

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Tuesday, October 24, 2023

4:30 PM – Special Meeting/Closed Session

5:30 PM – Special Meeting/Work Session

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/86554794636?pwd=DBQWU3r0nChksEOzn2rMZ9UoOqh2-w.eov09bbufGSfnSsW>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 865 5479 4636

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 written comments to CityClerk@cityofranhocordova.org no later than 2:00 p.m. on Tuesday, October 24, 2023. Written comments received no later than 2:00 p.m. will be distributed to the Council, filed in the record, and will not be read aloud. All comments submitted later than 2:00 p.m. will be distributed to the Council.

Listening to a Zoom Meeting by Zoom Video Conference

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

Listening to a Zoom Meeting by Phone Only

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

All public comments will be limited to three minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk's Office at (916) 851-8720 before Tuesday, October 24, 2023, at 2:00 p.m.

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

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 Budge will adjourn the meeting to closed session.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

5. CLOSED SESSION

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

5.1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2)(Two Cases).

6. OPEN SESSION - REPORT FROM CLOSED SESSION

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

7. ADJOURN TO SPECIAL MEETING

Mayor Budge will adjourn to the special meeting.

8. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

9. 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.

10. SPECIAL MEETING ITEMS

10.1. **Subject:** Economic Development Opportunity on City-Owned Parcels.

Recommendation: Provide direction on a potential use for approximately thirty (30) acres of City-owned land located at 10801 N. Mather Blvd. in Rancho Cordova, CA (APN's: 072-2360-030-0000, 072-2360-029-0000, & 072-2360-028-000).

11. PUBLIC HEARING ITEMS

11.1. **Subject:** An Ordinance of the City Council of the City of Rancho Cordova Amending Certain Sections of the Villages of Zinfandel Special Planning Area to Revise Permitted Uses in the M-1 (Light Industrial) and MP (Office Industrial Park) Zones, Including Amending Certain Text and Tables in the Sacramento County Zoning Code that are Incorporated and Applied in the Villages of Zinfandel Special Planning Area (CEQA Exempt Pursuant to Guideline Section 15061(b)(3)).

Recommendation: The Planning Commission recommends that the City Council:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3);
2. Waive the first reading and introduce the Ordinance.

12. 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 City Council less than 24 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

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

UPCOMING MEETINGS

November 6, 2023	5:30 PM Regular Meeting
November 13, 2023	5:30 PM Special Meeting/Closed Session
November 20, 2023	5:30 PM Regular Meeting
November 28, 2023	5:30 PM Special Meeting/Work Session
December 4, 2023	4:00 PM Special Meeting/5:30 PM Regular Meeting
December 12, 2023	5:30 PM Special Meeting/Work Session

December 18, 2023

5:30 PM Regular Meeting

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 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 October 24, 2023, Special Meeting of the Rancho Cordova City Council was posted and available for review on October 19, 2023 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed October 19, 2023 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 10.1.

DATE: October 24, 2023
TO: Honorable Mayor and Council Members
FROM: Amanda Norton, Economic Development Manager
SUBJECT: **ECONOMIC DEVELOPMENT OPPORTUNITY ON CITY-OWNED PARCELS**

RECOMMENDATION

Provide direction on a potential use for approximately thirty (30) acres of City-owned land located at 10801 N. Mather Blvd. in Rancho Cordova, CA (APN's: 072-2360-030-0000, 072-2360-029-0000, & 072-2360-028-000).

RESULT OF RECOMMENDED ACTION

Provide staff with direction on potential use for approximately thirty (30) acres of City-owned land. City Council input will allow staff to explore potential users for the vacant three (3) parcels.

BACKGROUND

The City of Rancho Cordova purchased three (3) parcels of vacant land in April of 2023. The three (3) parcels of vacant land comprise approximately thirty (30) acres and are located at 10801 N. Mather Blvd. in Rancho Cordova, CA (APN's: 072-2360-030-0000, 072-2360-029-0000, & 072-2360-028-000).

The entirety of the three (3) parcels are within the Zinfandel Special Planning Area (ZSPA) and are zoned as BP, Business Professional. Currently, the parcels are surrounded by single family residential, Stone Creek Park, Navigator Elementary, a water detention basin, and two (2) governmental organizations, which include the California Bureau of Automotive Repair and the California Military Department, as well as a vacant industrially zoned parcel.

Recently, City staff was approached to discuss a potential call for sites from the California Department of General Services. The request would potentially use all thirty (30) acres if the project was to move forward. In addition, staff would like to provide an update on how this opportunity could impact the location options for Little League.

FISCAL IMPACT AND FUNDING SOURCE

No fiscal impact at this time.

ATTACHMENT(S)

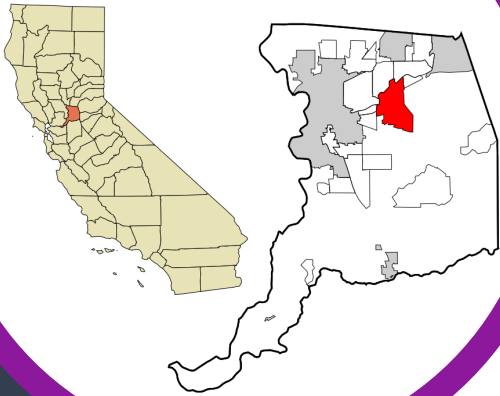
1. Presentation

Economic Development Opportunity

October 24, 2023



Agenda

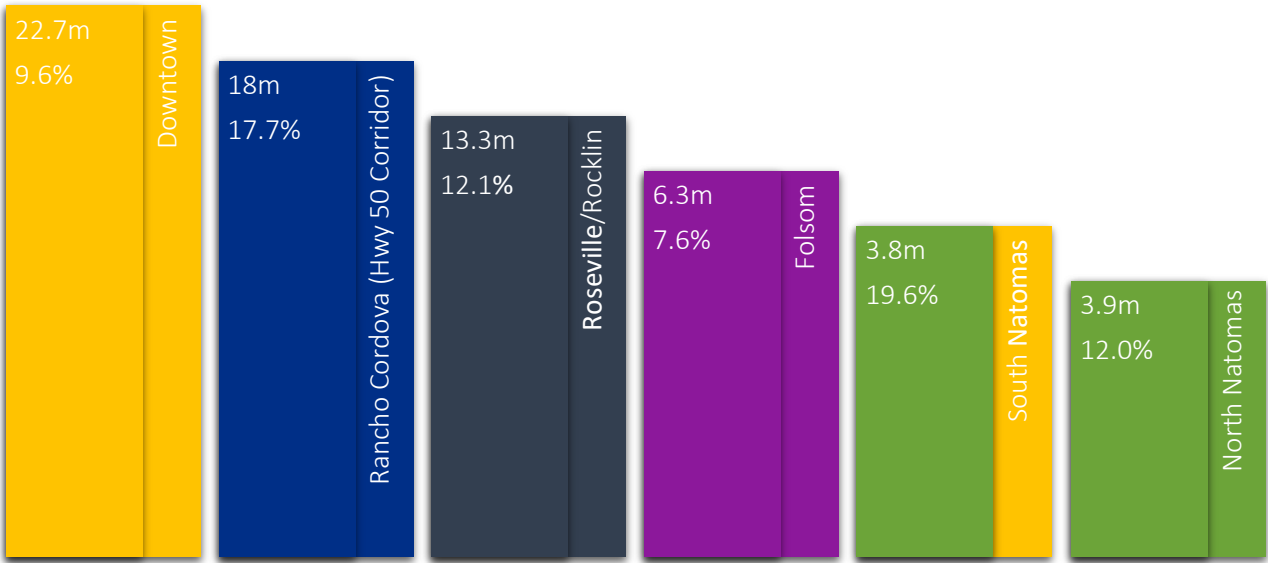


- Economic Development Opportunity for Stone Creek Site
- Capital Jackson Partners Presentation
- Little League Site Review Update
- Public Discussion
- Next Steps

Stone Creek Economic Development Opportunity

- California Department of General Services call for sites
- State/Federal Office Project
- Potential user would need to follow the City entitlement process
- Project could bring over 600 jobs to the City
- Potential City owned 30-acre site has two (2) state government agencies in close proximity
- Market Rate Property Purchase

Current State of the Office Market (Q2)



- Last time the vacancy rate was this high was Q4, 2012
- Anticipate vacancy to rise through 2024
- Hybrid models likely to continue
- Office tenant demand is active for space under 10k SF
- Delta Dental renewed 108k SF
- Largest occupancy of the quarter UCD Health, 194,150 SF
- Future potential is hub and spoke model from migration into region

30 Acre Opportunity Site

Rare opportunity
for new office
construction

Anticipate little to
no amount of
new office
construction in
the foreseeable
future

Newly
constructed
buildings would
be utilized
by single
tenant long term

Low impact
tenant, similar
existing uses
in close proximity

Developer Slides

ITEM 10.1.
CITY 30 ACRES
BEAR HOLLOW DRIVE

ATTACHMENT 1



View from southwest corner of site

BEAR HOLLOW DRIVE – DEVELOPMENT TEAM

- Capitol Jackson - A joint venture between Capitol Avenue Development and Jackson Properties
- Architect: Nacht & Lewis

BEAR HOLLOW DRIVE – PROPOSED TENANT

- DWR/NWS Joint Operations Center Relocation Project (JOC)
- Approximately 300,000SQ Ft. consisting of administrative offices, special purpose facility and storage.
- Approximately 600 employees.

BEAR HOLLOW DRIVE – JOC PROCUREMENT PROCESS

- Department of General Services will call for sites and development teams.
- If the site is selected, the development team will prepare a lease proposal.

BEAR HOLLOW DRIVE – PROJECT TIMING / PUBLIC REVIEW

- DGS call for sites - Estimated 4th Quarter 2023
- Lease proposal - Estimated 1st Quarter 2024

ITEM 10.1.
CITY 30 ACRES
BEAR HOLLOW DRIVE – REQUEST

ATTACHMENT 1

Request of Capitol Jackson of the City of Rancho Cordova

- Letter of Agency to submit City 30 Acres
- If site is selected work with development team to submit a lease proposal

ITEM 10.1. CITY 30 ACRES BEAR HOLLOW DRIVE – TEST FIT

ATTACHMENT 1



Little League Status Update

- May 2023 Council Workshop: Project team was directed to evaluate all Project Alternatives for Little League
- Site layouts and cost estimates were advanced during Summer 2023
- City Council has allocated \$11M to date for the Project
- Today's Meeting Goals:
 - Review Little League Potential Sites

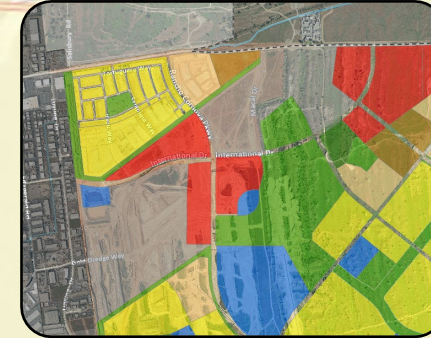
Little League Potential Sites

ITEM 10.1

Anstrom Park



2875 Kilgore Road



Rio del Oro

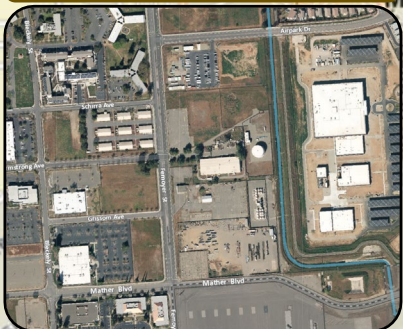


Stone Creek



Center Property

Femoyer Site



Next Steps

- Public Discussion and then receive direction
- Council Direction regarding Letter of Agency with Capital Jackson Partners
 - Potentially could come back on November 6th to Council for approval

MEMORANDUM



ITEM 11.1.

DATE: October 24, 2023
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING CERTAIN SECTIONS OF THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA TO REVISE PERMITTED USES IN THE M-1 (LIGHT INDUSTRIAL) AND MP (OFFICE INDUSTRIAL PARK) ZONES, INCLUDING AMENDING CERTAIN TEXT AND TABLES IN THE SACRAMENTO COUNTY ZONING CODE THAT ARE INCORPORATED AND APPLIED IN THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA (CEQA EXEMPT PURSUANT TO GUIDELINE SECTION 15061(B)(3)).**

RECOMMENDATION

The Planning Commission recommends that the City Council:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).
2. Waive the first reading and introduce the Ordinance.

RESULT OF RECOMMENDED ACTION

The result of the recommendation would require a second reading of the ordinance.

BACKGROUND

The City conducts periodic updates of the provisions of the Rancho Cordova Zoning Code and Special Plans 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. The City is still developing policy guidance with respect to Ordinance No. 7-2023, which established a temporary moratorium on the establishment, expansion, or modification of uses in the Villages of Zinfandel Special Planning Area (SPA) designated as M-1 (Light Industrial) and MP (Office Industrial Park) zones and nothing in this Ordinance is intended to replace and terminate that moratorium.

Since adopting Ordinance 7-2023, the City has considered the health risks associated with the continued buildout of the SPA with truck intensive uses and the resulting increase in toxic air contaminant emissions (TAC) exposure throughout the SPA and in surrounding areas that provide ingress and egress to the SPA. Heavy truck traffic traveling through neighborhoods on

local streets and from siting diesel truck-intensive uses permitted on parcels in the SPA, many of which are adjacent to or near residential uses, near schools and other sensitive receptors, and taking into account current air quality standards and regulations imposed by Sacramento Metropolitan Air Quality Management District (SMAQMD) and information regarding health risks associated with TAC exposure, the City has determined that continued buildout of the SPA with truck intensive uses would be detrimental to the health, safety, and welfare of SPA residents and affected neighborhoods.

The City has taken into consideration current air quality standards and best practices for siting truck intensive uses and the current permitted use tables incorporated into the SPA from the Sacramento County Zoning Code would allow development that is detrimental to the public health, safety, and welfare, particularly residents in the Villages of Zinfandel Special Planning Area and those residing in residential neighborhoods along roads trucks would travel, including but not limited to Zinfandel Drive, International Drive, and Mather Boulevard which provide ingress and egress to the M-1 and MP sites in the Villages of Zinfandel. Truck-intensive uses already exist in the Villages of Zinfandel Special Planning Area, including the Bold Beauty project, producing 98 truck trips per day. The magnitude of the truck trips that could result with continued buildout of the SPA with uses involving intensive truck use will only increase the existing truck trips on nearby roadways. Prohibiting truck-intensive uses would also address and reduce the public's exposure to TAC from trucks utilizing roadways in areas beyond the Villages of Zinfandel, including the Capital Village residential area, located north and just east of Zinfandel Drive, and other residential areas located south of Highway 50 along International Drive.

Since adopting Ordinance No. 7-2023, the City has been in the process of evaluating the noise level increases associated with continued buildout of the SPA with the truck-intensive uses, particularly noise levels associated with siting loading docks in close proximity to residences, increased truck traffic traveling on SPA streets near residential neighborhoods, schools and other sensitive receptors, and has determined that the noise level increases resulting from continued buildout of the SPA would be detrimental to the residents' health, safety, welfare, quality of life, and the residential character of the SPA, therefore inconsistent with the City's intended build out of the SPA. On-site loading activities associated with truck intensive uses produce loud and prolonged noise levels that can cause hearing damage to residents living in close proximity and has determined that the noise level increases resulting from continued buildout of the SPA would be detrimental to the residents' health, safety, and welfare.

Certain other uses that are likely to involve or require the use and/or storage of vehicles for either staging, parking, or storage, and certain agricultural uses have been determined to degrade the community aesthetics and detract from the overall appearance and desirability of the Villages of Zinfandel Special Planning Area, and thereby would negatively impact the value of existing development and reduce the economic potential of undeveloped parcels within the Villages of Zinfandel.

OCTOBER 11, 2023 PLANNING COMMISSION MEETING

The Planning Commission conducted a public hearing at its regularly scheduled meeting on October 11, 2023. Twelve public comments were made at the meeting and thirty-six public comment letters were emailed to the Planning Commission Clerk prior to the meeting. The Planning Commission discussed the item and passed a motion recommending the City Council find the project exempt from CEQA and to adopt the Ordinance. The motion passed with a 6-0 vote.

ANALYSIS

The purpose of the proposed amendments to the SPA and Sacramento County Zoning Code is:

- (1) to be more tailored to the City's General Plan
- (2) to reflect current standards regarding environmental impacts, including air quality and noise
- (3) to reflect current best practices regarding the siting and development of warehouses and other light industrial and office industrial park uses
- (4) to reflect the actual current build out of the Villages of Zinfandel Special Planning Area, rather than reliance on the anticipated build out that predates the City's incorporation
- (5) to update development standards associated with logistics as an accessory use and loading dock screening requirements

Proposed Amendments

A summary of the proposed amendments is provided in this section. This section is intended to give the reader an overview of the changes, but it is not inclusive of all the proposed changes.

Attachment 1 of this staff report is the proposed Ordinance that sets forth every proposed amendment to the SPA and the Sacramento County Zoning Code.

- Sacramento County Zoning Code as it is incorporated and applied in the SPA - Amending Table II and Table IV to prohibit primary uses including wholesale distributor's service facility, parking lot or garage, warehousing and storage, bus and freight depot and truck terminals, slaughter houses, storage of dismantled vehicles, and recycling centers.
- SPA - Amending various sections of the document to prohibit the same primary uses as proposed for the Sacramento County Code as it is incorporated and applied in the SPA, striking out language in the development use standards table under height that references the Sacramento County Code, and adding a new section to the SPA to permit logistics as an accessory use and loading dock screening requirements. Logistics as an accessory use would be limited to 10% of the usable floor area as a permitted use and up to 15% as a conditional use. Definitions have also been added to provide further clarification on uses and terms used.

CEQA

CEQA requires analysis of agency approvals of discretionary "projects." CEQA defines a "project" 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.). The City has determined that the proposed Ordinance will not result a direct physical change in the environment. The amendments set forth in the proposed Ordinance do not approve any physical development. The purpose of the proposed amendments is to provide clarification of uses, address inconsistencies between definitions, delete text that is no longer necessary and eliminate certain uses the City has determined are inconsistent with the desired uses of the City Council and existing residents in the Villages of Zinfandel, due to the effects of their operation, as described herein. The amendments in part seek to reduce the potential for significant adverse impacts to result from the uses that are permitted to develop on vacant M-1 and MP parcels in the Villages of Zinfandel Specific Plan Area. Any future project that may propose development of an allowed use on an M-1 or MP designated parcel within the Specific Plan Area, will be subject to

environmental review under CEQA and compliance with Municipal Code permitting requirements for the proposed use.

The City has further determined that the proposed Ordinance will not result in a reasonably foreseeable indirect physical change in the environment. The City has 49 properties which are planned and zoned for the Prohibited Uses. The City is not required to evaluate the potential of each to develop with a Prohibited Use as a result of the City's approval of the proposed amendments. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative is not reasonably foreseeable (Guidelines Section 15064(d)(3)). Any future project that may propose development of a Prohibited Use outside of the Villages of Zinfandel will be subject to environmental review under CEQA and to the Municipal Code permitting requirements for the proposed use. The City has further determined any specific development projects proposed in the future for parcels designated M-1 and MP in the Specific Plan Area cannot be determined at this time but will be subject to environmental review under CEQA and required to comply with Municipal Code permitting requirements for the proposed use. Thus, the City finds that the proposed Ordinance is not a "project" 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 the following categorical exemptions under CEQA:

Guidelines Section 15061(b)(3) states, "The activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. 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 activity is not subject to CEQA." CEQA defines a "significant effect on the environment" as "a substantial, or potentially substantial, adverse change in the environment." The City determined that the proposed Ordinance will not result in a direct physical change or a reasonably foreseeable indirect physical change in the environment, and for the same reasons, the City concludes that there is no possibility that the proposed amendments may have a substantial, or potentially substantial, adverse change in the environment. Accordingly, the City finds that the proposed amendments are exempt from CEQA under Guidelines Section 15061(b)(3).

The proposed amendments are consistent with the Villages of Zinfandel Specific Plan, the City's General Plan and Zoning. For these reasons, the proposed amendments would not have the potential to result in individual 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.

SUMMARY

The Planning Commission recommends that the City Council:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3);
2. Waive the first reading and introduce the Ordinance.

ATTACHMENT(S)

1. Ordinance

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING CERTAIN SECTIONS OF THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA TO REVISE PERMITTED USES IN THE M-1 AND MP (OFFICE INDUSTRIAL PARK) ZONES, INCLUDING AMENDING CERTAIN TEXT AND TABLES IN THE SACRAMENTO COUNTY ZONING CODE THAT ARE INCORPORATED AND APPLIED IN THE VILLAGES OF ZINFANDEL SPECIAL PLANNING AREA

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

Section 1. Purpose and Declarations.

WHEREAS, the City conducts periodic updates of the provisions of the Rancho Cordova Zoning Code and Special Plans 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, the City of Rancho Cordova has determined that certain allowed uses would have a detrimental impact upon the existing residential development within Villages of Zinfandel Special Planning Area, which is not being addressed by the City's current ordinances and zoning regulations and the reliance on certain text and tables that are incorporated and applied in the Special Planning Area from the County of Sacramento Zoning Code as it existed when the Special Planning Area was adopted, and which are currently applicable in the Villages of Zinfandel; and

WHEREAS, the City determines that the uses proposed to be prohibited by this Ordinance ("Prohibited Uses") are inconsistent with the City Council's desired buildout of the Villages of Zinfandel Special Planning Area; and

WHEREAS, the City determines that eliminating the uses proposed to be prohibited by this Ordinance is rationally and substantially related to the general public health, safety, and welfare of the residents of and visitors to the Villages of Zinfandel and surrounding areas of the City, not just to the interests of property owners and residents immediately surrounding an individual proposed or potential development; and

WHEREAS, the Ordinance would apply to 49 different parcels totaling over 265 acres, including property owned by the City; and

WHEREAS, the Ordinance would protect students at Navigator Elementary School, who come from both the Villages of Zinfandel and other surrounding areas of the City; and

WHEREAS, the Ordinance would address and reduce the public's exposure to toxic air contaminant emissions from trucks utilizing roadways in areas beyond the Villages of Zinfandel, including the Capital Village residential area, located north and just east of Zinfandel

Drive, and other residential areas located south of Highway 50 along International Drive ("Affected Neighborhoods"); and

WHEREAS, the City determines that based upon the voluminous public comments, information, reports, and expert analysis the City has received and obtained over the past several years (incorporated herein by reference), including air quality analyses related to the emissions from warehouse uses, that uses involving intensive heavy truck uses subject residents to unacceptable levels of health risks and degrades the quality of life for those residing in residential neighborhoods along roads trucks would travel, including but not limited to Zinfandel Drive, International Drive, and Mather Boulevard which provide ingress and egress to the M-1 and MP sites in the Villages of Zinfandel ("Affected Neighborhoods"); and

WHEREAS, many residents in the Villages of Zinfandel strongly oppose development that requires intensive heavy truck use on M-1 and MP parcels and throughout the Villages of Zinfandel, and have provided the City with comments and information regarding the impacts of warehouse use and development upon the community, including but not limited to: (1) increased risk of cancer due to increased levels of TAC emission exposure for residents and school children proximate to warehouse uses, the roads trucks would traverse and locations trucks would idle; (2) increase risk of truck-related roadway accidents involving motorists, pedestrians and cyclists; (3) noise level increases that interfere with the use and enjoyment of private property and public spaces in the Villages of Zinfandel; (4) reduction in the aesthetic appeal and quality of properties within the Villages of Zinfandel due to the operation of heavy-truck intensive uses in the midst of residential neighborhoods and the outdated and unintended planning this represents; and reduced desirability of the Villages of Zinfandel for future development of high-quality uses that enhance the existing qualities and lifestyle of the residential neighborhoods; and

WHEREAS, the City has taken into consideration current air quality standards and best practices for siting the Prohibited Uses in making this determination that the Prohibited Uses would degrade the quality of the residential neighborhoods within the Villages of Zinfandel; and

WHEREAS, because the City has taken into consideration current air quality standards and best practices for siting the Prohibited Uses, the City determines that the current standards by which the Prohibited Uses are regulated under language and tables incorporated into the Villages of Zinfandel Special Planning Area from the Sacramento County Zoning Code would allow development that is detrimental to the public health, safety, and welfare, would degrade the quality of the residential neighborhoods particularly residents in the Villages of Zinfandel Special Planning Area and those residing in the Affected Neighborhoods; and

WHEREAS, the City determines that uses that are likely to involve or require a high intensity of commercial vehicle and truck traffic would degrade the quality of residential neighborhoods and negatively impact the health of residents in the Villages of Zinfandel Special Planning Area and Affected Neighborhoods; and

WHEREAS, the City determines that uses that are likely to involve or require use and/or storage of vehicles for either staging, parking, or storage would degrade the community aesthetics and detract from the overall appearance and desirability of the Villages of Zinfandel

Special Planning Area, and thereby negatively impact the value of existing development and reduce the economic potential of undeveloped parcels within the Villages of Zinfandel; and

WHEREAS, the City determines that the animal slaughter, egg processing facility, and milk processing uses would degrade the quality of neighborhoods and negatively impact the health, safety, and welfare of residents in and visitors to the Villages of Zinfandel Special Planning Area and Affected Neighborhoods, and negatively impact the value of existing development and reduce the attractiveness of the existing development and reduce the economic potential of undeveloped parcels within the Villages of Zinfandel for high-quality development in the future; and

WHEREAS, this Ordinance is not intended to be a subsequent ordinance adopted pursuant to Government Code section 65858 as the City is still studying and developing policy guidance regarding the health, safety, and environmental impacts related to various uses within the Villages of Zinfandel Special Planning Area and Affected Neighborhoods in order to create standards related to these uses that adequately address potential adverse environmental health, safety, and environmental impacts to protect the community in accordance with the current recognized environmental regulatory standards and accepted industry and state recommended best practices; and

WHEREAS, because the City is still studying and developing policy guidance with respect to Ordinance No. 7-2023, which established a temporary moratorium on the establishment, expansion, or modification of uses in the Villages of Zinfandel Special Planning Area designated therein as M-1 and MP (Office Industrial Park) Zones, therefore, nothing in this Ordinance is intended to replace and terminate that moratorium; and

WHEREAS, the effect of this Ordinance is to explicitly prohibit certain uses on all properties designated M-1 and MP, without the exception Ordinance No. 7-2023 provided for projects previously issued Major Design Review approvals, while the City works on a more comprehensive rezoning effort; and

WHEREAS, since adopting Ordinance 7-2023, the City has been in the process of evaluating the compatibility of the Prohibited Uses with current air quality standards, toxic air contaminant ("TAC") health risks, and best practices for siting uses involving intensive truck uses; and

WHEREAS, truck-intensive uses already exist in the Villages of Zinfandel Special Planning Area, including the Bold Beauty project, producing 98 truck trips per day. The magnitude of the truck trips that could result from continued buildout of the SPA with the Prohibited Uses could exceed 1,000 daily truck trips; and

WHEREAS, since adopting Ordinance 7-2023, the City has considered the health risks associated with continued buildout of the SPA with the Prohibited Uses and the resulting increase in residents' TAC exposure throughout the SPA and in Affected Neighborhoods, resulting from heavy truck traffic traveling through neighborhoods on local streets and from siting diesel truck-intensive uses permitted on parcels in the SPA, many of which are adjacent to residential uses, near schools and other sensitive receptors, and taking into account current air quality standards and regulations imposed by Sacramento Metropolitan Air Quality

Management District (SMAQMD) and information regarding health risks associated with TAC exposure, the City has determined that continued buildout of the SPA with the Prohibited Uses would be detrimental to the health, safety and welfare of SPA residents and Affected Neighborhoods; and

WHEREAS, since adopting Ordinance 7-2023, the City has been in the process of evaluating the noise level increases associated with continued buildout of the SPA with the Prohibited Uses, particularly noise levels associated with siting loading docks in close proximity to residences, increased truck traffic traveling on SPA streets near residential neighborhoods, schools, and other sensitive receptors, and has determined that the noise level increases resulting from continued buildout of the SPA with Prohibited Uses would be detrimental to the residents' health, safety and welfare, quality of life and the residential character of the Villages of Zinfandel, and therefore inconsistent with the City's intended buildout of the Special Planning Area; and

WHEREAS, the City has considered evidence that the on-site loading activities associated with the Prohibited Uses produce loud and prolonged noise levels that can cause hearing damage to residents living in close proximity and has determined that the noise level increases resulting from continued buildout of the SPA with Prohibited Uses would be detrimental to the residents' health, safety and welfare.

WHEREAS, the County of Sacramento adopted the Villages of Zinfandel Special Planning Area on August 7, 2002, with the intent to "permit infill development in a manner consistent with the General Plan that allows for mixed land use development including residential uses, industrial uses, office uses, commercial uses, public/quasi-public uses, and recreational uses." This Special Planning Area was adopted with the intent to be consistent with the General Plan of Sacramento County, and was adopted prior to the City of Rancho Cordova incorporating. The Development Agreement was later adopted on May 28, 2003, by the County Board of Supervisors, vesting the rights to develop the Villages of Zinfandel consistent with the density and intensity of uses allowed at the time of adoption for the duration of the Development Agreement; and

WHEREAS, by incorporation, the City inherited and adopted the Villages of Zinfandel Special Planning Area and the Development Agreement controlling its development; and

WHEREAS, until the Development Agreement expired, the City has been unable to amend the Villages of Zinfandel Special Planning Area and apply the new laws or regulations in ways that would be inconsistent with the Development Agreement, and, therefore, has been operating with a special planning area that was tailored to the County of Sacramento's General Plan, not its own; and

WHEREAS, the City Council has a more refined vision for future development than the County expressed when it approved a broad range of non-residential areas in the Villages of Zinfandel Special Area, and the City Council wants to update the Villages of Zinfandel Special Planning Area to eliminate the Prohibited Uses in additional locations, except as provided herein; and

WHEREAS, Government Code section 65453 permits the City to amend a specific plan by ordinance and in the same manner that a General Plan may be amended. A General Plan may be amended at any time if the legislative body deems it to be in the public interest; and

WHEREAS, the City council deems it to be in the public interest to begin to amend the Villages of Zinfandel Special Planning Area to: (1) be more tailored to the City's General Plan; (2) updated to reflect current standards regarding environmental impacts including air quality; (3) updated to reflect current best practices regarding the Prohibited Uses; (4) updated to reflect the actual current buildout of the Villages of Zinfandel Special Planning Area, rather than reliance on the anticipated buildout that predates the City's incorporation; and updated development standards associated with logistics as an accessory use and loading dock screening requirements.

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

- A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary "projects." CEQA defines a "project" 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.) The City has determined that the proposed Ordinance will not result in a direct physical change in the environment. The amendments set forth in the proposed Ordinance do not approve any physical development. The purpose of the proposed amendments is to provide clarification of uses, address inconsistencies between definitions, delete text that is no longer necessary, and eliminate certain uses the City has determined are inconsistent with the desired uses of the City Council and existing residents in the Villages of Zinfandel, due to the effects of their operation, as described herein. The amendments seek to reduce the potential for significant adverse environmental impacts to result from the uses that are permitted to develop on vacant M-1 and MP parcels in the Villages of Zinfandel Special Planning Area. Any future project that may propose development of an allowed use on an M-1 or MP designated parcel within the Special Planning Area will be subject to environmental review under CEQA and compliance with Municipal Code permitting requirements for the proposed use.

The City has further determined that the proposed Ordinance will not result in a reasonably foreseeable indirect physical change in the environment. There are a total of 49 parcels in the M-1 and MP designated zones in the Special Planning Area which are affected by this Ordinance. The City is not required to evaluate the potential of each to develop with a Prohibited Use as a result of the City's approval of the proposed amendments. An indirect physical change is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project. A change which is speculative is not reasonably foreseeable. Guidelines § 15064(d)(3). Any future project that may propose development of a Prohibited Use outside of the Villages of Zinfandel will be subject to environmental review under CEQA and to the Municipal Code permitting requirements for the proposed use. The City has further determined any specific development projects proposed in the future for parcels designated M-1 and MP in the Special Planning Area cannot be determined at this time because it is speculative but will be subject to environmental review under CEQA and required to comply with Municipal Code permitting requirements for the proposed use. Thus, the City finds that the proposed ordinance is not a "project" 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 the following categorical exemption under CEQA:

Guidelines Section 15061(b)(3) states “The activity is covered by the common sense exemption that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. 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 activity is not subject to CEQA.” CEQA defines a “significant effect on the environment” as “a substantial, or potentially substantial, adverse change in the environment.” As described above, the City determined that the proposed Ordinance will not result in a direct physical change or a reasonably foreseeable indirect physical change in the environment. The Ordinance, by prohibiting certain uses due to their adverse environmental impacts, will not have any significant adverse change in the environment. Instead, the Ordinance will reduce adverse environmental impacts. Therefore, the City concludes that there is no possibility that the proposed amendments may have a substantial, or potentially substantial, adverse change in the environment. Accordingly, the City finds that proposed amendments are exempt from CEQA under Guidelines Section 15061(b)(3).

- B. The proposed amendments are consistent with the General Plan.** The amendments to the Villages of Zinfandel Special Planning Area uses (“Amendments”) are consistent with, support, and facilitate the implementation of the goals, policies, and other provisions of the General Plan. These include, but are not limited to: Action LU 1.1.1, Goal LU 6, UD Policy 1.5, Action UD 1.5.2, UD Policy 4.2, ED Policy 1.3, and ED Policy 1.4. The General Plan does not indicate that any such uses eliminated by this Ordinance are required to be present within the MP or M-1 zones or within the Villages of Zinfandel Special Planning Area at all. The General Plan and Goal LU.1 of the Land Use Element calls for a balance of land uses and states that “[p]roviding the right overall balance of land uses is a significant priority for the City. Residential, commercial, office, industrial, and public/quasi-public uses need to be provided throughout the entire community and should be sized commensurate with their service area.” As the Villages of Zinfandel currently exist, the uses prohibited by this ordinance are already present, including the GLP Bold & Beauty Warehouse and the California National Guard headquarters. Action LU 1.1.1 requires the City to regularly evaluate the mix of land uses as the City grows to analyze buildout conditions and market conditions. The proposed amendments reflect the City’s evaluation of the existing mix of land uses in the Villages of Zinfandel Special Planning Area and its determination that the further development of the Prohibited Uses is inappropriate with the existing development. The amendments ensure that further development of Prohibited Uses do not degrade the established neighborhoods and reduce the Villages of Zinfandel Special Planning Area’s attractiveness to future uses and additional residential development. Goal LU 6 suggests that the City ensure development of the planning areas are consistent with the City’s vision. Eliminating the Prohibited Uses helps create a balanced mix of land uses that will promote the Villages of Zinfandel as a desirable place to live, work, and play by preventing an overconcentration of industrial-scale warehouse distribution centers, avoiding development of automobile storage-related uses and farming-related uses that degrades residents’ overall quality of life. The amendments prevent further proliferation of heavy truck-intensive uses that necessitate construction of large shell buildings that give the Villages of Zinfandel Special Planning Area an industrial feel. The amendments help increase the Villages of Zinfandel’s stature as a livable and sustainable neighborhood

where residents can safely and enjoyably walk to commercial services and recreational amenities. Further, the amendments eliminate uses that do not contribute to a sense of place and identity for the Villages of Zinfandel.

Urban Design Policy 1.5 suggests that the City should encourage project compatibility, interdependence, and support with neighboring uses, especially between commercial and mixed-use centers and the surrounding residential neighborhoods. Uses should relate to one another with pedestrian connections, shared parking, landscaping, public spaces, and the orientation and design of buildings. The amendments eliminate uses that would not create compatibility, interdependence, and support with surrounding residential, recreation, and educational uses. Additionally the amendments further the City's goal to allow the development of uses that potentially relate to one another in a meaningful way, with pedestrian connections, shared parking, landscaping, and public spaces in a way that improves the overall quality of life and attractiveness of the Villages of Zinfandel Special Planning Area. Urban Design Policy 4.2 suggests that the City design new development to be compatible with surrounding development in ways that contribute to the desired character of the City and District. The proposed amendments increase the compatibility of future development in the Special Planning Area with the current surrounding residential development by eliminating uses that would be in conflict. Action UD 1.5.2 provides a mechanism to achieve this policy through revising the Zoning Code provisions to identify appropriate solutions to create compatibility between developments. The amendments revise provisions of the Villages of Zinfandel Special Planning Area and the 2003 Sacramento Zoning Code as applied to the Special Planning Area to eliminate uses that would not be compatible with existing residential, recreational, and educational uses and that detract from the desired quality of the Villages of Zinfandel.

Economic Development Policy 1.3 and 1.4 suggest that the City retain and expand the existing industrial and warehouse uses in the City and direct such uses toward the Highway 16 corridor and areas constrained by the Mather Air Base overflight path. Since these policies were adopted, there has been substantial warehouse and industrial development in these areas. The City already has millions of square feet of existing warehouse use and has built or fully approved over a million square feet since the General Plan was adopted in 2006, including over 164,000 square feet in the Villages of Zinfandel. During public hearings on recent warehouse projects, senior staff for the master developer for the Villages of Zinfandel Special Planning Area (who was actively involved in the processing of and securing the original Sacramento County approval of the Villages of Zinfandel Special Planning Area) explained the amount of current and proposed warehouse development in the Villages of Zinfandel was already far more than the master developer expected when it was designing and proposing the Special Planning Area prior to approval. The current warehouse development square footage and intensity is already more than the City anticipated when it adopted Economic Development Policies 1.3 and 1.4 in 2006, and therefore, further warehouse development is not needed to satisfy these policy goals. Further, the exception in the Ordinance would permit for the development of limited additional warehouse use as an accessory use. Industrial development beyond the existing uses may harm the balance of land uses by creating a land use dynamic that is unbalanced with regard to the proliferation of Prohibited Uses commensurate to the size of the service area. Further, the Villages of Zinfandel Special Planning Area, as adopted by the County of Sacramento two decades ago, allowed warehouse uses, which, based on the subsequent evolution of warehousing and logistics industries, have become more

intense than intended or contemplated at the time of adoption; certain other Prohibited Uses are in industries that have changed significantly and relocated in the years since the Villages of Zinfandel Special Planning Area was adopted by the County. The recent trend of warehouse development is toward high-intensity and larger facilities with a higher concentration of trips from trucks. Community commentary and Council member comments, including those present and involved with the adoption of the Villages of Zinfandel Special Planning Area, have indicated that the type and intensity of warehouse uses built today was not the intent of the “warehouse use” at adoption. This inconsistency with the intent at adoption necessitates amendment to the Special Planning Area to prevent further misapplication of legislative intent that is detrimental to the residential character of the Villages of Zinfandel.

The Ordinance furthers and is consistent with the goals and policies of the Air Quality Element of the General Plan. One of the main goals of the Air Quality Element is “to reduce or eliminate residents’ health concerns that are attributable to air quality impacts.” (p. 9) The Air Quality Element identifies the adverse health impacts of both fine particulate matter and toxic air contaminants (which include lung damage, cancer, birth defects, and neurological damage) and states these are issues of concern. (p. 4-5) Goal AQ.2 states: Support land use patterns and densities that lessen air quality impacts. The Air Quality Element includes policies and actions to support these goals and reduce health impacts. The Air Quality Element also has a policy regarding locating uses with objectionable odors near sensitive receptors. (Policy AQ.1.5) The Ordinance furthers these goals, policies, and actions by addressing the adverse health and other impacts of the Prohibited Uses due to pollutant emissions and odors on City residents.

- C. **The proposed amendments promote legitimate state interests.** The amendments to the Village of Zinfandel Special Planning area uses eliminate certain previously permitted uses that involve or are likely to involve high levels of vehicle and commercial truck traffic, storage and parking of commercial trucks and vehicles, agricultural-related uses, and warehousing and wholesaling. The amendments are rationally and substantially related to health, safety, and general welfare of the residents of and visitors to the Villages of Zinfandel, and there remain numerous permitted and conditionally permitted economically viable uses under the applicable zoning. BP and LI zones of the Villages of Zinfandel allow over one hundred (100) permitted or conditionally permitted uses for which a property owner could still use an LI or BP zoned parcel. Because there are numerous permitted and conditionally permitted uses for such parcels, owners are not deprived of all economically viable uses of their property. Further, there are zones within the City that allow for each of the uses prohibited by this Ordinance; therefore, this Ordinance does not provide a city-wide prohibition on the uses prohibited by this Ordinance. Furthermore, the Prohibited Uses are permitted in multiple different zoning designations located throughout the City, including OIMU, LIBP, M-2, Mather Special Planning Area, M-1 (excluding Villages of Zinfandel Special Planning Area), MP (within the RDO Specific Plan), and CMU (within the Folsom Boulevard Specific Plan). Additionally, Prohibited Uses are permitted with an administrative use permit (AUP) in the General Commercial (GC) and Convention Overlay zones.
- D. **The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The Amendments would address inconsistencies, delete text that is no longer necessary, and prohibit certain previously permitted uses the City has found threaten the health, safety, and welfare of SPA residents. As explained in Recitals 6, 7, 8, 9, 10, 11, 12, 14, 15, 18, and 19, and

Findings A and B above, none of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City. The areas of the Special Planning Area near the parcels zoned to allow certain uses that involve a high intensity of truck traffic, such as Warehousing and Wholesaling, are also near already developed residential parcels. The Villages of Zinfandel Design Guidelines contain requirements to maintain a street pattern “avoiding the concentration of vehicles and pedestrians onto major streets for internal trips within the community” and to “establish the character of the project and defining its neighborhoods.” Due to the current buildout and residential character and quality of neighborhoods near the BP and LI zoned parcels it is necessary to amend the permitted uses to avoid uses that involve a high intensity of trucks in close proximity to existing neighborhoods and residential uses and sensitive receptors.

- E. The proposed amendments are internally consistent with other applicable provisions in the applicable Zoning Code.** The Amendments have been reviewed for consistency with Villages of Zinfandel Special Planning Area and the portions of the 2003 Sacramento County Zoning Code as applied to the Villages of Zinfandel Special Planning Area. The proposed amendments are consistent with the vision of the Special Planning Area. The Special Planning Area encourages creating neighborhoods that promote pedestrian circulation, emphasizing “[t]he fundamental intent is to reduce the impact of the automobile on both neighborhoods and the larger community....this goal is realized by providing a mix of land uses and a mix of densities, and by providing circulation opportunities and facilities that encourage pedestrian, bicycle, and transit use, and make such modes of travel both secure and convenient.” The proposed amendments are consistent with the goal of promoting pedestrian circulation by providing a mix of uses that enhance and encourage opportunities for residents to reduce dependence on automobile trips, and improve safety of such modes of transportation by eliminating uses that are particularly truck-intensive to a greater extent than would be provided under the existing land use regulations and framework. While the existing uses provide opportunities for pedestrian uses, such as through conditions requiring the buildout of sidewalks and pedestrian crossings, the uses allowed under the proposed amendments suggest a greater cohesion between the residential neighborhoods and non-residential uses, because truck traffic discourages pedestrian travel to a greater extent than the same or greater levels of car traffic. The Villages of Zinfandel Special Planning Area provides a separate objective to “[e]stablish commercial uses that are designed for convenient pedestrian access, are constructed of quality materials, and enhance the visual character of the community. The proposed amendments enhance the visual character of the neighborhood by eliminating certain agricultural uses that would reduce the attractiveness and desirability of the existing development. As described above in recital 14, animal slaughter, egg processing facility, and milk processing uses would degrade the quality of neighborhoods and negatively impact the health, safety, and welfare of residents in and visitors to the Villages of Zinfandel Special Planning Area and Affected Neighborhoods, and negatively impact the value of existing development and reduce the attractiveness and desirability of the existing development and reduce the economic potential of undeveloped parcels within the Villages of Zinfandel for high-quality development in the future. The changes in Section 3 will comprehensively address all of the Prohibited Uses in the Special Planning Area.

Section 3. Amendments to Villages of Zinfandel Special Planning Area

- A. The City Council amends Section 512-204 (C) of the Villages of Zinfandel Special Planning Area to add “Except as otherwise provided in this SPA,” after the colon in the first line and immediately preceding the word “Permitted.”
- B. The City Council amends Section 512-204 (D) of the Villages of Zinfandel Special Planning Area to add “Except as otherwise provided in this SPA,” after the colon in the first line and immediately preceding the word “Permitted”.
- C. The City Council Amends The Villages of Zinfandel Development Use Standards Table on page 15 of the SPA to revise the Height (Max.) standard found in the Business-Professional Zone (column 7 row 13 of the table) to delete the words “see Zoning Code.” The effect of this change is to clearly limit the maximum height of development to the height stated in the referenced table 512-214.
- D. The City Council amends the Villages of Zinfandel Development Use Standards Table on page 15 of the SPA to revise the Height (Max.) standard found in the Light Industrial Zone (column 8, row 13 of the table) to delete the words “see Zoning Code”. The effect of this change is to clearly limit the maximum height of development to height stated in the referenced table.
- E. The City Council amends line F. 1. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI (1)” to “NP.” The effect of this change is to prohibit Draying and Freight Yard uses.
- F. The City Council amends line F. 3. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI (1)” to “NP.” The effect of this change is to prohibit Truck Terminal Yard uses.
- G. The City Council amends line F. 17. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI (1)” to “NP.” The effect of this change is to prohibit Parking Yard for Damaged Vehicle uses.
- H. The City Council amends line F. 17.5. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI (1)” to “NP.” The effect of this change is to prohibit Parking Yard for Towed Operable Vehicles (requires on-site office for vehicle retrieval) uses.
- I. The City Council amends line F. 18. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI” to “NP.” The effect of this change is to prohibit Recycling Center uses.
- J. The City Council amends line F. 22. on page 3 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to change the text “PI (18)” to “NP.” The effect of this change is to prohibit Storage of Dismantled Vehicles uses.

- K. The City Council amends line H. 6 on page 4 of the document entitled “Mather Approach/ Departure Restricted Uses in the Light Industrial Area” to change the text “PI(1)” to “NP.” The effect of this change is to prohibit Milk Products Plant, Dairy uses.
- L. The City Council amends line H. 13 on page 4 of the document entitled “Mather Approach/ Departure Restricted Uses in the Light Industrial Area” to change the text “PI(1)” to “NP.” The effect of this change is to prohibit Egg Processing Facilities uses.
- M. The City Council amends line I. 2. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “2” with “1.”
- N. The City Council amends line I.3. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “3” with “2,” add, “Logistics, and E-Commerce” immediately after the word “Warehousing,” and to replace “PI” with “NP.”
- O. The City Council amends line I. 4. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “4” with “3.”
- P. The City Council amends line I. 5. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “5” with “4.”
- Q. The City Council amends line I. 6. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “6” with “5.”
- R. The City Council amends line I. 7. on page 4 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “7” with “6.”
- S. The City Council amends line I. 8. on page 5 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “8” with “7.”
- T. The City Council amends line I. 9. on page 5 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to renumber the line to replace “9” with “8.”
- U. The City Council amends line B. 35.0 on page 7 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to replace “14” with “NP.” The effect of this change is to prohibit Wholesale Distributor’s Service Facility uses.
- V. The City Council amends line E. 11.0 on page 7 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to replace “48”

with “NP.” The effect of this change is to prohibit Parking Lot or Garage as Primary Use uses.

- W. The City Council amends line E. 20.0 on page 7 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to replace “X” with “NP.”
- X. The City Council amends line M. 11.0 on page 8 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to replace “X” with “NP.” The effect of this change is to prohibit Recycling Center uses.
- Y. The City Council amends line T. 7.0 on page 9 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” to replace “48” with “NP.” The effect of this change is to prohibit Parking Lot Garage (Primary Use) uses.
- Z. The City Council amends the line on page 10 of the document entitled “Mather Approach/Departure Restricted Uses in the Light Industrial Area” that starts with “Parking, commercial vehicle storage” to replace “27” with “NP.” The effect of this change is to prohibit Parking, Commercial Vehicle Storage uses.

Section 4. Amendments to the 2003 Sacramento County Zoning Code

- A. The City Council amends Table II as referenced in Section 225-11 of the 2003 Sacramento County Zoning Code to remove the “14” from the MP and BP zones in Row B 35 entitled “Wholesale Distributor’s Service Facility.”
- B. The City Council amends Table II as referenced in Section 225-11 of the 2003 Sacramento County Zoning Code to remove the “48” from the MP and BP zones in Row E 11 entitled “Parking Lot or Garage as Primary Use.” The effect of this change is to prohibit Parking Lot or Garage as Primary Use uses.
- C. The City Council amends Table II as referenced in Section 225-11 of the 2003 Sacramento County Zoning Code to remove the “10” from the MP zone in Row E 20 entitled “Warehousing and Storage.” The effect of this change is to prohibit Warehousing and Storage uses.
- D. The City Council amends Table II as referenced in Section 225-11 of the 2003 Sacramento County Zoning Code to remove the “X” from the MP zone in Row M 11 entitled “Recycling Center.” The effect of this change is to prohibit Recycling Center uses.
- E. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the “1” from the M-1 zone in Row A 13 entitled “Bus and Freight Depot and Truck Terminal.” The effect of this change is to prohibit Bus and Freight Depot and Truck Terminal uses.
- F. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the “1” from the M-1 zone in Row A

18 entitled "Auto Storage, Outdoor." The effect of this change is to prohibit Auto Storage, Outdoor uses.

- G. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the "13" from the M-1 zone in Row C 12 entitled "Animal Slaughter." The effect of this change is to prohibit Animal Slaughter uses.
- H. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the "1" from the M-1 zone in Row F 1 entitled "Draying and Freight Yard."
- I. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the "1" from the M-1 zone in Row F 3 entitled "Truck Terminal Yard." The effect of this change is to prohibit Truck Terminal Yard uses.
- J. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the "1" from the M-1 zone in Row F 17 entitled "Parking Yard for Damaged Vehicles." The effect of this change is to prohibit Parking Yard for Damaged Vehicles uses.
- K. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning code to remove the "1" from the M-1 zone in Row F 17.5 entitled "Parking Yard for Towed Operable Vehicles (Requires On-site Office for Vehicle Retrieval)." The effect of this change is to prohibit Parking Yard for Towed Operable Vehicles (Requires On-site Office for Vehicle Removal) uses.
- L. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the "14" from the MP and M-1 zones in Row F 17.7 entitled "Parking lot as a primary use subject to Off-Street Parking Development Standards." The effect of this change is to prohibit Parking lots as a primary use subject to Off-Street Parking Development Standards uses.
- M. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the "X" from the M-1 zone in Row F 18 entitled "Recycling Center." The effect of this change is to prohibit Recycling Center uses.
- N. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the "18" from the M-1 zone in Row F 22 entitled "Storage of Dismantled vehicles." The effect of this change is to prohibit Storage of Dismantled Vehicles uses.
- O. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the "1" from the M-1 zone in Row H 6 entitled "Milk Products Plant, Dairy." The effect of this change is to prohibit Milk Products Plant, Dairy uses.

- P. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the “1” from the M-1 zone in Row H 13 entitled “Egg Processing Facilities.” The effect of this change is to prohibit Egg Processing Facilities uses.
- Q. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the “X” from the MP zone and the “1” from the M-1 zone in Row I 3 entitled “Wholesaling and Warehousing”.
- R. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the “1” from the MP and M-1 zones in Row I 8 entitled “Moving and Storage”. The effect of this change is to prohibit Moving and Storage uses.
- S. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the “1” from the MP and M-1 zones in Row I 9 entitled “General Storage.” The effect of this change is to prohibit General Storage uses.
- T. The City Council amends Table IV as referenced in Section 230-11 of the 2003 Sacramento County Zoning Code to remove the “27” from the MP and M-1 zones in Row K 29 entitled “Parking Lot/Garage (Primary Use).” The effect of this change is to prohibit Parking Lot/ Garage (Primary Use) uses.

Section 5. Logistics as an Accessory Use and Loading Dock Screening Requirements

The Design Guidelines of the Villages of Zinfandel Special Planning Area is amended to add a new Section 7 Logistics as an Accessory Use and Loading Dock Screening Requirements, that provides as follows:

- A. “Non-residential accessory use.” As used in this section, “non-residential accessory use” means: (i) uses limited to those customarily incidental to the primary use of the parcel, and (ii) all manufacturing, processing, shipping, packaging or storage of materials of a non-residential accessory use shall be in the same line of merchandise or products as the business on the premises engaged in the primary use of the parcel, shall only be for the purpose of facilitating the approved primary use of the parcel, and shall be an integral part of the primary use by the owner or operator of the primary use.
- B. “Logistics”. As used in this Section, “logistics” means any use that includes the following uses: Warehousing, Draying and Freight Yard, Truck Terminal, Wholesale Distributor’s Service Facility, Warehousing and Storage, Bus and Freight Depot and Truck Terminal, Truck Terminal Yard uses, Wholesaling and Warehousing.
- C. Minimal Accessory Logistics Allowed by Right.
 - 1. Logistics shall be allowed by right as an accessory use in a maximum of ten (10) percent of a project’s usable floor space. E.g. in a facility with 100,000 square feet of useable floor space, the by right logistics use is limited to 10,000 square feet.

- D. Limited Accessory Logistics May be Allowed Subject to a Conditional Use Permit and Environmental Review.
 - 1. Subject to the approval of a Conditional Use Permit (CUP) by the Planning Commission, subject to appeal to the City Council, logistics shall be allowed as an accessory use on a maximum of fifteen (15) percent of a parcel's usable floor space. E.g. on a parcel with a facility that has 100,000 square feet of useable floor space, following approval of a CUP, the maximum allowed logistics use would be no more than 15,000 square feet.
 - 2. Technical studies, including, at a minimum, Air Quality Analysis, and a Noise Impact Analysis shall be required as part of the CUP review process. These studies shall analyze the potential impacts to sensitive receptors related to air emissions, particulate matter, and noise associated with loading dock and diesel trucking activities.
- E. "Useable Floor Area." As used in this section, usable floor area shall only include areas internal to the building that are actively utilized for the operation. Areas, including but not limited to restrooms, storage, or utility closets, are not considered to be active spaces for purposes of calculating usable floor area.
- F. Loading docks shall be screened from public view by utilizing any combination of solid walls, berms, and landscaping.

Section 6. 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 7. 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.

ITEM 11.1.

ATTACHMENT 1

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Linda Budge, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk