

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, November 9, 2022

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.

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/82807403183?pwd=bGVpbIBkNVA4VHFDCzdVbnZKQ0JxQT09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833 +1 253 215 8782

Webinar ID: 828 0740 3183

Password: 838641

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 PlanningClerk@cityofranhocordova.org no later than 3:00 p.m. on Wednesday November 9, 2022. All comments submitted later than 3:00 p.m. will be sent to the Planning Commission 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 Planning Commission Clerk to speak. Please wait to be called upon by the Planning Commission 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 Planning Commission Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the Planning Commission Meeting or the use of Zoom, please contact the Planning Division at (916) 851-8750 Wednesday, November 9, 2022, before 3:00 p.m.

AGENDA

1. **PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL**

Planning Commission Members - Surrender Devarapalli, Sergio Diaz, Lee Frechette, Robert McGarvey, Cynthia Stauss, Leroy Tripette, Chair Anil Reddy Kondakrindi

2. **PLEDGE OF ALLEGIANCE**

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

3. **PUBLIC COMMENT**

Citizens wishing to address the Planning Commission 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 Planning Commission 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 Planning Commission 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 Planning Commission 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.

4. **CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of October 26, 2022.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** 10929 Disk Drive - Project No. DD10000 - Tentative Parcel Map.
Recommendation: Adopt Resolution for the Tentative Parcel Map.

6. REGULAR CALENDAR ITEMS

- 6.1. **Subject:** A Resolution Approving the 2023 Rancho Cordova Planning Commission Meeting Schedule.
Recommendation: Adopt the Resolution.
- 6.2. **Subject:** California Environmental Quality Act (CEQA) Follow-up Discussion.
Recommendation: No formal action will be taken. Staff will address any additional questions that Planning Commission may have on the California Environmental Quality Act (CEQA).

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

UPCOMING MEETINGS

December 14, 2022	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.

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 Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the November 9, 2022 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on November 2, 2022 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 November 2, 2022 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: November 9, 2022
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF OCTOBER 26, 2022**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. October 26, 2022 Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, October 26, 2022

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.

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<https://cityofranchocordova.zoom.us/j/87418386244?pwd=S0lyUUVQNExFb0xIY2xRNEtCRIBRUT09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833 +1 253 215 8782

Webinar ID: 874 1838 6244

Password: 148484

DRAFT MINUTES

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Vice Chair Kondakrindi called the Regular meeting to order in the David B. Roberts Council Chambers at 5:32 p.m.

Planning Commission Members Present: Surender Devarapalli, Sergio Diaz, Lee Frechette, Robert McGarvey, Cynthia Stauss, Vice Chair Tripette

Planning Commission Members Absent: Anil Reddy Kondakrindi

Staff Members Present: Kiana Amiri-Davani, Arlene Granadosin-Jones, Darcy Goulart, Adam Lindgren and Kelly Whitman

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, October 26, 2022

ATTACHMENT 1

2. PLEDGE OF ALLEGIANCE

Commissioner Frechette led the pledge.

3. PUBLIC COMMENT

Vice Chair Tripette opened the public comment period. Seeing no speakers. Vice Chair Tripette closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Vice Chair Tripette opened the public comment period. Seeing no speakers. Vice Chair Tripette closed the public comment period.

ACTION: Motion to approve item 4.1 by McGarvey second by Frechette;

Motion passed with a 6:0 vote

AYES: Devarapalli, Diaz, Frechette, McGarvey, Stauss, Tripette

NOES: None

ABSENT: Chair Kondakrindi

ABSTAIN: None

5. REGULAR CALENDAR ITEMS

- 5.1. **Subject:** California Environmental Quality Act (CEQA) Training Presentation by the City Attorney's Office.

Vice Chair Tripette opened the public comment period. Seeing no speakers. Vice Chair Tripette closed the public comment period.

ACTION: Input was received regarding California Environmental Quality Act (CEQA) Training Presentation by the City Attorney's Office.

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission had no comments, ideas and questions since the last meeting.

7. DIRECTOR'S REPORT

Senior Planner Arlene Granadosin-Jones gave her report.

8. ADJOURNMENT

Vice Chair Tripette adjourned the meeting at 7:32 p.m..

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.

DATE: November 9, 2022
TO: Planning Commission Members
FROM: Nicholas Sosa, Associate Planner
SUBJECT: 10929 DISK DRIVE - PROJECT NO. DD10000 - TENTATIVE PARCEL MAP



PROPERTY OWNER: Toor PCC LLC Arun Toor 27725 Road 92 Visalia, CA 93277	APPLICANT/DEVELOPER: Arun Toor 27725 Road 92 Visalia, CA 93277
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PROJECT: 10929 Disk Drive-Tentative Parcel Map FILE: DD10000 LOCATION: 10929 Disk Drive APN: 072-0650-025-0000 PLANNER: Nicholas Sosa, Associate Planner

RECOMMENDATION

Adopt Resolution for the Tentative Parcel Map.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the applicant's request to divide an existing 11.05 - acre parcel into two separate parcels. No physical improvements are proposed with this request.

TENTATIVE PARCEL MAP

The City of Rancho Cordova received an application requesting a Tentative Subdivision Map to divide the existing 11.05-acre parcel into two separate parcels at 10292 Disk Drive. The current parcel includes two existing buildings totaling 159,148 SF, each with adjacent surface parking lot areas. **See Figures 1 & 2** for project location and existing conditions. The existing property is zoned Office Professional Mixed Use (OPMU) within the Rancho Cordova Zoning Code and has been designated as Office Mixed Use (OMU) within the City's General Plan.

Figure 1: Project Location

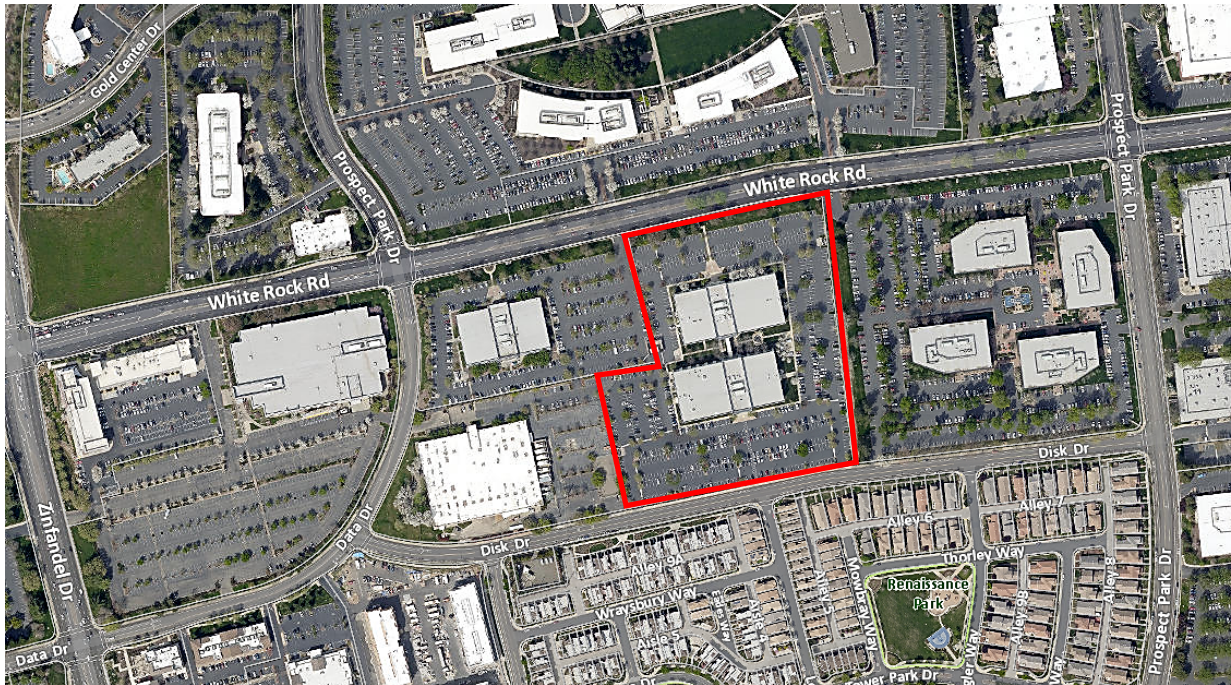


Figure 2: Existing Street View



(from White Rock Parking Lot)



(from Disk Drive Parking Lot)

PROPOSED TENTATIVE PARCEL MAP

As previously mentioned, the Applicant is requesting to divide the existing parcel into two individual parcels. **Figure 3** shows the proposed lot sizes and proposed Tentative Parcel Map. In addition, **Table 1** shows the surrounding Zoning and General Plan designations as well as the current uses adjacent to the property. A condition of approval has been added to ensure that a note for reciprocal parking and access is included on the final map. The note will serve as an agreement between the two parcels that will run with the land, that parking and access will be allowed to flow freely across both properties to ensure on-site parking is adequate for both buildings, as well as public access across parcel lines.

- **Parcel 1:** 4.85 acres currently with an existing building and parking lot
- **Parcel 2:** 6.20 acres currently with an existing building and parking lot

Figure 3: Proposed Parcel Map

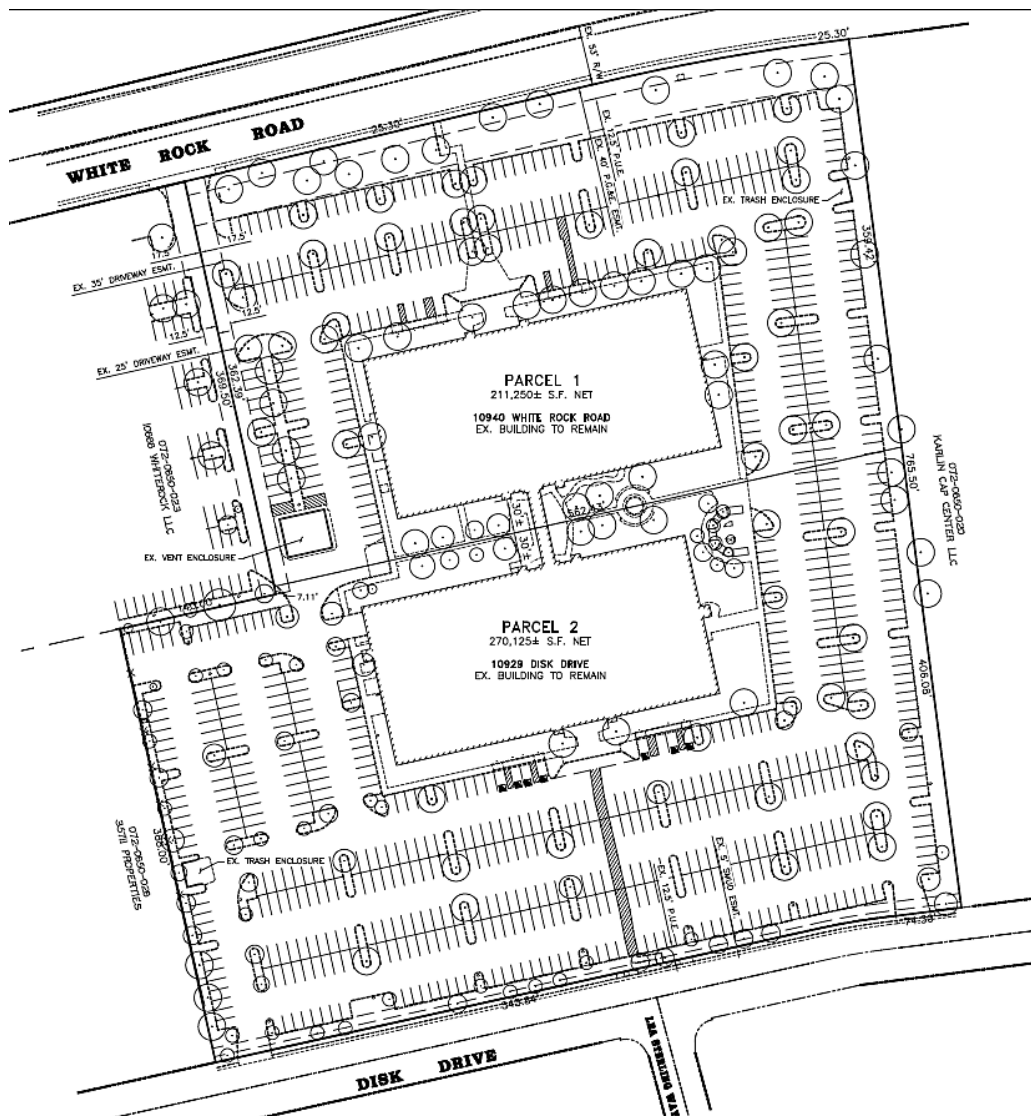


Table 1: Surrounding Existing Uses and Designations

Location	Existing Use	General Plan Designation	Zoning Designation
10929 Disk Drive	Office Buildings	Office Mixed use (OMU)	Office Professional Mixed Use (OPMU)
North	White Rock Rd / Office Buildings	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU)
East	Office Buildings	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU)
South	Disk Drive / Single-Family Homes	Medium Density / Low Density Residential	Capital Village Special Planning Area
West	Office Buildings	Office Mixed Use (OMU)	Office Professional Mixed Use (OPMU)

REQUIRED PERMITS AND REGULATORY BASIS

According to the Subdivision Map Act and Municipal Code, a parcel may be subdivided into multiple separate lots with a Parcel Map, guided by the following provisions:

1. Subdivision Map Act
2. RCMC Title 22, Land Development, provides the local authority under the Subdivision Map Act to subdivide land.
3. RCMC Title 23, Zoning Code
4. General Plan

ANALYSIS

The applicant is requesting approval of a Parcel Map to divide a developed 11.05-acre parcel into two separate parcels. No physical improvements or changes in use are proposed at this time.

General Plan: The project site is located within the Office Mixed Use (OMU) designation of the General Plan. Office uses are encouraged to be the predominant use but can be integrated with other commercial and/or residential uses. The property will continue to be consistent with the OMU designation maintaining the primary office uses of both parcels.

Zoning Code: The project site is zoned Office Professional Mixed Use (OPMU). This zoning designation is intended for larger office buildings 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 parcel split will divide the two existing office buildings and the adjacent surface parking lots however, no physical improvements are proposed with this parcel split and the predominant use will continue to be office. Once divided, each individual parcel will continue to meet the minimum setback requirements and the development standards of the OPMU zoning designation as shown in Table 23.313-2 of the Rancho Cordova Municipal Code.

Title 22 - Land Development: Title 22 of the City of Rancho Cordova Municipal Code regulates land division and is intended to supplement and implement the Subdivision Map Act. The proposed project, as conditioned, is consistent with requirements and procedures of a parcel map application.

Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map, if it makes any of the findings specified shown in the attached resolution. In the case of this proposed parcel map, none of the findings were made. Attachment 1 lists the evidence supporting the map approval.

FISCAL IMPACT

Staff anticipates that this project will result in additional revenues created from the property taxes collected for each new parcel.

ENVIRONMENTAL

The Tentative Parcel Map associated with 10929 Disk Drive would be exempt from CEQA review under CEQA State Guidelines Section 15315. This exempts from CEQA projects that involve the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. As this Tentative Parcel Map divides property located in an existing urban area into two parcels, is in conformance with the General Plan and zoning, requires no variances or exceptions, has available services and access to the proposed parcels to local standards, and the parcel has not been involved in a division of a larger parcel within the previous 2 years, it is exempt from CEQA review and no environmental document pursuant to CEQA is required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per section 15315 "Minor Land Division" and adopt the Resolution approving the Tentative Parcel Map for 10929 Disk Drive (APN: 072-0650-025-0000), Project No. DD10000, subject to the findings, Tentative Parcel Map (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution – Tentative Parcel Map
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE 10929 DISK DRIVE TENTATIVE PARCEL MAP,
PROJECT NO. DD1000**

WHEREAS, Toor PCC LLC, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a tentative parcel map for 10929 Disk Drive (Assessor's Parcel Number: 072-0650-025-0000); and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the Planning Commission 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, BE IT HEREBY RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA authorizes approval of the 10929 Disk Drive Tentative Parcel Map (attached hereto as (Exhibit A), subject to the following findings and attached Conditions of Approval (attached hereto as (Exhibit B)):

- A. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Exempt under Section 15315, Minor Land Division, as supported by the following:

The Tentative Parcel Map associated with 10929 Disk Drive would be exempt from CEQA review under CEQA State Guidelines Section 15315: Minor Land Divisions. This exempts from CEQA projects that involve the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The 10929 Disk Drive Tentative Parcel Map involves dividing an existing 11.05-acre parcel into two separate parcels of Parcel 1 (4.85-acres) and Parcel 2 (6.20-acres). As this Tentative Parcel Map divides property located in an existing urban area into two parcels, is in conformance with the General Plan and zoning, requires no variances or exceptions, has available services and access to the proposed parcels to local standards, and the parcel has not been involved in a division of a larger parcel within the previous 2 years, it is exempt from CEQA review and no environmental document pursuant to CEQA is required.

- B. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map, if any of the findings are found. In the case of the proposed map, none of the findings exist. The following evidence supports the map request:

1. Finding: *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Evidence: The proposed project is consistent with the City of Rancho Cordova General Plan. The project site is located within the General Plan's Office Mixed Use (OMU) designation which encourages the integration of primarily office uses with other commercial and residential uses. The tentative parcel map would divide two existing office buildings and adjacent property amenities but would maintain the office use for each property. The site is not located within any specific plans and no physical improvements are proposed with the current entitlement.

2. Finding: *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

Evidence: The proposed Tentative Parcel Map design is consistent with the existing development standards of the General Plan designation of OMU and zoning development standards of an OPMU zone. No improvements are proposed within this application.

3. Finding: *That the site is not physically suitable for the type of development.*

Evidence: The site is physically suitable to subdivide. The existing parcel is proposed to split into two separate parcels. The existing office buildings will continue to meet the minimum required setbacks and development standards for the OPMU zone. The parcel will continue to have adequate access to utilities and to the public right of way and parking through the required reciprocal access and parking note conditioned to be placed on the final map.

4. Finding: *That the site is not physically suitable for the proposed density of development.*

Evidence: The proposed project is only for the split of the existing parcel and no improvements are proposed as part of this Tentative Parcel Map.

5. Finding: *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Evidence: The proposed project is surrounded by developed land and does not involve any physical improvements or changes in use at this time. The site is already developed with two existing office buildings and parking lots on-site. The proposed project is exempt from environmental review pursuant to section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA).

6. Finding: *That the design of the subdivision or the type of improvements is likely to cause serious public health problems.*

Evidence: The proposed Tentative Parcel Map does not include any physical change and is already developed with two existing office buildings and parking lots. No public health problems will result from approval of the parcel map.

7. *Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.*

Evidence: The design of the subdivision will not create conflict with any existing public easements or use of the property. The design proposed to maintain all existing Public Utility Easements as well as any required access easements to ensure the properties have adequate access to the public right-of-way and between the two existing office buildings.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 9th day of November 2022 by the following vote:

AYES:

NOES:

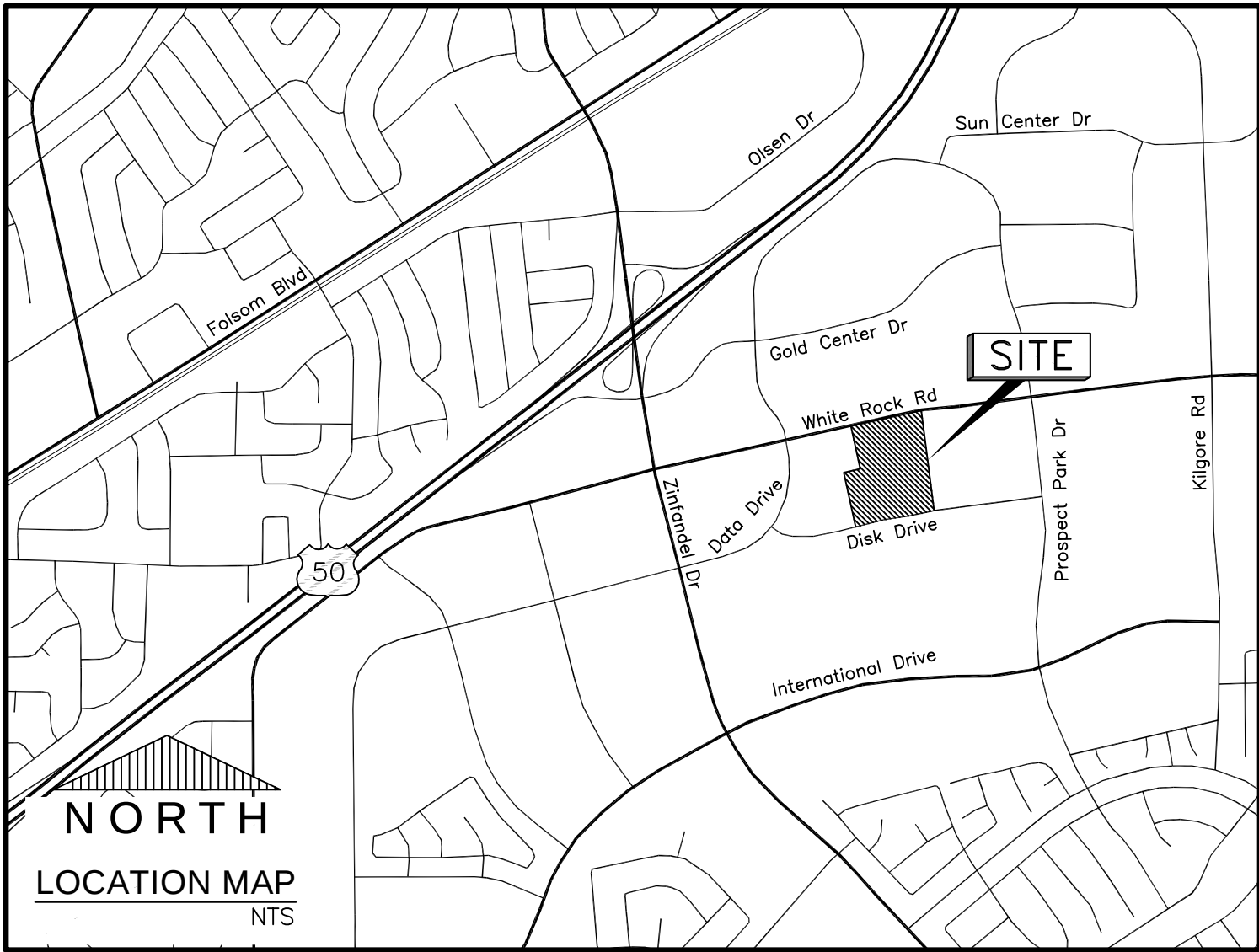
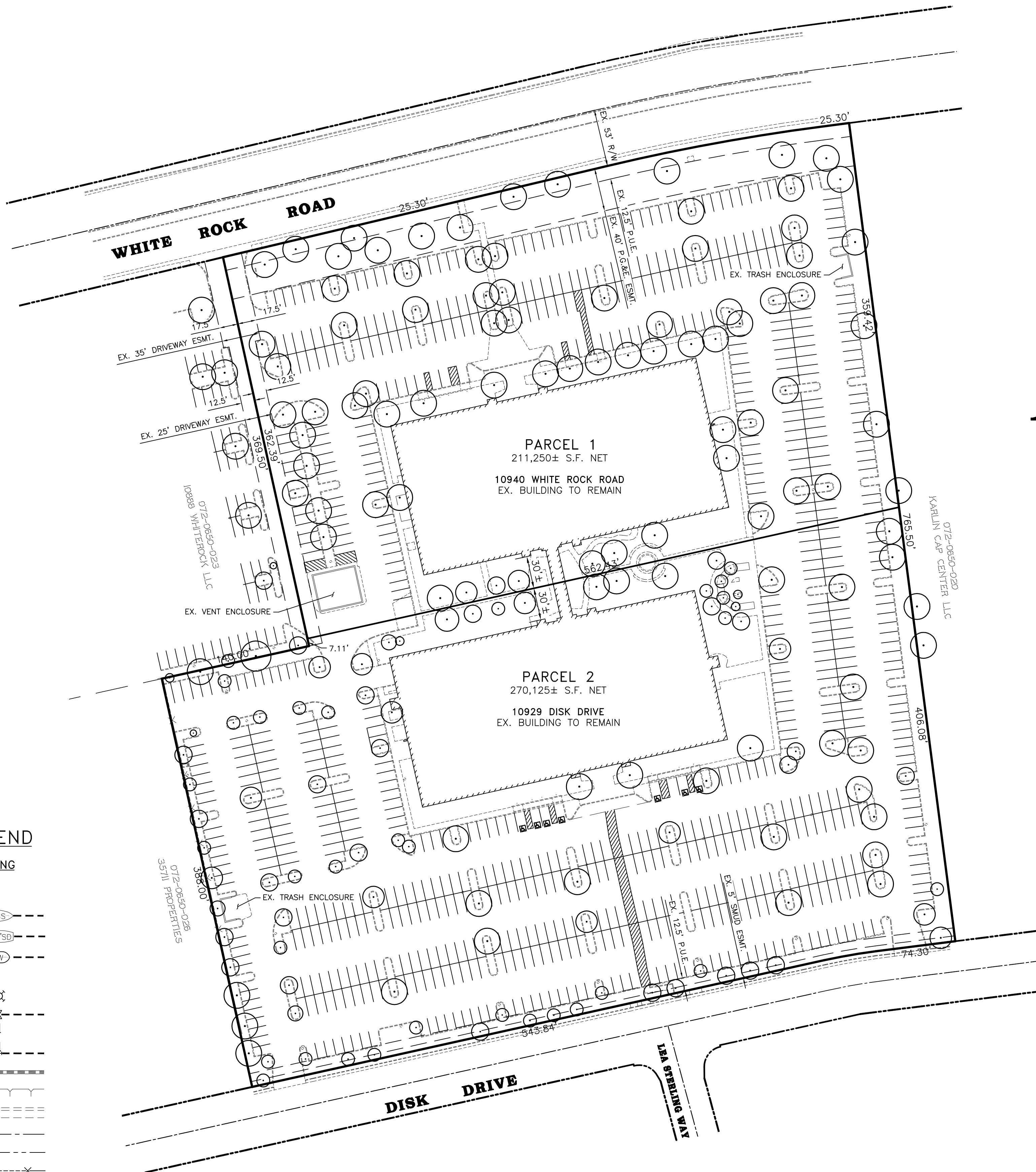
ABSENT:

ABSTAIN:

Anil Reddy Kondakrindi, Chair

ATTEST:

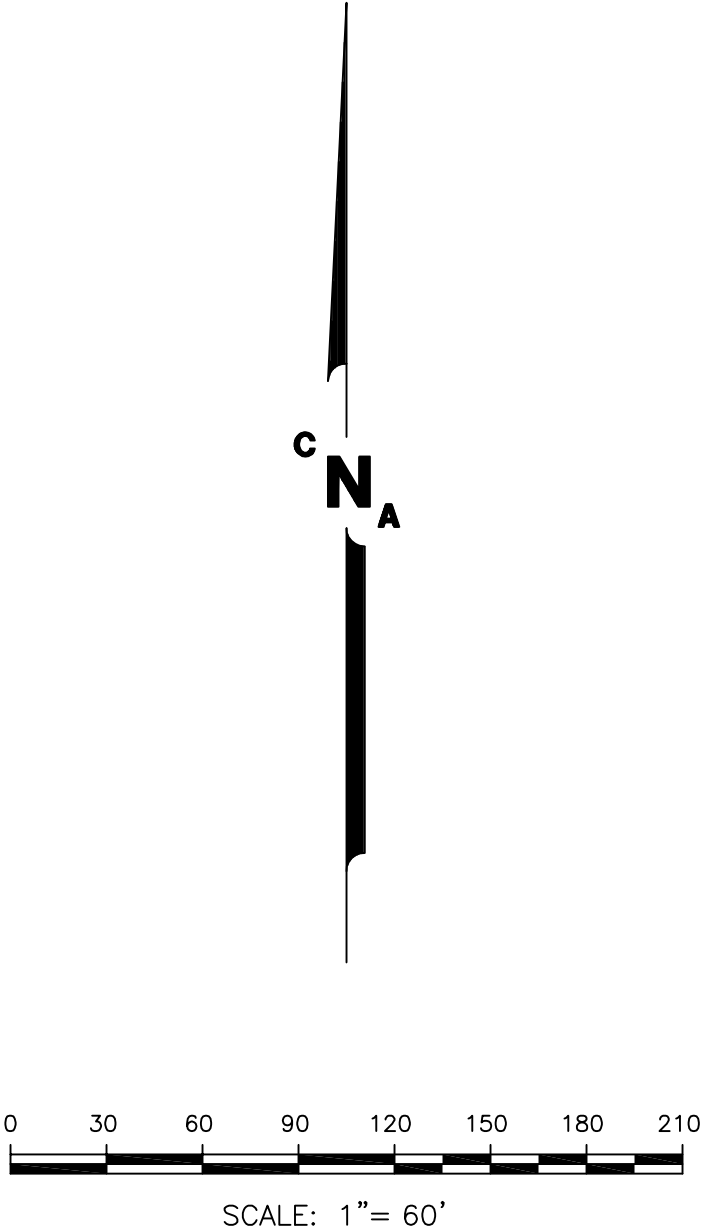
Kelly Whitman
Planning Commission Clerk



TENTATIVE PARCEL MAP FOR:
10929 DISK DRIVE
A.P.N.: 072-0650-025
CITY OF RANCHO CORDOVA **STATE OF CALIFORNIA**
JUNE 2022 **SCALE 1" = 60'**
CNA ENGINEERING INC.
SHEET 1 OF 1

- LEGEND**
- EXISTING**
- DROP INLET
 - MAINTENANCE HOLE
 - SANITARY SEWER
 - STORM DRAIN
 - WATER MAIN
 - WATER METER
 - FIRE HYDRANT
 - WATER VALVE
 - WATER ELBOW
 - WATER TEE
 - RETAINING WALL
 - SLOPE
 - CURB, GUTTER & SDWK
 - CENTER LINE
 - RIGHT-OF-WAY
 - FENCE
 - DITCH FLOW DIRECTION
 - FLOW DIRECTION
 - TREE
 - BUSH
 - STREET LIGHT
 - POWER POLE

10929 DISK DRIVE			
OWNER	TOOR PCC LLC ATTN.: ARUN TOOR 27725 ROAD 92 VISALIA, CA 93277 (599) 521-5382	DEVELOPER	MATT SANCHEZ 27725 ROAD 92 VISALIA, CA 93277 (559) 804-2752
ENGINEER	CNA ENGINEERING INC. 2575 VALLEY ROAD SACRAMENTO, CA 95821 (916) 485-3746	PARCEL NO.	072-0650-025
PRESENT USE	OPMU 1 LOT 11.05 AC GROSS 11.05 AC NET	PROPOSED USE	OPMU 2 LOTS 11.05 AC GROSS 11.05 AC NET
SEWER DISPOSAL	SACRAMENTO AREA SEWER DISTRICT	ELECTRICITY	PG&E
SCHOOL DISTRICT	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT	PARK DISTRICT	CORDOVA RECREATION AND PARK DISTRICT
FIRE DISTRICT	SACRAMENTO METROPOLITAN FIRE DISTRICT	WATER	GOLDEN STATE WATER COMPANY

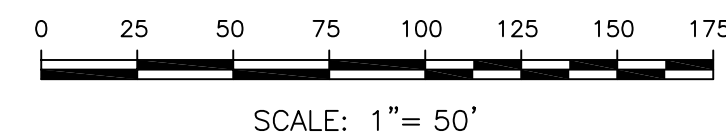


SITE PLAN
SCALE: 1" = 60'

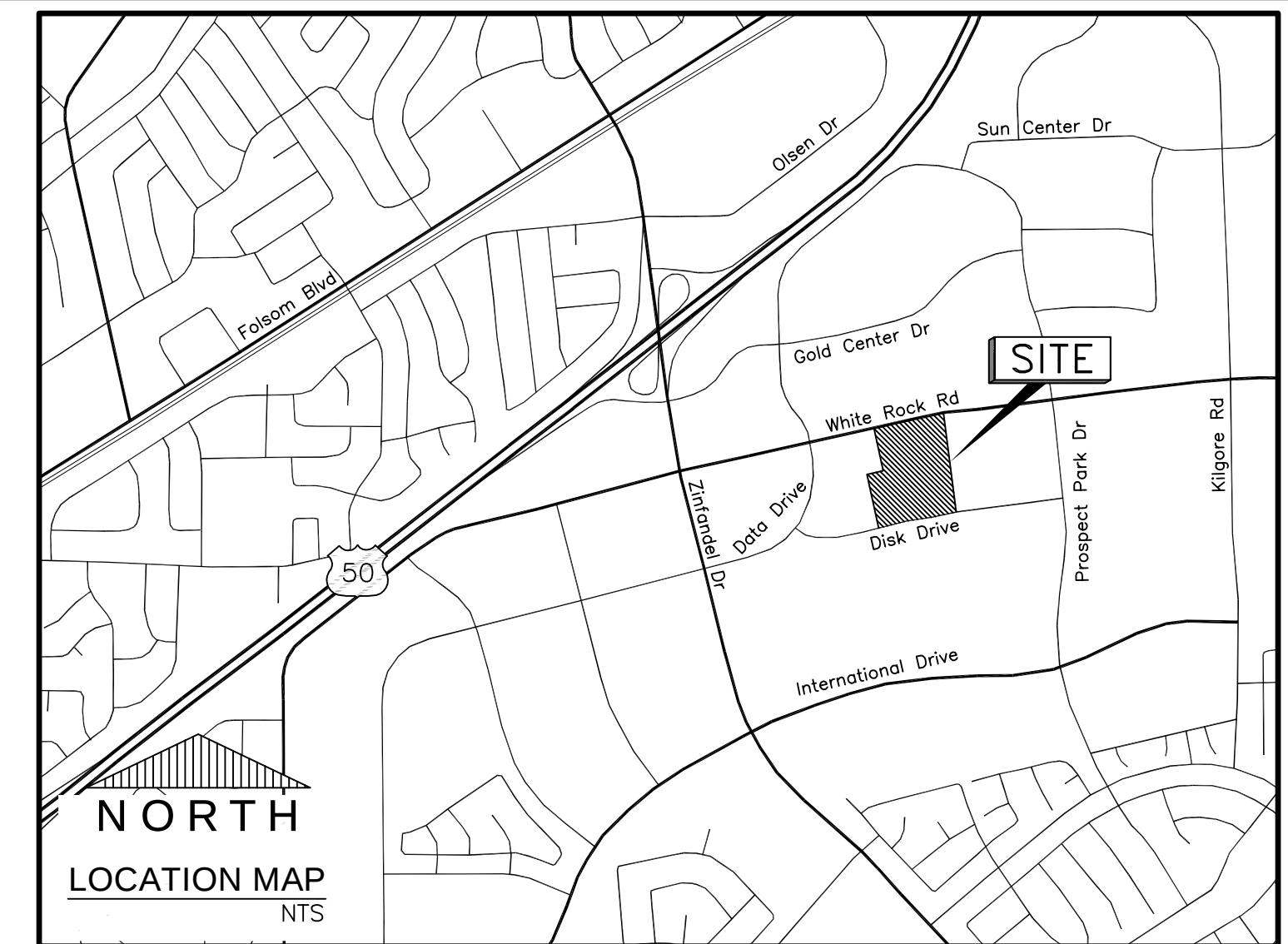
NOTE:
DEDICATION OF MUTUAL INGRESS/EGRESS RIGHTS TO AND ACROSS EACH PROPOSED PARCEL IS REQUIRED



TENTATIVE PARCEL MAP FOR: 10929 DISK DRIVE A.P.N.: 072-0650-0253		CITY OF RANCHO CORDOVA		STATE OF CALIFORNIA	
DATE : 6/20/2022		SHEET		A.P.N.: 072-0650-025	
FN.: 20054_2.DWG		PREPARED BY		JEREL O.	
HORIZ. 1"= 60'		DRAWN BY: JEREL O.		CIVIL ENGINEERING: LAND SURVEYING	
VERT. 1"= N/A		DESIGNED BY: STEVE N.		PLANNING: STRUCTURAL DESIGN	
FLD BK.: N/A		CHECKED BY: CHRIS O.		PHONE: (916) 485-3746	
				2575 VALLEY ROAD, SACRAMENTO, CA 95821	
				www.cnaeng.com	
				CNA ENGINEERING INC.	
				CNA	
				REVISED	
				NO.	
				DESCRIPTION	
				APPROVED BY	
				DATE	



SITE PLAN
SCALE: 1" = 50'



A.P.N.: 072-0650-025

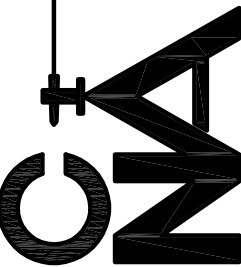
STATE OF CALIFORNIA
SCALE 1" = 50'

CNA ENGINEERING INC.
SHEET 1 OF 1

REVISIONS		DESCRIPTION	APPROVED BY	DATE
NO.	1			
	2			
	3			
	4			

CNA ENGINEERING INC.
CIVIL ENGINEERING; LAND SURVEYING
PLANNING; STRUCTURAL DESIGN

PHONE: (916) 485-3746
2575 VALLEY ROAD, SACRAMENTO, CA 95821
www.cnaeng.com



SCALE	PREPARED BY
HORIZ. 1" = 50'	DRAFTED BY: JEREL O.
VERT. 1" = N/A	DESIGNED BY: STEVE N.
FLD. BK.: N/A	CHECKED BY: CHRIS O.
A.P.N.: 072-0650-025	

**UTILITY SERVICE PLAN FOR:
10929 DISK DRIVE
A.P.N.: 072-0650-0253**

DATE : 6/20/2022
FN.: 20054_2.DWG
SHEET
1 OF 1
SHEETS



ITEM 5.1.
Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date & Signature)</u>
General Conditions					
1.	The approved entitlement is for a Tentative Parcel Map, to subdivide a parcel (APN 072-0650-025-0000) into two (2) parcels, as described in the Planning Commission staff report dated November 9, 2022 and Tentative Parcel Map (<u>Exhibit A</u>) with the conditions herein, for project number DD10000.	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, 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/ Building /Public Works	
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@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Finance	
5.	The Tentative Parcel Map approval is valid for three years from the date of Planning Commission approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Expiration	Three years, Commencing with the Date of Approval.	Planning/ Public Works	

ITEM 5.1.
Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date & Signature)</u>
6.	The existing buildings are currently connected to public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SASD prior to the approval of improvement plans. SASD Design Standards and Specifications apply to any onsite and off-site public sewer construction.	Existing Facilities	On-Going	Sacramento Area Sewer District	
7.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Relocation or Removal of Facilities	On-Going	SMUD	
8.	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.	SMUD Easements	On-Going	SMUD	
Prior to Recordation of the Parcel Map					
9.	A note shall be placed on the Final Map that states "A minimum 4' pedestrian pathway must be maintained at all times from doors exiting the walkway conjoining the two existing buildings/parcels".	Pedestrian Access	On-Going	Building & Safety	
10.	A note shall be placed on the parcel map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels".	Reciprocal Access and Parking	Prior to Recordation of Parcel map	Public Works	
11.	Applicant shall apply for an encroachment permit from the Public Works Department for the replacement of damaged sidewalk along property frontage to the satisfaction of The Public Works Department. Please contact the Public Works Department at (916) 851-8713 to arrange for a stie meeting and mark out of damaged sidewalk. Sidewalk panels shall be replaced to the nearest joint prior to Final Map Approval.	Frontage Improvements	Prior to Recordation of Parcel map	Public Works	
12.	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.	Utility Easement	Prior to Recordation of Parcel Map	SMUD	

ITEM 5.1.
Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date & Signature)</u>
13.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Ingress and Egress Easements	Prior to Recordation of Final Map	SMUD	
14.	Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire access Agreement shall be recorded with the Public Records Office having jurisdiction.	Fire Access Agreement	Prior to Recordation of the Parcel Map	Sacramento Metro Fire	
15.	Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Records Office having jurisdiction. The roadway maintenance agreement shall include the following: a) Provisions for the necessary repair and maintenance of the roadway surface. b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'-6") or width of twenty feet (20'). c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.	Fire Access Roadway Maintenance Agreement	Prior to Recordation of Parcel Map	Sacramento Metro Fire	
16.	Each building shall have its own separate utility connections. If buildings will be sharing utilities then easements must be recorded to accommodate cross access and maintenance for said utilities	Separate Utility	On-Going	Building & Safety	
Prior to Approval of Improvement Plans					
17.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Installation of Improvements	Prior to Approval of Improvement Plans	SASD	
18.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. Site plan	Existing Sewer Connections	Prior to Approval of Improvement Plans	SASD	

ITEM 5.1.
Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date & Signature)</u>
	shows Parcel 1 is connected to SASD sewer on White Rock Road. Parcel 2 is shown connected to SASD sewer on Disk Drive.				
19.	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.	Dedicated Smud Easement	Prior to Approval of Improvement Plans	SMUD	
20.	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.	Easements	Prior to Approval of Improvement Plans.	SMUD	
21.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-construction-services	SMUD siting requirements	Prior to Approval of Improvement Plans	SMUD	
Prior to Issuance of Building Permit					
22.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer Impact Fees	Prior to Issuance of Building Permits	SASD	
23.	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.).	Building Locations	Prior to Issuance of Building Permit	SMUD	
24.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Service Points	Prior to Issuance of Building Permit	SMUD	
25.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Vehicular Access	Prior to Issuance of Building Permit	SMUD	

ITEM 5.1.
Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

ADVISORY

- FIRE – Any Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.
- SASD – The Applicant must call SASD to schedule an inspection of the public cleanout before backfilling. Call (916) 876-7526 for a public cleanout inspection.

MEMORANDUM



ITEM 6.1.

DATE: November 9, 2022
TO: Planning Commission Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **A RESOLUTION APPROVING THE 2023 RANCHO CORDOVA
PLANNING COMMISSION MEETING SCHEDULE**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Confirm the 2023 Rancho Cordova Planning Commission meeting schedule.

BACKGROUND

To ensure maximum attendance of commission members and the community in the planning process, a meeting schedule is set well in advance. As part of its annual planning for the upcoming year, the Planning Commission reviews next year's calendar and determines its meeting schedule for the following year. Exhibit A to the attached Resolution is the proposed Planning Commission Meeting dates for 2023.

ATTACHMENT(S)

1. Resolution
2. Proposed 2023 Rancho Cordova Planning Commission Schedule

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2022

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, CONFIRMING THE 2023 PLANNING COMMISSION 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, at the May 2, 2022 Special Meeting the Planning Commission set the time and place for Regular meetings as 5:30 PM on the second and fourth Wednesday of the month with the meeting on the fourth Wednesday of the month only being held on an as needed basis, 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 Commission Members and the community in the planning process the City is setting its Planning Commission meeting schedule for the calendar year 2023.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA sets its 2023 Planning Commission meeting schedule as outlined in the attached Exhibit A.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 9th day of November, 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Anil Reddy Kondakrindi, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

**Proposed 2023 Rancho Cordova Planning Commission Meeting
Schedule**

JANUARY 2023	
Wednesday, January 11	5:30 PM Regular Meeting
Wednesday, January 25	5:30 PM Regular Meeting (if needed)
FEBRUARY 2023	
Wednesday, February 8	5:30 PM Regular Meeting
Wednesday, February 22	5:30 PM Regular Meeting (if needed)
MARCH 2023	
Wednesday, March 8	5:30 PM Regular Meeting
Wednesday, March 22	5:30 PM Regular Meeting (if needed)
APRIL 2023	
Wednesday, April 12	5:30 PM Regular Meeting
Wednesday, April 26	5:30 PM Regular Meeting (if needed)
MAY 2023	
Wednesday, May 10	5:30 PM Regular Meeting
Wednesday, May 24	5:30 PM Regular Meeting (if needed)
JUNE 2023	
Wednesday, June 14	5:30 PM Regular Meeting
Wednesday, June 28	5:30 PM Regular Meeting (if needed)
JULY 2023	
Wednesday, July 12	5:30 PM Regular Meeting
Wednesday, July 26	5:30 PM Regular Meeting
AUGUST 2023	
Wednesday, August 9	5:30 PM Regular Meeting
Wednesday, August 23	5:30 PM Regular Meeting (if needed)

SEPTEMBER 2023	
Wednesday, September 13	5:30 PM Regular Meeting
Wednesday, September 27	5:30 PM Regular Meeting (if needed)
OCTOBER 2023	
Wednesday, October 11	5:30 PM Regular Meeting
Wednesday, October 25	5:30 PM Regular Meeting (if needed)
NOVEMBER 2023	
Wednesday, November 8	5:30 PM Regular Meeting
Wednesday, November 22	PROPOSED TO CANCEL REGULAR MEETING
DECEMBER 2023	
Wednesday, December 13	5:30 PM Regular Meeting
Wednesday, December 27	PROPOSED TO CANCEL REGULAR MEETING

MEMORANDUM



ITEM 6.2.

DATE: November 9, 2022
TO: Planning Commission Members
FROM: Adam Lindgren, City Attorney
SUBJECT: **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOLLOW-UP DISCUSSION**

RECOMMENDATION

No formal action will be taken. Staff will address any additional questions that Planning Commission may have on the California Environmental Quality Act (CEQA).

RESULT OF RECOMMENDED ACTION

No formal action will be taken. Staff will address any additional questions that Planning Commission may have on the California Environmental Quality Act (CEQA).

BACKGROUND

In order to prepare the Planning Commission for the various roles and responsibilities they have been tasked with, staff has taken the last few months to present various topics and materials during the regular meetings. This is a follow-up session for California Environmental Quality Act (CEQA) to address any questions that Planning Commission may still have on CEQA.

ATTACHMENT(S)

None