exemption found in California Code of Regulation Title 14, sections 15183 (Consistent with the Community Plan, General Plan or Zoning) is an adequate exemptions according to the Guidelines of the California Environmental Quality Act.
 - A. **Finding:** The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15183 "Consistent with the Community Plan, General Plan or Zoning."

Evidence: The proposed project site location is within an existing developed area. The proposed project is consistent with the existing CUP and is consistent with the General Plan and Zoning Ordinance.

2. Approve the **Conditional Use Permit Amendment** subject to the Conditions of Approval attached hereto as Exhibit B, and subject to the findings as defined by Zoning Code section 23.134.070 and evidence as follows:

- A. **Finding:** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The project site is an adequate size to accommodate the proposed project. The proposed building site location and design, to include access is consistent with the original approved Anatolia Marketplace Conditional Use Permit and Major Design Review. The proposed hours of operation for the service station and convenience store are 24 hours. The self-service car wash has limited hours of operation Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m. The convenience store entrance, parking, and fuel canopy service station activity is located on the western side of the site, away from the residential use. The applicant provided a noise study for the proposed car wash and vacuums which showed that noise levels generated by car wash tunnel and vacuum system operations are predicted to comply with daytime noise level standard at the nearest noise-sensitive use. The compliance includes consideration of the existing sound wall along the eastern property line and the proposed hours of operations. The project includes conditions to minimize any potential impacts and fulfill the design policies of the General Plan and Design Guidelines.

- B. **Finding:** The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts to include lighting standards and landscaping. An existing 6-foot-high sound wall is located between the residential subdivision and the commercial site. The proposed carwash hours of operation are limited Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m. in order to reduce nighttime operation noise. In addition, the fuel canopy and parking are located interior to the site. Therefore, reducing the amount of light and noise operation from the site to the surrounding area. The proposed building size and location is consistent with approved original Anatolia Marketplace Conditional Use Permit. The applicant has provided a security plan to the Rancho Cordova Police Department.

- C. **Finding:** All required public facilities have adequate capacity to serve the proposal.

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to supply adequate facilities. All facilities to include electricity, water, and sewer are existing and in place. Therefore, all required public facilities are adequate to serve the proposed project.

- D. **Finding:** The project meets the requirements of the zoning code including design standards, design guidelines, and special use provisions.

Evidence: The project complies with all applicable standards and guidelines including the Zoning Ordinance 23.910.020, 23.910.030, and 23.913.030 as proposed with the Conditional Use Permit Amendment. The proposed project has been designed with a consistent architecture theme with the approved Anatolia Marketplace. The building entrance, parking, and fuel canopy are located towards the interior of the site. A landscape buffer separates the building from the public right of way and adjacent residential subdivision.

- E. **Finding:** If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

Evidence: The proposed project has been reviewed in accordance with all current design standards and is in compliance with applicable sections of the zoning code and the approved Anatolia Marketplace Conditional Use Permit and Major Design.

3. To approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

- A. **Finding:** The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan, Zoning Code, and Design Guidelines. In addition, the proposed project building location and architectural design to include building materials and colors, landscaping and lighting has been designed consistent with the approved Anatolia Marketplace Conditional Use Permit and Major Design Permit. The building entrance, parking, and fuel canopy are located interior to the site. A landscape buffer separates the buildings from the public right of way and adjacent residential subdivision.

- B. **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The convenience store building entrance, parking, and fuel canopy are located interior to the site, consistent with the approved Anatolia Marketplace site plan. The project buildings have been designed to include varying rooflines and wall planes and to be consistent the approved Anatolia Marketplace architecture features and building materials.

- C. **Finding:** The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed project design, color, and materials have been designed to integrate and compliment the approved Anatolia Marketplace building architectural design. The building's 4-sided architecture will include a combination of materials (wood, glass, and stone) and neutral earth tone colors to compliment the retail center's more modern architectural theme. The design includes defined edges, multi façade projections, and varying rooflines with heights to break up the massing and add architectural interest.

- D. **Finding:** The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project access driveway and pedestrian connection locations are consistent with the approved Anatolia Marketplace site design. The driveway connections are along the western and southern property line. Bike racks have been included in the site plan.

4. Approve the **Conditional Use Permit and Letter of Public Convenience and Necessity** subject to the Conditions of Approval attached hereto as Exhibit B, and subject to the findings as defined by Zoning Code section 23.134.070 and evidence as follows:

- A. **Finding:** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The project site is an adequate size to accommodate the proposed project. The proposed building site location and design, to include access is consistent with the original approved Anatolia Marketplace Conditional Use Permit and Major Design Review. The proposed hours of operation for the service station and convenience store are 24 hours with sale of alcoholic beverages (beer and wine) following the State of California law between the hours of 6 a.m. to 2 a.m. In addition, a condition has been included that states, "At no time shall a single unit of specialty beer, malt beverage, and/or wine based cooler be sold individually. These may be sold in containers not less than 22 ounces and must be sold in pairs or greater unless otherwise stated by the California Department of Alcoholic Beverages Control." The convenience store entrance, parking, and fuel canopy service station activity is located on the western side of the site, away from the residential use.

- B. **Finding:** The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The applicant has provided a security plan to the Rancho Cordova Police Department. Alcoholic beverage sales request at this location has been reviewed and is not opposed by the Rancho Cordova Police Department (RCPD). RCPD did not identify any concerns regarding the proposal. The applicant will be subject to regulations from the state Alcoholic Beverage Control as part of standard licensure. Conditions of approval for the project would ensure that alcoholic beverage sales remain incidental to retail sales.

- C. **Finding:** All required public facilities have adequate capacity to serve the proposal.

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to supply adequate facilities. All facilities to include electricity, water, and sewer are existing and in place. Therefore, all required public facilities are adequate to serve the proposed project.

- D. **Finding:** The project meets the requirements of the zoning code including design standards, design guidelines, and special use provisions.

Evidence: The project complies with all applicable standards and guidelines including the Zoning Ordinance 23.910.020, 23.910.030, and 23.913.030 as proposed with the Conditional Use Permit. A landscape buffer separates the buildings from the public right of way and the adjacent residential subdivision.

- E. **Finding:** If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

Evidence: The proposed project has been reviewed in accordance with all current design standards and is in compliance with applicable sections of the zoning code.

Letter of Public Convenience and Necessity (PCN) Review:

The Rancho Cordova Municipal Code Chapter 4.60 regulates the issuance of “letters of public convenience” and outlines that the request must be routed to all applicable agencies and must be heard before City Council for a determination of approval. The request has been sent to all applicable agencies.

- A. The Rancho Cordova Police Department reviewed the applicant’s security plan and reviewed the history of service calls to determine the activity in the area. The police department does not oppose the request for the Letter of Public Convenience and Necessity.
- B. The Planning Department has determined that the project site is within the appropriate land use designation of General Commercial Zoning District which allows for a wide variety of commercial uses. The purpose of this zone is to provide an area for general commercial and heavier types of commercial uses. This site is adjacent to Sunrise Boulevard and Douglas Road which will be a major intersection for the Rio Del Oro and Sunridge Communities. All required entitlements have been received to permit the type of sale of alcoholic beverages described in the application.
- C. The Planning Department has determined that there are no pending zoning enforcement actions for the project site.
- D. The Neighborhood Services Division has determined that there is no existing violations of health regulations or history of such violations at the project site.
- E. The Finance Department included a Condition of Approval that requires that the applicant file a business license prior to operation and sale of alcoholic beverages.
- F. The Chief Building Official has determined that there are no building code violations at the project site.
- G. At this time there have been no protests filed with the State of California Alcohol Beverage Control in relation to the applicant’s request for a license.

ITEM 18.1.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of December 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garret Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

PRELIMINARY SITE PLAN

OWNER:

D.L.N. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821
TEL: 916-715-6425
CONTACT: KEN DHARNI

LANDSCAPE:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: 425-251-6222
CONTACT: JEFFREY VARLEY, R.L.A.

ENGINEER:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: 425-251-6222
CONTACT: KACEY C. HELD, P.E.

GEOTECHNICAL:

WALLACE KUHL & ASSOCIATES
3050 INDUSTRIAL BOULEVARD
WEST SACRAMENTO, CALIFORNIA 95691
TEL: 916-372-1434
CONTACT: MICHAEL M. WATARI, P.E.

ARCHITECT:

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. SOUTH
KENT, WA 98032
TEL: 425-251-6222
CONTACT: DANIEL B. GOALWIN, R.A.

PROJECT NARRATIVE:

THE PROJECT CONSISTS OF A CHEVRON - EXTRA MILE FACILITY LOCATED AT ANATOLIA MARKETPLACE ON THE SEC OF DOUGLAS ROAD AND SUNRISE BOULEVARD IN RANCHO CORDOVA, CALIFORNIA. THE PROPOSED FACILITIES WILL CONSIST OF A 3,101 SQUARE FOOT CONVENIENCE STORE, A 1,681 SQUARE FOOT CARWASH, AND AN 6 MPD (MULTI PRODUCT DISPENSERS) FUELING CANOPY TOTALING 12 FUELING POSITIONS. THE PROPOSED CHEVRON - EXTRA MILE WILL ALSO HAVE NEW ON-SITE AMENITIES CONSISTING OF VEHICULAR PARKING AND MANEUVERING, BICYCLE PARKING, SIDEWALKS, AND LANDSCAPING.

PROJECT DATA

NAME: ANATOLIA RETAIL CENTER
ASSESSORS PARCEL NUMBER: 067-0430-001
ADDRESS: SEC SUNRISE BLVD AND DOUGLAS RD RANCHO CORDOVA, CA 95642
ZONED: GENERAL COMMERCIAL (GC)
CURRENT/PROPOSED GENERAL PLAN MAP DESIGNATION: GENERAL COMMERCIAL (GC)
PARCEL AREA: 73,772 SF (1.69 ACRES)
GROSS PROJECT AREA: 43,964 SF (1.01 AC)
ONSITE: 43,964 SF (1.01 ACRES)

IMPROVEMENTS WITHIN PARCEL AREA TO BE CONSTRUCTED CONCURRENTLY UNDER SEPARATE PERMIT: 28,894 SF (0.66 ACRES)

BUILDING INFORMATION:

PROPOSED BUILDING HEIGHT: 24' MAX
PROPOSED BUILDING STORIES: 1
PROPOSED 6-STORE BUILDING FLOOR AREA: 3,101 SF
PROPOSED CARWASH BUILDING FLOOR AREA: 1,681 SF
EXISTING BUILDINGS: NONE

SETBACKS:

FRONT: 35'
REAR: 0'
EAST SIDE: 0'
WEST SIDE: 0'

PARKING SPACES:

- EXISTING: 0
- REQUIRED: 16 (1 PER 200 S.F. OF GROSS FLOOR AREA) 3,101 S.F./200 S.F. = 16 STALLS
- PROPOSED: 12 (INCLUDING 1 ADA STALL AND 3 VACUUM STALLS)
- TOTAL: 12

➊ NUMBER OF PARKING STALLS IN INSOLATED AREA

BICYCLE PARKING:

- PROVIDED: 2 RACKS (4 BIKE CAPACITY)

OPEN SPACE REQUIREMENTS: NONE

PROPOSED GROUND COVER SUMMARY:

BUILDINGS (TRASH ENCLOSURE INCLUDED):	4,989 SF (6.76%)
PARKINGS AND MANEUVERING:	18,738 SF (25.40%)
WALKWAYS:	2,472 SF (3.35%)
LANDSCAPE:	13,995 SF (18.97%)
CANOPY:	3,770 SF (5.11%)

IMPROVEMENTS BY OTHERS:	29,808 SF (40.41%)
	73,772 SF (100%)

FLOOD ZONE

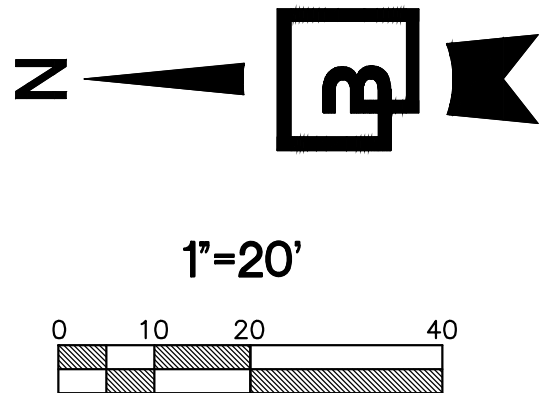
THE FLOOD ZONE FOR THE SUBJECT PROPERTY IS ZONE "X" A 0.2% ANNUAL CHANCE FLOOD HAZARD, WHICH IS DESCRIBED TO BE AN AREA OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP PANEL 240 OF 705, SACRAMENTO COUNTY NUMBER 06067C0240 SUFFIX J, WHICH BEARS AN EFFECTIVE DATE OF JULY 19, 2018.

SHEET INDEX

- SP-1 PRELIMINARY SITE PLAN
- SP-2 RETAINING WALL DETAILS
- L-1 PRELIMINARY LANDSCAPE PLAN
- L-2 PRELIMINARY PLANT SCHEDULE + NOTES
- L-3 PRELIMINARY LANDSCAPE DETAILS
- AD-1 PRELIMINARY FLOOR PLAN
- AD-3 BUILDING ELEVATIONS
- CA-1 CANOPY ELEVATIONS
- CA-2 CANOPY FLOOR PLAN
- VAC-1 VACUUM PLAN ELEVATIONS
- SNA-1 SIGN PLAN / ELEVATIONS
- R-1 COLOR RENDERINGS
- R-2 COLOR RENDERINGS
- R-3 COLOR RENDERINGS
- R-4 COLOR RENDERINGS

LEGEND:

ACCESSIBLE PATH



KEYED NOTES:

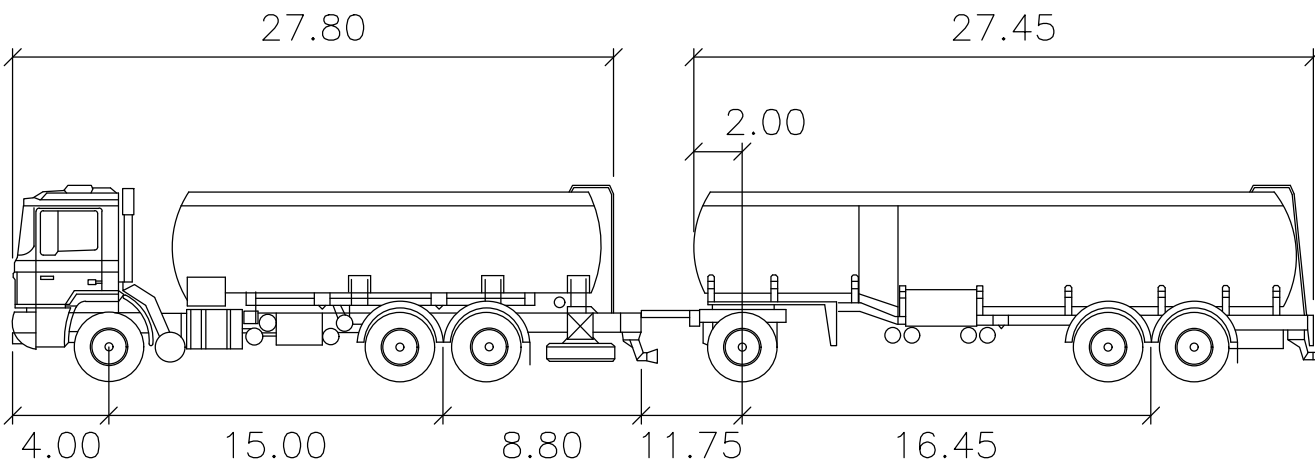
- LOCATION OF EXISTING PROPERTY LINE.
- LOCATION OF EXISTING PUBLIC UTILITY EASEMENT (P.U.E.).
- LOCATION OF 35' BUILDING SETBACK LINE.
- LOCATION OF PROPOSED 3,101 S.F. CONVENIENCE STORE.
- LOCATION OF PROPOSED 1,681 S.F. CARWASH WITH MECHANICAL ROOM.
- LOCATION OF PROPOSED 207 S.F. TRASH ENCLOSURE.
- LOCATION OF 92' BY 41' (3,770 S.F.) FUEL CANOPY WITH 6 MULTI-PRODUCT DISPENSERS (MPD'S)
- LOCATION OF 25K UNLEADED AND 22K SPLIT (12K PREMIUM AND 10K DIESEL) UNDERGROUND FUEL STORAGE TANKS WITH CONCRETE SLAB.
- PROPOSED ONSITE CURBING, TYPICAL.
- PROPOSED ONSITE SIDEWALK, WIDTH VARIES.
- PROPOSED ADA COMPLIANT RAMP.
- PROPOSED FLUSH CURB WITH DETECTABLE WARNING SURFACE.
- PROPOSED ASPHALT PAVED PARKING AND MANEUVERING AREA, TYPICAL.
- PROPOSED CONCRETE PAVING, TYPICAL.
- PROPOSED ONSITE LANDSCAPING, TYPICAL.
- PROPOSED RETAINING WALL, TYPICAL.
- PROPOSED STANDARD PARKING SPACE, TYPICAL.
- PROPOSED LOCATION OF CLEAN AIR/VAN POOL PARKING SPACE COMPLYING WITH SECTION 5.106.5.2 OF THE 2019 CALIFORNIA GREEN BUILDING STANDARDS.
- PROPOSED LOCATION OF FUTURE VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION COMPLYING WITH ALL REQUIREMENTS OF SECTION 5.106.5.3 OF THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND SECTION 11B-812 OF THE 2019 CALIFORNIA BUILDING CODE.
- PROPOSED LOCATION OF SHORT TERM BICYCLE PARKING, COMPLYING WITH SECTION 5.106.4.1 OF THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE. SITE TOTAL 4 SPACES.
- PROPOSED BIORETENTION FACILITY.
- PROPOSED AIR/WATER UNIT.
- PROPOSED ACCESSIBLE PATH OF TRAVEL.
- PROPOSED CONCRETE VALLEY GUTTER.
- TRANSFORMER AND PAD BY OTHERS.
- STORMWATER FACILITY BY OTHERS.
- PROPOSED SIGN.

WALL NOTES:

ALL WALL ELEVATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ALL TOP OF WALL ELEVATIONS, WALL STEPS, BOTTOM OF EXPOSED WALL AND TOP OF FOOTING ELEVATIONS PRIOR TO CONSTRUCTION.

FOR WALL DESIGN, DETAILS AND MINIMUM FOOTING COVER SEE LANDSCAPE AND STRUCTURAL PLANS.

TOP OF WALL
DIFFERENCE FROM TOP OF WALL TO BOTTOM OF EXPOSED FACE
BOTTOM OF WALL AT EXPOSED FACE



Tanker 65'

First Unit Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 35.0
First Unit Track	: 7.70	Articulating Angle	: 70.0
Trailer Track	: 7.70		

Preliminary Not For Construction

PRELIMINARY SITE PLAN
ANATOLIA RETAIL CENTER
SEC SUNRISE BLVD AND DOUGLAS RD
RANCHO CORDOVA, CA 95642

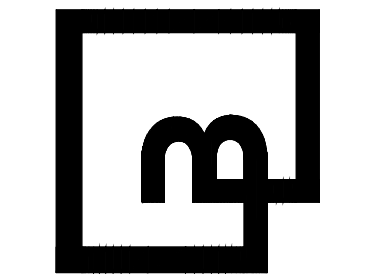
D.L.N. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821

For:



Scale: Horizontal 1" = 20' Vertical
Designed: KCH
Drawn: KCH
Checked: KCH
Approved: _____
Date: 11/19/21

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number: 21582
Sheet: SP-1 of 1



Know what's below.
Call before you dig.
Dial 811

LANDSCAPE PLAN ANATOLIA MARKETPLACE CHEVRON-EXTRA MILE

PARKING LOT SHADING CALCULATIONS

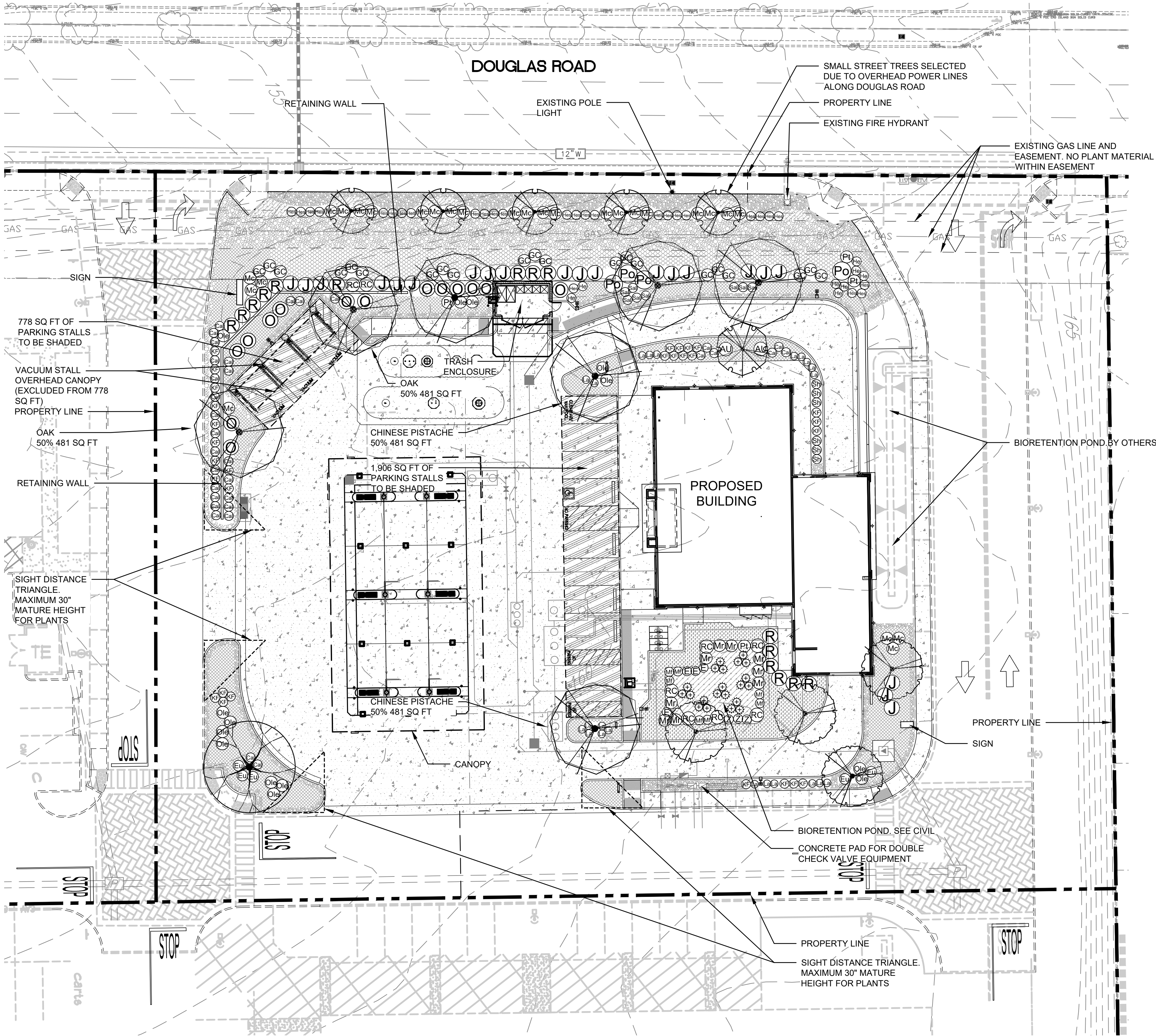
SYMBOL	BOTANICAL/COMMON NAMES	QTY AT 100%	QTY AT 75%	QTY AT 50%	QTY AT 25%	TOTAL
	PISTACHIA CHINENSIS "KEITH DAVEY" / CHINESE PISTACHE	0 @ 100%	0 @ 75%	2 @ 50% = 962 sq ft	0 @ 25%	962 SF
	QUERCUS WISLIZENII / INTERIOR LIVE OAK	0 @ 100%	0 @ 75%	2 @ 50% = 962 sq ft	0 @ 25%	962 SF
TOTAL TREE SHADE PROVIDED						1,924 sq ft
PARKING LOT PAVED AREA						2,684 sq ft
SHADED AREA REQ'D. (50%)						1,342 sq ft
SHADED AREA % PROVIDED						71.68%

PARKING LOT SHADING LEGEND

--- BOUNDARY FOR PARKING LOT SHADING AS PART OF THIS PROJECT

AREA THAT CONTRIBUTES TO PARKING LOT SHADING REQUIREMENTS (2,684 SF)

MINIMUM 50% OF PARKING STALL SQUARE FOOTAGE TO BE SHADED
AREA THAT CONTRIBUTES TO PARKING LOT SHADING REQUIREMENTS: 2,684 SQ. FEET
2,684 X 50% = 1,342 SQ FT PARKING LOT SHADING REQUIRED
xxx SQ FT PARKING LOT SQ FT SHADING PROVIDED, (xxx%)



TREE REQUIREMENTS

MINIMUM 30% OF TREES TO BE EVERGREEN SPECIES.
18 TREES PROPOSED
18 x 30% = 5.4
5 EVERGREEN TREES PROVIDED

MINIMUM 25% OF TREES REQUIRED TO BE 24" BOX.
18 TREES PROPOSED
18 x 25% = 4.5 REQUIRED TO BE 24" BOX

ROOT BARRIER PANELS

ALL PROPOSED TREES WITHIN 10' OF ANY HARDSCAPE ARE TO RECEIVE ROOT BARRIER PANELS, NDS EP SERIES 18" DEPTH OR APPROVED EQUAL.

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPED AREA EXCLUDING PAVEMENTS = 13,995 SF. (100%). WITHIN THIS TOTAL AREA, 1,599 SF IS STONE MULCH (25%) AND 12,396 SF IS PLANTED (11%)

PER ARTICLE 7, SECTION 23.716.070 - PARKING LOT LANDSCAPE, ITEM C (PERTAINING TO PLANTERS & LANDSCAPING ADJACENT TO AND WITHIN PARKING AREAS, ITEM 9 (STATING THAT NO MORE THAN 25% OF PLANTER OR LANDSCAPED AREA MAY BE COVERED WITH IMPERVIOUS MATERIALS INCLUDING PAVEMENT & STONE MULCH):

MINIMUM 30% OF STREET AND PARKING LOT TREES SHALL BE EVERGREEN. TOTAL NUMBER OF TREES = 19 X 30% = 6 EVERGREEN TREES REQUIRED; 6 EVERGREEN TREES PROVIDED.

MINIMUM 25% OF TREES SHALL BE MIN. 24" BOX SIZE. ALL OTHER TREES SHALL BE MIN. 13 GAL. CONTAINER SIZE. TOTAL NUMBER OF TREES = 19 X 25% = 5 24" BOX SIZE TREES REQUIRED; 6 24" BOX TREES ARE PROVIDED.

SHRUBS SHALL BE MIN. 5 GAL. CONTAINER SIZE. SOME VERY SMALL SHRUBS ARE SPECIFIED AT 2 GAL. SIZE. ALL OTHERS ARE SPECIFIED AS 5 GAL. SIZE.

GROUND COVERS SHALL BE 1 GAL. CONTAINER SIZE. ALL ARE 1 GAL. SIZE.

ALL PLANTS ARE EITHER LOW OR VERY LOW WATER USE EXCEPT THE JUNCUS USED IN THE RAIN GARDEN WHICH IS MEDIUM WATER USE.

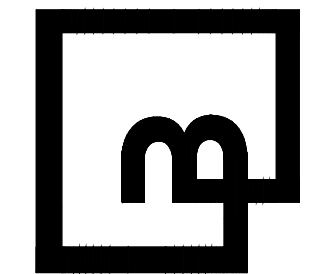
Revision No. Date By Ckd. Appr.

For: DLN. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821

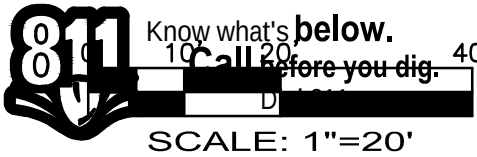


Scale: Horizontal 1" = 20' Vertical N/A
Designed: JMW Drawn: JMW Checked: JMW Approved: JMW Date: 6/18/21

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number 21582
Sheet L1 of 3



PLANT SCHEDULE (PLANT SYMBOLS IN SCHEDULE ARE NOT TO SCALE)

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE WUCOLS IV REGION 2	MATURE HEIGHT AND WIDTH
	1	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	15 GAL.		VERY LOW	20'-40' HT. x 20'-40' W
	5	CERCIS OCCIDENTALIS 'CLAREMONT' / CLAREMONT WESTERN REDBUD FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	15 GAL.		VERY LOW	10'-20' HT. x 10'-20' W
	7	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	24" BOX	2" CAL	LOW	20'-40' HT. x 20'-40' W
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE	
	4	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	15 GAL.		VERY LOW	25'-30' HT. x 25'-30' W
	1	QUERCUS WISLIZENII / INTERIOR LIVE OAK FULL AND MATCHING; SYMMETRICAL; NURSERY GROWN FOR STREET TREE USE; BRANCHED TO 5' MIN. HT. ABOVE ROOT FLARE; SINGLE UNCUT LEADER; STAKE & GUY ONE GROWING SEASON	15 GAL.		VERY LOW	50'-75' HT. x 40'-80' W
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING	MATURE HEIGHT AND WIDTH
	2	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE FULL & BUSHY	5 GAL.	LOW	54" o.c.	7' HT. x 7' W
	32	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEeping BOTTLEBRUSH FULL AND BUSHY	5 GAL.	LOW	36" o.c.	3'-4' HT. x 4'-5' W
	4	DENDROMECON HARFORDII / ISLAND BUSH POPPY FULL & BUSHY	5 GAL.	VERY LOW	72" o.c.	6'-10' HT. x 6'-12' W
	5	EURYOPS PECTINATUS 'MUNCHKIN' / MUNCHKIN GOLDEN SHRUB DAISY FULL & BUSHY	5 GAL.	LOW	42" o.c.	3' HT. x 4' W
	28	HESPERALOE PARVIFLORA / RED YUCCA FULL AND BUSHY	5 GAL.	LOW	36" o.c.	3'-6' HT. x 3'-4' W
	8	HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA FULL AND BUSHY	5 GAL.	LOW	36" o.c.	3'-6' HT. x 2'-3' W
	21	JUNIPERUS CHINENSIS 'AUREA' / GOLD COAST JUNIPER FULL AND BUSHY	5 GAL.	LOW	48" o.c.	3' HT. x 4' W
	21	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER FULL AND BUSHY	5 GAL.	LOW	60" o.c.	4'-6' HT. x 6'-8' W
	22	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER FULL AND BUSHY	2 GAL.	LOW	30" o.c.	3.5' HT. x 3.5' W
	14	NERIUM OLEANDER 'PETITE SALMON' / OLEANDER FULL AND BUSHY	5 GAL.	LOW	48" o.c.	4' HT. x 4' W
	14	OLEA EUROPAEA 'MONTRA' TM / LITTLE OLLIE OLIVE FULL AND BUSHY; MAINTAIN TO 30" HT HEDGE	5 GAL.	VERY LOW	60" o.c.	6'-8' HT. x 4'-5' W
	4	PHORMIUM TENAX 'MAORI QUEEN' / NEW ZEALAND FLAX FULL AND BUSHY	5 GAL.	LOW	48" o.c.	4'-6' HT. x 3'-4' W
	15	RHAPHIOLEPIS UMBELLATA 'RUTRHAPH1' TM / SOUTHERN MOON YEDDA HAWTHORN FULL AND BUSHY	5 GAL.	LOW	60" o.c.	5'-6' HT. x 6'-8' W
	8	SALVIA LEUCANTHA 'SANTA BARBARA' / MEXICAN BUSH SAGE FULL AND BUSHY	5 GAL.	LOW	36" o.c.	2'-3' HT. x 4'-6' W
	6	SARCOCOCCA HOOKERIANA HUMILIS 'SARSID1' TM / FRAGRANT VALLEY TRAILING SWEETBOX FULL AND BUSHY	5 GAL.	LOW	36" o.c.	2'-3' HT. x 3'-4' W
BIORETENTION SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING	
	7	ERYTHRANTHE IN LUS LET MON E LO E FULL AND BUSHY	5 GAL.	LOW	36" o.c.	1'-3' HT. x 1'-3' W
	4	ERYTHRANTHE GUTTATA / YELLOW MONKEYFLOWER FULL AND BUSHY	5 GAL.	LOW	36" o.c.	1'-3' HT. x 1'-3' W
	8	ROSA CALIFORNICA / CALIFORNIA WILD ROSE FULL AND BUSHY	5 GAL.	LOW	54" o.c.	6'-10' HT. x 6'-10' W
	3	ZAUSCHNERIA CALIFORNICA 'CATALINA' / CALIFORNIA FUCHSIA FULL AND BUSHY	5 GAL.	LOW	36" o.c.	3'-4' HT. x 4'-5' W
GRASSES	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING	
	29	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS FULL TOP GROWTH, WELL ROOTED	1 GAL.	LOW	36" o.c.	1'-5' HT. x 1.5'-2.5' W
	21	CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO SMALL CAPE RUSH FULL TOP GROWTH, WELL ROOTED	1 GAL.	LOW	36" o.c.	2'-3' HT. x 3'-4' W
	27	MUHLENBERGIA CAPILLARIS 'LENCA' TM / REGAL MIST PINK MUHLY GRASS FULL TOP GROWTH, WELL ROOTED	1 GAL.	LOW	48" o.c.	4' HT. x 3' W
	9	MUHLENBERGIA RIGENS / DEER GRASS FULL TOP GROWTH, WELL ROOTED	1 GAL.	LOW	48" o.c.	3'-5' HT. x 3'-4' W
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	SPACING	
	676	APTENIA CORDIFOLIA 'RED APPLE' / BABY SUNROSE FULL TOP GROWTH, WELL ROOTED, TRIANGULAR SPACING, HOLD BACK 18" FROM BORDERS, TREES, & SHRUBS	1 GAL.	LOW	24" o.c.	1' HT. x 3' W
	50	CEANOTHUS GRISEUS HORIZONTALIS / CARMEL CREEPER FULL TOP GROWTH, WELL ROOTED, TRIANGULAR SPACING, HOLD BACK 42" FROM BORDERS, TREES, & SHRUBS	1 GAL.	LOW	60" o.c.	2' HT. x 5'-15' W
	79	JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH FULL TOP GROWTH, WELL ROOTED	1 GAL.	MEDIUM	24" o.c.	1.5'-2.5' HT. x 1.5'-2' W
	216	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS FULL TOP GROWTH, WELL ROOTED, TRIANGULAR SPACING, HOLD BACK 12" FROM BORDERS, TREES, & SHRUBS	1 GAL.	LOW	24" o.c.	1'-1.5' HT. x 1'-1.5' W
	44	STIPA ICHU / PERUVIAN FEATHER GRASS FULL TOP GROWTH, WELL ROOTED, TRIANGULAR SPACING, HOLD BACK 24" FROM BORDERS, TREES, & SHRUBS	1 GAL.	VERY LOW	30" o.c.	2'-3' HT. x 2'-3' W

LANDSCAPE PLAN
ANATOLIA MARKETPLACE CHEVRON-EXTRA MILE

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS. LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE -- DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:
DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

IRRIGATION SYSTEM:
LANDSCAPE CONTRACTOR TO VERIFY AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK ON THE PROPOSED IRRIGATION SYSTEM. PROVIDE WRITTEN RESULTS OF WATER PRESSURE TO LANDSCAPE ARCHITECT

REPAIR OF IRRIGATION SYSTEM:
DURING THE COURSE OF WORK, REPAIR ANY DAMAGE TO THE IRRIGATION SYSTEM TO MATCH CONDITIONS PRIOR TO THE DAMAGE.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

60-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND MAINTENANCE FOR 60 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMITTALS:
SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

- DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
- TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS.
- TREE STAKING AND GUYING MATERIALS.
- ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "GAL" INDICATES GALLON.

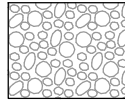
- SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL.
- LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
- DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

SOIL PREPARATION:
TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:
AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

- TOPSOIL:
CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
- TOPSOIL TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT, OR APPROVED EQUAL.

CONCEPT PLANT SCHEDULE



ROCK MULCH
3" - 4" DEPTH OF 3/4" SONOMA GOLD CRUSHED ROCK, OVER POROUS WEED BARRIER FABRIC. OVERLAP ENDS AND SIDES OF FABRIC. MINIMUM 6" METAL STAPLES 48" ON-CENTER. SEND PHOTO OF PROPOSED ROCK TO LANDSCAPE ARCHITECT FOR APPROVAL. ROCK MULCH TO BE INSTALLED IN ALL LANDSCAPE BEDS AS TOP-DRESSING

- TOPSOIL PREPARATION AND INSTALLATION:
 - VERIFY SUBGRADES TO -7 INCHES IN LANDSCAPE AREAS AND -18/21 INCHES IN PARKING LOT ISLANDS BELOW FINISH ELEVATION, OR AS INDICATED ON PLANS. THIS ACCOMMODATES TOPSOIL, AMENDMENTS, AND MULCH.
 - ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION.
 - THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE SUB-GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT AND AROUND EXISTING PLANTINGS NOTED TO REMAIN WITH HAND TOOLS.
 - REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALL SUB-GRADE PRIOR TO PLACEMENT OF SPECIFIED TOPSOIL.
 - REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.
 - PARKING LOT PLANTER ISLANDS TO BE OVER EXCAVATED BY BACKHOE. REMOVE PAVING WASTE, GRAVEL BASE MATERIAL AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF PAVING. SCARIFY AND OVER EXCAVATE PLANT PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.
- TOPSOIL PLACEMENT:
 - PROVIDE A TOTAL FINISH COURSE OF 4 INCHES OF TOPSOIL FOR LANDSCAPE AREAS AND 18/21 INCHES IN PARKING LOT ISLANDS.
 - IN ALL LANDSCAPE AREAS, PLACE 2 INCHES (6 INCHES IN PARKING LOT ISLANDS) OF TOPSOIL MIX WITH AMENDMENTS OVER THE PREPARED SUB-GRADE AND THOROUGHLY ROTOTILL WITH MULTIPLE PASSES INTO THE TOP 6 INCHES OF SUB-GRADE FOR A TOTAL DEPTH OF 8 INCHES IN LANDSCAPE AREAS (12 INCHES IN PARKING LOT ISLANDS). PLACE AN ADDITIONAL 2 INCH LIFT OF TOPSOIL, IN ALL LANDSCAPE AREAS AND A MINIMUM 12 INCH LIFT IN ALL PARKING LOT ISLANDS; FOR THE FINAL TOPSOIL DEPTH OF 4 INCHES IN LANDSCAPE AREAS AND 18/21 INCHES IN PARKING LOT ISLANDS.
 - PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

MULCH (TOPDRESSING):
SEE PLANT SCHEDULE THIS SET REGARDING ROCK MULCH TYPES AND LOCATIONS. IN ALL LANDSCAPE AREAS THAT DO NOT RECEIVE ROCK MULCH, LANDSCAPE CONTRACTOR IS TO INSTALL MINIMUM 3-INCH DEPTH OF MEDIUM BARK MULCH.

PRE-EMERGENT:
PRIOR TO MULCHING, A PRE-EMERGENT TO BE APPLIED. WEEDS SHALL BE REMOVED BEFORE 2" HIGH OR WEED SEEDS DEVELOP.

STAKES:
2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

GUY MATERIAL:
1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES; OR, 3/8" DIAMETER RUBBER. NO WIRE.

EXECUTION:

CONTAMINANTS:
VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

TREES AND SHRUBS:
ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
SEE PLANT SCHEDULE THIS SET REGARDING ROCK MULCH TYPES AND LOCATIONS. IN ALL LANDSCAPE AREAS THAT DO NOT RECEIVE ROCK MULCH, LANDSCAPE CONTRACTOR IS TO INSTALL MINIMUM 3-INCH DEPTH OF MEDIUM BARK MULCH.

UTILITY CLEARANCES:
FIELD ADJUST TREE LOCATIONS FOR A 5-FOOT MINIMUM SEPARATION BETWEEN TREES AND ALL ABOVE GROUND AND BURIED UTILITIES AND A 10-FOOT MINIMUM SEPARATION BETWEEN TREES AND ON-SITE LIGHT POLES. IN ADDITION, THE CITY REQUIRES A 10 FT SEPARATION BETWEEN STREET LIGHTS AND TREES. FIELD ADJUST SHRUB LOCATIONS FOR A 3-FOOT MINIMUM SEPARATION BETWEEN SHRUBS AND ALL ABOVE GROUND UTILITIES. MAINTAIN 2-FOOT SEPARATION FOR GROUND COVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

CLEANUP AND PROTECTION:
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.

PLANTING MAINTENANCE:
PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLERS. CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTling PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES, AND MOWING LAWNS WEEKLY AFTER LAWN ESTABLISHMENT. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

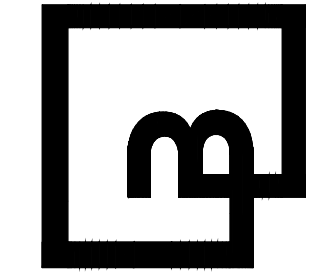
PLANT SCHEDULE + NOTES
SEC OF DOUGLAS ROAD AND SUNRISE BLVD
RANCHO CORDOVA, CA 95655

DLN. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821



Scale:	Horizontal	N/A	Vertical	N/A
Designed	__JW			
Drawn	__JW			
Checked	__JW			
Approved	__JW			
Date	6/18/21			

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Job Number
21582
Sheet
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LANDSCAPE PLAN
ANATOLIA MARKETPLACE CHEVRON-EXTRA MILE

UB 18-2 Specifications
18" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 18-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.75" (1.90 mm) wall thickness in modules 24" (609 mm) long and 18" (460 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (609 mm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.060" (1.52 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)

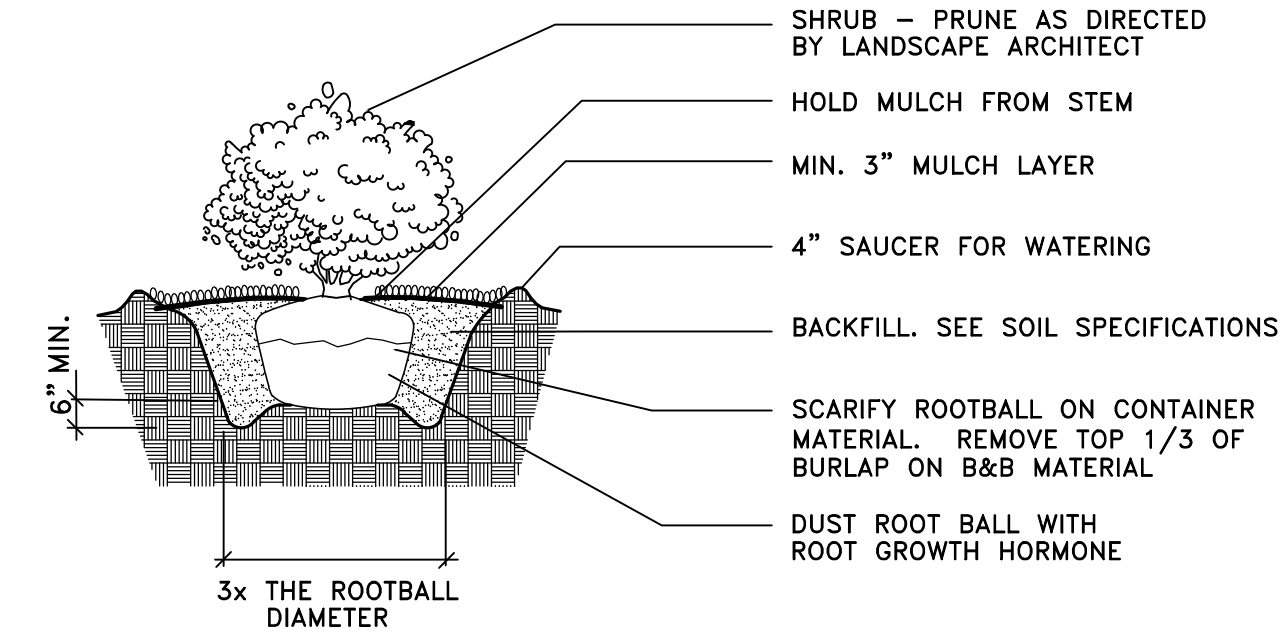
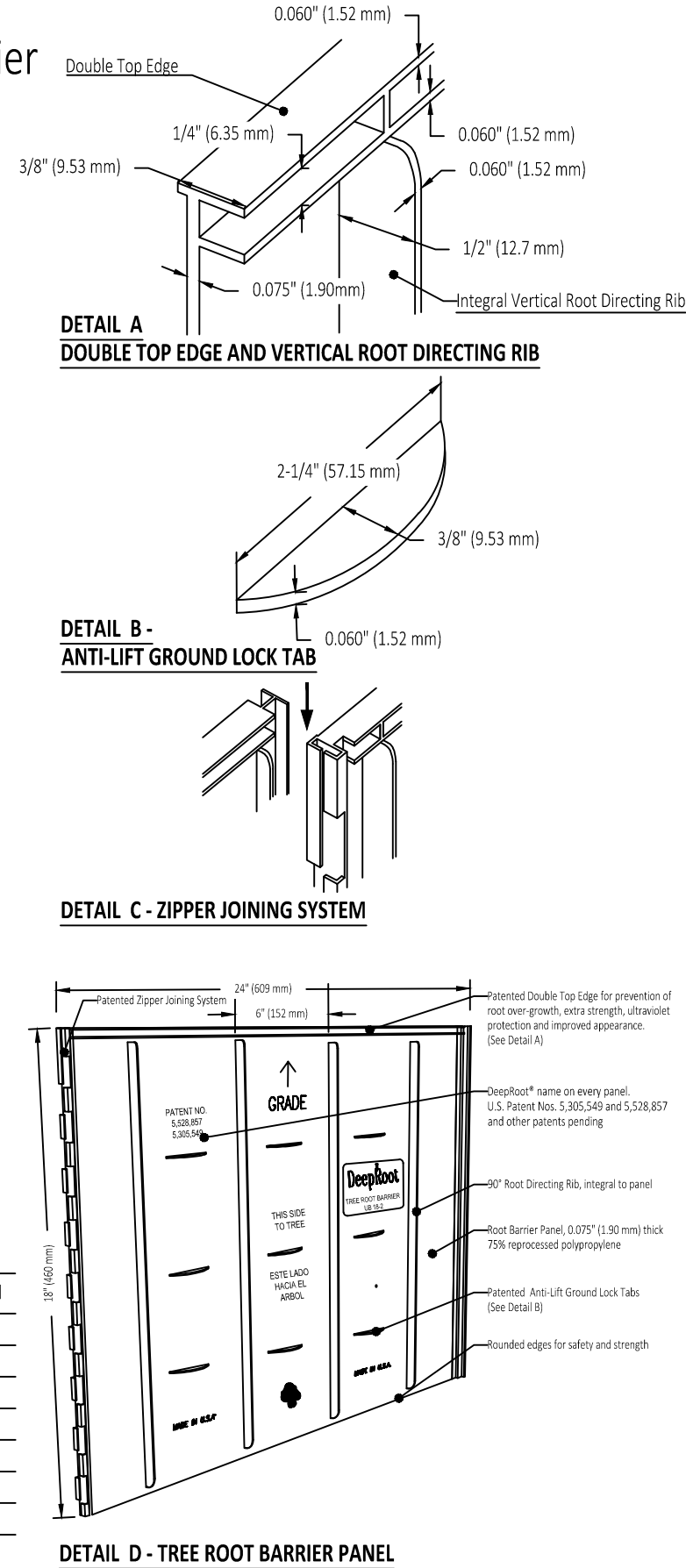
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of nine (9) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.060" (1.52 mm) thickness in the shape of a segment of a circle, the 2-1/4" (57.15 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (See Details B & D).

7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

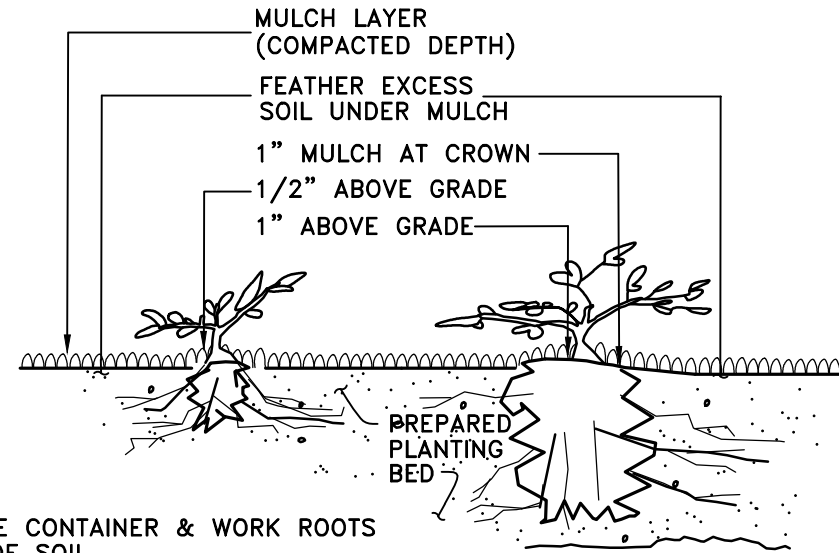
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Hinge	2,846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

SHRUB PLANTING DETAIL

NOT TO SCALE

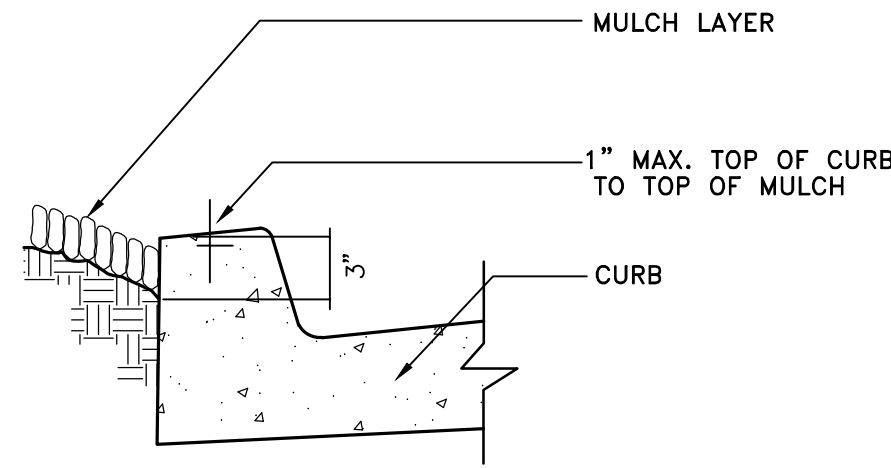


NOTE:
REMOVE CONTAINER & WORK ROOTS FREE OF SOIL.
BACKFILL TO BE SETTLED USING WATER ONLY
SEE PLANT LIST FOR PLANT SPACING

LESS THAN 1 GAL. (PLANTED BEFORE MULCH)
1 GAL. CONTAINER AND LARGER (PLANTED BEFORE MULCH)

GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



MULCH AT CURB DETAIL

NOT TO SCALE

PRUNE DAMAGED TWIGS AFTER PLANTING

PLACE IN VERT. POSITION: DOUBLE LEADERS WILL BE REJECTED

NOTE:
KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES.
HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE.
PROTECT TRUNK AND LIMBS FROM INJURY.
BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION.
REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.

(2) LODGEPOLE STAKES, PLUMB WITH ELASTIC CHAIN-LOCK TYPE OR RUBBER GUYS TIED IN FIGURE EIGHT; REMOVE AFTER ONE GROWING SEASON

PROTECTIVE WRAPPING DURING SHIPMENT TO SITE AND INSTALLATION REMOVE AT COMPLETION OF PLANTING
MINIMUM 3" DEEP MULCH LAYER IN WELL. HOLD BACK FROM TRUNK 8" TO 10"

FINISH GRADE

PREPARE PLANTING BED PER SPEC'S; AT MIN., LOOSEN AND MIX SOIL TO 18" OR DEPTH OF ROOTBALL AND 2 TIMES BALL DIAMETER

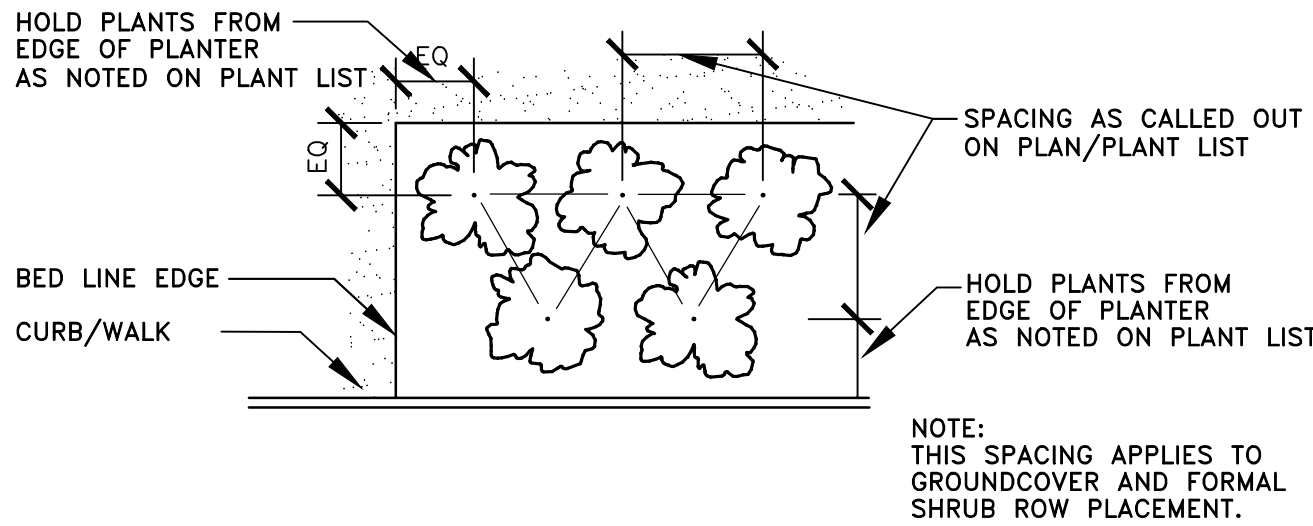
REMOVE ALL WRAP, TIES, AND CONTAINERS
SCORE ROOTBALL AND WORK NURSERY SOIL AWAY FROM PERIMETER ROOTS

SET BALL ON UNDISTURBED BASE OR COMPACTED MOUND UNDER BALL

PENETRATION TO SUBBASE (+) 24"

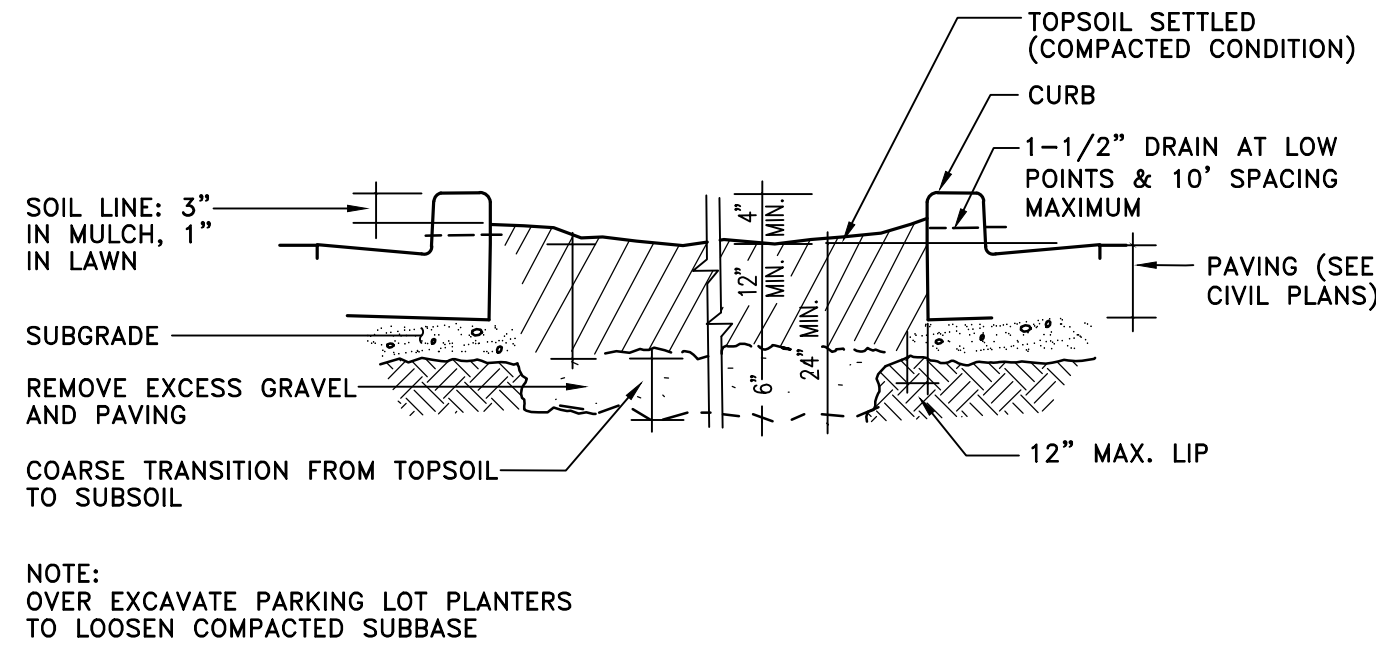
TREE PLANTING/STAKING DETAIL

NOT TO SCALE



PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



NOTE:
OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

GRADING & PARKING LOT PLANTERS DETAIL

NOT TO SCALE

Revision

Appr.

Ckd.

By

Date

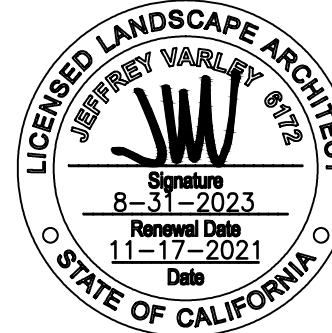
No.

Title:

LANDSCAPE DETAILS
SEC OF DOUGLAS ROAD AND SUNRISE BLVD
RANCHO CORDOVA, CA 95655

DLN. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821

For:



Scale:

Horizontal

N/A

Vertical

N/A

Designed: JMW

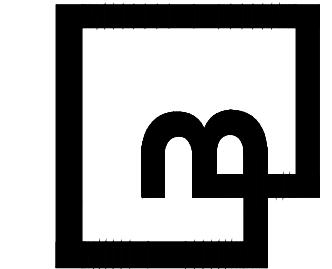
Drawn: JMW

Checked: JMW

Approved: JMW

Date: 6/18/21

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21582

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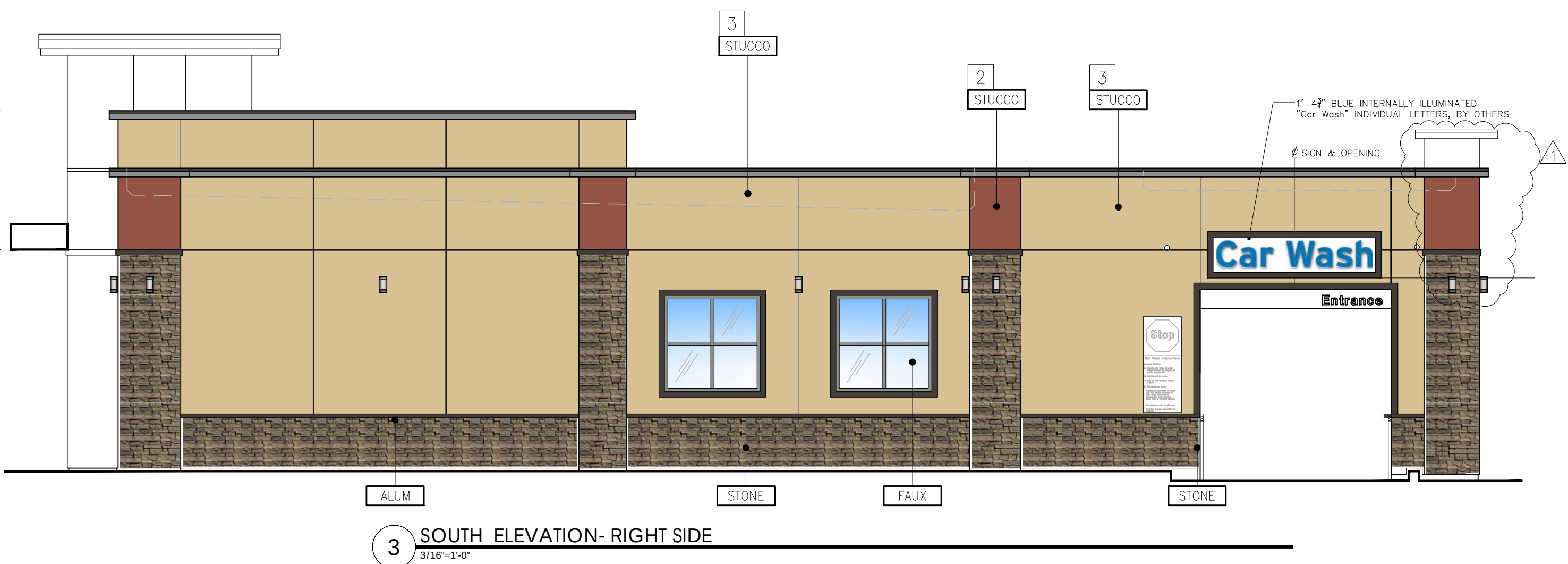
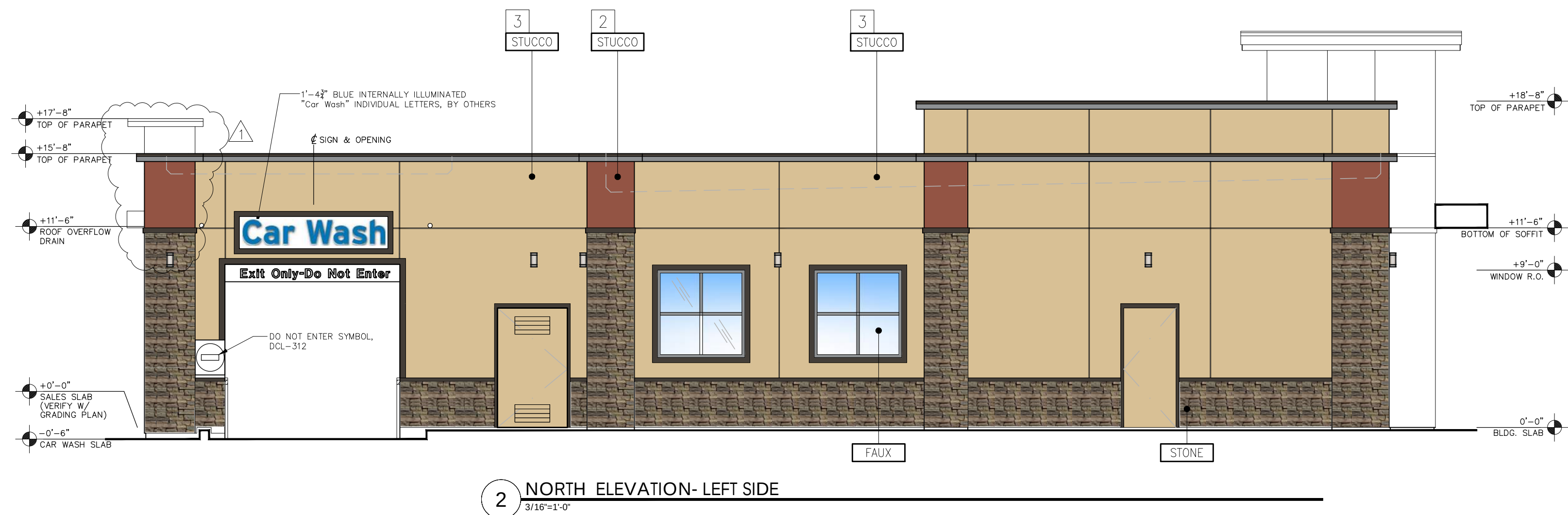
L3 of 3



Know what's below.
Call before you dig.
Dial 811



COLOR LEGEND	
MARK	DESCRIPTION
	1 MTL COPING/ CAPS, STEEL ANODIZED WRAP
	2 DUNN EDWARDS PAINTS, DET450 "PRAIRE CLAY"
	3 DUNN EDWARDS PAINTS, DET665 "GRAIN MILL"
	4 CAFE AU LAIT – JONES BLAIR PAINT CODE
	5 CHILLED WINE – JONES BLAIR PAINT CODE
	SDG-1 PREFINISHED WOODGRAIN SIDING MFR: LONGBOARD FACADES 6" V-GROOVE PROFILE COLOR: DARK ACACIA
	STONE STONE VENEER MFR: EL DORADO STONE COLOR: CLIFFSTONE "LATANA"
	STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
	ALUM CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW SYSTEM
	FAUX CLEAR ANODIZED ALUMINUM FRAME W/ FAUX WINDOW
	STL-1 STEEL AWNING
	LIGHT WALL MOUNTED LED FIXTURE



- NOTES :
- JONES-BLAIR CONTACT:
 - FOR INTERIOR DECAL SIGNS, SEE GRAPHICS AND PAINT PLAN, SHEET Y01.
 - PROVIDE SHOP DRAWINGS OF STOREFRONT PRIOR TO FABRICATION, DETAILING MATERIALS, FINISHES, SIZES, PROFILES, CONNECTIONS, ETC.
 - MECHANICAL ROOF MOUNTED EQUIPMENT: PRIME (ACID ETCH) AND PAINT CAFE AU LAIT, SEE COLOR LEGEND.
 - NOT USED
 - SEALANT : WHEN SEALANT IS REQUIRED ADJACENT TO LIGHT OR DARK AREAS, USE CLEAR SEALANT. ALL SEALANT SHALL BE PAINTABLE.
 - NOT USED.
 - JONES-BLAIR PAINT TO BE VOC-COMPLIANT URETHANE. CHEVRON DISCOUNT APPLIES.
 - NOT USED
 - ALL PAINT SHALL BE APPROVED BY CHEVRON REPRESENTATIVE PRIOR TO APPLICATION. PREPARE SURFACE AND APPLY PAINT, PER PAINT MFR. RECOMMENDATIONS.
 - CEMENT PLASTER SHALL BE 7/8" THICKNESS OVER EXPANDED METAL LATH ATTACHED W/ FASTENERS PER CBC, OVER TWO LAYERS 15# GRADE 'D' BLDG. PAPER. FINISH TO BE MEDIUM DASH, TYP.
 - PAINT MECH. AND PLUMBING ROOF PENETRATIONS.
 - 1/2" CEMENT PLASTER CONTROL JOINT, BY USG #100 WITH PAINTABLE FINISH.
 - ALL GLAZING, STOREFRONT AND DOORS TO BE TEMPERED, SEE STOREFRONT NOTES SHT. A01.
 - VERIFY LOCATION OF ESO W/ CHEVRON REP. LOCATE @ MAX. +48"
 - VERTICAL DIMENSIONS SHOWN ARE FOR REFERENCE TO FRAMING LUMBER FROM TOP OF FLOOR SLAB (U.O.N.) SEE SECTIONS & DETAILS FOR SPECIFICS

Preliminary Not For Construction

Title: BUILDING ELEVATIONS
ANATOLIA RETAIL CENTER
SEC SUNRISE BLVD AND DOUGLAS RD
RANCHO CORDOVA, CA 95642

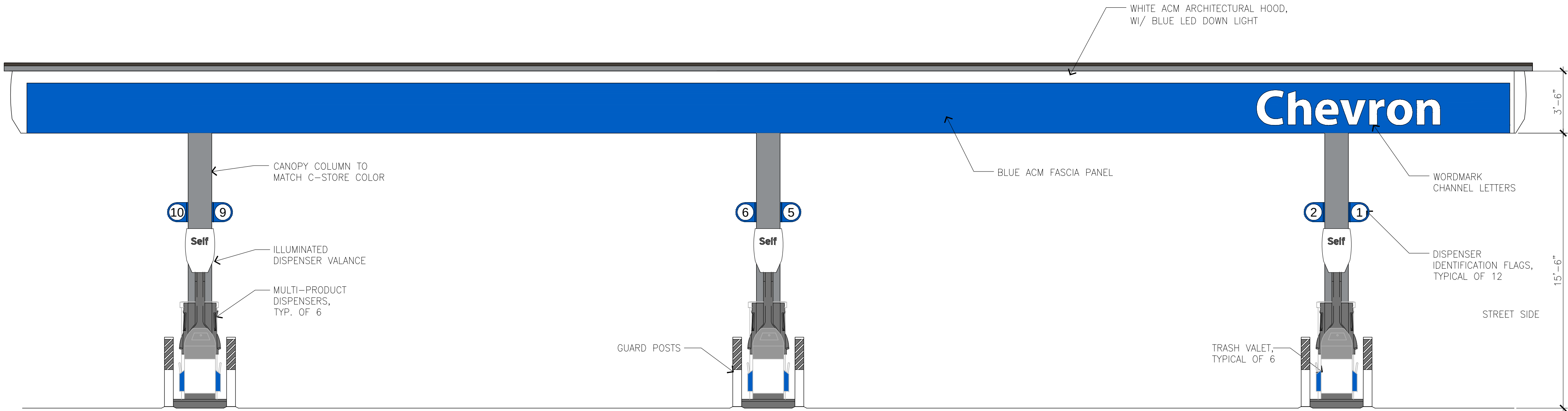
For: D.L.N. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821

Not for Construction

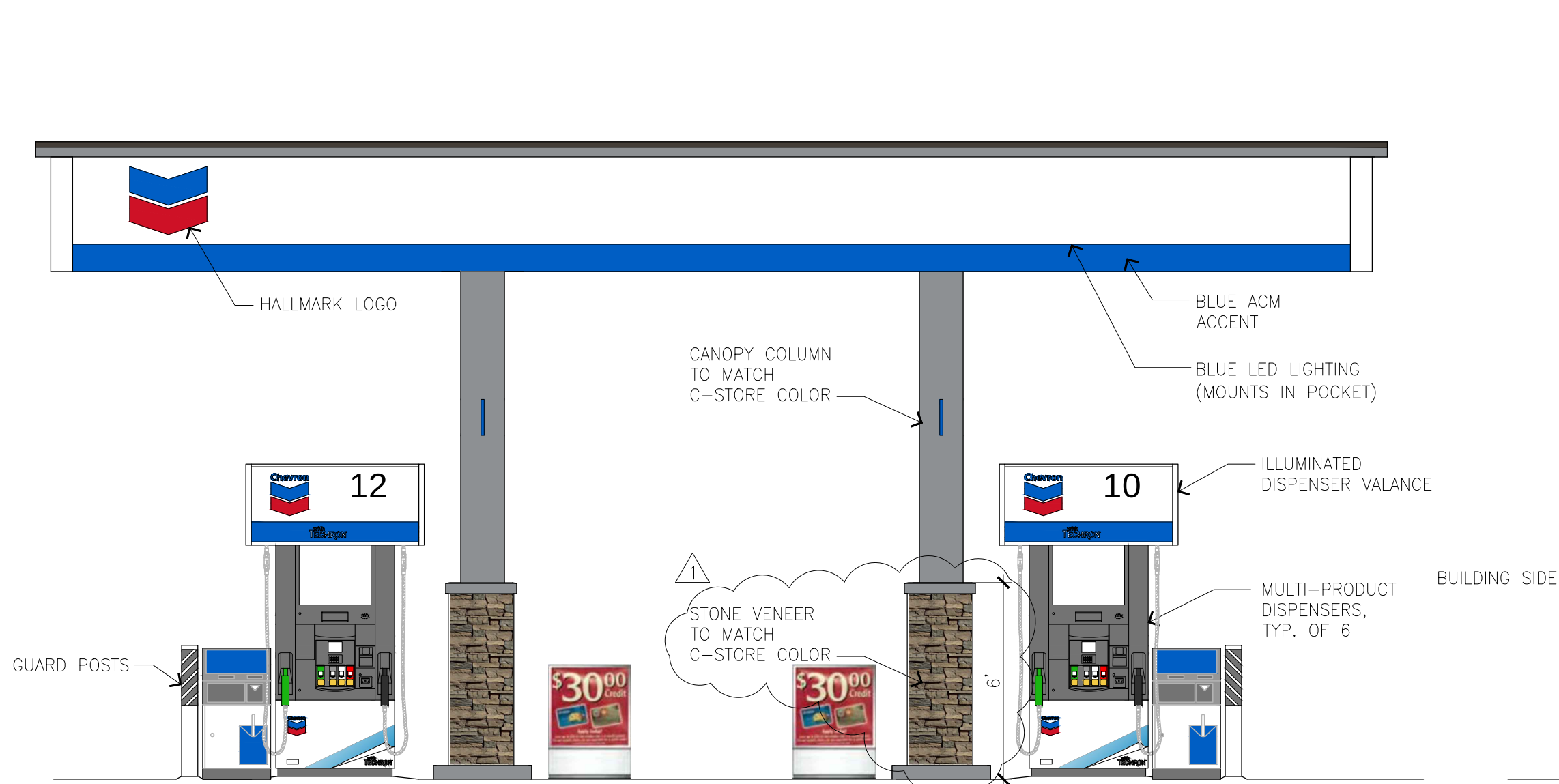
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Designed	PT	Drawn	PT	Checked	PT	Approved	PT
Date		06/18/21					

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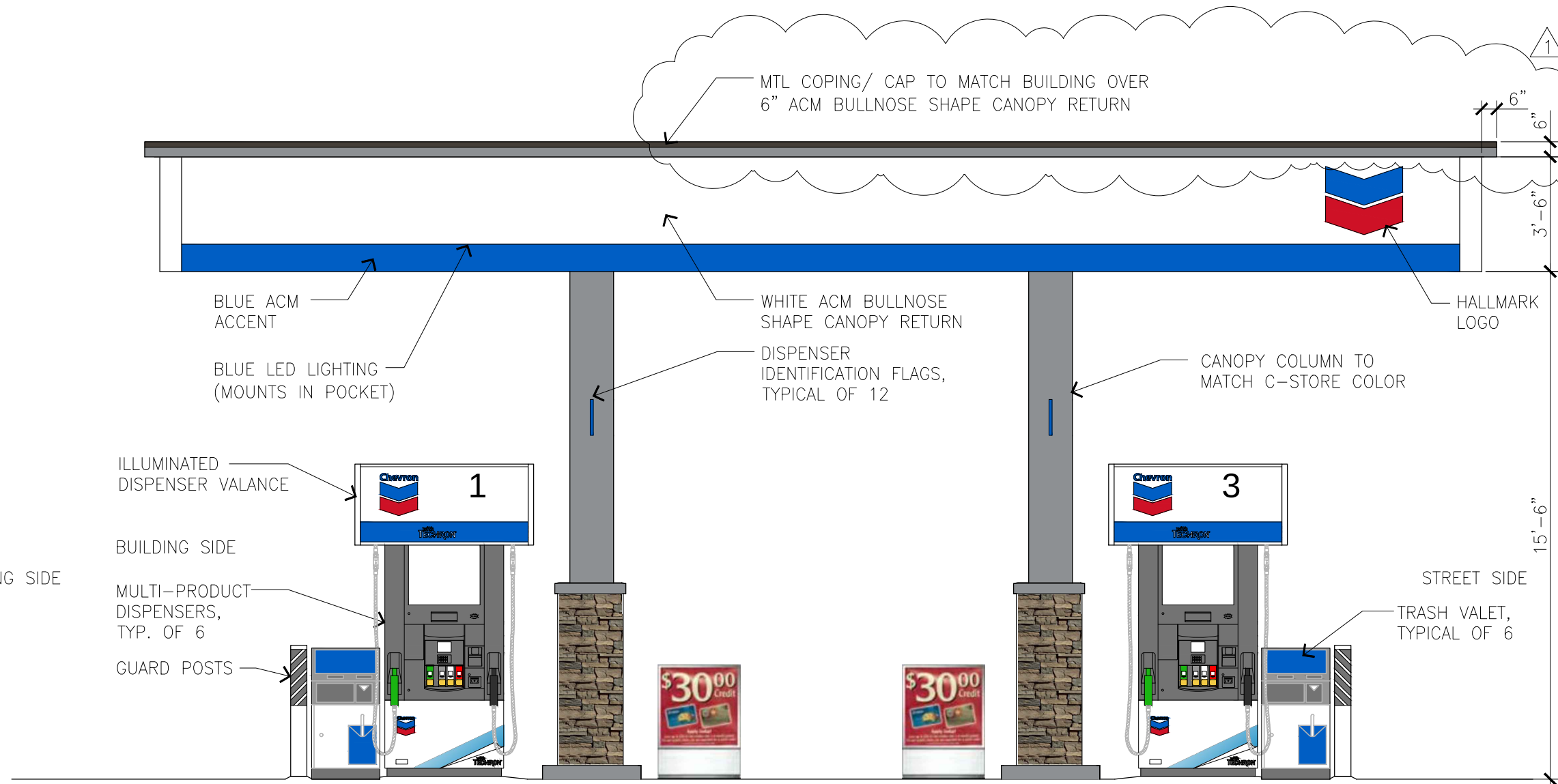
Job Number	21582	Sheet	A03	of	1
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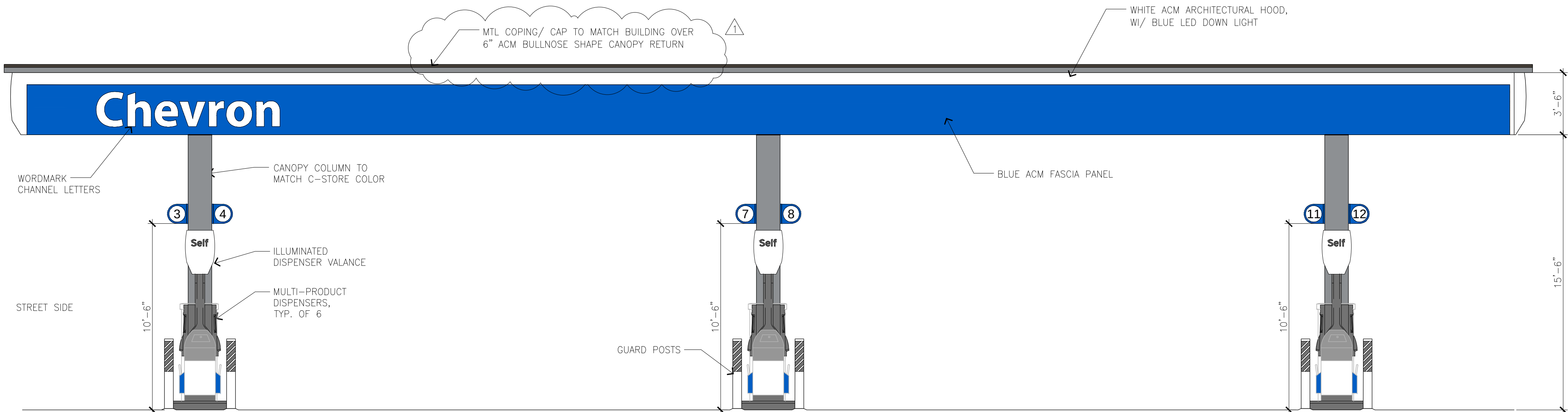
A EAST CANOPY ELEVATION (FACING BUILDING)
SCALE: 1/4"=1'-0"



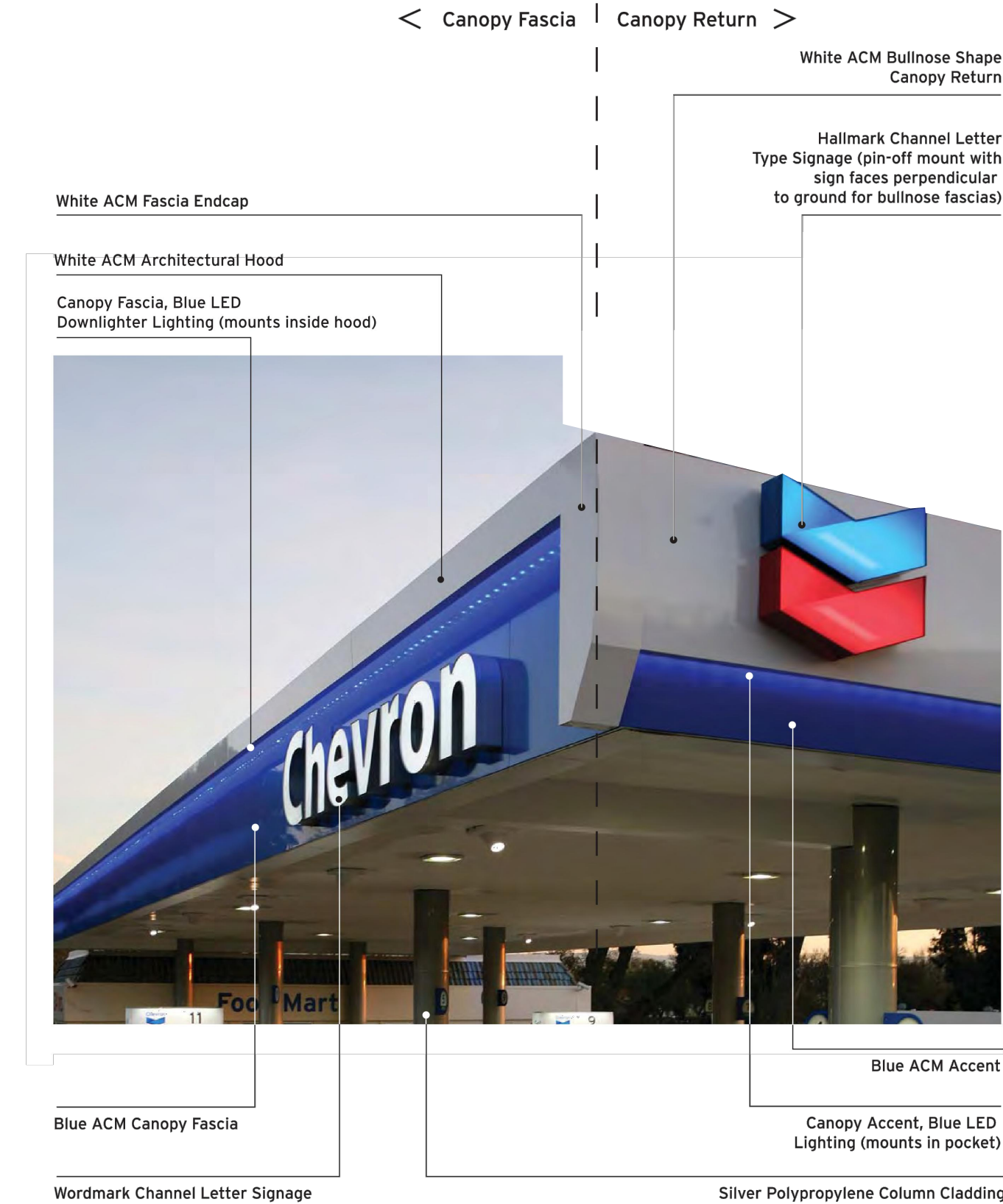
B SOUTH CANOPY ELEVATION
SCALE: 1/4"=1'-0"



C NORTH CANOPY ELEVATION (FACING DOUGLAS RD)
SCALE: 1/4"=1'-0"



D WEST CANOPY ELEVATION
SCALE: 1/4"=1'-0"



Title: CANOPY ELEVATIONS
ANATOLIA RETAIL CENTER
SEC SUNRISE BLVD AND DOUGLAS RD
RANCHO CORDOVA, CA 95642

For: D.L.N. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821

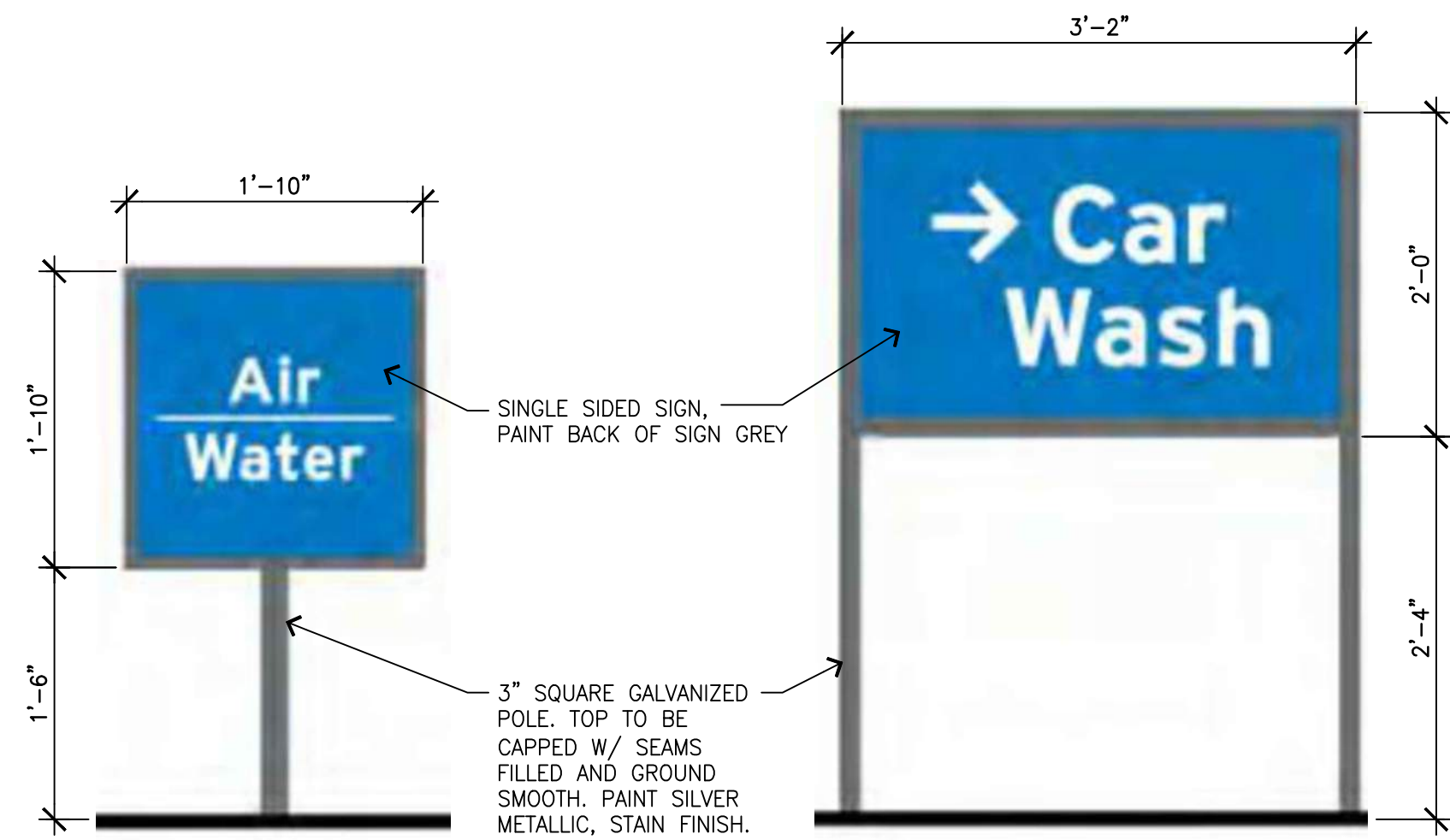
Not for Construction

Scale: Horizontal AS SHOWN Vertical
Designed PT Drawn PT Checked PT Approved PT Date 06/18/21

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Job Number 21582
Sheet CA-1 of

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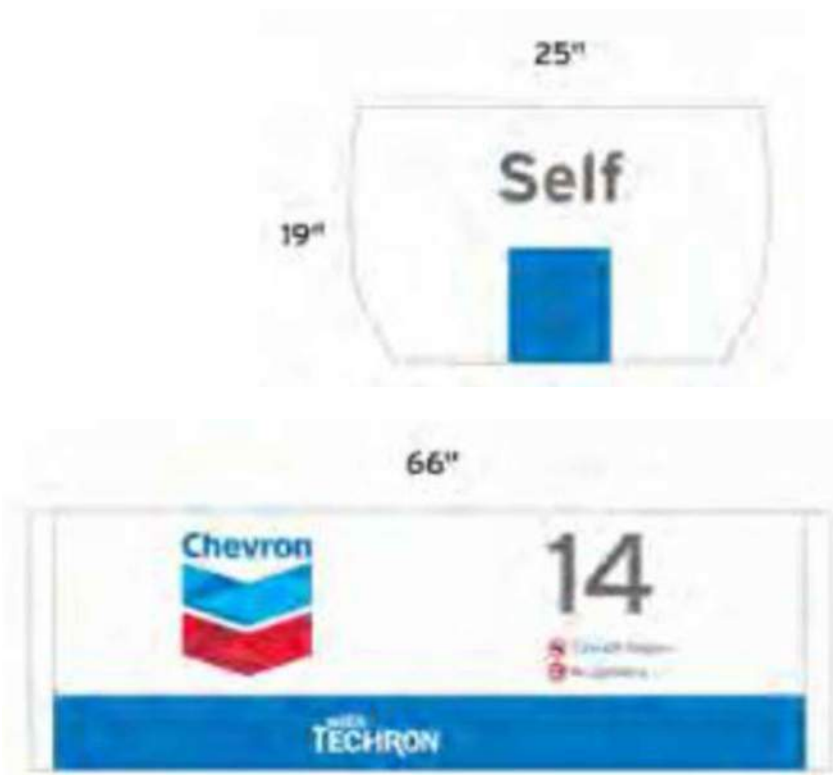


M "AIR/WATER" POLE SIGN
SCALE: 1" = 1'-0"

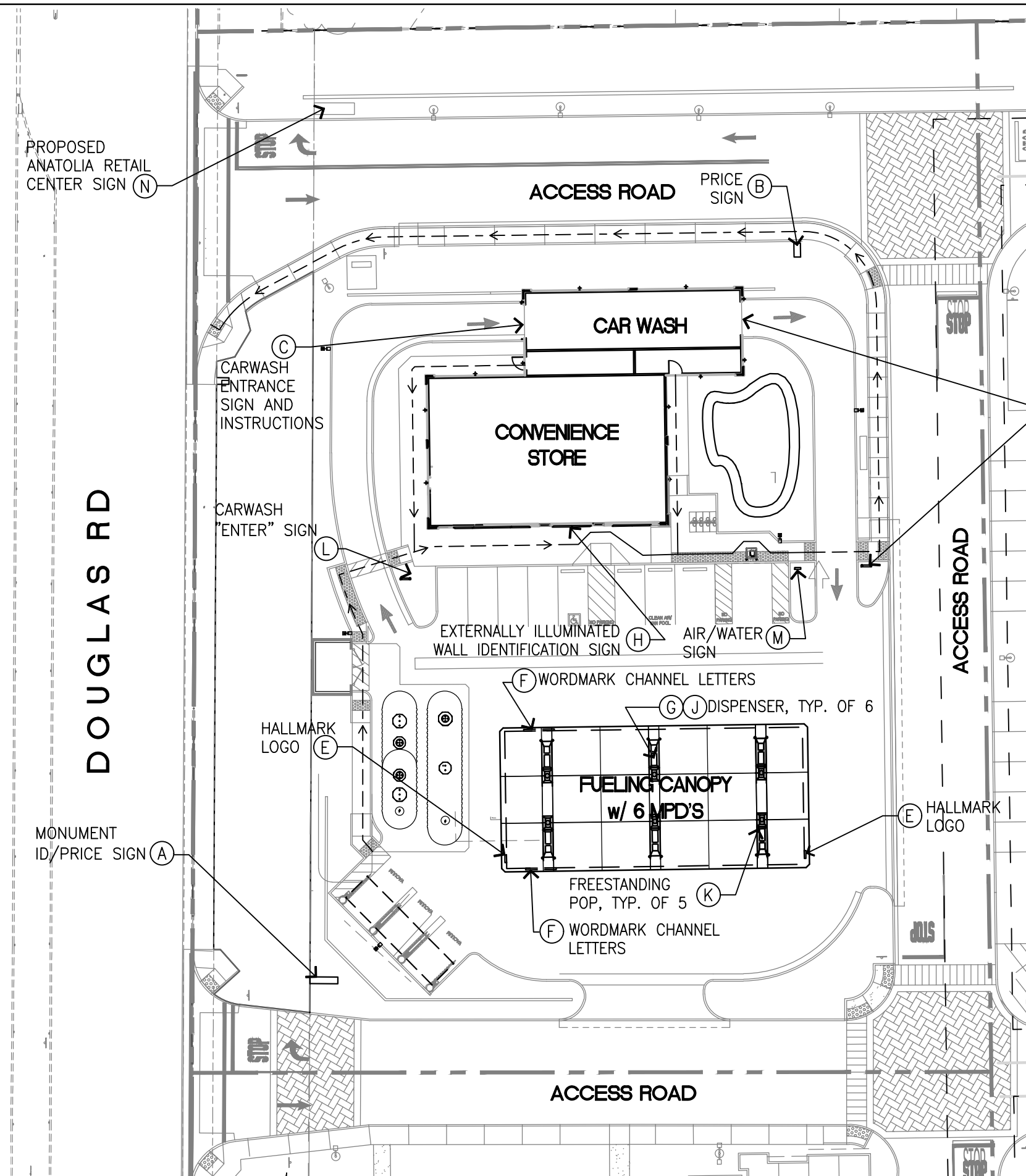
L CAR WASH DIRECTIONAL POLE SIGN
SCALE: 1" = 1'-0"



K FREESTANDING POP SIGNS
SCALE: 1" = 1'-0"



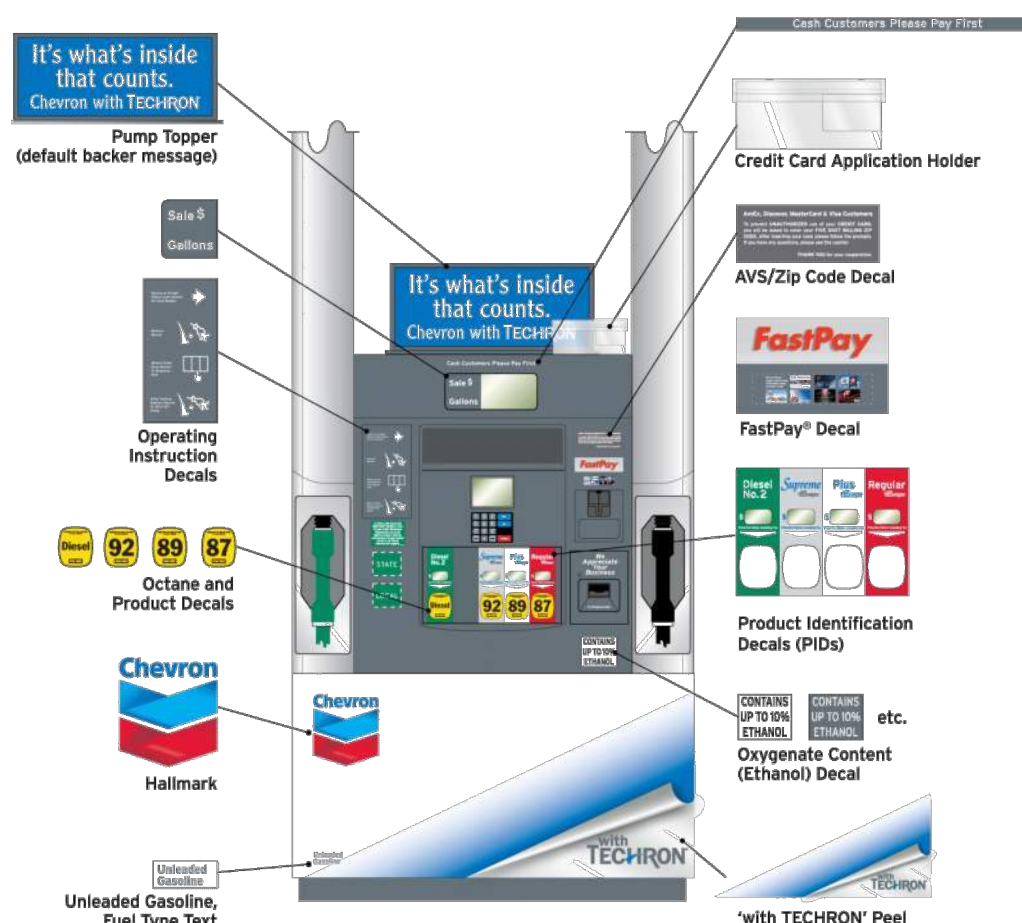
J DISPENSER VALANCE GRAPHICS
N.T.S.



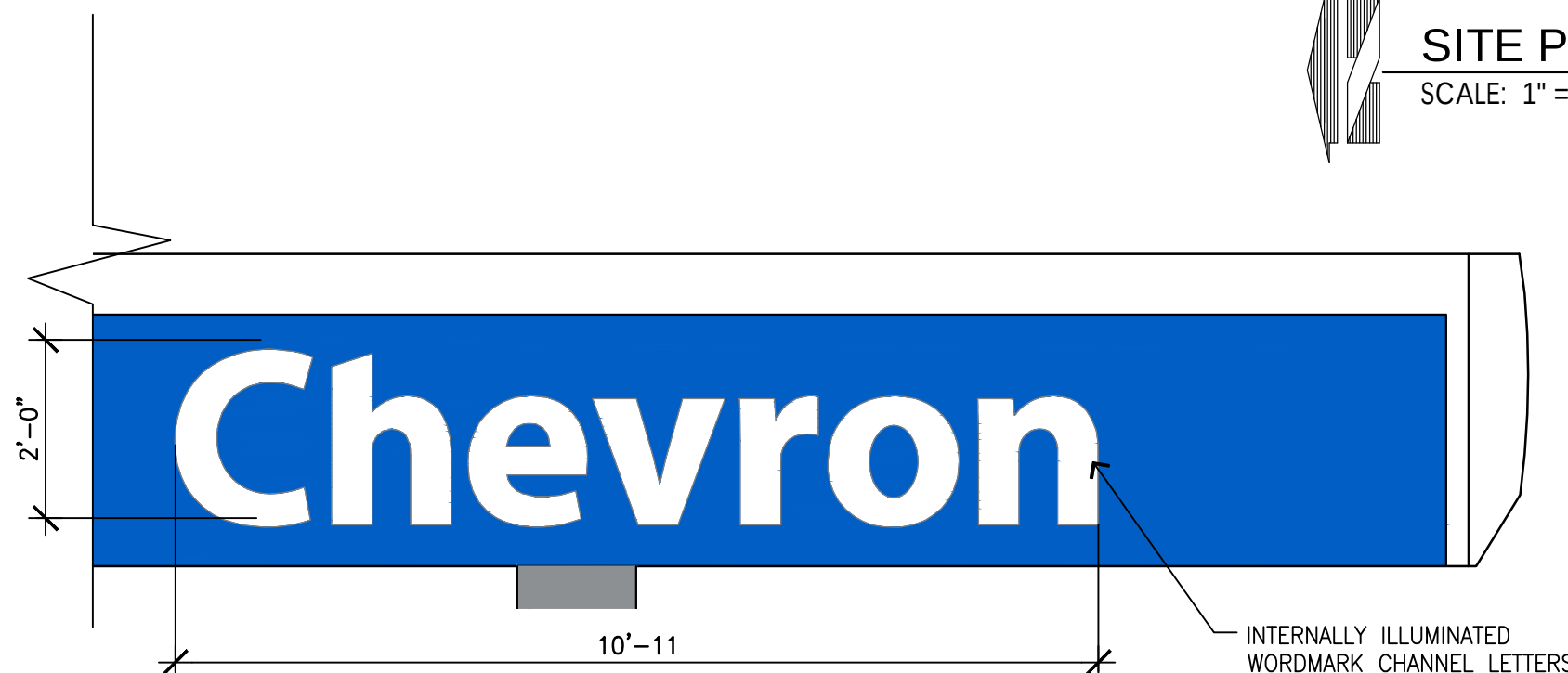
SITE PLAN
SCALE: 1" = 30'-0"



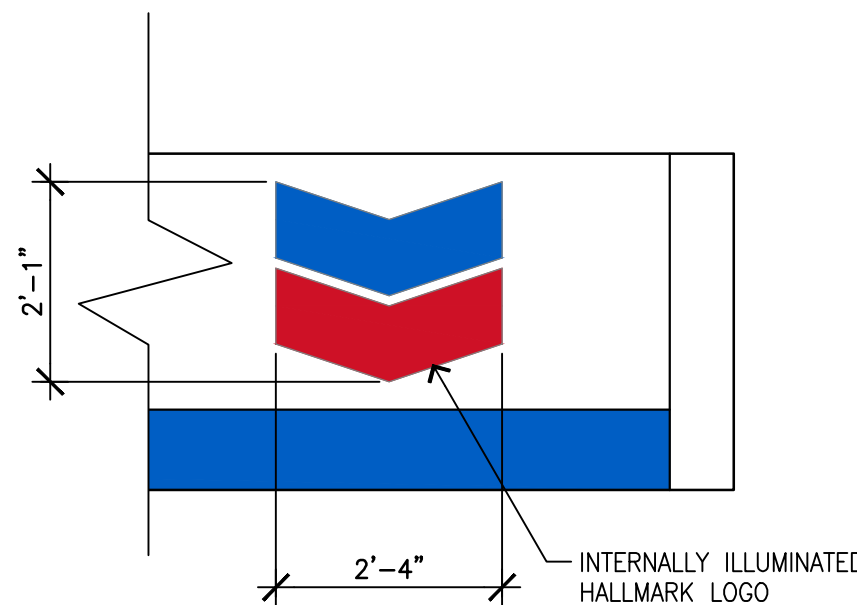
H WALL IDENTIFICATION SIGN (EXTERNALLY ILLUMINATED)
SCALE: 1/4" = 1'-0" 48.6 S.F.



G DISPENSER GRAPHICS
N.T.S.



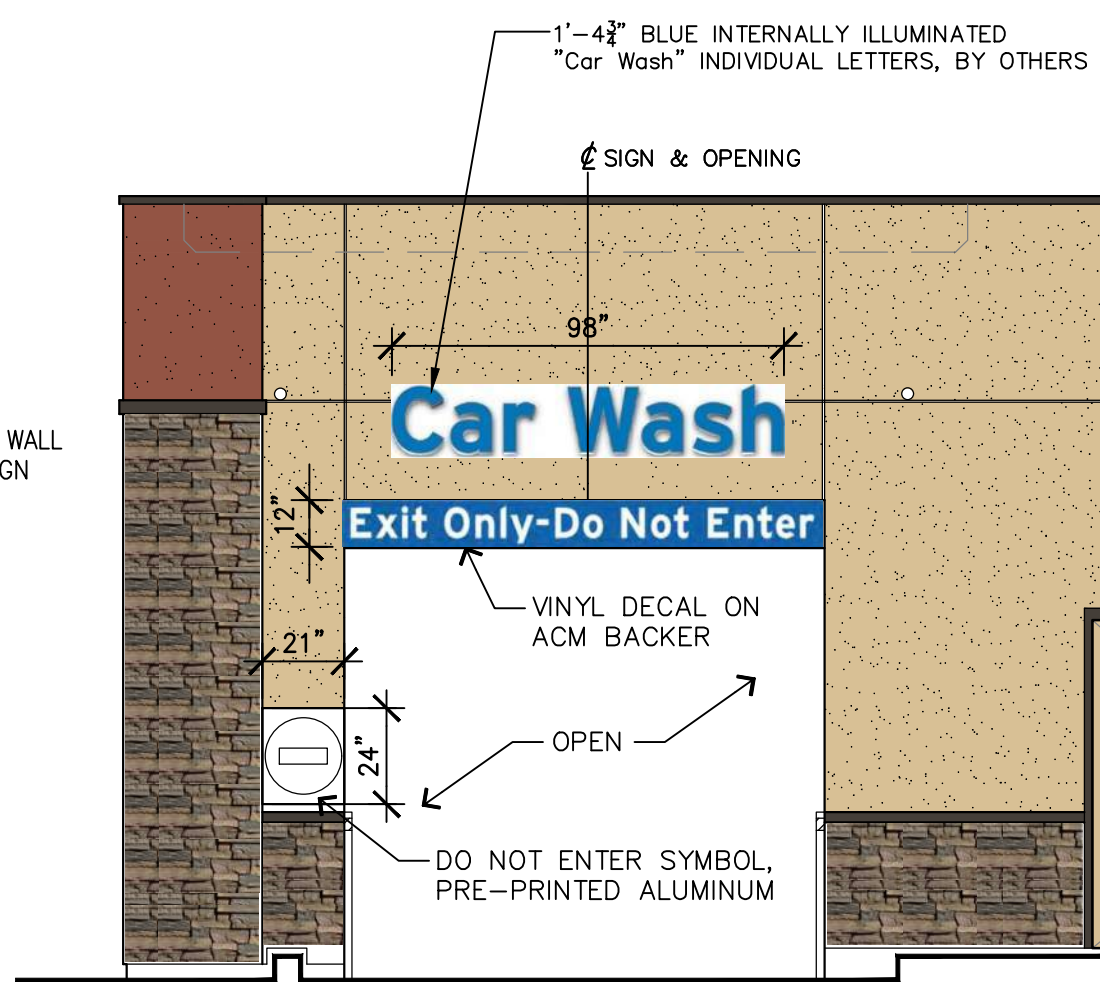
F WORDMARK CHANNEL LETTERS (INTERNALLY ILLUMINATED)
SCALE: 3/4" = 1'-0" 21.83 S.F.



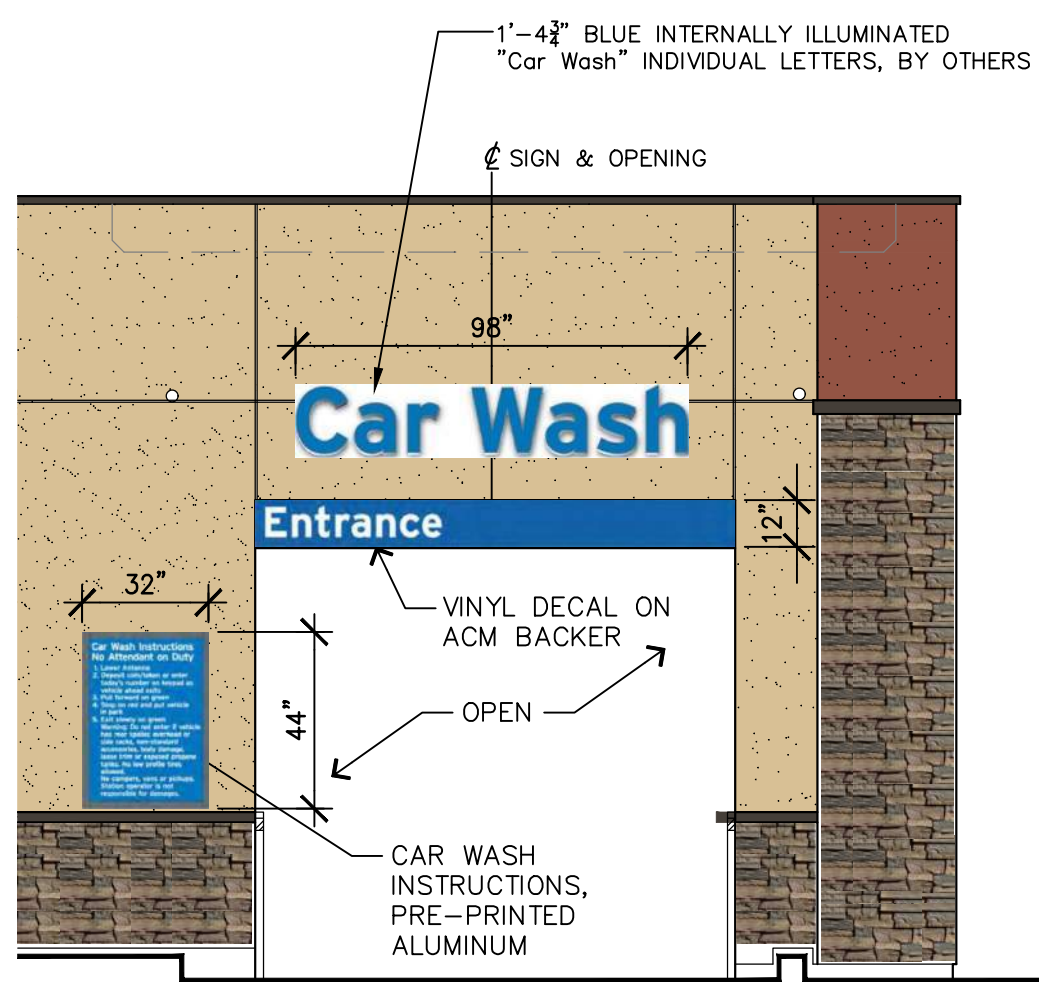
E HALLMARK LOGO (INTERNALLY ILLUMINATED)
SCALE: 3/4" = 1'-0" 4.85 S.F.



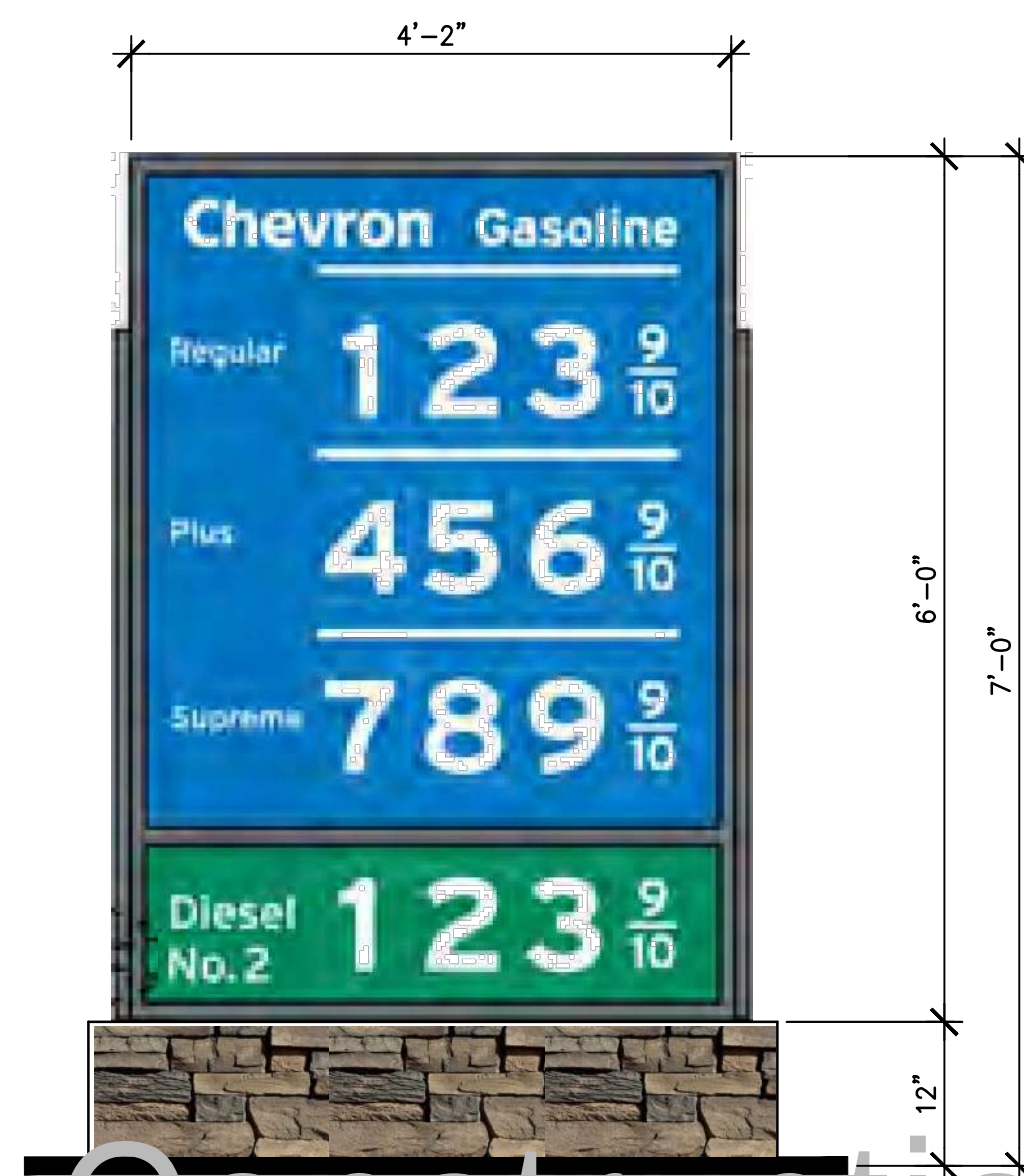
N MULT-TENANT PYLON SIGN
SCALE: 1/2" = 1'-0"



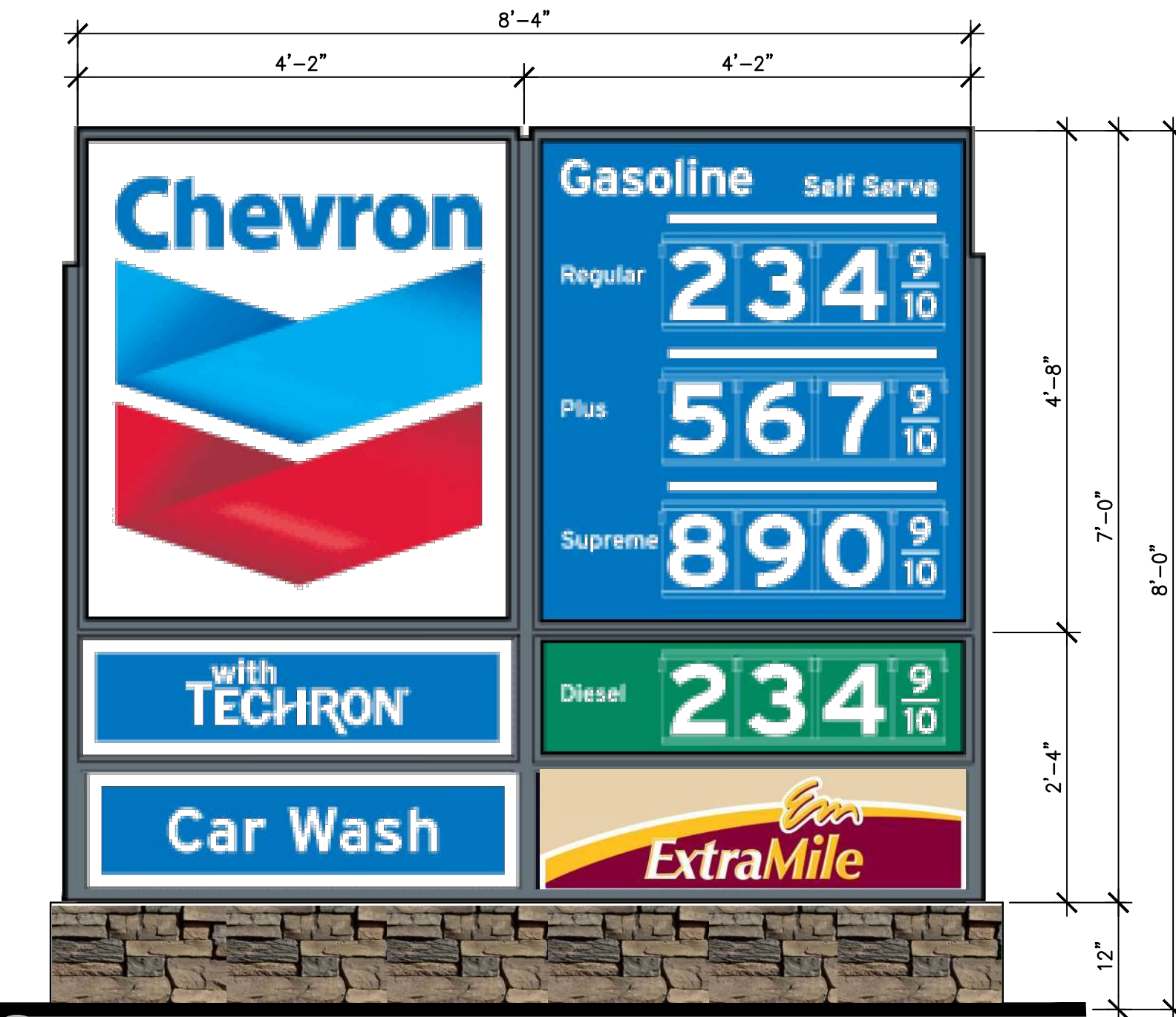
D CARWASH EXIT ONLY SIGNAGE (NON-ILLUMINATED)
SCALE: 1/4" = 1'-0" 10 S.F.



C CARWASH ENTRANCE SIGNAGE (NON-ILLUMINATED)
SCALE: 1/4" = 1'-0" 10 S.F.



B PRICE SIGN (INTERNALLY ILLUMINATED)
SCALE: 3/4" = 1'-0" 25.02 S.F.



A MONUMENT IDENTIFICATION/PRICE SIGN (INTERNALLY ILLUMINATED)
SCALE: 3/4" = 1'-0" 58.38 S.F.

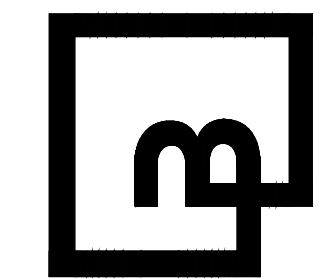
Sign Plan / Elevations
ANATOLIA RETAIL CENTER
SEC SUNRISE BLVD AND DOUGLAS RD
RANCHO CORDOVA, CA 95642

DLN. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821

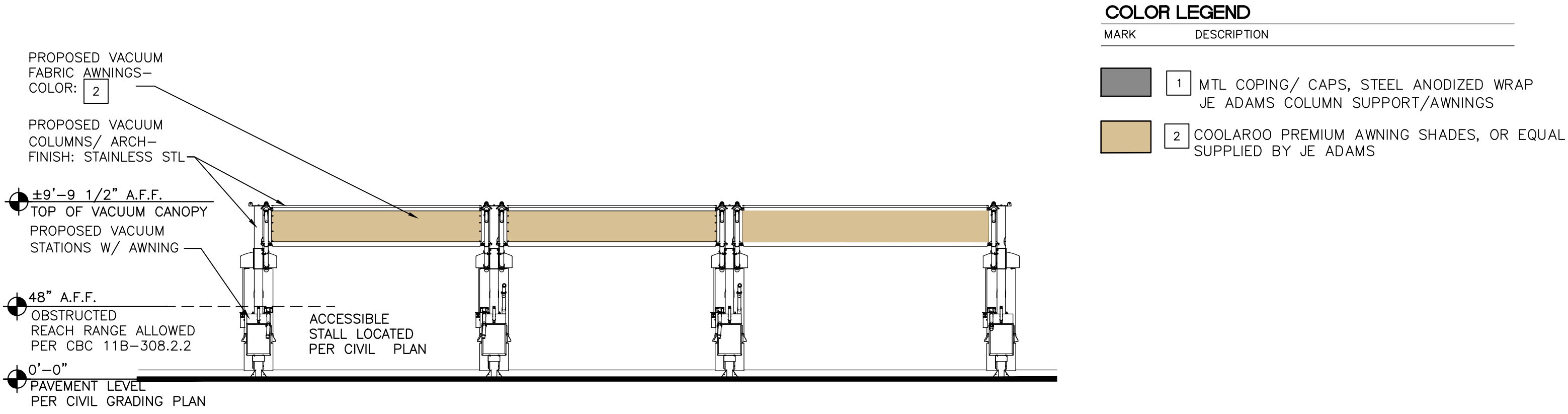
Not for Construction

Scale: Horizontal AS SHOWN Vertical
Designed PT. Drawn PT. Checked PT. Approved PT. Date 06/18/21

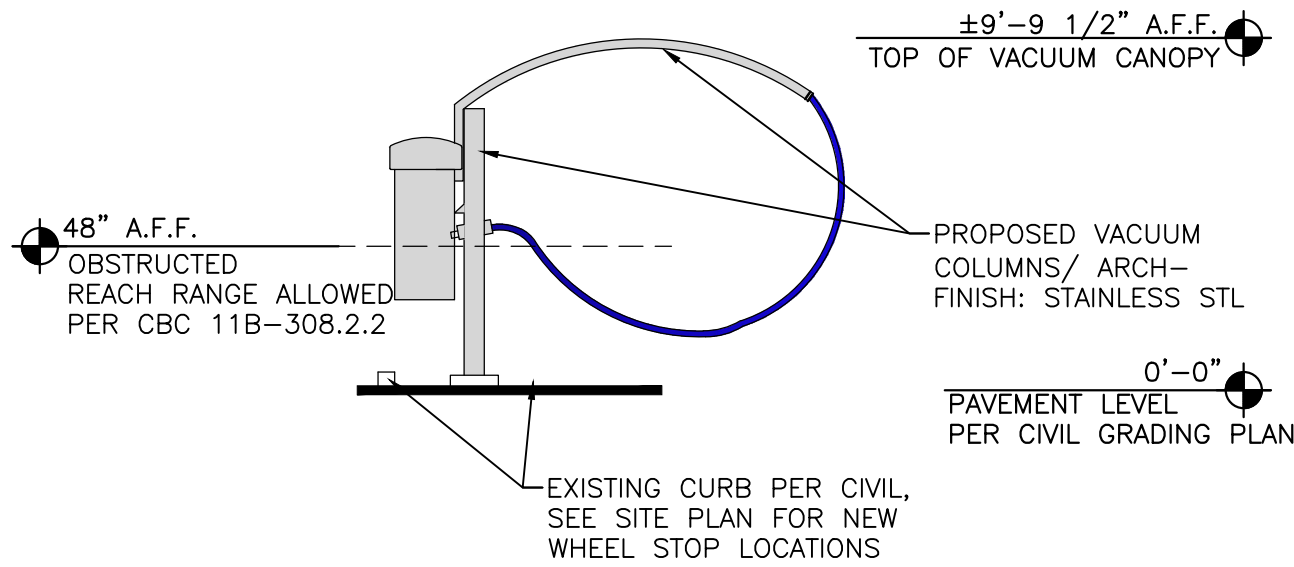
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Job Number 21582
Sheet SNA-1



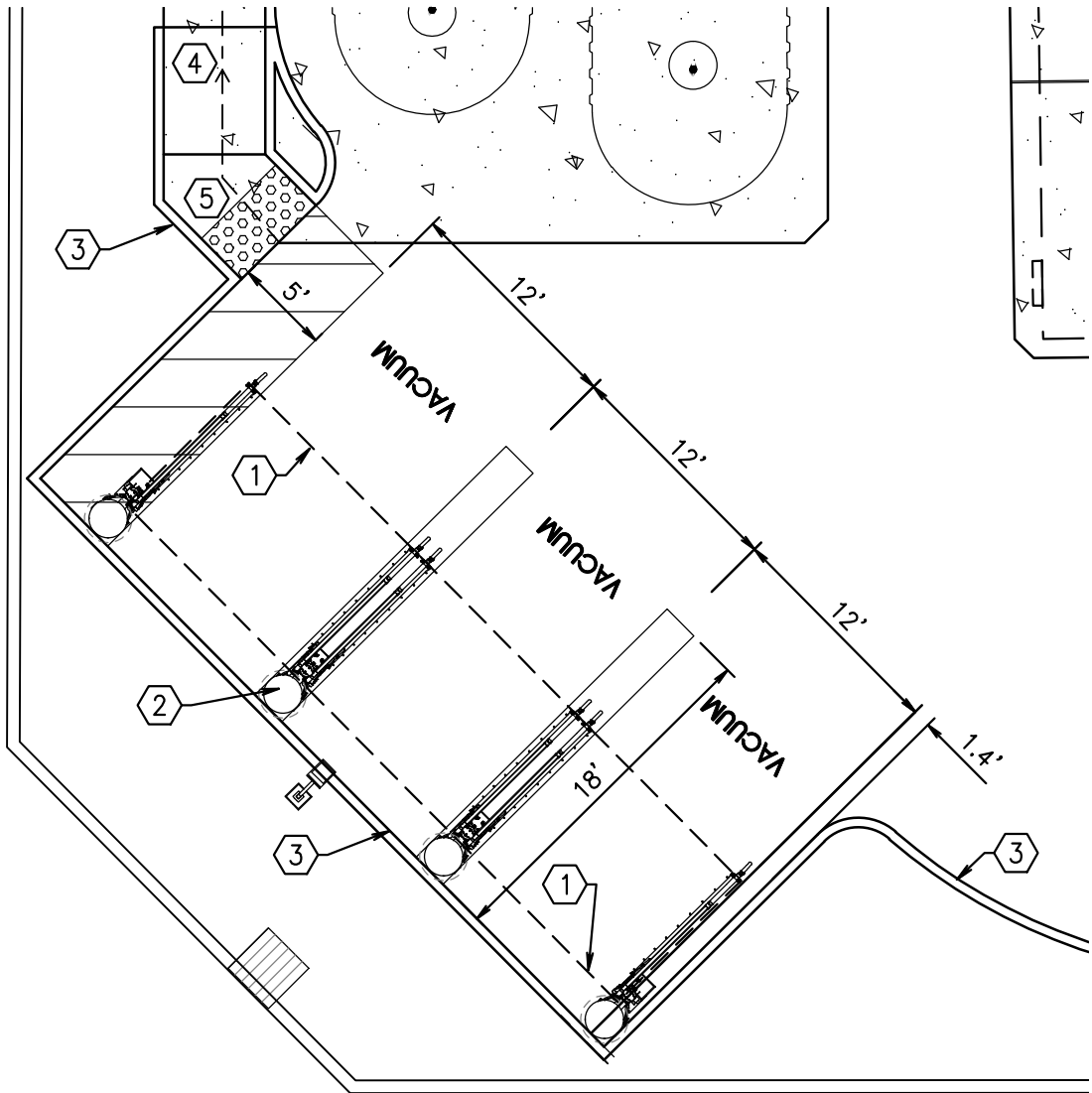
02 VACUUM FRONT ELEVATION
SCALE: 3/16"=1'-0"



03 VACUUM SIDE ELEVATION
SCALE: 3/16"=1'-0"

CONSTRUCTION NOTES:

1. PROPOSED VACUUM FABRIC AWNING
2. PROPOSED VACUUM STATION W/ SUPPORT COLUMN AND AWNING
3. PROPOSED ONSITE CURBING, TYPICAL.
4. PROPOSED ONSITE SIDEWALK, WIDTH VARIES.
5. PROPOSED ACCESSIBLE COMPLIANT RAMP



01 VACUUM FLOOR PLAN
SCALE: 1" = 10'

Preliminary Not For Construction

Title: VACUUM PLAN, ELEVATIONS

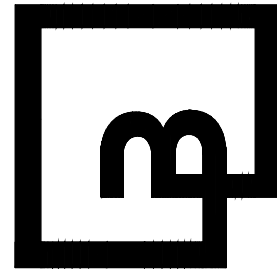
ANATOLIA RETAIL CENTER
SEC SUNRISE BLVD AND DOUGLAS RD
RANCHO CORDOVA, CA 95642

For: D.L.N. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821

Not for
Construction

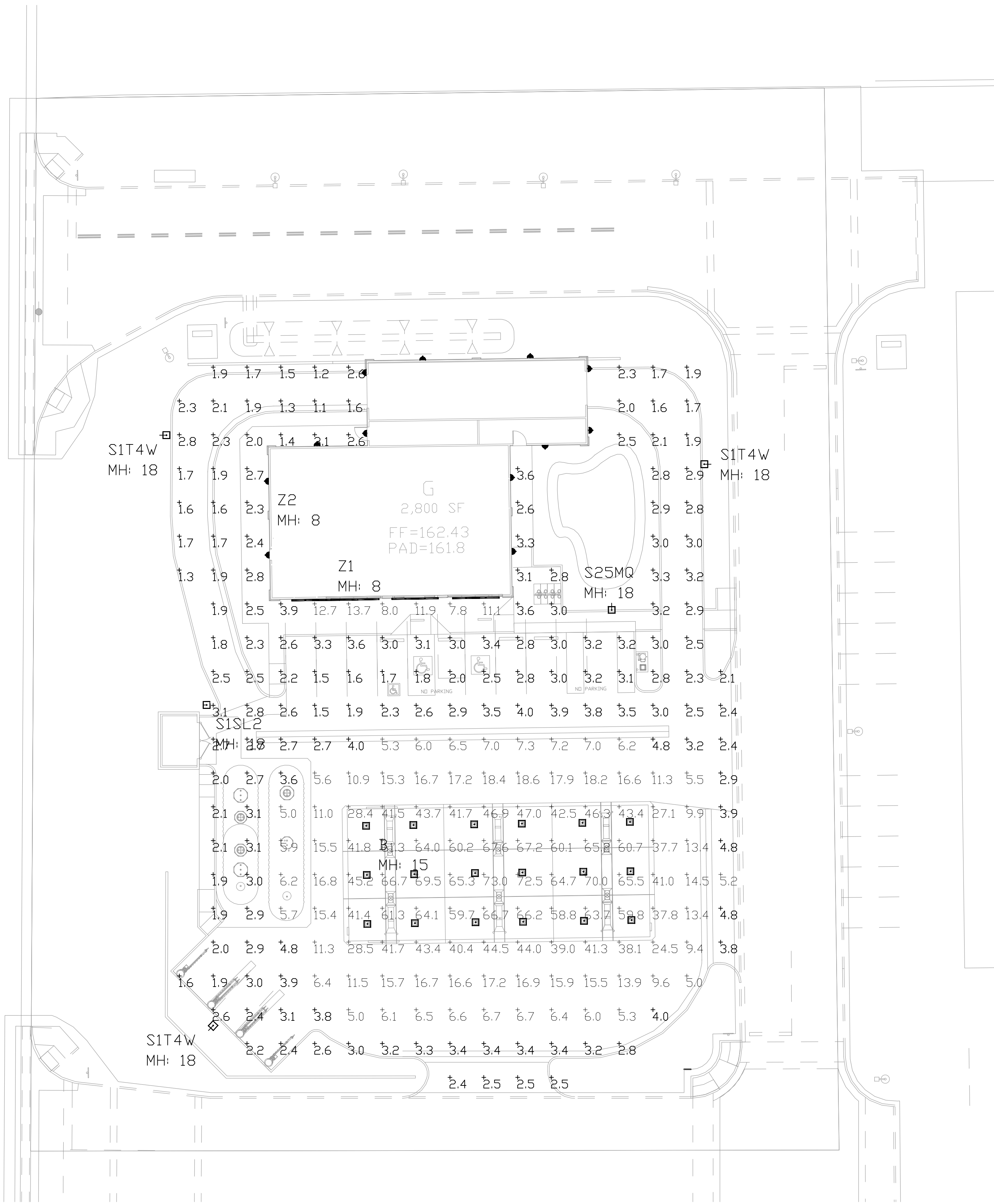
Scale:
Horizontal AS SHOWN
Vertical
Designed PT
Drawn
Checked PT
Approved
Date 06/18/21

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Job Number
21582

Sheet
VAC11
of



1 PHOTOMETRIC PLAN
E11 8CA+E: 1' = 20' - 0"

Calculation Summary				
Label	Description	Max	Min	Max/Min
Chevron Calcula		73.0	1.1	66.36
				13.67

Luminaire Schedule						
Symbol	Label	Arrangement	Lum. Lumens	Qty	Lum. Watts	BUG Rating
+	B	SINGLE	18633	18	132.4	B4-U0-G1
+	S1T4W	SINGLE	6168	3	59	B1-U0-G2
+	S25MQ	SINGLE	12750	1	113	B4-U0-G2
+	Z1	SINGLE	2135	8	19.5	B1-U3-G1
+	Z2	SINGLE	903	12	22	B0-U3-G1
					Description	
					LSI - CRUS-SC-LED-H0-S0	
					McGraw Edison - GLNA-AF-01-LED-E1-T4W	
					McGraw Edison - GLNA-AF-02-LED-E1-SMQ	
					LSI - ML54-LED-20L-CSM-UNV-40	
					Performance - NIKKO+27 LED 22W 4000K AN-96	

Catalog #:
Prepared By:
Date:
Project:
Type:

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire

OVERVIEW	
Lumen Package	5,000 - 22,000
Wattage Range	35 - 152
Efficacy Range (LPW)	114 - 155
Weight (lbs/kg)	22 (10.4)

QUICK LINKS
[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 1/16" profile die-cast housing, with flat clear tempered glass lens. Unit is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high efficiency LED, 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution. Asymmetric provides a wider distribution pattern.
- Diffuse lens available as an option to soften brightness of the luminaire.
- Six Lumen Packages: 5,000, 9,000, 10,000, 15,000, 18,000 and 22,000 Lumens.

Electrical

- High performance factory programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.42 and ANSI C82.77-3 Location Category C Low standards. Custom lumen and wattage packages available.

Additional field replaceable 10kV surge protection device that meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2) is standard.- Driver components are fully enclosed in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply: 120-277 VAC, 50/60 HZ and 547-480 VAC, 50/60 HZ input.
- 40°C to 85°C (-40°F to 131°F) ambient operating temperature. Choice based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See lscorp.com for specific guidance. Not available on SLV.

Installation

- One-person installation.

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lscorp.com
(513) 372-3200 • ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

Page 5/4 Rev. 06/28/21
SPECS.0020.A.0049

PERFORMANCE

PRODUCT CODE 079214
PROJECT:
TYPE:

NIKKO+27 LED

Part number 079214
Lampholder: LED
Wattage: 22 W
Finish: AN-96 / Iron gray / Textured
Degree of protection: IP65
CRI: 80
Kelvin: 4000
Optic: Symmetric extra wide reflector
Luminaire lumen output: 1308 lm
L: L80
B: B10
Lifetime: 90,000 h
Voltage: 120-277V

Description

Surface-mount downway and hallway lights and post-mount series. Features consist of:
-Adjustable powder-coat parking process, optimized against UV rays and corrosion.
-Copper-free die-cast aluminum housing, ring, and teardrop.
-Copper-free aluminum extended post.
-High transmittance, internally coated, pressed glass diffuser, thermally, and chemically quenched to strengthen the impact resistance and reduce the effect of rapid temperature changes.
-Custom molded, and aging gasket(s).
-Stainless steel external hardware.
-High-efficiency CDM, combined with an optimized passive cooling system, provides a long LED life.
-100% uniform diffused light emission.
-Input voltage: 120-277 V (50 / 60 Hz), integral driver.
-Wall bracket and post accessories available (ordered separately).
-Consult factory for driving options, marine grade, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options including static colors.
-5-year warranty.
-Product meets Bay American Act requirements within ABMA.

Photometric data

Technical drawings

Performance in Lighting • 2021 Keys Pankle • Croydon, Georgia 30013, USA • voice 770.822.2110 • info.usa@inlighting.com
www.performanceinlighting.com

McGraw-Edison

Catalog #

Type

Project

Date

Comments

Prepared by

DESCRIPTION

The Galloneira LED luminaire features advanced thermally conductive polymer heatinks and open frame endcap for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL Listed. Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Open frame die-cast aluminum and case provide structural support for the housing and heatinks. Thermally conductive polymer heatinks offer significant weight reduction while fully maintaining thermal management of the Light Squares. 30 vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (± 275K CCT 70 CRI), Optional 2700K, 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480VAC systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galloneira LED luminaire is suitable for operation in -40°C to 40°C ambient environment. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA and 800mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal ball guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 80° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall-mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-1/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is dark gray, non-paintable. Standard housing colors include black, bronze, gray, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

GLNA GALLEONEIRA
1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE

CERTIFICATION DATA

30 Vibration Rated
3000 RPM
NEMA 4X4 Compliant
UL/CEC Wet Location Listed

ENERGY DATA

Electronic LED Driver
93.3 Power Factor
200% Total Harmonic Distortion
120V-277V Input
347V, 480V Input
40°C Min. Temperature
40°C Max. Temperature

DIMENSIONS

DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"C" Optional Arm Length	Weight with Arm (lbs.)	EPA with Arm (ft.)
1-4	15-1/2" (393mm)	7" (178mm)	12" (305mm)	22.7 lbs	0.72
5-6	21-5/8" (549mm)	7" (178mm)	12" (305mm)	18.3 lbs	0.77
7-8	27-5/8" (707mm)	7" (178mm)	12" (305mm)	42	0.85
9-10	33-3/4" (857mm)	7" (178mm)	12" (305mm)	45	1.13

DRILLING PATTERN

CERTIFICATION DATA

30 Vibration Rated
3000 RPM
NEMA 4X4 Compliant
UL/CEC Wet Location Listed

ENERGY DATA

Electronic LED Driver
93.3 Power Factor
200% Total Harmonic Distortion
120V-277V Input
347V, 480V Input
40°C Min. Temperature
40°C Max. Temperature

SITE LIGHTING NOTES

- 4000K color temperature.
- Minimum 80 CRI.
- Minimum 1.0 foot-candles.
- Voltage: 208V.
- Pole: 4" straight square steel.
- Fixture and pole color: Bronze (BZ).
- Fixtures with a rating of more than 40 Watts and mounted such that the bottom of the fixture is 24" and lower shall have integral proximity sensor to reduce lighting by a minimum of 50% and no more than 90% during hours of inactivity. CEC 130.2(c)3
- All lighting to be controlled by time clock and astronomical time-switch control. CEC 130.2(c)
- Pole bases to be 24" diameter.
- Conduit: PVC-80
- Provide compliance with CEC-2016 art. 110.27 and 300.4/5 regarding physical damage protection.

ANATOLIA RETAIL CENTER
DOUGLAS AND SUNRISE BOULEVARD
RANCHO CORDOVA, CA

SHEET TITLE
PHOTOMETRIC
SITE PLAN

SHEET NO.
E1.1
1 OF 2

DATE: JUNE 21, 2021

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)(2) for outdoor lighting scopes using the prescriptive path.
Project Name: Anatolia Marketplace Chevron
Report Page: Page 3 of 7
Project Address: 6698 Mack Road, Sacramento, CA 95821
Date Prepared: June 18, 2021

A. GENERAL INFORMATION

01 Project Location (city) Sacramento
02 Climate Zone 12
03 Outdoor Lighting Zone per Table 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):
☐ LZ-0: Very Low - Undeveloped Parkland ☐ LZ-2: Moderate - Rural Areas ☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval
☐ LZ-1: Low - Developed Parkland ☒ LZ-3: Moderately High - Urban Areas

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)(2) for alterations.
My project consists of:
01 ☒ New Lighting System Must Comply with Allowances from §140.7.
☐ Altered Lighting System Is your alteration increasing the connected lighting load (Watts)? ☐ Yes ☐ No
03 ☐ % of Existing Luminaires Being Altered¹ Sum Total of Luminaires Being Added or Altered Calculation Method
¹FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Existing Luminaires within the Scope of the Permit Application) x 100

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. For guidance.

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2)						Compliance Results							
01	02	03	04	05	06	07	08	09					
General Hardscape Allowance §140.7(d)(1) (See Table I) 1,259.825	+	Per Application §140.7(d)(2) (See Table J) 2,030	+	Sales Frontage §140.7(d)(2) (See Table K) 0	Ornamental §140.7(d)(2) (See Table L) 0	+	Per Specific Area §140.7(d)(2) (See Table M) 0	OR Existing Power §141.0(b)(2) (See Table N) 0	=	Total Allowed (Watts) 3,289.825	≥	Total Actual (Watts) (See Table F) 3,093.2	07 Must be ≥ 08
Cutoff Compliance (See Table G for Details)										COMPLIES			
Controls Compliance (See Table H for Details)										COMPLIES			

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Anatolia Marketplace Chevron
Report Page: Page 4 of 7
Project Address: 6698 Mack Road, Sacramento, CA 95821
Date Prepared: June 18, 2021

01	02	03	04	05
Area Description	Shut-Off §130.2(c)(1)	Auto-Schedule §130.2(c)(2)	Motion Sensor §130.2(c)(3)	Field Inspector
				Pass Fail
Mandatory Controls				
01	02	03	04	05
Area Description	Shut-Off §130.2(c)(1)	Auto-Schedule §130.2(c)(2)	Motion Sensor §130.2(c)(3)	Field Inspector
				Pass Fail
Drive Areas	Photocontrol	Yes	Yes	☐ ☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c).

I. LIGHTING POWER ALLOWANCE (per §140.7)

Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use It or Lose It" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use It or Lose It" allowances shall not qualify for another "Use It or Lose It" allowance.

01	
General Hardscape Allowance	"Use It or Lose It" Allowances (select all that apply)
☒	☐ Per Application ☐ Sales Frontage ☐ Ornamental ☒ Per Specific Area
Table I (below)	Table J Table K Table L Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A (LZ 2 & 3)

02	03	04	05	06	07	08	09	10
Area Description	Surface Type	Area Wattage Allowance (AWA)	Area Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Total General AWA + LWA (Watts)
Drive Areas	Asphalt	26,723	0.025	668.075	967	0.25	241.75	909.825
Initial Wattage Allowance for Entire Site (Watts):								350
Total General Hardscape Allowance (Watts):								1,259.825

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Anatolia Marketplace Chevron
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Date Prepared: June 18, 2021

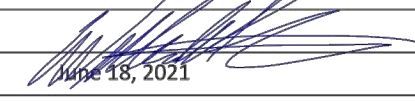
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete

Documentation Author Name: William V. Norberg PE
Company: Norberg Engineering Co., Inc.
Address: PO Box 5090
City/State/Zip: El Dorado Hills, CA 95762
Documentation Author Signature: 
Signature Date: June 18, 2021
CEA/HERS Certification Identification (if applicable):
Phone: 916 996-8322

RESPONSIBLE PERSON'S DECLARATION STATEMENT

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the building provides to the building owner at occupancy.

Responsible Designer Name: William V. Norberg PE
Company: Norberg Engineering Co., Inc.
Address: PO Box 5090
City/State/Zip: El Dorado Hills, CA 95762
Responsible Designer Signature: 
Date Signed: June 18, 2021
License: E9668
Phone: 916 996-8322

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Anatolia Marketplace Chevron
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Date Prepared: June 18, 2021

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Total Hardscape Area in Table A does not match the areas entered in Table I. Please review for compliance.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)(2) (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

Designed Wattage:

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Watts per luminaire ^{1,2}	How Wattage is determined	Total number luminaires ²	Luminaire Status ³	Excluded per §140.7(a)	Design Watts	Cutoff Req. ≥ 6,200 initial lumen output §130.2(b) ⁴	Field Inspector
								Yes	Pass Fail
B	Canopy Lighting	☐ Linear 132.4	Mfr. Spec ³	18	New	☐	2,383.2	Yes	☐ ☐
S1TAW	Single 1 Square 14W	☐ Linear 59	Mfr. Spec ³	3	New	☐	177	NA: <6,200 lumens	☐ ☐
S25MQ	Single 2 Square 5MQ	☐ Linear 113	Mfr. Spec ³	1	New	☐	113	Yes	☐ ☐
Z1	Strip LED	☐ Linear 19.5	Mfr. Spec ³	8	New	☐	156	NA: <6,200 lumens	☐ ☐
Z2	Wall Sconce	☐ Linear 22	Mfr. Spec ³	12	New	☐	264	NA: <6,200 lumens	☐ ☐
Total Designed Watts:							3,093.2		

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b).

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Anatolia Marketplace Chevron
Report Page: Page 5 of 7
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Date Prepared: June 18, 2021

J. LIGHTING ALLOWANCE: PER APPLICATION

This Section Does Not Apply

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

Table Instructions: Please complete this table for areas using the wattage allowance per specific area type from Table 140.7-B. More than one specific area allowance may be taken in a single project. If applicable. However, multiple specific area allowances may not be taken for the exact same area on the site.

01	02	03	04	05	06	07	08	09	10
Area Description	Specific Area Type per Table 140.7-B	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		Specific Area (ft²) ¹	Allowed Density (W/ft²)	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire ²	# of Luminaires ³	Design Watts	
Canopy	Service Station Canopy	3,500	0.58	2,030	B	132.4	18	2,383.2	
Total Design Watts for this Area:								2,383.2	2,030
Total Allowance (Watts) All Areas: 2,030									

¹FOOTNOTES: See Table 140.7-B for the rules for calculating the specific areas (ft²) for these additional lighting allowances.
²For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 08 instead of number of luminaires.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
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Project Name: Anatolia Marketplace Chevron
Report Page: Page 3 of 7
Project Address: 6698 Mack Road, Sacramento, CA 95821
Date Prepared: June 18, 2021

¹FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c).
²For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet for the luminaire should be indicated in column 05 instead of number of luminaires.
³Select "New" for new luminaires in a new outdoor lighting project or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
⁴Compliance with mandatory cutoff requirements is required for luminaires with initial lumen output ≥ 6,200 unless exempted by §130.2(b).

G. CUTOFF REQUIREMENTS (BUG)

Table Instructions: Complete this table for fixtures of ≥ 6,200 initial luminaire lumens indicated on Table F as needing to comply with Cutoff Requirements. Maximum lumens can be found in Table 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12	
Name or Item Tag	Complete Luminaire Description	Backlight Rating ¹			Uplight Rating ²		Glare Rating ³		Field Inspector			
		Mounting Height from Property Line ¹	Max Allowable Backlight Rating ³	Backlight Rating Per Design	Lighting Type	Max Allowable Backlight Rating ³	Uplight Rating Per Design	Mounting Height from Property Line ¹	Max Allowable Glare Rating ³	Glare Rating Per Design	Pass Fail	
B	Canopy Light	> 2 MH from property line	=	No Limit	B1	Area Lighting	U0	U0	> 2 MH from property line	G3	G1	☐ ☐
S25MQ	Single 2 Square	> 2 MH from property line	=	No Limit	B4	Area Lighting	U0	U0	> 2 MH from property line	G3	G2	☐ ☐

¹FOOTNOTES: Mounting Height is labeled MH in this table
²Authority having jurisdiction may ask for luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per §130.2(b).
³BUG ratings with a lower number than the "Max Allowable" are compliant. Ex. If Max Allowable is Bug Rating is B4, then B0, B1, B2, B3 and B4 are all compliant.

H. OUTDOOR LIGHTING CONTROLS

Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.
Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Anatolia Marketplace Chevron
Report Page: Page 6 of 7
Project Address: 6698 Mack Road, Sacramento, CA 95821
Date Prepared: June 18, 2021

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

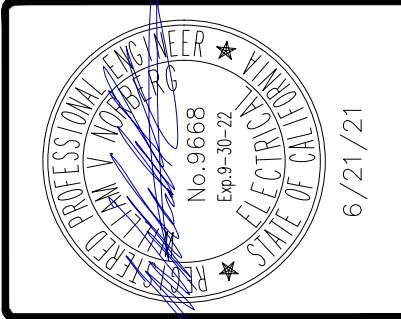
Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCL/

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
☒	☐	NRCL-LTO-01-E - Must be submitted for all buildings.	☐	☐
☒	☐	NRCL-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: <http://www.energy.ca.gov/title24/attcp/providers.html>

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
☒	☐	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.	☐	☐

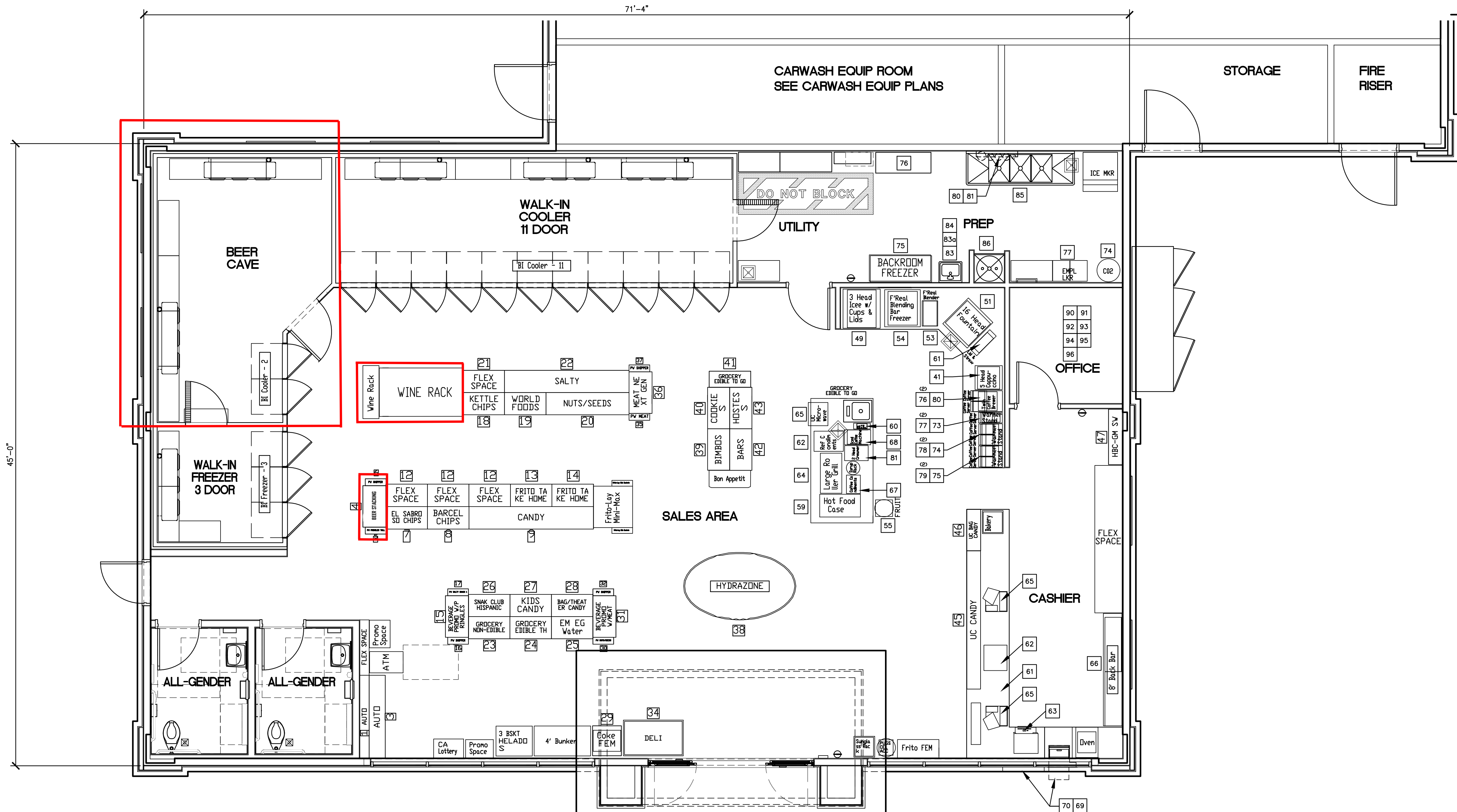
CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

NORBERG
ENGINEERING CO., INC.
PO Box 5090
El Dorado Hills, California 95762
(916) 996-8322 norberg@norberg.net

PROJECT NO: 17082
DRAWN BY: WVN
CHECKED BY: WVN
DESIGNED BY: WVN

ANATOLIA RETAIL CENTER
DOUGLAS AND SUNRISE BOULEVARD
RANCHO CORDOVA, CA

SHEET TITLE
TL-24
SHEET NO.
E2.1
2 OF 2
DATE: JUNE 21, 2021



1 MERCHANDISING / GRAPHICS PLAN
1/4" = 1'-0"

Preliminary Not For Construction

Job Number		Sheet		Revision	
21582		Y01			
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, WA 98032 425.251.6222 barghausen.com		For: D.L.N. RANCHO CORDOVA LLC 6698 MACK ROAD SACRAMENTO, CA 95821		Title: MERCHANDISING AND GRAPHICS PLAN ANATOLIA CHEVRON SEC SUNRISE BLVD AND DOUGLAS RD RANCHO CORDOVA, CA 95642	
Designed _____ Drawn _____ Checked _____ Approved _____ Date 12/15/21		Scale: Horizontal AS SHOWN Vertical			







ITEM 18.1.
Conditions of Approval DD10071

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
General Conditions					
1.	The approved entitlement is for the following; • <u>A Conditional Use Permit Amendment</u>: To amend the existing CUP to allow the convenience store to operate 24 hours. A drive through car wash operation times: Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m. • <u>Major Design Review</u>: A 3,101 square foot convenience store with attached 1,500 square car wash, and a 3,276 square foot fuel canopy service station with 6 fuel dispensers. • <u>Conditional Use Permit and a Letter of Public Convenience and Necessity</u>: Sale of alcoholic beverages (Type 20: beer and wine). The site is located within the Anatolia Marketplace retail center at the southeast corner of Douglas Road and Sunrise Boulevard. The project is described in the City Council staff report dated December 6, 2021, and <u>Exhibit A</u> with the conditions herein, for Project No. DD10071.	Project Description	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors,	General	On-Going	Planning/ Building /Public Works	

ITEM 18.1.
Conditions of Approval DD10071

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.				
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranhocordova.org for the status of your account with the City.	General	On-Going	Finance	
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning	
6.	The drive-through self-service car wash operational hours shall be Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m.	Car wash operational hours	On-Going	Planning	
7.	At no time shall a single unit of specialty beer, malt beverage, and/or wine based cooler be sold individually. These may be sold in containers not less than 22 ounces and must be sold in pairs or greater unless otherwise stated by the California Department of Alcoholic Beverages Control.	Alcoholic beverage Sales	On-Going	Planning/Code Enforcement	
8.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning	
9.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Construction	On-Going	Planning/ Building/Code Enforcement	
10.	The applicant shall comply with Zoning Ordinance 23.910.020, standards for convenience store and submit a security plan for approval to the police department.	Convenience store security plan	On-Going	Planning/ Police Dept	

ITEM 18.1.
Conditions of Approval DD10071

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
11.	The project shall comply with the Police Department recommendations as follows: • The provided photometric shows and acceptable level of lighting throughout the project site. • All site lights should be controlled by photocell and should be left on during hours of darkness or diminished lighting. • A lighting level of .5 foot candles, minimum maintained at ground level should be on at all times during non-operating night/early morning hours. • Vending machines should be located so they are close to, and visible from the street. • All entrances to the parking area should be posted with appropriate signs per 22658(a) CVC. To assist in removing vehicles at the property owner's/manager's request. • The equipment room door should be of solid core wood or hollow sheet metal with a minimum thickness of 1¾ inches and should be secured by a deadbolt lock with a minimum throw of 1 inch. • The address number of the every commercial building structure should be illuminated during the hours of darkness so that it is easily visible from the street. The numerals in these numbers should be no less than 4-6 inches in height and of a color contrasting with the background. • All coin operated car wash equipment, vacuum equipment, change machines, and vending machines should be equipped with a central station silent and audible alarm system. • All coin operated devices should be posted with signs that indicate machines are emptied on a daily basis, and the applicant should institute a policy consistent with such signage	Security	On-Going	Police Dept/Planning	

ITEM 18.1.
Conditions of Approval DD10071

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
12.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Public Works	
13.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning	
Prior to Approval of Improvement Plans					
14.	All storm drain facilities within private roads shall be privately maintained and shall be clearly labeled as “private” in the improvement plans, unless considered through drainage by the Department of Public Works.	Drainage	Prior to Improvement Plan Approval	Public Works	
15.	Provide evidence of reciprocal access over adjacent parcel. Reciprocal access easements between adjacent parcels shall be granted/reserved prior to the sale and/or reconveyance of said parcels.	Access Easement	Prior to Improvement Plan Approval	Public Works	
16.	Drainage Study: Applicant shall prepare and submit a project specific drainage study that includes but is not limited to: a pre- and post-project drainage analysis of the project and project impacts, identification of offsite project impacts or required offsite improvements, and identification of proposed connections to the City’s Storm Drainage System with adequate supporting calculations. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed and stamped by a Professional Engineer and determined by the City to be accurate and adequate.	Drainage	Prior to Improvement Plan Approval	Public Works	

ITEM 18.1.
Conditions of Approval DD10071

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
17.	Stormwater Quality- Post Construction The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> . The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> .	Drainage	Prior to Improvement Plan Approval	Public Works	
18.	Stormwater Quality – During Construction: The SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City’s Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City’s Improvement Standards. Advisory Condition: Construction General Permit. The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the <i>National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction</i> and Land Disturbance Activities (Construction General Permit). Permits are issued by the State Water Resources Control Board.	Drainage	Prior to Improvement Plan Approval	Public Works	

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19.	The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal.	Drainage	Prior to Improvement Plan Approval	Public Works	
20.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Infrastructure	Prior to Improvement Plan Approval	Public Works	
21.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers Appropriately sized for their proposed planters. Tree specie selection shall be approved within the designated planters.	Landscaping	Prior to Improvement Plan Approval	Public Works	
22.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure	Prior to Approval of Improvement Plans	Public Works	
23.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Improvement Bond	Prior to Approval of Improvement Plans	Public Works	
24.	Fees: Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department	Fees	Prior to Approval of Improvement Plans	Public Works	
25.	DRAINAGE SYSTEM DESIGN: The applicant shall submit and obtain City approval of plans and specifications for the construction of public drainage improvements and all grading. The proposed drainage system shall be designed in accordance with the approved drainage study to accommodate runoff from the ultimate	Drainage	Prior to Approval of Improvement Plans	Public Works	

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	development and shall meet the City of Rancho Cordova's Improvement Standards, Construction Specifications, and Floodplain Management Ordinances in effect at the time of improvement plans approval.				
26.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 Improvement Standards.	Flood Management	Prior to Approval of Improvement Plans	Public Works	
27.	The applicant shall coordinate with Sacramento Area Sewer District on the following conditions: a. To obtain sewer service for this project, construction of SASD sewer infrastructure will be required to the satisfaction of SASD. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed. b. SASD Design Standards requires each building on each lot with a sewage source to have a separate connection to the SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed or split, then each building on that parcel shall have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. c. Sewer easements will be required to service the parcel. All public sewer easements will be dedicated to SASD in a form	Sewer	Prior to Approval of Improvement Plans	SASD and Public Works	

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	approved by the District Engineer. All public sewer easements will be at least 20 feet in width and requires continuous access for installation and maintenance. SASD will only provide maintenance in public right-of-ways and SASD dedicated sewer easements. d. The owner must contact Permit Services at PermitServices@sacsewer.com to determine if sewer impact fees are due.				
28.	The applicant shall comply with the Fire conditions as follows; a. Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. b. Show the design for an approved fire apparatus turnaround which shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. c. Show the design for a minimum of 2 remote fire access roadways that are spaces a distance apart that is no less than ½ the diagonal measurement of the overall project site. d. Show on the plans how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire District/ Public Works	

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	sides of the road. Identification of fire apparatus access roadways may be required on private roads. e. Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project." Required Private streets and fire apparatus access roads shall be installed to the "first lift," (Up to the last one inch of pavement) identified, and verified by SMFD prior to <u>any</u> construction, (including foundations) or on-site storage of combustible materials. f. Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to <u>any</u> construction, (including foundations) or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.				
29.	Prior to any construction activity, a pre-construction determinate survey shall be required for work that will commence during the migratory bird nesting season (February 1 through August 31). This survey is to determine if there is active onsite nesting by birds protected under the Migratory Bird Treaty Act (MBTA) would be affected by construction activities. If all construction activity would	Survey	At Improvement Plans/ grading permit issuance.	Planning	

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	occur outside this time, the survey is not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department and the California Department of Fish and Wildlife shall be conducted in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 100 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and Wildlife.				
Prior to Issuance of Building Permits					
30.	Site Lighting Plan shall be consistent with the Zoning Code and Building Code requirements.	Lighting	Prior to Issuance of Building Permits	Planning and Building Dept	
31.	Transportation Impact Fees shall be updated, or other provisions for collection of fair share contributions shall be established, to incorporate any offsite mitigation measures within the City of Rancho Cordova that are identified for the project that are not part of the current Transportation Impact Fee program and Transportation Impact Fees shall be paid.	Funding	Prior to Issuance of Building Permits	Public Works	
32.	Prior to development of Parcels 8, 9, 10, or 11 shown on the Parcel Map (Subdivision No. FM-2020-006-01), traffic and signal control improvements shall be installed, including, but not limited to: a) A half signal at the eastern driveway access on Douglas Road allowing westbound left turn movement and eastbound through movement. b) All appropriate signing and striping c) Left out movement onto Douglas Road shall not be permitted.	Improvements	Prior to Development of Parcels 8, 9, 10,11	Public Works	
33.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to:	Infrastructure	Prior to Issuance of Building Permits	Public Works	

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	• All onsite civil improvements. • Left out movement on Douglas Road is prohibited. • All driveways accessing public roads shall include Type-B driveways and plaza style ramps per Sacramento County Improvement Standards, detail 4-A-36 and 4-50 • Civil plan shall include ADA access plan. • Utility laterals • Public improvement plans shall clearly delineate all transitions to existing improvements. • Other improvements as deemed necessary by the City for safe function of the development and roadway system. • All improvements to be designed and constructed to the satisfaction of the Public Works Department.				
34.	All trash enclosures and refuse areas shall comply with zoning code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view. The gate to the trash enclosure shall be an opaque metal gate.	Architectural	Prior to Issuance of Building Permits	Planning	
35.	Bicycle Parking shall be installed in accordance with RCMC 23.719.115. All parking shall be located near main entrances and not impede onsite automobile and pedestrian access. The final design and location will be reviewed and approved by the Planning Department.	Bicycle Parking	Prior to Issuance of Building Permits	Planning	
36.	A final landscape plan shall be submitted to the Planning Department in conjunction with building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060:	Landscaping	Prior to Issuance of Building Permits	Planning	

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	- Planting plan to scale that indicate slope - Irrigation Plan - Soils Test - Water Use Calculations - Irrigation Schedule				
37.	The applicant shall submit necessary application and plans to Sacramento County Water Agency. Public water service is required to each building. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. The applicant is required to provide efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.	Water	Prior to Issuance of Building Permit	SCWA	
38.	The applicant shall comply with SMUD conditions as follows; a. SMUD has existing overhead 69kV facilities and existing underground 12kV facilities that run along southside of Douglas Rd, Sunrise Blvd, and Herodian Dr. that still need to remain. The applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the applicant shall be responsible for the cost of relocation. b. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. c. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). d. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD	Infrastructure	Prior to Issuance of Building Permits	SMUD / Public Works	

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	easement. This will be determined prior to SMUD performing work on the Applicant's property. e. The applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. f. In the event the applicant requires relocation or removal of existing SMUD facilities on or adjacent to the subject property, the applicant shall coordinate with SMUD. The applicant shall be responsible of the cost of relocation and/or removal. g. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the applicant shall dedicate a 12.5 foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.				
Prior to Final inspection/Certificate of Occupancy					
39.	Install improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Improvements	Prior to Final Building Inspection of the first unit	Public Works	
40.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler and/or Fire Alarm plans.	Fire	Prior to Final Building Inspection	Fire	
41.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the Director of the City Public Works Department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water	Landscape	Prior to final building inspection	Public Works	

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	service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.				
42.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Fire	Prior to Final Inspection/ Certificate of Occupancy	Fire	
43.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Plans	Prior to final building inspection	Public Works	

Environmental Noise Assessment

Chevron Car Wash at Anatolia Marketplace

Rancho Cordova, California

BAC Job # 2021-091

Prepared For:

Ken Dharni

Attn: Ken Dharni
6698 Mack Road
Sacramento, CA 95821

Prepared By:

Bollard Acoustical Consultants, Inc.



Dario Gotchet, Senior Consultant

June 16, 2021



Introduction

The proposed Chevron Car Wash at Anatolia Marketplace (project) is located near the southeast corner of Sunrise Boulevard and Douglas Road in Rancho Cordova, California. The project proposes the construction and operation of a car wash tunnel and vacuum stations. Existing land uses in the immediate project vicinity include residential to the east, future commercial to the south and west, and undeveloped land to the north. The project area and site plan are shown in Figures 1 and 2, respectively.

Due to the proximity of proposed project to existing residential uses, Bollard Acoustical Consultants, Inc. (BAC) was retained to prepare an assessment of potential noise impacts associated with the project. Specifically, the purposes of this assessment are to quantify noise levels associated with the proposed car wash tunnel and vacuum system equipment, to assess the state of compliance of those noise levels with applicable City of Rancho Cordova noise standards, and if necessary, to recommend measures to reduce those noise levels to acceptable limits at the nearest residential uses.

Noise Fundamentals and Terminology

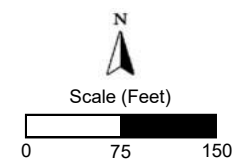
Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, DNL or L_{dn} , and shows very good correlation with community response to noise.

**Legend**

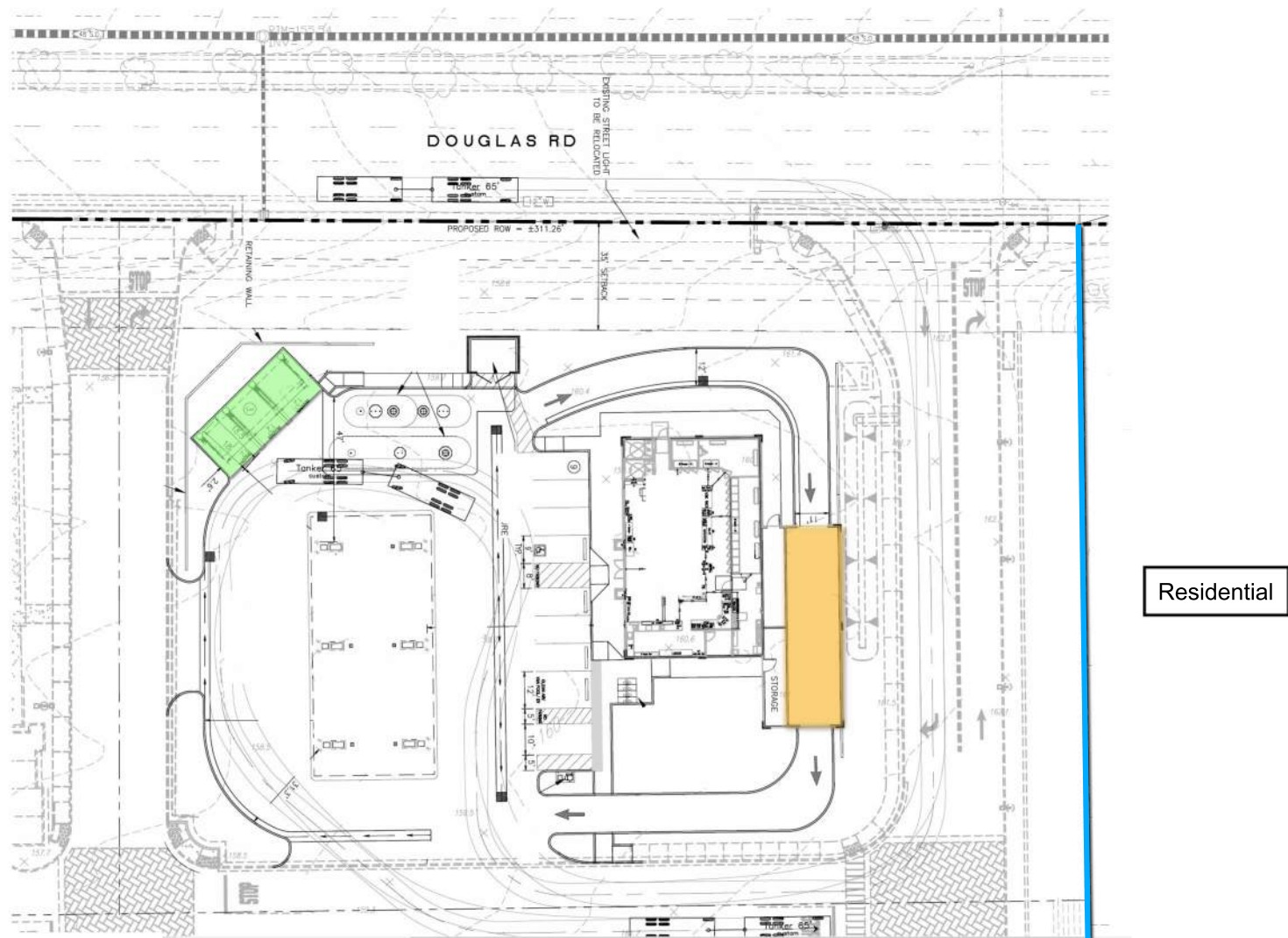
- Project Area Boundary (Approximate)
- Short-Term Noise Survey Location



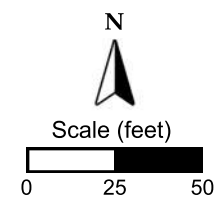
Chevron Car Wash
at Anatolia Marketplace
Rancho Cordova, California
Project Area

Figure 1



**Legend**

-  Existing Sound Wall
-  Car Wash Tunnel
-  Vacuum Area

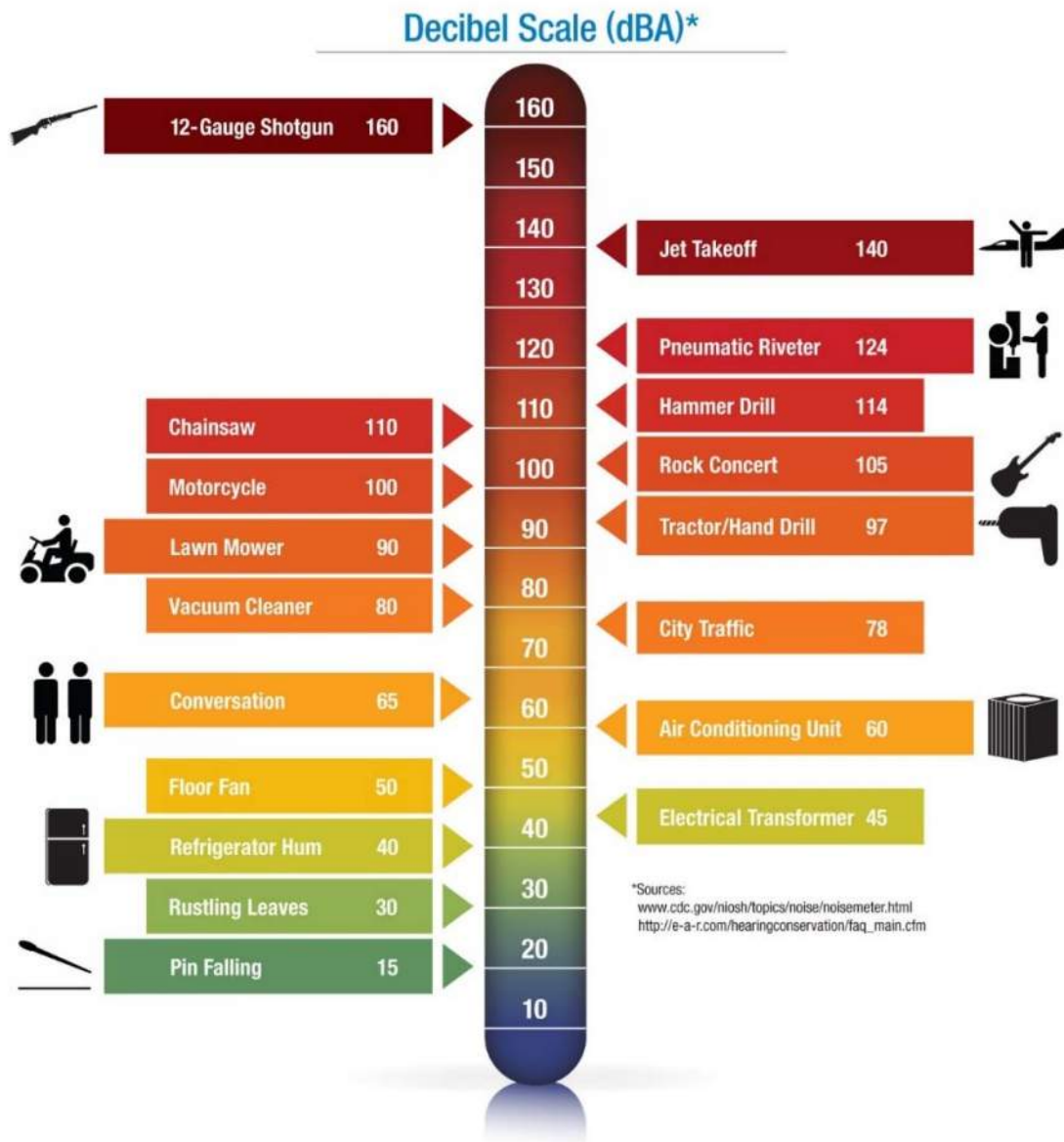


Chevron Car Wash
at Anatolia Marketplace
Rancho Cordova, California
Site Plan

Figure 2



Figure 3
Typical A-Weighted Sound Levels of Common Noise Sources



The Day-Night Average Level (DNL or L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighting applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because DNL represents a 24-hour average, it tends to disguise short-term variations in the noise environment. DNL-based noise standards are commonly used to assess noise impacts associated with traffic, railroad, and aircraft noise sources.

Existing Ambient Noise Environment within the Project Vicinity

The existing ambient noise environment within the immediate project vicinity is defined primarily by traffic on Sunrise Boulevard and Douglas Road. To generally quantify the existing ambient noise environment in the immediate project vicinity, BAC conducted short-term (30-minute) noise level measurements on Tuesday, May 18, 2021. The noise survey location, identified as site ST-1 on Figure 1, was selected to be representative of the existing ambient noise environment at the nearest residential property line east of the project. Photographs of the noise level survey location are provided in Appendix B.

A Larson-Davis Laboratories (LDL) Model LxT precision integrating sound level meter was used to complete the noise level survey. The meter was calibrated before and after use with an LDL Model CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4). The noise level measurement survey results are summarized below in Table 1.

Table 1
Summary of Short-Term Ambient Noise Survey Results – May 18, 2021

Site Description	Time	Average Measured Noise Levels (dBA)	
		L _{eq}	L _{max}
ST-1: Eastern project property boundary adjacent to residential uses	1:03 p.m.	50	66
¹ Noise survey location is shown on Figure 1. Source: Bollard Acoustical Consultants, Inc. (2021)			

Criteria for Acceptable Noise Exposure

Rancho Cordova General Plan

Policies N.1.1 through N.1.4 of the Rancho Cordova General Plan Noise Element specifically pertain to noise generated by non-transportation noise sources, such as those proposed by the project. Those policies, and the corresponding actions which are applied to those policies, are provided below:

Policy N.1.1 Establish standards and policies consistent with those in Tables N-1 and N-2 to govern maximum sound levels in new development.

Action N.1.2.1 – Adopt a Noise Ordinance with noise level performance standards, including maximum allowable noise exposure, ambient versus nuisance noise, method of measuring noise, and enforcement procedures.

Policy N.1.2 Ensure that the indoor and outdoor areas of new projects will be located, constructed, and shielded from noise sources in compliance with the City's noise standards to the maximum extent feasible.

Action N.1.2.1 – Require new development of noise-creating uses to conform with the City's maximum noise levels.

Action N.1.2.2 – Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards.

Action N.1.2.3 – Require any potential noise impacts identified during the acoustical analysis to be mitigated in the project design to the maximum extent feasible.

Policy N.1.3 Ensure that proposed non-residential land uses likely to exceed the City's standards do not create noise disturbances in existing noise-sensitive areas.

Action N.1.3.1 – Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics and must estimate existing and projected cumulative noise levels and compare those levels to the policies within this Element.

Action N.1.3.2 – Require any noise impacts identified in the acoustical analysis to be mitigated in conjunction with the project design.

Policy N.1.4 Mitigate noise created by proposed non-transportation noise sources to comply with the City's noise standards to the maximum extent feasible.

Action N.1.4.2 – Consider restricting the hours of operation of loading docks, trash compactors, and other noise-producing uses in commercial areas that are adjacent to residential uses.

The City's non-transportation noise level performance standards referenced in these policies are provided in Table N-1 of the Noise Element. That table is reproduced in this report below as Table 2.

Table 2
Noise Level Performance Standards for New Projects Affected by or Including
Non-Transportation Noise Sources¹

Stationary Noise Source	Noise Level Descriptor	Daytime 7 AM to 10 PM	Nighttime 10 PM to 7 AM
Typical	Hourly L_{eq} , dB	55	45
Tonal, Impulsive, Repetitive, or Consist Primarily of Speech or Music	Hourly L_{eq} , dB	50	40
¹ The City may impose noise level standards which are more or less restrictive than those specified above based upon determination of existing low or high ambient noise levels. Source: <i>Rancho Cordova General Plan, Noise Element, Table N-1</i>			

Noise Standards Applied to the Project

The project applicant has indicated that the car wash tunnel and vacuum station hours of operation will be limited to daytime hours, 7:00 a.m. to 9:00 p.m. Based on this information, the City's daytime hourly average noise level standard of 55 dB L_{eq} would be applicable to the project. The 55 dB L_{eq} daytime noise level standard was applied at the outdoor activity area (backyards) of the nearest single-family residence east of the project (i.e., nearest noise-sensitive use). Satisfaction of the City's noise level standard at the closest residence would ensure for satisfaction of the City's noise level limit at residences located farther away.

Evaluation of Project-Related Noise Levels

Noise generated by project-related activities were quantified through a combination of reference noise level measurements and application of accepted noise modeling techniques. The most significant noise sources associated with the proposed project include the car wash dryers (used for drying the vehicles at the end of the wash cycle), and the vacuum system equipment. Noise levels resulting from these sources are evaluated in the following sections.

Car Wash Drying Assembly

Based on the experience of Bollard Acoustical Consultants, noise levels generated by car washes are primarily due to the drying portion of the operation. It is the understanding of BAC that the project proposes the installation of a 60 HP car wash drying assembly. The manufacturer's noise specification data sheet is provided as Appendix C.

It is the experience of BAC in similarly configured car wash projects that the average car wash cycle is approximately 5 minutes in duration. The dryers would operate during the last 1 minute of the cycle. Therefore, during a worst-case hour, the car wash would go through 12 full cycles and the dryer would operate for approximately 12 minutes during a busy hour. In addition, the noise level generation of car wash drying assemblies vary depending on the orientation of the measurement position relative to the tunnel opening. Worst-case drying assembly noise levels occur at a position directly facing the car wash exit, considered to be 0 degrees off-axis. At off-axis positions, the building facade provides varying degrees of noise level reduction. At

positions 45 degrees off-axis relative to the facade of the car wash exit and entrance, drying assembly noise levels are approximately 5 dB lower. At 90 degrees off-axis, drying assembly noise levels are approximately 10 dB lower.

The following car wash drying assembly noise level exposure presented below is based on the manufacturer's reference noise level data (Appendix C), the operations assumptions discussed above, and includes offsets associated with the orientation to tunnel entrance/exit. Noise attenuation due to distance was calculated based on standard spherical spreading loss from a point source (-6 dB per doubling of distance). Car wash drying assembly noise exposure was calculated at the nearest residential use to the east and the results of those calculations are presented in Table 3.

The results presented in Table 3 include consideration of the noise attenuation that would be provided by the existing masonry sound wall constructed along the eastern project boundary. The location of the existing sound wall is shown in Figure 2. Photographs of the sound wall are provided in Appendix B. According to BAC field observations, the existing masonry sound wall is approximately 9-feet in height. However, BAC staff noted that the base of the sound wall is approximately 6-feet above project site grade elevation. Based on this information, it is estimated that the top of the constructed sound wall is approximately 15-feet above project site grade elevation. To account for the noise attenuation that would be provided by the elevated sound wall (i.e., effectively a 15-foot noise barrier), an offset of -10 dB was *conservatively* applied to predicted car wash drying assembly noise exposure at the nearest residential use to the east.

Table 3
Predicted Car Wash Dryer Assembly Noise Levels at Nearest Residential Use

Nearest Noise-Sensitive Use	Distance (ft)¹	Predicted Noise Level, L_{eq} (dB)^{2,3,4}	City Daytime Noise Standard, L_{eq} (dB)
Residence – East	95	45	55
¹ Distance scaled from car wash tunnel to backyard of nearest residence using the provided site plan. ² Results include offsets associated with orientation to tunnel entrance/exit, as discussed in this report. ³ Predicted noise level includes an offset of -10 dB to account for the attenuation that would be provided by the existing sound wall constructed along the eastern project property boundary, as described in this report. ⁴ Hourly average (L_{eq}) based on 12 minutes of dryer operation during a worst-case hour. Source: Bollard Acoustical Consultants, Inc. (2021)			

As indicated in Table 3, project car wash drying assembly noise exposure is predicted to satisfy the Rancho Cordova General Plan 55 dB L_{eq} daytime noise level standard at the nearest noise-sensitive use. The predicted compliance includes consideration of the sound attenuation that would be provided by the existing sound wall constructed along the eastern project property boundary. As a result, no further consideration of noise mitigation measures would be warranted for this aspect of the project.

Vacuum System

The project proposes a vehicle vacuum area located at the northwest corner of the project site. Based on the project site plan and information obtained from the project applicant, the project proposes the installation of four (4) JE Adams Super Vac (3-motor) Large Dome vacuum units. The location of the proposed vacuum area is shown on Figure 2.

The manufacturer's specifications, provided as Appendix D, indicate that the reference noise level depends on one of three operating conditions: wide open with attachment, sealed attachment, or attachment removed. Out of the three operating conditions, the "sealed attachment" operating condition generates the highest noise levels. This analysis is based on the worst-case operating condition of, "sealed attachment."

For the purposes of this analysis, it was assumed that the vacuum system would be in operation continuously for the duration of a given daytime hour (worst-case hour of operation). Based upon the manufacturer's sound level data, assuming the continuous use of the system for a given hour, and assuming standard spherical spreading loss (-6 dB per doubling of distance), project vacuum equipment noise exposure at the nearest residential use to the east was calculated and the results of those calculations are presented in Table 4.

The results presented in Table 4 include consideration of the noise attenuation that would be provided by the existing masonry sound wall constructed along the eastern project boundary, as discussed previously. To account for the noise attenuation that would be provided by the existing sound wall, an offset of -10 dB was *conservatively* applied to vacuum noise exposure at the nearest residential use to the east.

Table 4
Predicted Worst-Case Vacuum Noise Levels at Nearest Residential Use

Nearest Noise-Sensitive Use	Distance (ft) ¹	Predicted Noise Level, L_{eq} (dB) ^{2,3}	City Daytime Noise Standard, L_{eq} (dB)
Residence – East	280	53	55
¹ Distance scaled from center of vacuum area to backyard of nearest residence using the provided site plan. ² Predicted noise level includes an offset of -10 dB to account for the attenuation that would be provided by the existing sound wall constructed along the eastern project property boundary, as described in this report. ³ Hourly average (L_{eq}) based on continuous and concurrent operation of 4 vacuum units during a worst-case hour. Source: Bollard Acoustical Consultants, Inc. (2021)			

The Table 4 data indicate that worst-case vacuum noise exposure is predicted to satisfy the Rancho Cordova General Plan 55 dB L_{eq} daytime noise level standard at the nearest noise-sensitive use. The predicted compliance includes consideration of the sound attenuation that would be provided by the existing sound wall constructed along the eastern project property boundary. As a result, no further consideration of noise mitigation measures would be warranted for this aspect of the project.

Cumulative (Combined) Project Noise-Generation

The preceding analyses consisted of the noise-generation associated with the project car wash drying assembly and vacuum system independently. Because it is likely that the two noise sources will operate simultaneously, an analysis of cumulative (combined) noise-generation was also conducted for the project. The calculated combined noise generation of the project equipment at the is presented in Table 5.

It should be noted that due to the logarithmic nature of the decibel scale, the sum of two noise values which differ by 10 dB equates to an overall increase in noise levels of 0.4 dB. When the noise sources are equivalent, the sum would result in an overall increase in noise levels of 3 dB.

Table 5
Predicted Combined Equipment Noise Levels at Nearest Residential Use

Nearest Noise-Sensitive Use	Predicted Noise Levels, L_{eq} (dB)			City Daytime Noise Standard, L_{eq} (dB)
	Drying Assembly	Vacuums	Combined	
Residence – East	45	53	53	55
Source: Bollard Acoustical Consultants, Inc. (2021)				

As indicated in Table 5, the calculated cumulative (combined) equipment noise levels at the nearest noise-sensitive use would satisfy the Rancho Cordova General Plan 55 dB L_{eq} daytime noise level standard. The calculated compliance includes consideration of the sound attenuation that would be provided by the existing sound wall constructed along the eastern project property boundary. As a result, no further consideration of car washing drying assembly or vacuum system equipment noise mitigation measures would be warranted for the project.

Conclusions

Noise levels generated by car wash tunnel and vacuum system operations at the proposed Chevron Car Wash at Anatolia Marketplace are predicted to comply with the applicable Rancho Cordova General Plan daytime noise level standard at the nearest noise-sensitive use (single-family residential to the east of the project). The predicted compliance includes consideration of the existing sound wall constructed along the eastern project property boundary. Provided that project car wash tunnel and vacuum station hours of operation are limited to the hours of 7:00 a.m. to 9:00 p.m. (i.e., daytime hours only), as proposed, no further consideration of car washing drying assembly or vacuum station equipment noise mitigation measures would be warranted for the project.

These conclusions are based on the site plan shown in Figure 2, BAC staff field observations, project equipment manufacturer noise level data provided in Appendices C and D, and the project operations assumptions cited herein. Deviations from the resources or assumptions cited above could cause actual noise levels to differ from those predicted in this assessment.

Bollard Acoustical Consultants, Inc. (BAC)

This concludes BAC's noise assessment of operations at the proposed Chevron Car Wash at Anatolia Marketplace in Rancho Cordova, California. Please contact BAC at (916) 663-0500 or dariog@bacnoise.com with any questions regarding this assessment.

Appendix A Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
IIC	Impact Insulation Class (IIC): A single-number representation of a floor/ceiling partition's impact generated noise insulation performance. The field-measured version of this number is the FIIC.
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the "Maximum" level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
STC	Sound Transmission Class (STC): A single-number representation of a partition's noise insulation performance. This number is based on laboratory-measured, 16-band (1/3-octave) transmission loss (TL) data of the subject partition. The field-measured version of this number is the FSTC.





Legend

- [A] ST-1: Facing north towards Douglas Rd along eastern project property boundary with existing (elevated) 9' sound wall
- [B] ST-1: Facing south along eastern project property boundary with existing (elevated) 9' sound wall
- [C] ST-1: Facing southwest looking down from elevated position of existing 9' sound wall

Chevron Car Wash
at Anatolia Marketplace
Rancho Cordova, California

Photographs of Noise Survey Location

Appendix B



Appendix C**Drying Assembly Sound Level Data**

Dryer Decibel Readings

DECIBEL READINGS / LEVELS: ALL READINGS MAY VARY WITH BAY TYPES, SURROUNDINGS AND VARIABLE TYPES OF CONSTRUCTIONS.

DISTANCE FROM BAY	30HP EXIT DOOR CLOSED	30 HP EXIT DOOR OPEN	60HP 4-15HP, 2- TRUNKS
10 FT.	76	89	95
20 FT.	72	87	89
30 FT.	70	82	84
40 FT.	66	78	79
50 FT.	66	78	78
60 FT.	64	75	76

*DECIBEL LEVELS MAY DROP 4 TO 5 DBA'S OR MORE WITH FULL COVER SURROUNDS OR SILENCER CONES, READINGS MAY VARY.

* THESE READING WERE CONCLUDED WITH PREMIER PLASTIC HOUSINGS. ALUMINUM HOUSINGS ARE ON THE AVERAGE OF 6 TO 8 DECIBELS LOUDER.

* USE OF VFD WILL DECREASE LEVELS

Appendix D

JE Adams 3-Motor Large Dome Vacuum Sound Level Data

3 Motor Vac - Large Dome															
Wide Open With Attachment	Distance From Vac in Feet														
	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
Sound Level (dB)	81.3	75.3	71.8	69.3	67.3	65.7	64.4	63.2	62.2	61.3	60.5	59.7	59.0	58.4	57.8
Sealed Attachment	Distance From Vac in Feet														
	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
Sound Level (dB)	85.9	79.9	76.3	73.8	71.9	70.3	69.0	67.8	66.8	65.9	65.1	64.3	63.6	63.0	62.4
Attachment Removed	Distance From Vac in Feet														
	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
Sound Level (dB)	79.6	73.6	70.1	67.6	65.6	64.0	62.7	61.5	60.5	59.6	58.8	58.0	57.3	56.7	56.1

**PROJECT DESCRIPTION AND JUSTIFICATION
Administrative PCN**

**Proposed Chevron Facility Anatolia Marketplace
Convenience Store, Car Wash, and Fuel Station
SEC Sunrise Blvd. and Douglas Road
Rancho Cordova, CA 95642**

The subject parcel is designated as APN No. 067-0430-001 and is located at the southeast corner Sunrise Blvd. and Douglas Road in Rancho Cordova, California. The subject parcel is a pad site in the approved Anatolia Marketplace shopping center, where it will be located at the northeast corner of the center, with frontage on Douglas Road. The parcel's area is 73,772 square feet (1.69 acre).

The project calls for the construction of a Chevron-branded facility consisting of an Extra Mile convenience store (3,101 square feet), 25-by 60-foot car wash (1,500 square feet), and a 39- by 84-foot fuel canopy (3,276 square feet) with six (6) multi-product dispensers (MPDs) that results in a total of twelve (12) vehicle fueling positions. The fueling facility will require the installation of two (2) underground storage tanks. A new trash enclosure of 12-by 17.5-foot is proposed.

The convenience store would include typical elements and fixtures associated with convenience retail and would operate 24 hours a day. Items being sold would include pre-packaged convenience grocery items, sundries, hot and cold drinks, tobacco products, beer, wine, and automobile-related convenience items. Cold storage facilities and limited on-site dry storage would be provided to support both retail sales

For the alcohol license, the property is in Census Tract number 87.04. Within this census tract, two (2) Off-Premises licenses are allowed and one (1) is existing. The tract is not considered high crime. However, both the County of Sacramento and the City of Rancho Cordova are subject to a Moratorium by the State of California's Alcoholic Beverage Control (ABC). Because of this, the ABC will require a finding of Public Convenience and Necessity by the city before an alcohol license will be granted, and an existing license must be purchased. The developer of the service station pad has already located and purchased an existing Type 20 Off-Premises license (beer and wine) that will meet the criteria imposed by the ABC.

Alcoholic beverages are merchandised in the following areas of the store: 1. a "beer cave", which is a walk in cooler accessible by customers, at the left rear corner of the store; 2. A wine endcap area near the beer cave, with a wine rack endcap fixture and a 7- foot by 3- foot shelving fixture for wine; and, 3. A rear endcap at the end of the center gondola on the sales floor for stacks of beer in multi-unit packaging.

Regarding the PCN, Extra Mile is not a liquor store that attracts customers looking only for alcohol sales. The sale of alcoholic beverages will be a convenience to patrons who would already be stopping for gas and this will limit the number of traffic trips on the street system.

The product category of alcoholic beverages is essential to the viability of c-stores, in some cases making up as much as 20% of sales. Inherent in the reasons for shopping at convenience stores is the expectation that a small floor layout results in a more convenient "one-stop" shopping experience, as opposed to navigating through large grocery or drug store parking lots and floor layouts.

With this convenience comes a responsibility. Extra Mile stores not only are designed using the principles of Crime Prevention Through Environmental Design, the operations conduct on-going staff training for age-restricted sales based on industry-proven materials, and have many operational features designed to ensure compliance with laws governing those sales, such as registers that contain features to assist in flagging under-age attempts at sales.

**Proposed Chevron Facility Anatolia Marketplace
Convenience Store, Car Wash, and Fuel Station
SEC Sunrise Blvd. and Douglas Road
Rancho Cordova, CA 95642
Alcohol Sales and Security Plan**

Introduction and Project Description

The subject parcel is designated as APN No. 067-0430-001 and is located at the southeast corner Sunrise Blvd. and Douglas Road in Rancho Cordova, California. The subject parcel is a pad site in the approved Anatolia Marketplace shopping center, where it will be located at the northeast corner of the center, with frontage on Douglas Road. The parcel's area is 73,772 square feet (1.69 acre).

The applicant is currently processing entitlements for a new Chevron Extra Mile with fuel facility and a carwash, operating 24 hours and selling beer and wine for off-premises consumption.

For the alcohol license, the property is in Census Tract number 87.04. Within this census tract, two (2) Off-Premises licenses are allowed and one (1) is existing. The tract is not considered high crime. However, both the County of Sacramento and the City of Rancho Cordova are subject to a Moratorium by the State of California's Alcoholic Beverage Control (ABC). Because of this, the ABC will require a finding of Public Convenience and Necessity (PCN) by the city before an alcohol license will be granted, and an existing license must be purchased. The developer of the service station pad has already located and purchased an existing Type 20 Off-Premises license (beer and wine) that will meet the criteria imposed by the ABC.

The applicant operates 7 convenience stores and fuel stations in California, and has a 30-year history of developing and operating such locations.

Chevron Extra Mile is a small fuel station and convenience store sized to serve the neighborhood with a variety of products. Customers of the convenience store appreciate the ability to shop 24-hours a day, 7-days a week for the wider variety of products sold. Items being sold would include pre-packaged convenience grocery items, sundries, hot and cold drinks, tobacco products, beer, wine, and automobile-related convenience items. Cold storage facilities and limited on-site dry storage would be provided to support both retail sales.

Although there are other retailers who sell alcoholic beverages in the vicinity, and even eventually within the Anatolia Marketplace shopping center, the applicant will demonstrate why it is so important that another license be granted here.

Safety is a priority. Twenty four-hour operations are designed and operated to be well lit to avoid loitering, prevent vandalism and graffiti. Interior, exterior lighting and security cameras are prominent, with lighting designed to not throw into neighboring properties while providing minimum foot candle level commensurate with county requirements.

A typical store is staffed by 20 full-time and part-time employees. For the people who work here, safety of the customers is of the utmost importance, but so is their safety. This is their workplace.

The applicant submits this draft alcohol sales and security plan for law enforcement feedback. It is the applicant's goal to work very closely with local law enforcement, both in the areas of site and building design and operations. The site, landscaping, and building are designed using the principles of Crime Prevention Through Environmental Design (CPTED).

This plan is organized into categories describing steps to be taken to ensure greater safety within the subject category. In addition, it includes a section on the justification for the finding of PCN.

ALCOHOL PCN JUSTIFICATION

Regarding the PCN, Extra Mile is not a liquor store that attracts customers looking only for alcohol sales. The sale of alcoholic beverages will be a convenience to patrons who would already be stopping for gas or snacks, and without the ability to sell alcoholic beverages, the customer is required to make two or more trips (i.e., one to get food/gas, and a second to get alcoholic beverages). This increases the number of traffic trips on the street system.

The product category of alcoholic beverages is essential to the viability of convenience stores, in some cases making up as much as 20% of sales. Inherent in the reasons for shopping at convenience stores is the expectation that a small floor layout results in a more convenient “one-stop” shopping experience, as opposed to navigating through large grocery or drug store parking lots and floor layouts.

Even though there is a grocery store anchor business intended for the Anatolia Marketplace, a customer who has pulled in to purchase gasoline will not find it convenient to have to get back in their car, drive through the center to arrive at a different business inside the center, park in that larger parking field and then have to walk into that different business and walk to the section displaying alcohol products in a 66,000 square foot store to purchase alcoholic beverages. After they have bought their fuel and their store purchases, they just want to get home or to wherever they were headed next.

The next time they have a need to purchase fuel and wish to pick up an alcoholic beverage, will they look to the Chevron at Anatolia Marketplace to supply their needs, or will they take their business elsewhere? Elsewhere might no longer be in the limits of the City of Rancho Cordova.

Many communities have adopted policies that discourage and even prevent new retailers of alcoholic beverages from establishing new outlets within the jurisdiction. These policies are based on the perception that additional locations will aggravate existing problems associated with alcohol retailers. The fact that is overlooked by these policies is that by preventing new retailers from opening, the community has in essence granted a monopoly to the existing retailers, thereby removing the competitive impetus for existing retailers to address problems and improve their operating facilities and practices. The approval of new retailers with operating conditions that address community concerns will reduce problems associated with alcohol retailers by forcing existing retailers to either clean up or perish.

With this convenience comes a responsibility. Extra Mile stores not only are designed using the principles of Crime Prevention Through Environmental Design, the operations conduct on-going staff training for age-restricted sales based on industry-proven materials, and have many operational features designed to ensure compliance with laws governing those sales, such as registers that contain features to assist in flagging under-age attempts at sales.

Sale of Alcoholic Beverages

Alcoholic beverages are merchandised in the following areas of the store: 1.a “beer cave”, which is a walk in cooler accessible by customers, at the left rear corner of the store; 2. A wine endcap area near the beer cave, with a wine rack endcap fixture and a 7- foot by 3- foot shelving fixture for wine; and, 3. A rear endcap at the end of the center gondola on the sales floor for stacks of beer in multi-unit packaging.

Access to the beer cave and cooler doors is controlled by locks during periods when alcoholic beverages may not be sold per state and local law.

An electronic "point of sale" age verification system is used at the registers which includes these features:

- Scans and authenticates ID
- Identifies fake IDs
- Records dates and times of entry
- Has the ability to create a "banned patron" list
- The name of the store shall be printed on all receipts.

All employees will be required to attend ABC Training prior to selling alcoholic beverages and in accordance with the Responsible Beverage Service Training Act of 2017 (RBST) must be certified within 60 days of hire date. Training is conducted by managers at the station, and in the case of the RBST, by ABC-accredited trainers. This training includes:

- State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operations, and penalties for violations of these laws.
- The potential legal liabilities of owners and employees of businesses dispensing alcoholic beverages to patrons who may subsequently injure, kill or harm themselves or innocent victims as a result of the excessive consumption of alcoholic beverages.
- Alcohol as a drug and its effects on the body and behavior, including the operation of motor vehicles.
- Methods for preventing customers from becoming intoxicated, methods for dealing with intoxicated customers and recognizing underage customers.
- Methods to appropriately pace customer drinking to reduce the risk that the customer will not leave the premises in an intoxicated manner.
- Decoy Operations

In addition, managers conduct periodic refresher courses for employees, with intervals of at least annually.

Documentation of this training to all current employees shall be retained on the premises and provided to City or Police employees upon immediate request.

All employees selling alcoholic beverages are required to execute an ABC "Clerk's Affidavit" (ABC-299), which contains a review of ABC laws.

POTENTIAL CONDITIONS FOR ALCOHOL SALES

The applicant is willing to accept conditions regarding the sale of alcohol beverages. These conditions include, but are not limited to:

- Any employees assigned to the cashier counter shall be at least 21 years of age.
- No display of any alcohol-related advertising at the fuel islands.

- No illuminated (i.e. neon) alcohol advertising will be located in the windows or on the storefront.
- No beer or wine will be sold from ice tubs.
- Sales of beer and malt beverages shall be in quantities of not less than two 22-ounce units.
- Sales of wine shall be in containers of at least 750 ml.
- Wine coolers, whether made for wine or malt products, shall not be sold in quantities of less than factory packs of four.
- No fortified wine or spirits are to be sold.
- The applicant shall prohibit anyone from bringing alcoholic beverages on site.
- A copy of the conditions of approval must be kept on premises and posted in a place where any member of the general public may readily view it.
- The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages on or around the premises is prohibited.
- The applicant must comply with all laws and regulations related to the distribution of alcoholic beverages, including not selling, furnishing, giving or causing to be sold, furnished or given away, any alcoholic beverages to any habitual drunkard, or to any obviously intoxicated person.
- The applicant or his/her agent is responsible for reasonably controlling the conduct of persons inside and outside the facility and shall control behavior, noise, and prevent unreasonable interference with adjacent businesses and adjacent properties.
- There shall be no coin operated games or video machines maintained upon the premises at any time.
- Window signs must be in compliance with RCMC 23.743.040. Window signs limited to painted signs on glazing, poster paper signs, and place cards attached to the inside of glazing of store fronts; provided, that no more than 25 percent of the store front window area, calculated using the measurements of the store front in its entirety, is covered. In the case of convenience stores and other similar retail establishments, views from the public right-of-way to the cash register area shall not be impeded by window signs or merchandise. The intent is to provide visibility of the sales counter for increased public safety.
- A sign concerning the California law prohibiting minors to drink alcohol and a sign prohibiting loitering or public drinking must be posted on the premises.
- The applicant will post and maintain on the premises and in the parking lot notices or signs no less than eighteen inches by twenty-four inches (18"x 24") in size, clearly visible to patrons of the licensee(s) and parking lot and to persons on the public sidewalk stating in two (2) inch block lettering the following:

**UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PARKING LOT OR ADJACENT
PUBLIC SIDEWALK WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. BP 25612.5**

PC 647e (a); SCC 9.92.202

Operational Characteristics Including Surveillance

Store managers and their staff receive extensive training in maintaining store security and deterring potential crimes and violence which includes security procedures, proper store maintenance, violence avoidance and what-to-do in case of a robbery.

The applicant understands the importance of maintaining the appearance of a facility to both expanding their customer base and preventing criminal activity.

All improvements on the property will be continuously maintained, including repairs to structures and replacement of dead or diseased plant material.

The applicant shall be responsible for the daily removal of all litter from the site.

All areas under control of the applicant shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

The applicant is responsible for reasonably controlling the conduct of persons on the site and adjacent sidewalks and shall immediately disperse loiterers.

All dumpsters shall be kept locked.

Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin and lockable.

Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

Licensee(s) shall post and maintain on the premises and in the parking lot used in conjunction therewith, notices or signs, no less than eighteen inches by twenty-four inches (18" x 24") in size, clearly visible to patrons of the licensee(s) and parking lot and to persons on the public sidewalk stating in two (2) inch block lettering the following:

NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES

The applicant uses a Recorded Video Assessment and Surveillance System (VASS), which includes these features:

- Cameras and VASS storage shall be digital high definition or better.
- VASS storage is kept in a secured area accessible only to management.
- VASS shall be equipped with a battery back-up with at least one hour of stand-by time in case of power failure.
- VASS shall support standard MPEG formats.
- VASS shall be capable of storing no less than 30-day's worth of activity.

- Manager with access to VASS storage shall be able to respond within 30 minutes during business hours.
- Manager shall have the ability to transfer recorded data to another medium (e.g. DVD, thumb drive, etc.).
- Cameras shall be equipped with low light capability, auto iris and auto focus.
- VASS shall provide comprehensive coverage of all points of sale, safe, manager's office, areas of ingress and egress (doors, driveways), alcohol placement areas, parking lot and bicycle parking, gas pumps, coverage of all four (4) exterior sides of the property, adjacent public rights of way, transformer and trash enclosure area, and at least one camera shall be positioned to get a front face shot (e.g. height strip camera)

Assistant Managers and Managers shall be trained to operate, retrieve and download information on a readable optical or USB format for law enforcement should the need arise.

An exhibit showing interior and exterior camera locations is provided with this plan.

An UL listed central station silent robbery alarm system shall be employed at all points of sale, the manager's office, and near the safe(s). Cellular back-up is recommended. Alarm shall be equipped with battery back-up with at least one hour of stand-by time in case of power failure.

The store will be equipped with a time safe adjacent to the cashier limiting cash available at \$50.

Design Features

Lighting

The parking lot of the premises will be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Additionally, the position of such lighting will not disturb the normal privacy and use of any neighboring residences.

A Photometric study is included with this plan.

Exterior lighting is white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K.

A lighting level of .5 foot candles minimum maintained at ground level shall be on at all times during non-operating night/early morning hours.

Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

Exterior lighting shall be shielded or otherwise designed to avoid spillover illumination to adjacent streets and properties.

Lighting of all interior areas is adequate to provide for the safe operation and movement of all persons occupying the structure. Emergency lighting fixtures (battery operated) are installed throughout the structure that automatically activate during an electrical power outage. All main and emergency exits are clearly marked and lighted as required by the Fire Code.

Landscaping and Site Features

If landscaping for screening is desired, this should be accomplished by hostile vegetation such as holly, bougainvillea, or barberry.

Low profile shrubs have been selected for the planting plan.

Landscaping, including berms, do not create blind spots or hiding spots

Trees are of a type that retain a thin trunk as they grow and mature.

Trees are of a type that retain an open canopy to allow light in from above.

Property lines and private areas are defined with plantings, pavement treatments, short walls, or fences.

Planter boxes have grooves or spikes to deter skateboarders from causing damage to the building.

Hostile vegetation is planted to deter sitting or access to windows.

Fences shall be of decorative tubular metal, no climb type.

All fences shall be maintained in good condition.

A 4-foot decorative tubular metal fence shall be added along the north and west borders of the property to direct all pedestrians to enter the property via the sidewalks.

No public pay phones/telephones shall be allowed on the premises.

No coin operated games or video machines shall be allowed on the premises.

Businesses are identified by wall signs for those parking in the rear.

Parking areas are clearly marked and separated from pedestrian walkways.

Benches have separators/armrests, so they are used for sitting only.

Building Features

No more than 25 percent of the square footage of the windows and clear doors shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises. All signs shall comply with the jurisdiction code.

All solid core exterior doors shall be equipped with a 180- degree viewing device to screen persons before allowing entry and shall remain locked at all times except for emergencies and deliveries.

All solid core exterior doors are a minimum 1¾ inch thick, with reinforced strike plate attached to the door with minimum four (4) and maximum six (6) three (3) inch screws that penetrate through the frame into the structure.

There is a minimum one (1) inch deadbolt on all exterior doors. Deadbolts contain a cylinder guard to prohibit twisting of the lock with a wrench or pliers. Deadbolt locks have an exterior metal guard plate covering the deadbolt area to reduce tampering or cutting of the locking mechanism.

Door hinges are either welded or pinned.

Height markers are required on the interior doorway.

Interior shelving and displays are no higher than five feet for increased visibility.

Shelves are turned so that cashier can see down aisles.

Convex mirrors help motorists and pedestrians with visibility issues.

Loading and other outdoor areas are free of hiding places.

Front facing balcony railings, fences, or walls are constructed of an open material and no higher than 36 inches. Recommended material is strong, high quality, wrought-iron picket-type fencing with pointed tips or provide low fencing around the perimeter or adequate landscaping to perform the same function.

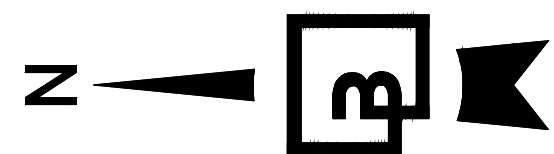
ATM are placed within easy view and not in blind or hiding spots, and the area is well lit.

Reception and cash register area are positioned to see all people entering.

Walkways and landscaping direct visitors to the proper entrance and away from private areas.

Cash register is located in front of store and if not, faces entrance.

Access to the roof is internal.



Preliminary Not For Construction

No.	Date	By	Ckd.	Appr.	Revision
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Title: PRELIMINARY FLOOR PLAN
ANATOLIA RETAIL CENTER
SEC SUNRISE BLVD AND DOUGLAS RD
RANCHO CORDOVA, CA 95642

For: D.L.N. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821

Not for
Construction

Scale: _____

Horizontal _____

AS SHOWN _____

Vertical _____

Designed PT _____

Drawn - _____

Checked PT _____

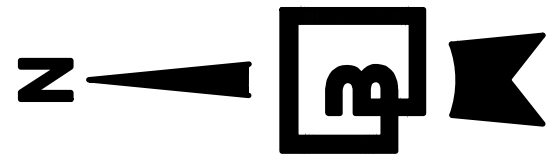
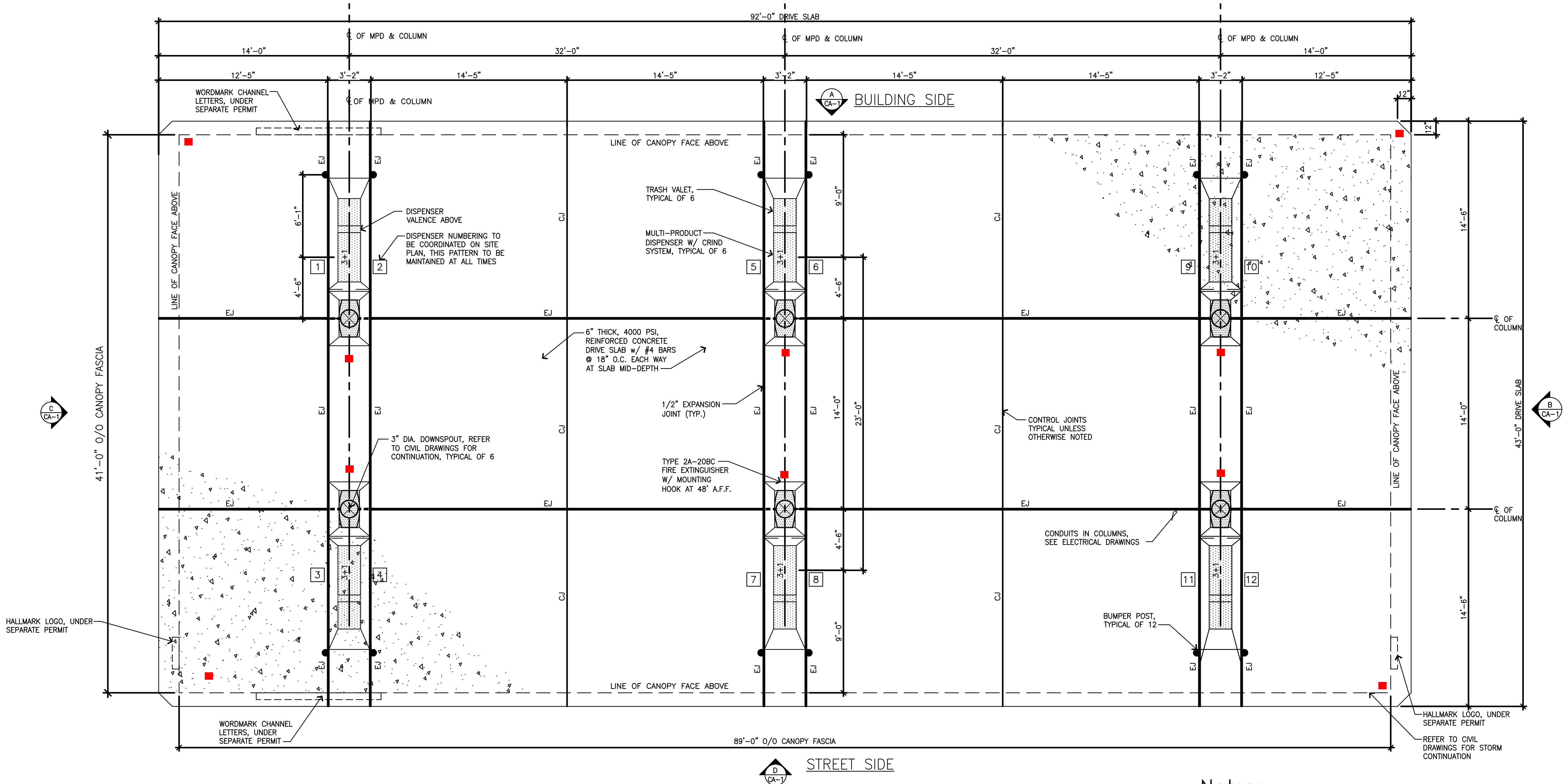
Approved _____

Date 06/18/21 _____

**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**



Job Number
21582



CANOPY SLAB PLAN
SCALE: 1/4"=1'-0"

SECURITY CAMERA (LOCATIONS SUBJECT TO CHANGE)

Notes:

1. DOWNSPOUTS ARE DESIGNED TO BE TIGHTLINED TO THE SITES UNDERGROUND STORM DRAINAGE SYSTEM.
2. DRIVE SLAB SHALL BE 6" THICK REINFORCED CONCRETE w/ FIBERMESH OVER 6" CRUSHED ROCK OR AS SPECIFIED IN SOILS REPORT. FINISH SHALL BE A MEDIUM BROOM PERPENDICULAR TO ISLAND LAYOUT w/ EXPANSION AND CONTROL JOINTS AS SHOWN.
3. CANOPY CONTRACTOR SHALL PROVIDE DOWNSPOUTS AND CONDUITS FOR LIGHTING, SIGN, MUSIC SYSTEM, CCTV AND SOLAR IN COLUMNS WHERE SPECIFIED. COORDINATE WITH GENERAL CONTRACTOR FOR EXACT LOCATION OF CONDUITS, AND HAND HOLES PRIOR TO FABRICATION. SEE ELECTRICAL DRAWINGS.
4. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES AND IN COLUMN ELECTRICAL CONDUIT AND LIGHTING INFORMATION.
5. GRADE BREAKS AT CONCRETE DRIVE SLAB SHALL OCCUR WITHIN DRIPLINE OF CANOPY. SEE GRADING PLAN FOR SLAB DRAINAGE ISOLATION AND OIL/WATER SEPARATOR.

Revision				
No.	Date	By	Old.	Appr.

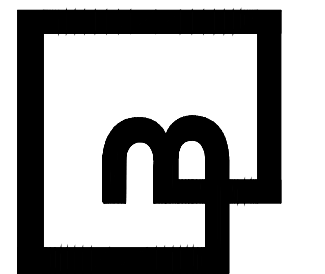
Title:
CANOPY FLOOR PLAN
ANATOLIA RETAIL CENTER
SEC SUNRISE BLVD AND DOUGLAS RD
RANCHO CORDOVA, CA 95642

For:
D.L.N. RANCHO CORDOVA LLC
6698 MACK ROAD
SACRAMENTO, CA 95821

Not for Construction

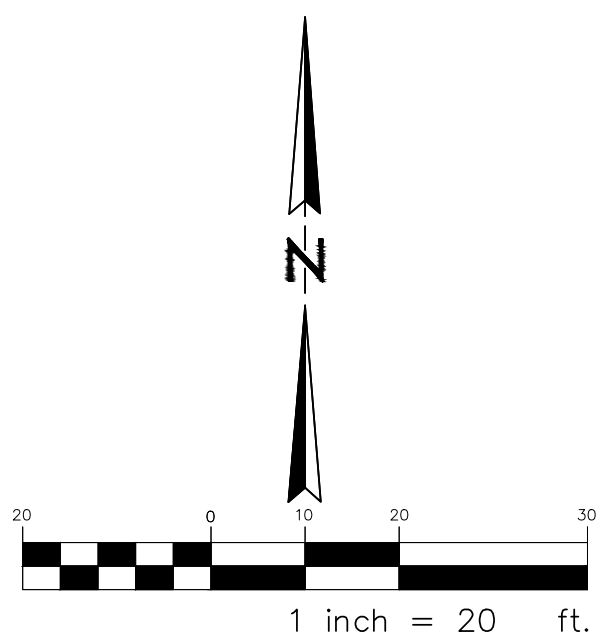
Scale:		Horizontal		Vertical	
Designed	Drawn	Checked	Approved	Date	06/18/21

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com



Job Number	21582
Sheet	CA-2 - of

Preliminary Not For Construction



Luminaire Schedule							
Symbol	Label	Arrangement	Lum. Lumens	Qty	Lum. Watts	BUG Rating	Description
	B	SINGLE	18633	10	132.4	B4-U0-G1	LSI - CRUS-SC-LED-HD-50
	S114W	SINGLE	6168	3	59	B1-U0-G2	McGraw Edison - GLNA-AF-01-LED-E1-T4W
	S25MQ	SINGLE	12750	1	113	B4-AF-G2	McGraw Edison - GLNA-AF-02-LED-E1-SMQ
	Z1	SINGLE	2135	8	19.5	B1-U3-G1	LSI - M.S4-LED-20L-CSM-UNV-40
	Z2	SINGLE	903	12	22	B0-U3-G1	Performance - NIKKO-27 LED 22W 4000K AN-96

DESCRIPTION

The Gallisone LED luminaires features advanced thermally conductive polymer headstuds and open frame endcaps for a sleek aesthetic with significant weight reduction. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL0C. Listed for wet locations.

Catalog #	Type
Project	
Comments	Date
Prepared by	

PERFORMANCE FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light-Scape for optimal thermal performance. Open frame design uses aluminum and case provides structural support for the housing and heat sink. Thermally conductive polymer heat sink provides significant weight reduction while fully maintaining thermal management of the Light-Scape. 3G vibration tested and meets MIL-STD-883C Class B hardware available for ease of entry into test and chamber. Housing IP68 rated.

Optics

Highly efficient, high-Accuity lensed, mid-efficiency lensed, high-Accuity lensed, and high-Accuity lensed optics are precisely designed to shape the beam of light and provide uniformity and application specific lighting. The Light-Scape provides consistent distributions with the scalability to meet your application requirements. Offered standard at 2500K, 3000K, 3500K, 4000K, 4500K, 5000K, 5500K, 6000K, 6500K, 7000K, 7500K, 8000K, 8500K, 9000K, 9500K, and 10000K CRI.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 60/50Hz, 347V/60V or 480V/60Hz operation. 480V is compatible for use with 480V WYE systems only. Standard with 5-10V dimming. Shipped standard with Eaton proprietary digital module designed to withstand 10kV of transient line surge. The Gallenaire LED luminaires is suitable for operation in 40°C to 40°C ambient environments. Light-Scape are PSE (Power Safety Equipment) listed and meet 90-100 luminaire maintenance expected in 50,000 hours of operation (1A driver current and optional 6000K or 3000mA driver current).

Mounting

STANDARD ALUM. MOUNT. Extruded aluminum arm includes mounting hardware for easy positioning of fixture during installation. Mounting hardware is available for other materials or more luminaires at 80° and 120° mounting angles. Mounting hardware may be required. Refer to the Light-Scape Mounting Kit. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws. Refracting guide and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1.5" to 4.75". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the interior of the luminaire. Quick mount enables round pole mounting.

Finish

Standard finish is Super durable TOC protective powder coat paint. 2.5 mil minimum thickness. TOC protective protection against dust and water. Includes 100% UV light-resistant. Standard housing is white. Available in black, white, dark platinum and graphite. The Light-Scape is available in many colors available.

Warranty

Five-year warranty.

GLNA

GALLENARE

1-10 Light Scape
Solid State LED

AREA-SITE LUMINAIRE

Lighting Solutions
for the
Industrial and
Commercial
Market

100% Satisfaction
Guarantee

21.34" (543mm)

12.00" (305mm)

12.00" (305mm)

DRILLING PATTERN

TYPE "N"

3/4" (19mm) Ø

1/2" (13mm) Ø

1/4" (6mm) Ø

1/8" (3mm) Ø

1/16" (1.6mm) Ø

1/32" (0.8mm) Ø

1/64" (0.4mm) Ø

1/128" (0.2mm) Ø

1/256" (0.1mm) Ø

1/512" (0.05mm) Ø

1/1024" (0.025mm) Ø

1/2048" (0.0125mm) Ø

1/4096" (0.00625mm) Ø

1/8192" (0.003125mm) Ø

1/16384" (0.0015625mm) Ø

1/32768" (0.00078125mm) Ø

1/65536" (0.000390625mm) Ø

1/131072" (0.0001953125mm) Ø

1/262144" (9.765625e-05mm) Ø

1/524288" (4.8828125e-05mm) Ø

1/1048576" (2.44140625e-05mm) Ø

1/2097152" (1.220703125e-05mm) Ø

1/4194304" (6.103515625e-06mm) Ø

1/8388608" (3.0517578125e-06mm) Ø

1/16777216" (1.52587890625e-06mm) Ø

1/33554432" (7.62939453125e-07mm) Ø

1/67108864" (3.814697265625e-07mm) Ø

1/134217728" (1.9073486328125e-07mm) Ø

1/268435456" (9.5367431640625e-08mm) Ø

1/536870912" (4.76837158203125e-08mm) Ø

1/1073741824" (2.384185791015625e-08mm) Ø

1/2147483648" (1.1920928955078125e-08mm) Ø

1/4294967296" (5.9604644775390625e-09mm) Ø

1/8589934592" (2.98023223876953125e-09mm) Ø

1/17179869184" (1.490116119384765625e-09mm) Ø

1/34359738368" (7.450580596923828125e-10mm) Ø

1/68719476736" (3.7252902984619140625e-10mm) Ø

1/137438953472" (1.86264514923095703125e-10mm) Ø

1/274877906848" (9.31322574615478515625e-11mm) Ø

1/549755813696" (4.656612873077392578125e-11mm) Ø

1/1099511627392" (2.3283064365386962890625e-11mm) Ø

1/2199023254784" (1.16415321826934814453125e-11mm) Ø

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1/36028797006381056" (7.10542735760100185871124267765625e-16mm) Ø

1/72057594012762112" (3.552713678800500929355621338828125e-16mm) Ø

1/144115188025524224" (1.7763568394002504646778106694140625e-16mm) Ø

1/288230376051048448" (8.8817841970012523233890533471875e-17mm) Ø

1/576460752102096896" (4.44089209850062616169452667359375e-17mm) Ø

1/1152921504204193792" (2.220446049250313080847263336796875e-17mm) Ø

1/2305843008408387584" (1.1102230246251565404236316683984375e-17mm) Ø

1/4611686016816775168" (5.551115123125782702118158334196875e-18mm) Ø

1/9223372033633550336" (2.7755575615628913510590791670984375e-18mm) Ø

1/18446744067267100672" (1.38777878078144567552953958354921875e-18mm) Ø

1/36893488134534201344" (6.93889390

PERFORMANCE
in LIGHTING

PRODUCT CODE 079214
PROJ.ECT
TYPE

NIKKO+27 LED

Part number	079214
Lampholder:	LED
Wattage:	22 W
Finish:	Al-06 / Iron gray / Textured
Degree of protection:	IP65
DR:	80
Life:	4000
Optic:	Symmetric extra wide reflector
Luminaire lumen output:	1350 lm
±	L80
h:	B10
Life time:	94000 h
Voltage:	120-277 V

Description

- Surface-mount downway and hallway lights and post mount series. Fixtures consist of Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper free die-cast Aluminum housing, ring, and inserts.
- Copper-free aluminum extruded cast.
- High transmittance, internally coated, pressed glass diffuser, thermally, and chemically guaranteed to strengthen the impact resistance and reduce the effect of rapid temperature changes.
- Custom molded, anti-aging gaskets(s).
- Stainless steel external hardware.
- High efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
- 100% uniform diffused light emission.
- Input voltage: 120-277 V (50 / 60 Hz), integral driver.
- Wall bracket and post accessories available (ordered separately).
- Consult factory for dimming options, marine-grade, custom finishes (space specify RAL color), and non-catalyzed CCT (kelvin) options including static colors.
- 5-year warranty.
- Product meets Bay Area/mean Act requirements within ABMA.

Photometric data

Technical drawings

Performance in Lighting - 2621 Kings Pointe - Corpus, Georgia 20013 - USA - voice 770.822.2115 - info@us.galighting.com

SITE LIGHTING NOTES

1. 4000K color temperature.
2. Minimum 80 CRI.
3. Minimum 1.0 foot-candles.
4. Voltage: 208V.
5. Pole: 4" straight square steel.
6. Fixture and pole color: Bronze (BZ).
7. Fixtures with a rating of more than 40 Watts and mounted such that the bottom of the fixture is 24" and lower shall have integral proximity sensor to reduce lighting by a minimum of 50% and no more than 90% during hours of inactivity. CEC 130.2(c)(3)
8. All lighting to be controlled by time clock and astronomical time-switch control. CEC 130.2(c)
9. Pole bases to be 24" diameter.
10. Conduit: PVC-80
11. Provide compliance with CEC-2016 art. 110.27 and 300.4/5 regarding physical damage protection.



NORBERG
ENGINEERING CO., INC.

20 Box 5090
El Dorado Hills, California 95762
916/996-6322 norberg@norberg.net

PROJECT NO:	17082
DRAWN BY:	WVN
CHECKED BY:	WVN
DESIGNED BY:	WVN

**ANATOLIA RETAIL CENTER
DOUGLAS AND SUNRISE BOULEVARD
RANCHO CORDOVA, CA**

SHEET TITLE

**PHOTOMETRIC
SITE PLAN**

SHEET NO.
E1.1
1 OF 2

DATE: JUNE 21, 2021

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)(2) for outdoor lighting scopes using the prescriptive path.
Project Name: Anatolia Marketplace Chevron
Report Page: Page 3 of 7
Project Address: 6698 Mack Road, Sacramento, CA 95821
Date Prepared: June 18, 2021

A. GENERAL INFORMATION
01 Project Location (city) Sacramento
04 Total Illuminated Hardscape Area (ft²) 12
02 Climate Zone 12
03 Outdoor Lighting Zone per Table 24, Part 1 §10-114 or as designated by Authority Having Jurisdiction (AHJ):
LZ-0: Very Low - Undeveloped Parkland
LZ-2: Moderate - Rural Areas
LZ-1: Low - Developed Parkland
LZ-3: Moderately High - Urban Areas
B. PROJECT SCOPE
Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)(2) for alterations.
My project consists of:
01
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C. COMPLIANCE RESULTS
Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. For guidance.
Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)(2)
01
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D. EXCEPTIONAL CONDITIONS
Table Instructions: This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.
Total Hardscape Area in Table A does not match the areas entered in Table I. Please review for compliance.
E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.
F. OUTDOOR LIGHTING FIXTURE SCHEDULE
Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)(2) (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).
Designed Wattage:
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G. CUTOFF REQUIREMENTS (BUG)
Table Instructions: Complete this table for fixtures of ≥ 6,200 initial luminaire lumens indicated on Table F as needing to comply with Cutoff Requirements. Maximum lumens can be found in Table 24, Part 11, Section 5.106.8.
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H. OUTDOOR LIGHTING CONTROLS
Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 04, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.
Table Continued

CA Building Energy Efficiency Standards - 2019 Nonresidential Compliance: <http://www.energy.ca.gov/title24/2019standards> November 2019

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 11/19)
CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE
NRCC-LTO-E
Project Name: Anatolia Marketplace Chevron
Report Page: Page 4 of 7
Project Address: 6698 Mack Road, Sacramento, CA 95821
Date Prepared: June 18, 2021

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Anatolia Marketplace Chevron Service Station

Rancho Cordova City Council

June Cowles, Senior Planner
December 6, 2021



Conditional Use Permit Amendment (CUP): Amending the existing CUP to allow the convenience store to operate 24 hours. A drive through car wash operation times: Monday thru Friday 7 a.m. to 9 p.m. and Saturday and Sunday 8 a.m. to 9 p.m.

Major Design Review: A 3,101 square foot convenience store with an attached 1,500 square foot drive-through self-service car wash, and a 3,276 square foot fuel canopy service station with 6 fuel dispensers.

Conditional Use Permit and Letter of Public Convenience and Necessity (PCN): Sale of alcoholic beverages (Type 20: beer and wine).



Anatolia Marketplace (Retail) Approved in December 2016

- Major Design Review for development for a shopping center
- Conditional Use Permit for the service station/convenience store and drive through car wash.
- Adjustment Permit (Sign Height) and Sign Program Analysis



Substantial Conformance Approvals

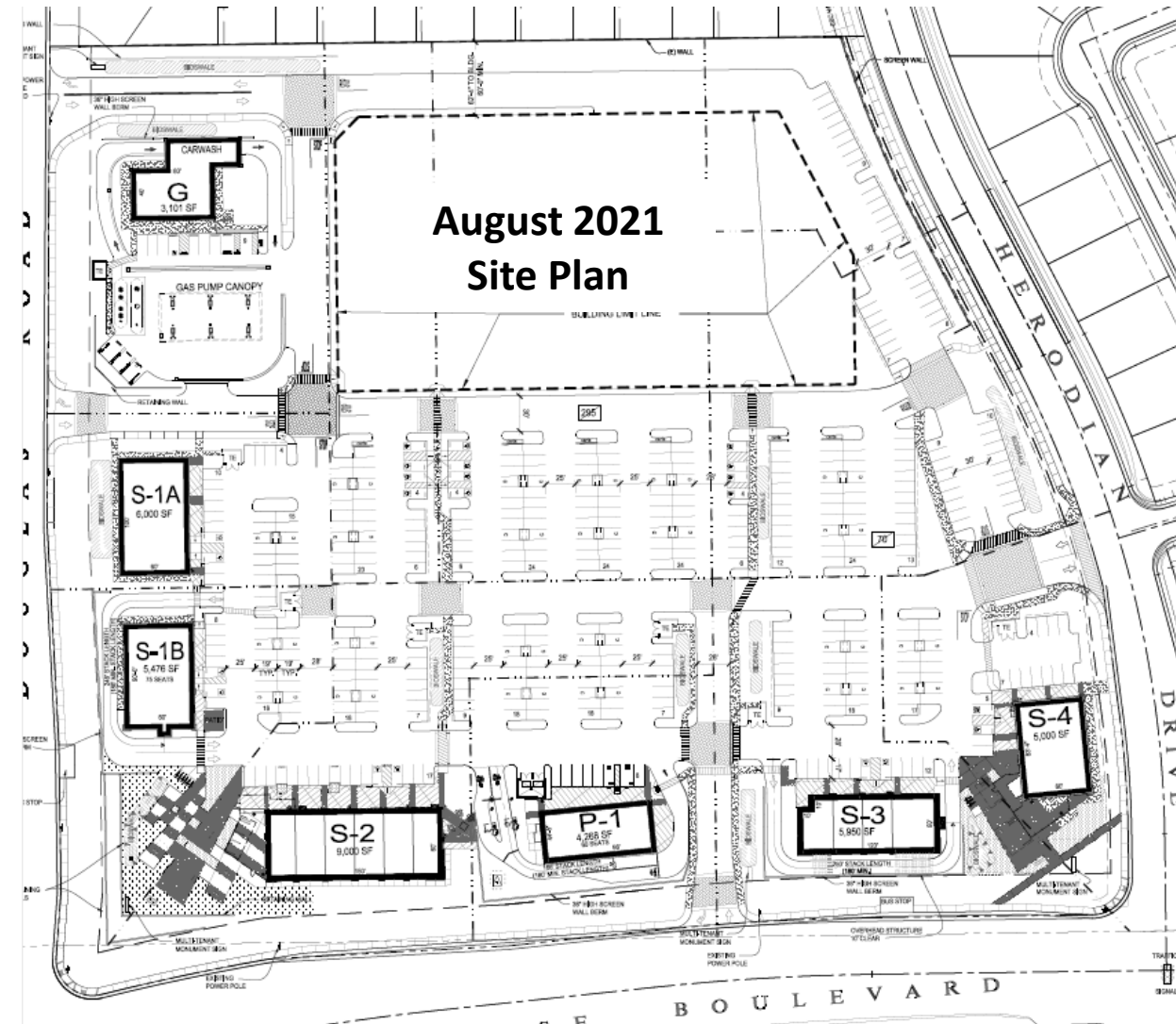
The applicant requested several revisions to the approved Anatolia Marketplace site plan.

- A defined north-south and east-west drive aisle in the center of the parking lot
- Parking stalls were reduced from 542 to 465 stalls.
- Reduction of building S-4 from 8,500 sq. ft. to 5,000 sq. ft.
- Modification to building S-1 to split it into two buildings; Bldg. S-1A is 4,018 sq. ft. single-tenant building, retaining the drive-thru lane. Bldg. S-1B is 5,476 sq. ft. multi-tenant building.
- The buildings S-1B has counter-clockwise drive through order with an escape lane for more efficient queuing.
- Pad 1 increased to 4,268 sq. ft. quick serve restaurant with 60 seats. The pad incorporates two queuing drive through lanes.
- The future major pad site has been reduced from 80,000 sq. ft. to 78,000 sq. ft.

December 2016
Site Plan

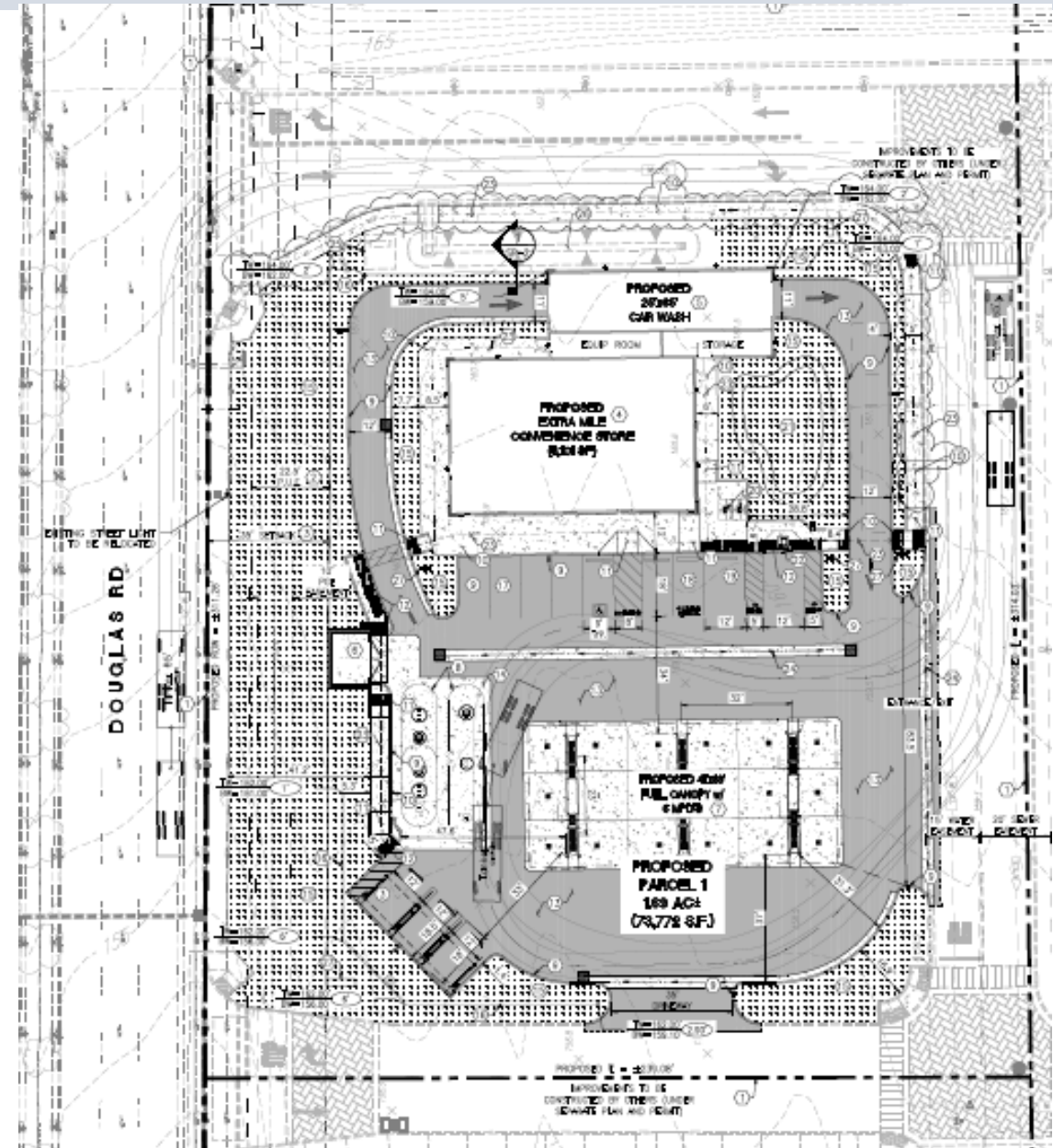


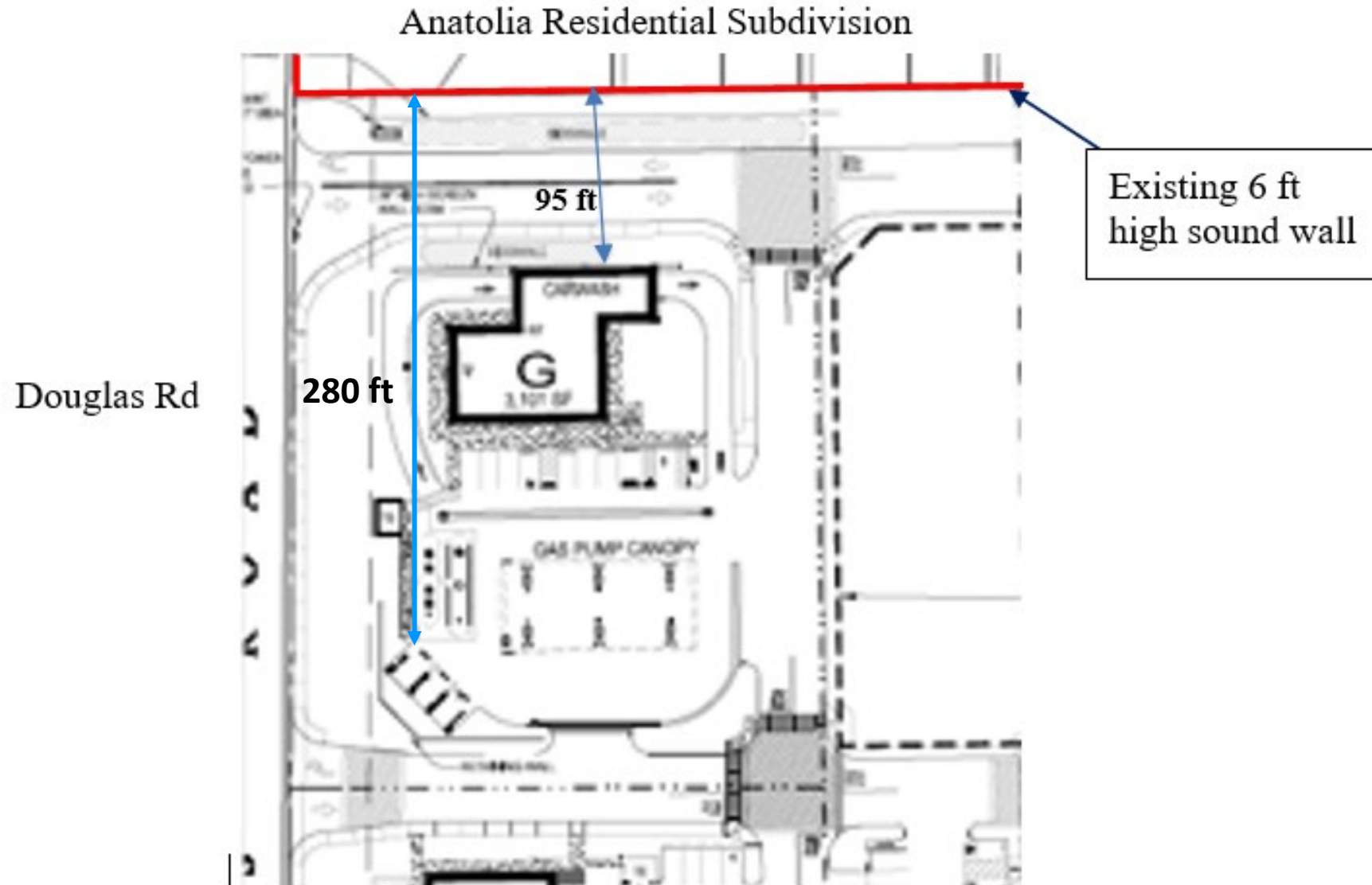
August 2021
Site Plan



Amending the existing CUP.

- To allow the convenience store to operate 24 hours.
- A drive through car wash operation times:
 - Monday thru Friday 7 a.m. to 9 p.m.
 - Saturday and Sunday 8 a.m. to 9 p.m.





Predicted Car Wash Dryer Assembly Noise Levels at Nearest Residential Use

Nearest Noise-Sensitive Use	Distance (ft) ¹	Predicted Noise Level, L_{eq} (dB) ^{2,3,4}	City Daytime Noise Standard, L_{eq} (dB)
Residence – East	95	45	55

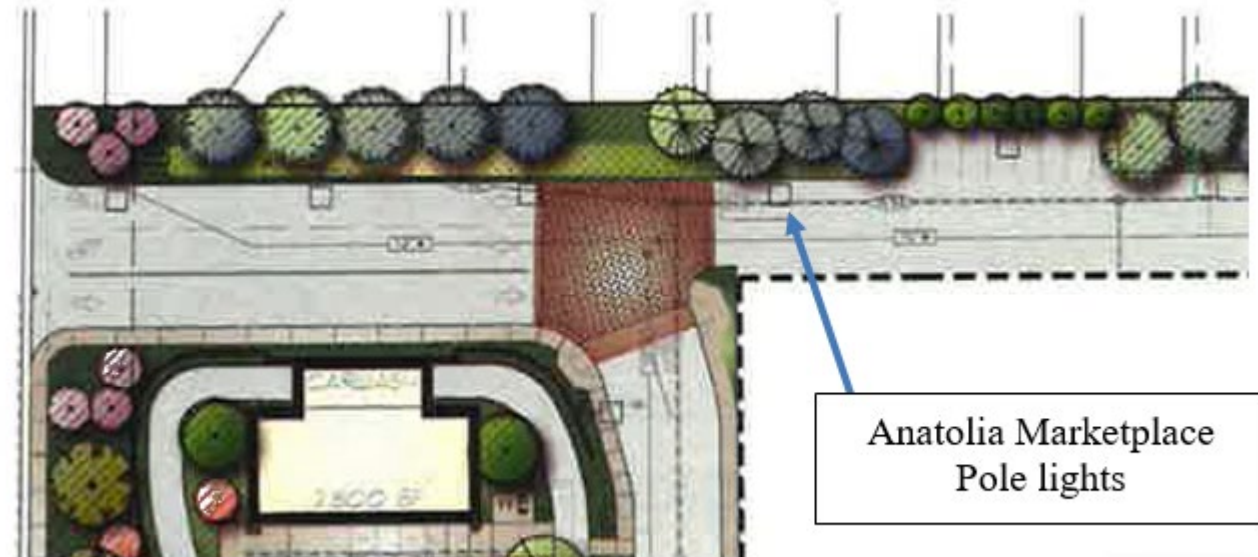
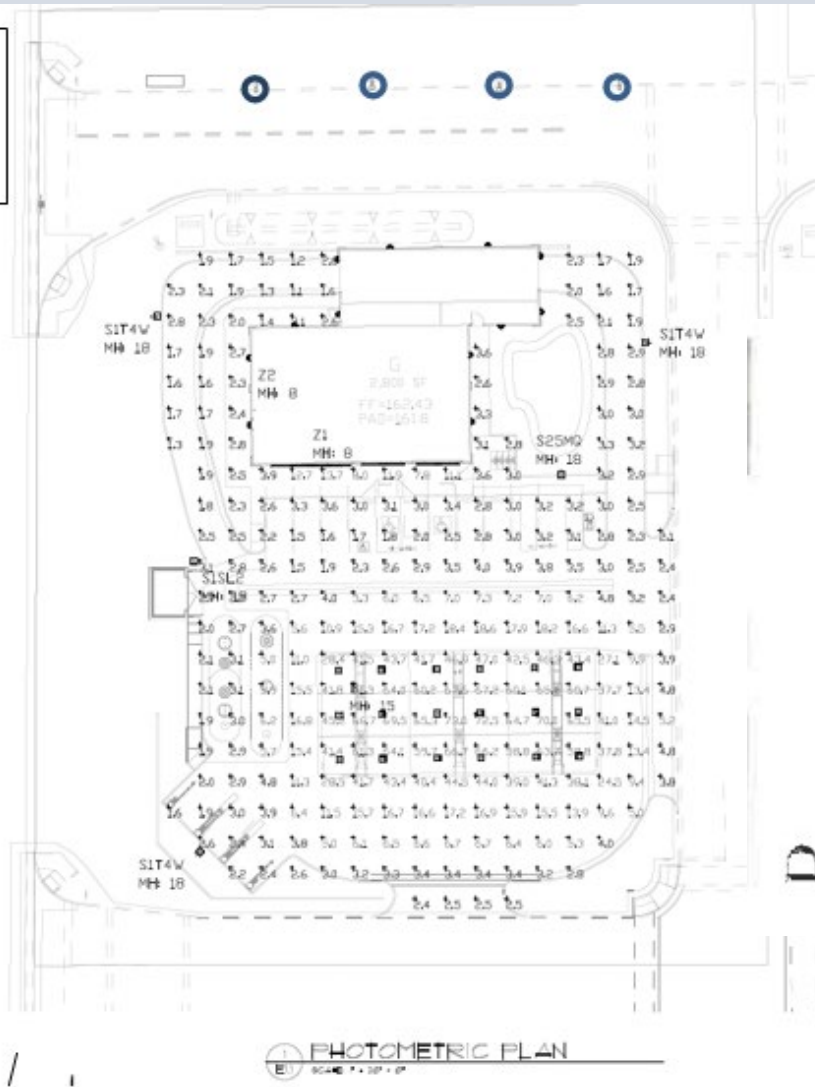
Predicted Worst-Case Vacuum Noise Levels at Nearest Residential Use

Nearest Noise-Sensitive Use	Distance (ft) ¹	Predicted Noise Level, L_{eq} (dB) ^{2,3}	City Daytime Noise Standard, L_{eq} (dB)
Residence – East	280	53	55

- Conclusion:** Noise levels generated by car wash tunnel and vacuum system operations are predicted to comply with daytime noise level standard at the nearest noise-sensitive use. No further mitigation measures would be warranted for the project.



Anatolia
Marketplace
Driveway Lights



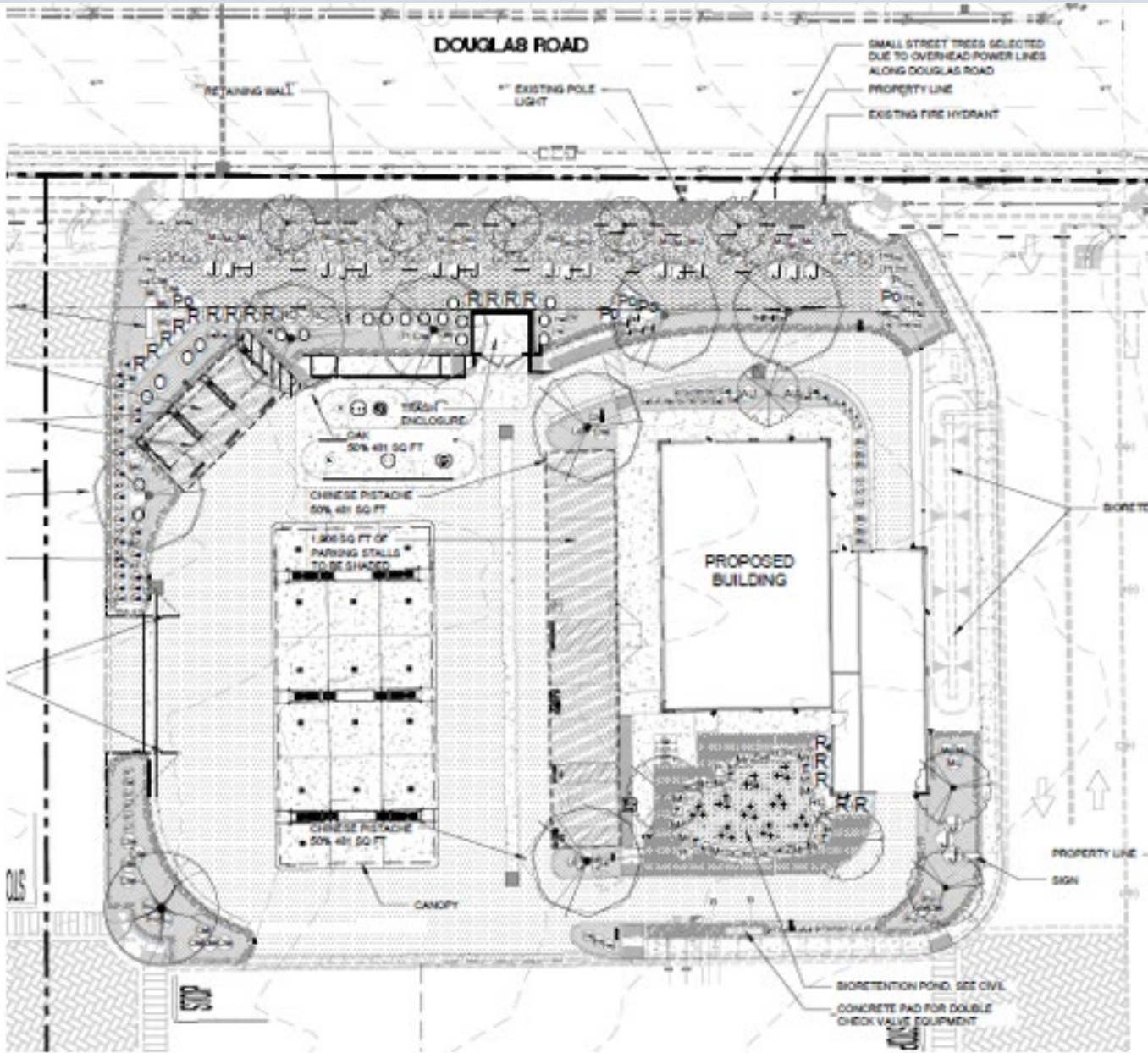
Anatolia Marketplace
Pole lights

Anatolia Marketplace Approved Design and Proposed Elevations

ITEM 18.1

ATTACHMENT 7





View from Douglas Road, 1st Driveway

View from Douglas Road, 2nd Driveway



View from Anatolia Marketplace South Drive Aisle



Conditional Use Permit and Letter of Public Convenience and Necessity

Applicant's Request for the Conditional Use Permit:

- Sale of alcoholic beverages; Type 20 sale of beer and wine. Follow California Law between the hours of 6 a.m. to 2 a.m.
- Include a Condition: At no time shall a single unit of specialty beer, malt beverage, and/or wine based cooler be sold individually. These may be sold in containers not less than 22 ounces and must be sold in pairs or greater unless otherwise stated by the California Department of Alcoholic Beverages Control.

Letter of Public Convenience and Necessity

- The development will serve the local area residents and visitors traveling Sunrise Boulevard and Douglas Road.
- Convenience store includes a broad array of products
- The beer and wine will be within a walk-in cooler and endcap fixture.
- The alcoholic beverages are essential to the viability of c-stores.
- The inherent reasons for shopping at convenience stores is the expectation that a small floor layout results in more convenient “one-stop”.
- Extra Mile stores are designed using Crime Prevention Through Environmental Design, the operations conduct on-going staff training for age-restricted sales.
- The applicant is committed to security and control with a security plan.

A PCN is NOT required.

- However, ABC states that if any of the conditions; either over-concentration or high crime area changes, then a PCN will be required.
- The applicant chose to include a request for a letter of Public Convenience and Necessity with the application.

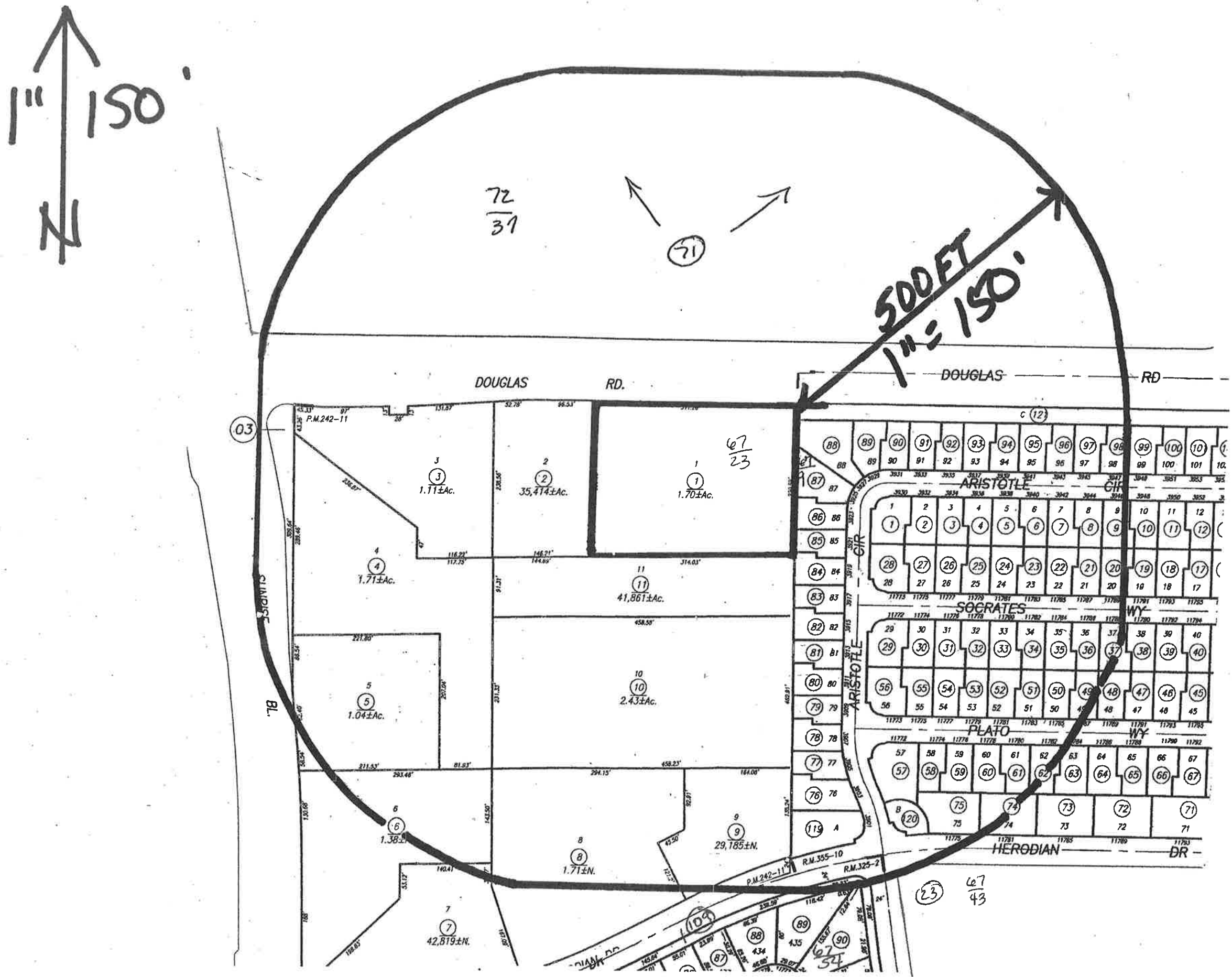


Staff recommends that the City Council find the project as follows:

That City Council find the project compliant with the California Environmental Quality Act (CEQA) pursuant Section 15183, consistent with a Community Plan, General Plan, or Zoning, and:

Adopt the Resolution approving the Anatolia Marketplace Chevron Service Station and Convenience Store Conditional Use Permit Amendment, Major Design Review, and Conditional Use Permit and Letter of Public Convenience and Necessity for alcohol beverage sales for Type 20 license (beer and wine) within the convenience store subject to the findings, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B).

Questions???



067-2370-001
ANATOLIA MARKETPLACE LLC
7700 COLLEGE TOWN DR #118
SACRAMENTO CA 95826

067-0030-071
CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

067-0430-023
RECREATION CORDOVA
2729 PROSPECT PARK DR #230
RANCHO CORDOVA CA 95670

067-0430-023
RESIDENT
11825 HERODIAN DR
RANCHO CORDOVA CA 95742

067-0540-089
EUGENE S SAUL
11772 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

067-0540-090
JAVIER/ANA ELIZABETH F DE RAMOS
11770 VILLAGE POND WAY
RANCHO CORDOVA CA 95742

067-0540-109/0920-119,120,121
CORDOVA PARK AND RECREATION
DISTRICT
2729 PROSPECT PARK DR #230
RANCHO CORDOVA CA 95670

067-0920-119
RESIDENT
3901 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-001
QUINONES DAVID MIRAMONTES/RANDY
D SCOTT
3930 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-002
SANIL/RASHMI KUMAR
3932 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-003
RAJKUMAR GANESH/KIRTANA
VASUDEVAN
3934 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-004
JOSE ERNESTO AVENDANO
3936 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-005
CHRISTOPHER G/DAWN A BROWN
3938 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-006
KUANGZHENG LI
221 COLLEGE AVE
PALO ALTO CA 94306

067-0920-006
RESIDENT
3940 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-007
BEENA GEORGE/MICHAEL RAPHAEL
3942 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-008
CARSON W MORRIS
3944 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-009
AMY DICKINSON
3946 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-010
STEVEN GIANNONI/HANNAH LEDOUX
3948 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-019
MALINDA F CHAMBERS
11791 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-020
HENRY ONYEBUCHI
PO BOX 306
RANCHO CORDOVA CA 95741

067-0920-020
RESIDENT
11789 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-021
NICHOLAS/GINA CRISOSTO
11787 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-022
BATTINO FAMILY REVOCABLE LIVING
TRUST
369 N LEXINGTON DR
FOLSOM CA 95630

067-0920-022
RESIDENT
11785 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-023
CHRISTOPHER CARL/AMITA ELIZABETH
TAYLOR CHANEY
11783 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-024
FRANK JAMES ARCHULETA
11781 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-025
WEIPING DAI/DAIWEI CHEN
11779 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-026
EMCM
6650 CROWN POINT VIS
GRANITE BAY CA 95746

067-0920-026
RESIDENT
11777 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-027
MUTHUBALAJI RAMKUMAR/DHIVYA
VEDAGIRI RAJALU
11775 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-030
KIMBERLY/ROBERT MCCRICKARD
11774 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-032
RESIDENT
11778 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-035
JOSEPH J/JULIE DIXON
11784 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-048
RAYMOND JASON YAP/ERIKA AMAND
CLARIZE HUANG ONG
11789 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-051
ROSHA KAY/KELVIN L HESTER
11783 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-053
SAMIRAMIS POURJAHANSHAH
11779 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-055
RESIDENT
11775 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-058
MARIANA DAMIAN
10802 ATHERSTONE DR
RANCHO CORDOVA CA 95670

067-0920-060
NICOLE MARIE MASINI
11778 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-028
CHARLETTE BRANNON
11773 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-031
LEE STERLING MONSON
11776 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-033
WHITNEY/CHRISTOPHER JOUBERT
11780 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-036
EDWARD ALAN/MARIVIC CADIENA
11786 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-049
KYLE EDWARD/BRENNALYNN OGLESBY
11787 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-052
JULIE LIANG
5316 KARBET WAY
SACRAMENTO CA 95822

067-0920-054
MUHAMMAD AHMAD/KIRAN CHAUDRY
11777 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-056
CARMELITA C ALIG
11773 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-058
RESIDENT
11774 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-061
JESSICA L SHUBBIE/GARY S OCHOA
11780 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-029
ROMEO SALVACION
11772 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-032
SABRINA MACEK/JASENKA EMINOVIC
14558 S BASCOM AVE
LOS GATOS CA 95032

067-0920-034
CHARLES R/CYNTHIA HAYS
11782 SOCRATES WAY
RANCHO CORDOVA CA 95742

067-0920-037
NATASHA MONIQUE/ALEXEY KISHKOVSKY
10239 SUNOL WAY
SACRAMENTO CA 95827

067-0920-050
BRANDIN WADE FOREMAN
11785 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-052
RESIDENT
11781 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-055
SHAWN/MICHELLE BLAZIUS
2840 ROYAL DR
CAMERON PARK CA 95682

067-0920-057
EDUARDO M/CLAUDIA DE CASTILLO
11772 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-059
JOSEPH MICHAEL CHAMBERLAIN
11776 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-062
ANDREW MARVIN/KIMBERLY GIRARDI
11782 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-063
DANIEL YONG JU/DANIELLE MAY RAYALA
PARK
11784 PLATO WAY
RANCHO CORDOVA CA 95742

067-0920-075
KEISHA C WOODS
11775 HERODIAN DR
RANCHO CORDOVA CA 95742

067-0920-077
RESIDENT
3905 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-080
WING TANG
3911 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-083
ANDREW ZAMORA
3917 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-086
MARQUISE/DANIELLE SCOTT
3923 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-089
MICHELE KOEHLER
3929 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-092
CHU B LU/CHRISTINA SWEDBERG
3935 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-095
HENRIENTA O/CHARLES O ASABOR
3941 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-098
JOSEPH BROWN
3947 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-074
GRANT RICHARD/GABRIELA ANDREA
BROUQUA
9860 MOSSWOOD CIR
FOLSOM CA 95630

067-0920-076
BYRON/RIKA GILES
3903 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-078
LUIS R/LETICIA VILCHEZ
3907 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-081
MARISA MURPHY/JASON BRAGADO
3913 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-084
ESTHER N/ANDREW T VAN ANTWERP
3919 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-087
KAMALANATHAN/VANI GURUMURTHY
3925 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-090
MUHAMED ABDULARHMAN NASSER EL
GEREREY
3931 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-093
BRIAN A/LA NGUYEN FULLERTON
3937 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-096
AIDA D COLLADO ROTCHIE/LOUIE C
COLLADO
3943 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-099
PAUL A VINCENT/MARIA RHEA
DEPASUCAT AGUSTIN
3949 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-074
RESIDENT
11781 HERODIAN DR
RANCHO CORDOVA CA 95742

067-0920-077
JENNY JIANG
4333 GRAFTON CIR
MATHER CA 95655

067-0920-079
MICHAEL DAVID/NICOLE CELINE
SEPULVEDA SMITH
3909 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-082
PAUL/RAYCHEL BEASLEY
3915 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-085
DEVON J/TIFFANY L ENGLISH
3921 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-088
RAFAEL ANGELES/WIHELMINA GELIBERTE
MENDOZA
3927 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-091
TIMOTHY B/JENNIFER L SERVA
3933 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-094
RAMYA/SANJEEV REDDY PATEL
3939 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-0920-097
ARTEM TOKARIEV
3945 ARISTOTLE CIR
RANCHO CORDOVA CA 95742

067-2370-002-011
ANATOLIA MARKETPLACE LLC
7700 COLLEGE TOWN DR #118
SACRAMENTO CA 95826



6240 TM, INC.

ITEM 18.1.

072-0370-071

ALTA VISTA LLC

340 PALLADIO PKWY #521

FOLSOM CA 95630

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates |
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ATTACHMENT 7

ITEM 18.1.

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN RD
ELK GROVE CA 95624

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET RM 301
SACRAMENTO CA 95814

ATTACHMENT 7

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

MEMORANDUM



ITEM 18.2.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **AN ORDINANCE AMENDING TITLE 23, ZONING CODE, ARTICLE 1 ADMINISTRATION, ARTICLE 3 ZONING DISTRICT, ALLOWABLE USES, AND GENERAL DEVELOPMENT STANDARDS, ARTICLE 7 SITE PLANNING AND DEVELOPMENT STANDARDS, ARTICLE 9 SPECIFIC USE PROVISIONS AND ARTICLE 11 DEFINITIONS OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE AND DISCUSSION AND DIRECTION ON POTENTIAL MUNICIPAL CODE AMENDMENTS RELATED TO TASTING ROOMS**

RECOMMENDATION

Introduce and waive the first reading of the Ordinance and receive a report and provide direction to staff on potential Municipal Code Amendments related to tasting rooms.

RESULT OF RECOMMENDED ACTION

The Ordinance will come back for a second reading and adoption at the December 20th City Council meeting. Approval of the Ordinance would amend several Chapters of Title 23, Zoning, including:

- Chapter 23.128 Reasonable Accommodations—update inconsistent language
- Chapters 23.307, 310, 313, and 316—update the use tables to reflect Supportive Housing, Agricultural Employee Housing and Low Barrier Navigation Centers for consistency with State Housing Laws and the Housing Element.
- Chapter 23.719 Parking—update parking standards to be more reflective of industry standards
- Chapter 23.743 Signs—update commercial real estate signs to provide clarity on duration of signage.
- Chapter 23.901 Residential Uses—update the agricultural employee housing section
- Chapter 23.1104 Definitions—update definitions to provide clarity on uses

No action will be taken by the City Council on potential Municipal Code Amendments related to tasting rooms. Staff will provide an overview of the issue and request direction from the City Council to prepare amendments for a future public hearing and action.

BACKGROUND

In Fall 2020, the City of Rancho Cordova began the first phase of updating the City's Zoning Code, working under an SB-2 grant from the State of California Department of Housing and Community Development. Staff and the City's consultant, Interwest Consulting Group, completed an initial round of updates, which were presented to the City Council in Summer 2021. After the initial round of amendments was completed, staff identified additional changes based on recently adopted state laws. Amendments are also being proposed to the parking standards and the commercial real estate signs which were presented to the Council at previous meetings. Other proposed amendments are to clarify a definition and delete reference to junior accessory dwelling units that was inadvertently left in the code and was replaced by updated language. All proposed amendments are included in a track change format as part of Attachment 3 of this staff report.

Below are discussions of the proposed changes for the Council's consideration.

AB 1783 Agricultural Employee Housing

Assembly Bill 1783 (AB 1783) established a requirement that local jurisdictions adopt a streamlined permitting process for ministerial approval of farmworker housing on land zoned primarily for agricultural use.

Currently, the City would rely on the Employee Housing land use designation for any new agricultural employee housing development. The Employee Housing designation is not tailored for agricultural employees and has zoning and density limits which AB 1783 now restricts. Although AB 1783 authorizes the City to conduct a development review or public oversight of agricultural employee housing, it is up to the local agency to decide who will conduct annual site inspections and compliance checks. The following chapters of the Zoning Code have been amended:

- 23.307 Agricultural Zoning Districts - Land Use Table
- 23.310 Residential Zoning Districts - Land Use Table
- 23.901 Residential Uses - Agricultural Employee Housing Ordinance
- 23.1104.040 Land Use Definitions - Agricultural Employee; Agricultural Employer; Agricultural Housing; Single-Family Farmworker Housing; Agricultural Housing, Employer Provided.

SB 48 Low-Barrier Navigation Centers Developments

State Bill 48 (SB 48) removes zoning barriers from the locating and operation of Low-Barrier Navigation Centers in multifamily and mixed-use zoned districts. These centers are service-rich and are designed to provide support to help individuals find long-term housing opportunities. They provide more diverse housing opportunities for individuals who have pets, possessions, and domestic partners.

The City does not currently have Low Barrier Navigation Centers listed within the Zoning Code. The proposed amendment will bring the City into compliance with the new state law by adding the definition, as well as permit the use by right, in areas that currently allow for multifamily and mixed-use development. Additionally, the ordinance update will include adding definitions of Supportive Housing and Target Population, for clarity and consistency. The following chapters of the Zoning Code have been amended:

- 23.310 Residential Zoning Districts - Update of the Use Tables
- 23.313 Mixed Use Zoning Districts - Update of the Use Tables
- 23.316 Commercial and Industrial Zoning Districts - Update of the Use Tables

- 23.1104.040 Land Use Definitions - Adding definitions for Target Population, Supportive Housing and Low Barrier Navigation Centers

Reasonable Accommodation, Application and Appeal Process Change

The California Fair Employment and Housing Act requires local governments make reasonable accommodations for those with disabilities, including land use and zoning changes when necessary to allow access to housing. Although the City currently has an ordinance in place, which can be found in Chapter 23.128 Reasonable Accommodation, minor modifications to the current code are recommended to comply with State Law and removing unnecessary hurdles for those with disabilities in securing housing.

The primary change made to the Zoning Code is to protect the privacy of the individual with disabilities; this was addressed in the appeal process and document handling. As the code is written, appeals are subject to public hearings which does not appropriately protect the applicant's privacy. As proposed, the City Manager would instead handle appeals directly, the City Manager decisions would be final. Additionally, to further protect the privacy of the disabled individual, all documentation regarding the disability or medical information would be kept in a confidential manor and not available for public viewing.

The final change is to the application and not the ordinance. The change would remove the deposit associated with the Reasonable Accommodation application for the Planning review process. There is currently a \$2,000 deposit due at the time of application. It is unlawful under Title II of the ADA, Section 504 of the Rehabilitation Act of 1973, as well as the California Unruh Civil Rights Act, to charge a fee for a reasonable accommodation. The following chapter of the Zoning Code has been amended:

23.128 Reasonable Accommodation

Parking Standards

Parking constitutes one of the largest single uses of land in many cities and parking regulations have a significant effect on the form of communities. Excessive requirements for parking drive up the cost of development and reduce the amount of usable building space in projects. Lack of adequate parking can impact residents and leave commercial development at a competitive disadvantage. Finding the right balance between supply and demand is key, and many cities are looking at ways to improve parking in their cities to increase economic activity, expand affordable housing options, and make their communities overall healthier and more livable. Proposed amendments to Chapter 23.719 parking were presented to the Council on August 24th. The proposed amendments included in Attachment 3 are consistent with Council's direction at that meeting.

Commercial Real Estate Signs

Issues associated with the duration of commercial real estate signs placed on a property and that the City's Municipal Code does not currently regulate the duration is the purpose behind the proposed amendments. Staff has presented various options to Council, most recently in August, on how to address the issue. The proposed amendments reflect Council's previous direction on the topic.

Personal Services Definition

Staff is proposing an amendment to the definitions chapter to include various new definitions to address the new sections of the code discussed above. Additionally, staff is proposing to

amend the definition of personal services to include permanent makeup application as a personal service. This is a service often offered in salons or spas as an accessory use, but not permitted as a stand alone use. This amendment would permit the use as a stand-alone business.

Discussion and Direction

The City has a robust Barrell District that includes various breweries and distilleries, all of which offer onsite tasting rooms for onsite consumption and offsite retail sales. As an incidental use to manufacturing, the tasting area cannot exceed fifty (50) percent of the total floor area. While this floor area restriction at one time was not an issue for manufacturers to meet, it has increasingly restricted operators from expanding their existing tasting room space to accommodate changing times due to the COVID-19 pandemic. During the pandemic, many manufacturers moved their seating space outdoors to adhere to Public Health orders. Staff worked with businesses to ensure that various aspects of health and safety were still met, including ADA accessibility, parking, circulation, and pedestrian access. What can be identified is that these temporary outdoor spaces have been successfully keeping businesses open and operating, while still adhering to the required safety guidelines. These outdoor spaces have become part of the operation and are still heavily used, even though seating indoors is now allowed. There has been increased interest to make the outdoor seating spaces permanent. Unfortunately, the 50% maximum floor area makes permanent expansion almost impossible for many of the breweries and distilleries.

In considering a solution to the issue, staff looked at other uses in the code with indoor and outdoor space and found that restaurants, bars, lounges, offsite tasting rooms and any similar use do not have a maximum floor area percentage for seating areas. Staff also surveyed other jurisdictions and most had a percentage maximum. However, many of these provisions were written pre-pandemic and were likely written to ensure the manufacturing component remained the main focus of the use. Additionally, ABC does not limit the tasting room space when issuing the alcohol license for an onsite tasting room. In light of post-pandemic operations and the likelihood that the demand for outdoor space will only increase, staff suggests a code amendment to eliminate the maximum floor area percentage for onsite tasting rooms. Onsite manufacturing would still be required and the demand for manufacturing space for the use would be driven by their production. Remaining space could then be utilized for a tasting room and any outdoor space would need to work within the confines of the code and adhere to other requirements such as ADA accessibility. This would provide operators and staff the most flexibility to work with businesses and becomes an attractive incentive for future manufacturers wanting to open up in the City.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance
3. Track Changes

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

AN ORDINANCE AMENDING TITLE 23, ZONING CODE, ARTICLE 1 ADMINISTRATION, ARTICLE 3 ZONING DISTRICT, ALLOWABLE USES, AND GENERAL DEVELOPMENT STANDARDS, ARTICLE 7 SITE PLANNING AND DEVELOPMENT STANDARDS, ARTICLE 9 SPECIFIC USE PROVISIONS AND ARTICLE 11 DEFINITIONS OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE

Section 1. Purpose and Declarations.

WHEREAS, the City conducts periodic updates of the provisions of the Rancho Cordova Municipal Code (RCMC) to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, certain amendments to Title 23 (Zoning Code), Article 1, Administration, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7 Site Planning and Development Standards, Article 9 Specific Use Provisions and Article 11 Definitions provide consistency with State law, provide clarification of processing and update sections of the code for consistency with industry standards;

WHEREAS, on December 6, 2021 the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. The City Council hereby finds:

A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” The proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to provide consistency with State law, provide clarification of processing and update sections of the code for consistency with industry standards. 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. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed

amendments are consistent with the City's General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

B. The proposed amendments are consistent with the General Plan. The attached Municipal Code Amendments ("Amendments") are consistent with the General Plan. The amendments provide consistency with State law, provide clarification of processing and update sections of the code for consistency with industry standards.

C. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The attached amendments would provide consistency with State law, provide clarification of processing and update sections of the code for consistency with industry standards. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City.

D. The proposed amendments are internally consistent with other applicable provisions of this zoning code. The Amendments have been reviewed for consistency with the entirety of the Municipal Code and is consistent with other applicable provisions of the Municipal Code.

Section 3. Amendments to Title 23 Zoning Code

The City Council hereby adopts the amendments to Title 23 Zoning Code of the Rancho Cordova Municipal Code, as shown and incorporated in Exhibit A to this ordinance.

Section 4. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 5. Effective Date

Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its inception.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____, 2021 by the following vote:

AYES:

ITEM 18.2.

ATTACHMENT 1

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

Chapter 23.128

REASONABLE ACCOMMODATION

Sections:

- 23.128.010 Purpose.
- 23.128.020 Applicability.
- 23.128.030 Application required.
- 23.128.040 Approval authority.
- 23.128.050 Public hearing notice and procedure.
- 23.128.060 Notice of decision.
- 23.128.070 Approval findings.
- 23.128.080 Conditions of approval.
- 23.128.090 Appeals.
- 23.128.100 Permit expiration.
- 23.128.110 Amendments.

23.128.010 Purpose.

This chapter provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (collectively, the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.010)].

23.128.020 Applicability.

A. A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of a requirement of this zoning code or other city requirement, policy, or practice acts as a barrier to fair housing opportunities. A “person with a disability” is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment, or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the site.

D. A reasonable accommodation may be granted in compliance with this chapter without the need for the approval of a variance. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.020)].

23.128.030 Application required.

An application for a reasonable accommodation permit shall be filed in accordance with RCMC 23.110.040 (Application requirements). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.030)].

23.128.040 Approval authority.

A reasonable accommodation permit is a limited discretionary decision by the director as designated in RCMC 23.104.030 (Recommending and approval authority). [Ord. 4-2017 § 3 (Exh. B)].

23.128.050 Public hearing notice and procedure.

No public hearing is required for review and processing of a reasonable accommodation permit. Any information submitted as part of a reasonable accommodation request shall be stored in a manner to respect privacy of the applicant and shall not be available for public inspection.

23.128.060 Notice of decision.

A written determination granting, granting with modifications, or denying the reasonable accommodation request shall be provided to the applicant within 45 days of the application being deemed complete. [Ord. 4-2017 § 3 (Exh. B)].

23.128.070 Approval findings.

The written decision to grant, grant with modifications, or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

- A. Whether the housing in the request will be used by a qualified individual with a disability under the Acts;
- B. Whether the request for reasonable accommodation is necessary to make specific housing accessible to an individual with a disability under the Acts;
- C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;
- D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning;
- E. Potential impact on surrounding uses, including damage to other properties;
- F. Physical attributes of the property and structures;
- G. Whether the requested reasonable accommodation would create a direct threat to the safety of others; and
- H. Other reasonable accommodations that may provide an equivalent level of benefit. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.040). Formerly 23.128.040].

23.128.080 Conditions of approval.

In granting a request for reasonable accommodation, the approval authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.050). Formerly 23.128.050].

23.128.090 Appeals.

Appeal of a reasonable accommodation permit may be filed with the Planning Department, and subject to review by the City Manager for a decision.

23.128.100 Permit expiration.

Reasonable accommodation permits shall expire three years from the date of approval, unless:

A. Substantial construction of the permitted use has commenced and is diligently pursued to completion; clear documentation is provided to establish that the permit holder has made a good faith effort to commence work upon the use; the permitted use has clearly been established; actual occupancy of an existing building or land occurs under the terms of the permitted use; or

B. An extension is approved in accordance with RCMC 23.110.070 (Extension of land use entitlement). [Ord. 4-2017 § 3 (Exh. B)].

23.128.110 Amendments.

An applicant may request an amendment to a reasonable accommodation permit after the final written decision is issued. Amendments shall be processed in accordance with RCMC 23.110.180 (Amendments). [Ord. 4-2017 § 3 (Exh. B)].

Chapter 23.307

AGRICULTURAL ZONING DISTRICTS

Sections:

- 23.307.010 Purpose.
- 23.307.020 Characteristics of the agricultural zoning districts.
- 23.307.030 Allowed land uses and permit requirements.
- 23.307.040 Development standards.

23.307.010 Purpose.

The purpose of this chapter is to establish agricultural zoning districts in the city, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the city's General Plan agricultural land use categories (general agricultural) as shown in Table 23.301-1 (Zoning Districts). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.010)].

23.307.020 Characteristics of the agricultural zoning districts.

The following descriptions of each agricultural zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:

A. Agricultural (AG) Zoning Districts. These districts are intended to preserve land for agricultural use and operations and discourage the premature conversion of agricultural land to urban uses. The two agricultural zoning districts allow for a wide variety of agricultural and compatible uses on large tracts of land, such as crop production, animal keeping (e.g., livestock), and commercial agricultural-related uses (e.g., stables). The number associated with the AG district corresponds to the minimum lot size in each district and is limited to the following:

1. AG-80 Zoning District (80-Acre Minimum). The AG-80 zone is applied to areas of the city to accommodate a wide range of agricultural uses on parcels of land a minimum of 80 gross acres in size.
2. AG-20 Zoning District (20-Acre Minimum). The AG-20 zone is applied to areas of the city to accommodate agricultural use on parcels a minimum of 20 gross acres in size. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.020)].

23.307.030 Allowed land uses and permit requirements.

Table 23.307-1 identifies allowed uses and corresponding permit requirements for the agricultural zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with a representative symbol by use classification listing: "P" symbolizes uses allowed by right, "AUP" symbolizes uses that require approval of an administrative use permit, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

Table 23.307-1: Allowed Uses and Permit Requirements for Agricultural Zoning Districts

Land Use Category	AG-80	AG-20	Specific Use Regulations
Residential Uses			
Agricultural Employee (Farmworker) Housing	AUP	AUP	RCMC 23.901.100
Caretaker Housing	AUP	AUP	RCMC 23.901.020
Dwelling, Accessory Unit ¹	P	P	RCMC 23.901.060
Dwelling, Single-Family	P	P	
Family Day Care Home, Small	P	P	
Family Day Care Home, Large	P	P	
Garage Sale	P	P	
Group Residential	C	C	
Guest House	P	P	
Home Occupations	P	P	RCMC 23.901.030
Mobile Home	P	P	RCMC 23.901.050
Agriculture, Resource, and Open Space Uses			
Agricultural Tourism	C	C	
Animal Husbandry	P	P	
Animal Keeping, Domestic Pets	P	P	
Animal Keeping, Exotic Animals	P	P	
Animal Keeping, Livestock Animals	P	P	
Animal Keeping, Poultry	P	P	
Beekeeping	P	P	Chapter 8.12 RCMC
Crop Production	P	P	RCMC 23.904.020
Equestrian Facility, Commercial	P	P	RCMC 23.904.020
Equestrian Facility, Hobby	P	P	RCMC 23.904.020
Hog Farm, Commercial	P	P	RCMC 23.904.020
Kennels, Hobby	P	P	RCMC 23.904.020
Recreation, Education, and Public Assembly Uses			
Cemeteries, Mausoleums	C	C	
Clubs, Lodges, and Private Meeting Halls	C	C	
Community Centers/Civic Uses	C	C	
Community Garden	P	P	
Golf Courses/Clubhouses	C	C	

Land Use Category	AG-80	AG-20	Specific Use Regulations
Libraries and Museums	C	C	
Outdoor Commercial Recreation	C	C	
Parks and Public Plazas	P	P	
Public Safety Facility	P	P	
Religious Institutions	C	C	
Resource Protection and Restoration	P	P	
Resource-Related Recreation	P	P	
Schools, Private and Special/Studios	C	C	
Schools, Public	P	P	
Utility, Transportation, and Communication Use Listings			
Airport	N	N	
Bus and Transit Shelters	P	P	
Telecommunication Facility	AUP	AUP	RCMC 23.907.020
Utility Facilities and Infrastructure	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses			
Bed and Breakfast Inns	AUP	AUP	
Child Day Care Facility	AUP	AUP	
Kennels, Commercial	AUP	AUP	
Medical Services, General	N	N	
Medical Services, Hospitals	N	N	
Veterinary Facility	AUP	AUP	
Industrial, Manufacturing, and Processing Uses			
Agricultural Products Processing	C	C	

Notes:

1. Each lot or parcel shall contain a minimum of five gross acres per accessory dwelling unit.

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.030)].

23.307.040 Development standards.

The following development standards are applicable to the agricultural zoning districts. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

Table 23.307-2: Agricultural Zoning Districts Development Standards

Development Standard		AG-80	AG-20
Minimum Lot Area		80 acres	20 acres
Maximum Density		1 du/parcel	1 du/parcel
Setbacks:			
Front		50 feet	50 feet
Sides, Interior Lot		50 feet	50 feet
Street Side/Corner Lot		50 feet	50 feet
Rear		50 feet	50 feet
Minimum Lot Dimensions:			
	Width/Frontage	1,000 feet	500 feet
	Depth	1,500 feet	1,500 feet
Height Limit		50 feet ¹	50 feet ¹

Notes:

1. Water tanks, silos, granaries, barns, and similar accessory structures or necessary mechanical appurtenances may exceed a height of 50 feet provided they do not exceed any other height restrictions imposed on the specific location of the structure.

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.040)].

Chapter 23.310

RESIDENTIAL ZONING DISTRICTS

Sections:

- 23.310.010 Purpose.
- 23.310.020 Characteristics of the residential zoning districts.
- 23.310.030 Allowed land uses and permit requirements.
- 23.310.040 Development standards.

23.310.010 Purpose.

The purpose of this chapter is to establish residential zoning districts in the city, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the city's General Plan residential land use categories (rural residential, estate residential, low density residential, medium density residential, and high density residential). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.010)].

23.310.020 Characteristics of the residential zoning districts.

The following descriptions of each residential zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:

A. Rural Residential (RR) Zoning District. This district is applied to areas of the city where development is limited to low density concentrations of single-family dwellings. The zone implements the General Plan's rural residential land use category by allowing residential developments between 0.1 and 0.5 dwelling units per acre. The zone is applied to parcels of land along or at the edge of the city, helping to define the city's boundary. The zone is intended to provide a gradual transition of density from the urban core to a rural edge of the community. Development in this zone is characterized by smaller local roads, the rural nature of improvements and services (e.g., no curb, gutter, streetlights), and larger lots. Limited agricultural-related uses (e.g., farming, animal keeping) are permitted in this zone when compatible with the primary residential use.

B. Estate Residential (ER) Zoning District. This district is applied to areas of the city where development is limited to low density concentrations of single-family dwellings. The zone implements the General Plan's estate residential land use category by allowing for residential development between 0.51 and 2.0 dwelling units per acre. The zone is applied to parcels of land near the edge of the city where urban development approaches the rural areas of the region. This zone promotes a gradual transition between urban areas and the rural country by introducing a more rural lifestyle with larger lots (between one-half acre and two acres in size). The ER zone also allows for specific nonresidential development that is in keeping with both the residential and rural nature of the zone, such as public safety facilities, parks, trails, and open space, and religious/institutional facilities. Generally, development within the zone is characterized by larger lots, two-lane roads, and formal curb and gutter at the roadway edge. Street lighting (in addition to safety lighting at intersections) and sidewalks may be included, but are not required. Public water and sewer service is encouraged, but should only be required when it is immediately available to the individual lot or in proximity to a new estate residential development.

C. Residential (RD) Zoning Districts. These districts are established to provide sufficient space in appropriate locations for residential development to meet the housing needs of the city's present and expected future population with due allowance for the need for a choice of sites. There are 12 individual RD zones as listed below. The number associated with the RD district corresponds to the maximum gross density allowed in the district. The general character of each district is listed as part of the allowed density range and is intended to help guide development within the district, consistent with and accompanying descriptions in the General Plan.

1. RD-1 Zoning District (One Dwelling Unit per Acre Maximum). This district should be applied to areas that are semi-rural in character, featuring a combination of larger lots typically found in rural areas but also more urban roadway and infrastructure improvements. This zone is targeted for more executive-style housing and allows for development in the 0.51 to 1.0 dwelling units per acre range, consistent with the estate residential General Plan land use category.

2. RD-2 Zoning District (Two Dwelling Units per Acre Maximum). This district should be applied to areas that are semi-rural in character, featuring a combination of larger lots typically found in rural areas but also more urban roadway and infrastructure improvements. This zone is targeted for more executive-style housing and allows for development in the 1.1 to 2.0 dwelling units per acre range, consistent with the estate residential General Plan land use category.

3. RD-3 Zoning District (Three Dwelling Units per Acre Maximum). This district allows for development in the 2.1 to 3.0 dwelling units per acre range. This district should be applied to areas that are strictly residential; however, other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities, may be located in the district.

4. RD-4 Zoning District (Four Dwelling Units per Acre Maximum). This district should be applied to areas that are generally residential; however, the district does allow for other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities. The district allows for development in the 3.1 to 4.0 dwelling units per acre range.

5. RD-5 Zoning District (Five Dwelling Units per Acre Maximum). This district makes up the vast majority of residential development built in the city prior to incorporation. The zone allows for residential development in the 4.1 to 5.0 dwelling units per acre range, as well as other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities.

6. RD-6 Zoning District (Six Dwelling Units per Acre Maximum). This district allows for development between 5.1 and 6.0 dwelling units per acre. This district should be applied to areas that are primarily single-family residential; however, the district does allow for other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities.

7. RD-7 Zoning District (Seven Dwelling Units per Acre Maximum). This is a medium density residential zoning district, allowing development in the 6.1 to 7.0 dwelling units per acre range. Properties in this zone typically include higher density single-family homes (attached and detached). Other compatible neighborhood support uses may also be permitted, such as parks and religious institutions.

8. RD-10 Zoning District (10 Dwelling Units per Acre Maximum). As a medium density residential zoning district, this district allows development in the 7.1 to 10.0 dwelling units per acre range and includes both higher density single-family homes (attached and detached) and more traditional multifamily residential development. This district should be applied to areas that are located in proximity to neighborhood and employment centers and provides a compatible transition to lower density residential development.

9. RD-15 Zoning District (15 Dwelling Units per Acre Maximum). As with other medium density residential zoning districts, this district allows for both higher density single-family (attached and detached) and more traditional multifamily residential development. The district allows for residential development in the 10.1 to 15.0 dwelling units per acre range, is typically located in proximity to neighborhood and employment centers, and provides a compatible transition to lower density residential development.

10. RD-20 Zoning District (20 Dwelling Units per Acre Maximum). This district is a high density residential zoning district which allows 18.1 to 20.0 dwelling units per acre. Typical development in this district includes apartments, condominiums, and other high density multifamily dwellings. The district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

11. RD-25 Zoning District (25 Dwelling Units per Acre Maximum). This high density residential district allows for development in the 20.1 to 25.0 dwelling units per acre range and includes apartments, condominiums, and other high density residential multifamily dwellings. The district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

12. RD-30 Zoning District (30 Dwelling Units per Acre Maximum). This district allows for high density residential development (e.g., apartments, condominiums) in the 25.1 to 30.0 dwelling units per acre range. As

with other high density residential districts, this district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

D. Medium Density Residential (MDR). This district designates property for the development of a wide range of housing types with a density range between 6.1 and 18.0 dwelling units per acre. The MDR district is intended for higher density single-family homes (attached or detached), condominiums, and small apartment complexes. This district provides a compatible transition between the lower density residential neighborhoods of the city and the urban centers.

E. High Density Residential (HDR). This district designates property for the development of residential uses with a density between 20.1 and 40.0 dwelling units per acre. The HDR district is intended for higher density residential development, such as apartments, condominiums, lofts, and other multi-story residential uses. This district is typically located along major roadways and transit corridors near and adjacent to or within service and employment centers. High density residential development is designed to be pedestrian- and transit-friendly.

F. Residential Mobile Home (RMH). This district provides for the development of mobile home parks and/or the placement of mobile homes on individual lots within an approved subdivision of lots to accommodate mobile homes as the primary dwelling unit. The RMH zone also allows for the development of associated support uses, such as community centers, parks, and common areas, as part of both mobile home parks and mobile home subdivisions. Development in this district is limited to 7.1 to 18.0 dwelling units per acre. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.020)].

23.310.030 Allowed land uses and permit requirements.

Table 23.310-1 identifies allowed uses and corresponding permit requirements for the residential zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Residential Uses																		
Adult Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	
Agricultural Employee Housing	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.901.100
Caretaker Housing	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.901.020
Dwelling, Multifamily ⁹	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	
Dwelling, Accessory Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 23.901.060
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	
Dwelling, Two-Family	N	N	N	N	N	AUP ¹	AUP ¹	AUP ¹	AUP ¹	P	P	P	P	P	P	N	N	
Emergency Shelter	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	
Family Day Care Home, Small ^{or Large}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group Residential	C	C	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	
Guest House	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N	
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 23.901.030
Live-Work Facility	N	N	N	N	N	N	AUP	AUP	AUP	P	P	P	P	P	P	P	N	RCMC 23.901.040
Low-Barrier Navigation Centers	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mobile Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	RCMC 23.901.050

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ATTACHMENT 2
Exhibit A to the Ordinance

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	RCMC 23.901.050
Residential Care Home (Small)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
Residential Care Home (Large) ¹¹	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Single Room Occupancy (SRO)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Transitional Housing ⁸	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture, Resource, and Open Space Uses																		
Agricultural Tourism	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Husbandry	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping, Domestic Pets	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	
Animal Keeping, Exotic Animals	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	
Animal Keeping, Livestock Animals	p ⁴	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Animal Keeping, Poultry	p ⁵	N	p ⁵	p ⁵	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping, Hens only	N/A	N	N/A	N/A	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	N	N	N	N	N	N	N	N	Chapter 8.11 RCMC
Beekeeping	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Crop Production	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Equestrian Facility, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020

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ATTACHMENT 2
Exhibit A to the Ordinance

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Equestrian Facility, Hobby	P	AUP	AUP	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Kennels, Hobby	P	N	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Cannabis Cultivation, Indoor	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	Chapter 6.90 RCMC
Cannabis Cultivation, Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Urban Agriculture																		
Aquaculture	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	RCMC 23.904.030
Community Garden, Public	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.030
Community Garden, Private	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	N	N	N	N	N	N	RCMC 23.904.030
Market Garden	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	N	N	N	N	N	N	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	RCMC 23.904.030
Urban Ag Stand	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N	N	N	N	N	N	RCMC 23.904.030
Recreation, Education, and Public Assembly Uses																		
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	C	
Community Centers/Civic Uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf Courses/Clubhouse	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	

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Exhibit A to the Ordinance

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Indoor Fitness and Sports Facility	N	N	N	N	N	N	N	N	N	N	N	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	
Libraries and Museums	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
Outdoor Commercial Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	
Religious Institutions	C	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	C	
Resource Protection and Restoration	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Resource-Related Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Schools, Private and Special/Studios ¹⁷	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	C	
Schools, Public ¹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility, Transportation, and Communication Use Listings																		
Bus and Transit Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	RCMC 23.907.020
Transit Stations and Terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	P	RCMC 23.907.030
Retail, Service, and Office Uses																		

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Bed and Breakfast Inns	AUP	AUP	AUP	AUP	N	N	N	N	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	N	
Child Day Care Facility	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Kennels, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Medical Services, Extended Care	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	
Medical Services, Hospitals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Residential Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Retail (Accessory) ¹³	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	N	
Veterinary Facility	AUP	AUP	AUP	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	

Notes:

1. Duplexes/halfplexes are permitted (P) on corner lots by right. On interior lots, an administrative use permit (AUP) is required. In such instances, duplexes/halfplexes are exempt from the density requirements of the zoning district; provided, that the overall neighborhood or subdivision has an average density within the allowable range.
2. Domestic pets: Keeping of more than four dogs, more than four cats, or any combination of five or more cats and dogs is considered a kennel for the purposes of this code and not permitted in zones that do not permit a kennel.
3. Exotic animals: No more than five exotic animals are permitted per parcel. All exotic animals shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
4. Livestock animals: Two livestock animals may be permitted for each half-acre of land. All livestock animals shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
5. Poultry: All poultry shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
6. Poultry: Only the keeping of backyard hens shall be allowed with a proper permit and all hens shall be kept and maintained in accordance with the requirements of Chapter 8.11 RCMC.
7. Permitted as an accessory use to an otherwise permitted use in the listed district (e.g., community clubhouse).
8. Transitional housing shall be treated like similar uses as required by state law (e.g., a single-family home used for transitional housing is subject to same requirements as a typical single-family home, apartment building treated similar to apartment building, etc.).
9. Senior independent living facilities are required to meet provisions in Chapter 23.901 RCMC (Residential Uses).
10. See additional provisions in RCMC 23.901.080 (Family day care (large)).
11. See additional provisions in RCMC 23.901.090 (Residential care home (large)).
12. Limited to 25 percent of building square footage of religious institutions, schools and multifamily developments larger than 20 units in size.
13. All commercial activity, display and storage shall occur within a building or within a screen enclosure.
14. Outdoor cannabis cultivation is prohibited in all residential zones pursuant to RCMC 6.90.030, and personal indoor cannabis cultivation is permitted only on parcels with private residences which meet the requirements of RCMC 6.90.040, and such personal cannabis cultivation is subject to the regulations contained in Chapter 6.90 RCMC.

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15. Private community gardens and market gardens are allowed in residential districts up to a maximum one acre in size and pursuant to applicable regulations in RCMC 23.904.030 (Urban agriculture). Approval of an administrative use permit is required for said uses greater than one acre in size. Zoning certification is required for properties one acre or less in size.

16. See allowances for temporary on-site sales of agricultural products in RCMC 23.904.030.

17. Dormitories are permitted as an accessory use to a public or private school, subject to approval of a conditional use permit.

[Ord. 1-2020 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.030)].

23.310.040 Development standards.

The following development standards are applicable to the residential zoning districts. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

Table 23.310-2: Residential Zoning Districts Development Standards

Development Standard	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10 ²	RD-15 ²	RD-20 ²	RD-25	RD-30	MDR	HDR	RMH ¹
Density (gross, neighborhood or development average for product type) ⁵																	
Minimum	1 du/ 10 ac	1 du/ 1.9 ac	1 du/ 2 ac	1 du/ 0.9 ac	2.1 du/ac	3.1 du/ac	4.1 du/ac	5.1 du/ac	6.1 du/ac	7.1 du/ac	10.1 du/ac	18.1 du/ac	20.1 du/ac	25.1 du/ac	6.1 du/ac	20.1 du/ac	7.1 du/ac
Maximum	1 du/ 2 ac	2 du/ac	1 du/ac	2 du/ac	3.0 du/ac	4.0 du/ac	5.0 du/ac	6.0 du/ac	7.0 du/ac	10.0 du/ac	15.0 du/ac	20.0 du/ac	25.0 du/ac	30.0 du/ac	18.0 du/ac	40.0 du/ac	18.0 du/ac
Setbacks (minimum)																	
Front – General	30 ft			20 ft					18 ft	18 ft ²		18 ft					
Front – Living Area	n/a				14 ft				n/a						10 ft	n/a	
Side – Interior Lot/Detached Units	15 ft		5 ft							5 ft		25 ft			3 ft	20 ft	5 ft
Side – Interior Lot/Attached Units	n/a		n/a							5 ft		n/a			0 ft	n/a	
Side – Street Side/Corner Lot	30 ft		12.5 ft									25 ft			12.5 ft	15 ft	15 ft
Side – Zero Lot Line	n/a		0 ft/10 ft							0 ft/10 ft		0 ft/10 ft			0 ft/10 ft	n/a	
Rear – In General ⁶	25 ft ⁴									20 ft		20 ft			10 ft	20 ft	20 ft
Rear – Setback to Alley ROW	3 ft																
Lot Dimensions (minimum)																	
Width/Frontage – Interior Lot	250 ft	75 ft	75 ft		65 ft		n/a										
Width/Frontage – Corner Lot	250 ft	100 ft	75 ft		65 ft		n/a										
Depth	100 ft		n/a														
Height (maximum)																	
Primary Structure/Unit	40 ft		30 ft									40 ft			45 ft	60 ft	30 ft
Accessory Structure	16 ft									16 ft					26 ft	26 ft	16 ft
Lot Coverage (maximum)	25%	30%	75%									75%			75%	75%	n/a

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Development Standard	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10 ²	RD-15 ²	RD-20 ²	RD-25	RD-30	MDR	HDR	RMH ¹
Common Open Space Requirement (minimum)³	n/a											25%			n/a	25%	n/a

Notes:

1. These development standards address overall development of a mobile home park. Standards for individual mobile home lots within a park or mobile home subdivision can be found in RCMC 23.901.050 (Mobile homes and mobile home parks).
2. Setback standards may be amended during the design review process to accommodate innovative housing types or adjust for unique site conditions.
3. Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. Reductions in the required open space area to a minimum of 20 percent of the gross area for exceptional architecture design may be granted by the designated approval authority.
4. The required minimum rear setback for lots less than 125 feet in depth in RD-1 to RD-10 is 20 percent of minimum lot depth.
5. Residential developers are encouraged to avoid the monotonous use of similar lot sizes on adjacent parcels. This code does not require minimum lot sizes to avoid monotonous lot configurations and home sizes.
6. Encroachments are permitted into the rear yard according to Chapter 23.704 RCMC (Yard Measurement and Projections).

[Ord. 3-2019 § 5 (Exh. A); Ord. 10-2017 § 3; Ord. 4-2017 § 3 (Exh. B); Ord. 1-2015 § 3; Ord. 30-2013 §§ 3, 4 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.040)].

Chapter 23.313

MIXED-USE ZONING DISTRICTS

Sections:

- 23.313.010 Purpose.
- 23.313.020 Characteristics of the mixed-use zoning districts.
- 23.313.030 Allowed land uses and permit requirements.
- 23.313.040 Development standards.

23.313.010 Purpose.

The purpose of this chapter is to establish several mixed-use zoning districts in the city. These districts provide for the compatible integration of residential, commercial, office, and/or industrial uses on a single project site. These districts are consistent with and implement the city's following General Plan land use categories: residential mixed-use, commercial mixed-use, office mixed-use, light industrial, local town center, and regional town center. [Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.010)].

23.313.020 Characteristics of the mixed-use zoning districts.

The following descriptions of each mixed-use zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:

A. Residential Mixed-Use (RMU) Zoning District. This district is intended to designate property for the development of medium and high density housing (between 6.1 and 40 dwelling units per acre) that may incorporate office and/or commercial services. While the predominant use of the development is residential, the city encourages the vertical and/or horizontal integration of commercial and/or office uses that are compatible with the residential development.

B. Commercial Mixed-Use (CMU) Zoning District. This district is intended to designate property for vibrant commercial and mixed-use development. While a predominantly commercial district, the CMU category is designed to provide for the integration of retail and service commercial uses with office and/or residential uses. In multiple-story buildings, retail uses are the predominant use on the ground floor.

C. Office Professional Mixed-Use (OPMU) Zoning District. This district is intended to designate property primarily for the development of larger office buildings and business parks with supporting retail and service uses. The predominant use is office, but commercial, service and residential uses may be integrated into office buildings or located horizontally in freestanding buildings. This district also allows some standalone uses that are not traditional or predominant office uses, such as hospitals, banks/financial institutions, hotels/motels, and recreation, education, and public assembly uses.

D. Office Industrial Mixed-Use (OIMU) Zoning District. This district is intended to designate property for a wide range of office and light industrial development. The OIMU district is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically and/or horizontally in this district, but the predominant use of integrated developments is office and/or light industrial. This district also allows some standalone uses that are not traditional or predominant office or industrial uses, such as hospitals, banks/financial institutions, and recreation, education, and public assembly uses.

E. Light Industrial Business Park (LIBP) Zoning District. This district is intended to designate property for the development of research and development, industrial, and/or manufacturing activities that occur primarily within an enclosed building. Development in this district may be integrated into a business park or campus setting with supporting retail services. This district also allows warehousing activities or distribution centers. Limited office and retail service uses may be integrated into the predominantly industrial use of the property horizontally or vertically. This district also allows public/quasi-public uses by right.

F. Village Center (VC) Zoning District. This district is intended to provide centers of activity that are within an easy walking distance from neighborhood homes and to provide local-serving commercial opportunities. A network of sidewalks, bicycle trails, and transit routes provides easy nonvehicular access to these centers, and buildings within this zone are appropriately scaled to fit in the neighborhood context and are placed to encourage the active use of public spaces and generate pedestrian activity.

G. Local Town Center (LTC) Zoning District. This district is intended to provide vibrant activity centers that serve the major retail and entertainment needs for a collection of neighborhoods that form districts as defined by the city's community building block concept of the General Plan. Nightlife is an important component of this district. An extensive network of sidewalks, bicycle trails, and transit routes will connect these centers to the neighborhoods. The local town centers created in this zone will provide pedestrian-oriented gathering places.

H. Regional Town Center (RTC). This district is intended to provide locations for regional-serving retail, office, and residential uses that provide a vibrant mixed-use setting that fosters positive day and nighttime activity. Development may feature dynamic taller buildings and building complexes (over four stories in height) that are scaled appropriately to create a comfortable pedestrian environment and be compatible with adjacent neighborhoods. Mixed-use development can be designed horizontally (e.g., a grocery store next to a residential building) or vertically (e.g., a grocery store as the ground floor use with residential units above). Design characteristics include public plazas and other gathering places, open storefronts with expansive windows, and a rich mix of uses and tenants. [Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 4-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.020)].

23.313.030 Allowed land uses and permit requirements.

Table 23.313-1 identifies allowed uses and corresponding permit requirements for the mixed-use districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title.

Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with a representative symbol by use classification listing: "P" symbolizes uses allowed by right, "AUP" symbolizes uses that require approval of an administrative use permit, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	RCMC 23.901.020
Dwelling, Multifamily	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	RCMC 23.901.060
Dwelling, Single-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Two-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Family Day Care Home, Large ¹⁷	P	N	N	N	N	N	N	N	RCMC 23.901.080
Group Residential	AUP	N	N	N	N	N	N	N	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Home Occupations	P	P	P	N	N	P	P	P	RCMC 23.901.030
Live-Work Facility	P ¹	P ¹	P ¹	N	N	P ¹	P ¹	P ¹	RCMC 23.901.040
Residential Care Home, Small	P	N	N	N	N	N	N	N	
Residential Care Home, Large ¹⁸	AUP	N	N	N	N	N	N	N	RCMC 23.901.090
Transitional Housing	P	N	N	N	N	N	N	N	
Low-Barrier Navigation Center	P	N	N	N	N	N	N	N	
Agriculture, Resource, and Open Space Uses									
Beekeeping	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/Entertainment Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation ^{32, 33}	N	C	N	N	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios ³¹	P	P	P	P	C	P	P	P	
Schools, Public ³¹	P	P	P	P	P	P	P	P	
Theaters and Auditoriums ^{32, 33}	C	P	P	P	N	AUP	P	P	
Urban Agriculture									
Aquaculture	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Community Garden, Public	C	C	C	C	C	C	C	C	RCMC 23.904.030
Community Garden, Private	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Market Garden	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	RCMC 23.904.030
Urban Ag Stand	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	RCMC 23.904.030

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Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	AUP	AUP	AUP	AUP	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	
Parking Facility	AUP	P	P	P	P	AUP	P	P	
Telecommunication Facility	C	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	RCMC 23.907.020
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses²²									
Adult Day Care Facility	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Alcoholic Beverage Sales, Off-Site ¹⁶	N	C	C ²	C ²	C ²	C	C	C	
Ambulance Service	N	AUP	AUP	P	P	N	N	N	
Animal Sales and Grooming	AUP	P	N	N	N	P	P	P	
Art, Antique, Collectable	P ²	P	P ²	P ²	N	P	P	P	
Artisan Shops	AUP	P	P ²	P ²	P ²	P	P	P	
Banks and Financial Services	P ²	P	P	P	P	P	P	P	
Bars and Nightclubs ²³	C ³	C ³	C ^{2, 3}	C ^{2, 3}	C ^{2, 3}	C ³	C ³	C ³	
Bed and Breakfast Inns	P	P	N	N	N	N	N	N	
Brew Pub ²³	N	P	P ²	P ²	P ²	P	P	P	
Building Materials Stores and Yards	N	P ⁴	N	C ⁴	N	N	C ⁴	C ⁴	
Business Support Services	AUP ^{2, 4, 5}	P	P	P	AUP	P ⁵	P	P	
Call Centers	N	N	P	P	AUP	N	N	N	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	
Child Day Care Facility	P	AUP	AUP ²	AUP ²	AUP ²	P	C	C	
Consignment Store	N	P	N	N	N	N	AUP	N	
Convenience Stores	AUP ^{2, 26}	AUP ²⁶	AUP ^{2, 26}	AUP ^{2, 26}	AUP ^{2, 26}	AUP ²⁶	AUP ²⁶	AUP ²⁶	RCMC 23.910.020

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Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Drive-In and Drive-Through Sales and Service	N	C ^{20, 21}	N	N	C ^{6, 20, 21}	C ^{20, 21}	C ^{20, 21}	C ^{20, 21}	RCMC 23.910.030
Equipment Sales and Rental	N	N	N	P	P	N	N	N	
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/Plant Nursery	N	P	N	AUP	N	N	C	C	
Grocery Stores/Supermarkets	AUP ²	P	P ²	AUP ²	N	AUP ⁸	P	P	
Home Improvement Supplies	N	P ⁹	N	P	P	N	P ⁹	P ⁹	
Hotels and Motels ^{32, 33}	C ²	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay ^{32, 33}	C ²	C	C	C	N	C	C	C	
Kennels, Commercial	C ^{2, 4}	N	N	N	AUP ⁴	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	AUP	P	P	
Medical Services, General	AUP ²	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	N	P	P	P	P	P	P	P	
Mortuaries and Funeral Homes ¹⁵	N	P	N	N	P ¹⁵	N	N	N	
Neighborhood Market	P ²	P	P ²	AUP ²	N	P	P	P	
Offices, Business and Professional	P ²	P ²	P	P	N	P ²	P ²	P ²	
Offices, Accessory	P	P	P	P	P	P	P	P	
Personal Services	P ^{2, 5}	P	P ²	P ²	P ²	P	P	P	
Residential Care Facility	AUP	C	C	N	N	N	N	N	
Restaurants	P ²	P	P ²	P ²	P ²	P	P	P	
Retail, Accessory	P ²	P	P ⁶	P ⁶	P ⁶	P	P	P	
Retail, General	P ^{2, 11}	P	N	N	N	P	P	P	
Retail, Warehouse Club	N	P	N	N	N	N	C	P	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, and Vapor Lounge	N	N	N	N	N	N	N	N	RCMC 23.919.100
Tasting Room, Off-Site ²³	N	P	P ²	P ²	P ²	P	P	P	
Veterinary Facility	AUP ²	P	N	N	AUP	AUP	P	P	
Automobile and Vehicle Uses									
Auto and Vehicle Sales and Rental	N	P ¹⁹	N	N	P ¹⁹	N	N	N	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Auto and Vehicle Storage	N	N	N	C ¹²	P ¹²	N	N	N	
Auto Parts Sales	N	P ^{11, 12}	N	N	P ^{11, 12}	N	N	N	
Car Washing	N	C	C	C	C	N	C	C	RCMC 23.913.050
Detailing/Waterless Car Wash	N	AUP	AUP	AUP	N	N	N	N	
Service Stations	N	AUP	C	C	P	N	C	C	
Vehicle Services, Major	N	N	N	C ¹²	P ¹²	N	N	N	
Vehicle Services, Minor	N	AUP ^{12, 13}	N	AUP ¹²	P ¹²	N	N	N	
Industrial, Manufacturing, and Processing Uses									
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Artisanal and Specialty Manufacture, Display, and Sales	N	P	P	P	P	P	P	P	
Brewery, Winery, Distillery	N	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	
Manufacturing, Major	N	N	N	N	C ¹⁴	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C ²⁷	P ²⁷	N	N	N	Chapter 23.915 RCMC
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	P ¹⁴	P ¹⁴	N	N	N	Chapter 23.728 RCMC
Wholesaling and Distribution	N	N	N	P ¹⁴	P ¹⁴	N	N	N	
Special Regulated Uses									
Bingo Parlors	N	P ³⁰	P ³⁰	P ³⁰	N	N	N	N	Chapter 4.26 RCMC
Card Rooms	N	P	C	C	C	N	N	N	RCMC 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	RCMC 23.919.030
Massage Parlors, Massage Establishments	N	P ²⁸	N	N	N	N	N	N	Chapter 4.33 RCMC
Pawnshops	N	P	N	N	N	N	N	N	RCMC 23.919.040
Recycling Facility, Collection Facility	N	C	C	C	P	C	C	C	RCMC 23.919.050

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	RCMC 23.919.060
Smoke Shops	N	P	N	N	C	N	N	N	RCMC 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	RCMC 23.919.080
Thrift Stores	N	P	N	AUP	AUP	N	N	N	RCMC 23.919.090

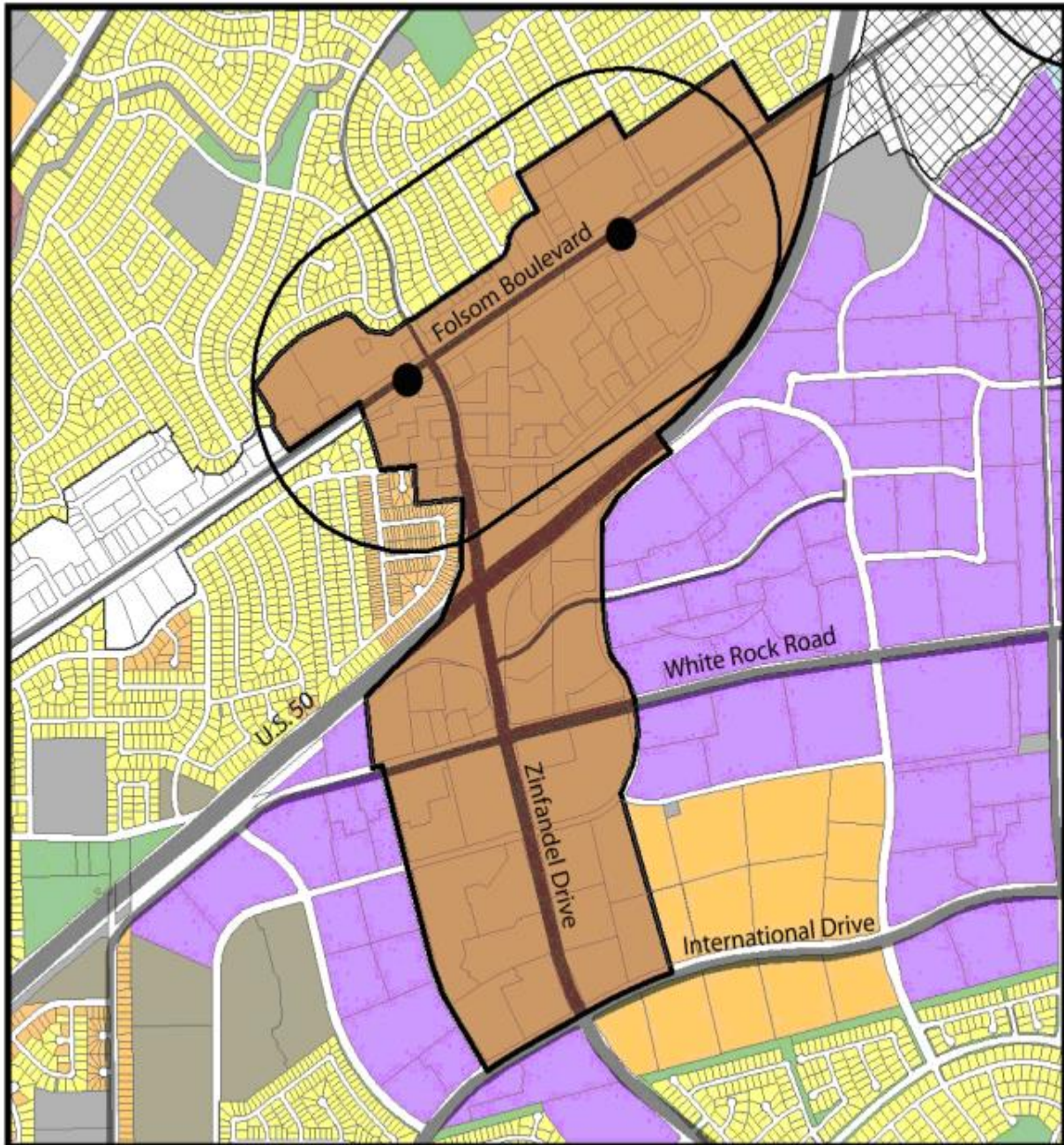
Notes:

1. See the density restrictions in the underlying zoning district.
 2. This use is permitted or permitted with a use permit as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development and not as a standalone use. Other uses in the table are allowed as standalone uses.
 3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
 4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
 5. Maximum gross floor area is less than 5,000 square feet.
 6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
 7. Maximum tenant space shall be 25,000 square feet.
 8. Maximum tenant space shall be 50,000 square feet.
 9. Uses 25,000 square feet and over require a conditional use permit.
 10. Limited to less than 50 percent of the gross floor area of the integrated development.
 11. Maximum tenant space shall be 15,000 square feet.
 12. All activity and storage must be located within an enclosed structure.
 13. No portion of the use shall be located within 500 feet of an intersection.
 14. All activity must be entirely screened from public view and not within 500 feet of a residential use. The 500-foot separation from residential uses may be waived if the storage yard adheres to the standards in RCMC 23.728.030(C)(1).
 15. A crematory is prohibited in all zones with the exception of LIBP, where it is permitted in association with a mortuary or funeral home.
 16. Only establishments that sell alcoholic beverages for off-site consumption require a conditional use permit.
 17. See additional provisions in RCMC 23.901.080, Family day care (large).
 18. See additional provisions in RCMC 23.901.090, Residential care home (large).
 19. This use is not permitted if incidental to and not a primary part of the operation of the primary use. Rentals that are an integral part of a primary use are subject to the additional provisions of RCMC 23.913.040.
 20. Drive-throughs that are added to existing buildings may be processed with an AUP.
 21. Conditional use permit required if any portion of proposed facility is within 500 feet of a residential zoning district or existing residential use.
 22. All commercial activity, display and storage shall occur within a building or within a screen enclosure. A temporary use permit, administrative use permit, or conditional use permit may be obtained to deviate from this requirement.
 23. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater at which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
 24. Private community gardens and market gardens are allowed in the city's mixed-use districts up to a maximum three acres in size and pursuant to applicable regulations in RCMC 23.904.030. Approval of an administrative use permit is required for said uses greater than three acres in size.
 25. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agricultural use consistent with applicable regulations in RCMC 23.904.030.
 26. See RCMC 23.910.020 (Convenience stores).
 27. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
 28. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
 29. Over 20,000 square feet requires an administrative use permit.
 30. Bingo games and parlors are regulated by Chapter 4.26 RCMC. The city has a limit of no more than two bingo parlors in the city limits at any given time.
 31. Dormitories are permitted as an accessory use to a public or private school, subject to approval of a conditional use permit.
 32. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
 33. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
- [Ord. 1-2020 § 3 (Exh. A); Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 17-2018 § 4 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

23.313.040 Development standards.

The following development standards are applicable to the mixed-use zoning districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development. Where identified, the downtown shall be that area identified as the downtown planning area in the city's General Plan and as illustrated in Figure 23.313-1.

Figure 23.313-1: Downtown Planning Area



Development standards for the village center (VC), local town center (LTC), and regional town center (RTC) zoning districts are listed in Article 5 of this title (Form-Based Zoning Provisions). Because of their unique character and

location within the city, these zoning districts benefit from the application of these form-based standards. The Downtown Planning Area is denoted by the outlined dark-orange colored area on the map.

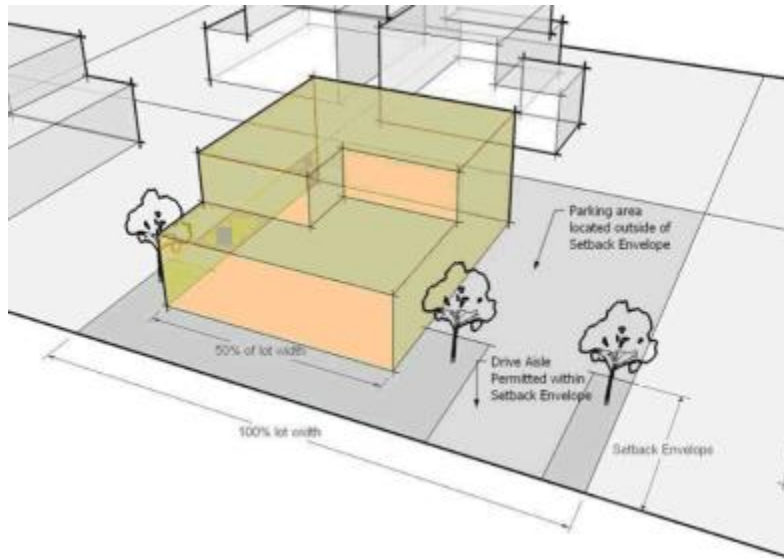
Table 23.313-2: Mixed-Use Zoning District Development Standards¹

Development Standard	RMU (UR2 in FBSP)	CMU	CMU Downtown	OPMU	OPMU Downtown	OIMU	LIBP
Density ²							
Minimum	6.1 du/ac	10.0 du/ac	10.0 du/ac	10.0 du/ac		n/a	
Maximum	40.0 du/ac	18.0 du/ac	40.0 du/ac	18.0 du/ac		n/a	
Predominant Use Standards							
Use Type	Residential	Commercial		Office ³		Industrial ³	
Standard	≥ 50% total combined building sf	≥ 50% of combined ground floor building sf ²		≥ 50% total combined building sf		n/a	
Floor Area Ratio ^{4, 5}							
Minimum	n/a	0.25	0.4	0.25	0.3	n/a	
Maximum	n/a	1.5	3.0	2.0	2.5	n/a	
Setbacks (minimum) ⁶							
Front	10 ft	See below (based on project size)		10 ft		25 ft	
Front – Front-Facing Garage ⁶	18 ft	n/a				n/a	
Front and Street- Side, ≤ 15 acres	n/a	0 ft (min.) to 30 ft (max.) ⁸		n/a		n/a	
Front and Street- Side, > 15 acres	n/a	0 ft (min.) to 80 ft (max.) ⁸		n/a		n/a	
Street-Side	10 ft			10 ft		25 ft	
Rear ⁷	10 ft	10 ft				10 ft	
Interior	n/a	0 ft				10 ft	
Interior – Attached Units	0 ft	n/a					
Interior – Detached Units	5 ft	n/a					
Interior – Zero Lot Line ⁹	0 ft /10 ft						
Residential, Standalone Structure	n/a	Refer to setbacks for the MDR or HDR zone, based on density of project					n/a
Height (maximum)							
Primary Structures ¹⁰	50 ft	50 ft	No Maximum ¹¹	65 ft	No Maximum ¹¹	45 ft	
Accessory Dwelling Units ¹²	26 ft						

Notes:

1. VC, LTC, and RTC development standards are provided in Article 5 of this title, Form-Based Zoning Provisions.

2. The minimum and maximum density standards are only applicable to mixed-use and integrated developments that include residential uses. Residential projects shall include a minimum of four units. The director may approve residential densities below 10 dwelling units per acre if the units are located above retail or office uses.
3. Predominant use standards for the OPMU and OIMU districts are intended to establish maximum square footage allowances for those uses in Table 23.313-1 that are allowed only as accessory or secondary to a primary use. Both OPMU and OIMU districts allow some standalone uses that are not traditional or predominant office uses (e.g., hospitals, banks/financial institutions, hotels/motels, recreation, education, and public assembly uses). This standard does not apply to standalone uses allowed by right or with a use permit consistent with Table 23.313-1.
4. Excludes square footage of structured parking.
5. Includes residential uses and square footage. See Article 11 of this title for definition of floor area ratio (FAR).
6. At no time shall any portion of the structure be located within a designated public utility easement.
7. Garages may also be accessed from an alley with a minimum three-foot rear setback.
8. Consistent with the setback provisions in the design guidelines, the city requires new commercial and mixed use buildings to be located in close proximity to the street for improved relationship to the street and pedestrians. Therefore, for lots less than 15 acres in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between zero and 30 feet from the front property line. Similarly, for lots 15 acres and greater in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between zero and 80 feet from the front property line. The following figure, from the design guidelines, is provided to help illustrate this concept:



9. A zero lot line home allows a zero side-yard minimum setback on one side with a corresponding 10-foot minimum side-yard setback on the other side.
 10. The maximum height may be increased in conjunction with design review when the proposed structure includes a parking structure or a combination of uses (e.g., commercial with residential and/or office) in the same structure.
 11. While there is no height maximum in the downtown, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the safety element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.
 12. Accessory dwelling units are subject to the square footage limitations provided within this zoning code (see RCMC 23.901.060). Accessory dwelling units may be located above the garage.
- [Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.040)].

Chapter 23.316

GENERAL COMMERCIAL AND INDUSTRIAL ZONES

Sections:

- 23.316.010 Purpose.
- 23.316.020 Characteristics of zoning districts.
- 23.316.030 Allowed land uses and permit requirements.
- 23.316.040 Development standards.

23.316.010 Purpose.

The purpose of this chapter is to establish zoning districts in the city that support general commercial and industrial uses to implement the city's commercial mixed-use and heavy industrial General Plan land use categories. These districts provide sufficient and appropriately located land for general commercial and industrial uses that minimize impacts on residential neighborhoods. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.010)].

23.316.020 Characteristics of zoning districts.

The following descriptions of each zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:

A. General Commercial (GC). This district is consistent with the General Plan commercial mixed-use designation by providing locations for a wide variety of commercial uses and some higher density residential uses. The purpose of this zone is to provide an area for general commercial and heavier types of commercial uses. The most appropriate location for this district is along major streets or in commercial areas where the heavier uses permitted would not adversely affect surrounding properties.

B. Light Industrial/Manufacturing (M-1) Zoning District. This district is consistent with the General Plan light industrial land use designation by providing locations for the development of industrial uses such as fabrication, manufacturing, assembly, or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound, or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone.

C. Heavy Industrial/Manufacturing (M-2) Zoning District. This district is consistent with the heavy industrial General Plan land use category by providing appropriate locations for intensive industrial uses that may generate noise, vibration, odor, or other conditions that make them undesirable and incompatible near or in conjunction with residential uses or the city's mixed-use districts. A wide range of industrial manufacturing and warehousing uses are permitted in this district. The M-2 district is generally located in areas of the city where it would not create a substantial impact on sensitive residential, commercial, or office uses. Where feasible, development in the M-2 district may require additional measures to reduce impacts to neighboring properties, such as increased setbacks, landscaping, and screening. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.020)].

23.316.030 Allowed land uses and permit requirements.

Table 23.316-1 identifies allowed uses and corresponding requirements for the general commercial and industrial zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

This zoning code relies upon a generalized list of allowed and conditionally allowed uses. Some interpretation is required to determine whether or not a specific use falls into a particular use category. Typically a use clearly falls into a particular category, but three additional tools are provided in this title to identify the appropriate use category when necessary:

A. RCMC 23.1104.040 (Land use definitions) includes land use descriptions.

B. Similar Use Determinations. For uses that are not listed in Table 23.316-1 or where it is not clear whether a use would be permitted, a similar use determination can be processed according to Chapter 23.122 RCMC (Similar Use Determinations). All of the definitions, tables and other provisions of this title, in addition to the operational characteristics of the intended use, can be used to make a similar use determination.

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

**Table 23.316-1: Allowed Use and Permit Requirements for
General Commercial and Industrial Zoning Districts**

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Residential Uses				
Caretaker Housing	P	P	AUP	RCMC 23.901.020
Dwelling, Multifamily	P	C	N	RCMC 23.901.070 (if senior independent living)
Emergency Shelters	C	C	C	
Home Occupations	P	P	N	RCMC 23.901.030
Live-Work Facility	P	P	N	RCMC 23.901.040
Mobile Home Park	C	N	N	RCMC 23.901.050
Single-Room Occupancy (SRO)	C	C	N	
Transitional Housing	P	P	N	
Low-Barrier Navigation Center	P	N	N	
Agriculture, Resource, and Open Space Uses				
Beekeeping	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses				
Cemeteries, Mausoleums	C	C	C	
Clubs, Lodges, and Private Meeting Halls	P	P	P	
Indoor Amusement/Entertainment Facility ^{16, 17}	P	AUP	AUP	
Indoor Fitness and Sports Facility ^{16, 17}	P	AUP	AUP	
Libraries and Museums	P	P	C	
Outdoor Commercial Recreation ^{16, 17}	C	C	C	
Public Safety Facility	P	P	P	
Recreational Vehicle Parks	P	C	C	
Religious Institutions	P	AUP	AUP	
Schools, Private and Special/Studios	P	AUP ¹	AUP ¹	

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Schools, Public	P	P	P	
Theaters and Auditoriums ^{16, 17}	P	C	C	
Urban Agriculture				
Aquaculture	P	P	P	RCMC 23.904.030
Community Garden, Public	C	C	C	RCMC 23.904.030
Community Garden, Private	P	P	P	RCMC 23.904.030
Market Garden	P	P	P	RCMC 23.904.030
Private Garden	P	P	P	RCMC 23.904.030
Urban Ag Stand	P ¹¹	P ¹¹	P ¹¹	RCMC 23.904.030
Utility, Transportation, and Communication Use Listings				
Broadcasting and Recording Studios	P	P	P	
Bus and Transit Shelters	P	P	P	
Freight Yard/Truck Terminal	N	P ²	P ²	
Fuel Storage and Distribution	N	P ²	P	
Heliports	C	C	C	
Park and Ride Facility	P	P	P	
Parking Facility	P	P	P	
Telecommunication Facility	AUP	AUP	AUP	RCMC 23.907.020
Transit Facilities	N	P	P	
Transit Stations and Terminals	P	P	P	
Utility Facilities and Infrastructure	AUP	P	P	RCMC 23.907.030
Retail, Service, and Office Use Listings				
Alcoholic Beverage Sales ¹⁰	C ⁴	C ³	C ³	
Ambulance Service	AUP	AUP	AUP	
Animal Sales and Grooming	P	AUP	AUP	
Art, Antique, Collectable	P	AUP	AUP	
Artisan Shops	P	AUP	AUP	
Banks and Financial Services	P	AUP	AUP	
Bars and Nightclubs ¹⁰	C	C	C	
Brew Pub ¹⁰	P	AUP	AUP	
Building Materials Stores and Yards	P	P ²	P ²	
Business Support Services	P	P ²	P ²	
Call Centers	AUP	AUP	AUP	

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Child Day Care Facility	P	C	N	
Commercial Marijuana Uses	N	N	N	
Consignment Store	P	N	N	
Convenience Stores	P ¹²	C ¹²	C ¹²	RCMC 23.910.020
Drive-In and Drive-Through Sales and Service	P	C	C	RCMC 23.910.030
Equipment Sales and Rental	P ^{2, 8}	P ^{2, 8}	P	
Furniture, Furnishings, and Appliance Stores	P	P ²	AUP	
Garden Center/Plant Nursery	P	P ²	AUP	
Grocery Stores/Supermarket	P	AUP	AUP	
Home Improvement Supplies	P ²	P ²	P	
Hotels and Motels ^{16, 17}	P	N	N	
Hotels and Motels, Extended Stay ^{16, 17}	P	N	N	
Kennels, Commercial	AUP	AUP	AUP	
Maintenance and Repair, Small Equipment	P ²	P	P	
Medical Services, General	P	AUP	AUP	
Medical Services, Extended Care	P	N	N	
Medical Services, Hospitals	P	AUP	P	
Mortuaries and Funeral Homes	P	C	C	
Neighborhood Market	P	AUP	AUP	
Offices, Business and Professional	P	AUP	AUP	
Offices, Accessory	P ⁶	P ⁶	P ⁷	
Personal Services	P	AUP	AUP	
Restaurants ¹⁰	P	AUP	AUP	
Retail, Accessory	P ⁶	P ⁶	P ⁷	
Retail, General	P	AUP	AUP	
Retail, Warehouse Club	P	AUP	AUP	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, Vapor Lounge	P	P	N	RCMC 23.919.100; specific distance and other requirements
Tasting Room, Off-Site ¹⁰	P	AUP	AUP	
Veterinary Facility	P	P ²	P ²	
Automobile and Vehicle Uses				
Auto and Vehicle Dismantling	N	N	C	RCMC 23.913.020
Auto and Vehicle Sales	AUP	AUP ⁵	AUP ⁵	RCMC 23.913.040
Auto and Vehicle Rental	P ⁹	P ⁹	P ⁹	RCMC 23.913.040

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Auto and Vehicle Sales, Wholesale	AUP ⁵	AUP	AUP	RCMC 23.913.040
Auto and Vehicle Storage	P ²	P ²	P ²	
Auto Parts Sales	P ²	P ²	P ²	
Car Washing	C	P	P	RCMC 23.913.050
Detailing/Waterless Car Wash	AUP	P	P	
Service Stations	C	C	C	RCMC 23.913.030
Vehicle Services, Major	P ²	P ²	P ²	
Vehicle Services, Minor	P ²	P ²	P ²	
Industrial, Manufacturing, and Processing Uses				
Agricultural Products Processing	N	C	P	
Artisanal and Specialty Manufacture, Display and Sales	P	AUP	AUP	
Brewery, Winery, Distillery	N	P ¹⁵	P ¹⁵	
Junk Tire Facility	N	N	P	RCMC 23.916.020
Manufacturing, Major	N	AUP ²	P	
Manufacturing, Minor	N	P ²	P	
Manufacturing, Small Scale	P	P ²	P	
Printing and Publishing	N	P	P	
Recycling Facility, Processing	N	AUP	P	
Recycling Facility, Scrap and Dismantling Facility	N	N	C	
Research and Development	N	P	P	
Storage, Personal Storage Facility	N	P ^{2, 13}	P ¹³	Chapter 23.915 RCMC
Storage, Warehouse	AUP	P ²	P	
Storage, Yards	N	N	P ²	Chapter 23.728 RCMC
Wholesaling and Distribution	P	P ²	P	
Special Regulated Uses				
Card Rooms	N	C	C	RCMC 23.919.020
Check Cashing Businesses	N	N	N	RCMC 23.919.030
Massage Parlor, Massage Establishment	N	N	C ¹⁴	Chapter 4.33 RCMC
Pawnshops	N	N	C	RCMC 23.919.040
Recycling Facility, Collection Facility	N	AUP	P	RCMC 23.919.050
Sexually Oriented Businesses	N	P	P	RCMC 23.919.060
Smoke Shops	N	N	C	RCMC 23.919.070
Tattoo Parlors	N	N	C	RCMC 23.919.080

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Thrift Store	N	AUP	C	RCMC 23.919.090

Notes:

1. Trade schools permitted by right; all other schools require an AUP.
 2. Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.
 3. Off-site sales of alcohol permitted as an allowed use if incidental to a permitted use (e.g., breweries, wineries). Only retail sale of alcohol is permitted as part of the primary use. All other types of off-site sales (e.g., convenience store) require a conditional use permit. See Wholesaling and Distribution for nonretail sales.
 4. On-site sales permitted with limited use permit. Off-site requires a conditional use permit.
 5. Incidental sales up to 15 percent of developed portion of site are permitted as a by-right use and must be fully screened from view or enclosed within a building. Automotive sales that exceed 15 percent of the developed portion of the site or outdoor display areas that are not screened from view may be permitted with the issuance of a limited use permit.
 6. All retail, accessory and office, accessory uses are permitted up to a combined 50 percent of total building square footage.
 7. The following limitations apply to retail, accessory and office, accessory in the M-2 district:
 - a. Sales are allowed when incidental to a permitted use and sales and stock room area does not exceed 25 percent of total floor area;
 - b. Offices are allowed when incidental to a permitted use and do not exceed 25 percent of total floor area;
 - c. Cafes/restaurants are allowed up to 15 percent of building square footage (freestanding restaurants require the issuance of a conditional use permit).
 8. Up to 50 percent of total building area may be used for storage, warehousing, distribution or similar use as a permitted use. A conditional use permit is required to exceed this percentage.
 9. This use is permitted if an integral part of the primary use (unrelated, incidental rental operations are not permitted). Additional provisions in RCMC 23.913.040 (Accessory automobile sales and rental uses) apply.
 10. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater in which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
 11. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agriculture use consistent with applicable regulations in RCMC 23.904.030.
 12. See RCMC 23.910.020 (Convenience stores).
 13. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
 14. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
 15. Over 20,000 square feet requires an administrative use permit.
 16. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
 17. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
- [Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2016 § 3; Ord. 15-2015 §§ 4, 5; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 20-2010 § 3 (Exh. B); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.030)].

23.316.040 Development standards.

The following development standards are applicable to the general commercial and industrial zoning districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

Table 23.316-2: General Commercial and Industrial Zoning Districts Development Standards

Development Standards	GC	M-1	M-2
Setbacks (minimum):			
Front and Street-Side/Corner	25 ft	25 ft	25 ft
Side and Rear	0 ft	0 ft	0 ft
Side and Rear, Abutting Agricultural or Residential Use or Zone	25 ft	15 ft	15 ft
Height (maximum):			
All Other Parcels	100 ft ¹	40 ft ¹	100 ft ¹

Development Standards	GC	M-1	M-2
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Notes:

1. The height may be increased to a maximum of 150 feet as part of design review.

[Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.040)].

Chapter 23.719

PARKING AND LOADING

Sections:

- 23.719.010 Purpose.
- 23.719.020 Applicability.
- 23.719.030 Permit requirements.
- 23.719.040 Calculations.
- 23.719.050 Use and general requirements for parking lots.
- 23.719.060 Requirements for off-street parking spaces.
- 23.719.070 Vehicle parking requirements.
- 23.719.080 Reductions and exceptions to minimum parking requirements.
- 23.719.090 Design standards for surface parking lots.
- 23.719.100 Design standards for parking structures.
- 23.719.110 Bicycle parking requirements.
- 23.719.120 Design standards for bicycle parking facilities.
- 23.719.130 Standards for off-street parking for private residences.
- 23.719.140 Trip reduction requirements.
- 23.719.150 Off-street loading requirements.
- 23.719.160 Electric vehicle parking.

23.719.010 Purpose.

This chapter establishes standards for 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 an increasingly pedestrian, bicycle-friendly, and transit-oriented community. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.010)].

23.719.020 Applicability.

Off-street parking and loading provisions of this chapter shall apply as follows:

A. New Development. For all buildings or structures erected and all uses of land established after the effective date of the ordinance codified in this title, parking for vehicles and bicycles and loading facilities shall be provided as required by this chapter.

B. Change in Use. When the use of any building, structure, or premises is changed, resulting in an increase of more than 10 percent in the required number of off-street parking spaces, additional off-street parking shall be provided consistent with Table 23.719-1 (Required Minimum Vehicle Ratios) and required bicycle parking, and the parking lot design shall comply with the requirements of this code.

C. Change of Occupancy. Where a new business license is required, additional parking spaces shall be provided if the new occupancy would result in an increase of more than 10 percent in the required number of off-street parking spaces. The director or his/her designee shall review the parking requirements of the proposed use and must approve the parking plan before a new business license is issued.

D. Modification to Existing Structures. Whenever an existing building or structure is modified such that it creates an increase of more than 10 percent in the number of off-street parking spaces required, additional off-street parking spaces shall be provided in accordance with the requirements of this chapter. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.020)].

23.719.030 Permit requirements.

New parking lots and modifications or expansions to existing parking lots require the following permits:

A. Building Permit. New parking lot design and modifications to existing parking lots in conjunction with a substantial change in use to an existing structure shall be reviewed in conjunction with the building permit and any other land use or development permit required for the project.

B. Zoning Certification. Modification or improvement to an existing parking lot that impacts the parking space layout, configuration, number of stalls, landscape planters, etc., shall require zoning certification as provided in Chapter 23.113 RCMC (Zoning Certification) to authorize the change as consistent with the zoning code.

C. Exempt Activities. Parking lot improvements listed below shall be considered minor in nature in that they do not alter the number or configuration of parking stalls. Such improvements shall be exempt from permit requirements.

1. Repairing any defects in the surface of the parking area, including holes and cracks.
2. Resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces.
3. Repairing or replacing in the same location damaged planters and curbs.
4. Working in landscape areas, including sprinkler line repair, replacement of landscape materials, or refurbishment. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.030)].

23.719.040 Calculations.

A. If the calculation for parking needs results in the requirement for a fraction of a parking space, the value shall be rounded to the nearest whole number as provided in RCMC 23.107.020 (Rules of interpretation).

B. Seating capacity shall be based upon the actual number of seats or one seat per 18 inches of bench or pew length and one seat per 24 inches of booth length for dining. For other areas where seating is not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.040)].

23.719.050 Use and general requirements for parking lots.

A. All vehicular parking areas shall be maintained by the owner of the property, kept free of garbage and debris, and free of damage to asphalt, concrete surface, landscape areas, and curbing.

B. Required off-street parking spaces and parking areas shall be used only for parking operable vehicles of residents, employers, employees, customers, and visitors as appropriate to the allowed uses of the applicable zone.

C. Required off-street parking spaces shall not be used for the storage of vehicles or materials, or for the parking of trucks used in conducting business. Parking spaces not needed to meet minimum requirements may be used for alternative uses subject to the provisions of this title (e.g., temporary use permit, permanent or semi-permanent display of merchandise).

D. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted in parking spaces without necessary permits for such use.

E. All required off-street parking shall be kept clear of temporary or permanent obstructions.

F. Existing parking shall not be reduced below the requirements of this section.

G. Living, sleeping, or housekeeping in any vehicle, trailer, or vessel is prohibited.

H. For residential tenant and guest parking, the spaces must be marked pursuant to the required minimum standards for tenant and guest parking. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.060). Formerly 23.719.060].

23.719.060 Requirements for off-street parking spaces.

A. Required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel (see RCMC 23.719.130 (Standards for off-street parking for private residences) for additional allowances and requirements).

B. Parking may not occur within any required clear vision triangle area on a corner lot.

C. Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian accessway, or fire safety equipment. Such access shall be a clear minimum width of 44 inches, no part of which shall be within a parking space. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.070). Formerly 23.719.070].

23.719.070 Vehicle parking requirements.

A. Minimum Requirements. Minimum vehicle and parking space requirements are listed in Table 23.719-1 (Required Minimum Vehicle Ratios). Where there is more than one parking ratio listed in the table, the greater of the two applies.

B. For the purpose of calculating parking ratios in all districts, the following types of parking are considered outdoor storage and are not considered parking:

1. Fleet vehicle parking.
2. Parking for vehicles that are for sale, lease, or rent.

C. Parking areas that exceed minimum vehicle parking requirements are subject to the following requirements:

1. All projects that exceed the minimum parking requirement by more than 125 percent shall demonstrate how the property can be developed in the future to utilize the additional parking areas for structures, landscaping, plazas, or other active use.
2. The number of vehicle spaces provided shall not exceed 150 percent of the minimum parking ratio.
3. In the downtown district, the number of vehicle parking spaces provided shall not exceed 125 percent of the minimum parking ratio. Where no parking is required, the maximum parking allowance is two spaces.

D. Similar Use. For a use not listed in Table 23.719-1 (Required Minimum Vehicle Ratios), the required vehicle shall be the same as for the most similar use listed, as determined by the director.

E. Compact Car Spaces.

1. Up to 25 percent of the required number of parking spaces may be sized for compact cars.
2. Compact car parking spaces shall be at least eight feet in width and 16 feet in length, and shall be clearly marked "COMPACT CARS ONLY," "COMPACT," or "C."
3. Compact car spaces shall be distributed throughout the parking lot.
4. Where an entire section of the parking lot is restricted to compact parking with an angle of 90 degrees, the aisle width may be reduced from the standard 25 feet to 21 feet. Such compact sections should be located so as to minimize the distance from the parking lot section to the appropriate building or activity.

F. Disabled Parking. All off-street parking areas of multifamily, mixed use, and nonresidential properties must comply with the requirements of the Disabled Access Regulations, California Building Code, Title 24.

G. Tandem parking may be used in apartment and condominium developments.

H. Mechanical or automated parking may be used in apartment and condominium developments.

Table 23.719-1: Required Minimum Vehicle Ratios

Land Use Category	Vehicle Parking Spaces
Residential Uses	
Adult Day Care Home	None beyond single-family
Caretaker Housing	1/bedroom
Dwelling, Multifamily	
Studio and one-bedroom units	1.5/unit 1/unit
Two- and three-bedroom units	2/unit 2/unit
Four- or more bedroom units	2/unit 2/unit
+ Guest parking	0.6/unit 0.2/unit
Accessory Dwelling Unit ¹¹	1/unit
Junior Accessory Dwelling Unit	No minimum
Dwelling, Single-Family ^{1,2}	2/unit
Dwelling, Two-Family ^{1,2}	2/unit
Family Day Care Home, Large	1 additional
Family Day Care Home, Small	No minimum
Dormitories	1 space/3 occupants
Group Residential	None beyond single-family
Guest House	0 additional
Home Occupations ³	1 additional
Live-Work Facility	2/unit (plus 0.25/unit for guests)
Manufactured Home	2/unit
Mobile Home	2/unit
Mobile Home Park	2/unit
Residential Care Home	1 space per employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Senior Independent Living Facility	0.5/unit (plus 0.1 per unit for guests)
Agriculture, Resource, and Open Space Uses	
Equestrian Facility	1/4 stables
Recreation, Education, and Public Assembly Uses	
Cemeteries, Mausoleums	1/4 seats ⁵
Clubs, Lodges, and Private Meeting Halls	1/3 seats ⁵
Community Centers/Civic Uses	4/1,000 sf

Land Use Category	Vehicle Parking Spaces
Community Garden	1/5,000 sf lot area ⁴
Correctional Institution	Parking Study Required
Golf Courses ⁶	10/hole
Indoor Amusement/Entertainment Facility	4/1,000 sf
Indoor Fitness and Sports Facility	4/1,000 sf
Libraries and Museums	3/1,000 sf
Outdoor Commercial Recreation	2/1,000 sf ⁹ or 1/4 seats or person capacity, whichever is greater
Parks and Public Plazas (less than 10 acres)	No minimum
Parks (10 acres or larger)	5% of total site area ^{4,7}
Public Safety Facility	4/1,000 sf
Recreational Vehicle Parks	1.5/site
Religious Institutions	0.3/seat
Resource-Related Recreation	1/10,000 sf land area, minimum 4 spaces
Schools, Public	
Preschool facilities and kindergartens	1/employee plus 1 per classroom, or 1/3 seats in assembly area, whichever is greater
Elementary or middle schools	1/employee plus 1 per classroom, or 1/3 seats in assembly area, whichever is greater
High schools	1/employee plus 1/3 students in 11th and 12th grades; or 1/3 seats in main auditorium
Colleges	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Commercial schools	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Stadiums/Arenas	Special review of parking required
Theaters and Auditoriums	0.3/seat ¹⁰
Utility, Transportation, and Communication Use Listings	
Airport	Parking Study Required
Broadcasting and Recording Studios	3.2/1,000 sf
Heliports	1/landing pad
Park and Ride Facility	N/A
Parking Facility	N/A
Telecommunication Facility	0.5/1 employee
Utility Facilities and Infrastructure	0.5/1 employee
Retail, Service, and Office Uses	
Adult Day Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity

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Land Use Category	Vehicle Parking Spaces
Alcoholic Beverage Sales	3.6/1,000 sf
Ambulance Service	3.2/1,000 sf
Animal Sales and Grooming	3.6/1,000 sf
Art, Antique, Collectable	3.6/1,000 sf
Artisan Shops	3.6/1,000 sf
Banks and Financial Services	3.2/1,000 sf 3/1,000 sf
Bars and Nightclubs	1 per 3 fixed seats, or 1/50 sf of net floor area of assembly space
Bed and Breakfast Inns	1/room
Building Materials Stores and Yards	1/1,000 sf
Business Support Services	3.2/1,000 sf
Call Centers	6/1,000 sf 5/1,000 sf
Child Day Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Convenience Stores	3.6/1,000 sf
Drive-In and Drive-Through Sales and Service (not including restaurants)	1 space/2 employees during period of greatest employment
Equipment Sales and Rental ⁸	1/250 sf interior sales area, plus 1/1,000 sf exterior display area
Furniture, Furnishings, and Appliance Stores	1/1,000 sf
Garden Center/Plant Nursery	1/300 sf retail sales area, plus 1/1,000 sf exterior display area
Grocery Stores/Supermarket	3.5/1,000 sf
Home Improvement Supplies	2.5/1,000 sf 2/1,000 sf
Hotels and Motels	1/room
Kennels, Commercial	3.2/1,000 sf
Maintenance and Repair, Small Equipment	3.2/1,000 sf
Medical Services, General	3.9/1,000 sf
Medical Services, Extended Care	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Medical Services, Hospitals ⁹	2/bed or 2/1,000 sf
Mortuaries and Funeral Homes ⁵	1/3 seats
Neighborhood Market	3/1,000 sf
Offices, Business and Professional ¹²	3/1,000 sf
Offices, Accessory	3/1,000 sf
Personal Services	3.2/1,000 sf
Residential Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity

Land Use Category	Vehicle Parking Spaces
Restaurants	1/3 seats
Retail, Accessory	3.6/1,000 sf
Retail, General	3.6/1,000 sf
Retail, Warehouse Club	3.6/1,000 sf
Veterinary Facility	3.2/1,000 sf
Regional Shopping Center	5.5/1,000 sf
Tasting Room ¹³	1 space/300 sf
Vehicle Uses	
Vehicle Dismantling	4 spaces, plus 1 space/employee
Vehicle Sales and Rental	2.5/1,000 sf, plus 1 space per rental vehicle
Vehicle Sales, Wholesale	1/1,000 sf, minimum 2 spaces
Vehicle Storage	1/2,000 sf, plus 1 space/company-operated vehicle
Vehicle Parts Sales	3.6/1,000 sf
Car Washing and Detailing	3 spaces minimum + 2 per bay
Service Stations	3 spaces minimum + 2 per bay
Vehicle Services	2 per service bay
Industrial, Manufacturing, and Processing Uses	
Agricultural Products Processing	1.6/1,000 sf, plus 1 space/company-operated vehicle
Manufacturing ¹⁴	1.6/1,000 sf, plus 1 space/company-operated vehicle 1/1,000 sf, plus 1 space/company-operated vehicle
Office (as accessory to a use in this category)	2.7/1,000 sf
Printing and Publishing	1/1,000 sf, plus 1 space/company-operated vehicle
Recycling Facility, Processing	1/200 sf office space, plus 1 space/employee
Recycling Facility, Scrap and Dismantling Facility	1/1,000 sf, plus 1 space/company-operated vehicle
Research and Development	3/1,000 sf 2.5/1,000 sf
Storage, Personal Storage Facility ¹⁵	3 spaces plus one space for every 100 storage units
Storage, Warehouse	0.5/1,000 sf, plus 1 space/company-operated vehicle
Wholesaling and Distribution	0.5/1,000 sf, plus 1 space/company-operated vehicle
Special Regulated Uses	
Card Rooms	1/2 seats in play area
Check Cashing Businesses	3.6/1,000 sf
Massage Parlor	3.2/1,000 sf
Pawnshops	3.6/1,000 sf
Recycling Facility, Collection Facility	3.2/1,000 sf

Land Use Category	Vehicle Parking Spaces
Sexually Oriented Businesses	1/3 fixed seats or 4/1,000 sf, whichever is greater
Smoke Shops	3.6/1,000 sf
Tattoo Parlors	3.6/1,000 sf
Thrift Store	3.6/1,000 sf

Notes:

1. See RCMC 23.719.130.
2. Parking may be reduced to one space per unit for residential units for low or moderate income subsidized homeownership units.
3. Additional parking for home occupations is not required to be covered or enclosed and may occur within the front or street-side yard setback on a driveway or other paved surface.
4. On-street parking space adjacent to park property may be credited toward parking requirement.
5. Applies to seating in main or largest assembly area only.
6. Clubhouse calculated as retail and provided in addition to required spaces for golf courses. Additional parking not required for accessory uses (e.g., driving ranges, putting greens, maintenance shops, equipment storage).
7. Parking based on area of active recreation only.
8. Indoor and outdoor merchandise display areas.
9. Calculate associated medical office facilities as medical services, general.
10. If fixed seating is not used, then parking shall be provided at a ratio of one space/30 square feet of floor area in the assembly hall(s).
11. Parking requirements shall be in compliance with Government Code Section 65852.2. No additional parking shall be required for an accessory dwelling unit if: the unit is located within one-half mile of public transit, the unit is located within an architecturally and historically significant district; the unit is part of the existing primary residence or an existing accessory structure; or there is a car share vehicle located within one block of the unit.
12. Office, Business and Professional shall be allowed up to 200% of minimum required parking by right with no additional approvals.
13. Required parking spaces for adjacent uses can be counted towards the required parking for a tasting room as long as the hours of operations for the use do not overlap with the tasting room hours.
14. Manufacturing shall be allowed up to 300% of minimum required parking by right with no additional approvals.
15. Personal storage facilities with internally accessed storage units (units not directly accessed from internal drive aisles) shall provide loading zones at each building with number of loading spaces determined during project review.

[Ord. 3-2019 § 5 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.080). Formerly 23.719.080].

23.719.080 Reductions and exceptions to minimum parking requirements.

The following are exceptions or reductions to minimum parking requirements that are available:

A. Parking District Waiver. Minimum off-street parking requirements may be waived for properties that have access to public parking facilities. The waiver may be granted by the director.

B. Parking Reduction. Parking may be reduced by the approval authority according to the following provisions. Total parking reductions may not exceed 20 percent of required parking:

1. Reduction for Special Motor Vehicles. Up to five percent of the off-street parking may be provided by smaller parking spaces for special or alternative motor vehicles (e.g., golf carts, motorcycles, motorized scooters).
2. Reduction for Secure Bicycle Parking. Developments which provide additional secure bicycle parking facilities over and above the minimum requirement may reduce their parking requirement by one vehicle space for every two additional bicycle spaces provided.
3. Reduction for Parking Near Major Transit Stops (e.g., light rail stations, BRT stations, or significant bus facilities). Parking requirements may be reduced by 25 percent within one-half mile or 50 percent when within one-quarter mile of a major transit stop.
4. Reduction for Existing Uses to Enable Property Enhancements. Parking requirements for existing nonresidential development may be reduced by up to 10 percent if spaces are replaced with either or both of the following:

- a. Landscaping.

b. On-site pedestrian plazas, seating areas, shelters, bicycle racks, and/or walkways.

5. Shower/Locker Facilities. Developments with 100 or more employees may reduce their parking requirement by providing shower and clothing locker facilities for bicycle-commuting employees. Maximum reduction: five percent of required parking.

6. Preferred Carpool/Vanpool Parking Spaces. Office or industrial developments which guarantee preferred parking spaces (e.g., covered, shaded, or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one vehicle space for every one space which is marked and reserved for carpools/vanpools at a preferred location. Maximum reduction: five percent of required parking.

C. Joint Vehicle Parking Lot or Structure. Required parking for two or more freestanding uses on adjacent or nearby sites may be satisfied by the use of a joint vehicle parking facility to the extent that it can be shown by the owners or operators that the demand for parking in the joint facility does not materially overlay (e.g., uses primarily of a daytime versus a nighttime or weekday versus weekend nature); and provided, that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument upholding such joint use. In this situation, the size of the joint parking lot shall be at least as large as the number of vehicle parking spaces required by the largest user.

D. Parking in Mixed-Use Projects. In mixed-use projects with residential, office and/or commercial components it is assumed that some parking spaces will be shared due to the difference in peak parking demand and required motor vehicle parking may be reduced according to the following formula:

1. Calculation of the minimum vehicular parking for the portion of the building occupied by the primary is based on 100 percent of the floor area.
2. Calculation of the minimum vehicular parking for the portion of the building occupied by secondary or subsequent uses may be calculated at 80 percent of the floor area.

E. Available parking in public or common parking lots and structures.

F. Additional parking reductions may be permitted as part of an adjustment process. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.100). Formerly 23.719.090].

23.719.090 Design standards for surface parking lots.

A. All vehicular parking spaces shall be on the same lot as the main structure they serve, on an abutting lot, or within 1,000 feet, subject to the following requirements:

1. There is a safe, direct, attractive, lighted, and convenient pedestrian route between the vehicle parking area and the use being served.
2. There is an assurance in the form of deed, lease, contract, or other similar document that the required spaces will continue to be available for off-street parking use according to the required standards.

B. Special Requirement for Parking in Downtown District.

1. Vehicle parking lots shall be located behind or beside buildings on one or both sides.
2. Vehicle parking and maneuvering areas (including any permitted drive-through service lanes) shall not be located between the street and the building facade with the primary entrance.
3. Vehicle parking and maneuvering areas located to the side of a building cannot occupy more than 50 percent of the site's frontage onto an arterial or collector roadway. When a site has more than one frontage on an arterial or collector roadway, then the vehicle parking lot located to the side of a building may occupy more than 50 percent of the site's frontage on the secondary street.
4. Vehicle parking and maneuvering areas on corner lots shall not be located adjacent to intersections.

C. Parking Lot Design.

1. **Surfacing and Striping.** Areas used for parking and maneuvering of vehicles shall be paved with a minimum of two-inch asphalt, concrete, or equivalent surface. All parking areas shall be appropriately striped, marked, and signed.
2. **Curb Cuts/Access Points.** Street access points shall be the minimum necessary to provide access while not inhibiting the safe circulation and carrying capacity of the street. Curb cuts must comply with city street improvement standards.
3. **Driveways/Driveway Approach Width and Grade.** The minimum driveway width shall comply with public improvement and fire safety standards.
4. **Back-Out Parking.** With the exception of duplexes and single-family residences, all parking areas shall be designed so that vehicles are not permitted to back out of the parking area onto a public street.
5. **Driveway/Drive Aisle Width.** Driveways shall have a minimum paved width of 20 feet for two-way circulation and 14 feet for one-way circulation or according to Table 23.719-2 (Angle Parking Space and Drive Aisle Dimensions), wherever is greater. Driveways shall not occupy a yard setback or buffer except to pass through the yard in order to connect directly to a public street or as necessary for shared driveways and internal access between uses on abutting lots.
6. See RCMC 23.910.030 for drive-in and drive-through sales and services design standards.
7. **Turnaround Areas.** Parking spaces shall be provided with adequate drive aisles or turnaround areas so that all vehicles may enter the street in a forward manner.
8. **Setback Restrictions for Parking Spaces and Drive Aisles.** Parking areas including spaces, aisles, and turnaround and maneuvering areas shall not occupy the required setbacks.
9. **Connect Parking Lots.** Vehicle parking areas shall be designed to connect with vehicle parking areas on adjacent sites to eliminate the necessity of utilizing the public right-of-way for cross movements. Joint or shared access, internal circulation, or parking is encouraged with adjacent uses.
10. **Minimum Clearance.** Driveways, aisles, turnaround areas, and ramps shall have a minimum vertical clearance of 12 feet for the entire length and width, but such clearance may be reduced in parking structures.
11. **Drainage.** Adequate drainage shall be provided to dispose of the runoff generated by the impervious surface area of the parking area. Provision shall be made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property.
12. **Clear Vision Area.** See RCMC 23.731.060 (Height measurement) for driveway clearance vision area requirements.
13. **Service and Loading Areas.** Service and loading areas shall not be located on the frontage of a light rail station or adjacent street.

D. Parking Space Dimensions and Aisle Standards for Surface Parking Lots.

1. All surface parking lots shall be designed in accordance with city standards for stalls and aisles as set forth in Tables 23.719-2 (Angle Parking Space and Drive Aisle Dimensions) and 23.719-3 (Parallel Parking Space and Drive Aisle Dimensions) and Figures 23.719-1 (Angle Parking Space and Drive Aisle Dimensions) and 23.719-2 (Parallel Parking Space and Drive Aisle Dimensions).

Table 23.719-2: Angle Parking Space and Drive Aisle Dimensions

Angle	Stall Width a	Stall to Curb b	Aisle c	Two Rows + Aisle d
90°	9'-0"	19'-0"	25'-0"***	63'-0"
	9'-6"	19'-0"	24'-8"***	62'-6"
	10'-0"	19'-0"	24'-0"***	62'-0"
60°	9'-0"	21'-0"	20'-0"***	62'-0"
	9'-0"	21'-0"	19'-0"***	61'-0"
	9'-6"	21'-3"	18'-6"***	61'-0"
	10'-0"	21'-6"	18'-0"***	61'-0"
45°	9'-0"	19'-10"	20'-0"***	59'-8"
	9'-0"	19'-10"	16'-4"***	56'-0"
	9'-6"	20'-2"	15'-2"***	55'-6"
	10'-0"	20'-6"	14'-0"***	55'-0"

* One-way aisle.

** Two-way aisle.

Figure 23.719-1: Angle Parking Space and Drive Aisle Dimensions

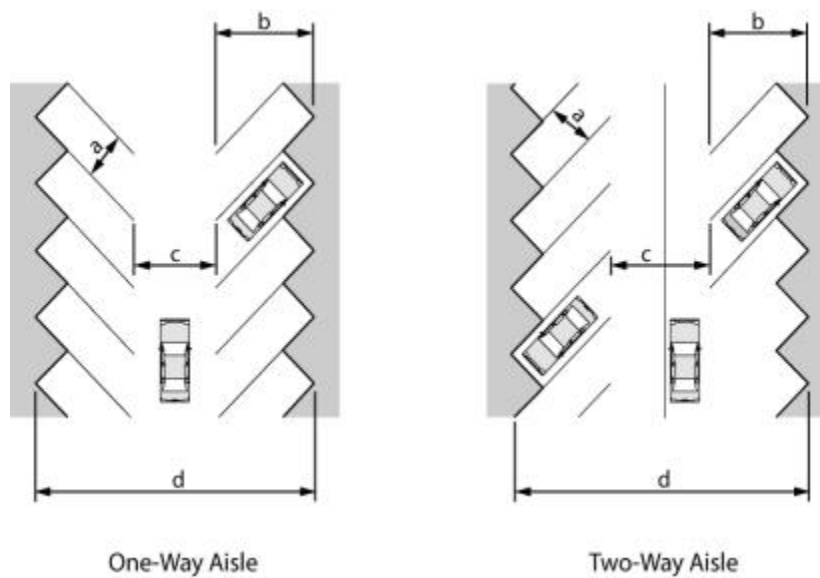
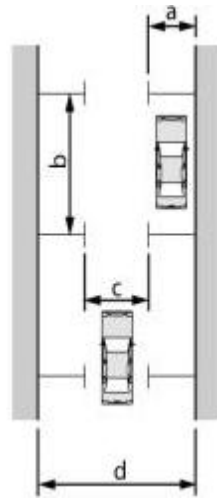


Table 23.719-3: Parallel Parking Space and Drive Aisle Dimensions

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
9'-0"	24'-0"	12'-0"***	30'
9'-6"	24'-0"	12'-0"***	31'
10'-0"	24'-0"	12'-0"***	32'

*One-way

Figure 23.719-2: Parallel Parking Space and Drive Aisle Dimensions



E. A minimum of 75 percent of vehicle parking stalls shall be of standard size (the remainder may be compact). See RCMC 23.719.070(E) (Compact Car Spaces).

F. Landscaping of Parking Lots. See RCMC 23.716.070 (Parking lot landscape).

G. Pedestrian Circulation/Walkways. Pedestrian circulation/walkways shall be designed to the requirements specified in RCMC 23.722.050 (Standards for on-site pedestrian pathways).

H. Vehicular Overhang.

1. Vehicular overhang is permitted, provided no vehicle shall overhang into a sidewalk which would reduce the unencumbered width of a sidewalk to less than four feet.
2. A vehicle is permitted to overhang into a landscaped area by two feet; provided, that the required landscaped area is extended by two feet.
3. The overhang shall not count as part of the parking space dimension.

I. Lighting of Parking Lot. See Chapter 23.725 RCMC (Outdoor Lighting). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.110). Formerly 23.719.100].

23.719.100 Design standards for parking structures.

A. Ground Floor Active Use. For all new multi-level parking structures, a minimum of 50 percent of the total ground floor street frontage, excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths, shall be designed to accommodate commercial, retail, office, or residential floor space.

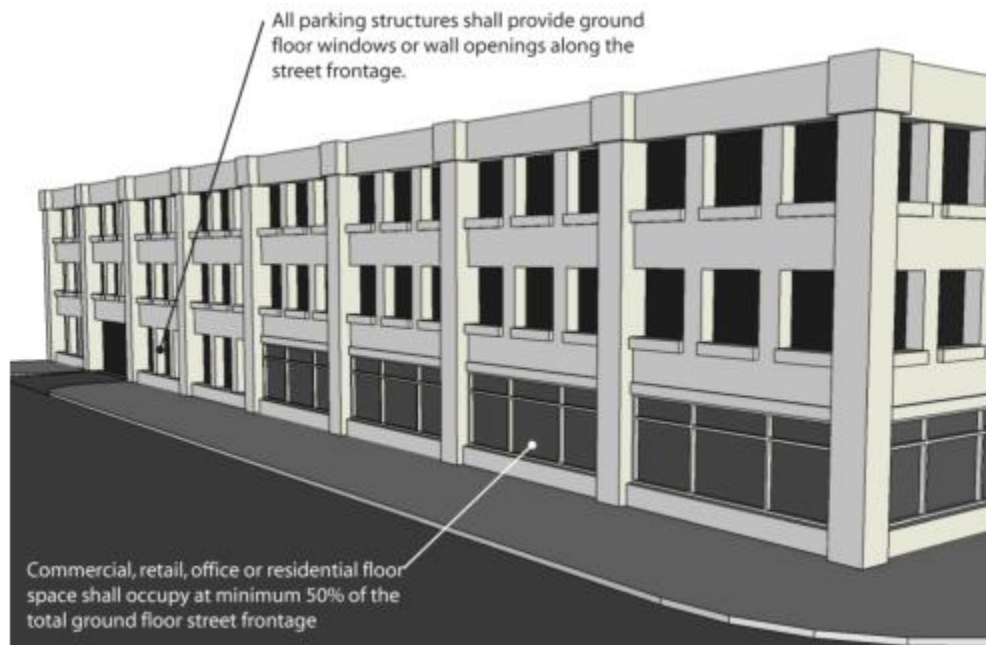
B. Ground Floor Facades. Blank, flat walls are prohibited on all parking structure facades that face public rights-of-way. The following are acceptable methods to avoid blank, flat walls. One or more of these methods shall be incorporated along the entire facade:

1. Street-facing ground floor active uses (see subsection (A) of this section, Ground Floor Active Use).
2. Ground floor windows, doors, or display areas.
3. A repeating pattern of color change, texture change, and material change, each of which should be integral parts of the structure and not superficially applied trim, graphics, or paint.
4. The use of reveals, projecting ribs, or offsets which should be no less than 12 inches in width. All elements should repeat at intervals of 30 feet or less.

C. Lighting. Metal halide lighting shall be used for all parking structures, with uplighting being the preferred method of lighting. This allows for a more even lighting distribution across the floor and field of vision for users, accurate color rendition, and protection from lighting elements.

D. All parking structures are subject to design review as described in Chapter 23.140 RCMC (Minor Design Review) or Chapter 23.141 RCMC (Major Design Review).

Figure 23.719-3: Parking Structure Design Requirements



[Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.120). Formerly 23.719.110].

23.719.110 Bicycle parking requirements.

A. Short-Term Bicycle Parking. If a land use or project is anticipated to generate visitor traffic, the project must provide permanently anchored bicycle racks within 100 feet of the visitors' entrance. To enhance security and visibility the bicycle racks shall be readily visible to passersby. The bicycle capacity of the racks must equal an amount equivalent to 10 percent of all required motorized vehicle parking. There shall be a minimum of one rack with capacity for two bicycles.

B. Long-Term Bicycle Parking. Buildings with over 10 tenant-occupants (e.g., multifamily tenants, owners, employees) shall provide secure bicycle parking for five percent of required motorized vehicle spaces for employees/residents, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and include one or a combination of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles.
2. Lockable bicycle rooms with permanently anchored racks.
3. Lockable, permanently anchored bicycle lockers.
4. In the case of residential development a standard garage is sufficient, if available. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A). Formerly 23.719.115].

23.719.120 Design standards for bicycle parking facilities.

All developments shall meet the following minimum requirements for bicycle parking and design. The purpose of these design standards is to ensure that bicycle parking is visible from the buildings served, is convenient to cyclists, and provides sufficient security from theft and damage.

A. Minimum Required Bicycle Parking. Minimum required bicycle parking spaces are required as designated in RCMC 23.719.110 (Bicycle parking requirements).

B. Bicycle Parking Location and Access.

1. Use. Areas set aside for required bicycle parking must be clearly reserved for bicycle parking only.
2. Lighting. See RCMC 23.725.060 (General lighting standards).
3. Location.
 - a. Outdoor bicycle parking should be located within 100 feet, or as close as possible to the primary building entrance, without impeding pedestrian circulation or emergency access.
 - b. Bicycle parking must be visible from within on-site buildings or the street.
 - c. Bicycle parking may be located within a building if access is readily available from an outdoor entrance.
 - d. Bicycle parking is prohibited within 100 feet of a trash or recycling enclosure.
4. Amenities. Bicycle parking areas are encouraged to include a bench and bicycle rack screened with 30- to 36-inch shrubs from any parked cars or arterial streets.
5. Pedestrian Conflicts. Bicycle parking and bicycle racks shall be located to avoid conflicts with pedestrian movement and accessibility requirements.

C. Covered Bicycle Parking Spaces for All Uses. All required employee bicycle parking spaces and 50 percent of all visitor bicycle parking must be sheltered from precipitation by means such as roof extensions, overhangs, awnings, arcades, carports, roofed enclosures, lockers, or indoor bicycle rooms. These may be Class I parking spaces (e.g., bike lockers) or other suitable alternative.

D. Bicycle Parking for Residential Uses. When required, 25 percent of all bicycle parking for residential uses shall be provided as Class I facilities (locker, bike room, etc.).

Figure 23.719-4: Acceptable Covered Bicycle Parking Options (Bicycle Parking Near Entry Door, Freestanding Bicycle Parking Enclosure, and Indoor Bicycle Room)



Bicycle Parking Near Entry



Freestanding Bicycle Parking Enclosure



Indoor Bicycle Room

E. Bicycle Rack Types and Dimensions.

1. Security. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a rack upon which the bicycle can be locked. Bicycle parking racks, shelters, or lockers must be securely anchored to the ground or to a structure. Bicycle racks must hold bicycles securely by the means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels.

Figure 23.719-5a: Acceptable Bicycle Rack Options



Bicycle Racks That Support Both Sides of a Bicycle Bicycle Lockers Sheltered Parking

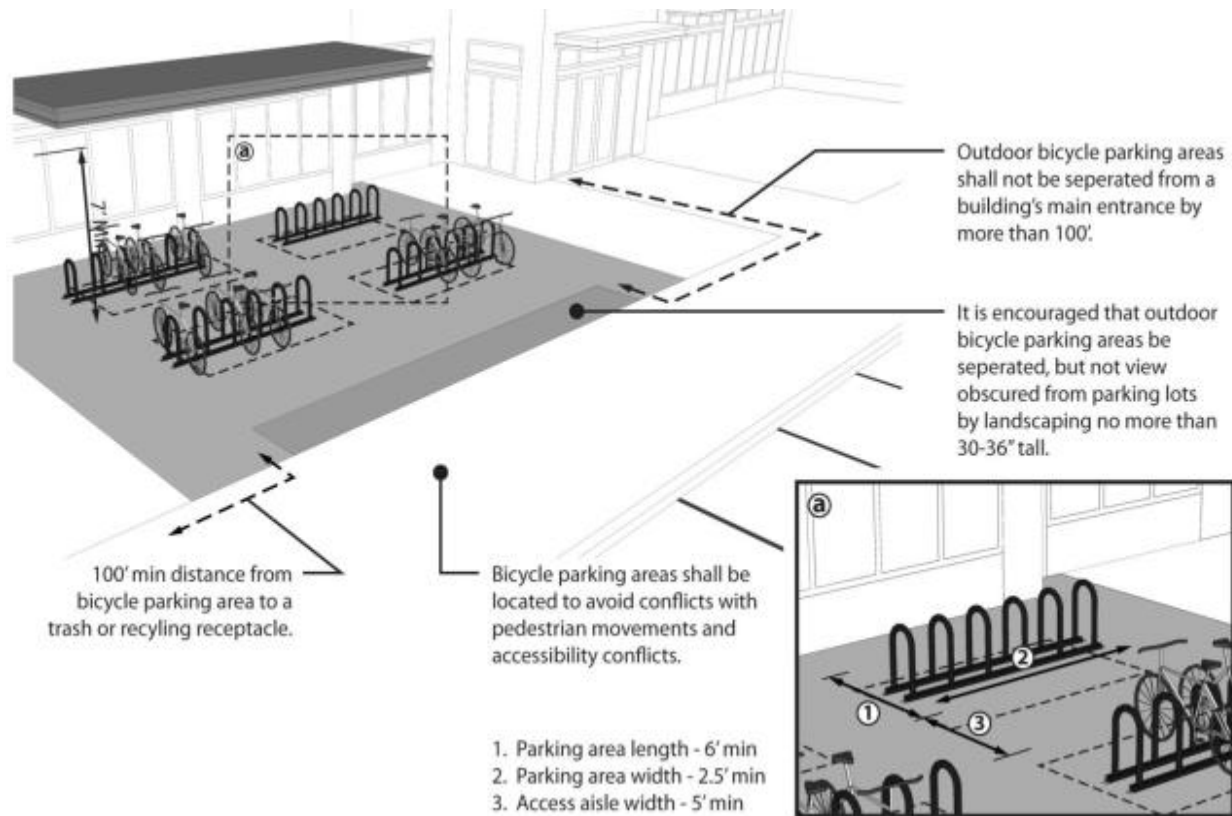
2. Unique artistic design facilities are encouraged. The racks/facilities should be easily identified as a bike rack.

Figure 23.719-5b: Artistic Bike Rack Design Options



3. Standards. Bicycle parking shall be at least one and one-half feet wide by six feet long for a single bicycle parking space or two and one-half feet wide by six feet long for two paired bicycle racks (as pictured in Figure 23.719-6) and, when covered, provide a minimum vertical clearance of seven feet. An access aisle of at least five feet wide shall be provided and maintained beside or between each row of bicycle parking. Each required bicycle space must be accessible without moving another bicycle. Bicycle parking spaces required by this chapter may not be rented or leased.

Figure 23.719-6: Bicycle Parking Area Design Requirements



F. Paving and surfacing of bicycle parking areas shall be surfaced with hard surfacing of at least two inches minimum (i.e., pavers, asphalt, concrete, or similar material). This surface must be designed to maintain a well-drained condition.

G. Exemptions. The following uses are exempt from bicycle parking requirements:

1. Temporary uses.
2. Agriculture.
3. Mini-storage facilities.
4. Home occupations. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.130)].

23.719.130 Standards for off-street parking for private residences.

Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

A. Any vehicle, trailer, or vessel which is inoperable or vehicles that are Certified as Non-Operation or Planned Non-Operation Certified with the Department of Motor Vehicles shall be stored entirely within an enclosed structure, where it is not visible from the street or other public or private property and shall not be parked or stored in any yard within a residential zoning district or neighborhood.

B. Unless specifically permitted by this code, required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel. Required parking must be provided within a fully enclosed garage or carport (see RCMC 23.734.040, Development standards).

C. Parking in excess of the required parking (e.g., driveways) may be provided within the front and street side yard setback, as follows:

1. Vehicle parking (including driveways) within the front yard area or as seen by the public street in residential areas shall be provided on a lasting, durable surface (e.g., concrete, asphalt, or similar material). Permeable paving materials, such as paver stones, pervious concrete, or interlocking grids with gravel, are permitted as an alternative to a standard asphalt or concrete surface. Use of grasscrete, ribbon drive (Hollywood strips) or other acceptable alternatives as determined by the director may be allowed for purposes of a driving surface that leads to a legal parking area outside of the front yard area or as seen by the public street. No parking is allowed on these features within the front yard area or as seen by the public street.

2. Parking areas shall not exceed the maximum impervious surface allowed on a parcel (e.g., impervious surface in front yards is limited to 40 percent coverage).

3. Parking may not occur within any required clear vision triangle area on a corner lot.

D. Each parking space shall be at least eight and one-half feet wide by 18 feet deep.

E. Tandem (end-to-end) parking is allowed to meet the minimum off-street parking requirements.

F. Required parking may be provided in the rear yard only when an alley is available for access.

G. The minimum driveway width is 10 feet. Driveway pavement shall be five feet from the side property line in order to provide an area of landscaping between adjacent lots. Deviations from these standards may be allowed through site plan and architecture review for small-lot single-family developments at the time of master home plan review where these standards cannot be attained due to design. Remaining unpaved portion shall be landscaped, irrigated, and maintained. See Figure 23.716-2 (Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones).

H. The use of structures, temporary canopies, tarps, and other similar types of covering for vehicles is strictly prohibited within the front setback.

I. Commercial vehicles shall not be parked on residential property.

J. Parking of RVs, trailers, and vessels shall conform with the following additional regulations:

1. Parking on a lasting, durable surface (e.g., concrete, asphalt, grasscrete, or permeable paving material) is required.

2. Parking within the clear vision area is prohibited. [Ord. 15-2018 § 4 (Exh. A); Ord. 7-2018 § 3; Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.140)].

23.719.140 Trip reduction requirements.

A. Applicability. The provisions of this chapter shall apply to all major development projects defined as follows:

1. Any commercial, industrial, institutional, or other use which is expected to employ 200 or more persons, as determined by either actual employee projections or equivalent development size.

2. Any existing facility or development which increases its gross floor area and, after such increase, exceeds the minimum equivalent development size.

3. The director may, if projected traffic conditions warrant, apply the provisions of this section to developments smaller than those specified.

B. Exempt Projects. Notwithstanding any other provisions of this code, the following uses and activities shall be specifically exempt from the provisions of this section:

1. Development projects expected to employ fewer than 200 persons.

2. Temporary construction activities on any affected project, including activities performed by engineers, architects, contractors, subcontractors, and construction workers.

C. Equivalent Development Size. For the purpose of this section, the standards listed in Table 23.719-4 (Equivalent Development Size) shall be considered equivalent to the 200-employee threshold.

Table 23.719-4: Equivalent Development Size

Type of Use	Minimum Development Size (in square feet) Equivalent to 200 Employees
Office (excluding medical)	50,000
Industrial Office Park (MP)	60,000
Hospital and Medical Offices	80,000
Commercial	100,000
Light Industrial (M-1)	95,000
Heavy Industrial (M-2)	130,000
Mixed or Multiple Uses	¹

Notes:

1. The minimum development size for mixed- or multiple-use developments shall be calculated based on the employment equivalent of the square footage or areas devoted to each type of use.

D. Passenger Loading Areas. Parking areas for major development projects shall designate a passenger loading area or areas for embarking and disembarking passengers from ridesharing vehicles. Such passenger loading areas shall be located at the point(s) of primary pedestrian access from the parking area to the adjacent building(s) and shall be designed in such a manner that vehicles waiting in the loading area do not impede vehicular circulation in the parking area. The passenger loading areas shall be designed as a turn-out as indicated by Figure 23.719-7 and shall be large enough to accommodate the number of waiting vehicles equivalent to one-half percent of the required parking for the project. See Figure 23.719-7 (Passenger Loading Areas).

Figure 23.719-7: Passenger Loading Areas



E. Preferential Parking Spaces for Carpool and Vanpool Vehicles. All major development projects shall reserve and designate at least 10 percent of the employee parking spaces for the project for ridesharing vehicles by marking such spaces "Carpool/Vanpool Only." The number of preferential parking spaces must be increased above 10 percent of

the employee parking as necessary to accommodate all legitimate carpools and vanpools. Such spaces shall be located near the building entrance(s), covered, shaded, or in some other obvious way be determined as preferential. For purposes of this section, the factors listed in Table 23.719-5 (Employee Parking Ratios) shall be used to determine the number of employee parking spaces.

Table 23.719-5: Employee Parking Ratios

Type of Use	Percentage of Total Parking Devoted to Employee Parking
Office (excluding medical)	70%
Hospital and Medical Office	50%
Commercial	30%
Industrial	70%

F. Shower and Locker Facilities. All development projects above the minimum development size threshold shall provide shower and locker facilities for use by employees or tenants who commute to the site by bicycle or walking. Such facilities shall be clearly indicated on all development/improvement plans. One shower and eight lockers with minimum dimensions of 12 inches by 18 inches by 36 inches shall be provided for each 200 employees or fraction thereof, based on the equivalent development size data. The shower and locker facilities must be located convenient to one another and should be located near the employee bicycle parking facilities whenever possible. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.150)].

23.719.150 Off-street loading requirements.

A. Purpose of Loading Area Requirements. The purpose of these regulations is to provide the number, size, location, and screening requirements for loading areas in mixed-use, commercial, and industrial uses. The intent of these regulations is to minimize disruptions of traffic flow by freight-carrying vehicles blocking the public right-of-way and to minimize impacts to vehicular and pedestrian conflicts.

B. When Loading Regulations Apply. This regulation applies to all nonresidential development in mixed-use commercial and industrial districts, whether or not a permit or other approval is required for the development. Buildings smaller than 8,000 square feet in size are exempt from the requirements of this section.

C. General Loading Area Requirements.

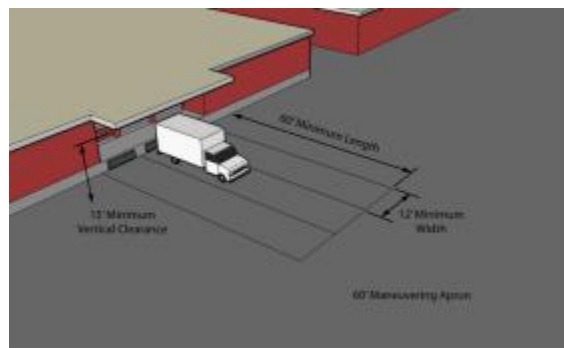
1. The number of required loading spaces is based on the use of the building and the building size minus any residential component square footage.
2. Where two or more uses are located on the same premises, the number of loading area spaces required is the sum of the spaces required for each use.
3. The provision for maintenance of off-street loading facilities is a continuing obligation of the property owner.
4. Loading and maneuvering areas shall be hard-surfaced unless a permeable surface is required to reduce surface runoff, as determined by the director.
5. Parking of passenger vehicles may be allowed in off-street loading areas subject to specific time limits to prevent conflicts with off-street loading activities. If parking is allowed, the parking time limits shall be clearly posted. These parking spaces shall not count toward meeting the general parking requirements.
6. Off-Street Loading Standards.

a. Each required off-street loading space in an industrial area shall have a minimum length of 60 feet, a minimum width of 12 feet, and a minimum vertical clearance of 15 feet inside dimensions. Off-street loading spaces in industrial zones shall also provide a 60-foot maneuvering apron in addition to the minimum length of the loading space. These requirements apply to all off-street loading spaces in industrial zones including at-grade and depressed loading docks.

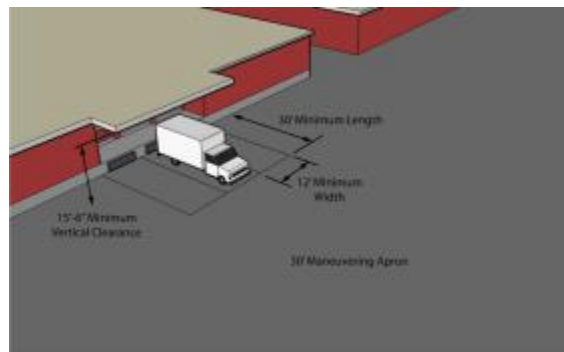
b. Each required off-street loading space, other than in industrial zones, shall have a minimum length of 30 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14.5 feet inside dimensions. Off-street loading spaces shall also provide a 30-foot maneuvering apron in addition to the minimum length of the loading space. These requirements apply to all off-street loading spaces including at-grade and depressed docks.

7. Loading areas must comply with the setback and perimeter landscaping and screening standards. When parking areas are prohibited or not allowed between a building and a street, loading areas are also not allowed.

Figure 23.719-8: Typical Loading Area



Off-Street Loading Spaces in an Industrial Area



Off-Street Loading Spaces in a Nonindustrial Area

8. For uses not specifically mentioned, the requirements for off-street loading facilities shall be the same as the closest approximate use as determined by the director.

D. Location of Required Loading Facilities.

1. The off-street loading facilities, including the required maneuvering apron, in all cases, shall be on the same lot or parcel of land as the structure they are intended to serve.
2. The off-street loading facilities shall be designed and located so that loading vehicles do not encroach upon required setbacks, driveways, or required parking spaces during maneuvering and loading activities.

3. No loading space, including the required maneuvering apron, shall be located so that a vehicle using such loading space projects into any public street or any adjoining property except in the case of a reciprocal access agreement or similar mechanism.

4. Loading spaces shall be provided with access to an alley when alley access is available.

5. Bays and doors shall be located in a manner that would preclude any possibility for trucks to back into bays from arterial streets. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.160)].

23.719.160 Electric Vehicle Parking Spaces.

A. Applicability.

The California Green Building Standards Code (CALGreen) requires that new construction and major alterations include adding “EV Capable” parking spaces which have electrical panel capacity, a dedicated branch circuit and a raceway to the EV parking spot to support future installation of charging stations. All new construction and qualifying additions or alterations must comply with CALGreen, Title 24, Part 11.

B. Parking Requirements and Location of Electric Vehicle Spaces.

1. As part of the Minor and Major Design Review process, the City shall require that parking facilities be provided to accommodate electric or other alternative fuel vehicles.

2. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy.

3. Electric vehicle ready charging infrastructure shall be provided in multi-family housing developments and non-residential developments according to the standards outlined by CALGreen.

4. Electric vehicle charging stations may be provided in any area designed for the parking or loading of vehicles.

5. Where electric vehicle recharging stations are provided, they shall follow the space requirements and development standards outlined in CALGreen.

6. Parking spaces with electric vehicle charging shall be counted as a standard parking space for the purposes of providing required parking per this Code.

C. Exemptions

1. Electric vehicle charging stations shall not apply to temporary parking lots.

2. Other exemptions may be granted by the Director, where the Director determines that compliance with the requirements of this Section is technically infeasible.

23.743.085 Real estate sign standards.

This section describes the standards for on- and off-site limited term signs associated with real estate sales activities.

A. Allowed on-site real estate signs are exempt from permit, subject to the following limitations:

1. Not more than one on-site for sale sign and one for lease sign is permitted per property frontage, and shall only be displayed for the period while the unit, building, or property is being marketed for sale or lease and ending thirty (30) days after it is sold or leased.
2. The size of all on-site nonresidential real estate signs is limited to a maximum of 10 feet in height and an area of 32 square feet and shall be set back a minimum of three feet from the right-of-way (window signs are exempt from setback requirement) and shall not obstruct the corner visibility requirements of Improvement Standard 4-18, Visibility Restrictions at Driveways and Intersections.
3. The size of all residential real estate signs is limited to 10 square feet and must be set back a minimum of five feet and shall not obstruct the corner visibility requirements of Improvement Standard 4-18, Visibility Restrictions at Driveways and Intersections.

B. Allowed Off-Site Real Estate Signs. Portable real estate signs located off site from the property advertised, for purposes of directing traffic to the property in question, may be allowed, provided they do not exceed an overall size of nine square feet each, including supports, and do not exceed a height of 30 inches. Such signs may not be located within the public right-of-way and may only be displayed on weekends and holidays when open house sales activities are ongoing (e.g., the home is open to the public for viewing and inspection). One sign may be placed for each change in direction of travel to a maximum of five signs.

C. Allowed Temporary Signs for Subdivision Real Estate Sales. Signs of this type are temporary, limited-term signs that provide direction/location information to motorists and pedestrians for initial home sales of multiple lots with a single builder within a master planned community, including both single-family and multifamily for-sale products. These signs are allowed during active home sales and must be removed when sales have concluded. These signs are exempt from permit, subject to the following limitations:

1. On-Site Subdivision Balloons. Five balloons per sales trailer or model home complex to a maximum height of 65 feet are allowed.
2. On-Site Subdivision Directional Signs. One temporary subdivision directional sign per subdivision entrance to a maximum of six such signs are allowed. Each sign can be up to 32 square feet and a maximum height of 10 feet. Signs must be set back 10 feet from the right-of-way.
3. On-Site Subdivision Flags. Up to 10 flag poles per subdivision are allowed. Flags can be up to 15 square feet each and up to 20 feet tall. Poles must be set back 10 feet from the right-of-way.
4. Weekend Directional Stake Signs. Weekend directional stake signs are those signs customarily displayed on the weekends, measuring less than nine square feet in area, and mounted on wooden stakes. Such signs may be used to identify the name and location of active home sales as part of a new residential subdivision/condominium project; provided, that each face of the sign does not exceed four square feet, and it is mounted such that it is no more than four feet tall from the ground and is set back a minimum of five feet from the edge of the roadway pavement. Additionally, such signs are only allowed on a temporary basis from noon on Friday to no later than noon on the following Monday. In the event that Friday is a nationally recognized holiday, said signs may be erected on Thursday after noon. In the event that Monday is a nationally recognized holiday, said signs may remain in place until Tuesday by noon. In no event may a weekend directional stake sign be located within a roadway median.
5. Off-Site Subdivision Freestanding Signs. Off-site subdivision freestanding signs are allowed within the city limits, up to five such signs per subdivision, to a maximum of 32 square feet and 10 feet in height for each individual sign. These signs are prohibited within the public right-of-way or on any city-owned property. These signs shall be kept in good repair for the duration of the home sales activities. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2014 § 3 (Exh. C)].

Chapter 23.901

RESIDENTIAL USES

Sections:

- 23.901.010 Purpose and applicability.
- 23.901.020 Caretaker housing.
- 23.901.030 Home occupations.
- 23.901.040 Live-work facility.
- 23.901.050 Mobile homes and mobile home parks.
- 23.901.060 Accessory dwelling units.
- 23.901.065 Junior accessory dwelling units.
- 23.901.070 Senior independent living facility.
- 23.901.080 *Repealed.*
- 23.901.090 Residential care home (large).

23.901.100 Agricultural employee (farmworker) housing

23.901.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for caretaker housing, home occupations, live-work facilities, mobile homes, mobile home parks, and second dwelling units. It is the city's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by applying special design requirements, regulating activities within the use, and establishing special setback and other development standards.

B. Applicability. The regulations and standards contained in this chapter shall apply only to caretaker housing, home occupations, live-work facilities, mobile homes, mobile home parks, and second dwelling units as expressly identified in the corresponding sections and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with, the permit requirements of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.010)].

23.901.020 Caretaker housing.

A. Purpose and Applicability. The regulations contained in this section shall apply to caretaker housing as defined in RCMC 23.1104.040 (Land use definitions). The establishment of new caretaker housing shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as with other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

B. Associated Use. One caretaker housing unit may be permitted in conjunction with an otherwise permitted nonresidential use on the same property. The caretaker unit must be associated with and directly support the nonresidential use of the property (e.g., night watchman or site superintendent for an industrial use).

C. Occupancy. Occupancy of the caretaker unit shall be limited to the caretaker or superintendent of the associated nonresidential use of the site and his or her household.

D. Design. The design of the caretaker unit shall be consistent and uniform with the design of the associated use. Temporary trailers as caretaker units may be permitted with issuance of a temporary use permit (see Chapter 23.116 RCMC, Temporary Use Permits) for a period of not more than six months as described in Chapter 23.922 RCMC (Temporary Uses). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.020)].

23.901.030 Home occupations.

A. Purpose and Applicability. The regulations contained in this section shall apply to home occupations to ensure the compatibility of the home occupations with the principal residential uses in order to protect the integrity and character of neighborhoods.

B. Approval Process. A home occupation shall not be conducted prior to approval of zoning certification (see Chapter 23.113 RCMC, Zoning Certification).

C. Business License. A business license from the city is required for any home occupation.

D. Performance Standards. It is the intent of the following standards to reduce the impact of the home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity. These standards shall be incorporated as conditions of the zoning clearance. Failure to comply with these standards will result in revocation of the home occupation permit and/or business license.

1. Number of Home Occupations. There is no limit on the number of home occupations at a residence; provided, that the performance standards identified in this section are met. All of the following standards are calculated and/or applied based on a single residence.
2. Employees. Off-site employees or partners are permitted as part of the home occupation so long as they do not report for work at the subject property.
3. Habitable Floor Area. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.
4. Off-Site Effects. There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. Noise level at the property line shall not exceed 55 dBA and shall comply with the city's noise ordinance (Chapter 6.68 RCMC). No process shall be used which is hazardous to public health, safety, morals, or welfare.
5. On-Site Sales. There shall be no products sold on the premises except artist's originals or products individually made to order on the premises except as provided by the California Health and Safety Code for cottage food operators and except as specified in subsection (D)(7) of this section.
6. Products which are not artist's originals or individually made to order may be constructed on site, using equipment normally found in a residence; however, these products may only be sold at a permitted commercial location.
7. Servicing and repair of firearms are permitted, subject to obtaining any state or federal license.
8. Display. There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
9. Traffic/Vehicles. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at the home at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of 20 feet.
10. Storage. There shall be no storage of material or supplies within view of a public right-of-way and storage shall not utilize a required parking space (e.g., within a required garage).
11. Exterior Appearance. There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
12. Signs. Signs shall be allowed for the home occupation in accordance with Chapter 23.743 RCMC (Signs).

13. Visitors and Customers. Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than one business visitor an hour and eight a day, during the hours of 8:00 a.m. to 7:00 p.m. (regardless of how many businesses operate out of the home).

14. Deliveries. Deliveries shall not exceed those normally and reasonably occurring for a residence and not more than one delivery of products or materials a week. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx-, UPS-, or USPS-type home pickups and deliveries.

15. Hazardous Materials. No storage of hazardous materials is permitted beyond normal household use. Businesses that require hazardous chemicals (e.g., pest control, pool cleaning, etc.) are not permitted as home occupations.

E. Limitations on Specific Home-Based Businesses.

1. Certified massage practitioners are permitted if the following criteria are met:

- a. Only one client is on site at a time and by appointment only.
- b. The use shall be conducted on a part-time basis.
- c. The practitioner must submit proof of a certificate of training from a state-approved school (e.g., Department of Education, Office of Post Secondary Education).
- d. The use will not be conducted in such a fashion as to constitute a public or a private nuisance.

2. Mobile food vendor vehicles cannot be parked at a private residence (see mobile food vendor limitation in RCMC 23.910.040).

3. Taxicab, limousine, or pedicab service shall not be on call and available for service; no vehicle shall be dispatched from the residence by radio, telephone, or other means, but may be parked at the residence when not in service.

4. Cottage food operations, as defined by and consistent with the requirements of the California Health and Safety Code, are limited to one full-time employee, not including a family member or household member of the cottage food operation.

F. Prohibited Home Occupations.

1. Alcohol beverage manufacturing or sales business;
2. Ambulance service;
3. Ammunition reloading, including custom reloading;
4. Boarding house, bed-and-breakfast hotel, timeshare condominium;
5. Carpentry, cabinet makers;
6. Ceramics (kiln of six cubic feet or more);
7. Firearms sales;
8. Health salons, gyms, dance studios, aerobic exercise studios;
9. Medical, dental, chiropractic, or veterinary clinics;
10. Mortician, hearse service;

11. Noncertified massage practitioners;
12. Palm reading, fortunetelling;
13. Private clubs;
14. Repair or reconditioning of boats or recreation vehicles;
15. Restaurants or taverns;
16. Retail sales from site (except direct distribution of artist's originals, and as provided by the California Health and Safety Code for cottage food operations);
17. Storage, repair, or reconditioning of major household appliances;
18. Storage, repair, or reconditioning of motorized vehicles or large equipment on site;
19. Tattoo service;
20. Tow truck service;
21. Veterinary uses (including boarding);
22. Welding services;
23. Other uses the director determines to be similar to those above per RCMC 23.107.030 (Official interpretation). [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.030)].

23.901.040 Live-work facility.

A. Purpose and Applicability. The regulations contained in this section shall apply to live-work facilities as defined in RCMC 23.1104.040 (Land use definitions). The establishment of new live-work facilities shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

B. Limitations on Use. The nonresidential component of a live-work facility shall be a use allowed within the applicable base zoning district; however, the uses and activities described below shall be prohibited:

1. Any automobile and vehicle uses as listed in RCMC 23.1104.040 (Land use definitions).
2. Any special regulated uses as listed in RCMC 23.1104.040 (Land use definitions).
3. Any activity which involves:
 - a. Storage of flammable liquids or hazardous materials beyond those normally associated with a residential use;
 - b. Welding, machining, or any open flame work; and/or
 - c. Major manufacturing as defined in RCMC 23.1104.040 (Land use definitions).
4. Any other activity or use as determined by the director as incompatible with residential activities and/or to have the possibility of affecting the health or safety of live-work unit residents, because of the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or that would be hazardous because of materials, processes, products, or wastes.

C. Density. Live-work units shall comply with the density regulations of the applicable base zoning district.

D. Design Standards.

1. Floor Area Requirements. No more than 50 percent of the ground floor area shall be reserved for living space. Up to 100 percent of the ground floor area may be dedicated to working space.
2. Separation and Access. Each live-work unit shall be separated from other units and other uses in the structure. Access to each unit shall be provided from common access areas, corridors, or halls, and the access to each unit shall be clearly separate from other live-work facilities or other uses within the same structure.
3. Facilities to Accommodate Commercial or Industrial Activities. A live-work facility shall be designed to accommodate commercial or industrial uses, as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively commercial or industrial facilities used for the same work activity.
4. Integration of Living and Working Space. The living space within the live-work facility shall be designed as an integral part of the unit and not with separate access from the work space, except that mezzanines and lofts may be used as living space subject to compliance with the other provisions of this section, and living and working space may be separated by interior courtyards or similar private space.
5. Parking. Each live-work facility shall comply with the parking standards of Chapter 23.719 RCMC (Parking and Loading).

E. Nonresident Employees. Up to two persons who do not reside in the live-work unit may work in the unit at any one time. Additional employment may be permitted through issuance of a limited use permit based on findings that the employment will not adversely affect traffic and parking conditions in the vicinity of the site.

F. Changes in Use. After approval, a live-work facility shall not be converted to entirely residential use, nor shall the ratio of living space to working space be changed, unless authorized through administrative use permit approval. As part of the approval of the administrative use permit, the designated approval authority must find that the exclusive residential use will not impair the ability of nonresidential uses on and adjacent to the site to continue operating because of potential health or safety concerns or nuisance complaints raised by the exclusively residential use and/or its occupants. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.040)].

23.901.050 Mobile homes and mobile home parks.

A. Purpose and Applicability. This section applies to new and existing mobile homes and mobile home parks within the city. The purpose of this chapter is to establish standards for the development, modification, and operation of mobile home parks.

B. Special Standards for Mobile Homes. Mobile homes outside of a mobile home park shall comply with the standards set forth for single-family homes in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards), as well as the following criteria:

1. A mobile home must be built on a permanent foundation as approved by the building department.
2. It must have been constructed after June 15, 1976, and must be certified under the National Manufactured Home Construction and Safety Act of 1974.
3. The unit's skirting must extend to the finished grade.
4. Exterior siding must be compatible with adjacent residential structures, and shiny and metallic finishes are prohibited.

C. Mobile Home Parks. Mobile home parks must be constructed and designed according to state law.

D. Management and Maintenance. Every mobile home park community shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.050)].

ITEM 18.2.

Exhibit A to the Ordinance

23.901.060 Accessory dwelling units.**23.901.070 Senior independent living facility.**

A. Elevators shall be provided for all multi-story structures; or

B. A management program shall be in place to address the aging in place issue that is acceptable to the director. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.070)].

23.901.080 Family day care (large).

Repealed by Ord. 1-2020. [Ord. 10-2018 § 3; Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A)].

23.901.090 Residential care home (large).

A. Plans shall be approved by the fire department prior to any approval and additional fire protection measures may be required.

B. City business license is required.

C. Minimum 1,000-foot separation is required between other residential care home facilities. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A)].

23.901.100 Agricultural employee (farmworker) housing**A. Applicability**

Agricultural Employee (Farmworker) Housing Projects that provide housing for at least five farmworkers and are proposed pursuant to §17021.6 of the Employee Housing Act are referred to as “EHA Projects”. Eligible project types include Employer-Provided Farmworker Housing or Rural Farmworker Housing projects, of up to twelve dwelling units or up to 36 beds in group quarters (dormitory-style housing); or a Small Project that provides housing for at least five farmworkers. EHA Projects may be for seasonal or temporary residency. EHA Projects shall not include any proposed land division (i.e., parcel map, subdivision map or condominium map) for the purposes of creating a separate parcel for the EHA Project or EHA units.

B. Agricultural Employee Project Types

Agricultural Employee (Farmworker) Housing Projects provide housing for 5 or more Farmworkers (“EHA Projects”). EHA Projects include the following project types:

1. Employer-Provided Farmworker Housing Project
 - a. 5 to 36 beds in group quarters designed for single adult farmworkers, or;
 - b. 5 to 12 dwelling units, mobile home/RV spaces, each designed for occupancy by at least one farmworker and his/her household.
2. Small Farmworker Housing Project
 - a. 1 to 4 dwelling units or mobile homes housing at least 5 farmworkers and licensed by the Enforcement Agency.

C. Required Permits and Approvals

1. Site Development Permit. In the AG Zone districts, EHA Projects proposed are considered an agricultural use and require an Administrative Use Permit from the Planning Department. Conditions of approval may be imposed by the Director to ensure compliance with the standards of this section, and the City, and with the

Act.

2. **Water and Sanitation Permits.** EHA Projects not connected to community sewer or water shall obtain required City permits for proposed well water and/or septic systems. EHA Projects on well water that meet the definition of Public Drinking Water System shall comply with State Water Resources Control Board Standards.
3. **Building Permits.** EHA Projects shall obtain building permits or other required permits, depending on type of housing accommodations proposed for the project. For EHA Projects consisting of two to four mobile or manufactured homes (not on a permanent foundation system) or recreational vehicles, or spaces for two to four mobile homes or recreational vehicles (a “trailer park”), HCD is the permitting agency. For EHA Projects of five to twelve spaces, mobile homes, or recreational vehicles, the City is the permitting agency.
4. **Recorded Covenant.** The site development permit shall include a condition of approval for the property owner to record a farmworker housing covenant with the City to provide constructive notice of and ensure owner’s compliance with the requirements of this section of the Rancho Cordova City Code, the Act, and their License.
5. **License.** EHA Projects shall obtain and maintain a License to operate the proposed farmworker housing from the Enforcement Agency pursuant to §17030-17039 of the Act. The Enforcement Agency in the City is the Planning Department. EHA Projects are subject to environmental review (“CEQA”). The Public Resources Code provides some exemptions to CEQA that may apply to certain types of farmworker housing defined herein.

D. Development Standards and Criteria

1. **Applicability.** EHA Projects shall comply with development standards of the zone districts in which they are located, as well as the additional standards and criteria provided below. In the event of any conflict between Chapter 23.307 and the standards and criteria provided in this section, those in this section shall prevail. EHA Projects proposed in agricultural zones are considered an agricultural use pursuant to the Act and as such are not subject to the residential density limitations set forth in the General Plan or Zoning Code.

E. Single-Family Farmworker Housing Projects

1. **Intent.** Single-Family Farmworker Housing projects, at the applicant’s option, may be proposed pursuant to §17021.5 of the Act, in which case they are deemed a residential use and subject to the same permitting requirements and development standards that apply to a single-family dwelling proposed in the applicable zone, rather than being deemed an agricultural use pursuant to this section. All Single-Family Farmworker Housing Projects that provide housing for more than five farmworkers shall obtain a License from the Enforcement Agency pursuant to the Act.

Small Farmworker Projects proposed to provide housing for four or fewer individual farmworkers (at least one farmworker per proposed unit, not to exceed four farmworkers total in the project) are not an EHA Project and not subject to the Act. Such projects may be approved in agricultural zones with an Administrative Use Permit pursuant to all requirements above, except for the requirement to obtain or maintain a License.

In lieu of a License, such projects shall be subject to annual monitoring by the Planning Department to verify the owner’s compliance with the recorded farmworker housing covenant and project conditions of approval. If, upon monitoring or in response to a complaint, any dwelling unit in such project is determined to be non-compliant with the occupancy requirements set forth in the farmworker housing covenant, after reasonable notice and opportunity to correct the violation as set forth in City Code, the project permit may be revoked and the unit(s) subject to enforcement pursuant to Rancho Cordova City Code Chapter 23.173, possibly including abatement.

¹ Code reviser's note: Ordinance 13-2013 Exhibit B sets out all of Article 9 without intending to amend the entire article. Only sections intended to be amended by the ordinance cite the ordinance in the section's legislative history.

23.1104.040 Land use definitions.

“Adult day care facilities” means state-licensed facilities that provide supervised care of older adults, providing activities such as meals and socialization one or more days a week during specified daytime hours. The participants, primarily persons with physical and/or mental limitations who need socialization, physical assistance, and/or psychological assistance, return to their homes each evening. The program is often used as respite by family members caring for an older person who cannot be left alone safely in the home. Supervision for more than six adults for periods of less than 24 hours, with no overnight stays.

“Adult day care home” is defined by state law as the provision of nonmedical care to six or fewer adults, including seniors, in the provider’s own home, for a period of less than 24 hours at a time. Homes serving more than six adults are included in “Adult day care facilities.”

“Agricultural Employee” means an employee engaged in agriculture, which includes farming in all its branches, including but not limited to the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices performed by a farmer or on a farm, as further defined in CA Labor Code §1140.4(b). “Agricultural Employee” also means farm worker, farmworker, or farm laborer.

“Agricultural Employer” means an employer engaged in agricultural operations who employ employees, as defined in Labor Code Section 1140.4(c).

“Agricultural Housing, Single-Family Farmworker Housing” means housing accommodations occupied by no more than six farmworkers for which the owner/operator has obtained or seeks a License pursuant to Section 17021.5 of the Employee Housing Act, which allows such projects to be deemed a single-family dwelling and a residential use of the property.

“Agricultural Housing, Employer Provided” means housing accommodations described in Section 17008(a) of the Employee Housing Act for five or more farmworkers by their employer and maintained in connection with any work or place where work is being performed, whether or not rent is involved.

“Agricultural products processing” means the act of changing an agricultural crop after harvest from its natural state to the initial stage of processing in order to prepare it for market and for further processing at an off-site location. Examples of this processing include nut hulling and shelling, bean cleaning, corn shelling and sorting, grape sorting and crushing, primary processing of fruits to juice and initial storage of the juice, without fermentation, cleaning and packing of fruits.

“Agricultural tourism” means establishments that cater to tourists and provide agricultural products either produced on the site or within the community. Such uses include but are not limited to wineries with tasting rooms and permanent roadside crop stands or fruit stands.

“Airport” means a facility where aircraft such as airplanes can take off and land. An airport minimally consists of one runway but other common components are hangars and terminal buildings.

“Alcoholic beverage sales” means the retail sale of beer, wine, and/or other alcoholic beverages for off-premises consumption.

“Ambulance service” means emergency medical care and transportation, including incidental storage and maintenance of vehicles.

“Animal husbandry” means raising and breeding of animals or production of animal products. Typical uses include grazing, ranching, dairy farming, poultry farming, and beekeeping, but exclude slaughterhouses and feedlot operations. This classification includes accessory agricultural buildings accessory to such uses. Animal sales, boarding, and grooming are defined separately under “Animal sales and grooming.” Keeping of animals is defined separately under “Animal keeping.”

“Animal keeping” means care and maintenance of animals on private property. The listing below provides a distinction between various types of animals related to allowed use provisions in Article 3 of this title (Zoning

Districts, Allowable Uses, and General Development Standards). This classification is distinct from animal husbandry, animal sales and grooming, and equestrian facilities (commercial or hobby). Also see “Kennels, commercial,” which provides for the boarding of animals (e.g., “doggie day care”).

1. “Domestic pets” means small animals (no larger than the largest breed of dogs) customarily kept as pets within a dwelling unit. This classification includes dogs, cats, fish, and birds (excluding large tropical birds and poultry).
2. “Exotic animals” means wild animals not customarily confined or cultivated by man for domestic or commercial purposes, but kept as a pet or for display, including miniature pigs, snakes, reptiles, and large tropical birds (including peacocks).
3. “Livestock animals” means domesticated animals that may be kept or raised in pens, barns, houses, and pastures, whether for commercial or private use. Livestock includes, but is not limited to, cattle, sheep, swine, goats, equine, and fowl.
4. “Poultry” means domesticated birds (fowl) customarily kept for eggs or meat. This classification includes chickens, roosters, ducks, geese, turkeys, guinea fowl, and Cornish game hens.

“Animal sales and grooming” means retail sales of domestic and exotic animals, bathing and trimming services, and boarding of said animals for a maximum period of 72 hours, conducted entirely within an enclosed building with no outdoor use.

“Aquaculture” means the cultivation of marine or freshwater fish, shellfish, or plants under controlled conditions. Aquaponics is a subset of aquaculture which integrates aquaculture with hydroponics by recycling the waste products from fish to fertilize hydroponically growing plants.

“Art, antique, collectable” means retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as “Artisan shops.”

“Artisan shops” means retail stores selling art, glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

“Artisanal and specialty manufacture, display and sales” means the manufacture, display, and sales of specialty food and goods requiring the transformation of raw materials into products that may be edible, useful, or decorative. Outdoor display, sales and consumption on premises may be included subject to zoning and accessibility requirements, and any other state or local regulations such as, but not limited to, the California Uniform Food Facilities Law (CURFFL).

“Auto and vehicle sales and rental” means retail establishments selling and/or renting automobiles, trucks, and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see “Auto parts sales”), bicycle and moped sales (see “Retail, general”), tire recapping establishments (see “Vehicle services – major”), businesses dealing exclusively in used parts (see “Recycling facility – scrap and dismantling”), or “Service station,” all of which are separately defined.

“Auto and vehicle sales, wholesale” means wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking yard, junkyard, or salvage yard. Conventional automobile dealerships are listed under “Auto and vehicle sales and rental.”

“Auto and vehicle storage” means facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include vehicle dismantling (see “Auto vehicle dismantling”) or retail sales (see “Auto and vehicle sales, wholesale”).

“Auto parts sales” means stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see “Vehicle services – minor”). Does not include tire recapping establishments, which are found under “Vehicle services – major” or businesses dealing exclusively in used parts, which are included under “Auto and vehicle sales, wholesale.”

“Auto vehicle dismantling” means establishments for the dismantling of automobile vehicles, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. Retail sales are included under the definition of “Auto and vehicle sales, wholesale.”

“Banks and financial services” means financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM). “Banks and financial services” shall not mean check cashing or finance lending businesses that do not qualify as a “financial institution” under California Financial Code statutes.

“Bars and nightclubs” means any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Bars and nightclubs may include outdoor food and beverage areas.

“Bed and breakfast inns” means residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable health department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under the definition of “Hotels and motels.”

“Brew pub” means an establishment that produces ales, beers, meads, hard ciders, and/or similar beverages to serve on site. Sale of beverages for off-site consumption is also permitted in keeping with the regulations of the ABC. Service of brewed beverages must be in conjunction with the service of food. Manufacturing activities shall occur entirely within an enclosed building or outdoor work area screened from public view and be separated from the restaurant portion of the facility by applicable building codes. All beverage tasting shall occur within the restaurant portion of the facility. Brew pubs may not produce more than 5,000 barrels of beverage (all types of beverage combined) annually per ABC licensing standards. May also include the wholesale distribution of beverages for off-site consumption.

“Brewery, winery, distillery” means a facility where specific alcoholic beverages are manufactured. Incidental to the manufacturing process, a tasting area not to exceed 50 percent of the floor area is allowed. Tasting rooms must comply with retail hours of operation from 10:00 a.m. to 11:00 p.m. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control. All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with regulations of ABC licensure. Prior to occupancy, all breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits. See also “Tasting room, off-site.”

“Broadcasting and recording studios” means commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Does not include transmission and receiving apparatus such as antennas and towers, which are under the definition of “Telecommunication facility.”

“Building materials stores and yards” means retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in “Wholesaling and distribution.” Hardware stores are listed in the definition of “Retail, general,” even if they sell some building materials. Also see “Home improvement supplies” for smaller specialty stores.

“Bus and transit shelter” means a small structure designed for the protection and convenience of waiting transit passengers and that has a roof and usually two or three sides.

“Business support services” means establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Support services include, but are not limited to:

1. Equipment repair services (except vehicle repair; see “Vehicle services”);
2. Commercial art and design (production);
3. Computer-related services (rental, repair);
4. Copying, quick printing, and blueprinting services (other than those defined as “Printing and publishing”);
5. Equipment rental businesses within buildings (rental yards are “storage yards”);
6. Film processing laboratories;
7. Heavy equipment repair services where repair occurs on the client site;
8. Janitorial services;
9. Mail advertising services (reproduction and shipping);
10. Mailbox services;
11. Outdoor advertising services; and
12. Photocopying and photofinishing.

“Call center” means an office equipped to handle a large volume of calls, especially for taking orders or servicing customers.

“Car washing” means permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day) are not part of this use classification.

“Card rooms” means gambling establishments that offer card games for play by the public.

“Caretaker housing” means a residence that is accessory to a site with a nonresidential primary use and that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

“Cemeteries” or “mausoleums” means land used for the burial of the dead and dedicated for cemetery purposes, including crematories, columbariums, and mausoleums. Also see “Mortuaries and funeral homes.”

“Check cashing business” means an establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, title cashing, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks. This classification does not include a state or federally chartered bank, savings association, credit union or similar financial institution (see “Banks and financial services”).

“Child day care facility” means a state-licensed facility which provides nonmedical care, protection, and supervision to more than 14 children under 18 years of age, on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

“Clubs, lodges, and private meeting halls” means permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

“Commercial marijuana uses” means any and all commercial and nonprofit entities, businesses, organizations, facilities, enterprises, buildings, structures, delivery service, vehicle or location, whether fixed or mobile, where recreational or medical marijuana (cannabis), recreational or medical marijuana products, or devices for the use of recreational or medical marijuana or marijuana products are offered, either individually or in any combination, for retail sale, including an establishment that delivers recreational or medical marijuana and recreational marijuana products. “Commercial marijuana uses” also includes any and all uses involving the cultivation, testing, research, distribution, possession, processing, storing, labeling, transporting, or sale of medical or recreational marijuana or recreational or medical marijuana products, regardless of whether such uses are permitted under state laws.

“Community centers/civic uses” means multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchens and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

“Community garden” means a site used for growing plants for food, fiber, herbs, or flowers, which is shared and maintained by city residents.

“Community garden, private” means an otherwise undeveloped lot divided into multiple plots for the growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs, primarily for the personal use of the growers, and that is established, operated, and maintained by a group of persons, other than the city. This does not include a private garden or edible landscaping that is incidental to the primary use of the lot.

“Community garden, public” means public land divided into multiple plots that are available to the public for growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs primarily for the personal use of the growers, and that is established, operated, and maintained by the city.

“Convenience stores” means easy-access retail stores of 5,000 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers’ shopping needs. These stores may be part of a service station or an independent facility. Also see “Neighborhood market” and “Grocery store/supermarket” for larger stores or stores oriented toward the daily shopping needs of residents.

“Cottage food operation” means a cottage food operation as defined in the California Health and Safety Code.

“Crop production” means raising and harvesting of plants, tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing. Includes horticulture establishments engaged in the cultivation of flowers, fruits, vegetables, or ornamental trees and shrubs for wholesale and incidental retail sales. This classification includes accessory agricultural buildings accessory to such uses and roadside stands for display/sale of agricultural products grown on the premises. Excludes uses for which other garden, nursery, or landscape merchandise is stored and sold on the site.

“Detailing or waterless car wash” means a facility that offers interior or exterior cleaning of chrome trim, windows, wheels and other visible components on a vehicle’s exterior. Cleaning typically includes the use of pre-mixed cleaners that are sprayed on and wiped off and very little use of water.

“Drive-in and drive-through sales and service” means facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include fast-food restaurants, drive-through coffee, dairy products, photo stores, etc.

“Dwelling, accessory unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

“Dwelling, multifamily” means a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

“Dwelling, single-family” means a building designed exclusively for occupancy by one family on a single lot. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

“Dwelling, two-family” means an attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. For the purposes of this title, this definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include accessory dwelling units (see “Dwelling, accessory unit”).

“E-cigarette lounge” and “vapor bar” means any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize a heating element or other device that vaporizes a liquid solution that releases nicotine or flavored vapor, including but not limited to e-cigarettes, hookah pens, e-hookahs, or vape pipes. E-cigarette lounge and vapor bar shall include private smokers lounge and smokers lounge as defined below. “E-cigarette” or “electronic cigarette” shall have the same definition as that in RCMC 6.84.020(F).

1. “Hookah bar” means any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize hookahs, pipes, or other mechanisms placed at various locations throughout the establishment to smoke tobacco or other substances.

2. “Private smokers’ lounges” or “smokers’ lounges” means any enclosed or unenclosed area within or attached to a retail or wholesale tobacco store or smoke shop that is dedicated, in whole or in part, to the use of tobacco or e-cigarette products, including but not limited to cigarettes, cigars, pipes, hookahs, e-cigarettes, hookah pens, e-hookahs, or vape pipes or pens. Such area need not be separated from the main floor area of the retail establishment.

“Emergency facilities” means a temporary facilities to accommodate emergency public health and safety needs and activities.

“Emergency shelter” means any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

“Equestrian facility, commercial” means commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals, and paddocks accessory and incidental to these uses.

“Equestrian facility, hobby” means stables, corrals, and paddocks used by the individual homeowners of corresponding property and their animals.

“Equipment sales and rental” means service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g., construction equipment).

“Family day care home, large” means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally for seven to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

“Family day care home, small” means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally to six or fewer children. As described in the California Health and Safety Code, small day care homes for children may provide services for up to eight children when specific conditions are met.

“Fuel storage and distribution” means a large-scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

“Furniture, furnishings, and appliance stores” means stores engaged primarily in selling the following products and related services, including incidental repair services: draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, lawn furniture, moveable spas and hot tubs, office furniture, other household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and televisions.

“Garden center/plant nursery” means establishments providing for the cultivation and sale of ornamental trees, shrubs, and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment.

“Golf courses/clubhouse” means golf courses and accessory facilities and uses including clubhouses with bar and restaurant, locker and shower facilities, driving ranges, “pro shops” for on-site sales of golfing equipment, and golf cart storage and sales facilities.

“Grocery store/supermarket” means a retail business of more than 15,000 square feet in size, where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full-service businesses do not typically have limited hours of operation. See separate but related listings for “Neighborhood market” and “Convenience store.”

“Group residential” means shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boarding houses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

“Guest house” means a detached structure accessory to a single-family dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

“Heliport” means a designated, marked area on the ground or the top of a structure where helicopters may land at any time.

“Hog farm, commercial” means any premises used for the raising or keeping of hogs when raised, fed, and fattened for purposes of sale and consumption by other than the owner of the site. In agricultural and agricultural-residential zoning districts, the term “hog farm, commercial” does not exclude the raising of hogs as part of general agricultural practices and 4-H purposes (also see “Animal keeping”).

“Home improvement supplies” means establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These uses may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a subcategory of the larger building materials stores and yards use classification and may be combined with or separate from such uses.

“Home occupation” means the conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property. Examples include, but are not limited to, accountants and financial advisors, architects, artists, attorneys, offices for construction businesses (no equipment or material storage), and real estate sales.

“Hookah bar” means any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize hookahs, pipes, or other mechanisms placed at various locations throughout the establishment to smoke tobacco or other substances.

“Hotels and motels” means facilities with guest rooms or suites, provided without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging; for example, restaurants, meeting

facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

“Hotels and motels, extended stay” means facilities with guest rooms or suites, provided with kitchen facilities, rented to the general public for transient lodging (less than 30 days) or for longer periods of time. Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

“Hydroponics” means a method of growing plants in soil-less medium or an aquatic-based environment in which plant nutrients are distributed via water.

“Indoor amusement/entertainment facilities” means establishments providing indoor amusement and entertainment services for a fee or admission charge, including dance halls and ballrooms and electronic game arcades, as primary uses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or less machines are not considered a land use separate from the primary use of the site.

“Indoor fitness and sports facilities” means predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs. This use does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio, etc.). Also see “Schools, private and special/studio.”

Kennels, Commercial. These facilities provide boarding of animals as the primary use of the facility. May also include day-time boarding and activity for animals (e.g., “doggie day care”) and ancillary grooming facilities. Also see “Animal sales and grooming.”

“Kennels, hobby” means facilities for the keeping, boarding, or maintaining of five or more dogs (four months of age or older) or five or more cats. Excludes dogs or cats for sale in pet shops or patients in animal hospitals. This includes a kennel where the animals are owned or kept by the owner or occupant for personal, noncommercial purposes, including hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or for enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises.

“Libraries and museums” means public or quasi-public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature.

“Live-work facility” means a structure or portion of a structure:

1. That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner’s employee, and that person’s household;
2. Where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and
3. Where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

“Low Barrier Navigation Center” means a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

“Maintenance and repair, small equipment” means establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

Manufactured Home. California Health and Safety Code Section 18007 defines a manufactured home as a structure that meets the following criteria:

1. Transportable in one or more sections;
2. When in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet;
3. Built on a permanent chassis;
4. Designed to be used as a residential dwelling;
5. Erected with or without a permanent foundation when connected to the required utilities;
6. Includes the plumbing, heating, air conditioning, and electrical systems contained therein.

This term shall include any structure which meets all the requirements of this definition except the size requirements so long as the manufacturer voluntarily files a certification and complies with the standards established under this definition. “Manufactured home” includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 USC Section 5401 et seq.).

“Manufacturing, major” means manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, and plastics and rubber products manufacturing. Also see “Manufacturing, minor” and “Manufacturing, small scale.” “Manufacturing” shall not mean any uses involving medical or recreational marijuana products.

“Manufacturing, minor” means manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, and food and beverage manufacturing, processing and assembly. Also see “Manufacturing, major” and “Manufacturing, small scale.” “Manufacturing” shall not mean any uses involving medical or recreational marijuana products.

“Manufacturing, small scale” means establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. This use category also includes minor manufacturing, so long as the activity occurs on a small scale and within spaces less than 20,000 square feet in size. Also see “Manufacturing, major” and “Manufacturing, minor.”

“Market garden” means the cultivation of fruits, vegetables, flowers, fiber, nuts, seeds that involves the sale or donation of its produce to the public to the public located outside of agricultural zoning districts.

“Massage parlor” means an establishment where customers can receive a massage.

“Medical marijuana dispensary” means (1) any facility, building, structure, delivery service, vehicle or location, whether fixed or mobile, where a primary caregiver makes available, sells, transmits, gives or otherwise provides medical marijuana (cannabis) to two or more of the following: a qualified patient or a person with an identification card, or a primary caregiver, in strict accordance with California Health and Safety Code Section 11362.5 et seq.; or (2) any facility, building, structure, delivery service, vehicle or location, whether fixed or mobile, where qualified patients and/or persons with identification cards and/or primary caregivers meet or congregate in order to collectively or cooperatively distribute, sell, dispense, transmit, process, deliver, exchange or give away marijuana

for medicinal purposes pursuant to California Health and Safety Code Section 11362.5 et seq. and such group is organized as a medical marijuana cooperative or collective as set forth in the Attorney General Guidelines; or (3) any facility, building, structure, vehicle or location, whether fixed or mobile, where medical marijuana, medical marijuana products, or devices for the use of medical marijuana or medical marijuana products are offered, either individually or in any combination, for retail sale, including an establishment that delivers medical marijuana and medical marijuana products as part of a retail sale. The terms “primary caregiver,” “qualified patient,” and “person with an identification card” shall be as defined in California Health and Safety Code Section 11362.5 et seq.

The terms “primary caregiver,” “qualified patient,” and “person with an identification card” shall be as defined in California Health and Safety Code Section 11362.5 et seq.

A “medical marijuana dispensary” shall not include the following uses, as long as the location of such uses is otherwise regulated by applicable law: a clinic licensed pursuant to Chapter 1 of Division 2 of the California Health and Safety Code; a health care facility licensed pursuant to Chapter 2 of Division 2 of the California Health and Safety Code; a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the California Health and Safety Code; a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the California Health and Safety Code; a residential hospice, or a home health agency licensed pursuant to Chapter 8 of the California Health and Safety Code, as long as any such use complies strictly with applicable law including, but not limited to, California Health and Safety Code Section 11362.5 et seq.

“Medical services, extended care” means residential facilities providing nursing and health-related care as a primary use with inpatient beds, such as board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Residential care home.”

“Medical services, general” means facilities primarily engaged in providing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals, including medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, and other allied health services. Counseling services by other than medical doctors or psychiatrists are included under “Offices.”

“Medical services, hospitals” means hospitals and similar facilities engaged primarily in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of “Retail, accessory”), and emergency heliports.

“Mobile/manufactured home” means a trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including a recreational vehicle, commercial coach, or factory-built (modular) housing (single-family dwelling). A mobile home on a permanent foundation is included under the definition of single-family dwellings.

“Mobile home” means a transportable structure which is built on a permanent chassis and designed as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein (California Health and Safety Code Sections 18007 and 18008). A mobile home is included in the definition of “Manufactured home,” and the minimum dimensions for a mobile home are eight feet wide, 40 feet long, and a total area of 320 square feet.

“Mobile home park” means a residential facility arranged or equipped for the accommodation of two or more mobile homes, with spaces for such mobile homes available for rent, lease, or purchase, and providing utility services and other facilities either separately or in common to mobile home spaces therein.

“Mobile home park” means any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

“Mortuaries and funeral homes” means funeral homes and parlors, where the deceased are prepared for burial or cremation and funeral services may be conducted.

“Neighborhood market” means a pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are more than 5,000 square feet and less than 15,000 square feet in size and operate less than 18 hours per day. For larger stores, see “Grocery store/supermarket.” Neighborhood markets may include deli or beverage tasting facilities that are ancillary to the market/grocery portion of the use.

“Offices, accessory” means offices that are incidental and accessory to another business or sales activity that is the primary use (part of the same tenant space or integrated development). The qualification criteria for this definition is that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leaseable floor area of the tenant space for a single-use development or the combined floor area of an integrated development for a mixed-use project.

Offices, Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see “Medical services”), temporary offices (see Chapter 23.922 RCMC, Temporary Uses), or offices that are incidental and accessory to another business or sales activity that is the primary use (see “Offices, accessory”). Outdoor storage of materials is prohibited.

“Outdoor commercial recreation” means facilities for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

“Park and ride facility” means a designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

“Parking facility” means a parking lot or parking structure used for parking motor vehicles where the facility is the primary use of the site. Parking structures and lots that are developed in conjunction with another primary use of the site to satisfy the on-site parking requirements for the development are not included in this definition.

“Parks and public plazas” means public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of “Outdoor commercial recreation.”

“Pawnshop” means, consistent with RCMC 4.30.010, any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase, is engaged in, carried on, or conducted.

“Personal services” means establishments providing nonmedical services as a primary use, including, but not limited to, barber and beauty shops, permanent makeup application, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, spas and hot tubs for rent, and tanning salons.

“Printing and publishing” means establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include “quick printing” services or desktop publishing, which are included in “Business support services.”

“Private garden” means a private food-producing garden located in the front, side, or rear yard, courtyard, balcony, fence, wall, window sill or basement that is accessory to the primary use of a site. This definition does not include incidental fruit and vegetable plants as part of an ornamental garden for individual, rather than resale, use.

“Private smokers’ lounges” or “smokers’ lounges” means any enclosed or unenclosed area within or attached to a retail or wholesale tobacco store or smoke shop that is dedicated, in whole or in part, to the use of tobacco or e-cigarette products, including but not limited to cigarettes, cigars, pipes, hookahs, e-cigarettes, hookah pens, e-hookahs, or vape pipes or pens. Such area need not be separated from the main floor area of the retail establishment.

“Public safety facility” means a facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities.

“Recreational vehicle park” means a site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

“Recycling facility – collection” means a recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, and unattended containers placed for the donation of recyclable materials. This also includes so-called “reverse vending machines,” an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container’s redemption value as determined by the state.

“Recycling facility – processing” means a recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. “Processing” means the preparation of material for efficient shipment or to an end user’s specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Collection of recycling materials as the sole activity is included in the definition of “Recycling facility – collection.”

“Recycling facility – scrap and dismantling” means uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials. This use does not include landfills or other terminal waste disposal sites. Also see “Auto vehicle dismantling” for related use for automobiles. Collection of recycling materials as the sole activity is included in the definition of “Recycling facility – collection.”

“Religious institutions” means facilities operated by religious organizations for worship or the promotion of religious activities (e.g., churches, mosques, synagogues, temples) and accessory uses on the same site (e.g., living quarters for ministers and staff, child day care facilities which were authorized in conjunction with the primary use). Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (e.g., recreational camp), are classified according to their respective activities.

“Research and development” means indoor facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see “Offices, business and professional”), soils and other materials testing laboratories (see “Business support services”), or medical laboratories (see “Medical services, general”). Does not include medical or recreational marijuana (cannabis) research facilities.

“Residential care facility” means, consistent with the definitions of state law, a facility that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California.

“Residential care home (large)” means, consistent with the definitions of state law, a home that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of “Medical services, extended care.”

“Residential care home (small)” means, consistent with the definitions of state law, a home that provides 24-hour nonmedical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of “Medical services, extended care.”

“Resource protection and restoration” means activities and management of an area to preserve, re-create, and enhance natural resource values such as fish and wildlife habitat, rare and endangered plants, vernal pools, erosion control, and floodwater conveyance.

“Resource-related recreation” means facilities related to passive recreation in open space areas including bicycle and pedestrian trails, picnic areas, parking areas, and interpretive centers.

“Restaurant” means a retail business selling food and beverages prepared and/or served on the site, for on- or off-premises consumption. Includes eating establishments where customers are served from a walk-up ordering counter for either on- or off-premises consumption and establishments where most customers are served food at tables for on-premises consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

“Retail, accessory” means the retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on site. The permitted retail area of the accessory use is based on the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

“Retail, general” means stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales only; outdoor sales are plant nurseries and included in the definition of “Garden center/plant nursery”), furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies, specialty shops, sporting goods and equipment, stationery, and variety stores.

“Retail, warehouse club” means retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

“Schools, private and special/studio” includes private educational institutions (e.g., boarding schools, business, secretarial and vocational schools, colleges and universities, establishments providing for courses by mail or online), and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). This also includes dormitories as an accessory use to a private school. Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction, and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor fitness and sports facilities.”

“Schools, public” means public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies. This also includes dormitories as an accessory use to a public school. “Service station” means a retail business selling gasoline or other motor vehicle fuels. Vehicle services which are incidental to fuel services are included under “Vehicle services – minor.”

“Sexually oriented business” means adult bookstores, adult motion picture theaters, adult live theaters, adult video stores, or any establishment that consists of a combination of such uses. An adult bookstore is a building or a portion thereof used by an establishment either (1) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (2) where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18. An adult motion picture theater is a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 or specified anatomical areas as defined in RCMC 23.1104.070. An adult live theater is a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 or specified anatomical areas as defined in RCMC 23.1104.070 for observation by patrons or customers. An adult video store is a building or portion thereof used by an establishment either (1) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos, is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (2) where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

“Single room occupancy (SRO) facilities” means multi-unit housing for very low income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages. Subsidized versions may be supervised by a government housing agency.

“Smoke shop” means an establishment selling smoking, drug, and/or traditional or electronic tobacco paraphernalia or products where 15 percent or more of the total floor or shelf area is devoted to selling tobacco products (as defined in RCMC 4.07.030). Limited sales of tobacco products that commonly occur within convenience stores or service stations are not included in this definition. Smoking, as defined in RCMC 6.84.020(S), shall be prohibited within all smoke shops, unless the establishment has been formally permitted to operate a private smokers’ lounge under applicable state and local laws.

“Storage, personal storage facility” means a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

“Storage, warehouse” means a facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see “Storage, personal storage facility”) or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see “Wholesaling and distribution”).

“Storage, yards” means the storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

“Supportive housing” means a combination of affordable housing and services. Supportive housing is typically for individuals and families confronted with homelessness and who also have very low incomes and/or serious life challenges. Supportive housing can be coupled with such social services as job training, life skills training, alcohol and drug abuse programs, and case management to populations in need of assistance, including the developmentally disabled, those suffering from dementia, including Alzheimer’s disease, and the frail elderly.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Tasting room, off-site” means a facility allowing beer, wine, or spirits tasting with on-site and off-site retail sales directly to the public (or shipped). The tasting room facility must be directly affiliated with a minimum of one brewery, winery, or distillery, meeting all applicable requirements of state and federal licensure. The tasting room may be operated as a standalone retail use. Food preparation is not permitted. Prepackaged foods may be sold on premises. Patrons may carry food on site for personal consumption. Tasting rooms must comply with the retail hours of operation of 10:00 a.m. to 11:00 p.m. On-site tasting rooms are included as an accessory use in “Brewery, winery, distillery.” Any facilities not operating with these standards are considered “Bars and nightclubs.”

“Tattoo parlor” means any establishment that engages in the business of tattooing and/or branding human beings.

“Telecommunication facility” means a facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including a transmission tower, antenna, and/or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not telecommunication facilities.

“Theaters and auditoriums” means indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for “live” theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see “Outdoor commercial recreation.”

“Thrift store” means a retail establishment selling secondhand goods donated by members of the public.

“Trade school” means a type of higher learning school that focuses on job skill training rather than academics in the liberal arts. Trade schools focus on a particular set of skills that are taught to students looking to enter a certain career field. These schools help to train workers to perform the tasks needed to work in certain fields, and they usually do it in a shorter period of time than traditional universities.

“Transit facilities” means maintenance and service centers for the vehicles operated in a mass transportation system. Includes buses, taxis, railways, etc.

“Transit stations and terminals” means passenger stations for vehicular and rail mass transit systems.

“Transitional housing” means housing that has a predetermined end point in time and operated under a program which provides supportive services to assist in finding and keeping permanent housing. The program length is typically no less than six months.

“Utility facilities and infrastructure” includes the following:

1. Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants,

settling ponds and disposal fields. These uses do not include office or customer service centers (classified in “Offices”) or equipment and material storage yards.

2. Pipelines for potable water, reclaimed water, natural gas, and sewage collection and disposal, and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television, and other communications transmission facilities utilizing direct physical conduits.

“Urban agriculture” means the production of food in a form and scale that is appropriate for the urban context. Urban agriculture includes: market garden, private community garden, public community garden, private garden, and aquaculture.

“Urban agriculture stand” means a temporary produce stand that is accessory to an urban agriculture use.

“Vehicle services – major” means the repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

“Vehicle services – minor” means minor facilities that specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see “Auto and vehicle sales”) or automobile dismantling yards, which are included under “Recycling facility – scrap and dismantling.”

“Veterinary facility” means a veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

“Wholesaling and distribution” means establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment. [Ord. 3-2019 § 5 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2016 § 6; Ord. 8-2015 § 4 (Exh. B); Ord. 13-2014 § 7; Ord. 15-2013 § 3; Ord. 13-2013 § 4 (Exh. B); Ord. 17-2013 § 3; Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 10.1.020). Formerly 23.1101.020].

Chapter 23.128

REASONABLE ACCOMMODATION

Sections:

- 23.128.010 Purpose.
- 23.128.020 Applicability.
- 23.128.030 Application required.
- 23.128.040 Approval authority.
- 23.128.050 Public hearing notice and procedure.
- 23.128.060 Notice of decision.
- 23.128.070 Approval findings.
- 23.128.080 Conditions of approval.
- 23.128.090 Appeals.
- 23.128.100 Permit expiration.
- 23.128.110 Amendments.

23.128.010 Purpose.

This chapter provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (collectively, the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.010)].

23.128.020 Applicability.

A. A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of a requirement of this zoning code or other city requirement, policy, or practice acts as a barrier to fair housing opportunities. A “person with a disability” is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment, or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. A reasonable accommodation is granted to the household that needs the accommodation and does not apply to successors in interest to the site.

D. A reasonable accommodation may be granted in compliance with this chapter without the need for the approval of a variance. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.020)].

23.128.030 Application required.

An application for a reasonable accommodation permit shall be filed in accordance with RCMC 23.110.040 (Application requirements). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.030)].

23.128.040 Approval authority.

A reasonable accommodation permit is a limited discretionary decision by the director as designated in RCMC 23.104.030 (Recommending and approval authority). [Ord. 4-2017 § 3 (Exh. B)].

23.128.050 Public hearing notice and procedure.

No public hearing is required for review and processing of a reasonable accommodation permit. ~~Any information submitted as part of a reasonable accommodation request shall be stored in a manner to respect privacy of the applicant and shall not be available for public inspection, unless request ed pursuant to RCMC 23.110.110 (Notice of pending director determination and opportunity to request hearing). If a public hearing is requested, notice and~~

~~hearing procedures shall be consistent with RCMC 23.110.120 (Notice of public hearing) and RCMC 23.110.130 (Public hearing procedures), respectively. [Ord. 4 2017 § 3 (Exh. B)].~~

23.128.060 Notice of decision.

A written determination granting, granting with modifications, or denying the reasonable accommodation request shall be provided to the applicant within 45 days of the application being deemed complete. [Ord. 4-2017 § 3 (Exh. B)].

23.128.070 Approval findings.

The written decision to grant, grant with modifications, or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

- A. Whether the housing in the request will be used by a qualified individual with a disability under the Acts;
- B. Whether the request for reasonable accommodation is necessary to make specific housing ~~accessible~~available to an individual with a disability under the Acts;
- C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city;
- D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning;
- E. Potential impact on surrounding uses, including damage to other properties;
- F. Physical attributes of the property and structures;
- G. Whether the requested reasonable accommodation would create a direct threat to the safety of others; and
- H. Other reasonable accommodations that may provide an equivalent level of benefit. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.040). Formerly 23.128.040].

23.128.080 Conditions of approval.

In granting a request for reasonable accommodation, the approval authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.10.050). Formerly 23.128.050].

23.128.090 Appeals.

Appeal of a reasonable accommodation permit may be filed ~~pursuant to with the Planning Department, and subject to review by the City Manager for a decision. RCMC 23.110.160 (Appeals). [Ord. 4 2017 § 3 (Exh. B)].~~

23.128.100 Permit expiration.

Reasonable accommodation permits shall expire three years from the date of approval, unless:

- A. Substantial construction of the permitted use has commenced and is diligently pursued to completion; clear documentation is provided to establish that the permit holder has made a good faith effort to commence work upon the use; the permitted use has clearly been established; actual occupancy of an existing building or land occurs under the terms of the permitted use; or
- B. An extension is approved in accordance with RCMC 23.110.070 (Extension of land use entitlement). [Ord. 4-2017 § 3 (Exh. B)].

23.128.110 Amendments.

An applicant may request an amendment to a reasonable accommodation permit after the final written decision is issued. Amendments shall be processed in accordance with RCMC 23.110.180 (Amendments). [Ord. 4-2017 § 3 (Exh. B)].



Chapter 23.307

AGRICULTURAL ZONING DISTRICTS

Sections:

- 23.307.010 Purpose.
- 23.307.020 Characteristics of the agricultural zoning districts.
- 23.307.030 Allowed land uses and permit requirements.
- 23.307.040 Development standards.

23.307.010 Purpose.

The purpose of this chapter is to establish agricultural zoning districts in the city, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the city's General Plan agricultural land use categories (general agricultural) as shown in Table 23.301-1 (Zoning Districts). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.010)].

23.307.020 Characteristics of the agricultural zoning districts.

The following descriptions of each agricultural zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:

A. Agricultural (AG) Zoning Districts. These districts are intended to preserve land for agricultural use and operations and discourage the premature conversion of agricultural land to urban uses. The two agricultural zoning districts allow for a wide variety of agricultural and compatible uses on large tracts of land, such as crop production, animal keeping (e.g., livestock), and commercial agricultural-related uses (e.g., stables). The number associated with the AG district corresponds to the minimum lot size in each district and is limited to the following:

1. AG-80 Zoning District (80-Acre Minimum). The AG-80 zone is applied to areas of the city to accommodate a wide range of agricultural uses on parcels of land a minimum of 80 gross acres in size.
2. AG-20 Zoning District (20-Acre Minimum). The AG-20 zone is applied to areas of the city to accommodate agricultural use on parcels a minimum of 20 gross acres in size. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.020)].

23.307.030 Allowed land uses and permit requirements.

Table 23.307-1 identifies allowed uses and corresponding permit requirements for the agricultural zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with a representative symbol by use classification listing: "P" symbolizes uses allowed by right, "AUP" symbolizes uses that require approval of an administrative use permit, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

Table 23.307-1: Allowed Uses and Permit Requirements for Agricultural Zoning Districts

Land Use Category	AG-80	AG-20	Specific Use Regulations
Residential Uses			
Agricultural Employee (Farmworker) -Housing	AUPAUP	AUAUPP	RCMC 23.9014.040100
Agricultural Single-Family Housing	P	P	RCMC 23.904.040
Caretaker Housing	AUP	AUP	RCMC 23.901.020
Dwelling, Accessory Unit ¹	P	P	RCMC 23.901.060
Dwelling, Single-Family	P	P	
Employee Housing	P	P	
Family Day Care Home, Small	P	P	
Family Day Care Home, Large	AUPP	AUPP	
Garage Sale	P	P	
Group Residential	C	C	
Guest House	P	P	
Home Occupations	P	P	RCMC 23.901.030
Mobile Home	P	P	RCMC 23.901.050
Agriculture, Resource, and Open Space Uses			
Agricultural Tourism	C	C	
Animal Husbandry	P	P	
Animal Keeping, Domestic Pets	P	P	
Animal Keeping, Exotic Animals	P	P	
Animal Keeping, Livestock Animals	P	P	
Animal Keeping, Poultry	P	P	
Beekeeping	P	P	Chapter 8.12 RCMC
Crop Production	P	P	RCMC 23.904.020
Equestrian Facility, Commercial	P	P	RCMC 23.904.020
Equestrian Facility, Hobby	P	P	RCMC 23.904.020
Hog Farm, Commercial	P	P	RCMC 23.904.020
Kennels, Hobby	P	P	RCMC 23.904.020
Recreation, Education, and Public Assembly Uses			
Cemeteries, Mausoleums	C	C	
Clubs, Lodges, and Private Meeting Halls	C	C	
Community Centers/Civic Uses	C	C	

Land Use Category	AG-80	AG-20	Specific Use Regulations
Community Garden	P	P	
Golf Courses/Clubhouses	C	C	
Libraries and Museums	C	C	
Outdoor Commercial Recreation	C	C	
Parks and Public Plazas	P	P	
Public Safety Facility	P	P	
Religious Institutions	C	C	
Resource Protection and Restoration	P	P	
Resource-Related Recreation	P	P	
Schools, Private and Special/Studios	C	C	
Schools, Public	P	P	
Utility, Transportation, and Communication Use Listings			
Airport	N	N	
Bus and Transit Shelters	P	P	
Telecommunication Facility	AUP	AUP	RCMC 23.907.020
Utility Facilities and Infrastructure	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses			
Bed and Breakfast Inns	AUP	AUP	
Child Day Care Facility	AUP	AUP	
Kennels, Commercial	AUP	AUP	
Medical Services, General	N	N	
Medical Services, Hospitals	N	N	
Veterinary Facility	AUP	AUP	
Industrial, Manufacturing, and Processing Uses			
Agricultural Products Processing	C	C	

Notes:

1. Each lot or parcel shall contain a minimum of five gross acres per accessory dwelling unit.

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.030)].

23.307.040 Development standards.

The following development standards are applicable to the agricultural zoning districts. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

Table 23.307-2: Agricultural Zoning Districts Development Standards

Development Standard		AG-80	AG-20
Minimum Lot Area		80 acres	20 acres
Maximum Density		1 du/parcel	1 du/parcel
Setbacks:			
Front		50 feet	50 feet
Sides, Interior Lot		50 feet	50 feet
Street Side/Corner Lot		50 feet	50 feet
Rear		50 feet	50 feet
Minimum Lot Dimensions:			
	Width/Frontage	1,000 feet	500 feet
	Depth	1,500 feet	1,500 feet
Height Limit		50 feet ¹	50 feet ¹

Notes:

1. Water tanks, silos, granaries, barns, and similar accessory structures or necessary mechanical appurtenances may exceed a height of 50 feet provided they do not exceed any other height restrictions imposed on the specific location of the structure.

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.3.040)].

Chapter 23.310

RESIDENTIAL ZONING DISTRICTS

Sections:

- 23.310.010 Purpose.
- 23.310.020 Characteristics of the residential zoning districts.
- 23.310.030 Allowed land uses and permit requirements.
- 23.310.040 Development standards.

23.310.010 Purpose.

The purpose of this chapter is to establish residential zoning districts in the city, along with allowed use and development standards applicable to those districts. These districts are consistent with and implement the city's General Plan residential land use categories (rural residential, estate residential, low density residential, medium density residential, and high density residential). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.010)].

23.310.020 Characteristics of the residential zoning districts.

The following descriptions of each residential zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:

A. Rural Residential (RR) Zoning District. This district is applied to areas of the city where development is limited to low density concentrations of single-family dwellings. The zone implements the General Plan's rural residential land use category by allowing residential developments between 0.1 and 0.5 dwelling units per acre. The zone is applied to parcels of land along or at the edge of the city, helping to define the city's boundary. The zone is intended to provide a gradual transition of density from the urban core to a rural edge of the community. Development in this zone is characterized by smaller local roads, the rural nature of improvements and services (e.g., no curb, gutter, streetlights), and larger lots. Limited agricultural-related uses (e.g., farming, animal keeping) are permitted in this zone when compatible with the primary residential use.

B. Estate Residential (ER) Zoning District. This district is applied to areas of the city where development is limited to low density concentrations of single-family dwellings. The zone implements the General Plan's estate residential land use category by allowing for residential development between 0.51 and 2.0 dwelling units per acre. The zone is applied to parcels of land near the edge of the city where urban development approaches the rural areas of the region. This zone promotes a gradual transition between urban areas and the rural country by introducing a more rural lifestyle with larger lots (between one-half acre and two acres in size). The ER zone also allows for specific nonresidential development that is in keeping with both the residential and rural nature of the zone, such as public safety facilities, parks, trails, and open space, and religious/institutional facilities. Generally, development within the zone is characterized by larger lots, two-lane roads, and formal curb and gutter at the roadway edge. Street lighting (in addition to safety lighting at intersections) and sidewalks may be included, but are not required. Public water and sewer service is encouraged, but should only be required when it is immediately available to the individual lot or in proximity to a new estate residential development.

C. Residential (RD) Zoning Districts. These districts are established to provide sufficient space in appropriate locations for residential development to meet the housing needs of the city's present and expected future population with due allowance for the need for a choice of sites. There are 12 individual RD zones as listed below. The number associated with the RD district corresponds to the maximum gross density allowed in the district. The general character of each district is listed as part of the allowed density range and is intended to help guide development within the district, consistent with and accompanying descriptions in the General Plan.

1. RD-1 Zoning District (One Dwelling Unit per Acre Maximum). This district should be applied to areas that are semi-rural in character, featuring a combination of larger lots typically found in rural areas but also more urban roadway and infrastructure improvements. This zone is targeted for more executive-style housing and allows for development in the 0.51 to 1.0 dwelling units per acre range, consistent with the estate residential General Plan land use category.

2. RD-2 Zoning District (Two Dwelling Units per Acre Maximum). This district should be applied to areas that are semi-rural in character, featuring a combination of larger lots typically found in rural areas but also more urban roadway and infrastructure improvements. This zone is targeted for more executive-style housing and allows for development in the 1.1 to 2.0 dwelling units per acre range, consistent with the estate residential General Plan land use category.

3. RD-3 Zoning District (Three Dwelling Units per Acre Maximum). This district allows for development in the 2.1 to 3.0 dwelling units per acre range. This district should be applied to areas that are strictly residential; however, other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities, may be located in the district.

4. RD-4 Zoning District (Four Dwelling Units per Acre Maximum). This district should be applied to areas that are generally residential; however, the district does allow for other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities. The district allows for development in the 3.1 to 4.0 dwelling units per acre range.

5. RD-5 Zoning District (Five Dwelling Units per Acre Maximum). This district makes up the vast majority of residential development built in the city prior to incorporation. The zone allows for residential development in the 4.1 to 5.0 dwelling units per acre range, as well as other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities.

6. RD-6 Zoning District (Six Dwelling Units per Acre Maximum). This district allows for development between 5.1 and 6.0 dwelling units per acre. This district should be applied to areas that are primarily single-family residential; however, the district does allow for other compatible neighborhood support facilities and public/quasi-public uses, such as parks, religious institutions, and community gathering facilities.

7. RD-7 Zoning District (Seven Dwelling Units per Acre Maximum). This is a medium density residential zoning district, allowing development in the 6.1 to 7.0 dwelling units per acre range. Properties in this zone typically include higher density single-family homes (attached and detached). Other compatible neighborhood support uses may also be permitted, such as parks and religious institutions.

8. RD-10 Zoning District (10 Dwelling Units per Acre Maximum). As a medium density residential zoning district, this district allows development in the 7.1 to 10.0 dwelling units per acre range and includes both higher density single-family homes (attached and detached) and more traditional multifamily residential development. This district should be applied to areas that are located in proximity to neighborhood and employment centers and provides a compatible transition to lower density residential development.

9. RD-15 Zoning District (15 Dwelling Units per Acre Maximum). As with other medium density residential zoning districts, this district allows for both higher density single-family (attached and detached) and more traditional multifamily residential development. The district allows for residential development in the 10.1 to 15.0 dwelling units per acre range, is typically located in proximity to neighborhood and employment centers, and provides a compatible transition to lower density residential development.

10. RD-20 Zoning District (20 Dwelling Units per Acre Maximum). This district is a high density residential zoning district which allows 18.1 to 20.0 dwelling units per acre. Typical development in this district includes apartments, condominiums, and other high density multifamily dwellings. The district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

11. RD-25 Zoning District (25 Dwelling Units per Acre Maximum). This high density residential district allows for development in the 20.1 to 25.0 dwelling units per acre range and includes apartments, condominiums, and other high density residential multifamily dwellings. The district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

12. RD-30 Zoning District (30 Dwelling Units per Acre Maximum). This district allows for high density residential development (e.g., apartments, condominiums) in the 25.1 to 30.0 dwelling units per acre range. As

with other high density residential districts, this district also provides additional living opportunities for people of varying needs and income levels (e.g., residential care facilities, assisted living facilities, congregate care facilities).

D. Medium Density Residential (MDR). This district designates property for the development of a wide range of housing types with a density range between 6.1 and 18.0 dwelling units per acre. The MDR district is intended for higher density single-family homes (attached or detached), condominiums, and small apartment complexes. This district provides a compatible transition between the lower density residential neighborhoods of the city and the urban centers.

E. High Density Residential (HDR). This district designates property for the development of residential uses with a density between 20.1 and 40.0 dwelling units per acre. The HDR district is intended for higher density residential development, such as apartments, condominiums, lofts, and other multi-story residential uses. This district is typically located along major roadways and transit corridors near and adjacent to or within service and employment centers. High density residential development is designed to be pedestrian- and transit-friendly.

F. Residential Mobile Home (RMH). This district provides for the development of mobile home parks and/or the placement of mobile homes on individual lots within an approved subdivision of lots to accommodate mobile homes as the primary dwelling unit. The RMH zone also allows for the development of associated support uses, such as community centers, parks, and common areas, as part of both mobile home parks and mobile home subdivisions. Development in this district is limited to 7.1 to 18.0 dwelling units per acre. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.020)].

23.310.030 Allowed land uses and permit requirements.

Table 23.310-1 identifies allowed uses and corresponding permit requirements for the residential zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.310-1: Allowed Uses and Permit Requirements for Residential Zoning Districts

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Residential Uses																		
Adult Day Care Home	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	
<u>Agricultural Employee Housing</u>	AUP	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	RCMC 23.901.100
Caretaker Housing	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.901.020
Dwelling, Multifamily ⁹	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	
Dwelling, Accessory Unit	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 23.901.060
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	
Dwelling, Two-Family	N	N	N	N	N	AUP ¹	AUP ¹	AUP ¹	AUP ¹	P	P	P	P	P	P	N	N	
Emergency Shelter	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	C	C	
Family Day Care Home, Small ¹⁰ or Large	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group Residential	C	C	N	N	N	N	N	N	N	C	P	P	P	P	P	P	N	
Guest House	P	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N	
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	RCMC 23.901.030
Live-Work Facility	N	N	N	N	N	N	AUP	AUP	AUP	P	P	P	P	P	P	P	N	RCMC 23.901.040
<u>Low-Barrier Navigation Centers</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Mobile Home	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	RCMC 23.901.050

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	RCMC 23.901.050
Residential Care Home (Small)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	
Residential Care Home (Large) ¹¹	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Single Room Occupancy (SRO)	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	
<u>Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Transitional Housing ⁸	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculture, Resource, and Open Space Uses																		
Agricultural Tourism	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Husbandry	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping, Domestic Pets	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	
Animal Keeping, Exotic Animals	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	p ³	
Animal Keeping, Livestock Animals	p ⁴	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Animal Keeping, Poultry	p ⁵	N	p ⁵	p ⁵	N	N	N	N	N	N	N	N	N	N	N	N	N	
Animal Keeping, Hens only	N/A	N	N/A	N/A	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	N	N	N	N	N	N	N	N	Chapter 8.11 RCMC
Beekeeping	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Crop Production	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Equestrian Facility, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Equestrian Facility, Hobby	P	AUP	AUP	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.020
Kennels, Hobby	P	N	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Cannabis Cultivation, Indoor	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	Chapter 6.90 RCMC
Cannabis Cultivation, Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Urban Agriculture																		
Aquaculture	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	RCMC 23.904.030
Community Garden, Public	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	RCMC 23.904.030
Community Garden, Private	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	N	N	N	N	N	N	RCMC 23.904.030
Market Garden	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	N	N	N	N	N	N	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	RCMC 23.904.030
Urban Ag Stand	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N	N	N	N	N	N	RCMC 23.904.030
Recreation, Education, and Public Assembly Uses																		
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	C	C	
Community Centers/Civic Uses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Golf Courses/Clubhouse	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Indoor Fitness and Sports Facility	N	N	N	N	N	N	N	N	N	N	N	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷	
Libraries and Museums	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	
Outdoor Commercial Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	
Religious Institutions	C	C	C	C	C	C	C	C	C	C	C	N	N	N	C	N	C	
Resource Protection and Restoration	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Resource-Related Recreation	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Schools, Private and Special/Studios ¹⁷	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	C	
Schools, Public ¹⁷	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utility, Transportation, and Communication Use Listings																		
Bus and Transit Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	RCMC 23.907.020
Transit Stations and Terminals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	P	RCMC 23.907.030
Retail, Service, and Office Uses																		

Land Use Category	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15	RD-20	RD-25	RD-30	MDR	HDR	RMH	Specific Use Regulations
Bed and Breakfast Inns	AUP	AUP	AUP	AUP	N	N	N	N	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	N	
Child Day Care Facility	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Kennels, Commercial	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Medical Services, Extended Care	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	
Medical Services, Hospitals	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Residential Care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	
Retail (Accessory) ¹³	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	AUP ¹²	N	
Veterinary Facility	AUP	AUP	AUP	AUP	N	N	N	N	N	N	N	N	N	N	N	N	N	

Notes:

1. Duplexes/halfplexes are permitted (P) on corner lots by right. On interior lots, an administrative use permit (AUP) is required. In such instances, duplexes/halfplexes are exempt from the density requirements of the zoning district; provided, that the overall neighborhood or subdivision has an average density within the allowable range.
2. Domestic pets: Keeping of more than four dogs, more than four cats, or any combination of five or more cats and dogs is considered a kennel for the purposes of this code and not permitted in zones that do not permit a kennel.
3. Exotic animals: No more than five exotic animals are permitted per parcel. All exotic animals shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
4. Livestock animals: Two livestock animals may be permitted for each half-acre of land. All livestock animals shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
5. Poultry: All poultry shall be kept and maintained in such a way that is consistent with the odor, particulate matter, and air contaminant standards of RCMC 23.737.040.
6. Poultry: Only the keeping of backyard hens shall be allowed with a proper permit and all hens shall be kept and maintained in accordance with the requirements of Chapter 8.11 RCMC.
7. Permitted as an accessory use to an otherwise permitted use in the listed district (e.g., community clubhouse).
8. Transitional housing shall be treated like similar uses as required by state law (e.g., a single-family home used for transitional housing is subject to same requirements as a typical single-family home, apartment building treated similar to apartment building, etc.).
9. Senior independent living facilities are required to meet provisions in Chapter 23.901 RCMC (Residential Uses).
10. See additional provisions in RCMC 23.901.080 (Family day care (large)).
11. See additional provisions in RCMC 23.901.090 (Residential care home (large)).
12. Limited to 25 percent of building square footage of religious institutions, schools and multifamily developments larger than 20 units in size.
13. All commercial activity, display and storage shall occur within a building or within a screen enclosure.
14. Outdoor cannabis cultivation is prohibited in all residential zones pursuant to RCMC 6.90.030, and personal indoor cannabis cultivation is permitted only on parcels with private residences which meet the requirements of RCMC 6.90.040, and such personal cannabis cultivation is subject to the regulations contained in Chapter 6.90 RCMC.

15. Private community gardens and market gardens are allowed in residential districts up to a maximum one acre in size and pursuant to applicable regulations in RCMC 23.904.030 (Urban agriculture). Approval of an administrative use permit is required for said uses greater than one acre in size. Zoning certification is required for properties one acre or less in size.

16. See allowances for temporary on-site sales of agricultural products in RCMC 23.904.030.

17. Dormitories are permitted as an accessory use to a public or private school, subject to approval of a conditional use permit.

[Ord. 1-2020 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.030)].

23.310.040 Development standards.

The following development standards are applicable to the residential zoning districts. These standards, along with other development standards (e.g., landscaping requirements, signs, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

Table 23.310-2: Residential Zoning Districts Development Standards

Development Standard	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10 ²	RD-15 ²	RD-20 ²	RD-25	RD-30	MDR	HDR	RMH ¹
Density (gross, neighborhood or development average for product type) ⁵																	
Minimum	1 du/ 10 ac	1 du/ 1.9 ac	1 du/ 2 ac	1 du/ 0.9 ac	2.1 du/ac	3.1 du/ac	4.1 du/ac	5.1 du/ac	6.1 du/ac	7.1 du/ac	10.1 du/ac	18.1 du/ac	20.1 du/ac	25.1 du/ac	6.1 du/ac	20.1 du/ac	7.1 du/ac
Maximum	1 du/ 2 ac	2 du/ac	1 du/ac	2 du/ac	3.0 du/ac	4.0 du/ac	5.0 du/ac	6.0 du/ac	7.0 du/ac	10.0 du/ac	15.0 du/ac	20.0 du/ac	25.0 du/ac	30.0 du/ac	18.0 du/ac	40.0 du/ac	18.0 du/ac
Setbacks (minimum)																	
Front – General	30 ft			20 ft					18 ft	18 ft ²		18 ft					
Front – Living Area	n/a				14 ft				n/a						10 ft	n/a	
Side – Interior Lot/Detached Units	15 ft		5 ft							5 ft		25 ft			3 ft	20 ft	5 ft
Side – Interior Lot/Attached Units	n/a		n/a							5 ft		n/a			0 ft	n/a	
Side – Street Side/Corner Lot	30 ft		12.5 ft									25 ft			12.5 ft	15 ft	15 ft
Side – Zero Lot Line	n/a		0 ft/10 ft							0 ft/10 ft		0 ft/10 ft			0 ft/10 ft	n/a	
Rear – In General ⁶	25 ft ⁴									20 ft		20 ft			10 ft	20 ft	20 ft
Rear – Setback to Alley ROW	3 ft																
Lot Dimensions (minimum)																	
Width/Frontage – Interior Lot	250 ft	75 ft	75 ft		65 ft		n/a										
Width/Frontage – Corner Lot	250 ft	100 ft	75 ft		65 ft		n/a										
Depth	100 ft		n/a														
Height (maximum)																	
Primary Structure/Unit	40 ft		30 ft									40 ft			45 ft	60 ft	30 ft
Accessory Structure	16 ft									16 ft					26 ft	26 ft	16 ft
Lot Coverage (maximum)	25%	30%	75%									75%			75%	75%	n/a

Development Standard	RR	ER	RD-1	RD-2	RD-3	RD-4	RD-5	RD-6	RD-7	RD-10 ²	RD-15 ²	RD-20 ²	RD-25	RD-30	MDR	HDR	RMH ¹
Common Open Space Requirement (minimum)³	n/a											25%			n/a	25%	n/a

Notes:

1. These development standards address overall development of a mobile home park. Standards for individual mobile home lots within a park or mobile home subdivision can be found in RCMC 23.901.050 (Mobile homes and mobile home parks).
2. Setback standards may be amended during the design review process to accommodate innovative housing types or adjust for unique site conditions.
3. Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. Reductions in the required open space area to a minimum of 20 percent of the gross area for exceptional architecture design may be granted by the designated approval authority.
4. The required minimum rear setback for lots less than 125 feet in depth in RD-1 to RD-10 is 20 percent of minimum lot depth.
5. Residential developers are encouraged to avoid the monotonous use of similar lot sizes on adjacent parcels. This code does not require minimum lot sizes to avoid monotonous lot configurations and home sizes.
6. Encroachments are permitted into the rear yard according to Chapter 23.704 RCMC (Yard Measurement and Projections).

[Ord. 3-2019 § 5 (Exh. A); Ord. 10-2017 § 3; Ord. 4-2017 § 3 (Exh. B); Ord. 1-2015 § 3; Ord. 30-2013 §§ 3, 4 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.4.040)].

Chapter 23.313**MIXED-USE ZONING DISTRICTS**

Sections:

- 23.313.010 Purpose.
- 23.313.020 Characteristics of the mixed-use zoning districts.
- 23.313.030 Allowed land uses and permit requirements.
- 23.313.040 Development standards.

23.313.010 Purpose.

The purpose of this chapter is to establish several mixed-use zoning districts in the city. These districts provide for the compatible integration of residential, commercial, office, and/or industrial uses on a single project site. These districts are consistent with and implement the city's following General Plan land use categories: residential mixed-use, commercial mixed-use, office mixed-use, light industrial, local town center, and regional town center. [Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.010)].

23.313.020 Characteristics of the mixed-use zoning districts.

The following descriptions of each mixed-use zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:

A. Residential Mixed-Use (RMU) Zoning District. This district is intended to designate property for the development of medium and high density housing (between 6.1 and 40 dwelling units per acre) that may incorporate office and/or commercial services. While the predominant use of the development is residential, the city encourages the vertical and/or horizontal integration of commercial and/or office uses that are compatible with the residential development.

B. Commercial Mixed-Use (CMU) Zoning District. This district is intended to designate property for vibrant commercial and mixed-use development. While a predominantly commercial district, the CMU category is designed to provide for the integration of retail and service commercial uses with office and/or residential uses. In multiple-story buildings, retail uses are the predominant use on the ground floor.

C. Office Professional Mixed-Use (OPMU) Zoning District. This district is intended to designate property primarily for the development of larger office buildings and business parks with supporting retail and service uses. The predominant use is office, but commercial, service and residential uses may be integrated into office buildings or located horizontally in freestanding buildings. This district also allows some standalone uses that are not traditional or predominant office uses, such as hospitals, banks/financial institutions, hotels/motels, and recreation, education, and public assembly uses.

D. Office Industrial Mixed-Use (OIMU) Zoning District. This district is intended to designate property for a wide range of office and light industrial development. The OIMU district is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically and/or horizontally in this district, but the predominant use of integrated developments is office and/or light industrial. This district also allows some standalone uses that are not traditional or predominant office or industrial uses, such as hospitals, banks/financial institutions, and recreation, education, and public assembly uses.

E. Light Industrial Business Park (LIBP) Zoning District. This district is intended to designate property for the development of research and development, industrial, and/or manufacturing activities that occur primarily within an enclosed building. Development in this district may be integrated into a business park or campus setting with supporting retail services. This district also allows warehousing activities or distribution centers. Limited office and retail service uses may be integrated into the predominantly industrial use of the property horizontally or vertically. This district also allows public/quasi-public uses by right.

F. Village Center (VC) Zoning District. This district is intended to provide centers of activity that are within an easy walking distance from neighborhood homes and to provide local-serving commercial opportunities. A network of sidewalks, bicycle trails, and transit routes provides easy nonvehicular access to these centers, and buildings within this zone are appropriately scaled to fit in the neighborhood context and are placed to encourage the active use of public spaces and generate pedestrian activity.

G. Local Town Center (LTC) Zoning District. This district is intended to provide vibrant activity centers that serve the major retail and entertainment needs for a collection of neighborhoods that form districts as defined by the city's community building block concept of the General Plan. Nightlife is an important component of this district. An extensive network of sidewalks, bicycle trails, and transit routes will connect these centers to the neighborhoods. The local town centers created in this zone will provide pedestrian-oriented gathering places.

H. Regional Town Center (RTC). This district is intended to provide locations for regional-serving retail, office, and residential uses that provide a vibrant mixed-use setting that fosters positive day and nighttime activity. Development may feature dynamic taller buildings and building complexes (over four stories in height) that are scaled appropriately to create a comfortable pedestrian environment and be compatible with adjacent neighborhoods. Mixed-use development can be designed horizontally (e.g., a grocery store next to a residential building) or vertically (e.g., a grocery store as the ground floor use with residential units above). Design characteristics include public plazas and other gathering places, open storefronts with expansive windows, and a rich mix of uses and tenants. [Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 4-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.020)].

23.313.030 Allowed land uses and permit requirements.

Table 23.313-1 identifies allowed uses and corresponding permit requirements for the mixed-use districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title.

Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with a representative symbol by use classification listing: "P" symbolizes uses allowed by right, "AUP" symbolizes uses that require approval of an administrative use permit, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	RCMC 23.901.020
Dwelling, Multifamily	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	RCMC 23.901.060
Dwelling, Single-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Two-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Family Day Care Home, Large ¹⁷	P N	N	N	N	N	N	N	N	RCMC 23.901.080
Group Residential	AUP	N	N	N	N	N	N	N	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Home Occupations	P	P	P	N	N	P	P	P	RCMC 23.901.030
Live-Work Facility	P ¹	P ¹	P ¹	N	N	P ¹	P ¹	P ¹	RCMC 23.901.040
Residential Care Home, Small	P	N	N	N	N	N	N	N	
Residential Care Home, Large ¹⁸	AUP	N	N	N	N	N	N	N	RCMC 23.901.090
Transitional Housing	P	N	N	N	N	N	N	N	
<u>Low-Barrier Navigation Center</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Agriculture, Resource, and Open Space Uses									
Beekeeping	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/Entertainment Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation ^{32, 33}	N	C	N	N	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios ³¹	P	P	P	P	C	P	P	P	
Schools, Public ³¹	P	P	P	P	P	P	P	P	
Theaters and Auditoriums ^{32, 33}	C	P	P	P	N	AUP	P	P	
Urban Agriculture									
Aquaculture	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Community Garden, Public	C	C	C	C	C	C	C	C	RCMC 23.904.030
Community Garden, Private	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Market Garden	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	p ²⁴	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	RCMC 23.904.030
Urban Ag Stand	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	RCMC 23.904.030

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	AUP	AUP	AUP	AUP	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	
Parking Facility	AUP	P	P	P	P	AUP	P	P	
Telecommunication Facility	C	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	RCMC 23.907.020
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses²²									
Adult Day Care Facility	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Alcoholic Beverage Sales, Off-Site ¹⁶	N	C	C ²	C ²	C ²	C	C	C	
Ambulance Service	N	AUP	AUP	P	P	N	N	N	
Animal Sales and Grooming	AUP	P	N	N	N	P	P	P	
Art, Antique, Collectable	P ²	P	P ²	P ²	N	P	P	P	
Artisan Shops	AUP	P	P ²	P ²	P ²	P	P	P	
Banks and Financial Services	P ²	P	P	P	P	P	P	P	
Bars and Nightclubs ²³	C ³	C ³	C ^{2,3}	C ^{2,3}	C ^{2,3}	C ³	C ³	C ³	
Bed and Breakfast Inns	P	P	N	N	N	N	N	N	
Brew Pub ²³	N	P	P ²	P ²	P ²	P	P	P	
Building Materials Stores and Yards	N	P ⁴	N	C ⁴	N	N	C ⁴	C ⁴	
Business Support Services	AUP ^{2,4,5}	P	P	P	AUP	P ⁵	P	P	
Call Centers	N	N	P	P	AUP	N	N	N	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	
Child Day Care Facility	P	AUP	AUP ²	AUP ²	AUP ²	P	C	C	
Consignment Store	N	P	N	N	N	N	AUP	N	
Convenience Stores	AUP ^{2,26}	AUP ²⁶	AUP ^{2,26}	AUP ^{2,26}	AUP ^{2,26}	AUP ²⁶	AUP ²⁶	AUP ²⁶	RCMC 23.910.020

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Drive-In and Drive-Through Sales and Service	N	C ^{20, 21}	N	N	C ^{6, 20, 21}	C ^{20, 21}	C ^{20, 21}	C ^{20, 21}	RCMC 23.910.030
Equipment Sales and Rental	N	N	N	P	P	N	N	N	
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/Plant Nursery	N	P	N	AUP	N	N	C	C	
Grocery Stores/Supermarkets	AUP ²	P	P ²	AUP ²	N	AUP ⁸	P	P	
Home Improvement Supplies	N	P ⁹	N	P	P	N	P ⁹	P ⁹	
Hotels and Motels ^{32, 33}	C ²	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay ^{32, 33}	C ²	C	C	C	N	C	C	C	
Kennels, Commercial	C ^{2, 4}	N	N	N	AUP ⁴	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	AUP	P	P	
Medical Services, General	AUP ²	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	N	P	P	P	P	P	P	P	
Mortuaries and Funeral Homes ¹⁵	N	P	N	N	P ¹⁵	N	N	N	
Neighborhood Market	P ²	P	P ²	AUP ²	N	P	P	P	
Offices, Business and Professional	P ²	P ²	P	P	N	P ²	P ²	P ²	
Offices, Accessory	P	P	P	P	P	P	P	P	
Personal Services	P ^{2, 5}	P	P ²	P ²	P ²	P	P	P	
Residential Care Facility	AUP	C	C	N	N	N	N	N	
Restaurants	P ²	P	P ²	P ²	P ²	P	P	P	
Retail, Accessory	P ²	P	P ⁶	P ⁶	P ⁶	P	P	P	
Retail, General	P ^{2, 11}	P	N	N	N	P	P	P	
Retail, Warehouse Club	N	P	N	N	N	N	C	P	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, and Vapor Lounge	N	N	N	N	N	N	N	N	RCMC 23.919.100
Tasting Room, Off-Site ²³	N	P	P ²	P ²	P ²	P	P	P	
Veterinary Facility	AUP ²	P	N	N	AUP	AUP	P	P	
Automobile and Vehicle Uses									
Auto and Vehicle Sales and Rental	N	P ¹⁹	N	N	P ¹⁹	N	N	N	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Auto and Vehicle Storage	N	N	N	C ¹²	P ¹²	N	N	N	
Auto Parts Sales	N	P ^{11, 12}	N	N	P ^{11, 12}	N	N	N	
Car Washing	N	C	C	C	C	N	C	C	RCMC 23.913.050
Detailing/Waterless Car Wash	N	AUP	AUP	AUP	N	N	N	N	
Service Stations	N	AUP	C	C	P	N	C	C	
Vehicle Services, Major	N	N	N	C ¹²	P ¹²	N	N	N	
Vehicle Services, Minor	N	AUP ^{12, 13}	N	AUP ¹²	P ¹²	N	N	N	
Industrial, Manufacturing, and Processing Uses									
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Artisanal and Specialty Manufacture, Display, and Sales	N	P	P	P	P	P	P	P	
Brewery, Winery, Distillery	N	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	P ²⁹	
Manufacturing, Major	N	N	N	N	C ¹⁴	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C ²⁷	P ²⁷	N	N	N	Chapter 23.915 RCMC
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	P ¹⁴	P ¹⁴	N	N	N	Chapter 23.728 RCMC
Wholesaling and Distribution	N	N	N	P ¹⁴	P ¹⁴	N	N	N	
Special Regulated Uses									
Bingo Parlors	N	P ³⁰	P ³⁰	P ³⁰	N	N	N	N	Chapter 4.26 RCMC
Card Rooms	N	P	C	C	C	N	N	N	RCMC 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	RCMC 23.919.030
Massage Parlors, Massage Establishments	N	P ²⁸	N	N	N	N	N	N	Chapter 4.33 RCMC
Pawnshops	N	P	N	N	N	N	N	N	RCMC 23.919.040
Recycling Facility, Collection Facility	N	C	C	C	P	C	C	C	RCMC 23.919.050

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	RCMC 23.919.060
Smoke Shops	N	P	N	N	C	N	N	N	RCMC 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	RCMC 23.919.080
Thrift Stores	N	P	N	AUP	AUP	N	N	N	RCMC 23.919.090

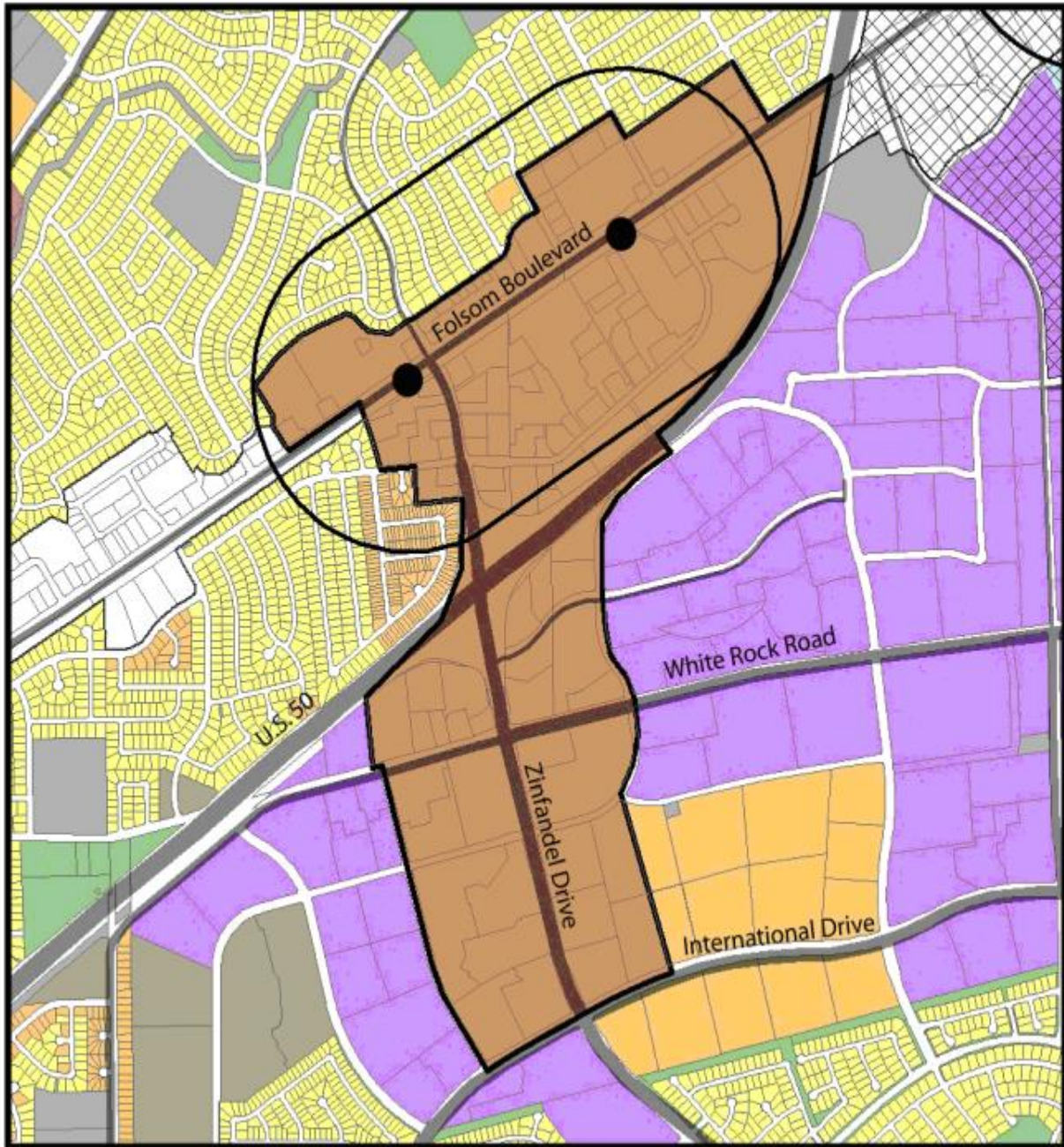
Notes:

1. See the density restrictions in the underlying zoning district.
 2. This use is permitted or permitted with a use permit as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development and not as a standalone use. Other uses in the table are allowed as standalone uses.
 3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
 4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
 5. Maximum gross floor area is less than 5,000 square feet.
 6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
 7. Maximum tenant space shall be 25,000 square feet.
 8. Maximum tenant space shall be 50,000 square feet.
 9. Uses 25,000 square feet and over require a conditional use permit.
 10. Limited to less than 50 percent of the gross floor area of the integrated development.
 11. Maximum tenant space shall be 15,000 square feet.
 12. All activity and storage must be located within an enclosed structure.
 13. No portion of the use shall be located within 500 feet of an intersection.
 14. All activity must be entirely screened from public view and not within 500 feet of a residential use. The 500-foot separation from residential uses may be waived if the storage yard adheres to the standards in RCMC 23.728.030(C)(1).
 15. A crematory is prohibited in all zones with the exception of LIBP, where it is permitted in association with a mortuary or funeral home.
 16. Only establishments that sell alcoholic beverages for off-site consumption require a conditional use permit.
 17. See additional provisions in RCMC 23.901.080, Family day care (large).
 18. See additional provisions in RCMC 23.901.090, Residential care home (large).
 19. This use is not permitted if incidental to and not a primary part of the operation of the primary use. Rentals that are an integral part of a primary use are subject to the additional provisions of RCMC 23.913.040.
 20. Drive-throughs that are added to existing buildings may be processed with an AUP.
 21. Conditional use permit required if any portion of proposed facility is within 500 feet of a residential zoning district or existing residential use.
 22. All commercial activity, display and storage shall occur within a building or within a screen enclosure. A temporary use permit, administrative use permit, or conditional use permit may be obtained to deviate from this requirement.
 23. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater at which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
 24. Private community gardens and market gardens are allowed in the city's mixed-use districts up to a maximum three acres in size and pursuant to applicable regulations in RCMC 23.904.030. Approval of an administrative use permit is required for said uses greater than three acres in size.
 25. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agricultural use consistent with applicable regulations in RCMC 23.904.030.
 26. See RCMC 23.910.020 (Convenience stores).
 27. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
 28. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
 29. Over 20,000 square feet requires an administrative use permit.
 30. Bingo games and parlors are regulated by Chapter 4.26 RCMC. The city has a limit of no more than two bingo parlors in the city limits at any given time.
 31. Dormitories are permitted as an accessory use to a public or private school, subject to approval of a conditional use permit.
 32. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
 33. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
- [Ord. 1-2020 § 3 (Exh. A); Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 17-2018 § 4 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

23.313.040 Development standards.

The following development standards are applicable to the mixed-use zoning districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development. Where identified, the downtown shall be that area identified as the downtown planning area in the city's General Plan and as illustrated in Figure 23.313-1.

Figure 23.313-1: Downtown Planning Area



Development standards for the village center (VC), local town center (LTC), and regional town center (RTC) zoning districts are listed in Article 5 of this title (Form-Based Zoning Provisions). Because of their unique character and

location within the city, these zoning districts benefit from the application of these form-based standards. The Downtown Planning Area is denoted by the outlined dark-orange colored area on the map.

Table 23.313-2: Mixed-Use Zoning District Development Standards¹

Development Standard	RMU (UR2 in FBSP)	CMU	CMU Downtown	OPMU	OPMU Downtown	OIMU	LIBP
Density ²							
Minimum	6.1 du/ac	10.0 du/ac	10.0 du/ac	10.0 du/ac		n/a	
Maximum	40.0 du/ac	18.0 du/ac	40.0 du/ac	18.0 du/ac		n/a	
Predominant Use Standards							
Use Type	Residential	Commercial		Office ³		Industrial ³	
Standard	≥ 50% total combined building sf	≥ 50% of combined ground floor building sf ²		≥ 50% total combined building sf		n/a	
Floor Area Ratio ^{4, 5}							
Minimum	n/a	0.25	0.4	0.25	0.3	n/a	
Maximum	n/a	1.5	3.0	2.0	2.5	n/a	
Setbacks (minimum) ⁶							
Front	10 ft	See below (based on project size)		10 ft		25 ft	
Front – Front-Facing Garage ⁶	18 ft	n/a				n/a	
Front and Street- Side, ≤ 15 acres	n/a	0 ft (min.) to 30 ft (max.) ⁸		n/a		n/a	
Front and Street- Side, > 15 acres	n/a	0 ft (min.) to 80 ft (max.) ⁸		n/a		n/a	
Street-Side	10 ft			10 ft		25 ft	
Rear ⁷	10 ft	10 ft				10 ft	
Interior	n/a	0 ft				10 ft	
Interior – Attached Units	0 ft	n/a					
Interior – Detached Units	5 ft	n/a					
Interior – Zero Lot Line ⁹	0 ft /10 ft						
Residential, Standalone Structure	n/a	Refer to setbacks for the MDR or HDR zone, based on density of project					n/a
Height (maximum)							
Primary Structures ¹⁰	50 ft	50 ft	No Maximum ¹¹	65 ft	No Maximum ¹¹	45 ft	
Accessory Dwelling Units ¹²	26 ft						

Notes:

1. VC, LTC, and RTC development standards are provided in Article 5 of this title, Form-Based Zoning Provisions.

2. The minimum and maximum density standards are only applicable to mixed-use and integrated developments that include residential uses. Residential projects shall include a minimum of four units. The director may approve residential densities below 10 dwelling units per acre if the units are located above retail or office uses.

3. Predominant use standards for the OPMU and OIMU districts are intended to establish maximum square footage allowances for those uses in Table 23.313-1 that are allowed only as accessory or secondary to a primary use. Both OPMU and OIMU districts allow some standalone uses that are not traditional or predominant office uses (e.g., hospitals, banks/financial institutions, hotels/motels, recreation, education, and public assembly uses). This standard does not apply to standalone uses allowed by right or with a use permit consistent with Table 23.313-1.

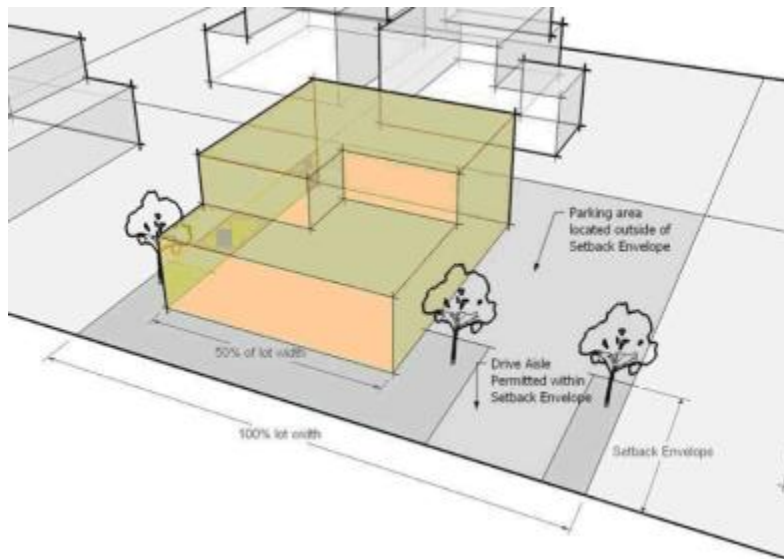
4. Excludes square footage of structured parking.

5. Includes residential uses and square footage. See Article 11 of this title for definition of floor area ratio (FAR).

6. At no time shall any portion of the structure be located within a designated public utility easement.

7. Garages may also be accessed from an alley with a minimum three-foot rear setback.

8. Consistent with the setback provisions in the design guidelines, the city requires new commercial and mixed use buildings to be located in close proximity to the street for improved relationship to the street and pedestrians. Therefore, for lots less than 15 acres in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between zero and 30 feet from the front property line. Similarly, for lots 15 acres and greater in size, at least 50 percent of the lot width is occupied by primary building frontage and/or pedestrian features located between zero and 80 feet from the front property line. The following figure, from the design guidelines, is provided to help illustrate this concept:



9. A zero lot line home allows a zero side-yard minimum setback on one side with a corresponding 10-foot minimum side-yard setback on the other side.

10. The maximum height may be increased in conjunction with design review when the proposed structure includes a parking structure or a combination of uses (e.g., commercial with residential and/or office) in the same structure.

11. While there is no height maximum in the downtown, the regulations of the Federal Aviation Administration (FAA) limit the height of structures to between 150 and 350 feet based on location. See the safety element of the General Plan for more information. FAA approval is required for all structures over 150 feet in height.

12. Accessory dwelling units are subject to the square footage limitations provided within this zoning code (see RCMC 23.901.060). Accessory dwelling units may be located above the garage.

[Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.040)].

Chapter 23.316

GENERAL COMMERCIAL AND INDUSTRIAL ZONES

Sections:

- 23.316.010 Purpose.
- 23.316.020 Characteristics of zoning districts.
- 23.316.030 Allowed land uses and permit requirements.
- 23.316.040 Development standards.

23.316.010 Purpose.

The purpose of this chapter is to establish zoning districts in the city that support general commercial and industrial uses to implement the city's commercial mixed-use and heavy industrial General Plan land use categories. These districts provide sufficient and appropriately located land for general commercial and industrial uses that minimize impacts on residential neighborhoods. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.010)].

23.316.020 Characteristics of zoning districts.

The following descriptions of each zoning district identify the characteristic uses, intensity of uses, and level of development intended for that district:

A. General Commercial (GC). This district is consistent with the General Plan commercial mixed-use designation by providing locations for a wide variety of commercial uses and some higher density residential uses. The purpose of this zone is to provide an area for general commercial and heavier types of commercial uses. The most appropriate location for this district is along major streets or in commercial areas where the heavier uses permitted would not adversely affect surrounding properties.

B. Light Industrial/Manufacturing (M-1) Zoning District. This district is consistent with the General Plan light industrial land use designation by providing locations for the development of industrial uses such as fabrication, manufacturing, assembly, or processing of materials that for the most part are already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound, or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone.

C. Heavy Industrial/Manufacturing (M-2) Zoning District. This district is consistent with the heavy industrial General Plan land use category by providing appropriate locations for intensive industrial uses that may generate noise, vibration, odor, or other conditions that make them undesirable and incompatible near or in conjunction with residential uses or the city's mixed-use districts. A wide range of industrial manufacturing and warehousing uses are permitted in this district. The M-2 district is generally located in areas of the city where it would not create a substantial impact on sensitive residential, commercial, or office uses. Where feasible, development in the M-2 district may require additional measures to reduce impacts to neighboring properties, such as increased setbacks, landscaping, and screening. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.020)].

23.316.030 Allowed land uses and permit requirements.

Table 23.316-1 identifies allowed uses and corresponding requirements for the general commercial and industrial zoning districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title. Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

This zoning code relies upon a generalized list of allowed and conditionally allowed uses. Some interpretation is required to determine whether or not a specific use falls into a particular use category. Typically a use clearly falls into a particular category, but three additional tools are provided in this title to identify the appropriate use category when necessary:

A. RCMC 23.1104.040 (Land use definitions) includes land use descriptions.

B. Similar Use Determinations. For uses that are not listed in Table 23.316-1 or where it is not clear whether a use would be permitted, a similar use determination can be processed according to Chapter 23.122 RCMC (Similar Use Determinations). All of the definitions, tables and other provisions of this title, in addition to the operational characteristics of the intended use, can be used to make a similar use determination.

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.316-1: Allowed Use and Permit Requirements for General Commercial and Industrial Zoning Districts

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Residential Uses				
Caretaker Housing	P	P	AUP	RCMC 23.901.020
Dwelling, Multifamily	P	C	N	RCMC 23.901.070 (if senior independent living)
Emergency Shelters	C	C	C	
Home Occupations	P	P	N	RCMC 23.901.030
Live-Work Facility	P	P	N	RCMC 23.901.040
Mobile Home Park	C	N	N	RCMC 23.901.050
Single-Room Occupancy (SRO)	C	C	N	
Transitional Housing	P	P	N	
<u>Low-Barrier Navigation Center</u>	<u>P</u>	<u>N</u>	<u>N</u>	
Agriculture, Resource, and Open Space Uses				
Beekeeping	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses				
Cemeteries, Mausoleums	C	C	C	
Clubs, Lodges, and Private Meeting Halls	P	P	P	
Indoor Amusement/Entertainment Facility ^{16, 17}	P	AUP	AUP	
Indoor Fitness and Sports Facility ^{16, 17}	P	AUP	AUP	
Libraries and Museums	P	P	C	
Outdoor Commercial Recreation ^{16, 17}	C	C	C	
Public Safety Facility	P	P	P	
Recreational Vehicle Parks	P	C	C	
Religious Institutions	P	AUP	AUP	
Schools, Private and Special/Studios	P	AUP ¹	AUP ¹	

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Schools, Public	P	P	P	
Theaters and Auditoriums ^{16, 17}	P	C	C	
Urban Agriculture				
Aquaculture	P	P	P	RCMC 23.904.030
Community Garden, Public	C	C	C	RCMC 23.904.030
Community Garden, Private	P	P	P	RCMC 23.904.030
Market Garden	P	P	P	RCMC 23.904.030
Private Garden	P	P	P	RCMC 23.904.030
Urban Ag Stand	p ¹¹	p ¹¹	p ¹¹	RCMC 23.904.030
Utility, Transportation, and Communication Use Listings				
Broadcasting and Recording Studios	P	P	P	
Bus and Transit Shelters	P	P	P	
Freight Yard/Truck Terminal	N	p ²	p ²	
Fuel Storage and Distribution	N	p ²	P	
Heliports	C	C	C	
Park and Ride Facility	P	P	P	
Parking Facility	P	P	P	
Telecommunication Facility	AUP	AUP	AUP	RCMC 23.907.020
Transit Facilities	N	P	P	
Transit Stations and Terminals	P	P	P	
Utility Facilities and Infrastructure	AUP	P	P	RCMC 23.907.030
Retail, Service, and Office Use Listings				
Alcoholic Beverage Sales ¹⁰	C ⁴	C ³	C ³	
Ambulance Service	AUP	AUP	AUP	
Animal Sales and Grooming	P	AUP	AUP	
Art, Antique, Collectable	P	AUP	AUP	
Artisan Shops	P	AUP	AUP	
Banks and Financial Services	P	AUP	AUP	
Bars and Nightclubs ¹⁰	C	C	C	
Brew Pub ¹⁰	P	AUP	AUP	
Building Materials Stores and Yards	P	p ²	p ²	
Business Support Services	P	p ²	p ²	
Call Centers	AUP	AUP	AUP	

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Child Day Care Facility	P	C	N	
Commercial Marijuana Uses	N	N	N	
Consignment Store	P	N	N	
Convenience Stores	P ¹²	C ¹²	C ¹²	RCMC 23.910.020
Drive-In and Drive-Through Sales and Service	P	C	C	RCMC 23.910.030
Equipment Sales and Rental	P ^{2, 8}	P ^{2, 8}	P	
Furniture, Furnishings, and Appliance Stores	P	P ²	AUP	
Garden Center/Plant Nursery	P	P ²	AUP	
Grocery Stores/Supermarket	P	AUP	AUP	
Home Improvement Supplies	P ²	P ²	P	
Hotels and Motels ^{16, 17}	P	N	N	
Hotels and Motels, Extended Stay ^{16, 17}	P	N	N	
Kennels, Commercial	AUP	AUP	AUP	
Maintenance and Repair, Small Equipment	P ²	P	P	
Medical Services, General	P	AUP	AUP	
Medical Services, Extended Care	P	N	N	
Medical Services, Hospitals	P	AUP	P	
Mortuaries and Funeral Homes	P	C	C	
Neighborhood Market	P	AUP	AUP	
Offices, Business and Professional	P	AUP	AUP	
Offices, Accessory	P ⁶	P ⁶	P ⁷	
Personal Services	P	AUP	AUP	
Restaurants ¹⁰	P	AUP	AUP	
Retail, Accessory	P ⁶	P ⁶	P ⁷	
Retail, General	P	AUP	AUP	
Retail, Warehouse Club	P	AUP	AUP	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, Vapor Lounge	P	P	N	RCMC 23.919.100; specific distance and other requirements
Tasting Room, Off-Site ¹⁰	P	AUP	AUP	
Veterinary Facility	P	P ²	P ²	
Automobile and Vehicle Uses				
Auto and Vehicle Dismantling	N	N	C	RCMC 23.913.020
Auto and Vehicle Sales	AUP	AUP ⁵	AUP ⁵	RCMC 23.913.040
Auto and Vehicle Rental	P ⁹	P ⁹	P ⁹	RCMC 23.913.040

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Auto and Vehicle Sales, Wholesale	AUP ⁵	AUP	AUP	RCMC 23.913.040
Auto and Vehicle Storage	P ²	P ²	P ²	
Auto Parts Sales	P ²	P ²	P ²	
Car Washing	C	P	P	RCMC 23.913.050
Detailing/Waterless Car Wash	AUP	P	P	
Service Stations	C	C	C	RCMC 23.913.030
Vehicle Services, Major	P ²	P ²	P ²	
Vehicle Services, Minor	P ²	P ²	P ²	
Industrial, Manufacturing, and Processing Uses				
Agricultural Products Processing	N	C	P	
Artisanal and Specialty Manufacture, Display and Sales	P	AUP	AUP	
Brewery, Winery, Distillery	N	P ¹⁵	P ¹⁵	
Junk Tire Facility	N	N	P	RCMC 23.916.020
Manufacturing, Major	N	AUP ²	P	
Manufacturing, Minor	N	P ²	P	
Manufacturing, Small Scale	P	P ²	P	
Printing and Publishing	N	P	P	
Recycling Facility, Processing	N	AUP	P	
Recycling Facility, Scrap and Dismantling Facility	N	N	C	
Research and Development	N	P	P	
Storage, Personal Storage Facility	N	P ^{2, 13}	P ¹³	Chapter 23.915 RCMC
Storage, Warehouse	AUP	P ²	P	
Storage, Yards	N	N	P ²	Chapter 23.728 RCMC
Wholesaling and Distribution	P	P ²	P	
Special Regulated Uses				
Card Rooms	N	C	C	RCMC 23.919.020
Check Cashing Businesses	N	N	N	RCMC 23.919.030
Massage Parlor, Massage Establishment	N	N	C ¹⁴	Chapter 4.33 RCMC
Pawnshops	N	N	C	RCMC 23.919.040
Recycling Facility, Collection Facility	N	AUP	P	RCMC 23.919.050
Sexually Oriented Businesses	N	P	P	RCMC 23.919.060
Smoke Shops	N	N	C	RCMC 23.919.070
Tattoo Parlors	N	N	C	RCMC 23.919.080

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Thrift Store	N	AUP	C	RCMC 23.919.090

Notes:

- Trade schools permitted by right; all other schools require an AUP.
- Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.
- Off-site sales of alcohol permitted as an allowed use if incidental to a permitted use (e.g., breweries, wineries). Only retail sale of alcohol is permitted as part of the primary use. All other types of off-site sales (e.g., convenience store) require a conditional use permit. See Wholesaling and Distribution for nonretail sales.
- On-site sales permitted with limited use permit. Off-site requires a conditional use permit.
- Incidental sales up to 15 percent of developed portion of site are permitted as a by-right use and must be fully screened from view or enclosed within a building. Automotive sales that exceed 15 percent of the developed portion of the site or outdoor display areas that are not screened from view may be permitted with the issuance of a limited use permit.
- All retail, accessory and office, accessory uses are permitted up to a combined 50 percent of total building square footage.
- The following limitations apply to retail, accessory and office, accessory in the M-2 district:
 - Sales are allowed when incidental to a permitted use and sales and stock room area does not exceed 25 percent of total floor area;
 - Offices are allowed when incidental to a permitted use and do not exceed 25 percent of total floor area;
 - Cafes/restaurants are allowed up to 15 percent of building square footage (freestanding restaurants require the issuance of a conditional use permit).
- Up to 50 percent of total building area may be used for storage, warehousing, distribution or similar use as a permitted use. A conditional use permit is required to exceed this percentage.
- This use is permitted if an integral part of the primary use (unrelated, incidental rental operations are not permitted). Additional provisions in RCMC 23.913.040 (Accessory automobile sales and rental uses) apply.
- Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater in which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
- On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agriculture use consistent with applicable regulations in RCMC 23.904.030.
- See RCMC 23.910.020 (Convenience stores).
- See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
- Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
- Over 20,000 square feet requires an administrative use permit.
- On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
- On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit. [Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2016 § 3; Ord. 15-2015 §§ 4, 5; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 20-2010 § 3 (Exh. B); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.030)].

23.316.040 Development standards.

The following development standards are applicable to the general commercial and industrial zoning districts. These standards, along with other development standards (e.g., landscaping requirements, parking standards) in this title and citywide design guidelines, are intended to assist property owners and project designers in understanding the city's minimum requirements and expectations for high quality development.

Table 23.316-2: General Commercial and Industrial Zoning Districts Development Standards

Development Standards	GC	M-1	M-2
Setbacks (minimum):			
Front and Street-Side/Corner	25 ft	25 ft	25 ft
Side and Rear	0 ft	0 ft	0 ft
Side and Rear, Abutting Agricultural or Residential Use or Zone	25 ft	15 ft	15 ft
Height (maximum):			
All Other Parcels	100 ft ¹	40 ft ¹	100 ft ¹

Development Standards	GC	M-1	M-2
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Notes:

1. The height may be increased to a maximum of 150 feet as part of design review.

[Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.040)].

Chapter 23.719

PARKING AND LOADING

Sections:

- 23.719.010 Purpose.
- 23.719.020 Applicability.
- 23.719.030 Permit requirements.
- 23.719.040 Calculations.
- 23.719.050 Use and general requirements for parking lots.
- 23.719.060 Requirements for off-street parking spaces.
- 23.719.070 Vehicle parking requirements.
- 23.719.080 Reductions and exceptions to minimum parking requirements.
- 23.719.090 Design standards for surface parking lots.
- 23.719.100 Design standards for parking structures.
- 23.719.110 Bicycle parking requirements.
- 23.719.120 Design standards for bicycle parking facilities.
- 23.719.130 Standards for off-street parking for private residences.
- 23.719.140 Trip reduction requirements.
- 23.719.150 Off-street loading requirements.

23.719.160 Electric vehicle parking.**23.719.010 Purpose.**

This chapter establishes standards for 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 an increasingly pedestrian, bicycle-friendly, and transit-oriented community. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.010)].

23.719.020 Applicability.

Off-street parking and loading provisions of this chapter shall apply as follows:

A. New Development. For all buildings or structures erected and all uses of land established after the effective date of the ordinance codified in this title, parking for vehicles and bicycles and loading facilities shall be provided as required by this chapter.

B. Change in Use. When the use of any building, structure, or premises is changed, resulting in an increase of more than 10 percent in the required number of off-street parking spaces, additional off-street parking shall be provided consistent with Table 23.719-1 (Required Minimum Vehicle Ratios) and required bicycle parking, and the parking lot design shall comply with the requirements of this code.

C. Change of Occupancy. Where a new business license is required, additional parking spaces shall be provided if the new occupancy would result in an increase of more than 10 percent in the required number of off-street parking spaces. The director or his/her designee shall review the parking requirements of the proposed use and must approve the parking plan before a new business license is issued.

D. Modification to Existing Structures. Whenever an existing building or structure is modified such that it creates an increase of more than 10 percent in the number of off-street parking spaces required, additional off-street parking spaces shall be provided in accordance with the requirements of this chapter. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.020)].

23.719.030 Permit requirements.

New parking lots and modifications or expansions to existing parking lots require the following permits:

A. Building Permit. New parking lot design and modifications to existing parking lots in conjunction with a substantial change in use to an existing structure shall be reviewed in conjunction with the building permit and any other land use or development permit required for the project.

B. Zoning Certification. Modification or improvement to an existing parking lot that impacts the parking space layout, configuration, number of stalls, landscape planters, etc., shall require zoning certification as provided in Chapter 23.113 RCMC (Zoning Certification) to authorize the change as consistent with the zoning code.

C. Exempt Activities. Parking lot improvements listed below shall be considered minor in nature in that they do not alter the number or configuration of parking stalls. Such improvements shall be exempt from permit requirements.

1. Repairing any defects in the surface of the parking area, including holes and cracks.
2. Resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces.
3. Repairing or replacing in the same location damaged planters and curbs.
4. Working in landscape areas, including sprinkler line repair, replacement of landscape materials, or refurbishment. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.030)].

23.719.040 Calculations.

A. If the calculation for parking needs results in the requirement for a fraction of a parking space, the value shall be rounded to the nearest whole number as provided in RCMC 23.107.020 (Rules of interpretation).

B. Seating capacity shall be based upon the actual number of seats or one seat per 18 inches of bench or pew length and one seat per 24 inches of booth length for dining. For other areas where seating is not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.040)].

23.719.050 Use and general requirements for parking lots.

A. All vehicular parking areas shall be maintained by the owner of the property, ~~such as being~~ kept free of garbage and debris, and free of damage to asphalt, concrete surface, landscape areas, ~~and-or~~ curbing.

B. Required off-street parking spaces and parking areas shall be used only for parking operable vehicles of residents, employers, employees, customers, and visitors as appropriate to the allowed uses of the applicable zone.

C. Required off-street parking spaces shall not be used for the storage of vehicles or materials, or for the parking of trucks used in conducting business. Parking spaces not needed to meet minimum requirements may be used for alternative uses subject to the provisions of this title (e.g., temporary use permit, permanent or semi-permanent display of merchandise).

D. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted in parking spaces without necessary permits for such use.

E. All required off-street parking shall be kept clear of temporary or permanent obstructions.

F. Existing parking shall not be reduced below the requirements of this section.

G. Living, sleeping, or housekeeping in any vehicle, trailer, or vessel is prohibited.

H. For residential tenant and guest parking, the spaces must be marked ~~pursuant to~~ the required minimum standards for tenant and guest parking. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.060). Formerly 23.719.060].

23.719.060 Requirements for off-street parking spaces.

A. Required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel (see RCMC 23.719.130 (Standards for off-street parking for private residences) for additional allowances and requirements).

B. Parking may not occur within any required clear vision triangle area on a corner lot.

C. Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian accessway, or fire safety equipment. Such access shall be a clear minimum width of 44 inches, no part of which shall be within a parking space. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.070). Formerly 23.719.070].

23.719.070 Vehicle parking requirements.

A. Minimum Requirements. Minimum vehicle and parking space requirements are listed in Table 23.719-1 (Required Minimum Vehicle Ratios). Where there is more than one parking ratio listed in the table, the greater of the two applies.

B. For the purpose of calculating parking ratios in all districts, the following types of parking are considered outdoor storage and are not considered parking:

1. Fleet vehicle parking.
2. Parking for vehicles that are for sale, lease, or rent.

C. Parking areas that exceed minimum vehicle parking requirements are subject to the following requirements:

1. All projects that exceed the minimum parking requirement by more than 125 percent shall demonstrate how the property can be developed in the future to utilize the additional parking areas for structures, landscaping, plazas, or other active use.

2. The number of vehicle spaces provided shall not exceed 150 percent of the minimum parking ratio.

32. In the downtown district, the number of vehicle parking spaces provided shall not exceed 125 ~~150~~ percent of the minimum parking ratio. Where no parking is required, the maximum parking allowance is two spaces.

D. Similar Use. For a use not listed in Table 23.719-1 (Required Minimum Vehicle Ratios), the required vehicle shall be the same as for the most similar use listed, as determined by the director.

E. Compact Car Spaces.

1. Up to 25 percent of the required number of parking spaces may be sized for compact cars.
2. Compact car parking spaces shall be at least eight feet in width and 16 feet in length, and shall be clearly marked "COMPACT CARS ONLY," "COMPACT," or "C."
3. Compact car spaces shall be distributed throughout the parking lot.
4. Where an entire section of the parking lot is restricted to compact parking with an angle of 90 degrees, the aisle width may be reduced from the standard 25 feet to 21 feet. Such compact sections should be located so as to minimize the distance from the parking lot section to the appropriate building or activity.

F. Disabled Parking. All off-street parking areas of multifamily, mixed use, and nonresidential properties must comply with the requirements of the Disabled Access Regulations, California Building Code, Title 24.

G. Tandem parking may be used in apartment and condominium developments.

H. Mechanical or automated parking may be used in apartment and condominium developments.

~~G. Exceptions. Exceptions to minimum parking space standards shall be permitted in accordance with RCMC 23.719.080 (Reductions and exceptions to minimum parking requirements).~~

Table 23.719-1: Required Minimum Vehicle Ratios

Land Use Category	Vehicle Parking Spaces
Residential Uses	
Adult Day Care Home	None beyond single-family
Caretaker Housing	1/bedroom
Dwelling, Multifamily	
Studio and one-bedroom units	1.5/unit 1/-unit
Two- and three-bedroom units	2/unit 2-per/unit
Four- or more bedroom units	2/unit 2-per/unit
+ Guest parking	0.6/unit 0.2/unit
Accessory Dwelling Unit ¹¹	1/unit
Junior Accessory Dwelling Unit	No minimum
Dwelling, Single-Family ^{1,2}	2/unit
Dwelling, Two-Family ^{1,2}	2/unit
Family Day Care Home, Large	1 additional
Family Day Care Home, Small	No minimum
Dormitories	1 space/3 occupants
Group Residential	None beyond single-family
Guest House	0 additional
Home Occupations ³	1 additional
Live-Work Facility	2/unit (plus 0.25/unit for guests)
Manufactured Home	2/unit
Mobile Home	2/unit
Mobile Home Park	2/unit
Residential Care Home	1 space per employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Senior Independent Living Facility	0.5/unit (plus 0.1 per unit for guests)
Agriculture, Resource, and Open Space Uses	
Equestrian Facility	1/4 stables
Recreation, Education, and Public Assembly Uses	
Cemeteries, Mausoleums	1/4 seats ⁵
Clubs, Lodges, and Private Meeting Halls	1/3 seats ⁵

Land Use Category	Vehicle Parking Spaces
Community Centers/Civic Uses	4/1,000 sf
Community Garden	1/5,000 sf lot area ⁴
Correctional Institution	Parking Study Required
Golf Courses ⁶	10/hole
Indoor Amusement/Entertainment Facility	4/1,000 sf
Indoor Fitness and Sports Facility	4/1,000 sf
Libraries and Museums	3/1,000 sf
Outdoor Commercial Recreation	2/1,000 sf ⁹ or 1/4 seats or person capacity, whichever is greater
Parks and Public Plazas (less than 10 acres)	No minimum
Parks (10 acres or larger)	5% of total site area ^{4,7}
Public Safety Facility	4/1,000 sf
Recreational Vehicle Parks	1.5/site
Religious Institutions	0.3/seat
Resource-Related Recreation	1/10,000 sf land area, minimum 4 spaces
Schools, Public	
Preschool facilities and kindergartens	1/employee plus 1 per classroom, or 1/3 seats in assembly area, whichever is greater
Elementary or middle schools	1/employee plus 1 per classroom, or 1/3 seats in assembly area, whichever is greater
High schools	1/employee plus 1/3 students in 11th and 12th grades; or 1/3 seats in main auditorium
Colleges	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Commercial schools	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Stadiums/Arenas	Special review of parking required
Theaters and Auditoriums	0.3/seat ¹⁰
Utility, Transportation, and Communication Use Listings	
Airport	Parking Study Required
Broadcasting and Recording Studios	3.2/1,000 sf
Heliports	1/landing pad
Park and Ride Facility	N/A
Parking Facility	N/A
Telecommunication Facility	0.5/1 employee
Utility Facilities and Infrastructure	0.5/1 employee
Retail, Service, and Office Uses	

Land Use Category	Vehicle Parking Spaces
Adult Day Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Alcoholic Beverage Sales	3.6/1,000 sf
Ambulance Service	3.2/1,000 sf
Animal Sales and Grooming	3.6/1,000 sf
Art, Antique, Collectable	3.6/1,000 sf
Artisan Shops	3.6/1,000 sf
Banks and Financial Services	3.2/1,000 sf 3/1,000 sf
Bars and Nightclubs	1 per 3 fixed seats, or 1/50 sf of net floor area of assembly space
Bed and Breakfast Inns	1/room
Building Materials Stores and Yards	1/1,000 sf
Business Support Services	3.2/1,000 sf
Call Centers	6/1,000 sf 5/1,000 sf
Child Day Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Convenience Stores	3.6/1,000 sf
Drive-In and Drive-Through Sales and Service (not including restaurants)	1 space/2 employees during period of greatest employment
Equipment Sales and Rental ⁸	1/250 sf interior sales area, plus 1/1,000 sf exterior display area
Furniture, Furnishings, and Appliance Stores	1/1,000 sf
Garden Center/Plant Nursery	1/300 sf retail sales area, plus 1/1,000 sf exterior display area
Grocery Stores/Supermarket	3.5/1,000 sf
Home Improvement Supplies	2.5/1,000 sf 2/1,000 sf
Hotels and Motels	1/room
Kennels, Commercial	3.2/1,000 sf
Maintenance and Repair, Small Equipment	3.2/1,000 sf
Medical Services, General	3.9/1,000 sf
Medical Services, Extended Care	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Medical Services, Hospitals ⁹	2/bed or 2/1,000 sf
Mortuaries and Funeral Homes ⁵	1/3 seats
Neighborhood Market	3/1,000 sf
Offices, Business and Professional ¹²	3/1,000 sf
Offices, Accessory	3/1,000 sf
Personal Services	3.2/1,000 sf

Land Use Category	Vehicle Parking Spaces
Residential Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Restaurants	1/3 seats
Retail, Accessory	3.6/1,000 sf
Retail, General	3.6/1,000 sf
Retail, Warehouse Club	3.6/1,000 sf
Veterinary Facility	3.2/1,000 sf
Regional Shopping Center	5.5/1,000 sf
Tasting Room ¹³	1 space/300 sf
Automobile and Vehicle Uses	
Auto and Vehicle Dismantling	43 spaces, plus 1 space/employee
Auto and Vehicle Sales and Rental	2.5/1,000 sf, plus 1 space per rental vehicle
Auto and Vehicle Sales, Wholesale	1/1,000 sf, minimum 2 spaces
Auto and Vehicle Storage	1/2,000 sf, plus 1 space/company-operated vehicle
Vehicle Auto Parts Sales	3.6/1,000 sf
Car Washing and Detailing	3 spaces minimum + 2 per bay
Service Stations	3 spaces minimum + 2 per bay
Vehicle Services	2 per service bay
Industrial, Manufacturing, and Processing Uses	
Agricultural Products Processing	1.6/1,000 sf, plus 1 space/company-operated vehicle
Manufacturing ¹⁴	1.6/1,000 sf, plus 1 space/company-operated vehicle <u>1/1,000 sf, plus 1 space/company-operated vehicle</u>
Office (as accessory to a use in this category)	2.7/1,000 sf
Printing and Publishing	1/1,000 sf, plus 1 space/company-operated vehicle
Recycling Facility, Processing	1/200 sf office space, plus 1 space/employee
Recycling Facility, Scrap and Dismantling Facility	1/1,000 sf, plus 1 space/company-operated vehicle
Research and Development	3/1,000 sf <u>2.5/1,000 sf</u>
Storage, Personal Storage Facility ¹⁵	1/2,000 sf, plus 1 space/company-operated vehicle <u>3 spaces plus one space for every 100 storage units</u>
Storage, Warehouse	0.5/1,000 sf, plus 1 space/company-operated vehicle
Wholesaling and Distribution	0.5/1,000 sf, plus 1 space/company-operated vehicle
Special Regulated Uses	
Card Rooms	1/2 seats in play area
Check Cashing Businesses	3.6/1,000 sf
Massage Parlor	3.2/1,000 sf

Land Use Category	Vehicle Parking Spaces
Pawnshops	3.6/1,000 sf
Recycling Facility, Collection Facility	3.2/1,000 sf
Sexually Oriented Businesses	1/3 fixed seats or 4/1,000 sf, whichever is greater
Smoke Shops	3.6/1,000 sf
Tattoo Parlors	3.6/1,000 sf
Thrift Store	3.6/1,000 sf

Notes:

1. See RCMC 23.719.130.
2. Parking may be reduced to one space per unit for residential units for low or moderate income subsidized homeownership units.
3. Additional parking for home occupations is not required to be covered or enclosed and may occur within the front or street-side yard setback on a driveway or other paved surface.
4. On-street parking space adjacent to park property may be credited toward parking requirement.
5. Applies to seating in main or largest assembly area only.
6. Clubhouse calculated as retail and provided in addition to required spaces for golf courses. Additional parking not required for accessory uses (e.g., driving ranges, putting greens, maintenance shops, equipment storage).
7. Parking based on area of active recreation only.
8. Indoor and outdoor merchandise display areas.
9. Calculate associated medical office facilities as medical services, general.
10. If fixed seating is not used, then parking shall be provided at a ratio of one space/30 square feet of floor area in the assembly hall(s).
11. Parking requirements shall be in compliance with Government Code Section 65852.2. No additional parking shall be required for an accessory dwelling unit if: the unit is located within one-half mile of public transit, the unit is located within an architecturally and historically significant district; the unit is part of the existing primary residence or an existing accessory structure; or there is a car share vehicle located within one block of the unit.
12. [Office, Business and Professional shall be allowed up to 200% of minimum required parking by right with no additional approvals.](#)
13. Required parking spaces for adjacent uses can be counted towards the required parking for a tasting room as long as the hours of operations for the use do not overlap with the tasting room hours.
14. [Manufacturing shall be allowed up to 300200% of minimum required parking by right with no additional approvals.](#)
15. [Personal storage facilities with internally accessed storage units \(units not directly accessed from internal drive aisles\) shall provide loading zones at each building with number of loading spaces determined during project review.](#)

[Ord. 3-2019 § 5 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.080). Formerly 23.719.080].

23.719.080 Reductions and exceptions to minimum parking requirements.

The following are exceptions or reductions to minimum parking requirements that are available:

A. Parking District Waiver. Minimum off-street parking requirements may be waived for properties that have access to public parking facilities. The waiver may be granted by the director.

B. Parking Reduction. Parking may be reduced by the approval authority according to the following provisions. Total parking reductions may not exceed 20 percent of required parking:

1. Reduction for Special Motor Vehicles. Up to five percent of the off-street parking may be provided by smaller parking spaces for special or alternative motor vehicles (e.g., golf carts, motorcycles, motorized scooters).
2. Reduction for Secure Bicycle Parking. Developments which provide additional secure bicycle parking facilities over and above the minimum requirement may reduce their parking requirement by one vehicle space for every two additional bicycle spaces provided.
3. Reduction for Parking Near Major Transit Stops (e.g., light rail stations, BRT stations, or significant bus facilities). Parking requirements may be reduced by 25 percent within one-half mile or 40-50 percent when within one-quarter mile of a major transit stop.

4. Reduction for Existing Uses to Enable Property Enhancements. Parking requirements for existing nonresidential development may be reduced by up to 10 percent if spaces are replaced with either or both of the following:

- a. Landscaping.
- b. On-site pedestrian plazas, seating areas, shelters, bicycle racks, and/or walkways.

5. Shower/Locker Facilities. Developments with 100 or more employees may reduce their parking requirement by providing shower and clothing locker facilities for bicycle-commuting employees. Maximum reduction: five percent of required parking.

6. Preferred Carpool/Vanpool Parking Spaces. Office or industrial developments which guarantee preferred parking spaces (e.g., covered, shaded, or near building entrance) to employees who participate regularly in a carpool or vanpool may reduce their parking requirement by one vehicle space for every one space which is marked and reserved for carpools/vanpools at a preferred location. Maximum reduction: five percent of required parking.

C. Joint Vehicle Parking Lot or Structure. Required parking for two or more freestanding uses on adjacent or nearby sites may be satisfied by the use of a joint vehicle parking facility to the extent that it can be shown by the owners or operators that the demand for parking in the joint facility does not materially overlay (e.g., uses primarily of a daytime versus a nighttime or weekday versus weekend nature); and provided, that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument upholding such joint use. In this situation, the size of the joint parking lot shall be at least as large as the number of vehicle parking spaces required by the largest user.

D. Parking in Mixed-Use Projects. In mixed-use projects with residential, office and/or commercial components it is assumed that some parking spaces will be shared due to the difference in peak parking demand and required motor vehicle parking may be reduced according to the following formula:

- 1. Calculation of the minimum vehicular parking for the portion of the building occupied by the primary is based on 100 percent of the floor area.
- 2. Calculation of the minimum vehicular parking for the portion of the building occupied by secondary or subsequent uses may be calculated at 80 percent of the floor area.

E. Available parking in public or common parking lots and structures.

F. Additional parking reductions may be permitted as part of an adjustment process. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.100). Formerly 23.719.090].

23.719.090 Design standards for surface parking lots.

A. All vehicular parking spaces shall be on the same lot as the main structure they serve, on an abutting lot, or within 1,000 feet, subject to the following requirements:

- 1. There is a safe, direct, attractive, lighted, and convenient pedestrian route between the vehicle parking area and the use being served.
- 2. There is an assurance in the form of deed, lease, contract, or other similar document that the required spaces will continue to be available for off-street parking use according to the required standards.

B. Special Requirement for Parking in Downtown District.

- 1. ~~Auto-Vehicle~~ parking lots shall be located behind or beside buildings on one or both sides.
- 2. ~~Auto-Vehicle~~ parking and maneuvering areas (including any permitted drive-through service lanes) shall not be located between the street and the building facade with the primary entrance.

3. ~~Auto-Vehicle~~ parking and maneuvering areas located to the side of a building cannot occupy more than 50 percent of the site's frontage onto an arterial or collector roadway. When a site has more than one frontage on an arterial or collector roadway, then the ~~vehicle~~~~auto~~ parking lot located to the side of a building may occupy more than 50 percent of the site's frontage on the secondary street.

4. ~~Auto-Vehicle~~ parking and maneuvering areas on corner lots shall not be located adjacent to intersections.

C. Parking Lot Design.

1. Surfacing and Striping. Areas used for parking and maneuvering of vehicles shall be paved with a minimum of two-inch asphalt, concrete, or equivalent surface. All parking areas shall be appropriately striped, marked, and signed.

2. Curb Cuts/Access Points. Street access points shall be the minimum necessary to provide access while not inhibiting the safe circulation and carrying capacity of the street. Curb cuts must comply with city street improvement standards.

3. Driveways/Driveway Approach Width and Grade. The minimum driveway width shall comply with public improvement and fire safety standards.

4. Back-Out Parking. With the exception of duplexes and single-family residences, all parking areas shall be designed so that vehicles are not permitted to back out of the parking area onto a public street.

5. Driveway/Drive Aisle Width. Driveways shall have a minimum paved width of 20 feet for two-way circulation and 14 feet for one-way circulation or according to Table 23.719-2 (Angle Parking Space and Drive Aisle Dimensions), wherever is greater. Driveways shall not occupy a yard setback or buffer except to pass through the yard in order to connect directly to a public street or as necessary for shared driveways and internal access between uses on abutting lots.

6. See RCMC 23.910.030 for drive-in and drive-through sales and services design standards.

7. Turnaround Areas. Parking spaces shall be provided with adequate drive aisles or turnaround areas so that all vehicles may enter the street in a forward manner.

8. Setback Restrictions for Parking Spaces and Drive Aisles. Parking areas including spaces, aisles, and turnaround and maneuvering areas shall not occupy the required setbacks.

9. Connect Parking Lots. ~~Auto-Vehicle~~ parking areas shall be designed to connect with ~~vehicle~~~~auto~~ parking areas on adjacent sites to eliminate the necessity of utilizing the public right-of-way for cross movements. Joint or shared access, internal circulation, or parking is encouraged with adjacent uses.

10. Minimum Clearance. Driveways, aisles, turnaround areas, and ramps shall have a minimum vertical clearance of 12 feet for the entire length and width, but such clearance may be reduced in parking structures.

11. Drainage. Adequate drainage shall be provided to dispose of the runoff generated by the impervious surface area of the parking area. Provision shall be made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property.

12. Clear Vision Area. See RCMC 23.731.060 (Height measurement) for driveway clearance vision area requirements.

13. Service and Loading Areas. Service and loading areas shall not be located on the frontage of a light rail station or adjacent street.

D. Parking Space Dimensions and Aisle Standards for Surface Parking Lots.

1. All surface parking lots shall be designed in accordance with city standards for stalls and aisles as set forth in Tables 23.719-2 (Angle Parking Space and Drive Aisle Dimensions) and 23.719-3 (Parallel Parking Space and

Drive Aisle Dimensions) and Figures 23.719-1 (Angle Parking Space and Drive Aisle Dimensions) and 23.719-2 (Parallel Parking Space and Drive Aisle Dimensions).

Table 23.719-2: Angle Parking Space and Drive Aisle Dimensions

Angle	Stall Width a	Stall to Curb b	Aisle c	Two Rows + Aisle d
90°	9'-0"	19'-0"	25'-0"***	63'-0"
	9'-6"	19'-0"	24'-8"***	62'-6"
	10'-0"	19'-0"	24'-0"***	62'-0"
60°	9'-0"	21'-0"	20'-0"***	62'-0"
	9'-0"	21'-0"	19'-0"*	61'-0"
	9'-6"	21'-3"	18'-6"*	61'-0"
	10'-0"	21'-6"	18'-0"*	61'-0"
45°	9'-0"	19'-10"	20'-0"***	59'-8"
	9'-0"	19'-10"	16'-4"*	56'-0"
	9'-6"	20'-2"	15'-2"*	55'-6"
	10'-0"	20'-6"	14'-0"*	55'-0"

* One-way aisle.

** Two-way aisle.

Figure 23.719-1: Angle Parking Space and Drive Aisle Dimensions

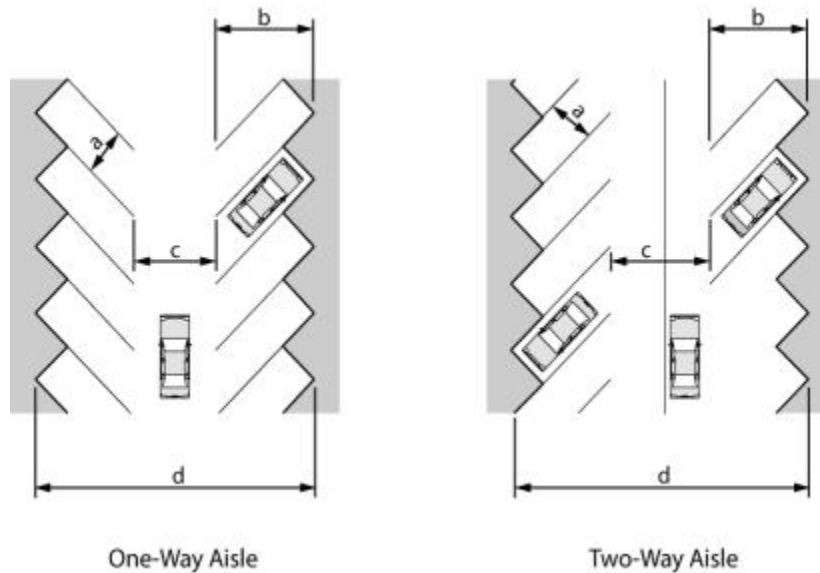


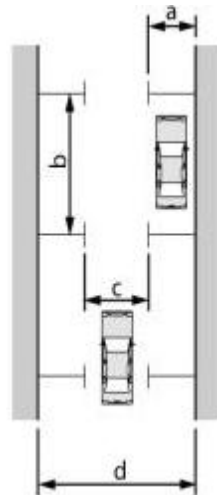
Table 23.719-3: Parallel Parking Space and Drive Aisle Dimensions

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
9'-0"	24'-0"	12'-0"*	30'
9'-6"	24'-0"	12'-0"*	31'

Stall Width a	Stall Length b	Aisle c	Two Rows + Aisle d
10'-0"	24'-0"	12'-0"*	32'

*One-way

Figure 23.719-2: Parallel Parking Space and Drive Aisle Dimensions



E. A minimum of 75 percent of vehicle parking stalls shall be of standard size (the remainder may be compact). See RCMC 23.719.070(E) (Compact Car Spaces).

F. Landscaping of Parking Lots. See RCMC 23.716.070 (Parking lot landscape).

G. Pedestrian Circulation/Walkways. Pedestrian circulation/walkways shall be designed to the requirements specified in RCMC 23.722.050 (Standards for on-site pedestrian pathways).

H. Vehicular Overhang.

1. Vehicular overhang is permitted, provided no vehicle shall overhang into a sidewalk which would reduce the unencumbered width of a sidewalk to less than four feet.
2. A vehicle is permitted to overhang into a landscaped area by two feet; provided, that the required landscaped area is extended by two feet.
3. The overhang shall not count as part of the parking space dimension.

I. Lighting of Parking Lot. See Chapter 23.725 RCMC (Outdoor Lighting). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.110). Formerly 23.719.100].

23.719.100 Design standards for parking structures.

A. Ground Floor Active Use. For all new multi-level parking structures, a minimum of 50 percent of the total ground floor street frontage, excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths, shall be designed to accommodate commercial, retail, office, or residential floor space.

B. Ground Floor Facades. Blank, flat walls are prohibited on all parking structure facades that face public rights-of-way. The following are acceptable methods to avoid blank, flat walls. One or more of these methods shall be incorporated along the entire facade:

1. Street-facing ground floor active uses (see subsection (A) of this section, Ground Floor Active Use).

2. Ground floor windows, doors, or display areas.

3. A repeating pattern of color change, texture change, and material change, each of which should be integral parts of the structure and not superficially applied trim, graphics, or paint.

4. The use of reveals, projecting ribs, or offsets which should be no less than 12 inches in width. All elements should repeat at intervals of 30 feet or less.

C. Lighting. Metal halide lighting shall be used for all parking structures, with uplighting being the preferred method of lighting. This allows for a more even lighting distribution across the floor and field of vision for users, accurate color rendition, and protection from lighting elements.

D. All parking structures are subject to design review as described in Chapter 23.140 RCMC (Minor Design Review) or Chapter 23.141 RCMC (Major Design Review).

Figure 23.719-3: Parking Structure Design Requirements



[Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.120). Formerly 23.719.110].

23.719.110 Bicycle parking requirements.

A. Short-Term Bicycle Parking. If a land use or project is anticipated to generate visitor traffic, the project must provide permanently anchored bicycle racks within 100 feet of the visitors' entrance. To enhance security and visibility the bicycle racks shall be readily visible to passersby. The bicycle capacity of the racks must equal an amount equivalent to 10 percent of all required motorized vehicle parking. There shall be a minimum of one rack with capacity for two bicycles.

B. Long-Term Bicycle Parking. Buildings with over 10 tenant-occupants (e.g., multifamily tenants, owners, employees) shall provide secure bicycle parking for five percent of required motorized vehicle spaces for employees/residents, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and include one or a combination of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles.

2. Lockable bicycle rooms with permanently anchored racks.
3. Lockable, permanently anchored bicycle lockers.
4. In the case of residential development a standard garage is sufficient, if available. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A). Formerly 23.719.115].

23.719.120 Design standards for bicycle parking facilities.

All developments shall meet the following minimum requirements for bicycle parking and design. The purpose of these design standards is to ensure that bicycle parking is visible from the buildings served, is convenient to cyclists, and provides sufficient security from theft and damage.

A. Minimum Required Bicycle Parking. Minimum required bicycle parking spaces are required as designated in RCMC 23.719.110 (Bicycle parking requirements).

B. Bicycle Parking Location and Access.

1. Use. Areas set aside for required bicycle parking must be clearly reserved for bicycle parking only.
2. Lighting. See RCMC 23.725.060 (General lighting standards).
3. Location.
 - a. Outdoor bicycle parking should be located within 100 feet, or as close as possible to the primary building entrance, without impeding pedestrian circulation or emergency access.
 - b. Bicycle parking must be visible from within on-site buildings or the street.
 - c. Bicycle parking may be located within a building if access is readily available from an outdoor entrance.
 - d. Bicycle parking is prohibited within 100 feet of a trash or recycling enclosure.
4. Amenities. Bicycle parking areas are encouraged to include a bench and bicycle rack screened with 30- to 36-inch shrubs from any parked cars or arterial streets.
5. Pedestrian Conflicts. Bicycle parking and bicycle racks shall be located to avoid conflicts with pedestrian movement and accessibility requirements.

C. Covered Bicycle Parking Spaces for All Uses. All required employee bicycle parking spaces and 50 percent of all visitor bicycle parking must be sheltered from precipitation by means such as roof extensions, overhangs, awnings, arcades, carports, roofed enclosures, lockers, or indoor bicycle rooms. These may be Class I parking spaces (e.g., bike lockers) or other suitable alternative.

D. Bicycle Parking for Residential Uses. When required, 25 percent of all bicycle parking for residential uses shall be provided as Class I facilities (locker, bike room, etc.).

Figure 23.719-4: Acceptable Covered Bicycle Parking Options (Bicycle Parking Near Entry Door, Freestanding Bicycle Parking Enclosure, and Indoor Bicycle Room)



Bicycle Parking Near Entry



Freestanding Bicycle Parking Enclosure



Indoor Bicycle Room

E. Bicycle Rack Types and Dimensions.

1. Security. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a rack upon which the bicycle can be locked. Bicycle parking racks, shelters, or lockers must be securely anchored to the ground or to a structure. Bicycle racks must hold bicycles securely by the means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels.

Figure 23.719-5a: Acceptable Bicycle Rack Options



Bicycle Racks That Support

Both Sides of a Bicycle



Bicycle Lockers



Sheltered Parking

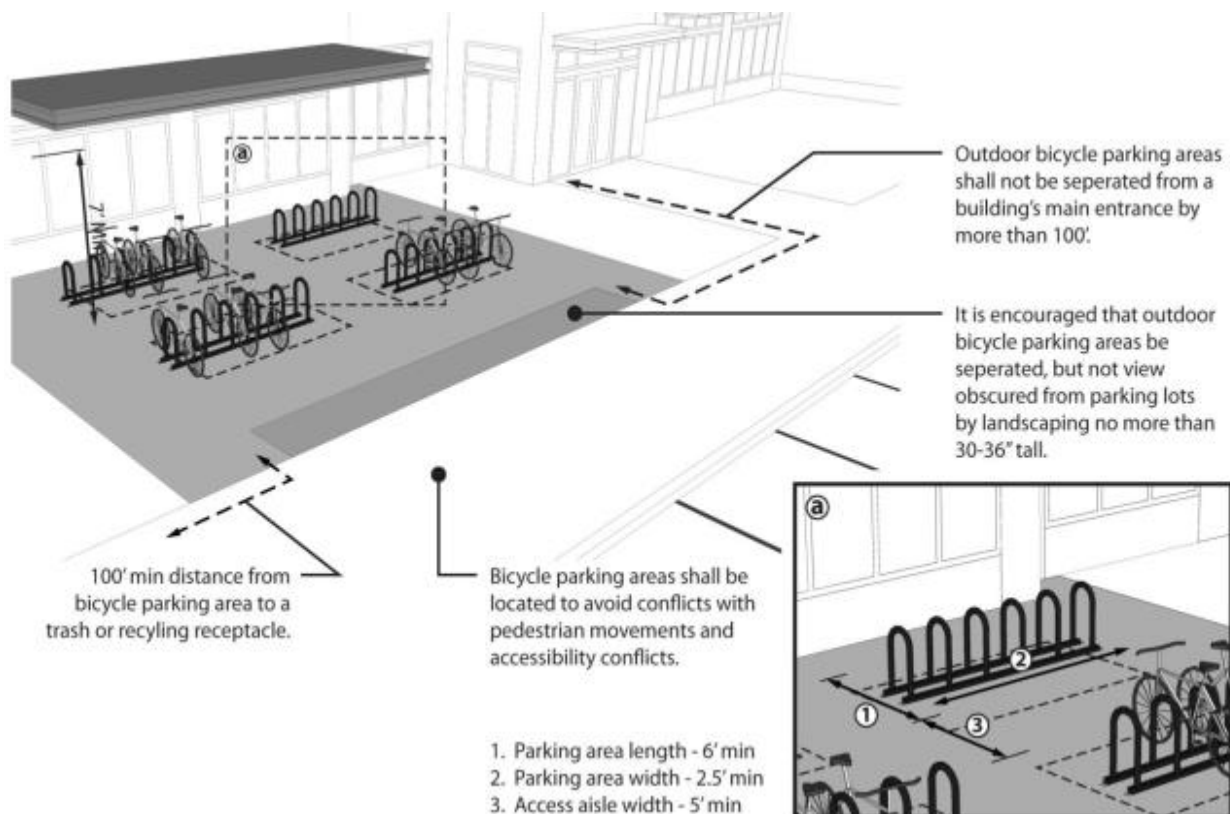
2. Unique artistic design facilities are encouraged. The racks/facilities should be easily identified as a bike rack.

Figure 23.719-5b: Artistic Bike Rack Design Options



3. Standards. Bicycle parking shall be at least one and one-half feet wide by six feet long for a single bicycle parking space or two and one-half feet wide by six feet long for two paired bicycle racks (as pictured in Figure 23.719-6) and, when covered, provide a minimum vertical clearance of seven feet. An access aisle of at least five feet wide shall be provided and maintained beside or between each row of bicycle parking. Each required bicycle space must be accessible without moving another bicycle. Bicycle parking spaces required by this chapter may not be rented or leased.

Figure 23.719-6: Bicycle Parking Area Design Requirements



F. Paving and surfacing of bicycle parking areas shall be surfaced with hard surfacing of at least two inches minimum (i.e., pavers, asphalt, concrete, or similar material). This surface must be designed to maintain a well-drained condition.

G. Exemptions. The following uses are exempt from bicycle parking requirements:

1. Temporary uses.
2. Agriculture.
3. Mini-storage facilities.
4. Home occupations. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.130)].

23.719.130 Standards for off-street parking for private residences.

Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

A. Any vehicle, trailer, or vessel which is inoperable or vehicles that are Certified as Non-Operation or Planned Non-Operation Certified with the Department of Motor Vehicles shall be stored entirely within an enclosed structure, where it is not visible from the street or other public or private property and shall not be parked or stored in any yard within a residential zoning district or neighborhood.

B. Unless specifically permitted by this code, required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel. Required parking must be provided within a fully enclosed garage or carport (see RCMC 23.734.040, Development standards).

C. Parking in excess of the required parking (e.g., driveways) may be provided within the front and street side yard setback, as follows:

1. Vehicle parking (including driveways) within the front yard area or as seen by the public street in residential areas shall be provided on a lasting, durable surface (e.g., concrete, asphalt, or similar material). Permeable paving materials, such as paver stones, pervious concrete, or interlocking grids with gravel, are permitted as an alternative to a standard asphalt or concrete surface. Use of grasscrete, ribbon drive (Hollywood strips) or other acceptable alternatives as determined by the director may be allowed for purposes of a driving surface that leads to a legal parking area outside of the front yard area or as seen by the public street. No parking is allowed on these features within the front yard area or as seen by the public street.

2. Parking areas shall not exceed the maximum impervious surface allowed on a parcel (e.g., impervious surface in front yards is limited to 40 percent coverage).

3. Parking may not occur within any required clear vision triangle area on a corner lot.

D. Each parking space shall be at least eight and one-half feet wide by 18 feet deep.

E. Tandem (end-to-end) parking is allowed to meet the minimum off-street parking requirements.

F. Required parking may be provided in the rear yard only when an alley is available for access.

G. The minimum driveway width is 10 feet. Driveway pavement shall be five feet from the side property line in order to provide an area of landscaping between adjacent lots. Deviations from these standards may be allowed through site plan and architecture review for small-lot single-family developments at the time of master home plan review where these standards cannot be attained due to design. Remaining unpaved portion shall be landscaped, irrigated, and maintained. See Figure 23.716-2 (Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones).

H. The use of structures, temporary canopies, tarps, and other similar types of covering for vehicles is strictly prohibited within the front setback.

I. Commercial vehicles shall not be parked on residential property.

J. Parking of RVs, trailers, and vessels shall conform with the following additional regulations:

1. Parking on a lasting, durable surface (e.g., concrete, asphalt, grasscrete, or permeable paving material) is required.

2. Parking within the clear vision area is prohibited. [Ord. 15-2018 § 4 (Exh. A); Ord. 7-2018 § 3; Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.140)].

23.719.140 Trip reduction requirements.

A. Applicability. The provisions of this chapter shall apply to all major development projects defined as follows:

1. Any commercial, industrial, institutional, or other use which is expected to employ 200 or more persons, as determined by either actual employee projections or equivalent development size.

2. Any existing facility or development which increases its gross floor area and, after such increase, exceeds the minimum equivalent development size.

3. The director may, if projected traffic conditions warrant, apply the provisions of this section to developments smaller than those specified.

B. Exempt Projects. Notwithstanding any other provisions of this code, the following uses and activities shall be specifically exempt from the provisions of this section:

1. Development projects expected to employ fewer than 200 persons.

2. Temporary construction activities on any affected project, including activities performed by engineers, architects, contractors, subcontractors, and construction workers.

C. Equivalent Development Size. For the purpose of this section, the standards listed in Table 23.719-4 (Equivalent Development Size) shall be considered equivalent to the 200-employee threshold.

Table 23.719-4: Equivalent Development Size

Type of Use	Minimum Development Size (in square feet) Equivalent to 200 Employees
Office (excluding medical)	50,000
Industrial Office Park (MP)	60,000
Hospital and Medical Offices	80,000
Commercial	100,000
Light Industrial (M-1)	95,000
Heavy Industrial (M-2)	130,000
Mixed or Multiple Uses	¹

Notes:

1. The minimum development size for mixed- or multiple-use developments shall be calculated based on the employment equivalent of the square footage or areas devoted to each type of use.

D. Passenger Loading Areas. Parking areas for major development projects shall designate a passenger loading area or areas for embarking and disembarking passengers from ridesharing vehicles. Such passenger loading areas shall be located at the point(s) of primary pedestrian access from the parking area to the adjacent building(s) and shall be designed in such a manner that vehicles waiting in the loading area do not impede vehicular circulation in the parking area. The passenger loading areas shall be designed as a turn-out as indicated by Figure 23.719-7 and shall

be large enough to accommodate the number of waiting vehicles equivalent to one-half percent of the required parking for the project. See Figure 23.719-7 (Passenger Loading Areas).

Figure 23.719-7: Passenger Loading Areas



E. Preferential Parking Spaces for Carpool and Vanpool Vehicles. All major development projects shall reserve and designate at least 10 percent of the employee parking spaces for the project for ridesharing vehicles by marking such spaces “Carpool/Vanpool Only.” The number of preferential parking spaces must be increased above 10 percent of the employee parking as necessary to accommodate all legitimate carpools and vanpools. Such spaces shall be located near the building entrance(s), covered, shaded, or in some other obvious way be determined as preferential. For purposes of this section, the factors listed in Table 23.719-5 (Employee Parking Ratios) shall be used to determine the number of employee parking spaces.

Table 23.719-5: Employee Parking Ratios

Type of Use	Percentage of Total Parking Devoted to Employee Parking
Office (excluding medical)	70%
Hospital and Medical Office	50%
Commercial	30%
Industrial	70%

F. Shower and Locker Facilities. All development projects above the minimum development size threshold shall provide shower and locker facilities for use by employees or tenants who commute to the site by bicycle or walking. Such facilities shall be clearly indicated on all development/improvement plans. One shower and eight lockers with minimum dimensions of 12 inches by 18 inches by 36 inches shall be provided for each 200 employees or fraction thereof, based on the equivalent development size data. The shower and locker facilities must be located convenient to one another and should be located near the employee bicycle parking facilities whenever possible. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.150)].

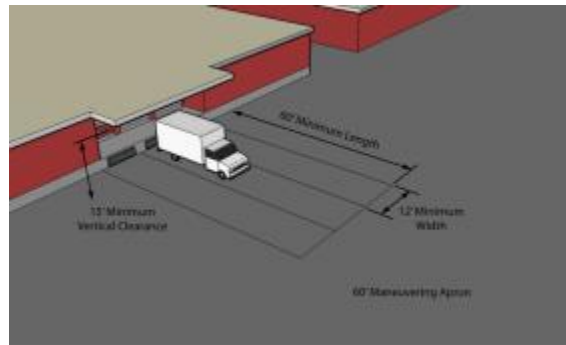
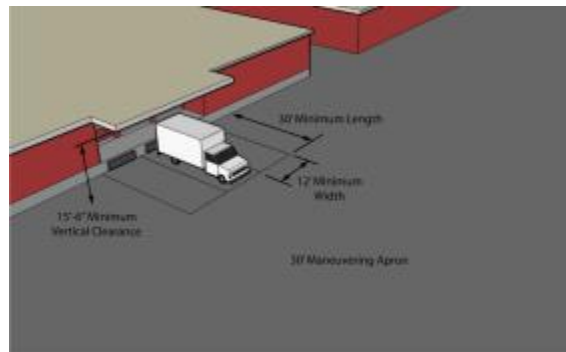
23.719.150 Off-street loading requirements.

A. Purpose of Loading Area Requirements. The purpose of these regulations is to provide the number, size, location, and screening requirements for loading areas in mixed-use, commercial, and industrial uses. The intent of these regulations is to minimize disruptions of traffic flow by freight-carrying vehicles blocking the public right-of-way and to minimize impacts to vehicular and pedestrian conflicts.

B. When Loading Regulations Apply. This regulation applies to all nonresidential development in mixed-use commercial and industrial districts, whether or not a permit or other approval is required for the development. Buildings smaller than 8,000 square feet in size are exempt from the requirements of this section.

C. General Loading Area Requirements.

1. The number of required loading spaces is based on the use of the building and the building size minus any residential component square footage.
2. Where two or more uses are located on the same premises, the number of loading area spaces required is the sum of the spaces required for each use.
3. The provision for maintenance of off-street loading facilities is a continuing obligation of the property owner.
4. Loading and maneuvering areas shall be hard-surfaced unless a permeable surface is required to reduce surface runoff, as determined by the director.
5. Parking of passenger vehicles may be allowed in off-street loading areas subject to specific time limits to prevent conflicts with off-street loading activities. If parking is allowed, the parking time limits shall be clearly posted. These parking spaces shall not count toward meeting the general parking requirements.
6. Off-Street Loading Standards.
 - a. Each required off-street loading space in an industrial area shall have a minimum length of 60 feet, a minimum width of 12 feet, and a minimum vertical clearance of 15 feet inside dimensions. Off-street loading spaces in industrial zones shall also provide a 60-foot maneuvering apron in addition to the minimum length of the loading space. These requirements apply to all off-street loading spaces in industrial zones including at-grade and depressed loading docks.
 - b. Each required off-street loading space, other than in industrial zones, shall have a minimum length of 30 feet, a minimum width of 12 feet, and a minimum vertical clearance of 14.5 feet inside dimensions. Off-street loading spaces shall also provide a 30-foot maneuvering apron in addition to the minimum length of the loading space. These requirements apply to all off-street loading spaces including at-grade and depressed docks.
7. Loading areas must comply with the setback and perimeter landscaping and screening standards. When parking areas are prohibited or not allowed between a building and a street, loading areas are also not allowed.

Figure 23.719-8: Typical Loading Area***Off-Street Loading Spaces in an Industrial Area******Off-Street Loading Spaces in a Nonindustrial Area***

8. For uses not specifically mentioned, the requirements for off-street loading facilities shall be the same as the closest approximate use as determined by the director.

D. Location of Required Loading Facilities.

1. The off-street loading facilities, including the required maneuvering apron, in all cases, shall be on the same lot or parcel of land as the structure they are intended to serve.
2. The off-street loading facilities shall be designed and located so that loading vehicles do not encroach upon required setbacks, driveways, or required parking spaces during maneuvering and loading activities.
3. No loading space, including the required maneuvering apron, shall be located so that a vehicle using such loading space projects into any public street or any adjoining property except in the case of a reciprocal access agreement or similar mechanism.
4. Loading spaces shall be provided with access to an alley when alley access is available.
5. Bays and doors shall be located in a manner that would preclude any possibility for trucks to back into bays from arterial streets. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.160)].

23.719.160 Electric Vehicle Parking Spaces.

A. Applicability.

The California Green Building Standards Code (CALGreen) requires that new construction and major alterations include adding “EV Capable” parking spaces which have electrical panel capacity, a dedicated branch circuit and a raceway to the EV parking spot to support future installation of charging stations. All new construction and qualifying additions or alterations must comply with CALGreen, Title 24, Part 11.

B. Parking Requirements and Location of Electric Vehicle Spaces.

1. As part of the Minor and Major Design Review process, the City shall require that parking facilities be provided to accommodate electric or other alternative fuel vehicles.

2. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy.

3. Electric vehicle ready charging infrastructure shall be provided in multi-family housing developments and non-residential developments according to the standards outlined by CALGreen.

4. Electric vehicle charging stations may be provided in any area designed for the parking or loading of vehicles.

5. Where electric vehicle recharging stations are provided, they shall follow the space requirements and development standards outlined in CALGreen.

6. Parking spaces with electric vehicle charging shall be counted as a standard parking space for the purposes of providing required parking per this Code.

C. Exemptions

1. Electric vehicle charging stations shall not apply to temporary parking lots.

2. Other exemptions may be granted by the Director, where the Director determines that compliance with the requirements of this Section is technically infeasible.

23.743.085 Real estate sign standards.

This section describes the standards for on- and off-site limited term signs associated with real estate sales activities.

A. Allowed on-site real estate signs are exempt from permit, subject to the following limitations:

1. Not more than one on-site for sale sign and one for lease sign is permitted per property frontage, and shall only be displayed for the period while the unit, building, or property is being marketed for sale or lease and ending thirty (30) days after it is sold or leased.
2. The size of all on-site nonresidential real estate signs is limited to a maximum of 10 feet in height and an area of 32 square feet and shall be set back a minimum of three feet from the right-of-way (window signs are exempt from setback requirement) and shall not obstruct the corner visibility requirements of Improvement Standard 4-18, Visibility Restrictions at Driveways and Intersections.
3. The size of all residential real estate signs is limited to 10 square feet and must be set back a minimum of three-five feet and shall not obstruct the corner visibility requirements of Improvement Standard 4-18, Visibility Restrictions at Driveways and Intersections.

B. Allowed Off-Site Real Estate Signs. Portable real estate signs located off site from the property advertised, for purposes of directing traffic to the property in question, may be allowed, provided they do not exceed an overall size of nine square feet each, including supports, and do not exceed a height of 30 inches. Such signs may not be located within the public right-of-way and may only be displayed on weekends and holidays when open house sales activities are ongoing (e.g., the home is open to the public for viewing and inspection). One sign may be placed for each change in direction of travel to a maximum of five signs.

C. Allowed Temporary Signs for Subdivision Real Estate Sales. Signs of this type are temporary, limited-term signs that provide direction/location information to motorists and pedestrians for initial home sales of multiple lots with a single builder within a master planned community, including both single-family and multifamily for-sale products. These signs are allowed during active home sales and must be removed when sales have concluded. These signs are exempt from permit, subject to the following limitations:

1. On-Site Subdivision Balloons. Five balloons per sales trailer or model home complex to a maximum height of 65 feet are allowed.
2. On-Site Subdivision Directional Signs. One temporary subdivision directional sign per subdivision entrance to a maximum of six such signs are allowed. Each sign can be up to 32 square feet and a maximum height of 10 feet. Signs must be set back 10 feet from the right-of-way.
3. On-Site Subdivision Flags. Up to 10 flag poles per subdivision are allowed. Flags can be up to 15 square feet each and up to 20 feet tall. Poles must be set back 10 feet from the right-of-way.
4. Weekend Directional Stake Signs. Weekend directional stake signs are those signs customarily displayed on the weekends, measuring less than nine square feet in area, and mounted on wooden stakes. Such signs may be used to identify the name and location of active home sales as part of a new residential subdivision/condominium project; provided, that each face of the sign does not exceed four square feet, and it is mounted such that it is no more than four feet tall from the ground and is set back a minimum of five feet from the edge of the roadway pavement. Additionally, such signs are only allowed on a temporary basis from noon on Friday to no later than noon on the following Monday. In the event that Friday is a nationally recognized holiday, said signs may be erected on Thursday after noon. In the event that Monday is a nationally recognized holiday, said signs may remain in place until Tuesday by noon. In no event may a weekend directional stake sign be located within a roadway median.
5. Off-Site Subdivision Freestanding Signs. Off-site subdivision freestanding signs are allowed within the city limits, up to five such signs per subdivision, to a maximum of 32 square feet and 10 feet in height for each individual sign. These signs are prohibited within the public right-of-way or on any city-owned property. These signs shall be kept in good repair for the duration of the home sales activities. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2014 § 3 (Exh. C)].

Chapter 23.901

RESIDENTIAL USES

Sections:

- 23.901.010 Purpose and applicability.
- 23.901.020 Caretaker housing.
- 23.901.030 Home occupations.
- 23.901.040 Live-work facility.
- 23.901.050 Mobile homes and mobile home parks.
- 23.901.060 Accessory dwelling units.
- 23.901.065 Junior accessory dwelling units.
- 23.901.070 Senior independent living facility.
- 23.901.080 *Repealed.*
- 23.901.090 Residential care home (large).

23.901.100 Agricultural employee (farmworker) housing~~Farmworker Housing~~

23.901.010 Purpose and applicability.

A. Purpose. The purpose of this chapter is to establish site planning, development, and/or operating standards for caretaker housing, home occupations, live-work facilities, mobile homes, mobile home parks, and second dwelling units. It is the city's intent, in establishing these standards, to mitigate the potential adverse impacts of these uses and activities on adjacent and surrounding land uses by applying special design requirements, regulating activities within the use, and establishing special setback and other development standards.

B. Applicability. The regulations and standards contained in this chapter shall apply only to caretaker housing, home occupations, live-work facilities, mobile homes, mobile home parks, and second dwelling units as expressly identified in the corresponding sections and shall be in addition to any other development standards and regulations contained elsewhere within this zoning code (e.g., lighting, landscaping, parking). These uses may only be located in those zoning districts as described in, and shall only be authorized in concert with, the permit requirements of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.010)].

23.901.020 Caretaker housing.

A. Purpose and Applicability. The regulations contained in this section shall apply to caretaker housing as defined in RCMC 23.1104.040 (Land use definitions). The establishment of new caretaker housing shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as with other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

B. Associated Use. One caretaker housing unit may be permitted in conjunction with an otherwise permitted nonresidential use on the same property. The caretaker unit must be associated with and directly support the nonresidential use of the property (e.g., night watchman or site superintendent for an industrial use).

C. Occupancy. Occupancy of the caretaker unit shall be limited to the caretaker or superintendent of the associated nonresidential use of the site and his or her household.

D. Design. The design of the caretaker unit shall be consistent and uniform with the design of the associated use. Temporary trailers as caretaker units may be permitted with issuance of a temporary use permit (see Chapter 23.116 RCMC, Temporary Use Permits) for a period of not more than six months as described in Chapter 23.922 RCMC (Temporary Uses). [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.020)].

23.901.030 Home occupations.

A. Purpose and Applicability. The regulations contained in this section shall apply to home occupations to ensure the compatibility of the home occupations with the principal residential uses in order to protect the integrity and character of neighborhoods.

B. Approval Process. A home occupation shall not be conducted prior to approval of zoning certification (see Chapter 23.113 RCMC, Zoning Certification).

C. Business License. A business license from the city is required for any home occupation.

D. Performance Standards. It is the intent of the following standards to reduce the impact of the home occupation to the degree that its effects on the neighborhood are undetectable from normal and usual residential activity. These standards shall be incorporated as conditions of the zoning clearance. Failure to comply with these standards will result in revocation of the home occupation permit and/or business license.

1. Number of Home Occupations. There is no limit on the number of home occupations at a residence; provided, that the performance standards identified in this section are met. All of the following standards are calculated and/or applied based on a single residence.
2. Employees. Off-site employees or partners are permitted as part of the home occupation so long as they do not report for work at the subject property.
3. Habitable Floor Area. The use of the dwelling for the home occupation shall be clearly incidental and subordinate to its use for residential purposes.
4. Off-Site Effects. There shall be no mechanical equipment or operation used which creates or makes dust, odor, vibration, or other effects detectable at the property line. Noise level at the property line shall not exceed 55 dBA and shall comply with the city's noise ordinance (Chapter 6.68 RCMC). No process shall be used which is hazardous to public health, safety, morals, or welfare.
5. On-Site Sales. There shall be no products sold on the premises except artist's originals or products individually made to order on the premises except as provided by the California Health and Safety Code for cottage food operators and except as specified in subsection (D)(7) of this section.
6. Products which are not artist's originals or individually made to order may be constructed on site, using equipment normally found in a residence; however, these products may only be sold at a permitted commercial location.
7. Servicing and repair of firearms are permitted, subject to obtaining any state or federal license.
8. Display. There shall be no display of products produced by occupants of the dwelling which are visible in any manner from the outside of the dwelling unit.
9. Traffic/Vehicles. The use shall not generate pedestrian or vehicular traffic beyond that which is normal in a residential district nor in any case require the parking of more than two additional vehicles at the home at any one time. No motor vehicle that is used or kept on the premises in conjunction with the home occupation shall exceed two axles or a length of 20 feet.
10. Storage. There shall be no storage of material or supplies within view of a public right-of-way and storage shall not utilize a required parking space (e.g., within a required garage).
11. Exterior Appearance. There shall be no remodeling or construction of facilities especially for the home occupation which changes the external appearance of the neighborhood from a residential to a more commercial look when viewed from the front of the building.
12. Signs. Signs shall be allowed for the home occupation in accordance with Chapter 23.743 RCMC (Signs).

13. Visitors and Customers. Visitors and customers shall not exceed those normally and reasonably occurring for a residence, including not more than one business visitor an hour and eight a day, during the hours of 8:00 a.m. to 7:00 p.m. (regardless of how many businesses operate out of the home).

14. Deliveries. Deliveries shall not exceed those normally and reasonably occurring for a residence and not more than one delivery of products or materials a week. Deliveries of materials for the home occupation shall not involve the use of commercial vehicles except for FedEx-, UPS-, or USPS-type home pickups and deliveries.

15. Hazardous Materials. No storage of hazardous materials is permitted beyond normal household use. Businesses that require hazardous chemicals (e.g., pest control, pool cleaning, etc.) are not permitted as home occupations.

E. Limitations on Specific Home-Based Businesses.

1. Certified massage practitioners are permitted if the following criteria are met:

- a. Only one client is on site at a time and by appointment only.
- b. The use shall be conducted on a part-time basis.
- c. The practitioner must submit proof of a certificate of training from a state-approved school (e.g., Department of Education, Office of Post Secondary Education).
- d. The use will not be conducted in such a fashion as to constitute a public or a private nuisance.

2. Mobile food vendor vehicles cannot be parked at a private residence (see mobile food vendor limitation in RCMC 23.910.040).

3. Taxicab, limousine, or pedicab service shall not be on call and available for service; no vehicle shall be dispatched from the residence by radio, telephone, or other means, but may be parked at the residence when not in service.

4. Cottage food operations, as defined by and consistent with the requirements of the California Health and Safety Code, are limited to one full-time employee, not including a family member or household member of the cottage food operation.

F. Prohibited Home Occupations.

1. Alcohol beverage manufacturing or sales business;
2. Ambulance service;
3. Ammunition reloading, including custom reloading;
4. Boarding house, bed-and-breakfast hotel, timeshare condominium;
5. Carpentry, cabinet makers;
6. Ceramics (kiln of six cubic feet or more);
7. Firearms sales;
8. Health salons, gyms, dance studios, aerobic exercise studios;
9. Medical, dental, chiropractic, or veterinary clinics;
10. Mortician, hearse service;

11. Noncertified massage practitioners;
12. Palm reading, fortunetelling;
13. Private clubs;
14. Repair or reconditioning of boats or recreation vehicles;
15. Restaurants or taverns;
16. Retail sales from site (except direct distribution of artist's originals, and as provided by the California Health and Safety Code for cottage food operations);
17. Storage, repair, or reconditioning of major household appliances;
18. Storage, repair, or reconditioning of motorized vehicles or large equipment on site;
19. Tattoo service;
20. Tow truck service;
21. Veterinary uses (including boarding);
22. Welding services;
23. Other uses the director determines to be similar to those above per RCMC 23.107.030 (Official interpretation). [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.030)].

23.901.040 Live-work facility.

A. Purpose and Applicability. The regulations contained in this section shall apply to live-work facilities as defined in RCMC 23.1104.040 (Land use definitions). The establishment of new live-work facilities shall be consistent with the allowed use provisions of Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards) and the standards contained within this section, as well as other development standards as required in the underlying zoning district. Where the standards of the underlying district conflict with the standards herein, these standards shall apply.

B. Limitations on Use. The nonresidential component of a live-work facility shall be a use allowed within the applicable base zoning district; however, the uses and activities described below shall be prohibited:

1. Any automobile and vehicle uses as listed in RCMC 23.1104.040 (Land use definitions).
2. Any special regulated uses as listed in RCMC 23.1104.040 (Land use definitions).
3. Any activity which involves:
 - a. Storage of flammable liquids or hazardous materials beyond those normally associated with a residential use;
 - b. Welding, machining, or any open flame work; and/or
 - c. Major manufacturing as defined in RCMC 23.1104.040 (Land use definitions).
4. Any other activity or use as determined by the director as incompatible with residential activities and/or to have the possibility of affecting the health or safety of live-work unit residents, because of the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or that would be hazardous because of materials, processes, products, or wastes.

C. Density. Live-work units shall comply with the density regulations of the applicable base zoning district.

D. Design Standards.

1. Floor Area Requirements. No more than 50 percent of the ground floor area shall be reserved for living space. Up to 100 percent of the ground floor area may be dedicated to working space.
2. Separation and Access. Each live-work unit shall be separated from other units and other uses in the structure. Access to each unit shall be provided from common access areas, corridors, or halls, and the access to each unit shall be clearly separate from other live-work facilities or other uses within the same structure.
3. Facilities to Accommodate Commercial or Industrial Activities. A live-work facility shall be designed to accommodate commercial or industrial uses, as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively commercial or industrial facilities used for the same work activity.
4. Integration of Living and Working Space. The living space within the live-work facility shall be designed as an integral part of the unit and not with separate access from the work space, except that mezzanines and lofts may be used as living space subject to compliance with the other provisions of this section, and living and working space may be separated by interior courtyards or similar private space.
5. Parking. Each live-work facility shall comply with the parking standards of Chapter 23.719 RCMC (Parking and Loading).

E. Nonresident Employees. Up to two persons who do not reside in the live-work unit may work in the unit at any one time. Additional employment may be permitted through issuance of a limited use permit based on findings that the employment will not adversely affect traffic and parking conditions in the vicinity of the site.

F. Changes in Use. After approval, a live-work facility shall not be converted to entirely residential use, nor shall the ratio of living space to working space be changed, unless authorized through administrative use permit approval. As part of the approval of the administrative use permit, the designated approval authority must find that the exclusive residential use will not impair the ability of nonresidential uses on and adjacent to the site to continue operating because of potential health or safety concerns or nuisance complaints raised by the exclusively residential use and/or its occupants. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.040)].

23.901.050 Mobile homes and mobile home parks.

A. Purpose and Applicability. This section applies to new and existing mobile homes and mobile home parks within the city. The purpose of this chapter is to establish standards for the development, modification, and operation of mobile home parks.

B. Special Standards for Mobile Homes. Mobile homes outside of a mobile home park shall comply with the standards set forth for single-family homes in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards), as well as the following criteria:

1. A mobile home must be built on a permanent foundation as approved by the building department.
2. It must have been constructed after June 15, 1976, and must be certified under the National Manufactured Home Construction and Safety Act of 1974.
3. The unit's skirting must extend to the finished grade.
4. Exterior siding must be compatible with adjacent residential structures, and shiny and metallic finishes are prohibited.

C. Mobile Home Parks. Mobile home parks must be constructed and designed according to state law.

D. Management and Maintenance. Every mobile home park community shall be properly managed to ensure maintenance of common facilities and to ensure individual home sites are developed and maintained in accordance with recorded rules and regulations for the park. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.050)].

23.901.060 Accessory dwelling units.

A. Purpose and Applicability. This section applies to accessory dwelling units in the city. Accessory dwelling units are permitted by right in the agricultural, residential, and residential mixed-use zoning districts subject to the standards of this section. The purpose of this chapter is to regulate accessory dwelling units in residential zoning districts and on residential property consistent with state law (California Government Code Section 65852.150 et al.). Implementation of this section is intended to expand housing opportunities for low income and moderate income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.

B. Development Standards. Pursuant to Government Code Section 65852.2, accessory dwelling units shall be permitted on agricultural, residential, and residential mixed-use parcels when the following conditions are met:

1. Accessory dwelling units shall only be located on lots with an area of 5,000 square feet or larger.
2. Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit. The city may impose additional standards (such as parking, height, and setback standards) to ensure that accessory dwelling units shall not have adverse impacts on any real property that is listed in the California Register of Historical Resources.
3. No more than one accessory dwelling unit shall be allowed per parcel.
4. The property owner shall occupy either the primary unit or accessory dwelling unit. The property owner shall record a declaration acknowledging owner occupancy, recorded with the property as a condition of the administrative permit.
5. An accessory dwelling unit shall not exceed 1,200 square feet, excluding garage area. The floor area for attached accessory dwelling units shall not exceed 50 percent of the existing living area.
6. Building setbacks for accessory dwelling units shall comply with all required building setbacks for the primary unit.
7. The maximum height of a detached accessory dwelling unit shall not exceed the height of the primary dwelling unit.
8. No accessory dwelling unit may be sold separately from the primary dwelling unit.
9. Parking. See Chapter 23.719 BC MC (Parking and Loading).
10. No fire sprinklers shall be required in an accessory dwelling unit if fire sprinklers are not required for the primary residence.
11. A building permit application shall be ministerially approved for an accessory dwelling unit contained within the existing space of a single-family dwelling or accessory structure that has independent exterior access and the side and rear setbacks are sufficient for fire safety. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.060)].

23.901.065 Junior accessory dwelling units.

A. Purpose and Applicability. This section applies to junior accessory dwelling units, as defined in Chapter 23.1104 RCMC, in the city. Junior accessory dwelling units are permitted by right in single-family residential zoning districts subject to the standards of this section. The purpose of this chapter is to regulate junior accessory dwelling units in single-family residential zoning districts and on residential property consistent with state law (California Government Code Section 65852.22). Implementation of this section is intended to expand housing opportunities for low income and moderate income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the primarily single-family residential character of the area.

B. Limitations. Pursuant to Government Code Section 65852.22, only one junior accessory dwelling unit shall be permitted per residential lot zoned for single-family residences with a single-family residence already built on the lot.

C. Owner Occupancy. The property owner shall occupy either the primary unit or junior accessory dwelling unit. The property owner shall record a declaration acknowledging owner occupancy, recorded with the property as a condition of the administrative permit. Owner occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization.

D. For parcels with a junior accessory dwelling unit, a deed restriction shall be recorded and run with the land that includes:

1. A prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers.
2. A restriction on the size and attributes of the junior accessory dwelling unit that conforms with this section.

E. Development Standards. Pursuant to Government Code Section 65852.22, junior accessory dwelling units shall be permitted on single-family residential parcels when the following conditions are met:

1. The junior accessory dwelling unit must be constructed within the existing walls of the primary structure, and must include an existing bedroom.
2. The junior accessory dwelling unit must include a separate entrance from the main entrance to the primary structure, with an interior entry to the main living area. The junior accessory dwelling unit may include a second interior doorway for sound attenuation.
3. The junior accessory dwelling unit must include an efficiency kitchen, which shall include all of the following:
 - a. A sink with a maximum waste line diameter of one and one-half inches.
 - b. A cooking facility with appliances that do not require electrical service greater than 120 volts, or natural or propane gas.
 - c. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
4. No additional parking may be required by the city as a condition to grant a permit for a junior accessory dwelling unit.

F. An application for a permit pursuant to this section shall, notwithstanding Government Code Section 65901 or 65906 or any city ordinance regulating the issuance of variances or special use permits, be considered ministerially, without discretionary review or a hearing. A permit shall be issued within 120 days of submission of an application for a permit pursuant to this section. The city may charge a fee based on the costs incurred in connection with the issuance of a permit pursuant to this section.

G. For the purposes of any fire or life protection ordinance or regulation, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit. This section shall not be construed to prohibit the city from adopting an ordinance or regulation relating to fire and life protection requirements within a single-family residence that contains a junior accessory dwelling unit, so long as the ordinance or regulation applies uniformly to all single-family residences within the zone regardless of whether the single-family residence includes a junior accessory dwelling unit or not.

H. For the purposes of providing service for water, sewer, or power, including a connection fee, a junior accessory dwelling unit shall not be considered a separate or new dwelling unit.

~~I. This section shall not be construed to prohibit the city from adopting an ordinance or regulation related to parking or a service or a connection fee for water, sewer, or power that applies to a single-family residence that contains a junior accessory dwelling unit, so long as that ordinance or regulation applies uniformly to all single-family residences regardless of whether the single-family residence includes a junior accessory dwelling unit. [Ord. 4-2017 § 3 (Exh. B)].~~

23.901.070 Senior independent living facility.

A. Elevators shall be provided for all multi-story structures; or

B. A management program shall be in place to address the aging in place issue that is acceptable to the director. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.070)].

23.901.080 Family day care (large).

Repealed by Ord. 1-2020. [Ord. 10-2018 § 3; Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A)].

23.901.090 Residential care home (large).

A. Plans shall be approved by the fire department prior to any approval and additional fire protection measures may be required.

B. City business license is required.

C. Minimum 1,000-foot separation is required between other residential care home facilities. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A)].

23.901.100 Agricultural employee (Farmworker-Housifarmworker) housingag (Agricultural Employee).

A. Applicability

Agricultural Employee (Farmworker) Housing Projects that provide housing for at least five farmworkers and are proposed pursuant to §17021.6 of the Employee Housing Act are referred to as "EHA Projects". Eligible project types include Employer-Provided Farmworker Housing or Rural Farmworker Housing projects, of up to twelve dwelling units or up to 36 beds in group quarters (dormitory-style housing); or a Small Project that provides housing for at least five farmworkers. EHA Projects may be for seasonal or temporary rResidency. EHA Projects shall not include any proposed land division (i.e., parcel map, subdivision map or condominium map) for the purposes of creating a separate parcel for the EHA Project or EHA units.

B. Agricultural Employee Project Types

Agricultural Employee (Farmworker) Housing Projects provide housing for 5 or more Farmworkers ("EHA Projects"). EHA Projects include the following project types:

1. Employer-Provided Farmworker Housing Project

- a. 5 to 36 beds in group quarters designed for single adult farmworkers, or;
- b. 5 to 12 dwelling units, mobile home/RV spaces, each designed for occupancy by at least one farmworker and his/her household.

2. Small Farmworker Housing Project

- a. 1 to 4 dwelling units or mobile homes housing at least 5 farmworkers and licensed by the Enforcement Agency.

C. Required Permits and Approvals

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1. Site Development Permit. In the AG Zone districts, EHA Projects proposed are considered an agricultural use and require an Administrative Use Permit from the Planning Department. Conditions of approval may be imposed by the Director to ensure compliance with the standards of this section, and the City, and with the Act.

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2. Water and Sanitation Permits. EHA Projects not connected to community sewer or water shall obtain required City permits for proposed well water and/or septic systems. EHA Projects on well water that meet the definition of Public Drinking Water System shall comply with State Water Resources Control Board Standards.

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3. Building Permits. EHA Projects shall obtain building permits or other required permits, depending on type of housing accommodations proposed for the project. For EHA Projects consisting of two to four mobile or manufactured homes (not on a permanent foundation system) or recreational vehicles, or spaces for two to four mobile homes or recreational vehicles (a "trailer park"), HCD is the permitting agency. For EHA Projects of five to twelve spaces, mobile homes, or recreational vehicles, the City is the permitting agency.

4. Recorded Covenant. The site development permit shall include a condition of approval for the property owner to record a farmworker housing covenant with the City to provide constructive notice of and ensure owner's compliance with the requirements of this section of the Rancho Cordova City Code, the Act, and their License.

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— License. EHA Projects shall obtain and maintain a License to operate the proposed farmworker housing from the Enforcement Agency pursuant to §17030-17039 of the Act. The Enforcement Agency in the City is the Planning Department. Department of Environmental Health.

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— Applicants shall apply for the License at least 45 days before initial occupancy, after the Site Development Permit and any required building or other ministerial permits have been obtained for the project. The application form is available from the Enforcement Agency and requires applicant to provide all information listed in §17032 of the Act.

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Applicant shall submit a letter requesting a modification to the License whenever there is a change in any of the information provided on the License application form, such as a reduction or increase in the number of units or beds occupied by farmworkers, or any other information on the form.

Licenses are issued for a one-year period and subject to annual monitoring by the Enforcement Agency.

Applicant shall submit a letter each year requesting an annual renewal of the License for as long as the housing continues to be operated as employee housing.

Any operator of an EHA Project that fails to obtain or maintain the required License for the project shall be subject to the penalties of §17037 of the Act, including in some cases a requirement to pay double or ten times the applicable licensing fees.

Certificate of Non-operation. If the EHA Project ceases to be occupied by farmworkers, the operator shall submit a letter certifying non-operation to the Enforcement Agency within 30 days, noting the date on which the housing ceased to be occupied, consistent with §17037.5 of the Act. The Certification of Non-Operation shall be submitted to the Enforcement Agency annually for two years following discontinuation of the use of any area or structure on the property identified in operator's License as farmworker housing. The Certification shall attest under penalty of perjury that the farmworker housing has been destroyed, or is no longer owned and operated, or has not been and shall not be occupied by five or more employees during the calendar year. Operator shall send a copy of the Certification of Non-operation to the City Planning Department concurrently with delivery to the Enforcement Agency.

5. Environmental Review. EHA Projects are subject to environmental review ("CEQA"). The Public Resources Code provides some exemptions to CEQA that may apply to certain types of farmworker housing defined herein.

D. Development Standards and Criteria

Applicability. EHA Projects shall comply with development standards of the zone districts in which they are located, as well as the additional standards and criteria provided below. In the event of any conflict between Chapter 25.0323.307, and the standards and criteria provided in this section, those in this section shall prevail.

1. Density limitations. EHA Projects proposed in agricultural zones are considered an agricultural use pursuant to the Act and as such are not subject to the residential density limitations set forth in the General Plan or Zoning Code.

Unit Size. The maximum habitable floor area for a dwelling unit intended for occupancy by a single farmworker household (individual farmworker or farmworker family) in an EHA Project shall not exceed the following, measured in square feet (SF) as shown below:

Maximum Habitable Floor Area

<u>Unit Size</u>	<u>Maximum Habitable Floor Area</u>
<u>Studio or 1 bedroom</u>	<u>640 SF</u>
<u>2 bedrooms</u>	<u>800 SF</u>
<u>3 bedrooms</u>	<u>1,200 SF</u>
<u>4 or more bedrooms</u>	<u>1,400 SF</u>

Group Quarters. Structures designed as group quarters or dormitories shall provide at least 50 square feet of habitable area per bed (per occupant) within the dormitory structure.

Height. Structures shall be limited to a height of 28 feet.

Parking. EHA Projects shall comply with the parking standards in the Chapter 25.07, except that the minimum number of spaces per unit or per bed in an EHA Project shall be as set forth below:

Minimum Parking Spaces Required

<u>Unit Size</u>	<u>Minimum Parking Spaces Required</u>
<u>Studio or 1 bedroom</u>	<u>1</u>
<u>2 or 3 bedrooms</u>	<u>2</u>
<u>4 or more bedrooms</u>	<u>2.5</u>
<u>Group Quarters</u>	<u>0.5 per bed</u>

E. Single-Family Farmworker Housing Projects

Intent.

Parking Exceptions. The Director may approve a reduction in required parking spaces without a variance, if the applicant provides evidence to the Director's satisfaction that fewer parking spaces than otherwise

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required by this section will be adequate for EHA Project, such as where transit service or alternative transportation is available or is provided by the operator.

Alternate surfacing materials (e.g., base rock or gravel) may be allowed for parking areas and/or accessways to the EHA, if the Director finds that the alternate surfacing materials will help to preserve agricultural land, and the surfacing will be installed and maintained in a manner that will prevent erosion and will provide adequate drainage, and such alternate is acceptable to other involved reviewing agencies.

Siting. EHA Projects shall be sited to avoid, to the extent feasible, placing units or structures on prime agricultural land or other productive soils, and to avoid or minimize exposure of occupants to hazards associated with agricultural operations on the site or adjacent properties.

Minimize disturbance. To the extent feasible, EHA Projects shall be sited on the least viable portion of the parcel or in such a way as to disturb the least amount of productive farmland. Depending on site conditions, this may be achieved by siting the EHA Project near existing development on the site, using existing site access, and minimizing the use of paving materials or other impervious surfacing to the minimum necessary to accommodate the EHA Project.

Buffers. To the extent feasible, housing accommodations shall be sited at least 50 feet from any active agricultural operations, including areas subject to machine cultivation or pesticide application. If such distances are not feasible, buffering techniques, such as fencing, screening with vegetation, or other techniques may be used to provide a buffer between farmworker housing and farming operations, subject to Department approval. Housing accommodations shall not be located within 75 feet of any livestock barns, pens or similar quarters of livestock or poultry, consistent with State regulations.

25.08.023 Single Family Farmworker Housing

Intent

Single-Family Farmworker Housing projects, at the applicant's option, may be proposed pursuant to §17021.5 of the Act, in which case they are deemed a residential use and subject to the same permitting requirements and development standards that apply to a single-family dwelling proposed in the applicable zone, rather than being deemed an agricultural use pursuant to Section A above this section. All Single-Family Farmworker Housing Projects that provide housing for at least more than five farmworkers shall obtain a License from the Enforcement Agency pursuant to the Act.

1.

Applicability

A Small Farmworker Housing Project of one to four farmworker dwelling units per parcel, in addition to any primary residence and accessory dwelling unit that may exist on the site, shall be processed as follows: Small Farmworker Housing Projects proposed to provide housing for at least five individual farmworkers (i.e., at least one farmworker unit will house more than one individual farmworker per unit) are considered an EHA Project and may be approved on a parcel in an agricultural zoning district, subject to all provisions of this Zoning Code and the Act, including the requirement to obtain a License.

Small Farmworker Projects proposed to provide housing for four or fewer individual farmworkers (at least one farmworker per proposed unit, not to exceed four farmworkers total in the project) are not an EHA Project and not subject to the Act. Such projects may be approved in agricultural zones with an Administrative Use Permit pursuant to all requirements of Section D above, except for the requirement to obtain or maintain a License.

In lieu of a License, such projects shall be subject to annual monitoring by the Planning Department to verify the owner's compliance with the recorded farmworker housing covenant and project conditions of approval. If, upon monitoring or in response to a complaint, any dwelling unit in such project is determined

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to be non-compliant with the occupancy requirements set forth in the farmworker housing covenant, after reasonable notice and opportunity to correct the violation as set forth in City Code, the project permit may be revoked and the unit(s) subject to enforcement pursuant to [Rancho Cordova City Code Chapter 23.173](#), possibly including abatement.

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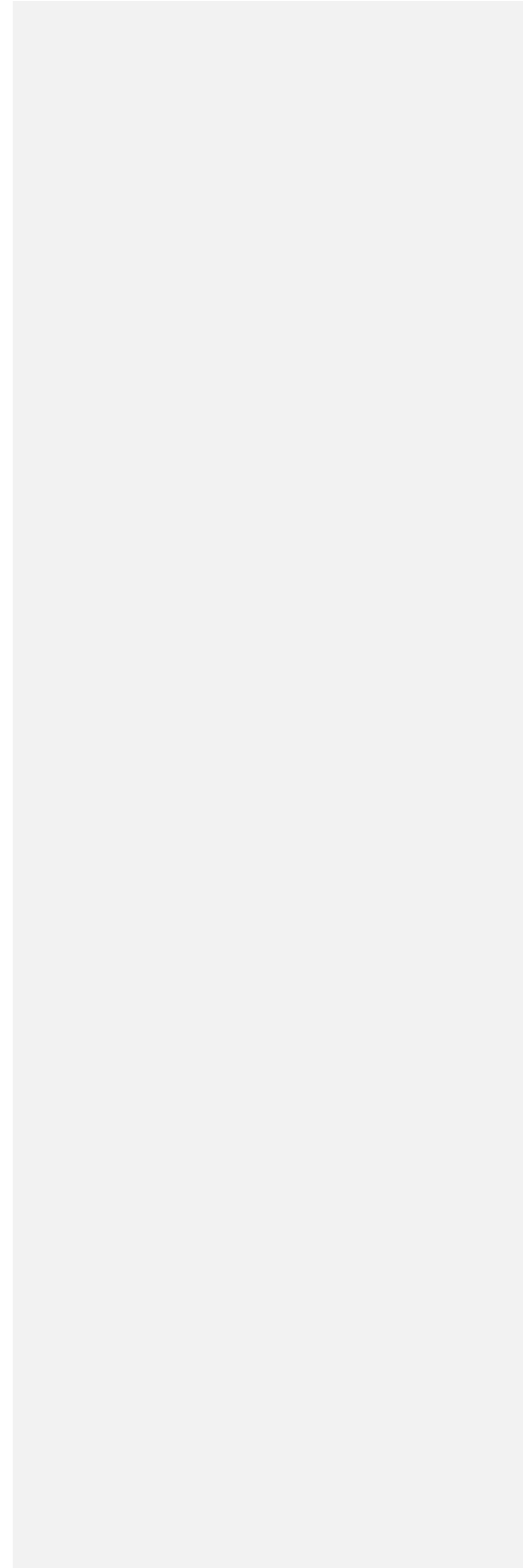
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¹ Code reviser's note: Ordinance 13-2013 Exhibit B sets out all of Article 9 without intending to amend the entire article. Only sections intended to be amended by the ordinance cite the ordinance in the section's legislative history.



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23.1104.040 Land use definitions.

“Adult day care facilities” means state-licensed facilities that provide supervised care of older adults, providing activities such as meals and socialization one or more days a week during specified daytime hours. The participants, primarily persons with physical and/or mental limitations who need socialization, physical assistance, and/or psychological assistance, return to their homes each evening. The program is often used as respite by family members caring for an older person who cannot be left alone safely in the home. Supervision for more than six adults for periods of less than 24 hours, with no overnight stays.

“Adult day care home” is defined by state law as the provision of nonmedical care to six or fewer adults, including seniors, in the provider’s own home, for a period of less than 24 hours at a time. Homes serving more than six adults are included in “Adult day care facilities.”

“Agricultural Employee” means an employee engaged in agriculture, which includes farming in all its branches, including but not limited to the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, furbearing animals, or poultry, and any practices performed by a farmer or on a farm, as further defined in CA Labor Code §1140.4(b). “Agricultural Employee” also means farm worker, farmworker, or farm laborer.

“Agricultural Employer” means an employer engaged in agricultural operations who employ employees, as defined in Labor Code Section 1140.4(c).

“Agricultural Housing, Single-Family Farmworker DwellingHousing” means hisHousing accommodations occupied by no more than six farmworkers for which the owner/operator has obtained or seeks a License pursuant to Section 17021.5 of the Employee Housing Act, which allows such projects to be deemed a single-family dwelling and a residential use of the property.

“Agricultural Housing, –Employer Provided” means hHousing accommodations described in Section 17008(a) of the Employee Housing Act for five or more farmworkers by their employer and maintained in connection with any work or place where work is being performed, whether or not rent is involved.

“Agricultural Housing – Seasonal” is Farmworker housing which is operated annually on the same site and which is occupied for not more than 180 days in any calendar year, as further defined in Section 17010(b) of the Act.

“Agricultural Housing – Temporary” is Farmworker housing which is not operated on the same site annually, and which is established for one operation and then removed, as further defined in Section 17010(a) of the Employee Housing Act.

“Agricultural products processing” means the act of changing an agricultural crop after harvest from its natural state to the initial stage of processing in order to prepare it for market and for further processing at an off-site location. Examples of this processing include nut hulling and shelling, bean cleaning, corn shelling and sorting, grape sorting and crushing, primary processing of fruits to juice and initial storage of the juice, without fermentation, cleaning and packing of fruits.

“Agricultural tourism” means establishments that cater to tourists and provide agricultural products either produced on the site or within the community. Such uses include but are not limited to wineries with tasting rooms and permanent roadside crop stands or fruit stands.

“Airport” means a facility where aircraft such as airplanes can take off and land. An airport minimally consists of one runway but other common components are hangars and terminal buildings.

“Alcoholic beverage sales” means the retail sale of beer, wine, and/or other alcoholic beverages for off-premises consumption.

“Ambulance service” means emergency medical care and transportation, including incidental storage and maintenance of vehicles.

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“Animal husbandry” means raising and breeding of animals or production of animal products. Typical uses include grazing, ranching, dairy farming, poultry farming, and beekeeping, but exclude slaughterhouses and feedlot operations. This classification includes accessory agricultural buildings accessory to such uses. Animal sales, boarding, and grooming are defined separately under “Animal sales and grooming.” Keeping of animals is defined separately under “Animal keeping.”

“Animal keeping” means care and maintenance of animals on private property. The listing below provides a distinction between various types of animals related to allowed use provisions in Article 3 of this title (Zoning Districts, Allowable Uses, and General Development Standards). This classification is distinct from animal husbandry, animal sales and grooming, and equestrian facilities (commercial or hobby). Also see “Kennels, commercial,” which provides for the boarding of animals (e.g., “doggie day care”).

1. “Domestic pets” means small animals (no larger than the largest breed of dogs) customarily kept as pets within a dwelling unit. This classification includes dogs, cats, fish, and birds (excluding large tropical birds and poultry).
2. “Exotic animals” means wild animals not customarily confined or cultivated by man for domestic or commercial purposes, but kept as a pet or for display, including miniature pigs, snakes, reptiles, and large tropical birds (including peacocks).
3. “Livestock animals” means domesticated animals that may be kept or raised in pens, barns, houses, and pastures, whether for commercial or private use. Livestock includes, but is not limited to, cattle, sheep, swine, goats, equine, and fowl.
4. “Poultry” means domesticated birds (fowl) customarily kept for eggs or meat. This classification includes chickens, roosters, ducks, geese, turkeys, guinea fowl, and Cornish game hens.

“Animal sales and grooming” means retail sales of domestic and exotic animals, bathing and trimming services, and boarding of said animals for a maximum period of 72 hours, conducted entirely within an enclosed building with no outdoor use.

“Aquaculture” means the cultivation of marine or freshwater fish, shellfish, or plants under controlled conditions. Aquaponics is a subset of aquaculture which integrates aquaculture with hydroponics by recycling the waste products from fish to fertilize hydroponically growing plants.

“Art, antique, collectable” means retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectible items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as “Artisan shops.”

“Artisan shops” means retail stores selling art, glass, ceramics, jewelry, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

“Artisanal and specialty manufacture, display and sales” means the manufacture, display, and sales of specialty food and goods requiring the transformation of raw materials into products that may be edible, useful, or decorative. Outdoor display, sales and consumption on premises may be included subject to zoning and accessibility requirements, and any other state or local regulations such as, but not limited to, the California Uniform Food Facilities Law (CURFFL).

“Auto and vehicle sales and rental” means retail establishments selling and/or renting automobiles, trucks, and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see “Auto parts sales”), bicycle and moped sales (see “Retail, general”), tire recapping establishments (see “Vehicle services – major”), businesses dealing exclusively in used parts (see “Recycling facility – scrap and dismantling”), or “Service station,” all of which are separately defined.

“Auto and vehicle sales, wholesale” means wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking yard, junkyard, or salvage yard. Conventional automobile dealerships are listed under “Auto and vehicle sales and rental.”

“Auto and vehicle storage” means facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include vehicle dismantling (see “Auto vehicle dismantling”) or retail sales (see “Auto and vehicle sales, wholesale”).

“Auto parts sales” means stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see “Vehicle services – minor”). Does not include tire recapping establishments, which are found under “Vehicle services – major” or businesses dealing exclusively in used parts, which are included under “Auto and vehicle sales, wholesale.”

“Auto vehicle dismantling” means establishments for the dismantling of automobile vehicles, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. Retail sales are included under the definition of “Auto and vehicle sales, wholesale.”

“Banks and financial services” means financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM). “Banks and financial services” shall not mean check cashing or finance lending businesses that do not qualify as a “financial institution” under California Financial Code statutes.

“Bars and nightclubs” means any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Bars and nightclubs may include outdoor food and beverage areas.

“Bed and breakfast inns” means residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable health department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under the definition of “Hotels and motels.”

“Brew pub” means an establishment that produces ales, beers, meads, hard ciders, and/or similar beverages to serve on site. Sale of beverages for off-site consumption is also permitted in keeping with the regulations of the ABC. Service of brewed beverages must be in conjunction with the service of food. Manufacturing activities shall occur entirely within an enclosed building or outdoor work area screened from public view and be separated from the restaurant portion of the facility by applicable building codes. All beverage tasting shall occur within the restaurant portion of the facility. Brew pubs may not produce more than 5,000 barrels of beverage (all types of beverage combined) annually per ABC licensing standards. May also include the wholesale distribution of beverages for off-site consumption.

“Brewery, winery, distillery” means a facility where specific alcoholic beverages are manufactured. Incidental to the manufacturing process, a tasting area not to exceed 50 percent of the floor area is allowed. Tasting rooms must comply with retail hours of operation from 10:00 a.m. to 11:00 p.m. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control. All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with regulations of ABC licensure. Prior to occupancy, all breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits. See also “Tasting room, off-site.”

“Broadcasting and recording studios” means commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings. Does not include transmission and receiving apparatus such as antennas and towers, which are under the definition of “Telecommunication facility.”

“Building materials stores and yards” means retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in “Wholesaling and distribution.” Hardware stores are listed in the definition of “Retail, general,” even if they sell some building materials. Also see “Home improvement supplies” for smaller specialty stores.

“Bus and transit shelter” means a small structure designed for the protection and convenience of waiting transit passengers and that has a roof and usually two or three sides.

“Business support services” means establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Support services include, but are not limited to:

1. Equipment repair services (except vehicle repair; see “Vehicle services”);
2. Commercial art and design (production);
3. Computer-related services (rental, repair);
4. Copying, quick printing, and blueprinting services (other than those defined as “Printing and publishing”);
5. Equipment rental businesses within buildings (rental yards are “storage yards”);
6. Film processing laboratories;
7. Heavy equipment repair services where repair occurs on the client site;
8. Janitorial services;
9. Mail advertising services (reproduction and shipping);
10. Mailbox services;
11. Outdoor advertising services; and
12. Photocopying and photofinishing.

“Call center” means an office equipped to handle a large volume of calls, especially for taking orders or servicing customers.

“Car washing” means permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day) are not part of this use classification.

“Card rooms” means gambling establishments that offer card games for play by the public.

“Caretaker housing” means a residence that is accessory to a site with a nonresidential primary use and that is needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

“Cemeteries” or “mausoleums” means land used for the burial of the dead and dedicated for cemetery purposes, including crematories, columbariums, and mausoleums. Also see “Mortuaries and funeral homes.”

“Check cashing business” means an establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, title cashing, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on

future checks. This classification does not include a state or federally chartered bank, savings association, credit union or similar financial institution (see “Banks and financial services”).

“Child day care facility” means a state-licensed facility which provides nonmedical care, protection, and supervision to more than 14 children under 18 years of age, on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.

“Clubs, lodges, and private meeting halls” means permanent, headquarters-type and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for business associations; civic, social and fraternal organizations; labor unions and similar organizations; political organizations; professional membership organizations; and other membership organizations.

“Commercial marijuana uses” means any and all commercial and nonprofit entities, businesses, organizations, facilities, enterprises, buildings, structures, delivery service, vehicle or location, whether fixed or mobile, where recreational or medical marijuana (cannabis), recreational or medical marijuana products, or devices for the use of recreational or medical marijuana or marijuana products are offered, either individually or in any combination, for retail sale, including an establishment that delivers recreational or medical marijuana and recreational marijuana products. “Commercial marijuana uses” also includes any and all uses involving the cultivation, testing, research, distribution, possession, processing, storing, labeling, transporting, or sale of medical or recreational marijuana or recreational or medical marijuana products, regardless of whether such uses are permitted under state laws.

“Community centers/civic uses” means multipurpose meeting and recreational facilities typically consisting of one or more meeting or multipurpose rooms, kitchens and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

“Community garden” means a site used for growing plants for food, fiber, herbs, or flowers, which is shared and maintained by city residents.

“Community garden, private” means an otherwise undeveloped lot divided into multiple plots for the growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs, primarily for the personal use of the growers, and that is established, operated, and maintained by a group of persons, other than the city. This does not include a private garden or edible landscaping that is incidental to the primary use of the lot.

“Community garden, public” means public land divided into multiple plots that are available to the public for growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs primarily for the personal use of the growers, and that is established, operated, and maintained by the city.

“Convenience stores” means easy-access retail stores of 5,000 square feet or less in gross floor area, which carry a range of merchandise oriented to convenience and travelers’ shopping needs. These stores may be part of a service station or an independent facility. Also see “Neighborhood market” and “Grocery store/supermarket” for larger stores or stores oriented toward the daily shopping needs of residents.

“Cottage food operation” means a cottage food operation as defined in the California Health and Safety Code.

“Crop production” means raising and harvesting of plants, tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing. Includes horticulture establishments engaged in the cultivation of flowers, fruits, vegetables, or ornamental trees and shrubs for wholesale and incidental retail sales. This classification includes accessory agricultural buildings accessory to such uses and roadside stands for display/sale of agricultural products grown on the premises. Excludes uses for which other garden, nursery, or landscape merchandise is stored and sold on the site.

“Detailing or waterless car wash” means a facility that offers interior or exterior cleaning of chrome trim, windows, wheels and other visible components on a vehicle’s exterior. Cleaning typically includes the use of pre-mixed cleaners that are sprayed on and wiped off and very little use of water.

“Drive-in and drive-through sales and service” means facilities where food or other products may be purchased by motorists without leaving their vehicles. These facilities include fast-food restaurants, drive-through coffee, dairy products, photo stores, etc.

“Dwelling, accessory unit” means an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

“Dwelling, multifamily” means a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

“Dwelling, single-family” means a building designed exclusively for occupancy by one family on a single lot. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

“Dwelling, two-family” means an attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. For the purposes of this title, this definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include accessory dwelling units (see “Dwelling, accessory unit”).

“E-cigarette lounge” and “vapor bar” means any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize a heating element or other device that vaporizes a liquid solution that releases nicotine or flavored vapor, including but not limited to e-cigarettes, hookah pens, e-hookahs, or vape pipes. E-cigarette lounge and vapor bar shall include private smokers lounge and smokers lounge as defined below. “E-cigarette” or “electronic cigarette” shall have the same definition as that in RCMC 6.84.020(F).

1. “Hookah bar” means any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize hookahs, pipes, or other mechanisms placed at various locations throughout the establishment to smoke tobacco or other substances.
2. “Private smokers’ lounges” or “smokers’ lounges” means any enclosed or unenclosed area within or attached to a retail or wholesale tobacco store or smoke shop that is dedicated, in whole or in part, to the use of tobacco or e-cigarette products, including but not limited to cigarettes, cigars, pipes, hookahs, e-cigarettes, hookah pens, e-hookahs, or vape pipes or pens. Such area need not be separated from the main floor area of the retail establishment.

“Emergency facilities” means a temporary facilities to accommodate emergency public health and safety needs and activities.

“Emergency shelter” means any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

~~“Employee housing” means property used temporarily or seasonally for the residential use of five or more unrelated persons/families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boarding house, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. Concurrent with the previous definition, employee housing may also involve permanent residency if the housing accommodation is a mobile home, manufactured home, travel trailer, or recreational vehicle.~~

“Equestrian facility, commercial” means commercial horse, donkey, and mule facilities including horse ranches, boarding stables, riding schools and academies, horse exhibition facilities (for shows or other competitive events), pack stations, and barns, stables, corrals, and paddocks accessory and incidental to these uses.

“Equestrian facility, hobby” means stables, corrals, and paddocks used by the individual homeowners of corresponding property and their animals.

“Equipment sales and rental” means service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g., construction equipment).

“Family day care home, large” means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally for seven to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

“Family day care home, small” means state-licensed facilities that provide nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally to six or fewer children. As described in the California Health and Safety Code, small day care homes for children may provide services for up to eight children when specific conditions are met.

“Fuel storage and distribution” means a large-scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

“Furniture, furnishings, and appliance stores” means stores engaged primarily in selling the following products and related services, including incidental repair services: draperies, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, lawn furniture, moveable spas and hot tubs, office furniture, other household electrical and gas appliances, outdoor furniture, refrigerators, stoves, and televisions.

“Garden center/plant nursery” means establishments providing for the cultivation and sale of ornamental trees, shrubs, and plants, including the sale of garden and landscape materials (packaged and/or bulk sale of unpackaged materials) and equipment.

“Golf courses/clubhouse” means golf courses and accessory facilities and uses including clubhouses with bar and restaurant, locker and shower facilities, driving ranges, “pro shops” for on-site sales of golfing equipment, and golf cart storage and sales facilities.

“Grocery store/supermarket” means a retail business of more than 15,000 square feet in size, where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full-service businesses do not typically have limited hours of operation. See separate but related listings for “Neighborhood market” and “Convenience store.”

“Group residential” means shared living quarters without separate kitchen and/or bathroom facilities for each room or unit. This classification includes residential hotels, fraternities, sororities, convents, rectories, and private residential clubs but does not include living quarters shared exclusively by a family. This category includes boarding houses, which are defined as a building other than a hotel or restaurant where meals or lodging or both meals and lodging are provided for compensation for four or more persons.

“Guest house” means a detached structure accessory to a single-family dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

“Heliport” means a designated, marked area on the ground or the top of a structure where helicopters may land at any time.

“Hog farm, commercial” means any premises used for the raising or keeping of hogs when raised, fed, and fattened for purposes of sale and consumption by other than the owner of the site. In agricultural and agricultural-residential zoning districts, the term “hog farm, commercial” does not exclude the raising of hogs as part of general agricultural practices and 4-H purposes (also see “Animal keeping”).

“Home improvement supplies” means establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These

uses may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a subcategory of the larger building materials stores and yards use classification and may be combined with or separate from such uses.

“Home occupation” means the conduct of a business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property. Examples include, but are not limited to, accountants and financial advisors, architects, artists, attorneys, offices for construction businesses (no equipment or material storage), and real estate sales.

“Hookah bar” means any business, facility, building, establishment, structure or location, whether fixed or mobile, where customers or others utilize hookahs, pipes, or other mechanisms placed at various locations throughout the establishment to smoke tobacco or other substances.

“Hotels and motels” means facilities with guest rooms or suites, provided without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

“Hotels and motels, extended stay” means facilities with guest rooms or suites, provided with kitchen facilities, rented to the general public for transient lodging (less than 30 days) or for longer periods of time. Hotels provide access to most guest rooms from an interior walkway and typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

“Hydroponics” means a method of growing plants in soil-less medium or an aquatic-based environment in which plant nutrients are distributed via water.

“Indoor amusement/entertainment facilities” means establishments providing indoor amusement and entertainment services for a fee or admission charge, including dance halls and ballrooms and electronic game arcades, as primary uses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or less machines are not considered a land use separate from the primary use of the site.

“Indoor fitness and sports facilities” means predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs. This use does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio, etc.). Also see “Schools, private and special/studio.”

Kennels, Commercial. These facilities provide boarding of animals as the primary use of the facility. May also include day-time boarding and activity for animals (e.g., “doggie day care”) and ancillary grooming facilities. Also see “Animal sales and grooming.”

“Kennels, hobby” means facilities for the keeping, boarding, or maintaining of five or more dogs (four months of age or older) or five or more cats. Excludes dogs or cats for sale in pet shops or patients in animal hospitals. This includes a kennel where the animals are owned or kept by the owner or occupant for personal, noncommercial purposes, including hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or for enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises.

“Libraries and museums” means public or quasi-public facilities including aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature.

“Live-work facility” means a structure or portion of a structure:

1. That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household;
2. Where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and
3. Where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

"Low Barrier Navigation Center" means a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

"Maintenance and repair, small equipment" means establishments providing on-site repair and accessory sales of supplies for appliances, office machines, home electronic/mechanical equipment, bicycles, tools, or garden equipment, conducted entirely within an enclosed building. This classification does not include maintenance and repair of vehicles.

Manufactured Home. California Health and Safety Code Section 18007 defines a manufactured home as a structure that meets the following criteria:

1. Transportable in one or more sections;
2. When in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet;
3. Built on a permanent chassis;
4. Designed to be used as a residential dwelling;
5. Erected with or without a permanent foundation when connected to the required utilities;
6. Includes the plumbing, heating, air conditioning, and electrical systems contained therein.

This term shall include any structure which meets all the requirements of this definition except the size requirements so long as the manufacturer voluntarily files a certification and complies with the standards established under this definition. "Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 USC Section 5401 et seq.).

"Manufacturing, major" means manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, and plastics and rubber products manufacturing. Also see "Manufacturing, minor" and "Manufacturing, small scale." "Manufacturing" shall not mean any uses involving medical or recreational marijuana products.

"Manufacturing, minor" means manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, and food and beverage manufacturing, processing and assembly. Also see "Manufacturing, major" and "Manufacturing, small scale." "Manufacturing" shall not mean any uses involving medical or recreational marijuana products.

"Manufacturing, small scale" means establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft

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products. This use category also includes minor manufacturing, so long as the activity occurs on a small scale and within spaces less than 20,000 square feet in size. Also see “Manufacturing, major” and “Manufacturing, minor.”

“Market garden” means the cultivation of fruits, vegetables, flowers, fiber, nuts, seeds that involves the sale or donation of its produce to the public to the public located outside of agricultural zoning districts.

“Massage parlor” means an establishment where customers can receive a massage.

“Medical marijuana dispensary” means (1) any facility, building, structure, delivery service, vehicle or location, whether fixed or mobile, where a primary caregiver makes available, sells, transmits, gives or otherwise provides medical marijuana (cannabis) to two or more of the following: a qualified patient or a person with an identification card, or a primary caregiver, in strict accordance with California Health and Safety Code Section 11362.5 et seq.; or (2) any facility, building, structure, delivery service, vehicle or location, whether fixed or mobile, where qualified patients and/or persons with identification cards and/or primary caregivers meet or congregate in order to collectively or cooperatively distribute, sell, dispense, transmit, process, deliver, exchange or give away marijuana for medicinal purposes pursuant to California Health and Safety Code Section 11362.5 et seq. and such group is organized as a medical marijuana cooperative or collective as set forth in the Attorney General Guidelines; or (3) any facility, building, structure, vehicle or location, whether fixed or mobile, where medical marijuana, medical marijuana products, or devices for the use of medical marijuana or medical marijuana products are offered, either individually or in any combination, for retail sale, including an establishment that delivers medical marijuana and medical marijuana products as part of a retail sale. The terms “primary caregiver,” “qualified patient,” and “person with an identification card” shall be as defined in California Health and Safety Code Section 11362.5 et seq.

The terms “primary caregiver,” “qualified patient,” and “person with an identification card” shall be as defined in California Health and Safety Code Section 11362.5 et seq.

A “medical marijuana dispensary” shall not include the following uses, as long as the location of such uses is otherwise regulated by applicable law: a clinic licensed pursuant to Chapter 1 of Division 2 of the California Health and Safety Code; a health care facility licensed pursuant to Chapter 2 of Division 2 of the California Health and Safety Code; a residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the California Health and Safety Code; a residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the California Health and Safety Code; a residential hospice, or a home health agency licensed pursuant to Chapter 8 of the California Health and Safety Code, as long as any such use complies strictly with applicable law including, but not limited to, California Health and Safety Code Section 11362.5 et seq.

“Medical services, extended care” means residential facilities providing nursing and health-related care as a primary use with inpatient beds, such as board and care homes, convalescent and rest homes, extended care facilities, and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Residential care home.”

“Medical services, general” means facilities primarily engaged in providing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals, including medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, and other allied health services. Counseling services by other than medical doctors or psychiatrists are included under “Offices.”

“Medical services, hospitals” means hospitals and similar facilities engaged primarily in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of “Retail, accessory”), and emergency heliports.

“Mobile/manufactured home” means a trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including a recreational vehicle, commercial coach, or factory-built (modular) housing (single-family dwelling). A mobile home on a permanent foundation is included under the definition of single-family dwellings.

“Mobile home” means a transportable structure which is built on a permanent chassis and designed as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein (California Health and Safety Code Sections 18007 and 18008). A mobile home is included in the definition of “Manufactured home,” and the minimum dimensions for a mobile home are eight feet wide, 40 feet long, and a total area of 320 square feet.

“Mobile home park” means a residential facility arranged or equipped for the accommodation of two or more mobile homes, with spaces for such mobile homes available for rent, lease, or purchase, and providing utility services and other facilities either separately or in common to mobile home spaces therein.

“Mobile home park” means any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

“Mortuaries and funeral homes” means funeral homes and parlors, where the deceased are prepared for burial or cremation and funeral services may be conducted.

“Neighborhood market” means a pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are more than 5,000 square feet and less than 15,000 square feet in size and operate less than 18 hours per day. For larger stores, see “Grocery store/supermarket.” Neighborhood markets may include deli or beverage tasting facilities that are ancillary to the market/grocery portion of the use.

“Offices, accessory” means offices that are incidental and accessory to another business or sales activity that is the primary use (part of the same tenant space or integrated development). The qualification criteria for this definition is that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leaseable floor area of the tenant space for a single-use development or the combined floor area of an integrated development for a mixed-use project.

Offices, Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see “Medical services”), temporary offices (see Chapter 23.922 RCMC, Temporary Uses), or offices that are incidental and accessory to another business or sales activity that is the primary use (see “Offices, accessory”). Outdoor storage of materials is prohibited.

“Outdoor commercial recreation” means facilities for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic clubs with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

“Park and ride facility” means a designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

“Parking facility” means a parking lot or parking structure used for parking motor vehicles where the facility is the primary use of the site. Parking structures and lots that are developed in conjunction with another primary use of the site to satisfy the on-site parking requirements for the development are not included in this definition.

“Parks and public plazas” means public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of “Outdoor commercial recreation.”

“Pawnshop” means, consistent with RCMC 4.30.010, any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of

purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase, is engaged in, carried on, or conducted.

“Personal services” means establishments providing nonmedical services as a primary use, including, but not limited to, barber and beauty shops, [permanent makeup application](#), clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, spas and hot tubs for rent, and tanning salons.

“Printing and publishing” means establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include “quick printing” services or desktop publishing, which are included in “Business support services.”

“Private garden” means a private food-producing garden located in the front, side, or rear yard, courtyard, balcony, fence, wall, window sill or basement that is accessory to the primary use of a site. This definition does not include incidental fruit and vegetable plants as part of an ornamental garden for individual, rather than resale, use.

“Private smokers’ lounges” or “smokers’ lounges” means any enclosed or unenclosed area within or attached to a retail or wholesale tobacco store or smoke shop that is dedicated, in whole or in part, to the use of tobacco or e-cigarette products, including but not limited to cigarettes, cigars, pipes, hookahs, e-cigarettes, hookah pens, e-hookahs, or vape pipes or pens. Such area need not be separated from the main floor area of the retail establishment.

“Public safety facility” means a facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities.

“Recreational vehicle park” means a site where one or more lots are used, or are intended to be used, by campers with recreational vehicles or tents. Recreational vehicle parks may include public restrooms, water, sewer, and electric hookups to each lot and are intended as a higher density, more intensively developed use than campgrounds. May include accessory retail uses where they are clearly incidental and intended to serve RV park patrons only.

“Recycling facility – collection” means a recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, and unattended containers placed for the donation of recyclable materials. This also includes so-called “reverse vending machines,” an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container’s redemption value as determined by the state.

“Recycling facility – processing” means a recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. “Processing” means the preparation of material for efficient shipment or to an end user’s specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. Collection of recycling materials as the sole activity is included in the definition of “Recycling facility – collection.”

“Recycling facility – scrap and dismantling” means uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials. This use does not include landfills or other terminal waste disposal sites. Also see “Auto vehicle dismantling” for related use for automobiles. Collection of recycling materials as the sole activity is included in the definition of “Recycling facility – collection.”

“Religious institutions” means facilities operated by religious organizations for worship or the promotion of religious activities (e.g., churches, mosques, synagogues, temples) and accessory uses on the same site (e.g., living quarters for ministers and staff, child day care facilities which were authorized in conjunction with the primary use). Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (e.g., recreational camp), are classified according to their respective activities.

“Research and development” means indoor facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see “Offices, business and professional”), soils and other materials testing laboratories (see “Business support services”), or medical laboratories (see “Medical services, general”). Does not include medical or recreational marijuana (cannabis) research facilities.

“Residential care facility” means, consistent with the definitions of state law, a facility that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California.

“Residential care home (large)” means, consistent with the definitions of state law, a home that provides 24-hour nonmedical care for more than six persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of “Medical services, extended care.”

“Residential care home (small)” means, consistent with the definitions of state law, a home that provides 24-hour nonmedical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living or for the protection of the individual. This classification includes, but is not limited to, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the state of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of “Medical services, extended care.”

“Resource protection and restoration” means activities and management of an area to preserve, re-create, and enhance natural resource values such as fish and wildlife habitat, rare and endangered plants, vernal pools, erosion control, and floodwater conveyance.

“Resource-related recreation” means facilities related to passive recreation in open space areas including bicycle and pedestrian trails, picnic areas, parking areas, and interpretive centers.

“Restaurant” means a retail business selling food and beverages prepared and/or served on the site, for on- or off-premises consumption. Includes eating establishments where customers are served from a walk-up ordering counter for either on- or off-premises consumption and establishments where most customers are served food at tables for on-premises consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

“Retail, accessory” means the retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on site. The permitted retail area of the accessory use is based on the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

“Retail, general” means stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales only; outdoor sales are plant nurseries and included in the definition of “Garden center/plant nursery”), furniture, home furnishings and equipment, general stores, gift shops, hardware,

hobby materials, musical instruments, parts and accessories, newsstands, pet supplies, specialty shops, sporting goods and equipment, stationery, and variety stores.

“Retail, warehouse club” means retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

“Schools, private and special/studio” includes private educational institutions (e.g., boarding schools, business, secretarial and vocational schools, colleges and universities, establishments providing for courses by mail or online), and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). This also includes dormitories as an accessory use to a private school. Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction, and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor fitness and sports facilities.”

“Schools, public” means public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies. This also includes dormitories as an accessory use to a public school.

“Service station” means a retail business selling gasoline or other motor vehicle fuels. Vehicle services which are incidental to fuel services are included under “Vehicle services – minor.”

“Sexually oriented business” means adult bookstores, adult motion picture theaters, adult live theaters, adult video stores, or any establishment that consists of a combination of such uses. An adult bookstore is a building or a portion thereof used by an establishment either (1) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (2) where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18. An adult motion picture theater is a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 or specified anatomical areas as defined in RCMC 23.1104.070. An adult live theater is a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070 or specified anatomical areas as defined in RCMC 23.1104.070 for observation by patrons or customers. An adult video store is a building or portion thereof used by an establishment either (1) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos, is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (2) where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.1104.070, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

“Single room occupancy (SRO) facilities” means multi-unit housing for very low income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages. Subsidized versions may be supervised by a government housing agency.

“Smoke shop” means an establishment selling smoking, drug, and/or traditional or electronic tobacco paraphernalia or products where 15 percent or more of the total floor or shelf area is devoted to selling tobacco products (as defined in RCMC 4.07.030). Limited sales of tobacco products that commonly occur within convenience stores or service stations are not included in this definition. Smoking, as defined in RCMC 6.84.020(S), shall be prohibited within all smoke shops, unless the establishment has been formally permitted to operate a private smokers’ lounge under applicable state and local laws.

“Storage, personal storage facility” means a structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

“Storage, warehouse” means a facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see “Storage, personal storage facility”) or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see “Wholesaling and distribution”).

“Storage, yards” means the storage of various materials outside of a structure other than fencing, either as an accessory or principal use.

“Supportive housing” means a combination of affordable housing and services. Supportive housing is typically for individuals and families confronted with homelessness and who also have very low incomes and/or serious life challenges. Supportive housing can be coupled with such social services as job training, life skills training, alcohol and drug abuse programs, and case management to populations in need of assistance, including the developmentally disabled, those suffering from dementia, including Alzheimer’s disease, and the frail elderly.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

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“Tasting room, off-site” means a facility allowing beer, wine, or spirits tasting with on-site and off-site retail sales directly to the public (or shipped). The tasting room facility must be directly affiliated with a minimum of one brewery, winery, or distillery, meeting all applicable requirements of state and federal licensure. The tasting room may be operated as a standalone retail use. Food preparation is not permitted. Prepackaged foods may be sold on premises. Patrons may carry food on site for personal consumption. Tasting rooms must comply with the retail hours of operation of 10:00 a.m. to 11:00 p.m. On-site tasting rooms are included as an accessory use in “Brewery, winery, distillery.” Any facilities not operating with these standards are considered “Bars and nightclubs.”

“Tattoo parlor” means any establishment that engages in the business of tattooing and/or branding human beings.

“Telecommunication facility” means a facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including a transmission tower, antenna, and/or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not telecommunication facilities.

“Theaters and auditoriums” means indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for “live” theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see “Outdoor commercial recreation.”

“Thrift store” means a retail establishment selling secondhand goods donated by members of the public.

“Trade school” means a type of higher learning school that focuses on job skill training rather than academics in the liberal arts. Trade schools focus on a particular set of skills that are taught to students looking to enter a certain

career field. These schools help to train workers to perform the tasks needed to work in certain fields, and they usually do it in a shorter period of time than traditional universities.

“Transit facilities” means maintenance and service centers for the vehicles operated in a mass transportation system. Includes buses, taxis, railways, etc.

“Transit stations and terminals” means passenger stations for vehicular and rail mass transit systems.

“Transitional housing” ~~means housing containing sleeping, kitchen, and bathroom facilities that is used to ease the transition of homeless individuals to independent living within 24 months~~ Housing that has a predetermined end point in time and operated under a program which ~~Usually provides~~ with supportive services to assist in finding and keeping permanent housing-housing. The program length is typically no less than six months.

“Utility facilities and infrastructure” includes the following:

1. Fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in “Offices”) or equipment and material storage yards.
2. Pipelines for potable water, reclaimed water, natural gas, and sewage collection and disposal, and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television, and other communications transmission facilities utilizing direct physical conduits.

“Urban agriculture” means the production of food in a form and scale that is appropriate for the urban context. Urban agriculture includes: market garden, private community garden, public community garden, private garden, and aquaculture.

“Urban agriculture stand” means a temporary produce stand that is accessory to an urban agriculture use.

“Vehicle services – major” means the repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

“Vehicle services – minor” means minor facilities that specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see “Auto and vehicle sales”) or automobile dismantling yards, which are included under “Recycling facility – scrap and dismantling.”

“Veterinary facility” means a veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

“Wholesaling and distribution” means establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment. [Ord. 3-2019 § 5 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 1-2016 § 6; Ord. 8-2015 § 4 (Exh. B); Ord. 13-2014 §

7; Ord. 15-2013 § 3; Ord. 13-2013 § 4 (Exh. B); Ord. 17-2013 § 3; Ord. 12-2011 § 3 (Exh. A); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 10.1.020). Formerly 23.1101.020].

MEMORANDUM



ITEM 19.1.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Maria Kniestedt, Communications and Public Affairs Director
SUBJECT: 2022 LEGISLATIVE UPDATE

RECOMMENDATION

Presentations by Simon and Company, Inc. and Joe A. Gonsalves & Son regarding key 2021 legislation affecting the city, as well as staff update regarding 2022 legislative priorities. Receive presentations and update and provide direction and/or approval to staff on city's 2022 Legislative Priorities.

RESULT OF RECOMMENDED ACTION

Staff will proceed with recommended direction and approval to finalize the city's 2022 legislative program. This includes producing the annual legislative brochure, which Council and staff use for meetings with legislators and key agencies.

BACKGROUND

There are two elements to the 2022 Legislative Priorities update:

1. Federal Funding Requests

Annually, the city has an opportunity to submit applications for federal and/or state funding. If appropriations opportunities exist for FY 2022, applications will be submitted through the offices of our elected representatives or appropriate federal agency in Washington, D.C., or through the appropriate state-level process.

In keeping with recommended practices and citywide goals and priorities, staff is recommending the attached projects to the appropriate federal agencies, as well as elected officials. These projects have been vetted and further the city's goals of sustaining and improving transportation and connectivity, as well as providing a community where residents live, work, learn and play.

Attachment 1 includes the recommended project.

2. 2022 Legislative Advocacy Platform

Managing federal funding requests is just one part of the City's legislative program. The

program, founded on a set of policy guidelines that were first approved by the Council in 2007, also directs our advocacy efforts to support or oppose legislation that significantly impacts the city, or to work with legislators through our advocacy partners on amendments.

Attachment 2 shows the City's proposed 2022 Legislative Platform.

In the coming 2022 legislative session, we look forward to continuing to track and/or pursue the attached legislative priorities as strategic objectives.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. 2022 Projects for Federal Funding
2. 2022 Legislative Advocacy Platform

2022 Projects for Possible Federal Funding Opportunities	
Project	Description
White Rock Road Improvements, Sunrise Blvd. to City Limits	Improve White Rock Road from Sunrise Boulevard to Grant Line Road. This project will eliminate the two-lane bottleneck between the existing six-lane road at Sunrise Boulevard and Grant Line Road where Sacramento County has constructed additional lanes. White Rock Road has regional significance, as it will provide parallel relief capacity for US Highway 50. This will increase the goods movement capacity and allow for increased freight and commerce capacity both within and through the Sacramento area. Completed in coordination with a similar Sacramento County project at White Rock Road east of Grant Line Road, this project will greatly enhance the safety benefits of this regional asset. This project was identified as a priority project by the Highway 50 Mobility Partnership. • Total Project Costs: \$42 million for a four-lane arterial with median improvements. Project can be phased. • City Investment: \$8.2 million in local developer transportation improvement fees; \$14 million in Congestion Mitigation Air Quality (CMAQ) and Regional Surface Treatment Program (RSTP) funds • Federal Funding Request: \$17.8 million for completion from Rancho Cordova Parkway to the easterly city limits
Zinfandel Bicycle and Pedestrian Improvements	This project will add bicycle and pedestrian improvements to the Zinfandel Boulevard overcrossing of US Highway 50. The project includes a grade separated multi-use path from White Rock Road that crosses under Gold Center Drive and both the US 50 eastbound onramp and westbound off-ramps. A protected intersection will be added at the Zinfandel Drive and Olson Drive intersection that will connect to a multi-use path from Olson Drive to the Zinfandel Light Rail Station. • Total Project Cost: \$24.2 million • City Investment: \$3.3 million grant from the Sacramento Area Council of Governments (SACOG) for design • Federal Funding Request: \$20.5 million for construction
Sunrise Boulevard - Kiefer Boulevard to State Route 16 (Jackson Highway)	This project would widen Sunrise Boulevard from two at-capacity lanes to four lanes from Kiefer Boulevard to State Route 16 (Jackson Highway) and construct intersection improvements at Sunrise Boulevard and State Route 16. The project includes modifications to the bridge on Sunrise Boulevard, Laguna Creek and Folsom South Canal. This project will include raising a portion of Sunrise Boulevard above a local flood plain. When this section of Sunrise Boulevard floods, it cuts off a critical connection to the southeast county. • Total Project Cost: \$36.5 million • City Investment: \$7.2 million in local funds

	• Federal Funding Request: \$25.8 million
Douglas Road, Sunrise Blvd. to West City Boundary	This project will widen Douglas Road from two to four lanes from Sunrise Boulevard to the west city boundary. The scope includes removing the existing bridge over the Folsom South Canal and replacing it with a six-lane bridge. This will be a complete streets project and will provide better access for bicycle and pedestrian mobility. This project will also provide relief to the congestion along Sunrise Boulevard. • Total Project Cost: \$15.2 million • City Investment: \$110,000 • Federal Funding Request: \$15.2 million
Rancho Cordova Parkway Interchange Design	This project will construct a new interchange on US Highway 50 between Sunrise Boulevard and Hazel Avenue, and a six-lane road connecting south to White Rock Road. This project is part of a concerted, regional effort to improve overall mobility and spur economic development, including job creation and affordable housing. The project accomplishes these goals by strengthening the connection between 65,000 jobs in the City of Rancho Cordova and surrounding communities. The project has full environmental approval. • Total Project Cost: \$120 million • City Investment: \$3.4 million in local funds • Federal Funding Request: \$9.1 million for design
Monier Circle Flood Control Basin	This project addresses historic local flooding along Sunrise Boulevard between Monier Circle and Mechanical Drive. Flooding in this area is due to inadequate capacity of adjacent and downstream infrastructure that convey runoff under the Folsom South Canal. Project scope includes a new detention basin on a 6-acre parcel to provide 12.1 acre-feet of storage during large storm events and upsizing adjacent culverts. During large storm events, runoff will be diverted into the detention basin where it will be stored until water surface elevations recede in the receiving channel. The completed project will ensure Sunrise Boulevard, which is a major regional expressway and one of few connections crossing the American River, remains clear of flooding during heavy rain events when the connection is critically needed. The project improves emergency access, movement of goods and services, economic development, and quality of life in Rancho Cordova and the greater Sacramento region. • Total Project Cost: \$5.3 million • City Investment: \$2.3 million in local funds • Federal Funding Request: \$3 million to complete design and construction

2022 Legislative Advocacy Platform

The Legislative Advocacy Platform is adopted annually to authorize the city's active participation in the decision-making process for federal and state legislation and budget issues. It also guides city staff and the city's advocacy partners in pursuing federal or state funding, and/or to act upon legislative issues.

Using the Legislative Advocacy Platform as a guide, the city will take positions on specific legislation and amendments. The mayor or appointed designee will sign legislative letters based on the city's identified interests, and Council Members may be actively involved in advocacy efforts. The legislative programs of Cal Cities, the National League of Cities, and other organizations may also influence city activities when there are common interests.

Areas of support and opposition are stated broadly to provide the flexibility needed to respond in a timely manner and to serve as a guide to assist staff in identifying specific issues that are important to the city, as well as to determine interest in specific legislation. In addition, these priority areas will help Council Members, city staff and advocacy partners focus on key issues and funding areas when speaking to representatives.

In addition, the city will evaluate legislation and pursue funding to enhance the community based on specific policy areas, such as transportation and infrastructure, economic development, planning, public safety, housing, and parks and recreation.

Generally, the city will evaluate legislation based on the following broad criteria:

- Protection of local revenues
- Protection/increase of local government discretion
- Protection/increase of funding for specific programs or services
- Support of key programmatic goals
- Prevention of unfunded mandates
- Consistency with existing city policy
- Direct impact upon the city and the region

Based on the above criteria, the following policy positions are recommended.

Brown Act/Elections Code/Political Reform Act/Public Records Act

Support:

- Legislation on administration of the Brown Act and the Public Records Act that provides additional opportunities to recover costs.
- Legislation that seeks to protect the City's ability to obtain confidential advice from legal counsel on items such as anticipated and pending litigation and real estate acquisition.
- Legislation that explores the use of virtual meeting technology to provide additional opportunities for meeting participation.

Oppose:

- Additional mandates in this policy area without full cost recovery.

- Legislation that would invade the attorney-client privilege and upset the balance between the public's right to know the conduct of its business and a city's need for privileged conversations with legal counsel.

Economic Development*Support:*

- Legislation, strategies, and policies that: attract, retain, and expand business; support job creation, retention, expansion, extended opportunity zones, and new redevelopment plans; maximize revenue opportunities; foster place making; and enhance community amenities. Legislation that promotes the state as an economically viable and strong destination for businesses to locate.

Oppose:

- Legislation that adversely impacts the ability of communities to attract and retain jobs.
- Legislation that creates competitive disadvantages for new and existing businesses.

Environment*Support:*

- Legislation that ensures local government representation and participation on state and federal environmental regulatory bodies.
- Legislation to standardize and streamline state and federal environmental regulations.
- Legislation that provides the city with the flexibility to enact environmental standards that are stricter than state or federal standards if the city so chooses.

Oppose:

- Legislation that, under the guise of environmental protection, restricts its land use authority.
- Legislation that deletes local government representation and participation on state and federal environmental regulatory bodies.

Housing*Support:*

- Legislation that provides needed resources and flexibility to local governments to produce housing that meets all socioeconomic needs and local demands.
- Legislation that supports and facilitates affordable housing production of special needs populations (e.g., veterans, homeless, seniors)
- Measures that would provide local governments with greater flexibility in the housing element process.
- Legislation that provides or enhances needed federal and state incentives that help facilitate the production and preservation of affordable housing units including, but not limited to, housing bond funds and tax credits, housing element self-certification, relief from prevailing wage requirements, and CEQA reform.

ITEM 19.1.

ATTACHMENT 2

- Adequate and fair funding for the city and equitable distribution of housing dollars in the region.

Oppose:

- Legislation that eliminates opportunities for public review, project-level environmental review and restricts design review.
- Legislation that eliminates or weakens the low-income housing tax credit, the new markets tax credit, or Community Development Block Grants.

Local Control

Support:

- Legislation that enhances local control of resources and tools that allows the City Council to make decisions that address the needs of residents and businesses within the local jurisdiction they serve, as well as the broader interest of the region.

Oppose:

- Legislation that erodes local control, whether by state or federal legislation, or ballot propositions.
- Legislation that eliminates or weakens the low-income housing tax credit or the new markets tax credit.

Mandates

Support:

- Legislation that encourages the use of state and federal incentives for local government action rather than mandates.
- Legislation to enhance local government's ability to comply with state and federal mandates.
- Measures to provide funding for federal and state mandates.
- Measures to streamline the process by which local governments are reimbursed by the state for the cost of unfunded mandates.
- Future legislation that repeals previously unfunded mandates.

Oppose:

- Legislation that seeks to impose additional unfunded mandates on local governments that produce inequitable burdens and financial and other hardships.
- Measures that would further delay reimbursement for unfunded mandates.

Planning

Support:

- Measures that seek to enhance the flexibility of local planning agencies to meet community needs, strengthen local land-use policies and provide community enhancement.

ITEM 19.1.

ATTACHMENT 2

- Legislation to resolve ambiguous or unworkable planning and environmental statutes so that local agencies have clear direction from the federal and state governments.
- Legislation that provides technical and financial support for streamlining Endangered Species Act and Clean Water Act permitting programs.

Oppose:

- Legislation to impose additional mandatory and arbitrary reviews by non-local agencies of local planning documents.

Public Safety

Support:

- Legislation and measures to enhance public safety by providing additional funding for local agencies in their efforts to safeguard the public, increase the quality of life, reduce or prevent crime, educate citizens, and build community partnerships.
- Legislation that provides local law enforcement with additional tools to protect the public and prevent crime.
- Measures that establish task forces, which unite multiple public safety resources in an effort to combat criminal acts, which extend beyond the jurisdictional borders.
- Legislation to assist local law enforcement in its role as “first responders” to natural and man-made disasters.

Oppose:

- Legislation that limits the public safety policy tools available to local governments to deal with local conditions.
- Measures to reduce subventions and grant programs for public safety.
- Legislation that will limit or restrict public safety professionals from the efficient performance of their duties or that limits the law enforcement tools available to local public safety professionals.
- Legislation that provides local enforcement with additional tools to protect the public from substandard housing and dangerous structures.

Revenue Protection

Support:

- Measures that give local government greater stability and independence in the state-local fiscal relationship, including full, constitutional protection of all local government revenues.
- Legislation that provides additional opportunities for local governments to be financially self-sufficient and oppose legislation that erodes the fiscal independence of local governments.
- Legislation that will enhance the state’s fiscal stability and minimize the impact to local governments of state budget deficits.

Oppose:

- Legislation that would give the state or federal government greater control over local revenue sources or in any way reduces or diminishes City authority over local revenues.

- Legislation that would result in the permanent loss of City revenues unless it is part of a broader local government revenue protection package.
- Legislation that further exacerbates the state's long-term budget imbalance and further exposes local governments to the effects of state budget deficits.

Telecommunications and Cable Franchises*Support:*

- Legislation that maintains local control over public rights-of-way; protects local revenues used for essential local services, including public safety; guarantees access to, and funding for, public, educational and government access television.
- Legislation that ensures that the public is appropriately compensated by telecommunications providers that use the public's rights-of-way.

Oppose:

- Any legislation that does not adhere to the principles above.

Transportation and Infrastructure*Support:*

- Additional funding for local transportation and other critical unmet infrastructure needs.
- Adequate and fair funding for the city and equitable distribution of transportation dollars within the SACOG region.

Oppose:

- Legislation that would reduce the ability of growing communities to address transportation and infrastructure needs with adequate funding (from diversified sources) and with as much flexibility as possible.
- Legislation that would in any way unduly restrict the city's ability to ensure that necessary public improvements are completed as part of new subdivisions.

MEMORANDUM



ITEM 19.2.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
SUBJECT: **STONE CREEK VILLAGE - BAROQUE SIGNAL REPORT**

RECOMMENDATION

Receive report from staff and provide direction regarding Council's preference for signalization at the north intersection of Zinfandel Drive and Baroque Drive.

RESULT OF RECOMMENDED ACTION

Staff will coordinate with Elliott Homes, developer of Stone Creek Village, to implement Council's direction.

BACKGROUND

On October 18, 2021, City Council approved Elliott Homes' Stone Creek Village located on Zinfandel Drive between Bear Hollow drive and Spoto Drive. At the time of the meeting, Council directed staff to evaluate the effect of installing a signal at the intersection of Baroque Drive, generally midway between Bear Hollow Drive and Spoto Drive.

In summary, Installation of a new signal at Baroque Drive would result in:

- Increase in pedestrian accessibility for about 110 homes.
- Increased vehicular options for east and west side.
- Improved NB access.
- Increased comfort of left turn movements across Zinfandel at Baroque.
- Could encourage cut-through traffic affecting apartments.
- Minor increase in delay for travelers through Zinfandel due to closely spaced signals.
- Estimated cost \$600,000.

City Staff and Elliott Homes have collaborated on a cost sharing agreement and are prepared to install a signal at the north intersection of Baroque and Zinfandel, if directed to do so by Council.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the general fund. If directed to proceed with signal installation, the City's participation would be funded through the Citywide transportation development impact fee program.

ATTACHMENT(S)

1. Baroque Signal Presentation

Stone Creek Village – Baroque Signal



ITEM 19.2. Meeting Goals – Baroque Signal

ATTACHMENT 1

- Review background
- Results of research
- Hear from Elliott Homes
- Receive direction from City Council

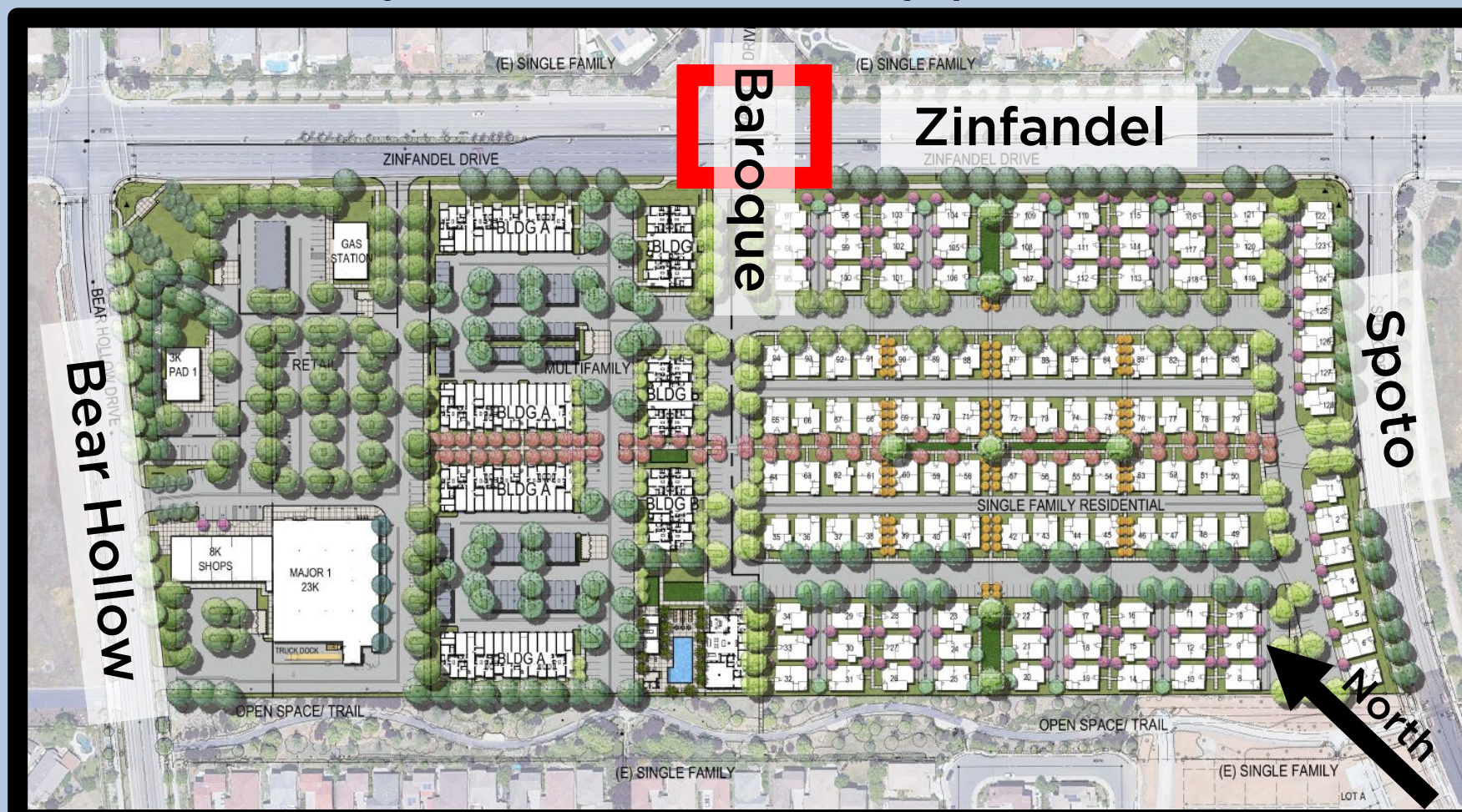


Background

ITEM 19.2.

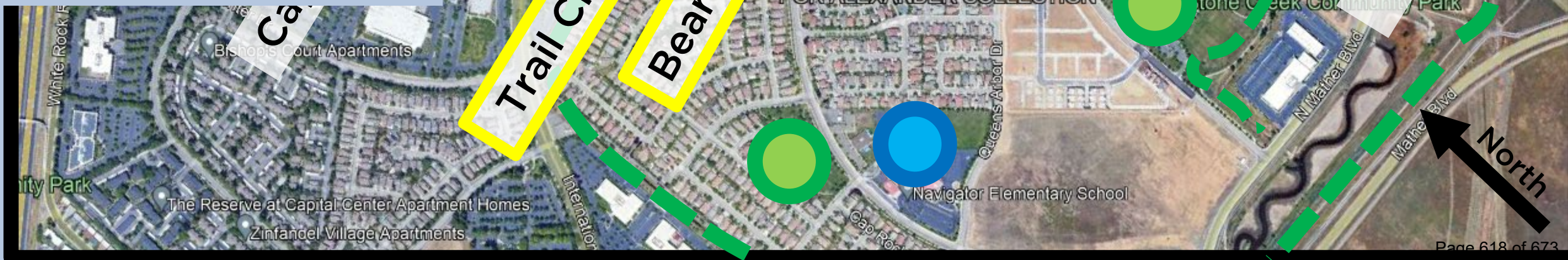
ATTACHMENT 1

- City Council approved Elliott Homes' Stone Creek Village October 18, 2021.
- Baroque access allows right in, right out, and left in. No accommodation for left out or pedestrian crossing.
- Council directed staff to evaluate a signal at intersection of Baroque.
 - Pedestrian connectivity, vehicular connectivity, protected left turns.



ATTACHMENT 1

- Existing access is accommodated through trails, Bear Hollow and Spoto



ITEM 19.2 Pedestrian Connectivity to Site Retail

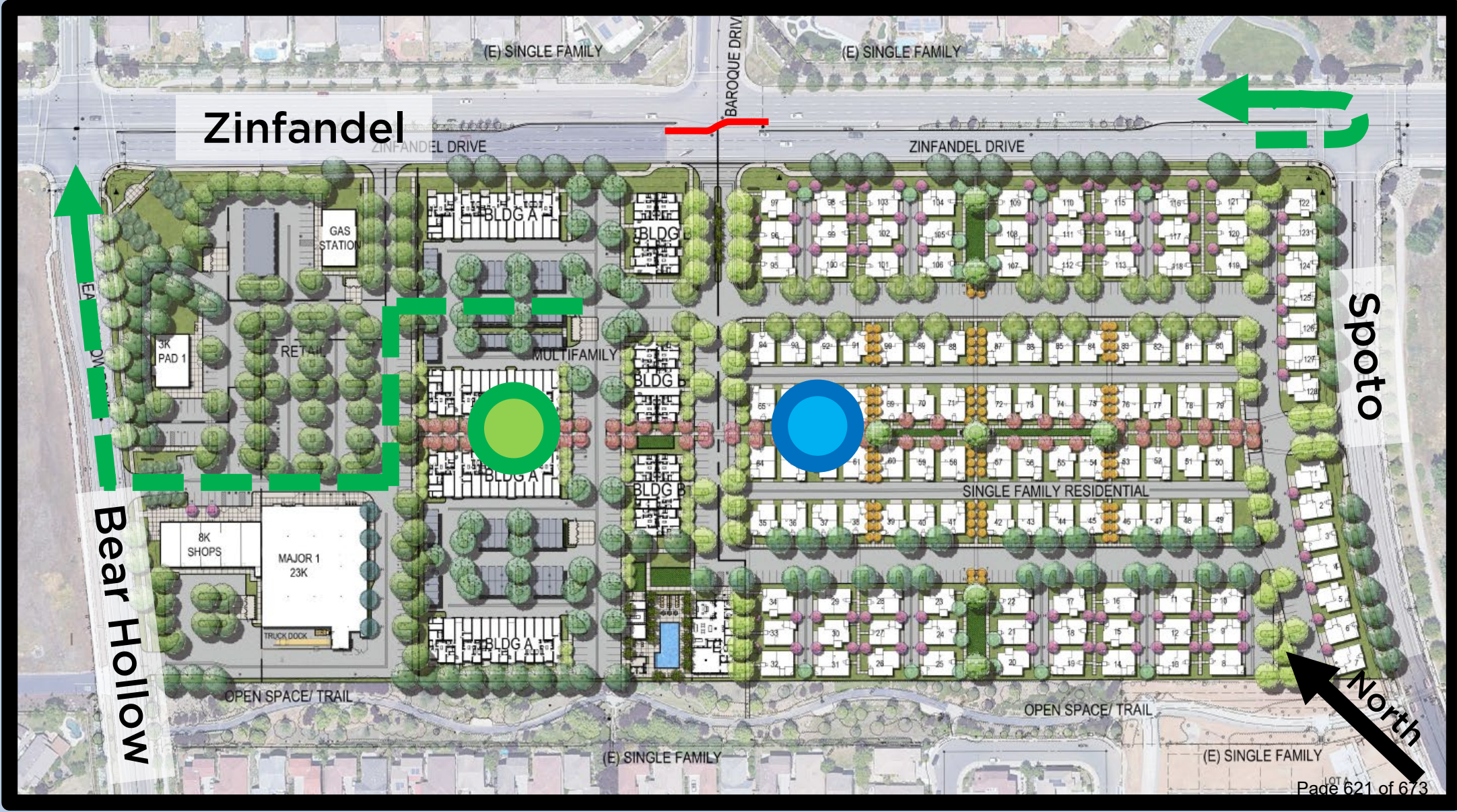
ATTACHMENT 1

- Most pedestrian trips within ½ mile.
- Shortest access for green areas via existing trails/Bear Hollow/Spoto
- Shortest route for red area would be via Baroque. About 110 homes.



ITEM 19.2. Vehicular Connectivity – Existing Conditions

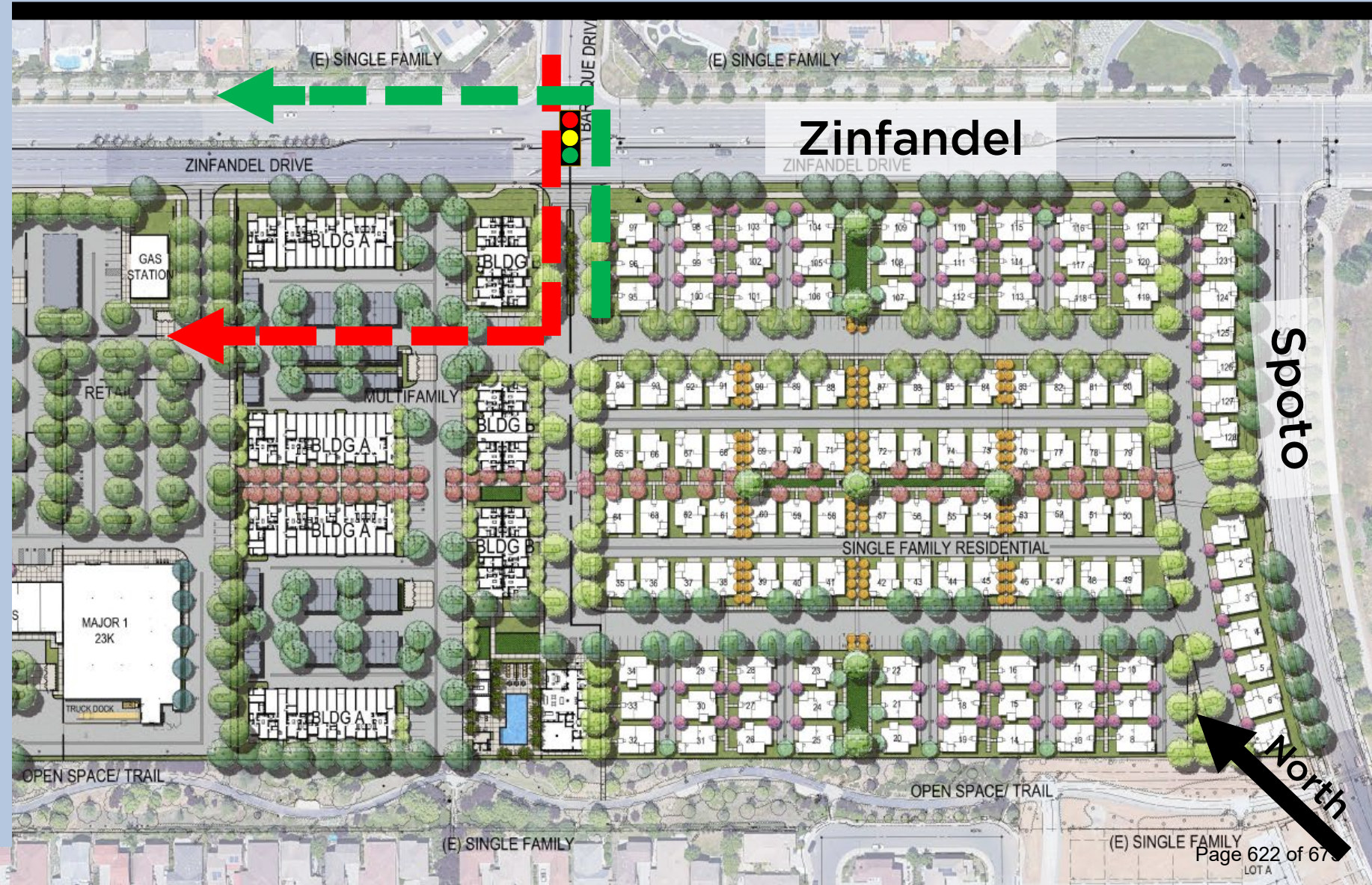




ITEM 19.2. Vehicular Connectivity With Signal

ATTACHMENT 1

- Improved access northbound.
- More comfortable left turns in.
- Could increase cut through traffic.
- Minor increase in delay for travelers through Zinfandel.
- Estimated \$600k cost.



Summary, Developer Comments, Council Direction

- **Installation of new signal at Baroque would result in:**
 - **Increase in pedestrian accessibility for about 110 homes.**
 - **Increased vehicular options for east and west side.**
 - **Improved NB access.**
 - **Increased comfort of left turn movements across Zinfandel at Baroque.**
 - **Could encourage cut-through traffic affecting apartments.**
 - **Minor increase in delay for travelers through Zinfandel due to closely spaced signals.**
 - **Estimated cost \$600,000.**
- **Developer comments.**
- **City Staff and Elliott Homes have collaborated on a cost sharing agreement and are prepared to install a signal at the north intersection of Baroque and Zinfandel, if directed to do so by Council.**

MEMORANDUM



ITEM 19.3.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Micah Runner, Deputy City Manager
Stefan Heisler, Housing Manager
SUBJECT: **MILLS CROSSING PROJECT UPDATE AND DIRECTION TO MOVE
TOWARDS A DEVELOPMENT AGREEMENT**

RECOMMENDATION

Receive presentation on the site plan updates and next steps regarding the proposed deal structures and development process, and provide direction on moving towards a Development Agreement with Griffin Swinerton.

RESULT OF RECOMMENDED ACTION

The City Council will receive a presentation from the City's master developer partner, Griffin Swinerton, on the expanded community outdoor space and the next steps regarding the development process and proposed deal structures for the various components of the project: the overall land development, the community facilities, and the housing. If Council supports the overall plan as it now stands, staff requests direction to begin drafting a Development Agreement for future City Council approval in January or February 2022.

BACKGROUND

On April 27, 2021, the City Council completed a second round of discussions and selected the general use categories and conceptual site plan of the future Mills Crossing project, deciding on a hybrid park/plaza focus. On July 19, 2021, the City Council directed the project team to include additional open space in the conceptual site plan. Between July and November, the project team has been reaching out to potential users of the community facilities and securing letters of interest. Because this project is still under negotiations, the interested organizations will not be made public until a later date. However, enough interest has been identified to confirm the feasibility of the initial site plan and consider additional community facilities.

The major features of this plan now include 100,000-120,000 sq ft of community/commercial facilities focused on arts and wellness uses (an increase of 20,000 sq ft), approximately 2.3 acres of plaza and community outdoor spaces (an increase of 0.8 acres), approximately 100-110 housing units of attached townhomes and multifamily apartments (a reduction of about 10 units for the additional open space), and a 3-level parking garage.

PROPOSED DEAL STRUCTURES

The general deal structures for the land development, community/commercial facilities, and housing components of the project are proposed to be:

1. For the land development - Griffin Swinerton, acting as master developer consultant finalizing the programming, designs, engineering, and entitlements.
2. For the community/commercial facilities – the City maintaining ownership, management, and control of the community facilities, long-term agreements with anchor users and Griffin Swinerton acting as a fee developer on behalf of the City.
3. For the housing components – the City creates separate parcels and sells land to developers (Related housing, Griffin Swinerton’s housing partner on this project). The developer will then own, manage, and control the development of the housing components. Strong collaboration with the City will be maintained.

NEXT STEPS

The Mills Crossing project is currently in the Exclusive Negotiation Rights Agreement (or ENA) phase with the primary goals of conducting site due diligence, community outreach, and discussions with the City Council. This is intended to result in a general agreement on the major site uses, components, general layout, project deal structures, and financial commitments to then execute a Development Agreement, following which all these elements would be finalized.

Once the Development Agreement is executed, this will begin the predevelopment and land development phase of the project. The project team will be finalizing the project components including space programming, schematic designs, site planning, land use approvals, entitlements, and on- and off-site infrastructure. These components will include significant additional collaboration between the developer, the City Council, and residents to ensure that the final designs and spaces meet a high level of satisfaction. The City Council will have the ultimate approval authority over these final design and detail elements. The predevelopment phase is expected to take between 12-18 months to complete.

Following this will begin the construction phase, where the community facilities and housing projects will begin construction. Construction will take approximately 24-36 months to complete, with occupancy and operations anticipated to begin in calendar year 2025.

Staff is now requesting Council direction on whether the project is at a satisfactory point to begin drafting the Development Agreement or if additional adjustments are needed regarding the general project elements before moving forward with a Development Agreement and the detailed predevelopment work.

FISCAL IMPACT AND FUNDING SOURCE

The current estimate for the total cost of the entire project is \$150,000,000. This is broken down between the community facilities (including predevelopment) at \$100,000,000, the market rate housing at \$22,000,000 for 50 units, and an affordable housing component at \$28,000,000 for 55 units. The impact to the General Fund is further estimated below.

The total anticipated General Fund contribution to this project will be \$36,000,000 - \$46,000,000 These figures will be more fully described in the future Development Agreement.

ATTACHMENT(S)

1. Mills Crossing Update Presentation

MILLS CROSSING

City Council Presentation
December 6, 2021

AGENDA

December 6, 2021

1. Plan Updates

2. Deal Structure & Process



ATTACHMENT 1

Mills Crossing

LA LOMA DR

Mather Field/
Mills Station

MACC

FOLSOM BLVD

MATHER FIELD RD

PASEO DR

Folsom Lake College /
Rancho Cordova Center



Preferred Development Alternative

Approved in concept in April 2021, Council modifications requested in July 2021



Increased Open Space - Convert Townhome Lots to Community Park

Residential market feedback: **retain 50 townhome lots** for critical mass and community cohesion

OUTDOOR SPACE PROGRAMMING

Plaza & Neighborhood Green

Interactive water feature	Stage / performance area	Shaded café seating
Outdoor meeting & work lounge	Flexible lawns & nature play areas	Kiosks (coffee, farm stand, etc.)
Outdoor meeting/dining	Habitat garden	Outdoor fitness area
Public restrooms	Playground & Fitness	Outdoor sports courts



Illustrative Projects for Discussion: Key Criteria for Comparison

1

**TOD /
Mixed-Use**

2

**Civic /
Community
Spaces**

3

**Public /
Outdoor
Space**

4

**Similar
Population,
Location**

ITEM 19.3.

ILLUSTRATIVE PROJECTS
Details Provided at the End

	1 TOD / MIXED-USE	2 CIVIC / COMMUNITY SPACE	3 PUBLIC / OUTDOOR SPACE	4 SIMILAR POPULATION / LOCATION
Elk Grove – Elevate (Elk Grove, CA) <i>In Planning</i>	X	X	X	X
Napa Civic Center (Napa, CA) <i>In Planning</i>	X	X	X	
Bay Meadows (San Mateo, CA)	X		X	
Redwood City Courthouse Square (Redwood City, CA)	X	X	X	
PROXY in Hayes Valley (San Francisco, CA)	X		X	
MARRS - In Midtown (Sacramento, CA)	X	X	X	X
R Street - in Midtown (Sacramento, CA)	X		X	X
Sofia Theater / Hotel - in Midtown (Sacramento, CA)	X	X		X
Milpitas BART Transit Village (Milpitas, CA)	X		X	
West LA Civic Center (Los Angeles, CA) <i>In Planning</i>	X	X	X	X
Downtown Library Mixed-use (Santa Cruz, CA) <i>In Planning</i>	X	X		

DEAL STRUCTURE AND PROCESS

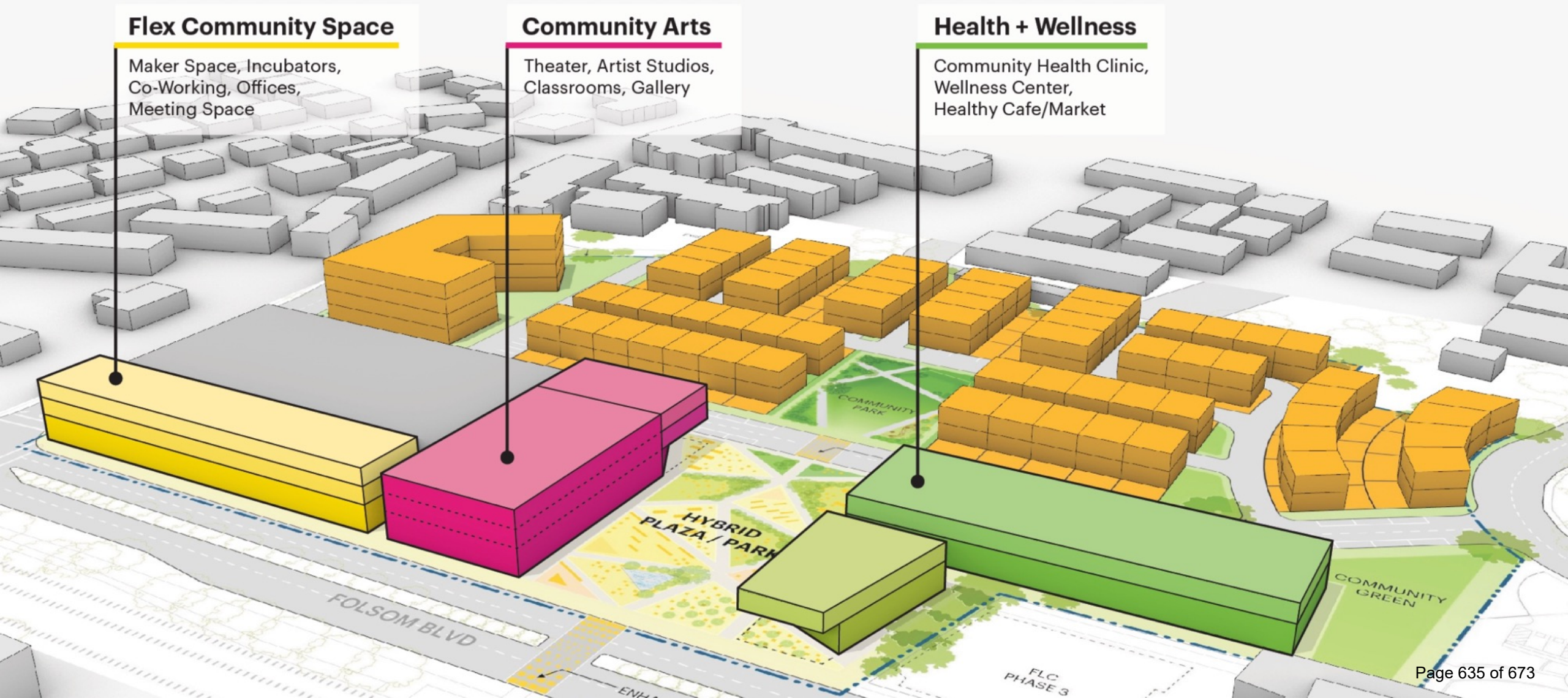
How does all of this come together?

How will this deal be structured between the 2 major uses, i.e. community-commercial and housing?

Current cost estimates of ~\$150 million invested in the site overall (\$100M community-commercial, \$50M housing)

PROJECT COMPONENTS

Community-Commercial, Housing



Programming & Partners contribute different things to the overall project vision, goals, and approach



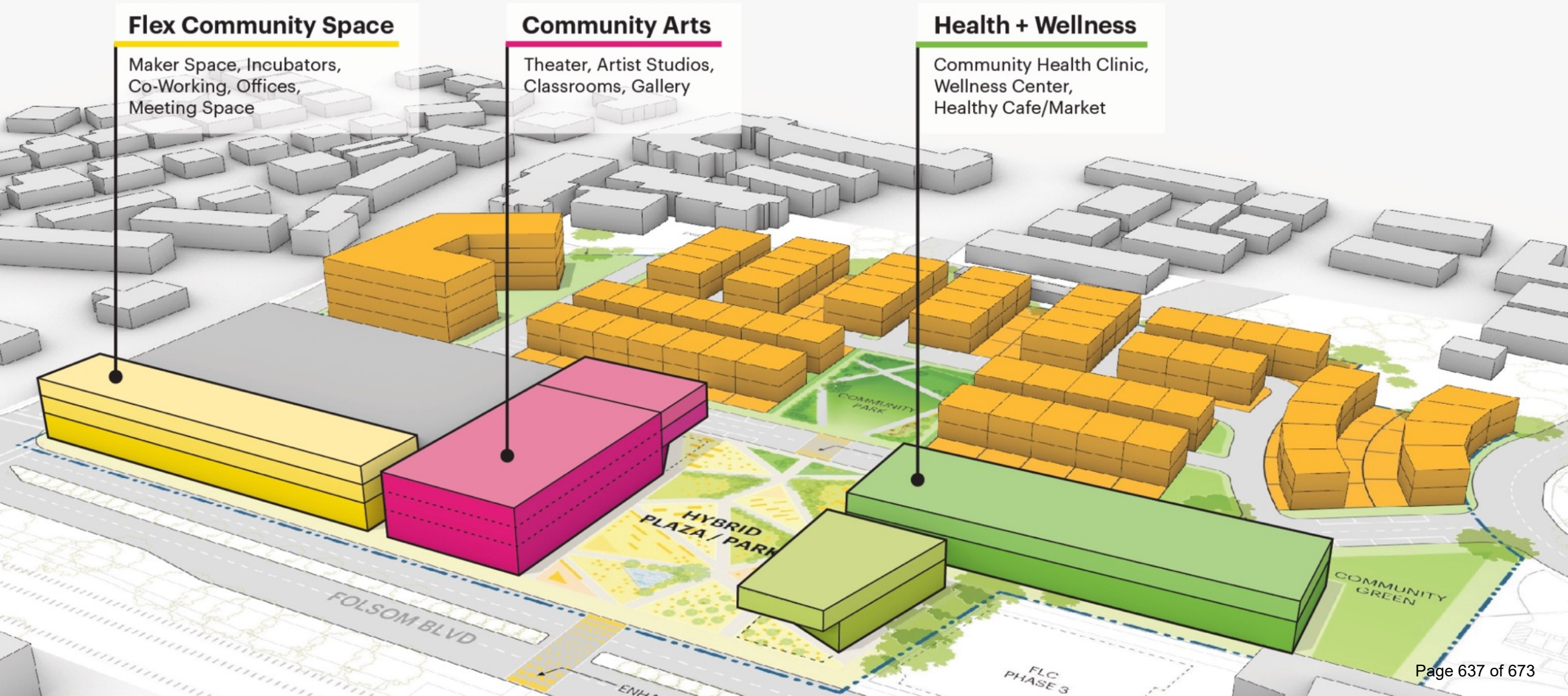
**Master Development /
Land Development**



**Community-Commercial:
Arts + Wellness + Flex**



**Housing: Apartments +
Townhomes**





Housing Area:

- Market Rate Units
- Affordable Units
- Interior Streets

Role of Housing:

- Economic Development
- TOD, Urban Planning
- Neighborhood Security

Deal Structure:

- Developer (i.e. Related) owns, manages, controls housing project
- Create separate parcels
- City sells land to Developer

Master Development /
Land Development



Community-Commercial:
Arts + Wellness + Flex



Housing: Apartments +
Townhomes



Community-Commercial::

- Arts, Wellness, Flex
- Parking Structure
- Public Outdoor Spaces
- Public Interior Street

Deal Structure:

City owns, manages, controls community-commercial and land.

Long-term agreements with Anchor Users

Griffin|Swinerton is a fee developer “on the behalf of” the City

Master Development /
Land Development



Community-Commercial



Housing: Apartments +
Townhomes



Preparing the Site as a Whole:

Site Investigations: Due Diligence

Finalize Space Programming

Final Concept & Schematic Design

Site Planning & Land Use Approvals: Parcel Creation, Entitlements/CEQA

On-site & Off-site Infrastructure, Placemaking & Open Space

TIMELINE



HOUSING PROGRAM & COST



Market Rate Townhomes:

- 50 to 60 units
- Cost: \$20-\$23M total
- Cost: \$380K-\$400K per unit

Affordable Apartments:

- 55 units
- Cost: \$28M total
- Cost: \$509K per unit

Combined Housing Cost/Investment:

- ~ \$50 million

COMMUNITY-COMMERCIAL PROGRAM & COST



Program:

- 100,000 SF - 120,000 SF

Cost:

- \$90-100 million

City Subsidy Range:

- \$36M - \$46M

NEXT STEPS

Process & Schedule

Final Concept Design Approval

Development Agreement to Proceed with Project

AUG 2020 – Q4 2021

2022-2023

2023-2025

ENA



MASTER DEVELOPMENT



COMMUNITY-COMMERCIAL + HOUSING

Development Agreement as a next forward step

1.

Due Diligence
2.

Concept Design
3.

Community Outreach
4.

Partnerships / Programming
5.

Financing Plan

1.

Finalize Space Programming
2.

Schematic Design

- Collaborative design process with City Council + Community

• Potential City Council Ad Hoc Design Committee

• Facilities Needs Assessment

• Building level design



- Community-Commercial

• Housing Development

3.

Site Planning & Land Use Approvals:
Subdivision, Parcel Creation,
Entitlements/CEQA
4.

On-site & Off-site Infrastructure



Increased Open Space - Convert Townhome Lots to Community Park

Residential market feedback: **retain 50 townhome lots** for critical mass and community cohesion

APPROVAL: PROJECT AGREEMENTS

AUG 2020 – Q4 2021

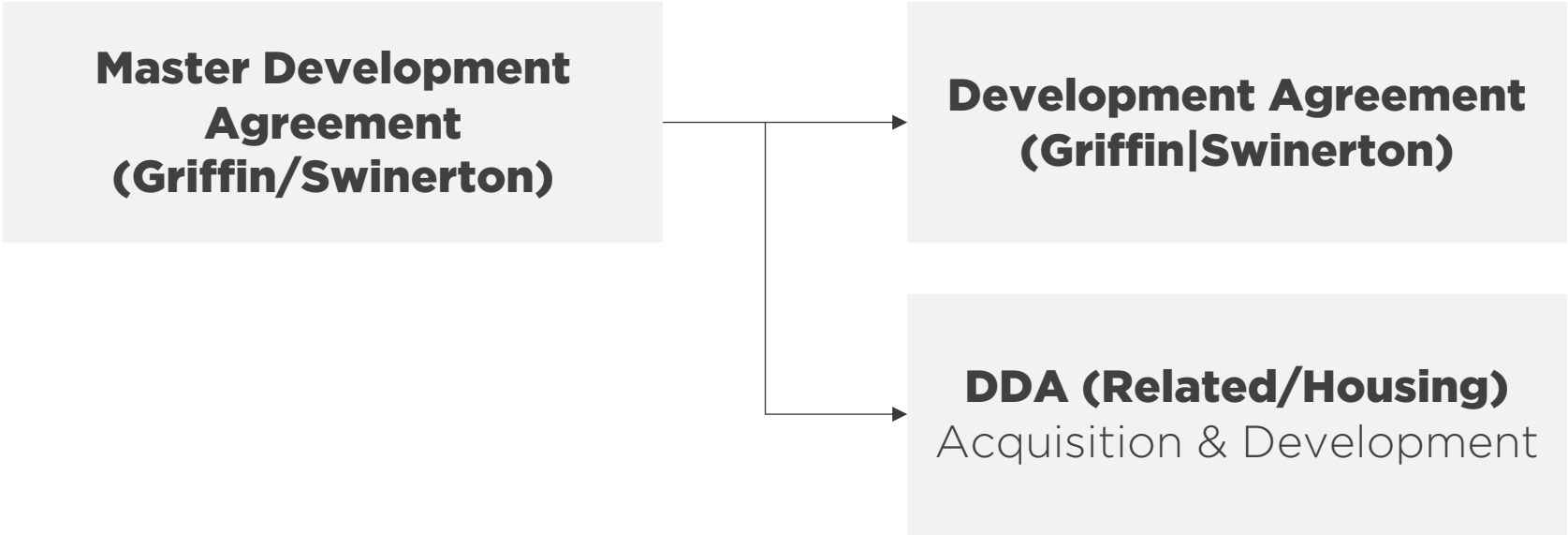
2022-2023

2023-2025



Phase 1: Pre-Construction

Phase 2: Construction



Recommended Action

Motion to:

1. Proceed with Final Design Concept as shown
2. Prepare Development Agreement (Council Consideration in January 2022) for design, CEQA, financing, etc.



**BACK UP SLIDES:
Comparable Projects for Discussion**

**Comparable Projects for Discussion:
Key Criteria for Comparison**

1

**TOD /
Mixed-Use**

2

**Civic /
Community
Spaces**

3

**Public /
Outdoor
Space**

4

**Similar
Population,
Location**

ITEM 19.3.

ILLUSTRATIVE PROJECTS

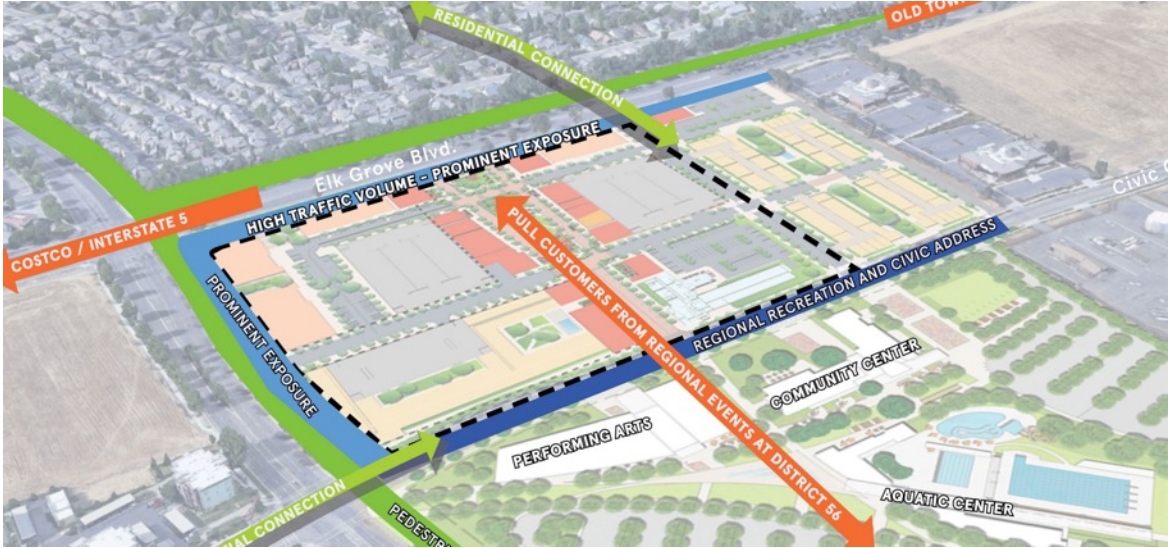
Details Provided at the End

ATTACHMENT 1

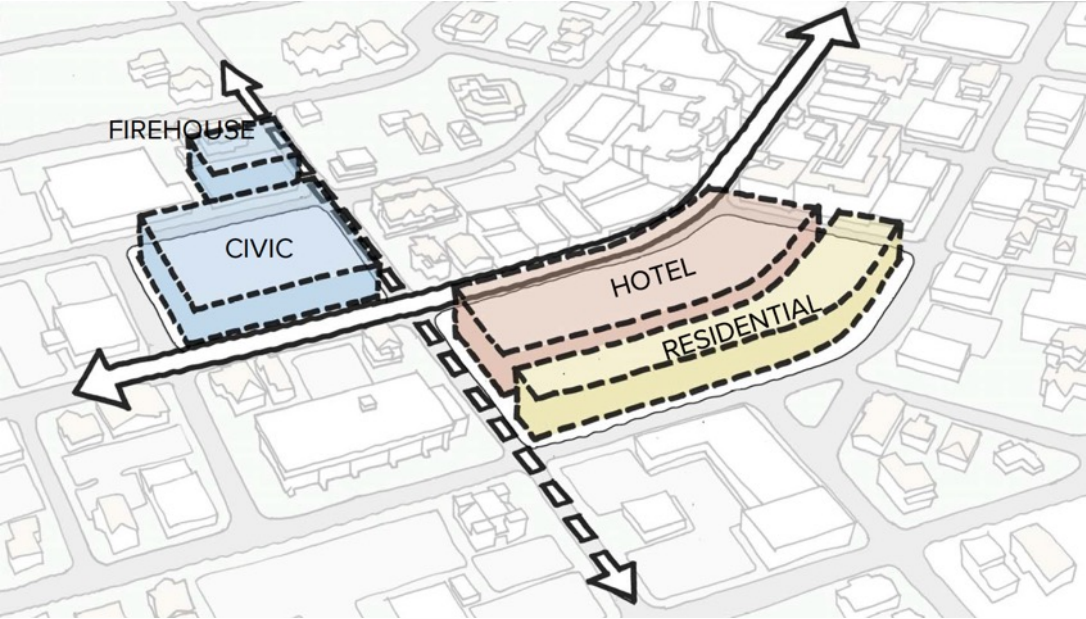
	1	2	3	4
	TOD / MIXED-USE	CIVIC / COMMUNITY SPACE	PUBLIC / OUTDOOR SPACE	SIMILAR POPULATION / LOCATION
Elk Grove – Elevate (Elk Grove, CA) <i>In Planning</i>	X	X	X	X
Napa Civic Center (Napa, CA) <i>In Planning</i>	X	X	X	
Bay Meadows (San Mateo, CA)	X		X	
Redwood City Courthouse Square (Redwood City, CA)	X	X	X	
PROXY in Hayes Valley (San Francisco, CA)	X		X	
MARRS - In Midtown (Sacramento, CA)	X	X	X	X
R Street - in Midtown (Sacramento, CA)	X		X	X
Sofia Theater / Hotel - in Midtown (Sacramento, CA)	X	X		X
Milpitas BART Transit Village (Milpitas, CA)	X		X	
West LA Civic Center (Los Angeles, CA) <i>In Planning</i>	X	X	X	X
Downtown Library Mixed-use (Santa Cruz, CA) <i>In Planning</i>	X	X		

ITEM 19.3.

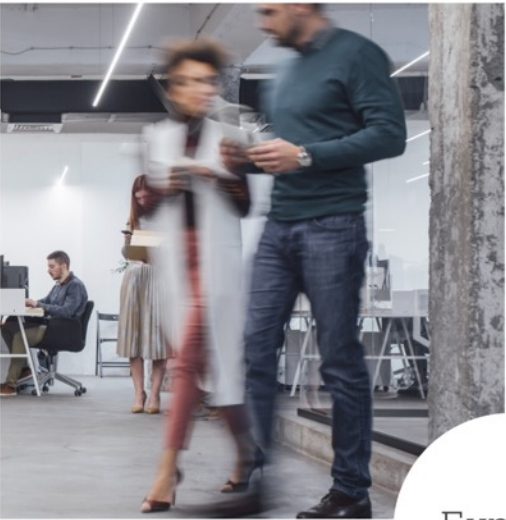
ELK GROVE - ELEVATE



NAPA CIVIC CENTER



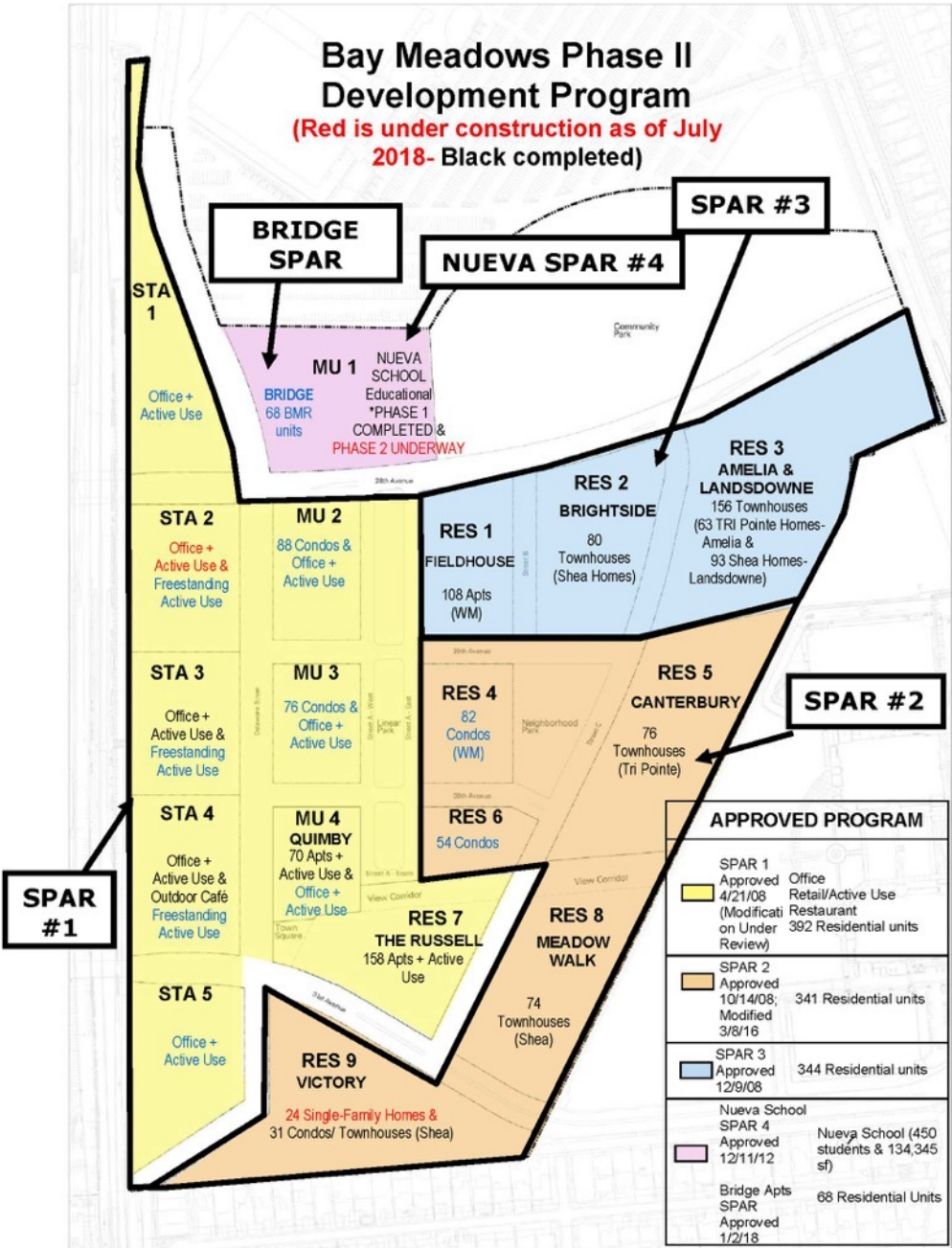
ITEM 19.3.



Explore



ATTACHMENT 1





PROXY

San Francisco, CA

PROXY is a two-block project located in San Francisco which seeks to mobilize a flexible environment of food, art, culture, and retail within renovated shipping containers.

- Event Space
- Biergarten
- Park
- Surrounding by Hayes Valley residential fabric
- PROXY = ~.6 acres
- Park = ~.9 acres



ITEM 19.3.

MARRS

Midtown

Sacramento, CA

.6 acres

Building-to-Building = 78ft

Length = 340ft

Mills Crossing:

2.15 (*including street closure*)

Plaza/Park = 1 acres

Community Park = .4 acres

Community Green = .25 acres

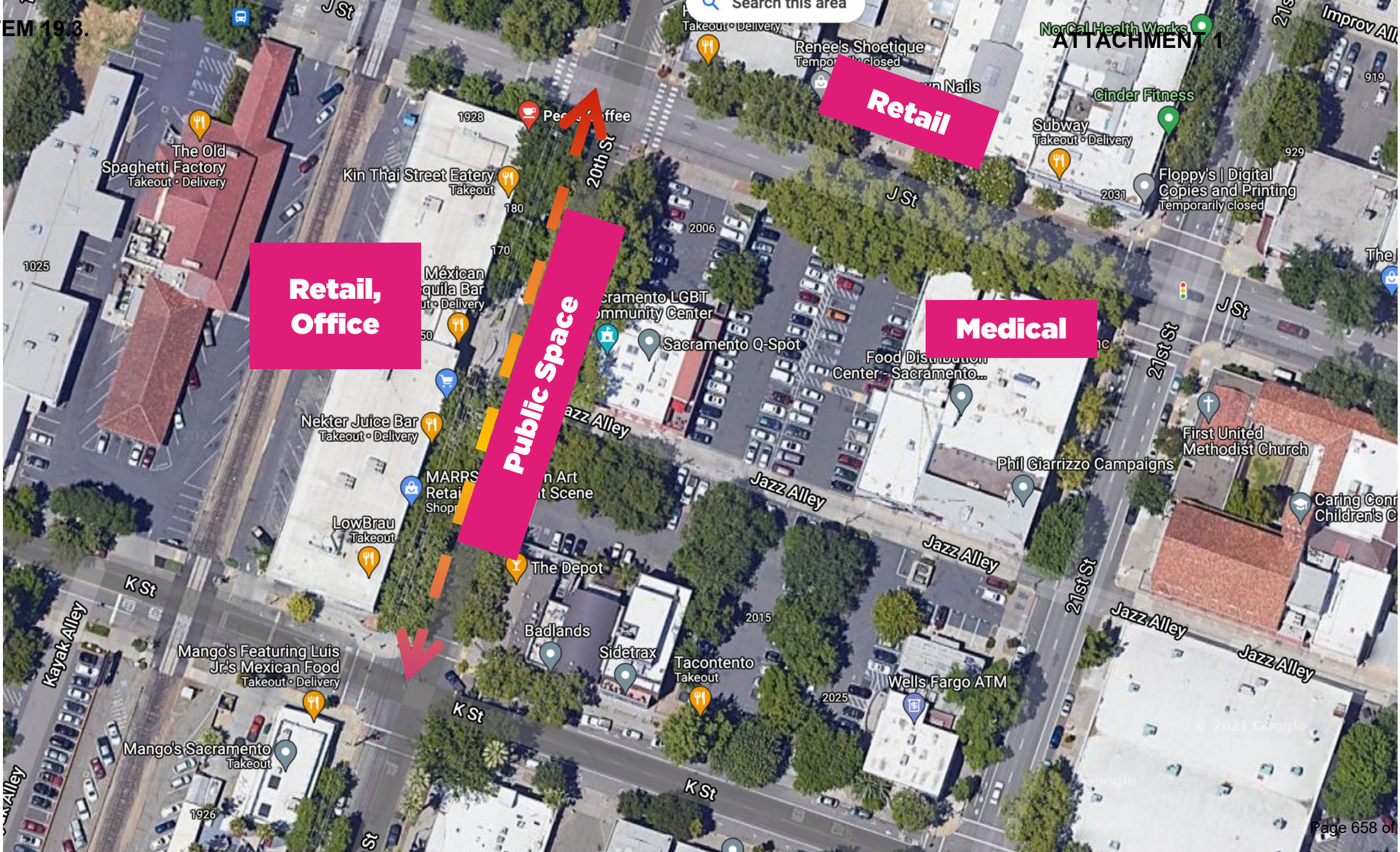
Street (Festival Zone) = .5 acres

ATTACHMENT 1



20th Street between J & K Streets





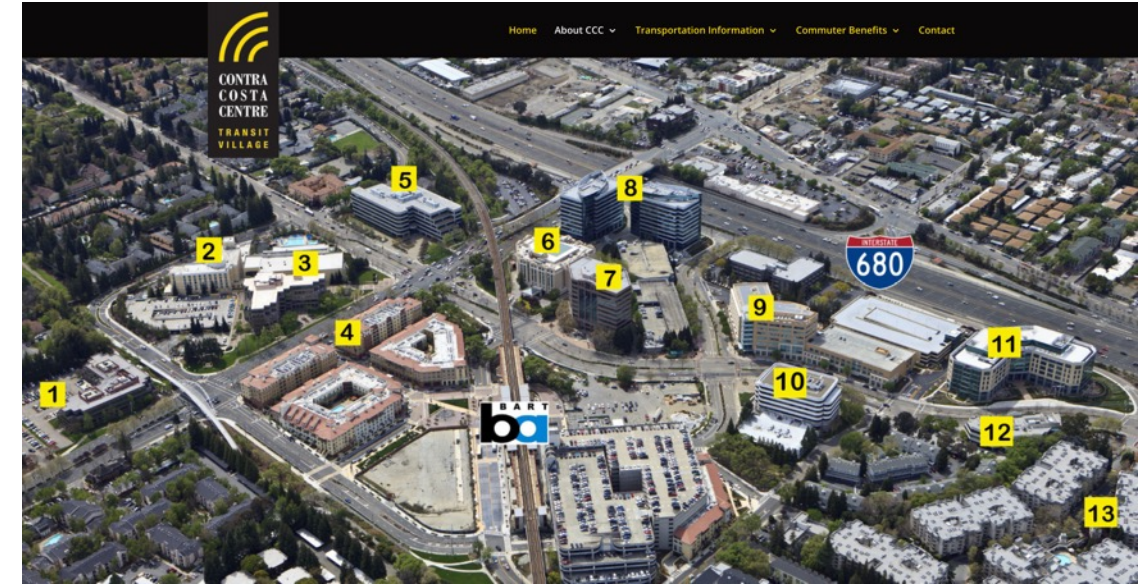


WELCOME TO YOUR NEW RESIDENCE.





MILPITAS METRO SPECIFIC PLAN



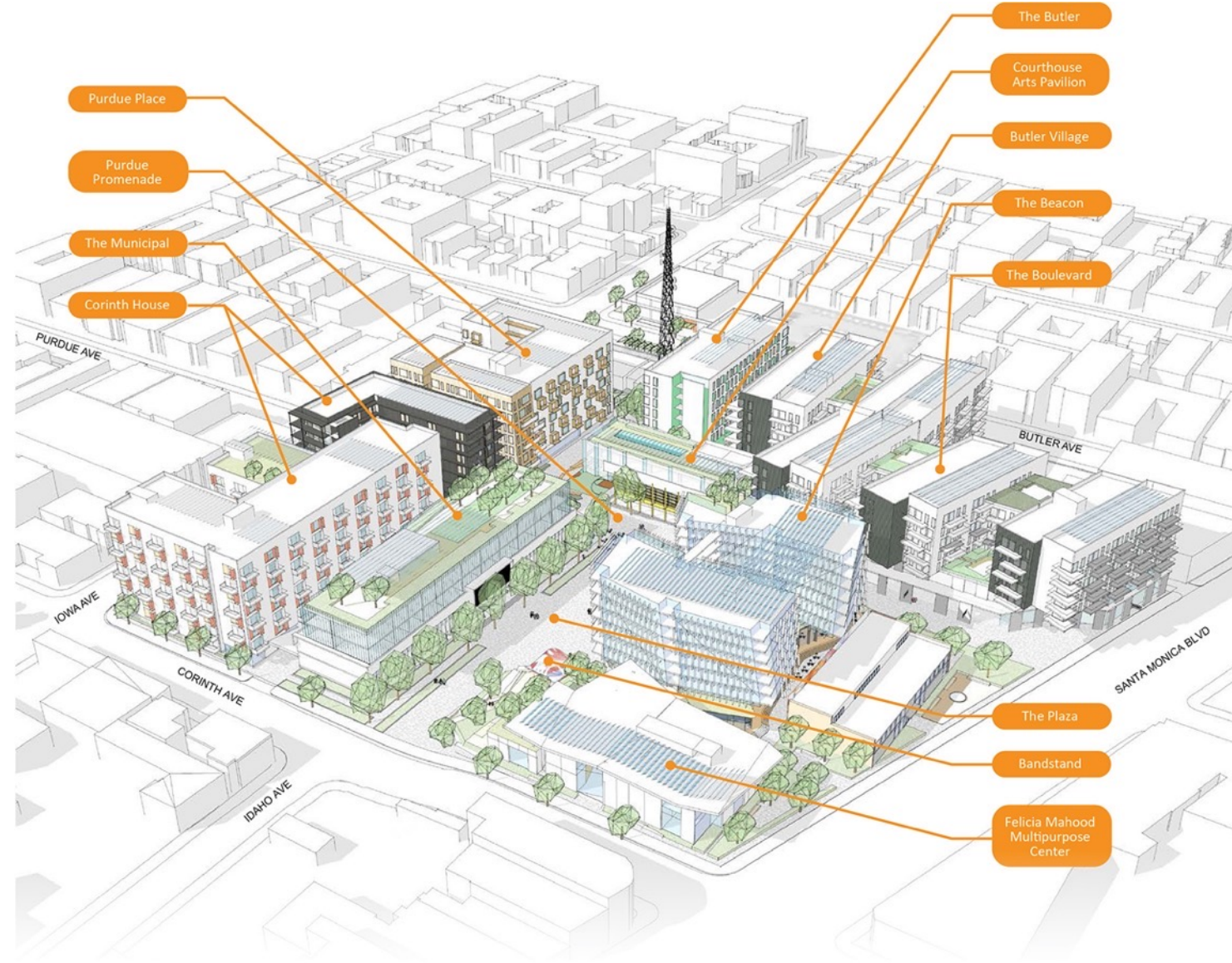
BART TODs

- Pleasant Hill BART near Walnut Creek
- Hayward BART
- Milpitas BART Station
- North 1st Street Light Rail in San Jose
- Mountain View around the light rail and CalTrain

WEST LOS ANGELES CIVIC CENTER WEST LA COMMONS

West LA Commons is a vibrant mixed-use community featuring equitable housing options for a wide range of household incomes; new and revitalized municipal office space; a senior center; neighborhood-serving retail and restaurants; and dynamic open space and community programming to connect those who live, work, and play in and around West Los Angeles.

A revitalization of the West Los Angeles Civic Center, West LA Commons will retain and enhance the civic plaza concept initiated in the 1960s while bringing a wide array of amenities and diverse programs for community benefit. The proposed revitalization reflects the site's history while elevating the neighborhood's character through art, architecture, and an uncompromised quality of life for all. In total, more than 900 mixed-income rental units will be added to this resource-rich location.



ITEM 19.3.
DOWNTOWN LIBRARY MIXED-USE
Santa Cruz, CA

The City of Santa Cruz is envisioning that Downtown Santa Cruz will become housing-focused featuring a mixed-use business district that is accessible to everyone. Best practices in urban design will create a pedestrian-centered downtown that prioritizes equity, inclusion and environment and preserves the eclectic culture that is unique to Santa Cruz.

ATTACHMENT 1



MEMORANDUM



ITEM 19.4.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Micah Runner, Deputy City Manager
SUBJECT: CITY COUNCIL WORK SESSION PRIORITIES FOR 2022

RECOMMENDATION

Receive information and provide direction as needed.

RESULT OF RECOMMENDED ACTION

Staff will receive input and direction on the Work Session Priorities for 2022.

BACKGROUND

In 2021 the City Council discussed priorities for council work session topics for staff to prepare items for Council consideration. These conversations took place in January, February, and July of last year to set the priorities and provide updates on progress. The topics are both City Council initiated, and policy discussions initiated by staff to fulfill either legal requirements or operational efficiencies.

Staff will present the results of the 2021 matrix ([Attachment 1](#)) and an anticipated timeline for major policy discussion items for the 2022 calendar year ([Attachment 2](#)). Council will be able to provide input and direction on the 2022 policy item discussion list.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. 2021 Council Workshop Priorities
2. Council 2022 Policy Item List

Council Policy Discussions – Anticipated Timeline 2021

	Council Requests	Staff Policy Work	Other Major Topics
MARCH	Climate Action Plan Kick Off 3rd Party Food Delivery Discussion	Animal Ordinance Updates Emergency Shelter rezone for M-1	Civic Center RCPD Update
APRIL	Affordable Housing Strategy		CEF Application Review
MAY		Multi Family Design Book Finalization General Plan Amendment – Housing Element Finalization and clean up	CEF Application Review 2021-23 Budget Review
JUNE	Planning Commission Follow-up	Zoning Code Update (Parking/Convention Center Overlay)	2021-23 Budget Adoption
JULY	Street Naming Discussion		Civic Center
AUGUST	Mobile Home Strategy Report Back Planning Commission Discussion (2nd)	SB-743 Guidelines Consideration	RCPD Update
SEPTEMBER	CM Review (CA)		
OCTOBER	Commercial Real Estate Signs Climate Action – Community Engagement Plan		
NOVEMBER	<u>Auto Uses on Commercial Corridors</u>		RCPD Update Civic Center
DECEMBER		<u>Integrated Development in the Office Park</u>	
PENDING ITEMS – NO TIMELINE YET IDENTIFIED	Council Committees Goals - County 2X2 - LAFCO - SACOG - Regional Sanitation Electric Charging Stations	Storage/Shipping Containers Enforcement Issues Security Park – Special Planning Area Residential Over Paving Enforcement Issues	

*List does not include Development Projects or other regular Council Actions

Council Policy Discussions – Anticipated Timeline 2022

Q1	Q2	Q3	Q4
ARPA/Measure R*	ARPA/Measure R*	Climate Action Plan Adoption (CAP)*	Comprehensive Zoning Code Update*
Mobile Home Stabilization	CEIF – Application Review*	Economic Development Strategic Plan	Storage/Shipping Container Enforcement Issues
Homelessness and Housing Initiatives	City Council Visioning for 2022	General Plan Amendments (Circulation, Environmental Justice, Land-Use)*	Noise Standards Review
Mills Crossing Development Agreement	Coloma Road	Residential Over Paving Enforcement Issues	Auto uses on Commercial Corridors
City Manager Priorities Review	Street and Asset Naming Final Policy	Re-imagining the Office Park: Integrated Development	
Impact Fee Update	Flavored Tobacco		

Pending Items

- Council Committees Goals (Sacramento County, LAFCO, SACOG, Regional Sanitation)

*Will likely require multiple meetings

MEMORANDUM



ITEM 19.5.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Stacy Leitner, City Clerk
SUBJECT: **A RESOLUTION APPROVING THE 2022 RANCHO CORDOVA CITY COUNCIL MEETING SCHEDULE**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Confirm the 2022 Rancho Cordova City Council meeting schedule.

BACKGROUND

To ensure maximum attendance of council members and the community in our legislative process, we set our meeting schedule well in advance. We also constantly monitor local, state, and national events, including the League of California Cities, National League of Cities, Cordova Community Council, Rancho Cordova Chamber of Commerce, and various other events and conferences that the council and the community may be participating in so that we avoid conflicts.

As part of its annual business planning for the upcoming year, the City Council reviews the next year's calendar and determines its meeting schedule for the following year. Exhibit A to the attached Resolution is the proposed City Council Meeting dates for 2022.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Resolution 2022 Rancho Cordova City Council Meeting Schedule
2. Exhibit A to the Resolution - 2022 Proposed Rancho Cordova City Council Meeting Schedule

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, CONFIRMING THE 2022 CITY COUNCIL MEETING SCHEDULE

WHEREAS, Government Code Section 54954 provides that the legislative body of a local agency may establish the time and place for regular meetings by Resolution; and

WHEREAS, Resolution No. 18-2010 set the time and place for Regular meetings as 5:30 PM on the first and third Monday of the month, provided that if a regular meeting date is an official holiday, the meeting will be held on the following day; and

WHEREAS, in order to ensure maximum attendance of Council Members and the community in our legislative process the City is setting its City Council meeting schedule for the calendar year 2022.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA sets its 2022 City Council meeting schedule as outlined in the attached Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of December, 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

Proposed 2022 Rancho Cordova City Council Meeting Schedule

JANUARY 2022	
Monday, January 3	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, January 18	5:30 PM Regular Meeting (Tuesday due to Holiday)
Tuesday, January 25	5:30 PM Special Meeting/Work Session
FEBRUARY 2022	
Monday, February 7	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, February 15	5:30 PM Special Meeting/Work Session
Tuesday, February 22	5:30 PM Regular Meeting (Tuesday due to Holiday)
MARCH 2022	
Monday, March 7	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, March 21	5:30 PM Regular Meeting
Tuesday, March 29	5:30 PM Special Meeting/Work Session
APRIL 2022	
Monday, April 4	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, April 18	5:30 PM Regular Meeting
Tuesday, April 26	5:30 PM Special Meeting/Work Session
MAY 2022	
Monday, May 2	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, May 16	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, May 24	5:30 PM Special Meeting/Work Session
JUNE 2022	
Monday, June 6	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, June 20	5:30 PM Regular Meeting
Tuesday, June 28	5:30 PM Special Meeting/Work Session
JULY 2022	
Tuesday, July 5	PROPOSE TO CANCEL REGULAR MEETING
Monday, July 18	5:30 PM Regular Meeting
Tuesday, July 26	5:30 PM Special Meeting/Work Session
AUGUST 2022	
Monday, August 1	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, August 15	5:30 PM Regular Meeting

ITEM 19.5.**ATTACHMENT 2
Exhibit A to the Resolution**

Tuesday, August 23	5:30 PM Special Meeting/Work Session
SEPTEMBER 2022	
Tuesday, September 6	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting (Tuesday due to Holiday)
Monday, September 19	5:30 PM Regular Meeting
Tuesday, September 27	5:30 PM Special Meeting/Closed Session for City Manager Evaluation
OCTOBER 2022	
Monday, October 3	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, October 17	5:30 PM Regular Meeting
Tuesday, October 25	5:30 PM Special Meeting/Work Session
NOVEMBER 2022	
Monday, November 7	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, November 21	5:30 PM Regular Meeting
Tuesday, November 29	5:30 PM Special Meeting/Work Session
DECEMBER 2022	
Monday, December 5	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, December 13	5:30 PM Special Meeting/Work Session
Monday, December 19	5:30 PM Regular Meeting

MEMORANDUM



ITEM 19.6.

DATE: December 6, 2021
TO: Honorable Mayor and Council Members
FROM: Stacy Leitner, City Clerk
SUBJECT: **SELECTION OF 2022 MAYOR AND VICE MAYOR**

RECOMMENDATION

Council selection of the 2022 Mayor and Vice Mayor.

RESULT OF RECOMMENDED ACTION

City Council Leadership Officers for 2022 are appointed, per City Council Resolution No. 5-2004.

BACKGROUND

On January 5, 2004, the City Council adopted Resolution No. 5-2004 establishing the Council policy that one of its members would be selected as Mayor and one of its members selected as Mayor Pro Tempore at the first regular City Council meeting in December. Subsequently, Council adopted Resolution No. 185-2004 changing the Mayor Pro Tempore designation to Vice Mayor.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Resolution No. 5-2004
2. Resolution No. 185-2004

CITY OF RANCHO CORDOVA

RESOLUTION NO. 5-2004

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
SELECTING DATE ON WHICH THE CITY COUNCIL SHALL ANNUALLY SELECT
A MAYOR AND MAYOR PRO TEMPORE**

RECITALS

WHEREAS, Government Code §36801 provides that the City Council shall select one of its members as mayor and one of its members as mayor pro tempore.

NOW, THEREFORE, the City Council of the City of Rancho Cordova resolves that the City Council shall select one of its members as Mayor and one of its members as Mayor Pro Tempore at the first regular City Council meeting in December.

ADOPTED, THIS 5th day of January, 2004 by the following vote:

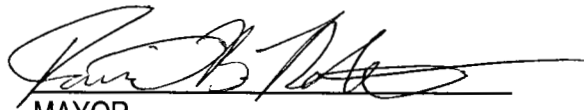
AYES: Cooley, McGarvey, Sander, Budge, Roberts

NOES: None

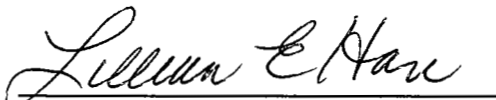
ABSENT: None

ABSTENTIONS: None

APPROVED:


MAYOR

ATTEST:


CITY CLERK

RESOLUTION NO. 185-2004**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA , CALIFORNIA AMENDING RESOLUTION 31-2004 AND CHANGING THE DESIGNATION OF MAYOR PRO TEMPORE TO VICE MAYOR**

WHEREAS, the City Council is desirous of changing the designation of "Mayor Pro Tempore" to "Vice Mayor."

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova does hereby determine and order that:

1. Section 4 and 5 of Resolution No. 31-2003 is amended to replace the "Mayor Pro Tempore" designation with "Vice Mayor" and that
2. That references to "Mayor Pro Tempore" in Resolution No. 5-2004 are hereby amended to be "Vice Mayor."

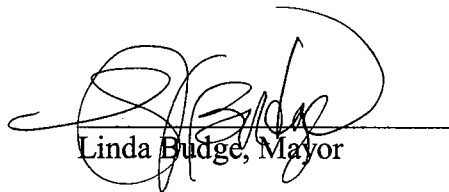
I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Rancho Cordova, held on the 6th day of December, 2004, by the following vote:

AYES: Skoglund, Sander, McGarvey, Cooley, Budge

NOES: None

ABSENT: None

ABSTAIN: None



Linda Budge, Mayor

ATTEST:



Lillian E. Hare, City Clerk