

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, November 8, 2023

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

https://cityofranchocordova.zoom.us/j/86407848004?pwd=pU-5fAdudcBZBfg6N_QGNGIURCHHzA.nFAMeobp0jdnELia

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Password: 367887

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@cityofranchocordova.org **no later than 3:00 p.m. on Wednesday, November 8, 2023. 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 before Wednesday, November 8, 2023, before 3:00 p.m.

AGENDA

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

Planning Commission Members - Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripette

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 Chair 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 Special Planning Commission Meeting of October 9, 2023 and the Regular Planning Commission Meeting of October 11, 2023.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Shalako - Small Lot Tentative Subdivision Map & Large Lot Tentative Subdivision Map Amendment (CEQA Exempt Pursuant to Section 15183. Projects Consistent with the Community Plan, General Plan or Zoning) - Project No. PLND-0323-0065 - Located East of

Sunrise Boulevard and South of Kiefer Boulevard; APN: 067-0090-026-0000.

Recommendation: Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; and Adopt the Resolution approving the Shalako Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map amendment, subject to the findings contained in the attached Resolution, Conditions of Approval, and Phasing Plan.

- 5.2. **Subject:** Recommendation of an Ordinance Amending Title 23, Chapter 23.325 Overlay Zoning Districts, Chapter 23.716 Landscaping, Chapter 23.719 Parking & Loading, Chapter 23.734 Accessory Structures, Chapter 23.743 Signs, and Chapter 23.1104 Definitions (California Environmental Quality Act (CEQA) exemption found in Guidelines Sections 15061(b)(3)).

Recommendation: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3);
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code of the Rancho Cordova Municipal Code.

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

7. DIRECTOR'S REPORT

8. 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 13, 2023	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 8, 2023 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on November 3, 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 November 3, 2023 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: November 8, 2023
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE SPECIAL PLANNING COMMISSION MEETING OF OCTOBER 9, 2023 AND THE REGULAR PLANNING COMMISSION MEETING OF OCTOBER 11, 2023**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. October 9, 2023 Planning Commission Draft Meeting Minutes
2. October 11, 2023 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Monday, October 9, 2023

5:30 PM – Special Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

https://cityofranchocordova.zoom.us/j/82554686436?pwd=LiDj9lPiwXfLBU7Cn2oDZzdtW2nbGg.YzGYZ4x-wv_HeajE

Join the Meeting via the Zoom Phone Number

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

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Password: 896821

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Chair Tripetto called the Special meeting to order in the David B. Roberts Council Chambers at 5:30 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette (Left at 6:41 p.m.), Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripetto

Planning Commission Members Absent: None

Staff Members Present: Darcy Goulart, Palmer Hilton, Elizabeth Sparkman, and Kelly Whitman

2. PUBLIC COMMENT

Chair Tripetto opened the public comment period. Seeing no speakers. Chair Tripetto closed the public comment period.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Monday, October 9, 2023

ATTACHMENT 1

3. ADJOURN TO CLOSED SESSION

Chair Tripette adjourned the meeting to closed session at 5:32 p.m.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Chair Tripette called closed session to order at 5:43 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripette

Planning Commission Members Absent: None

Staff Members Present: Tim Cremin, Darcy Goulart, Palmer Hilton, Micah Runner, Elizabeth Sparkman, and Albert Stricker

5. CLOSED SESSION

- 5.1. **Subject:** CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (three cases).

6. OPEN SESSION - REPORT FROM CLOSED SESSION

Deputy City Attorney Palmer Hilton gave the following report:

Yes, good evening. The Commission met in closed session to discuss anticipated litigation: significant exposure to litigation on three (3) cases. The only reportable action is that the Commission received an update from legal counsel.

7. ADJOURNMENT

Chair Tripette adjourned the meeting at 6:43 p.m.

Kelly Whitman
Planning Commission Clerk

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, October 11, 2023

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

<https://cityofranchocordova.zoom.us/j/89488731857?pwd=GO5EtMu7sfR9uZ606qUGes5HQhiVRA.6PJM4zBEC1MGZwcp>

Join the Meeting via the Zoom Phone Number

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

Webinar ID: 894 8873 1857

Password: 883146

DRAFT MINUTES

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

Chair Tripette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:31 p.m.

Planning Commission Members Present: Surender Devarapalli, Lee Frechette, Anil Reddy Kondakrindi, Robert McGarvey, Cynthia Stauss, and Chair Leroy Tripette

Planning Commission Members Absent: None

Staff Members Present: Krystina Baudrey, Tim Cremin, Chance Finley-Ross, Darcy Goulart, Palmer Hilton, Nicholas Sosa and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Chair Tripette led the pledge.

3. PUBLIC COMMENT

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, October 11, 2023

ATTACHMENT 2

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 Chair 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**

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

ACTION: Motion to approve item 4.1 by Frechette second by McGarvey;
Motion passed with a 6:0 vote

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of September 13, 2023. Readoption of Meeting Minutes from the Regular Planning Commission Meeting of August 23, 2023 and the Special Planning Commission Meeting of August 30, 2023.

Recommendation: Adopt the minutes.

5. **PUBLIC HEARING ITEMS**

- 5.1. **Subject:** Kilgore Commerce Center - Major Design Review and Administrative Use Permit (CEQA Exemption 15332 In-fill Development Projects) - Project No. PLND-1022-0056.

Recommendation: The Applicant has requested that their item be continued to the December 13th Planning Commission meeting. The Applicant is requesting additional time to re-evaluate their designs and further address Planning Commission concerns that arose during the September 13th Commission Meeting. Due to the length of the continuance, the project will be re-noticed in accordance with Government Code Section 65090.

Chair Tripette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. James Garcia

Chair Tripette closed the public comment period.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, October 11, 2023

ATTACHMENT 2

ACTION: Motion to continue item 5.1. to the December 13th Regular Planning Commission meeting by Stauss second by Frechette;
Motion passed with a 6:0 vote

- 5.2. **Subject:** The Ranch Village 1 – Major Design Review (CEQA Exempt Pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning) – Project No. PLND-0623-0074 – Located north of Chrysanthy Boulevard between Rancho Cordova Parkway and Americanos Drive; APN: 067-2410-008-0000.

Recommendation: Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning, of the CEQA Guidelines; and Adopt the Resolution approving the Major Design Review for The Ranch Village 1.

Chair Tripette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. James Garcia

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.2. by Kondakrindi second by McGarvey;
Motion passed with a 6:0 vote

- 5.3. **Subject:** The Ranch Active Adult Winter Product – Major Design Review (CEQA Exempt Pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning) – Project No. PLND-0523-0072 – Located east of Rancho Cordova Parkway, west of Americanos Boulevard, and south of Chrystanthy Boulevard – APN: 067-2420-021-0000 and 067-2420-025-0000.

Recommendation: Determine the project is Exempt per CEQA Guidelines Section 15183, "Projects Consistent with a Community Plan, General Plan, or Zoning" of the CEQA Guidelines, and Adopt the Resolution for The Ranch Active Adult Winter Product.

Chair Tripette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. James Garcia

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.3. by Stauss second by Kondakrindi;
Motion passed with a 6:0 vote

- 5.4. **Subject:** Planning Commission Recommendation of 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: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3);

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, October 11, 2023

ATTACHMENT 2

2. Adopt an Ordinance for a Zoning Text Amendment to amend the Villages of Zinfandel Special Planning Area, including amending certain text and tables in the Sacramento County Zoning Code.

Chair Tripette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. James Garcia
2. Marilyn Metzger
3. Matthew Henderson
4. Eric Winegar
5. Jennifer Garcia
6. Mary Miller
7. Helen Whelan-Bashaw
8. Kathryn Kafka
9. Kim Schuster
10. Sandy Murphy
11. Gloria Smith
12. Jim Garcia
13. Eileen Sedilko
14. Michael Phalen
15. Paul Carroll
16. Lisa Burns
17. Karen Rockwell
18. Pio Enriquez
19. Katherine Whitcome
20. Lynn Keay
21. Dilip Nayak
22. Dawn Davison
23. Vera Ferguson
24. James Garcia
25. David Ferguson
26. Jen Chen
27. Kate Carroll
28. Kristi Talbert
29. Valerie Knippschild
30. Timothy Johnson
31. Yolanda Cu
32. Janet Teghtmeyer
33. Sandy Murphy
34. Aimee Lewis
35. Amir Mohammadiadl
36. Keith Lewis
37. Jordan Castelan
38. Adam Castelan
39. Frank Hall
40. Jennifer Garcia
41. Marilyn Metzger
42. Eric Winegar
43. Matthew Henderson
44. Yolanda Cu
45. Mary Jo Tornay
46. Anita Teghtmeyer

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, October 11, 2023

ATTACHMENT 2

- 47. Eric Winegar
- 48. Gloria Smith

Chair Tripette closed the public comment period.

ACTION: Motion to approve item 5.4. by Kondakrindi second by Stauss;
Motion passed with a 6:0 vote

6. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas and questions since the last meeting.

7. DIRECTOR'S REPORT

Planning Manager Darcy Goulart gave her report.

8. ADJOURNMENT

Chair Tripette adjourned the meeting at 7:25 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.

DATE: November 8, 2023
TO: Planning Commission Members
FROM: Arlene Granadosin-Jones, AICP, Senior Planner



SUBJECT: **SHALAKO – SMALL LOT TENTATIVE SUBDIVISION MAP & LARGE LOT TENTATIVE SUBDIVISION MAP AMENDMENT (CEQA EXEMPT PURSUANT TO SECTION 15183. PROJECTS CONSISTENT WITH THE COMMUNITY PLAN, GENERAL PLAN OR ZONING) – PROJECT NO. PLND-0323-0065 – LOCATED EAST OF SUNRISE BOULEVARD AND SOUTH OF KIEFER BOULEVARD; APN: 067-0090-026-000**

PROPERTY OWNER: Shalako Investors 11344 Coloma Road, Suite 350 Gold River, CA 95670	APPLICANT/DEVELOPER: TTLC Rancho Cordova- Shalako, LLC (Deanne Green) 110 Blue Ravine Road, #103 Folsom, CA 95630
PROJECT:	The Applicant is seeking approval of the Shalako Small Lot Tentative Subdivision Map to subdivide the western portion of the Shalako property into 364 single-family lots, 4.1-acre neighborhood park, 4.8-acre detention basin, 5.9-acre neighborhood green, landscape corridors, and public infrastructure. The application also includes an amendment to the previously approved Shalako Large Lot Tentative Subdivision Map to revise the large lot boundaries of the approved large lot parcels 8, 10, and 15. This change also includes the addition of large lot parcels 39 and 40 resulting in the subdivision of the 321.5-acre property into 40 large lots.
FILE:	PLND-0323-0065
LOCATION:	East of Sunrise Boulevard and South of Kiefer Boulevard, within the Suncreek Specific Plan area.
APN:	067-0090-026-0000
ZONING:	Suncreek Specific Plan (Various residential, commercial, public quasi-public, park and open space uses).
PLANNER:	Arlene Granadosin-Jones, AICP, Senior Planner

RECOMMENDATION

Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; and Adopt the Resolution approving the Shalako Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map amendment, subject to the findings contained in the attached Resolution, Conditions of Approval, and Phasing Plan.

RESULT OF RECOMMENDED ACTION

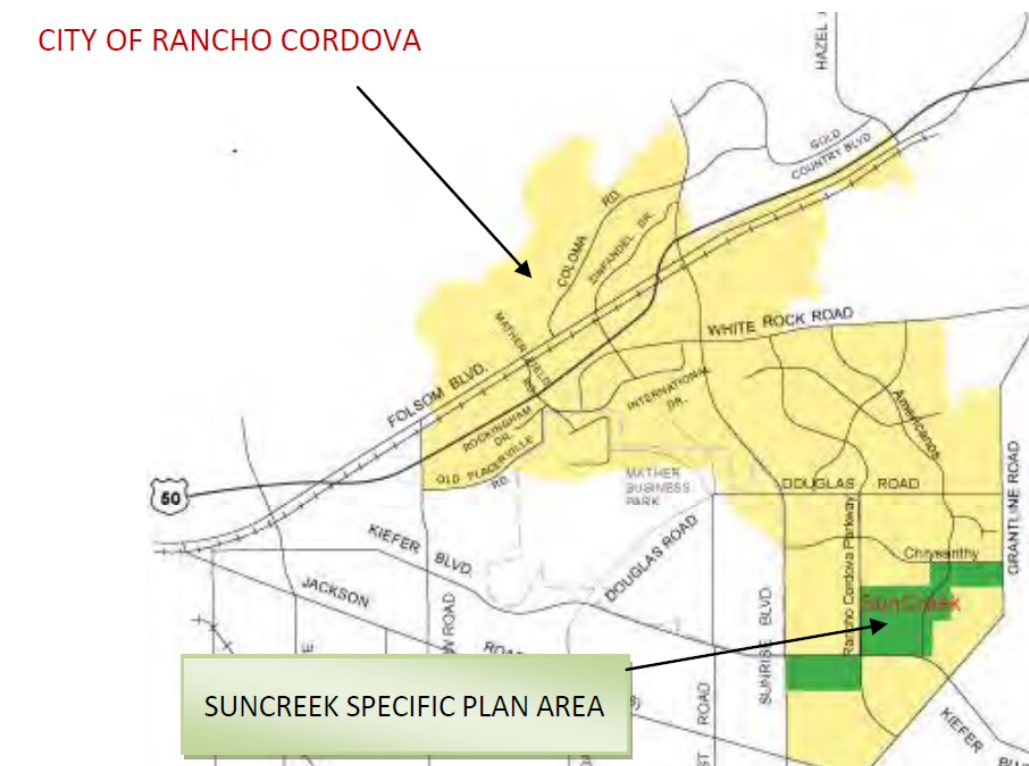
Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Shalako Small Lot Tentative Subdivision Map and the amended Large Lot Tentative Subdivision Map and allow the applicant to submit for final maps, necessary improvement plans, and permits.

BACKGROUND

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

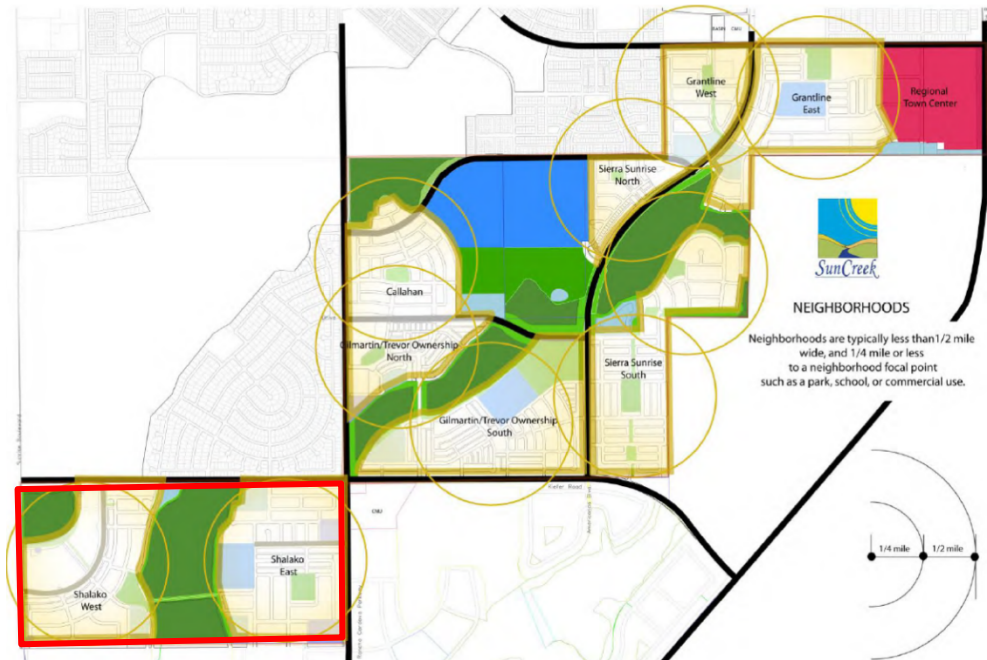
- 4,646 residential units at various densities on approximately 603 acres;
- Approximately 70 acres of commercial use;
- Elementary schools and a combined middle/high school on 111 acres;
- 78 acres of parks and neighborhood greens; and,
- Approximately 316 acres of wetland preserve, detention basins and buffers.

Figure 1: Project Location



The Suncreek area is split into different ownership areas and correlating neighborhoods as shown **Figure 2: Neighborhood Locations.** The Shalako area is outlined in red.

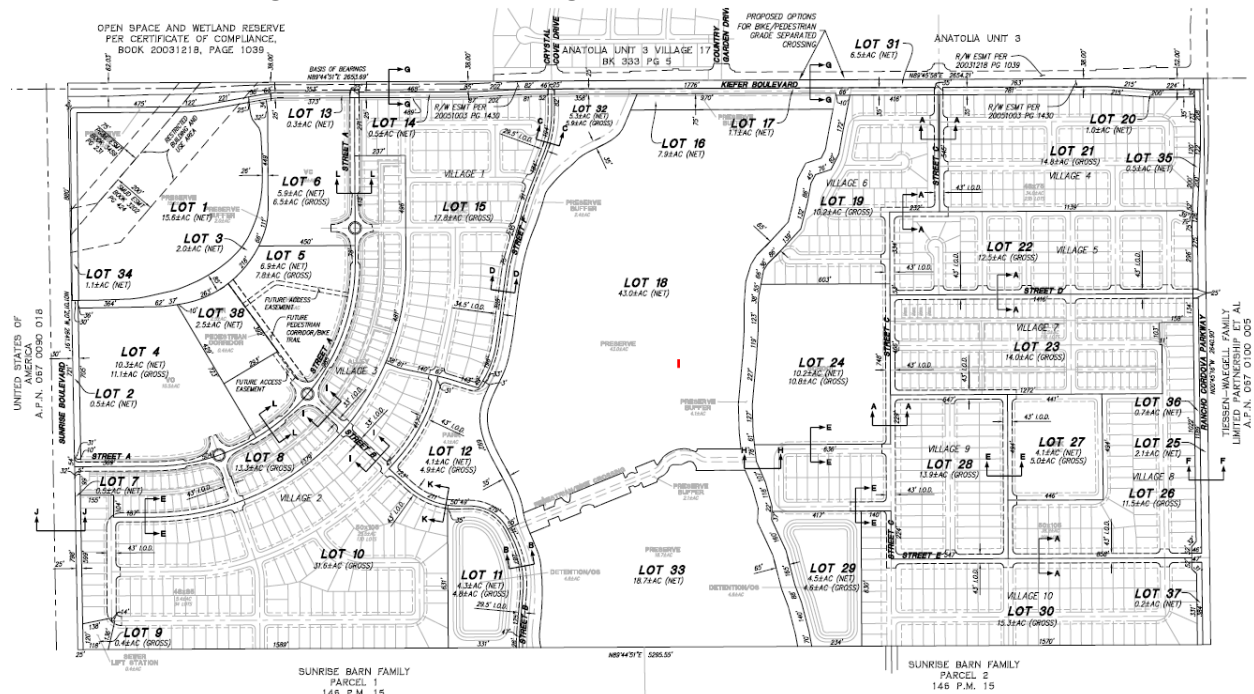
Figure 2: Neighborhood Locations



LARGE LOT TENTATIVE SUBDIVISION MAP AMENDMENT

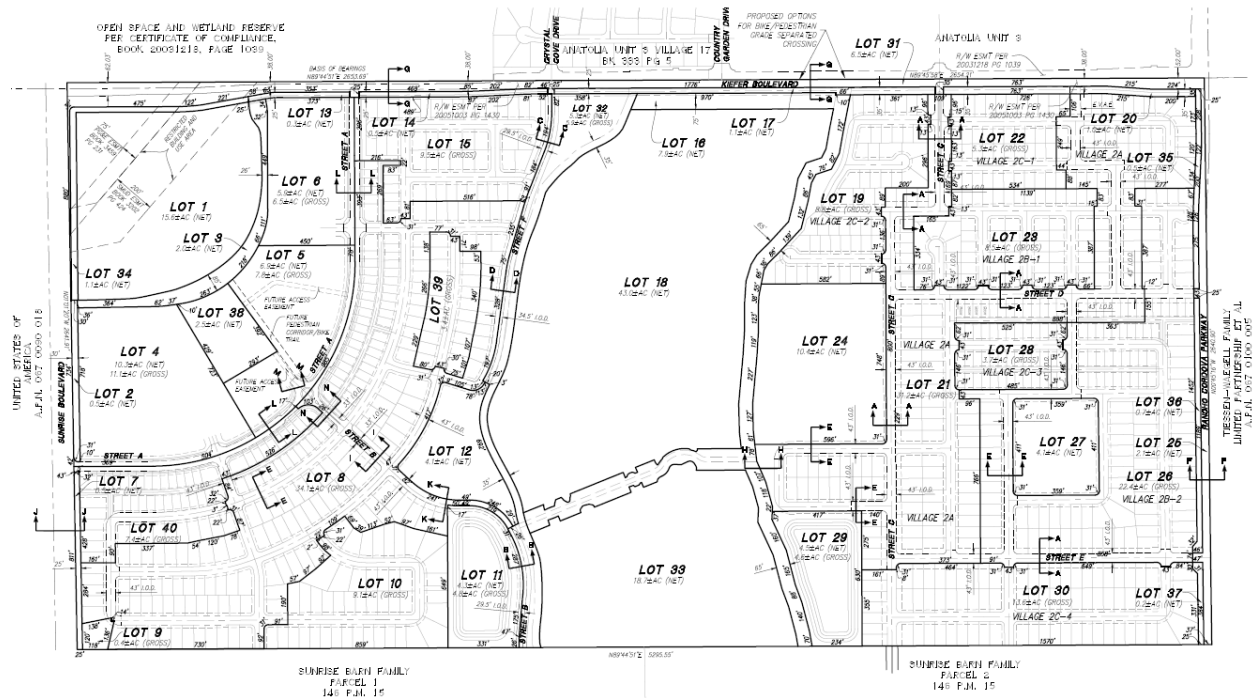
In July 2022 a Large Lot Tentative Map was approved for the Shalako area. The map included the subdivision of 321.5 acres into 38 large lots to create boundaries for multiple land uses and major roadways. **Figure 3: Approved Large Lot Tentative Subdivision Map** shows the approved Large Lot Tentative Map.

Figure 3: Approved Large Lot Tentative Subdivision Map



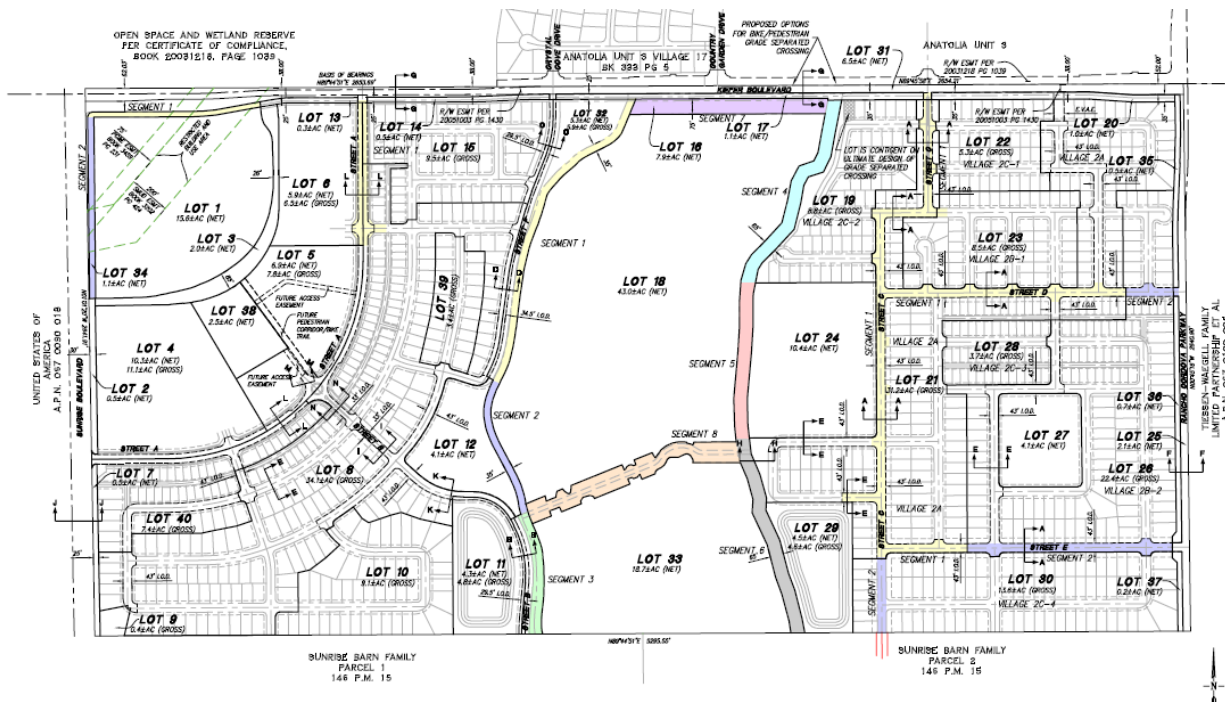
The Applicant is requesting an amendment to the approved Large Lot Tentative Subdivision Map to revise the boundaries of the approved Lots 8, 10, and 15 and to create Lot 39 and Lot 40. These revised lots are needed to accommodate the planned sale and construction of lots on a different basis than the original large lot configuration and addresses circulation within the project site. **Figure 4: Shalako Large Lot Tentative Subdivision Map** shows the proposed Large Lot Tentative Subdivision Map with revised lot boundaries for the select lots and the additional lots. The layout of major streets and other infrastructure have not been revised and is consistent with the previously approved Large Lot Tentative Subdivision Map.

Figure 4: Shalako Large Lot Tentative Subdivision Map



A Phasing Plan was approved with the Large Lot Tentative Subdivision Map in 2022. The proposed Phasing Plan includes updates in correlation to the proposed Large Lot Tentative Subdivision Map as shown in **Figure 5: Shalako Phasing Plan**. The phasing plan shows the logical, timely, and appropriate completion of the infrastructure and roadway facilities required to serve the phased buildout of the plan area.

Figure 5: Shalako Phasing Plan



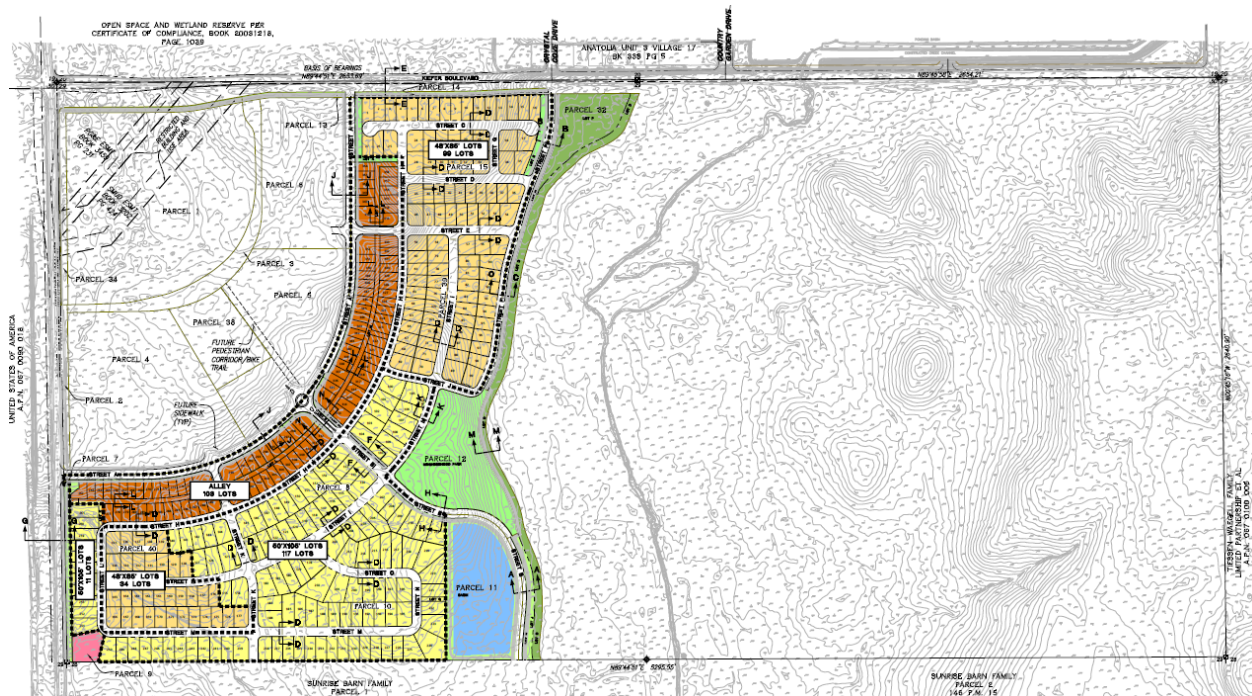
SMALL LOT TENTATIVE SUBDIVISION MAP

The Applicant is also requesting the approval of a Small Lot Tentative Subdivision Map to subdivide the western portion of the Shalako area into 364 residential lots, a neighborhood park, detention basin, with landscape corridors, buffers, and public infrastructure. **Figure 6: Shalako Small Lot Subdivision Map (West)** shows the proposed Shalako Small Lot Subdivision Map for the western portion of the area.

The proposed Small Lot Subdivision Map includes:

- 261 single family lots,
- 103 alley lots,
- A 4.8-acre detention basin that will be designed to have a natural appearance and includes surrounding trail,
- A 4.1-acre neighborhood park,
- A total of 5.9 acres of neighborhood green that also serves as a wetland buffer,
- Direct trail, sidewalk, connections to parks and open space,
- Trails adjacent to wetland preserve area, and
- Street layout with limited cul-de-sacs offering a connected neighborhood.

Figure 6: Shalako Small Lot Subdivision Map (West)



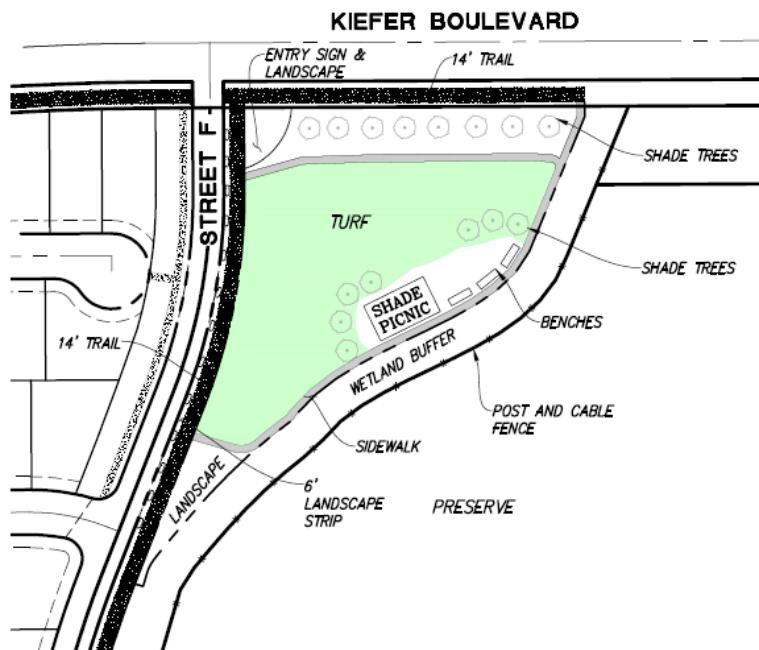
Village Center/High Density and Neighborhood Green

The Applicant has provided a conceptual plan for the Village Center/High Density, and neighborhood green. The plans offer a preview of the Shalako future Village Center High Density area, and the neighborhood green design as shown in **Figure 7: Village Center/High Density Residential Concept Site Plan**. The Village Center area concept features street adjacent buildings surrounded by open space and green space areas, including potential areas for public gathering spaces. The Neighborhood Green area concept provides passive green space area along a 14-foot trail as shown in **Figure 8: Shalako West Neighborhood Green Concept Design**. Future refinements to the conceptual plans may be completed in the future.

Figure 7: Village Center/High Density Residential Concept Site Plan



Figure 8: Shalako West Neighborhood Green Concept Design



GENERAL PLAN

The proposed project is within the Suncreek Specific Plan area consistent with the City's General Plan land use designations for low, medium, and high-density residential uses, open space, and parks.

ZONING CODE

The proposed project is consistent with the following zones in the Suncreek Specific Plan:

- Low Density Residential (LDR) – 6 du/acre maximum
- Medium Density Residential (MDR) – 6.1 to 12 du/acre
- High Density Residential (HDR) – 18.1 to 40 du/acre
- Village Commercial (VC)
- Parks and Open Space (POS)
- Community Services (CS)

HABITAT CONSERVATION PLAN

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

FISCAL IMPACT

Approval of the Shalako Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map Amendment will allow the applicant to submit for final maps, necessary improvement plans, and permits.

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

ENVIRONMENTAL

The Applicant is seeking approval of the Shalako Small Lot Tentative Subdivision Map to subdivide the western portion of the Shalako property into 364 single-family lots, 4.1-acre neighborhood park, 4.8-acre detention basin, 5.9-acre neighborhood green, landscape corridors, and public infrastructure. The application also includes an amendment to the previously approved Shalako Large Lot Tentative Subdivision Map to revise the large lot boundaries of the approved large lot parcels 8, 10, and 15. This change also includes the addition of large lot parcels 39 and 40 resulting in the subdivision of the 321.5-acre property into 40 large lots. There are no effects peculiar to the project or project site or substantial new information that would result in new or more severe adverse impacts.

The project has been analyzed as part of the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) approved on November 18, 2013, and is exempt per California Environmental Quality Act (CEQA) Guidelines Section 15183 “Projects Consistent with a Community Plan, General Plan or Zoning.” The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR.

RECOMMENDED MOTIONS

Staff recommends the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning and adopt the Resolution approving the Shalako Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map amendment, subject to the findings contained in the attached Resolution, Conditions of Approval, and Phasing Plan.

ATTACHMENT(S)

1. Resolution
2. Project Maps – Exhibit A to the Resolution
3. Conditions of Approval – Exhibit B to the Resolution
4. Phasing Plan – Exhibit C to the Resolution

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. X-2023

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE SHALAKO SMALL LOT TENTATIVE
SUBDIVISION MAP, LARGE LOT TENTATIVE SUBDIVISION MAP, AND PHASING PLAN
LOCATED WITHIN THE SUNCREEK SPECIFIC PLAN AREA
PROJECT NO. PLND 0323-0065**

WHEREAS, Shalako Investors, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for the Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map Amendment for Shalako, located within the Suncreek Specific Plan area; and

WHEREAS, the Small Lot Tentative Subdivision Map is for the westside of the Shalako area and proposes 364 single-family lots, a neighborhood park, neighborhood green, detention basin, landscape corridors, and public infrastructure; and

WHEREAS, the Large Lot Tentative Subdivision Map Amendment revises the lot boundaries to the previously approved Shalako Large Lot Tentative Map; and

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

WHEREAS, the project site was previously analyzed as a part of Suncreek Specific Plan Environmental Impact Report (EIR) adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the proposed project is in conformity with what was reviewed as part of the Suncreek Specific Plan EIR, and therefore is exempt under CEQA exemption 15183, Projects Consistent with a Community Plan, General Plan, or Zoning; 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 Shalako Small Lot Tentative Subdivision Map and Large Lot Tentative Map (attached hereto as Exhibit A), subject to the following findings, attached Conditions of Approval (attached hereto as Exhibit B) and Phasing Plan (attached hereto as Exhibit C):

1. The Planning Commission finds the project site was adequately analyzed pursuant to the California Environmental Quality Act (CEQA), the Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013 and is exempt per California Environmental Quality Act (CEQA) Guidelines Section 15183 "Projects Consistent with a Community Plan, General Plan or Zoning." The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Draft EIR identifies

issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. The proposed project is consistent with the project analyzed in the Environmental Impact Report.

2. Approve the Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map, subject to the Project Maps (Exhibit A), the Conditions of Approval (Exhibit B), and the Phasing Plan (Exhibit C). In accordance with Government Code Section 66473.5, the proposed Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map is consistent with the applicable General and Specific Plan objectives, policies, land uses and programs. Section 66474 of the Government Code requires a City to deny approval of a tentative map if any of the findings are found to be true. In the case of the proposed maps, none of the required findings were found to be true:

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

Evidence: The Shalako Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map is consistent with the Suncreek Specific Plan that includes the General Plan Smart Growth principles. The map provides protection of open space and natural preserves. The Large Lot Map will subdivide the 321.5-acre Shalako neighborhood area into 40 large lots that create boundaries for the multiple land uses, zoning districts, and major roadways within the project. All such identified uses within the Large Lot Tentative Subdivision Map are consistent with the allowed land uses set forth in the General Plan and Specific Plan Area land use, which call for the Shalako area to include a mix of residential, commercial (Village Center), parks and open space, and natural resources uses. The Small Lot Tentative Subdivision Map for the western part of the Shalako area is also consistent with the land uses, zoning districts, and density specified in the Suncreek Specific Plan, providing single-family residential uses, parks and open space, and essential infrastructure.

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

Evidence: The proposed Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map are consistent with the General Plan and Specific Plan land use designations for the Shalako neighborhood area.

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

Evidence: The site is physically suitable to subdivide. The project area is undeveloped land with relatively poor agricultural soils. Dry land farming and grazing on spring grasses was the historic use of the area. There are no existing structures. Trees are located within the open space/preserve area in the northwestern area of Shalako. The project site will be split into multiple land uses, zoning districts, major roadways, parks, a school site, and natural preserve/open space that include drainage basin and landscape lots.

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

Evidence: The site is physically suitable for the proposed density of development. The proposed project includes low density (2.1-6.0 dwelling units per acre (du/ac), medium density (6.1-12.0 du/ac), compact density (12.1 to 18 du/ac) and high density (18.1 to 40 du/ac). The proposed tentative subdivision maps are consistent with the proposed General Plan designations. Improvements are provided as shown on the Small Lot Tentative Subdivision Map, Large Lot Tentative Subdivision Map, and Phasing Plan and subject to the Conditions of Approval.

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

Evidence: An Environmental Impact Report (EIR) was prepared for Sun Creek Specific Plan where single-family lots, multi-family lots, commercial, parks/open space, and the protection of natural resources were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The EIR contains a description of the Project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The EIR identifies issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. In addition, a CEQA Addendum was prepared for the Shalako project and concluded that new or substantially more severe impacts will not result from these modifications and that the prior analyses contained in the originally certified Sun Creek Specific Plan EIR adequately address all environmental impacts. Therefore, no further analysis is required. The proposed project is consistent with the project analyzed in the Environmental Impact Report.

- F. **Finding:** That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Evidence: The proposed Large Lot Tentative Subdivision Map includes natural preserve, drainage basins, low, medium, and high density residential, commercial (Village Center) and several parks. Proposed development has been planned outside of the protected natural preserve. The proposed maps include the necessary improvements to serve the project. The proposed improvements are consistent with the approved Sun Creek Specific Plan and the approved Sun Creek Specific Plan EIR includes a Mitigation Monitoring and Reporting Program. No public health problems will result from approval of the Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map.

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

Evidence: The proposed improvements on the proposed tentative subdivision maps are consistent with the approved Sun Creek Specific Plan and the City of Rancho

ITEM 5.1.

ATTACHMENT 1

Cordova ordinances and standards and do not conflict with public easements and related necessary access throughout the project area.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 8th day of November 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Leroy Tripette, Chair

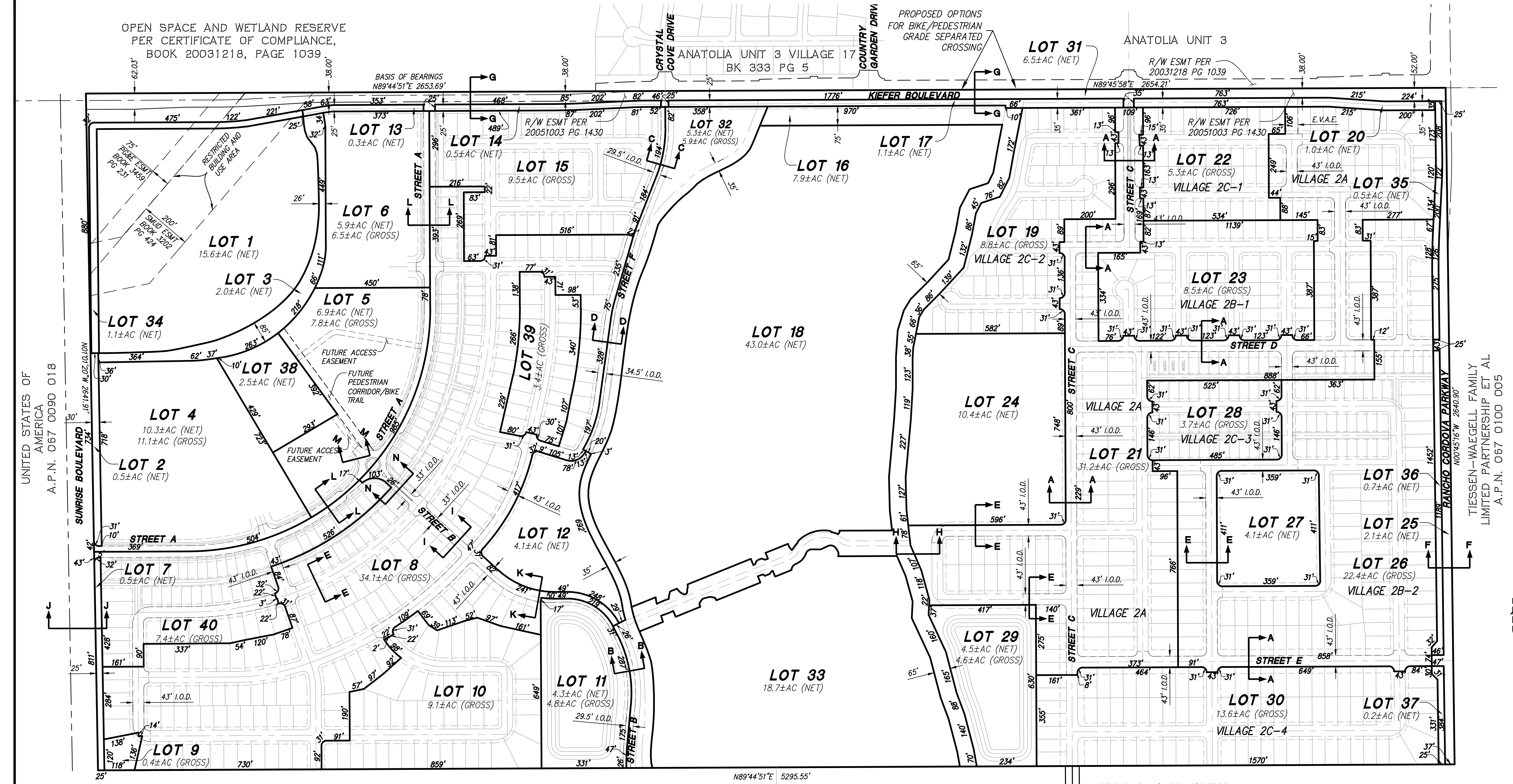
ATTEST:

Kelly Whitman
Planning Commission Clerk

LARGE LOT TENTATIVE MAP

SHALAKO

CITY OF RANCHO CORDOVA, CALIFORNIA



SHALAKO LAND USE TABLE				
LOT #	DESCRIPTION	LAND USE	AREA (AC)	DWELLING UNIT
1	WETLAND PRESERVE	WETLAND	15.6±	—
2	SUNRISE BLVD LANDSCAPE CORRIDOR	PC	0.5±	—
3	WETLAND BUFFER	WB	2.0±	—
4	VILLAGE COMMERCIAL	VC	11.1±	—
5	HDR	HDR	7.8±	172
6	VILLAGE COMMERCIAL	VC	6.5±	—
7	SUNRISE BLVD LANDSCAPE CORRIDOR	LDR/MDR	0.5±	—
8	RESIDENTIAL VILLAGE 1A	LDR/MDR	34.1±	193
9	SANITARY SEWER PUMP STATION	POP	0.4±	—
10	RESIDENTIAL VILLAGE 1B-2	LDR	9.1±	45
11	DETENTION BASIN	DB	4.8±	—
12	PARK	PARK	4.1±	—
13	KIEFER BLVD PARK CORRIDOR	PC	0.3±	—
14	KIEFER BLVD PARK CORRIDOR	PC	0.5±	—
15	RESIDENTIAL VILLAGE 1B-1	MDR	9.5±	51
16	WETLAND BUFFER	WB	7.9±	—
17	KIEFER BLVD PARK CORRIDOR	PC	1.1±	—
18	WETLAND PRESERVE	WETLAND	43.0±	—
19	RESIDENTIAL VILLAGE 2C-2	MDR	8.8±	53
20	KIEFER BLVD PARK CORRIDOR	PC	1.0±	—
21	RESIDENTIAL VILLAGE 2A	LDR/MDR	31.2±	161
22	RESIDENTIAL VILLAGE 2C-1	MDR	5.3±	42
23	RESIDENTIAL VILLAGE 2B-1	MDR	8.5±	60
24	ELEMENTARY SCHOOL	SCHOOL	10.4±	—
25	RANCHO CORDOVA PARKWAY	ROAD	2.1±	—
26	RESIDENTIAL VILLAGE 2B-2	LDR/MDR	22.4±	125
27	PARK	PARK	4.1±	—
28	RESIDENTIAL VILLAGE 2C-3	LDR/MDR	3.7±	39
29	DETENTION BASIN	DB	4.6±	—
30	RESIDENTIAL VILLAGE 2C-4	LDR	13.6±	79
31	KIEFER BLVD	ROAD	6.5±	—
32	NEIGHBORHOOD GREEN/WETLAND BUFFER	NG/WB	5.9±	—
33	WETLAND PRESERVE	WETLAND	18.7±	—
34	WETLAND BUFFER	WB	1.1±	—
35	RANCHO CORDOVA PARKWAY CORRIDOR	PC	0.5±	—
36	RANCHO CORDOVA PARKWAY CORRIDOR	PC	0.7±	—
37	RANCHO CORDOVA PARKWAY CORRIDOR	PC	0.2±	—
38	HDR—AFFORDABLE	HDR	2.5±	65
39	RESIDENTIAL VILLAGE 1B-3	MDR	3.4±	21
40	RESIDENTIAL VILLAGE 1B-4	LDR/MDR	7.4±	54

PROJECT NOTES

ASSESSOR'S PARCEL NO.
067-0090-026

OWNER
SHALAKO INVESTORS
11344 COLOMA ROAD, SUITE 350
GOLD RIVER, CA 95670
CONTACT: LARRY GILZEAN
PHONE: (916) 859-5910

APPLICANT
SHALAKO INVESTORS
11344 COLOMA ROAD, SUITE 350
GOLD RIVER, CA 95670
CONTACT: LARRY GILZEAN
PHONE: (916) 859-5910

AREA
321.5 ACRES

EXISTING USE
VACANT

PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT

FIRE PROTECTION
SACRAMENTO METROPOLITAN FIRE DISTRICT

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT

SEWER
SACRAMENTO AREA SEWER DISTRICT (SASD)

STORM DRAIN
SACRAMENTO COUNTY
CITY OF RANCHO CORDOVA

WATER
SACRAMENTO COUNTY

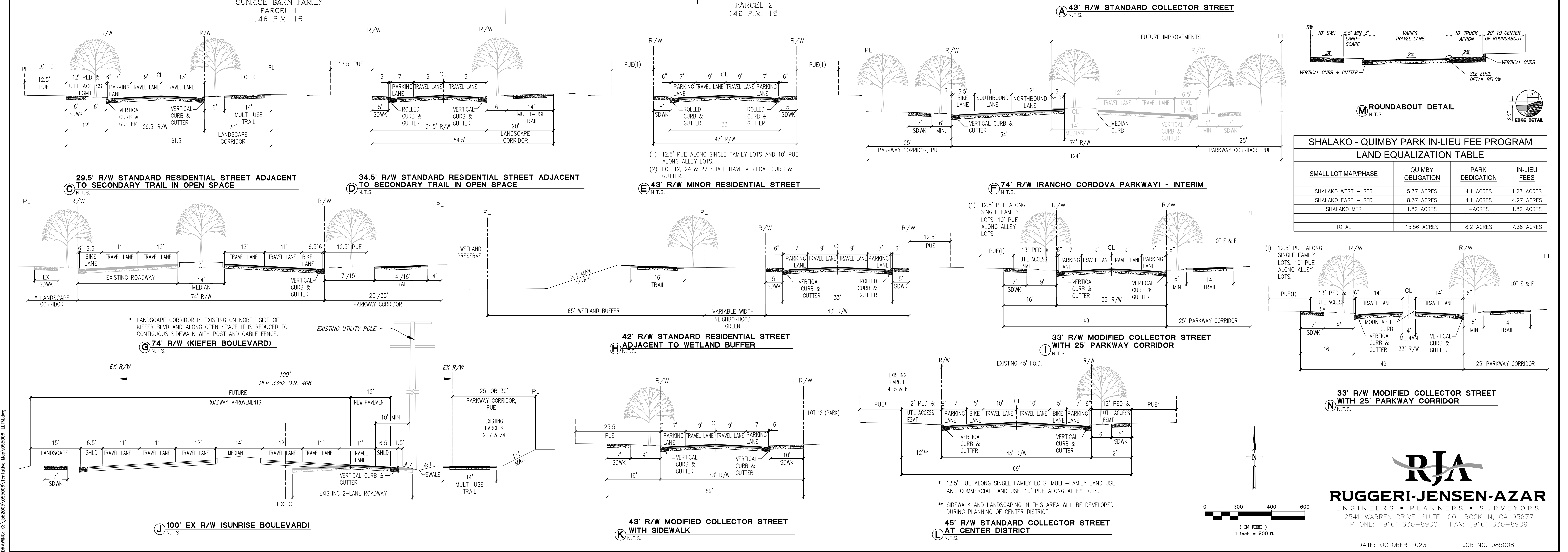
ELECTRICITY
SMUD

GAS
PG&E

CABLE
COMCAST

TELEPHONE
AT&T

NOTES: (1) LOTS 4, 5, 6, 8, AND 38, PART OF THE CENTER DISTRICT, SHALL HAVE A SEPARATE DESIGN REVIEW PER THE REQUIREMENTS OF THE SPECIFIC PLAN.
(2) FINAL ALIGNMENT OF PEDESTRIAN CORRIDOR/BIKE TRAIL TO BE EVALUATED DURING DESIGN REVIEW OF LOT 5.
(3) LOT 12(PARK) AND 27(PARK) SHALL HAVE VERTICAL CURB & GUTTER UNLESS OTHERWISE NOTED.



SHALAKO - QUIMBY PARK IN-LIEU FEE PROGRAM			
LAND EQUALIZATION TABLE			
SMALL LOT MAP/PHASE	QUIMBY OBLIGATION	PARK DEDICATION	IN-LIEU FEES
SHALAKO WEST - SFR	5.37 ACRES	4.1 ACRES	1.27 ACRES
SHALAKO EAST - SFR	8.37 ACRES	4.1 ACRES	4.27 ACRES
SHALAKO MFR	1.82 ACRES	—ACRES	1.82 ACRES
TOTAL	15.56 ACRES	8.2 ACRES	7.36 ACRES

LOT 10: JOSE GARCIA - 06/17/2023 14:48 AM
DRAWING: C:\Users\jgarcia\OneDrive\My Documents\LT Map.dwg

RJA

RUGGERI-JENSEN-AZAR

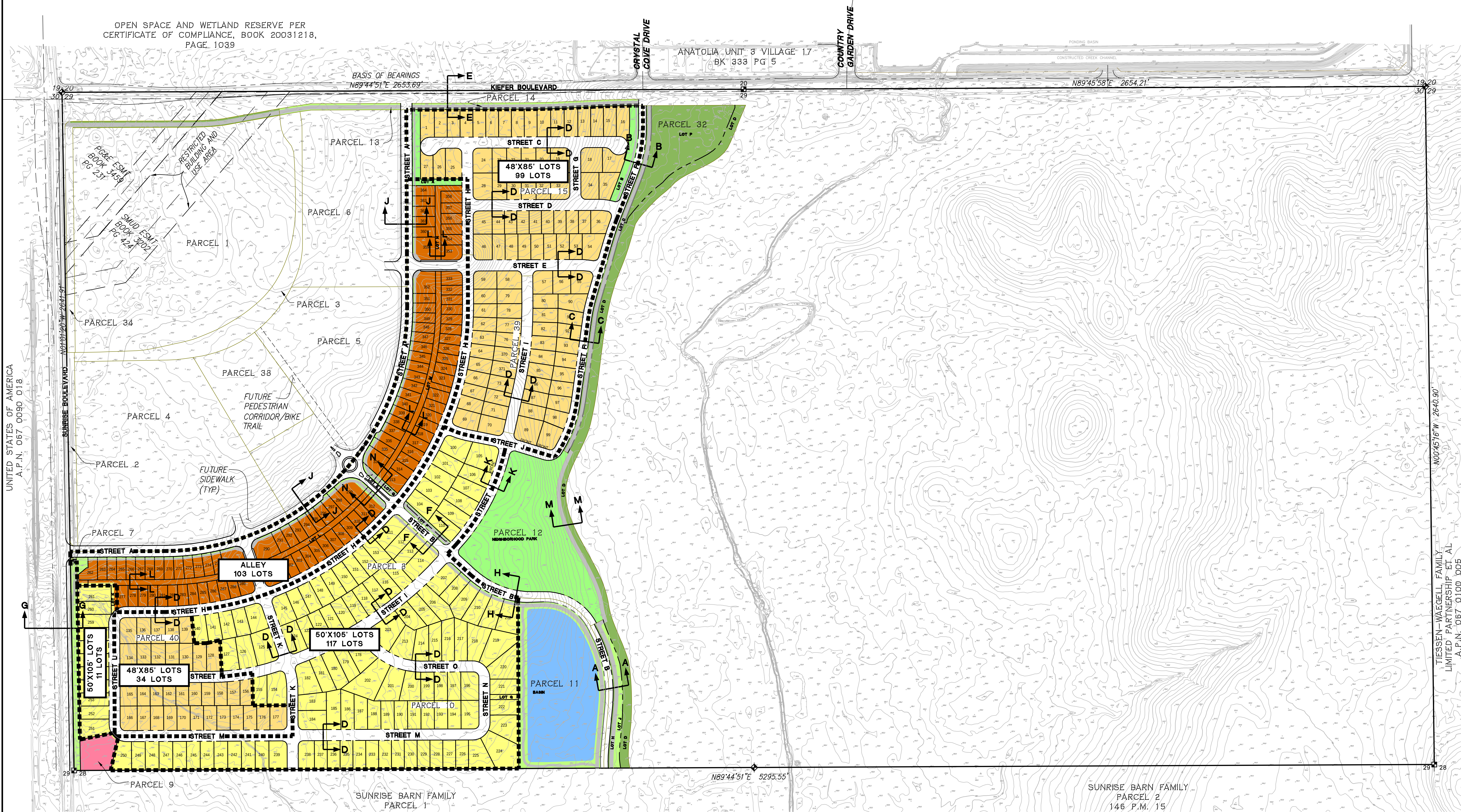
ENGINEERS • PLANNERS • SURVEYORS

2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677

PHONE: (916) 630-8900 FAX: (916) 630-8909

DATE: OCTOBER 2023

JOB NO. 085008



PROJECT NOTES

ASSESSOR'S PARCEL NO.
067-0090-026

OWNER/APPLICANT
SHALAKO INVESTORS
11344 COLOMA ROAD, SUITE 350
GOLD RIVER, CA 95670
CONTACT: LARRY GILZEAN
PHONE: (916) 859-5910

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AREA
321.5 ACRES GROSS
58.5 ACRES RESIDENTIAL LIMITS

LOT SIZE
48'X85' MINIMUM 4,080 SF
50'X105' MINIMUM 5,250 SF
ALLEYS 37'X76.5' MINIMUM 2,830.5 SF

GENERAL PLAN DESIGNATION
SUNCREAK PRESERVE PLANNING AREA

EXISTING ZONING
LDR (SCSP), MOR (SCSP) & POS (SCSP)

PROPOSED USE
SINGLE FAMILY RESIDENTIAL

PROPOSED ZONING
LDR (SCSP), MOR (SCSP) & POS (SCSP)

FIRM MAP
FIRM: 06067C0238J
ZONE: X
EFFECTIVE DATE: JULY 19, 2018

NUMBER OF LOTS/PARCELS

- RESIDENTIAL LOTS
48'X85' - 133 LOTS, 21.6 ACRES
50'X105' - 128 LOTS, 25.5 ACRES
ALLEYS - 103 LOTS, 11.4 ACRES
TOTAL - 364 LOTS, 58.5 ACRES
- PUBLIC ALLEYS
LOTS K, L, M, N
- LANDSCAPE LOTS
LOTS A, B, C, E, F, G, H, J, Q
- OPEN SPACE/PRESERVE BUFFER
LOT D, P

PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT

FIRE PROTECTION
SACRAMENTO METROPOLITAN FIRE DISTRICT

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT

SEWER
SACRAMENTO AREA SEWER DISTRICT (SASD)

STORM DRAIN
SACRAMENTO COUNTY
CITY OF RANCHO CORDOVA

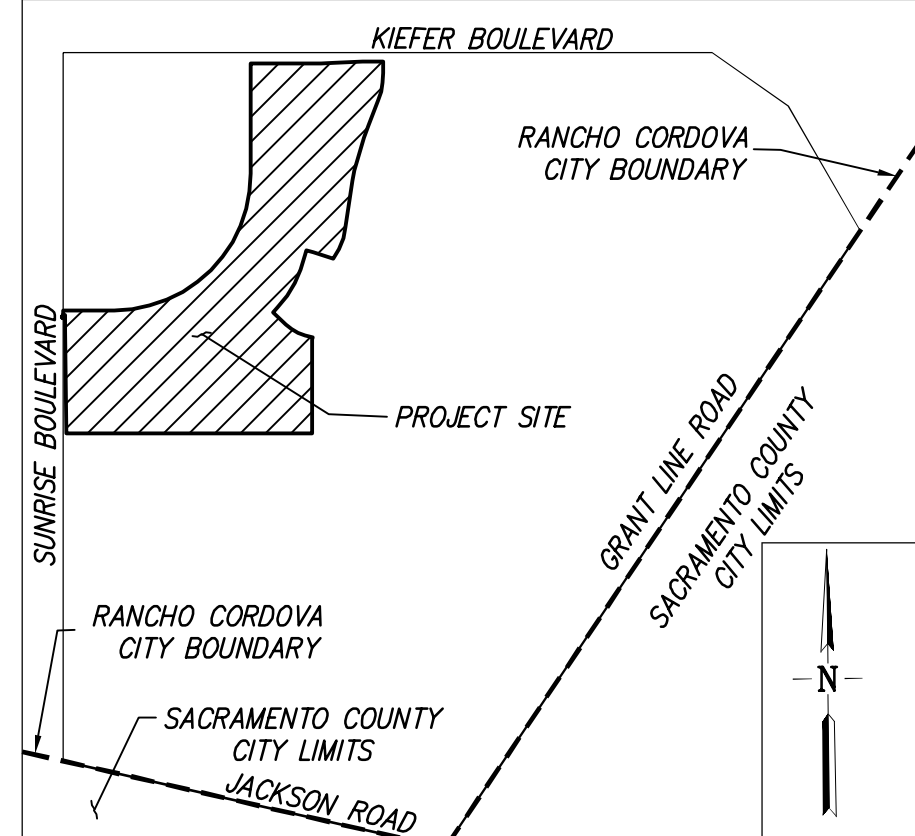
WATER
SACRAMENTO COUNTY

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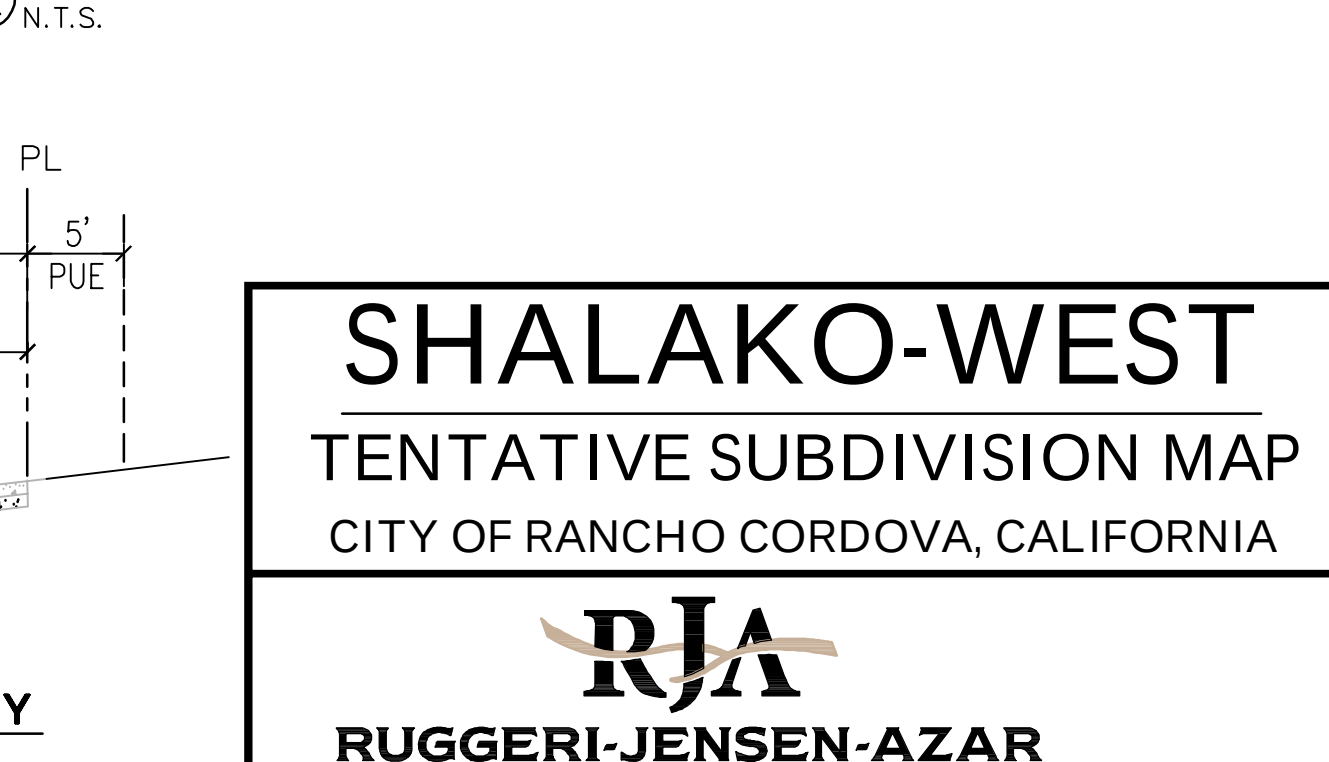
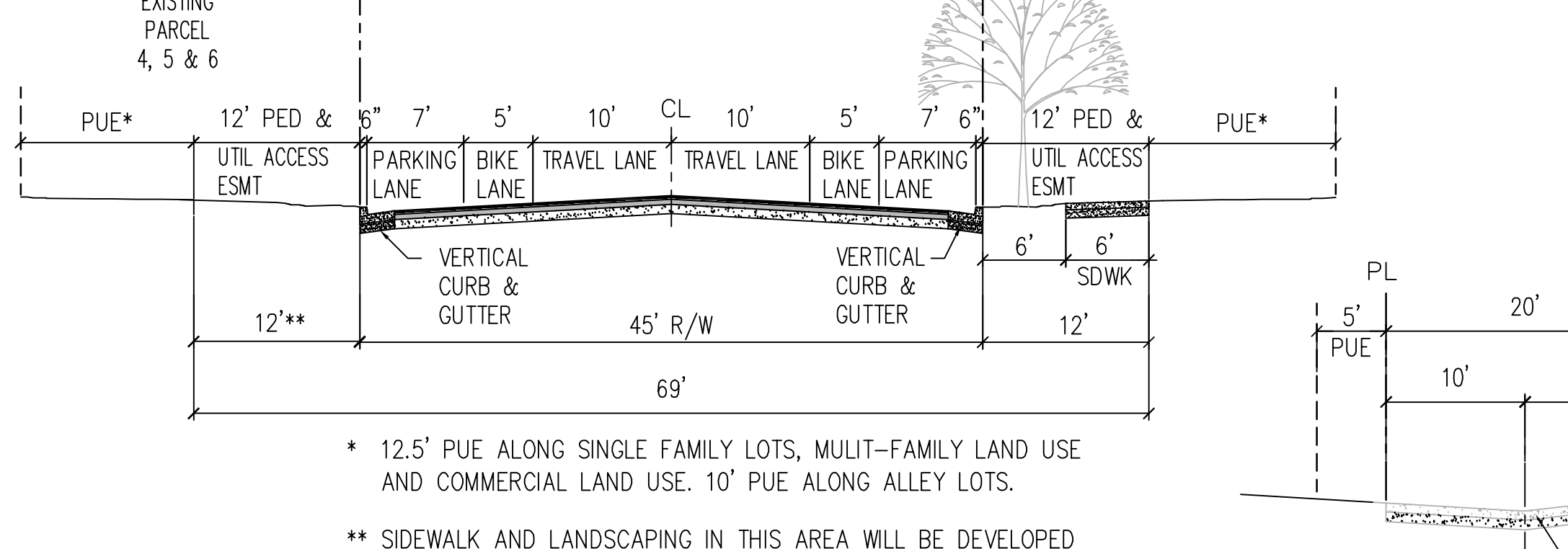
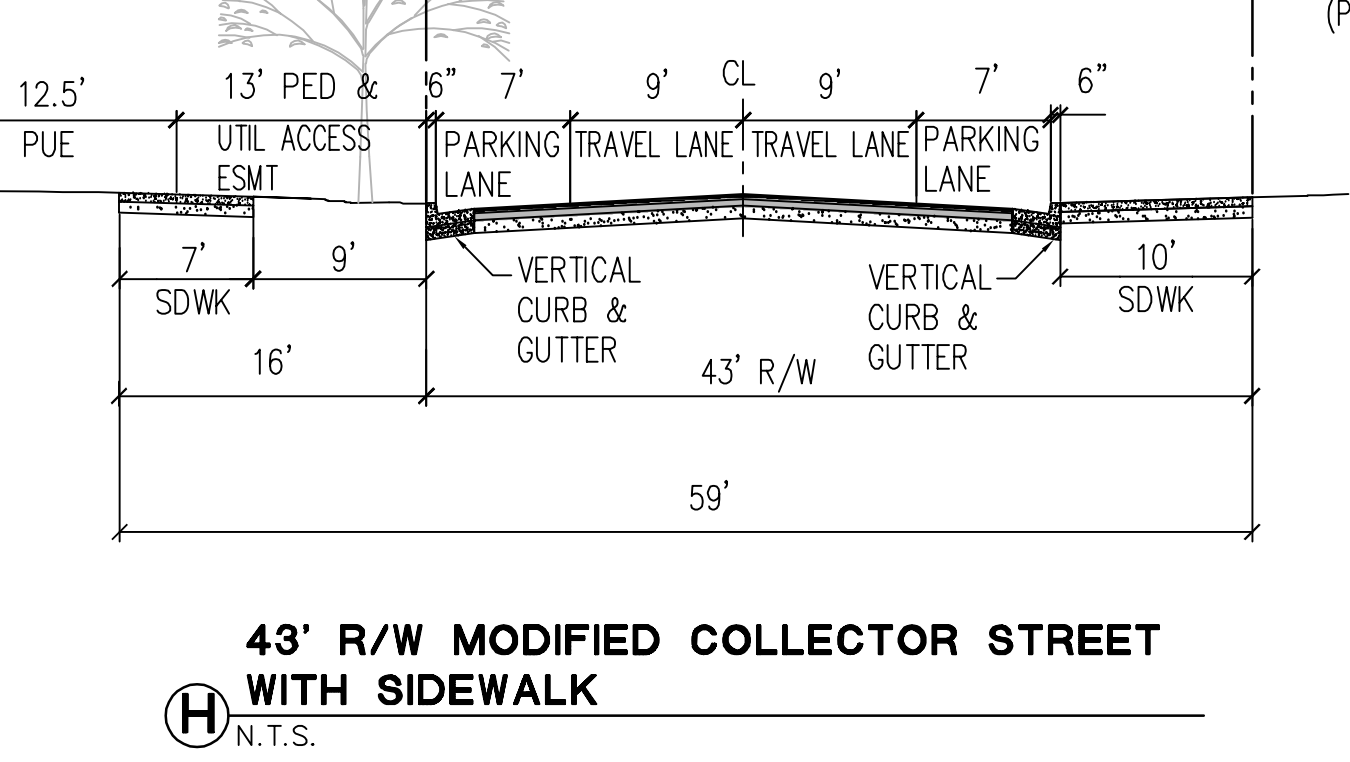
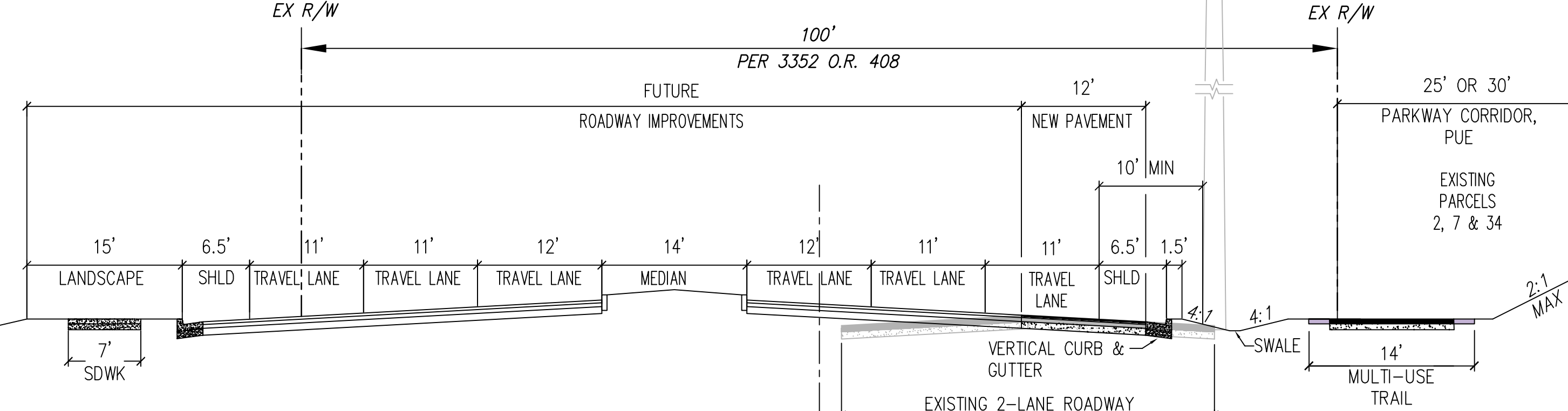
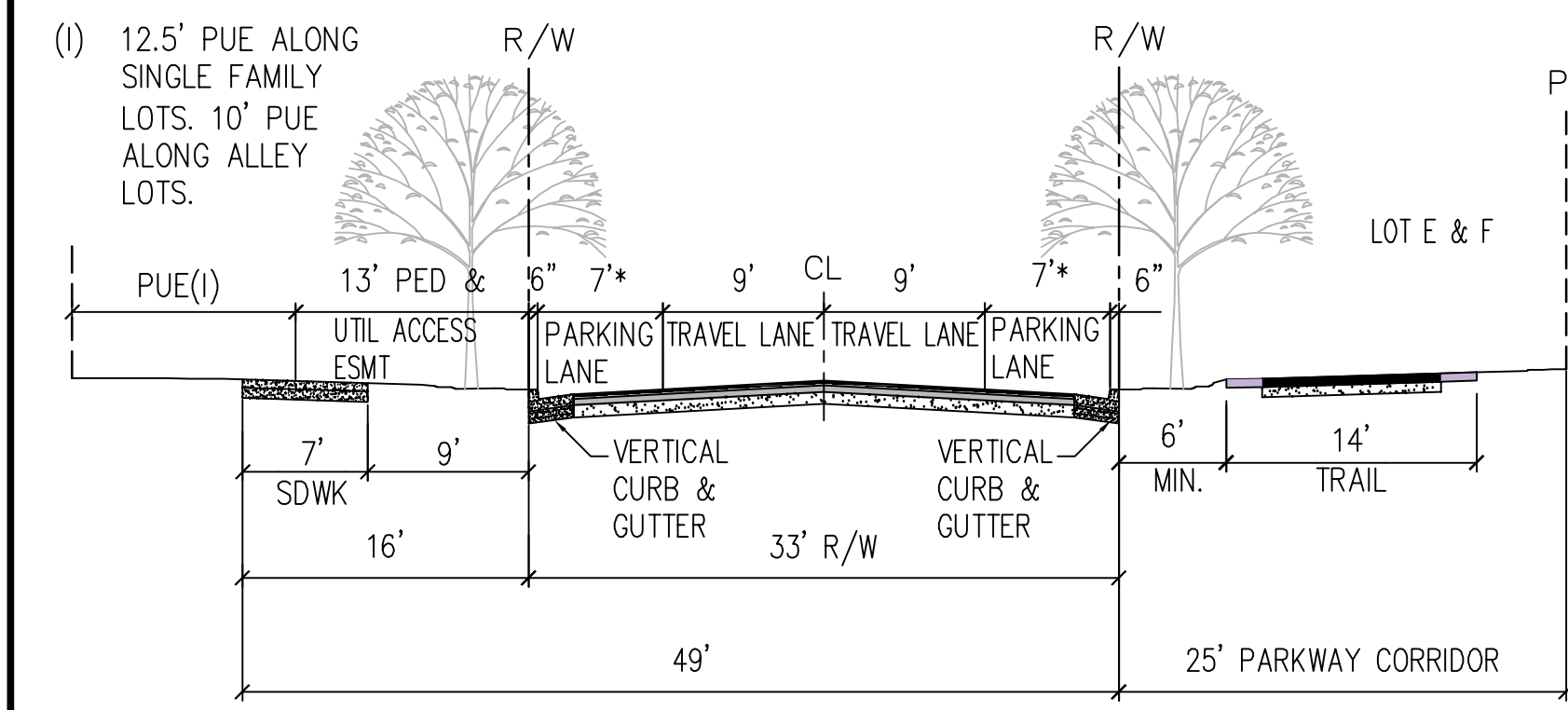
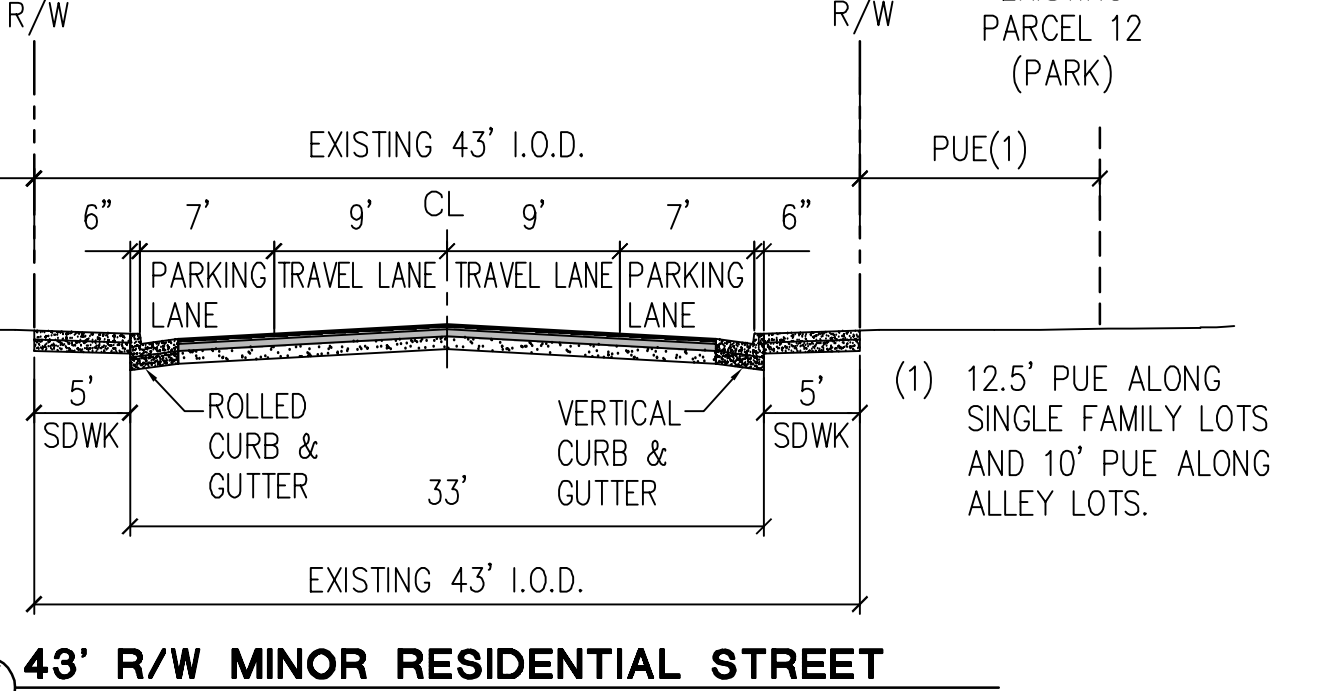
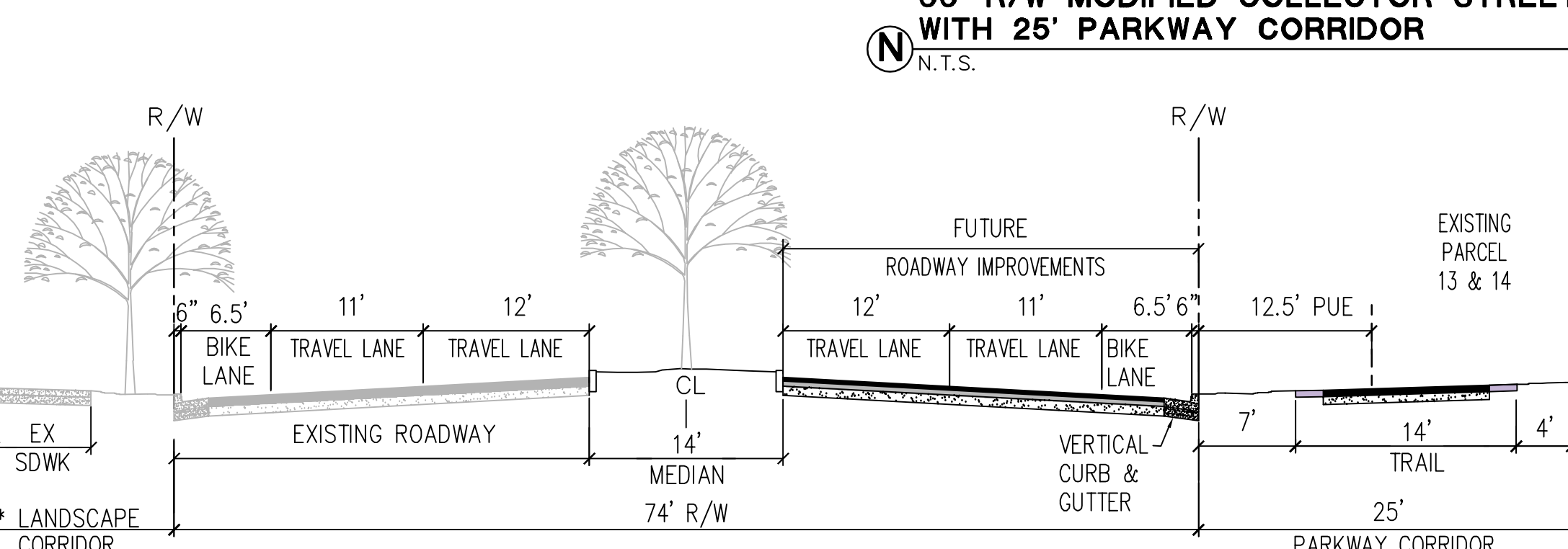
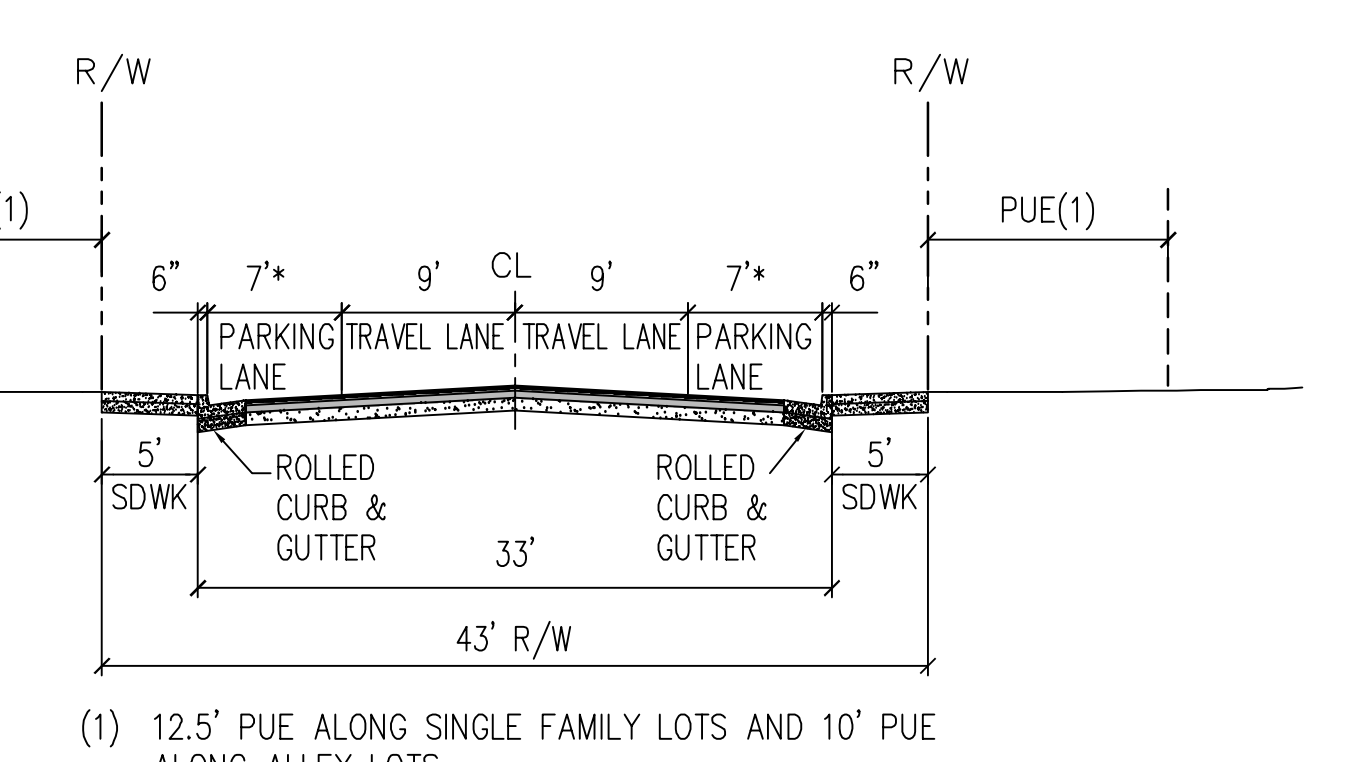
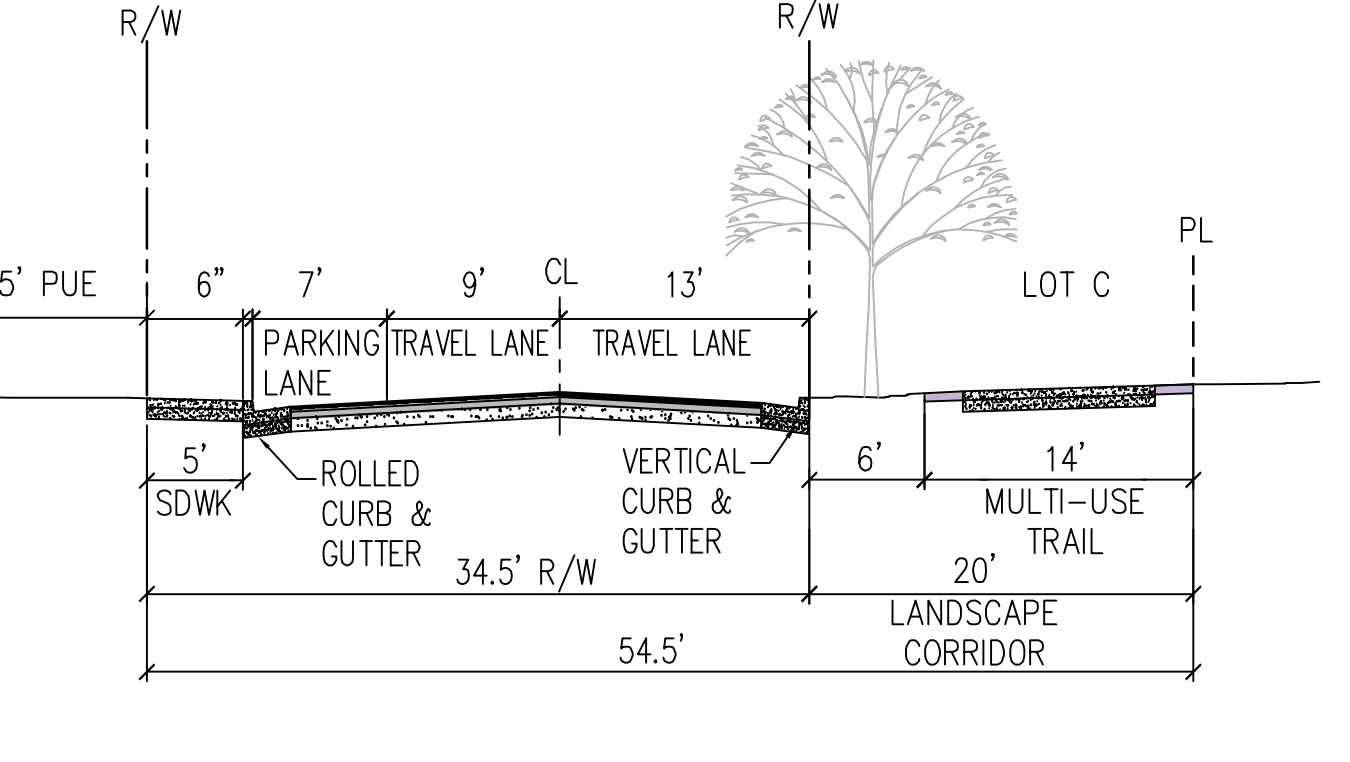
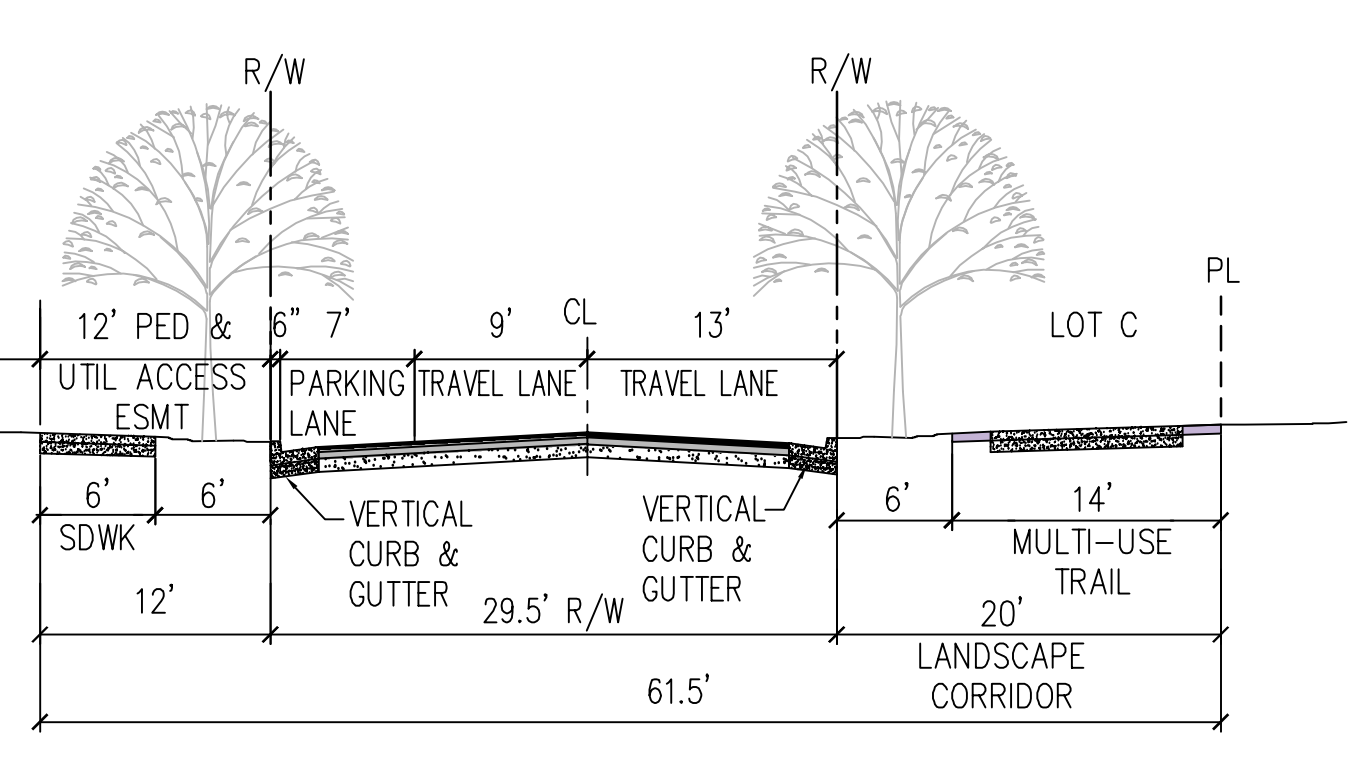
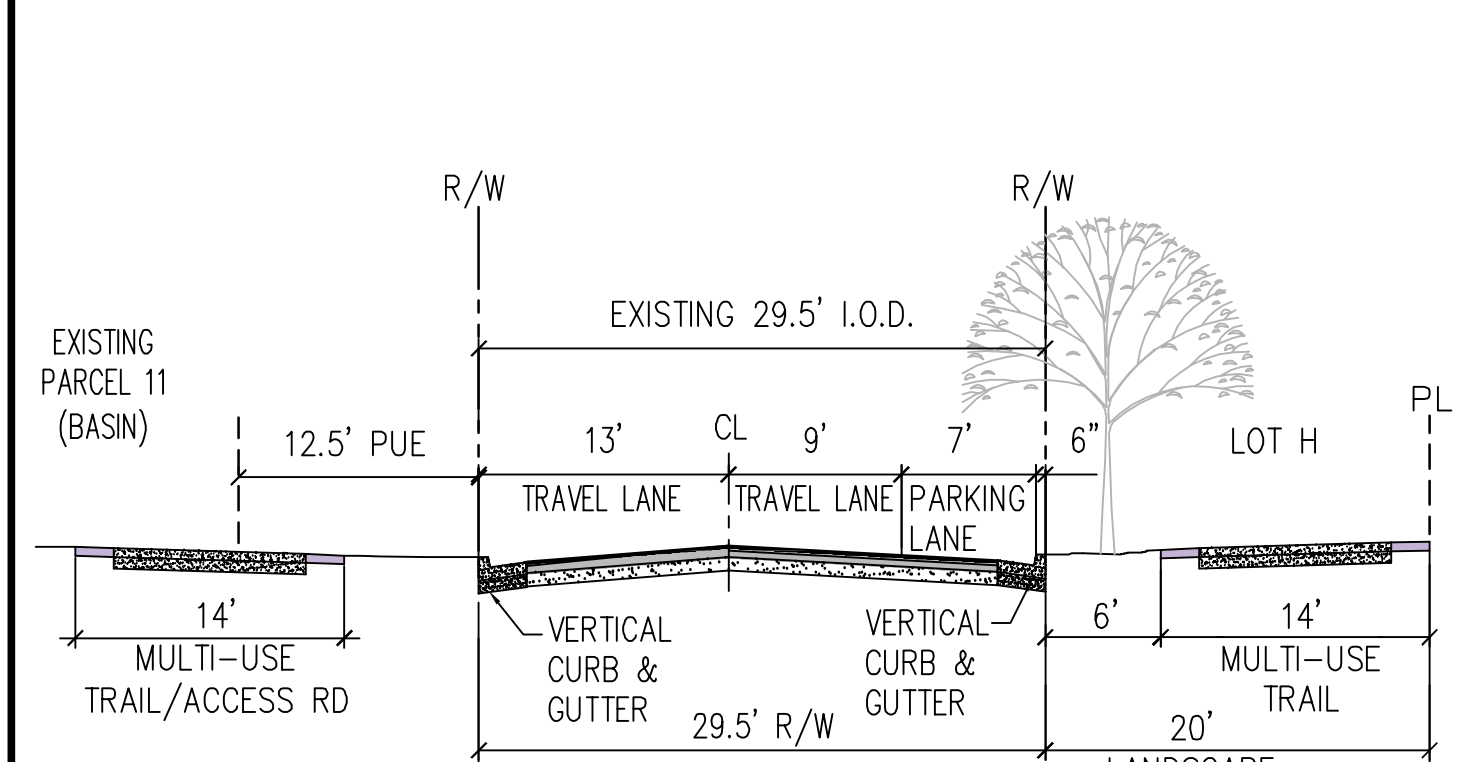
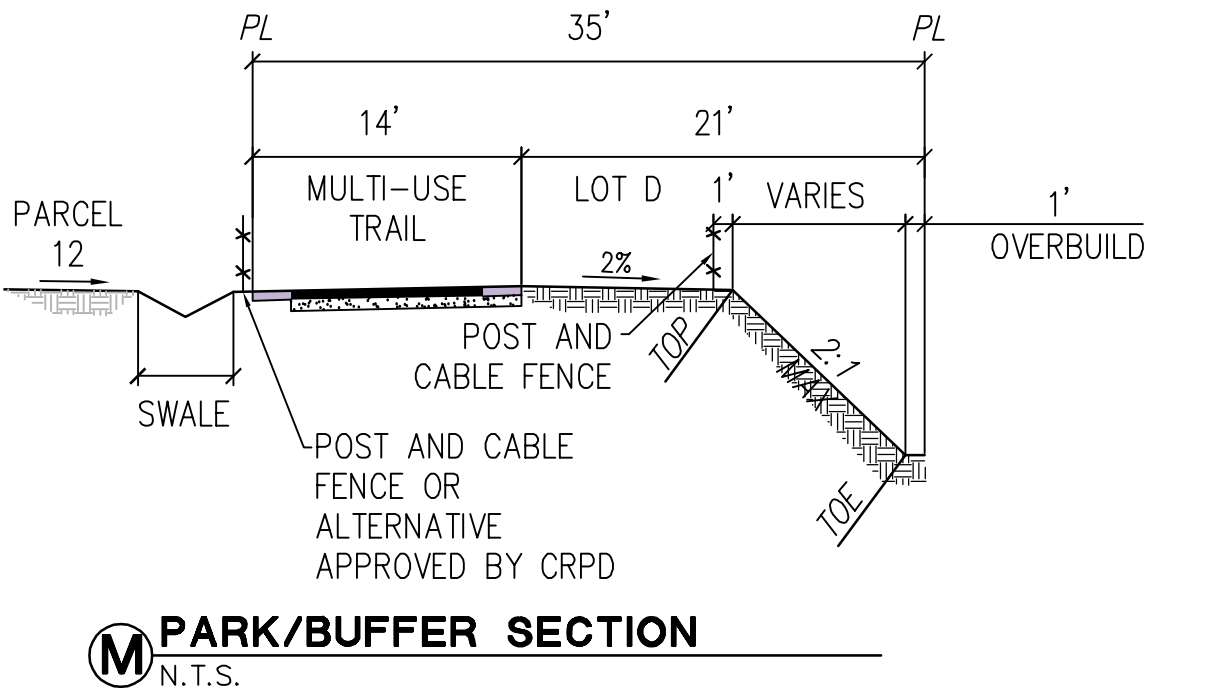
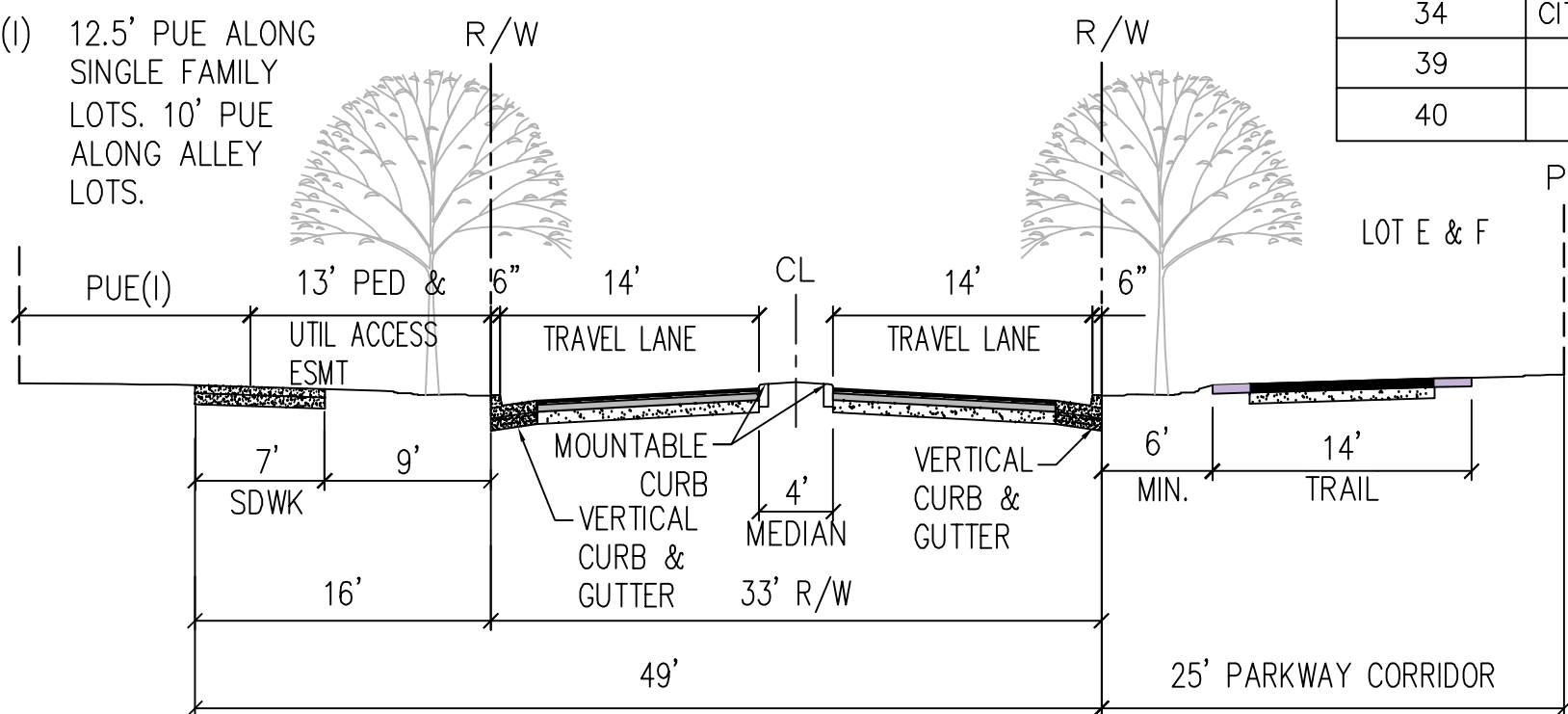
VICINITY MAP

TENTATIVE MAP NOTES

- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE VERIFIED PRIOR TO IMPROVEMENT PLANS.
- MINOR MODIFICATIONS MAY BE MADE TO PARCEL/LOT LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, GASOLINE AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
- PURSUANT TO GOVERNMENT CODE SECTION 66001, THE SUB-DIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP. INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPROVE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS & SEPTIC SYSTEMS TO BE ABANDON AND/OR REMOVED.

SHALAKO LAND USE TABLE			
LOT	FUTURE OWNERSHIP	LAND USE	AREA (AC)
A	CITY OF RANCHO CORDOVA	LANDSCAPE CORRIDOR	0.32±
B	CITY OF RANCHO CORDOVA	LANDSCAPE CORRIDOR	0.31±
C	CITY OF RANCHO CORDOVA	LANDSCAPE CORRIDOR	0.66±
D	CITY OF RANCHO CORDOVA	WETLAND BUFFER	2.38±
E	CITY OF RANCHO CORDOVA	PARKWAY CORRIDOR	0.04±
F	CITY OF RANCHO CORDOVA	PARKWAY CORRIDOR	0.13±
G	CITY OF RANCHO CORDOVA	DRAINAGE	0.05±
H	CITY OF RANCHO CORDOVA	LANDSCAPE CORRIDOR	0.27±
J	CITY OF RANCHO CORDOVA	LANDSCAPE CORRIDOR	0.25±
K	CITY OF RANCHO CORDOVA	ALLEY	0.39±
L	CITY OF RANCHO CORDOVA	ALLEY	0.27±
M	CITY OF RANCHO CORDOVA	ALLEY	0.49±
N	CITY OF RANCHO CORDOVA	ALLEY	0.19±
P	CITY OF RANCHO CORDOVA	NEIGHBORHOOD GREEN	1.76±
Q	CITY OF RANCHO CORDOVA	PARKWAY CORRIDOR	0.05±

SHALAKO LAND USE TABLE			
PARCEL	FUTURE OWNERSHIP	LAND USE	AREA (AC)
1	SOUTH SACRAMENTO CONSERVATION AGENCY	WETLAND	15.6±
2	CITY OF RANCHO CORDOVA	SUNRISE BLVD LANDSCAPE CORRIDOR	0.5±
3	CITY OF RANCHO CORDOVA	WETLAND BUFFER	2.0±
7	CITY OF RANCHO CORDOVA	SUNRISE BLVD LANDSCAPE CORRIDOR	0.5±
8	VILLAGE 1A	LDR/MOR	34.1±
9	SASD	SANITARY SEWER PUMP STATION-POD	0.4±
10	VILLAGE 1B-2	LDR	9.1±
11	CITY OF RANCHO CORDOVA	DETENTION BASIN	4.8±
12	CORDOVA PARK & RECREATION DISTRICT	NEIGHBORHOOD PARK	4.1±
13	CITY OF RANCHO CORDOVA	KEIFER BLVD PARK CORRIDOR	0.3±
14	CITY OF RANCHO CORDOVA	KEIFER BLVD PARK CORRIDOR	0.5±
15	VILLAGE 1B-1	MOR	9.5±
32	CITY OF RANCHO CORDOVA	NEIGHBORHOOD GREEN/WETLAND BUFFER	5.9±
34	CITY OF RANCHO CORDOVA	WETLAND BUFFER	1.1±
39	VILLAGE 1B-3	MOR	3.4±
40	VILLAGE 1B-4	LDR/MOR	7.4±



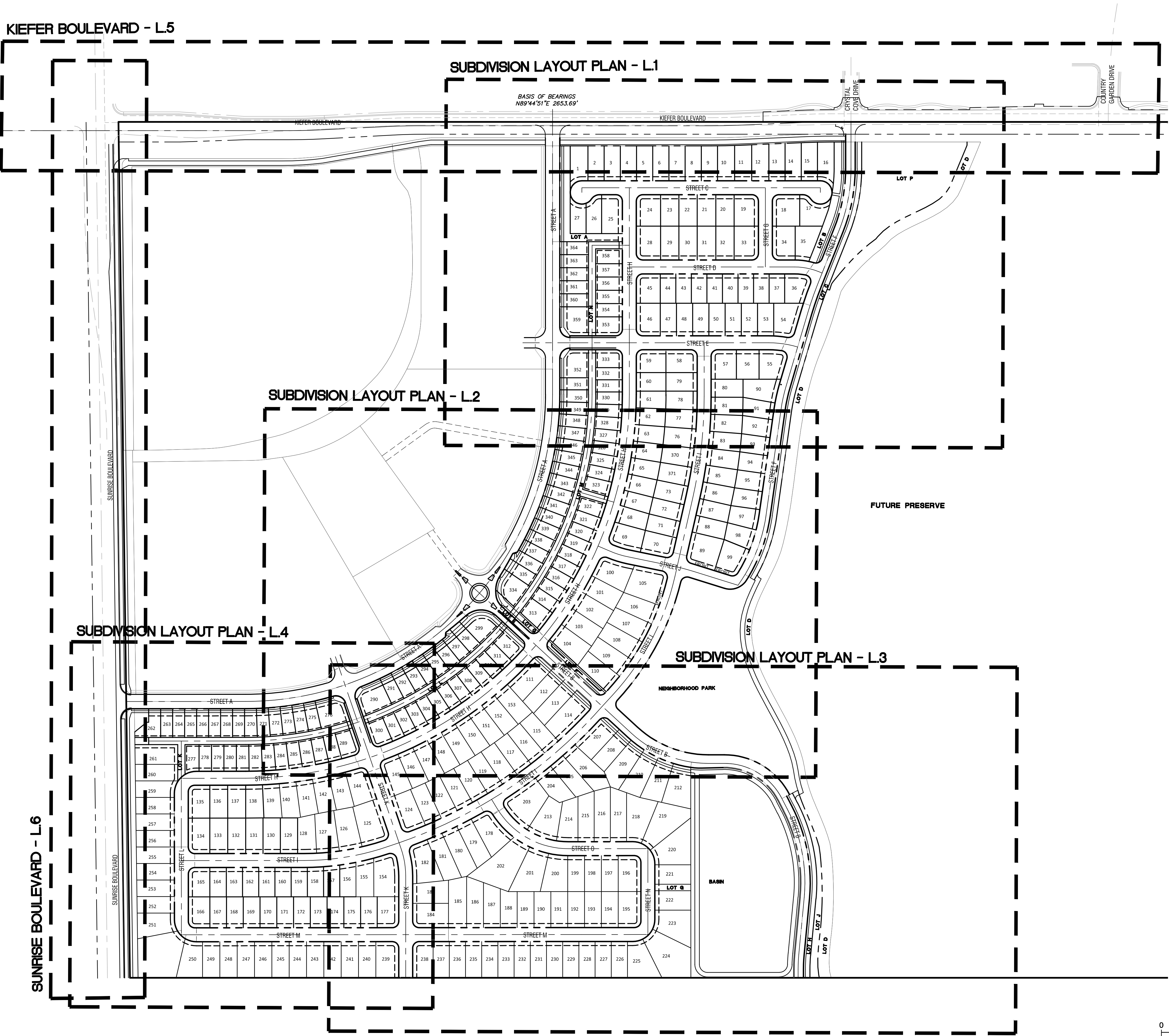
SHALAKO-WEST
TENTATIVE SUBDIVISION MAP
CITY OF RANCHO CORDOVA, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS & PLANNERS & SURVEYORS
2541 WARREN DRIVE, SUITE 100, ROCKLIN, CA 95677
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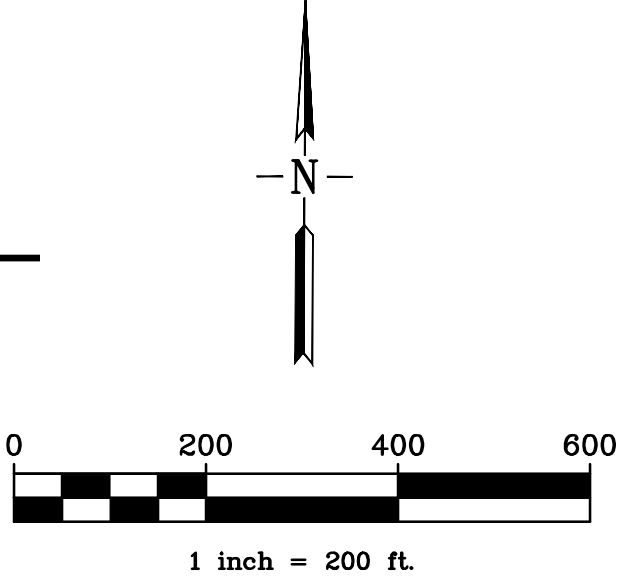
SHALAKO-WEST

TENTATIVE MAP

REFERENCE SHEETS



- SHEET INDEX**
- 1. KEY MAP - REFERENCE SHEETS
 - 2. EXISTING CONDITIONS PLAN
 - 3. TYPICAL LOTS & STREET CROSS SECTIONS
 - 4. SUBDIVISION LAYOUT PLAN - L.1
 - 5. SUBDIVISION LAYOUT PLAN - L.2
 - 6. SUBDIVISION LAYOUT PLAN - L.3
 - 7. SUBDIVISION LAYOUT PLAN - L.4
 - 8. KIEFER BOULEVARD - L.5
 - 9. SUNRISE BOULEVARD - L.6
 - 10. GRADING PLANS - G.1
 - 11. GRADING PLANS - G.2
 - 12. GRADING PLAN - G.3
 - 13. GRADING PLAN - G.4
 - 14. UTILITY PLANS - U.1
 - 15. UTILITY PLANS - U.2
 - 16. UTILITY PLANS - U.3
 - 17. UTILITY PLANS - U.4
 - 18. UTILITY PLANS - U.5



SHALAKO-WEST

KEY MAP - REFERENCE SHEETS

CITY OF RANCHO CORDOVA, CALIFORNIA

RJA

RUGGERI-JENSEN-AZAR

ENGINEERS • PLANNERS • SURVEYORS

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PHONE: (916) 630-8900 FAX: (916) 630-8909

SHEET 1 OF 18

JOB NO. 185009

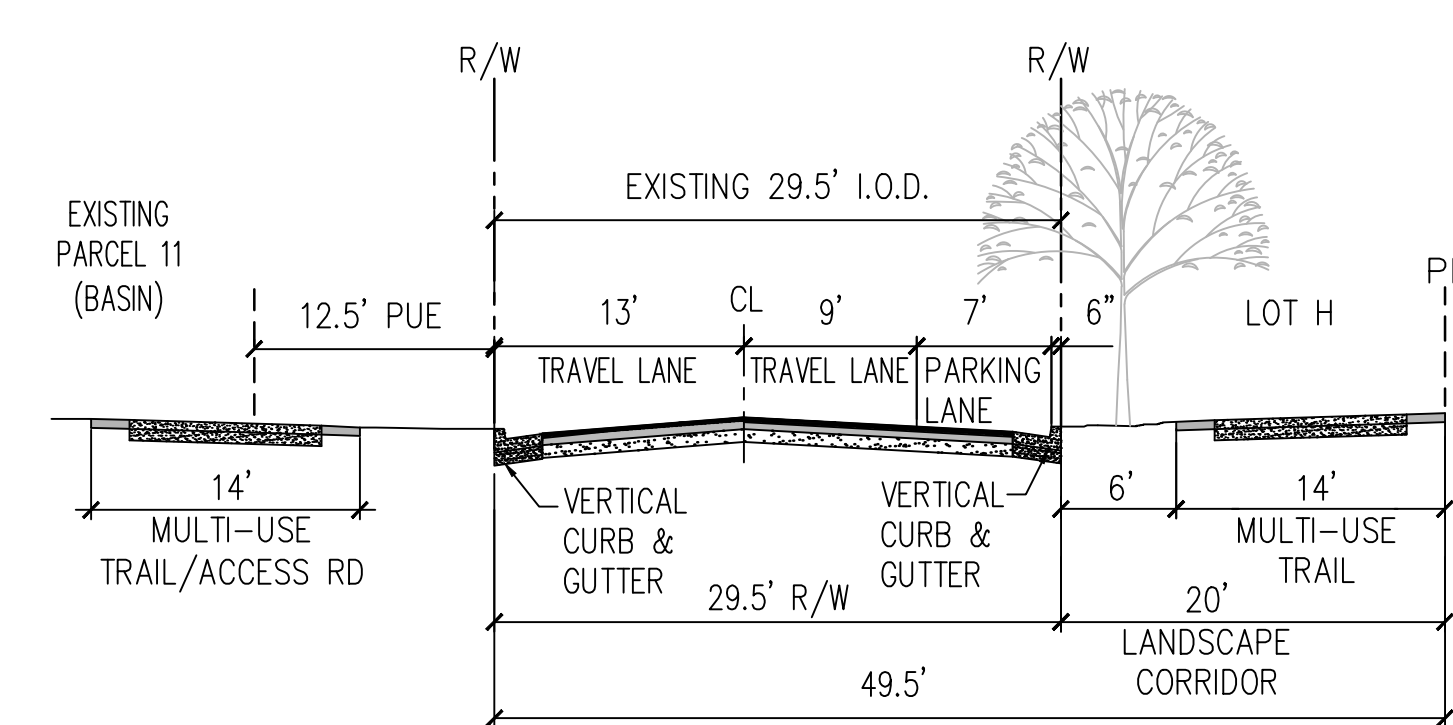
OCTOBER 2023

TENTATIVE MAP REFERENCE SHEETS

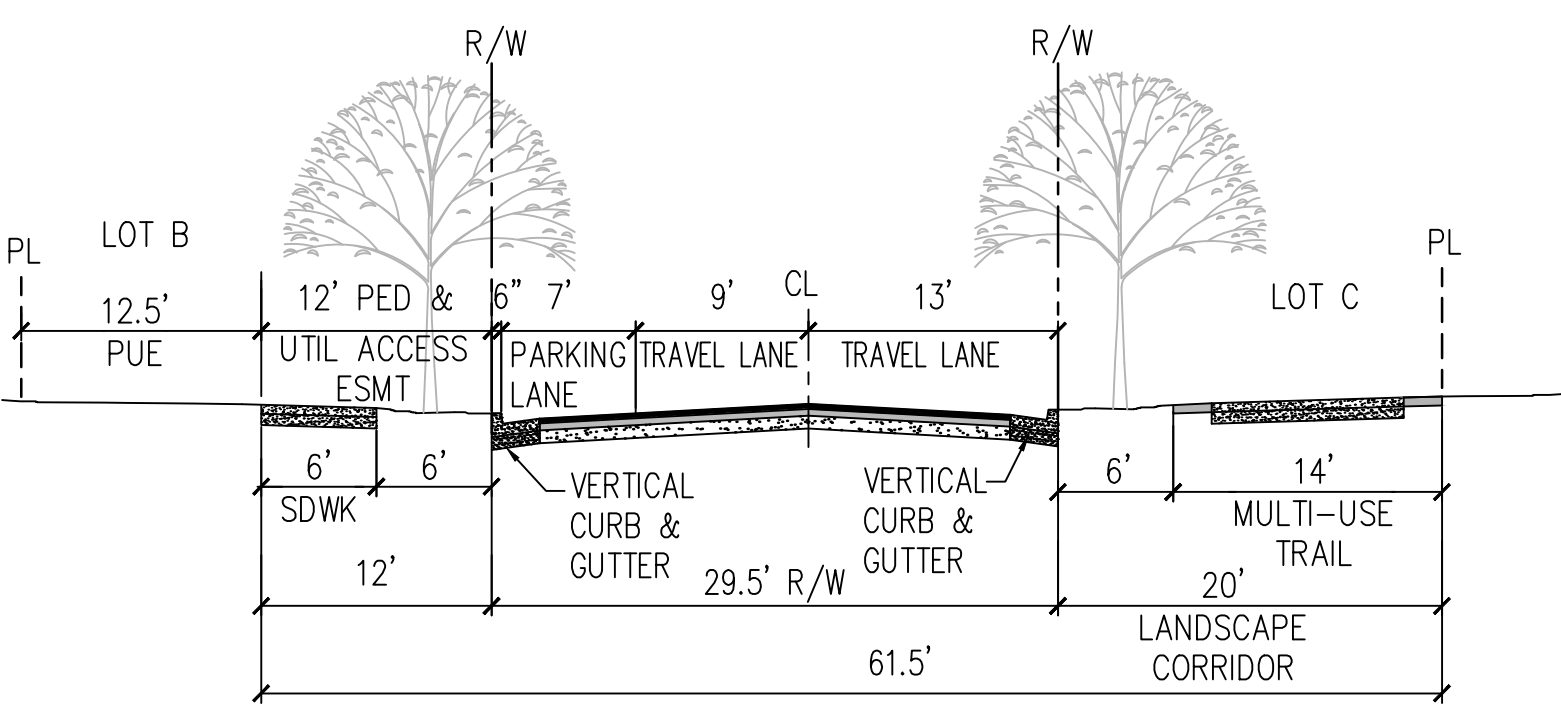
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SHEET 2 OF 18
JOB NO. 185009
OCTOBER 2023

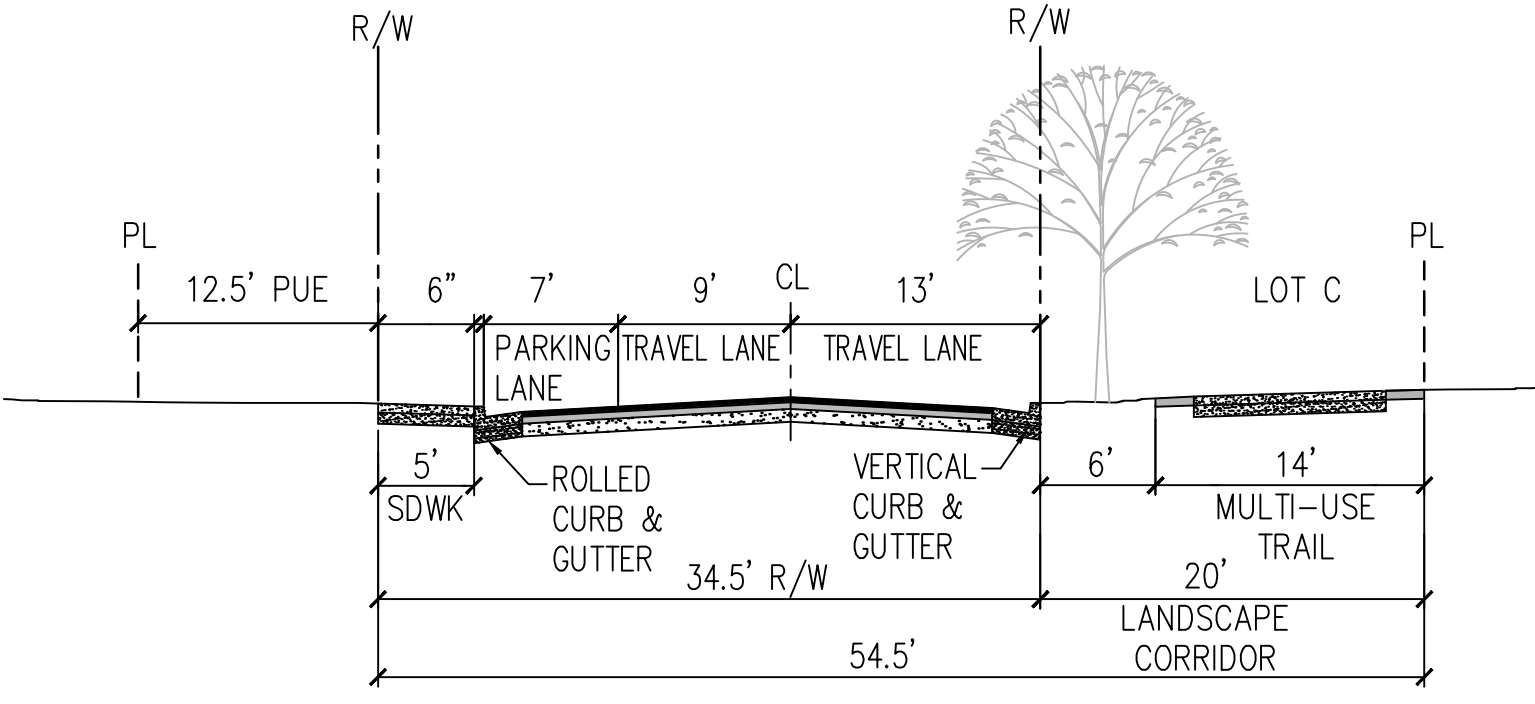
NOTE: PROJECT IS NOT WITHIN 100-YEAR FLOODPLAIN



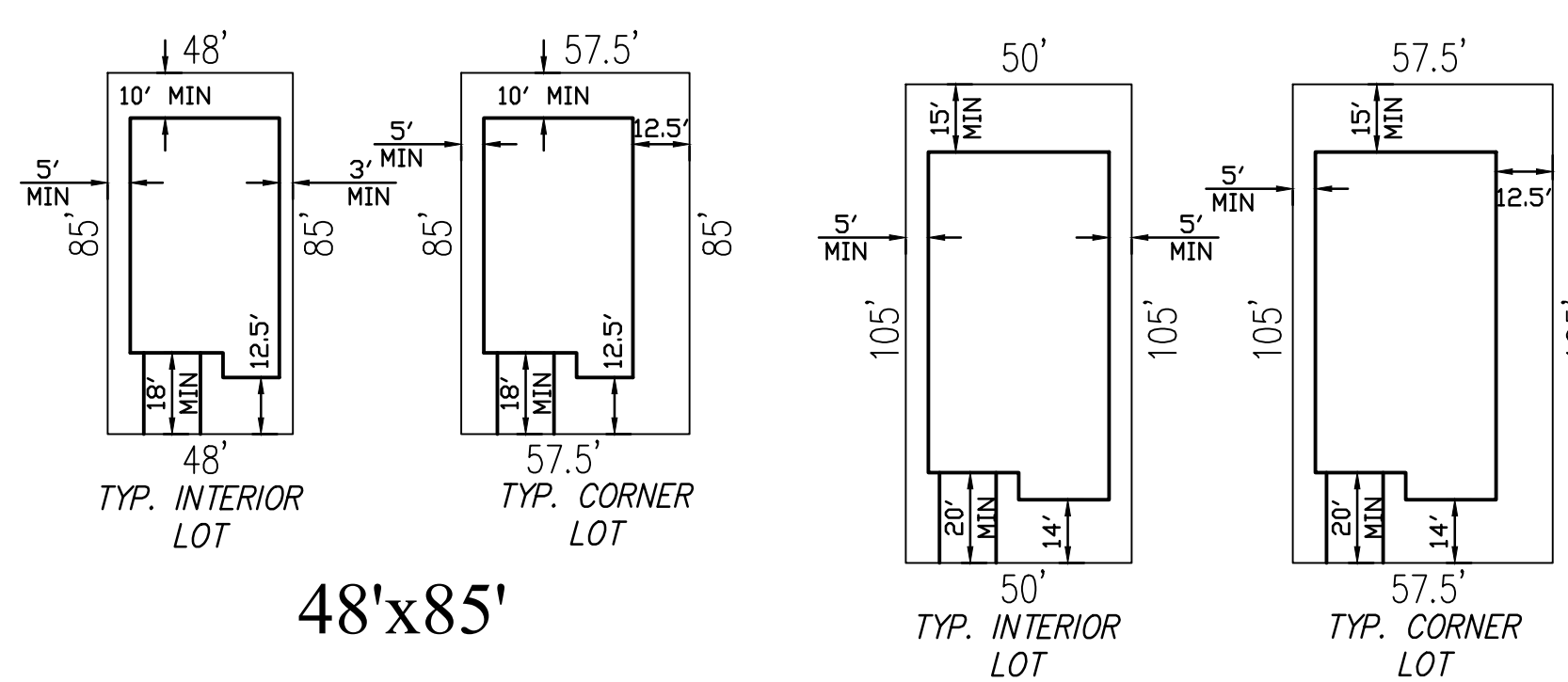
29.5' R/W COLLECTOR STREET ADJACENT TO DETENTION BASIN AND SECONDARY TRAIL
N.T.S.



29.5' R/W STANDARD RESIDENTIAL STREET ADJACENT TO SECONDARY TRAIL IN OPEN SPACE
N.T.S.

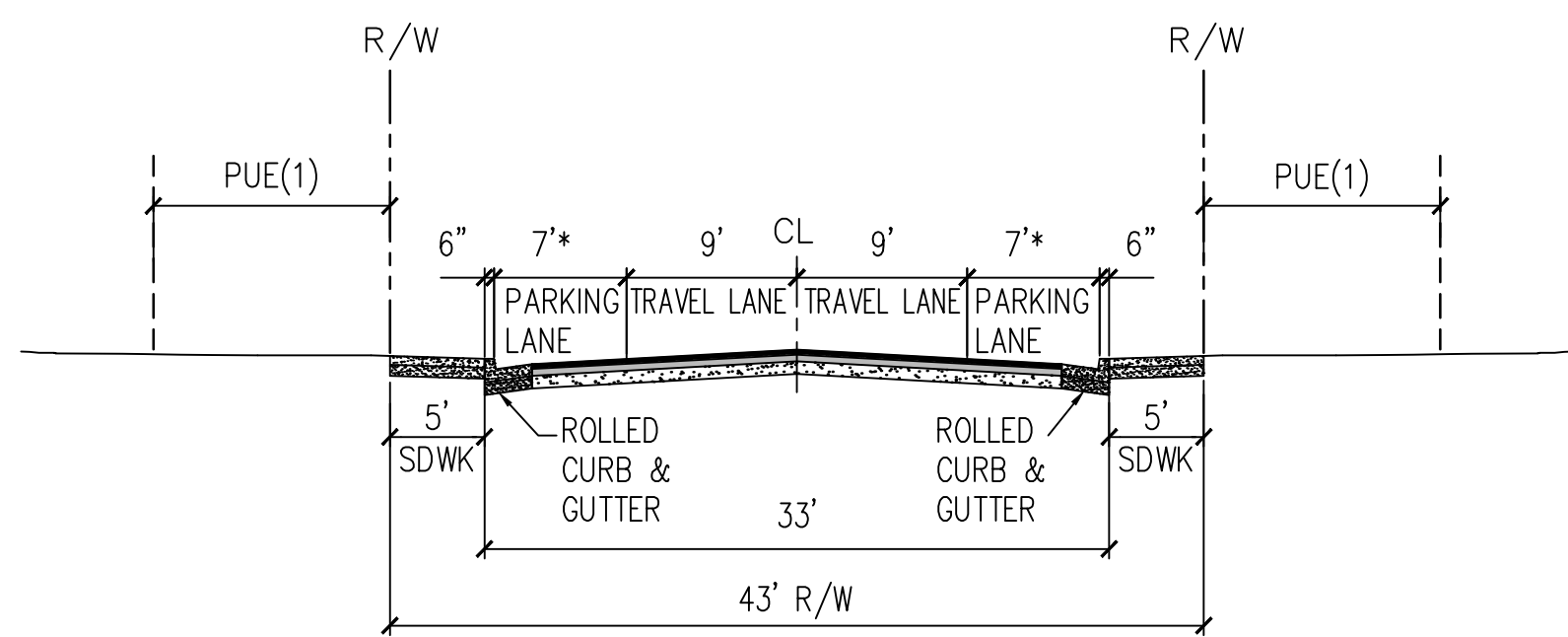


34.5' R/W STANDARD RESIDENTIAL STREET ADJACENT TO SECONDARY TRAIL IN OPEN SPACE
N.T.S.



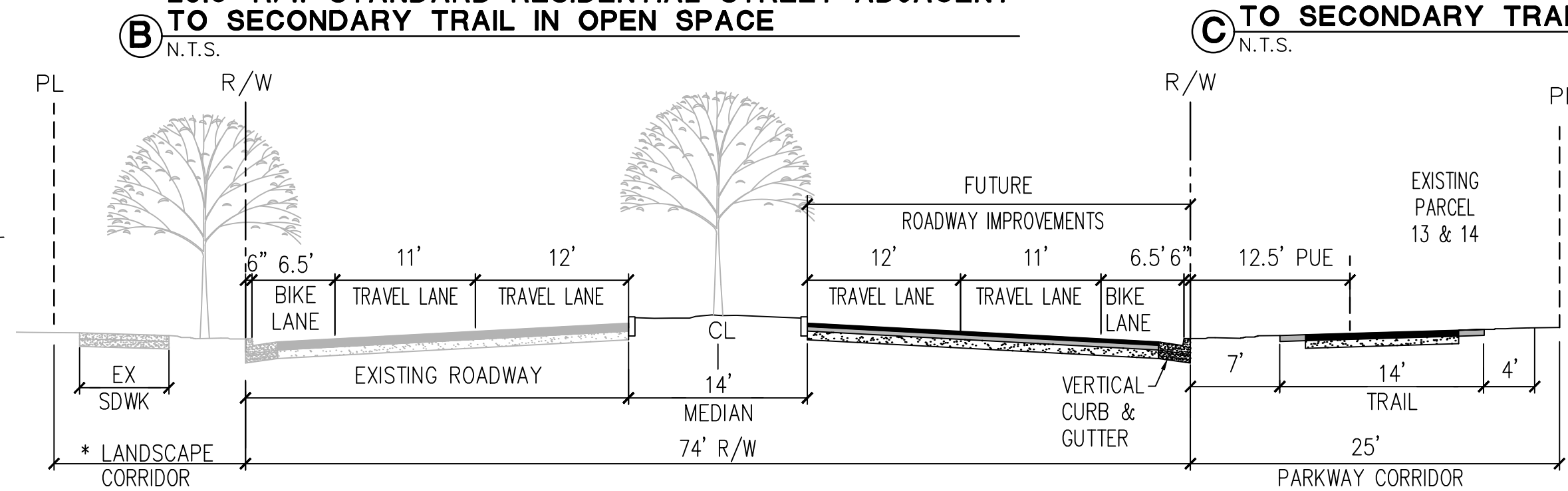
SETBACKS:
FRONT GARAGE - 18'
FRONT LIVING AREA - 12.5'
SIDE INTERIOR - 3'
SIDE STREET CORNER - 12.5'
REAR GENERAL - 10'

50'x105'
SETBACKS:
FRONT GARAGE - 20'
FRONT LIVING AREA - 14'
SIDE INTERIOR - 5'
SIDE STREET CORNER - 12.5'
REAR GENERAL - 15'

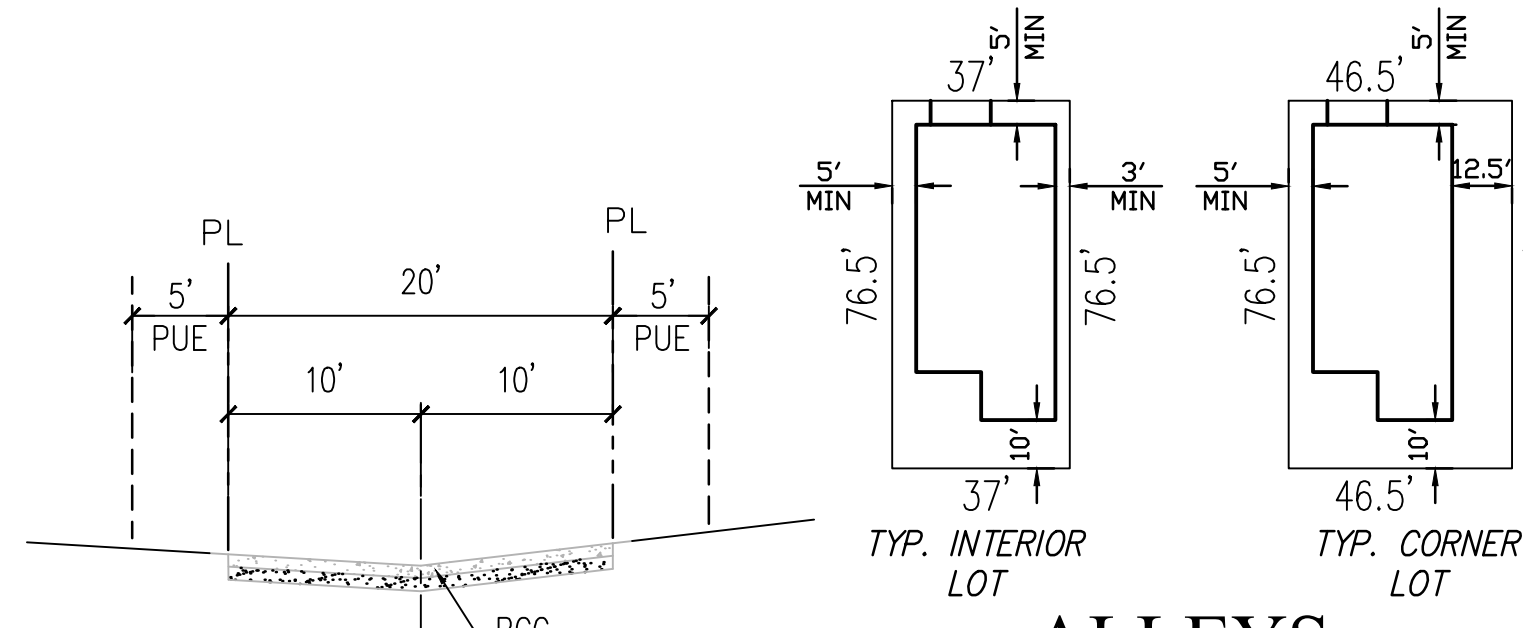


(1) 12.5' PUE ALONG SINGLE FAMILY LOTS AND 10' PUE ALONG ALLEY LOTS.
* PARKING RESTRICTED ON STREET K BETWEEN STREET A AND STREET H AND ON STREET E BETWEEN STREET A AND STREET H

43' R/W MINOR RESIDENTIAL STREET
N.T.S.

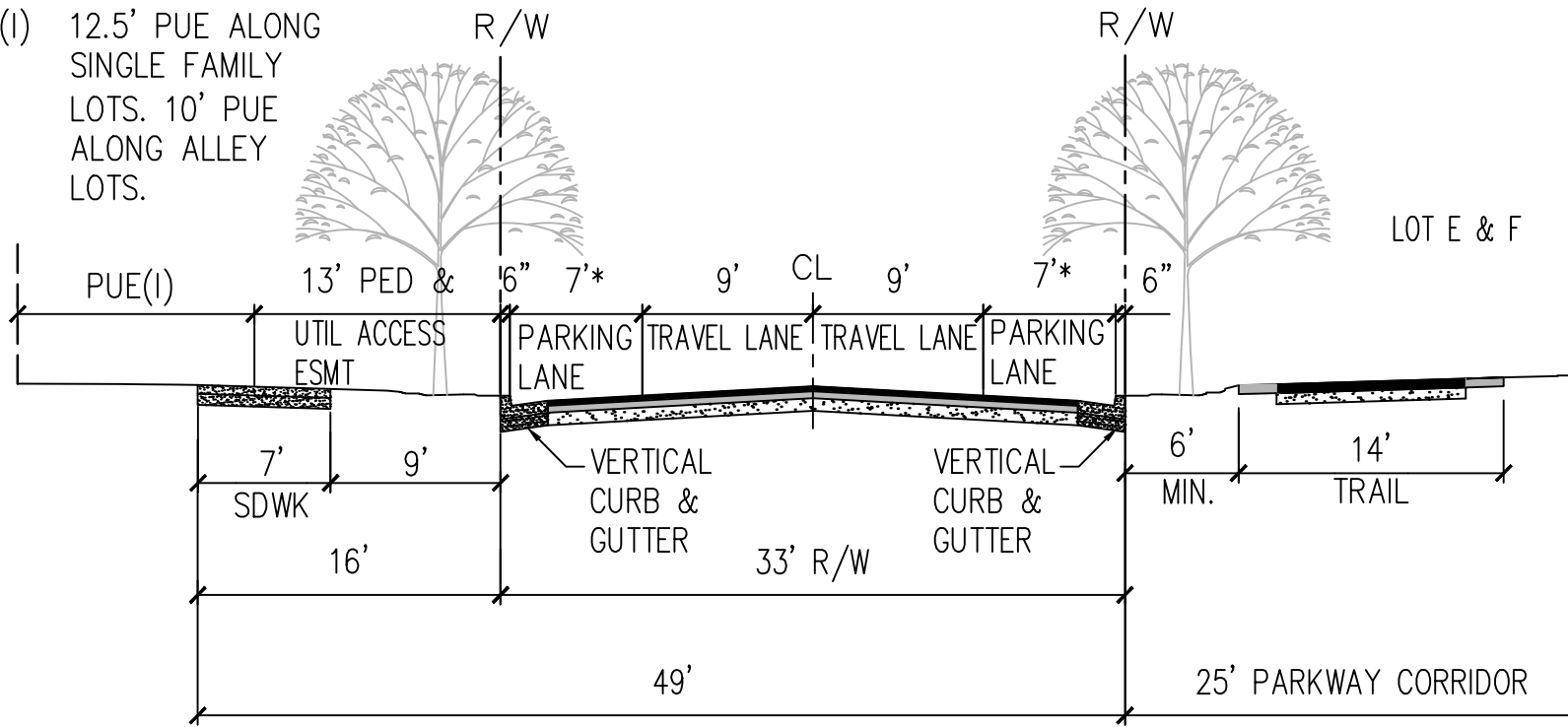


74' R/W (KIEFER BOULEVARD)
N.T.S.

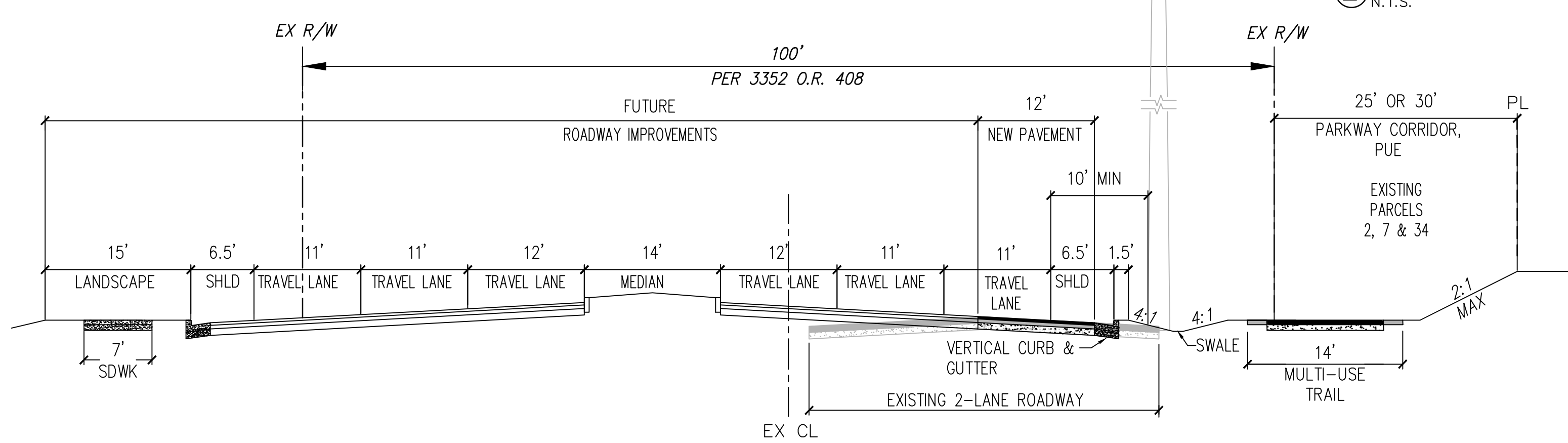


ALLEYS

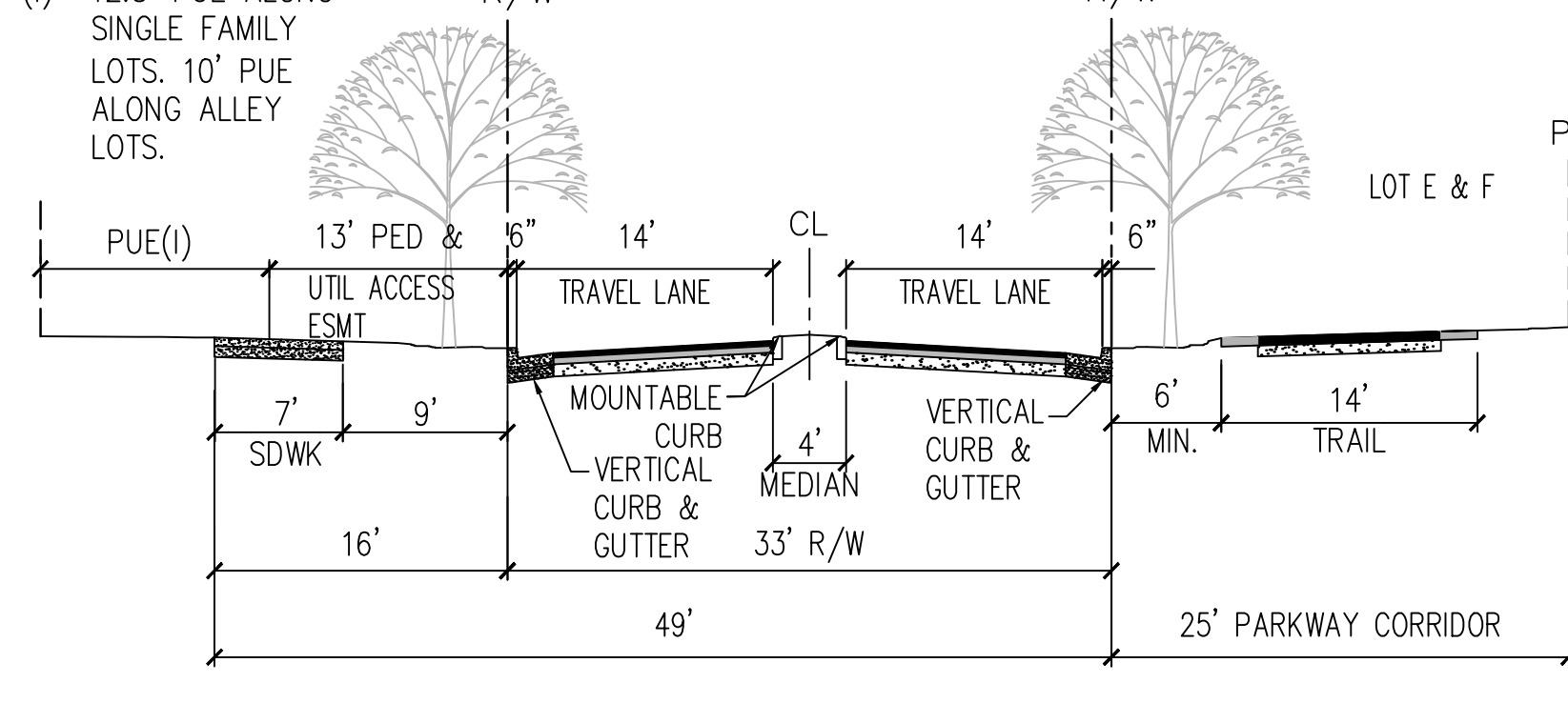
SETBACKS:
FRONT LIVING AREA - 10'
SIDE INTERIOR - 3'
SIDE STREET CORNER - 12.5'
REAR SETBACK TO ALLEY ROW - 5' (PUE)



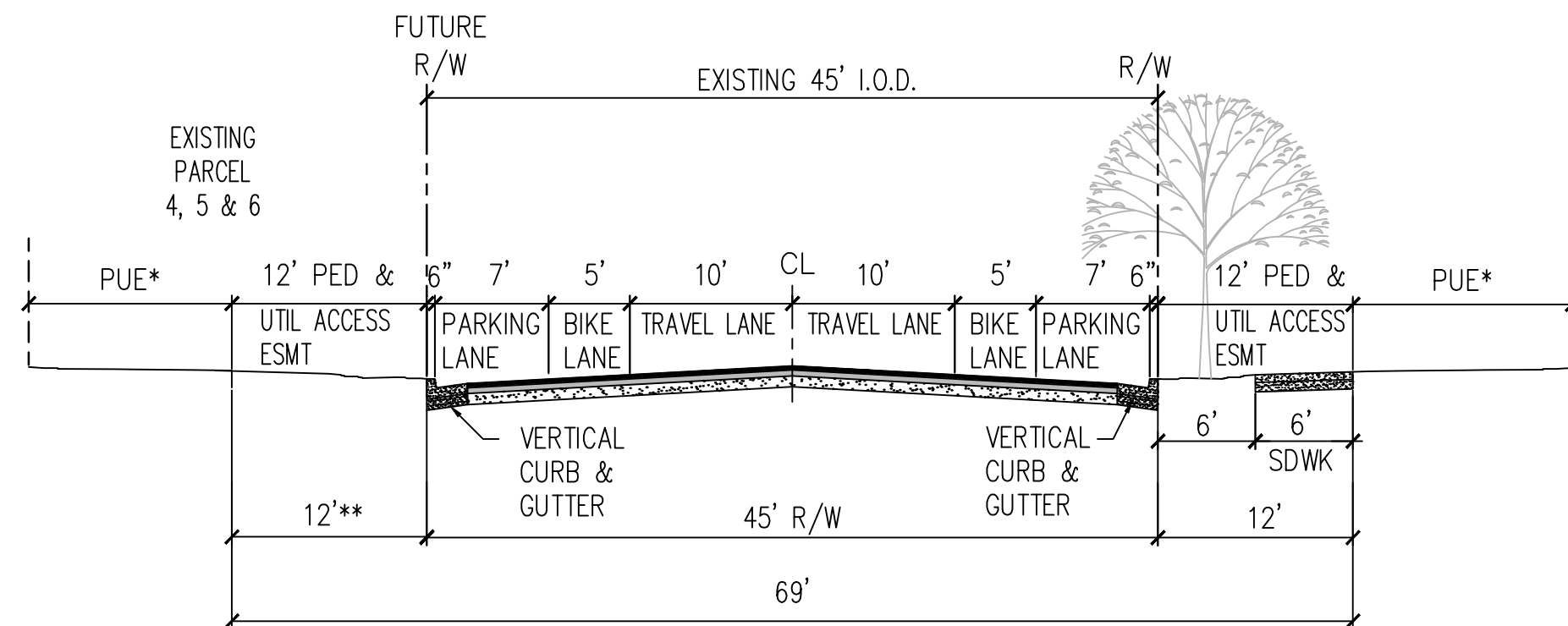
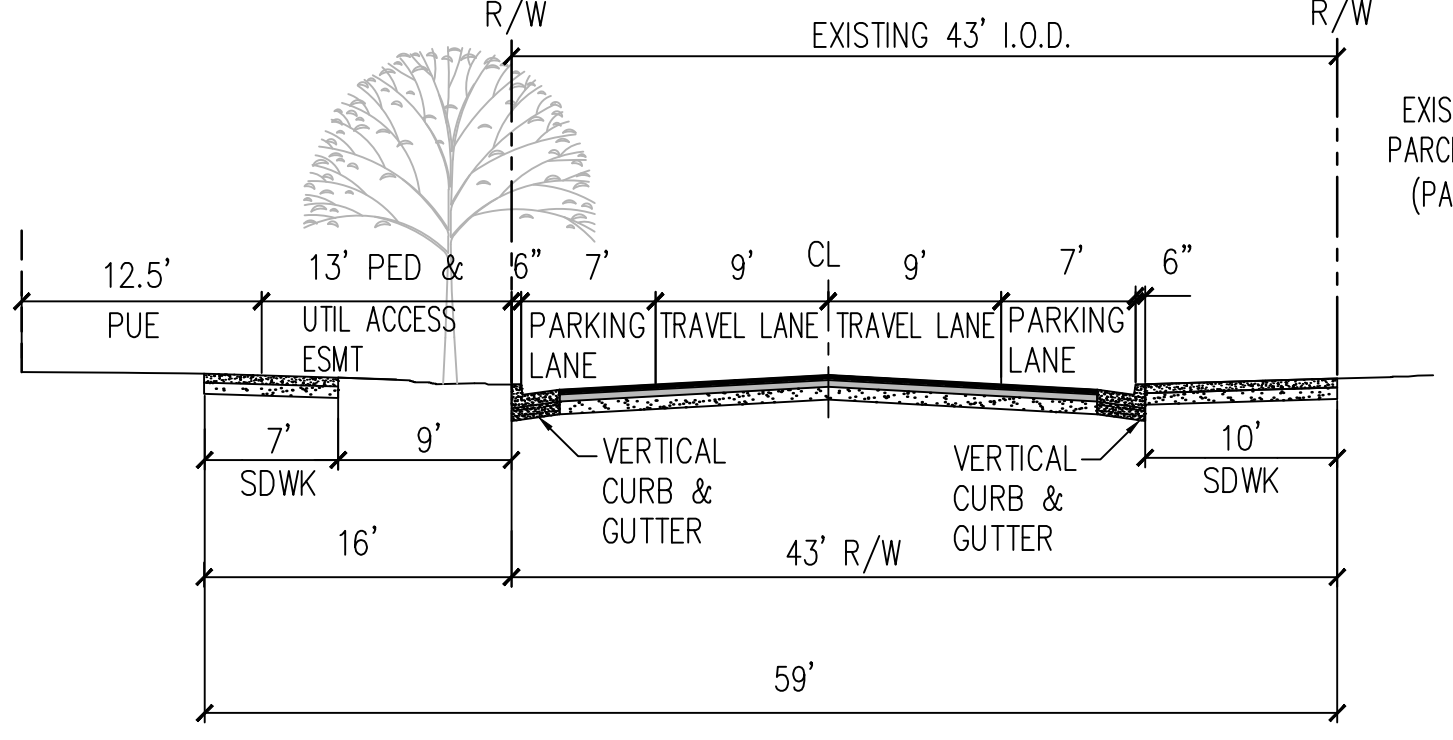
33' R/W MODIFIED COLLECTOR STREET WITH 25' PARKWAY CORRIDOR
N.T.S.



100' EX R/W (SUNRISE BOULEVARD)
N.T.S.



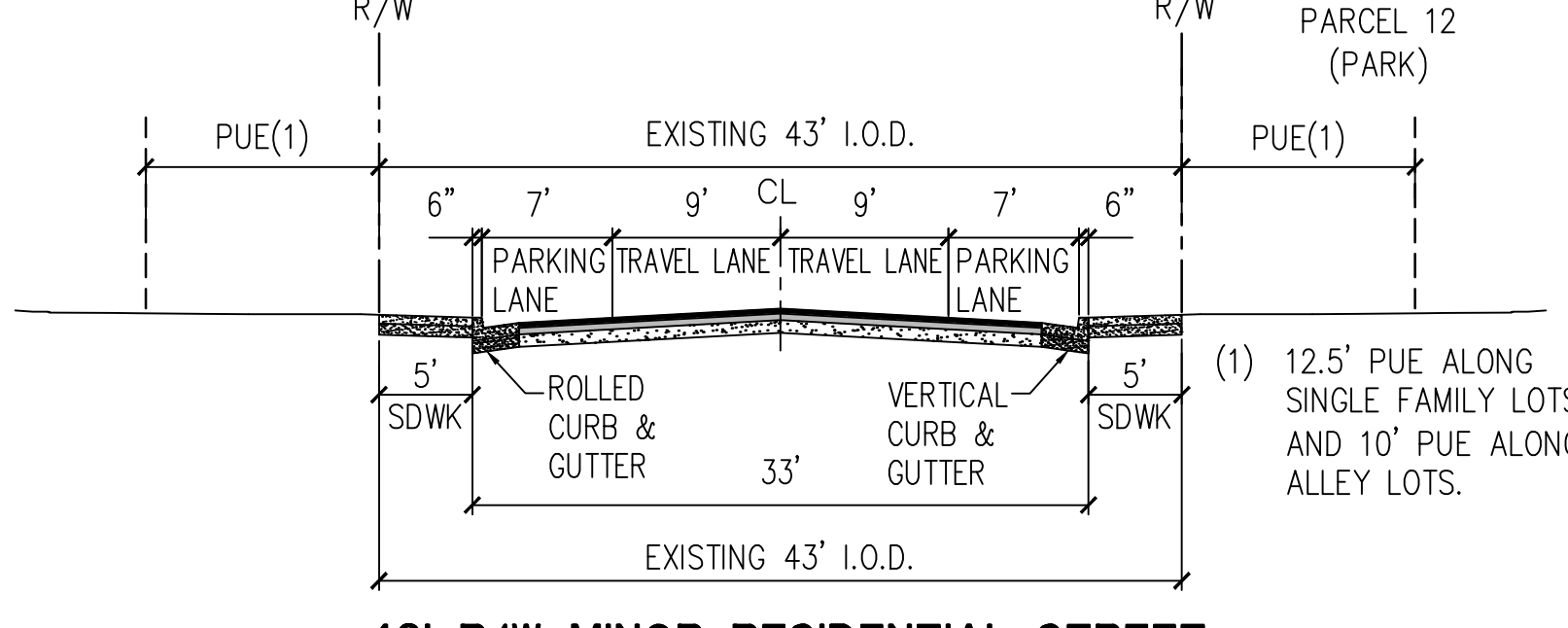
43' R/W MODIFIED COLLECTOR STREET WITH SIDEWALK
N.T.S.



* 12.5' PUE ALONG SINGLE FAMILY LOTS, MULTI-FAMILY LAND USE AND COMMERCIAL LAND USE. 10' PUE ALONG ALLEY LOTS.

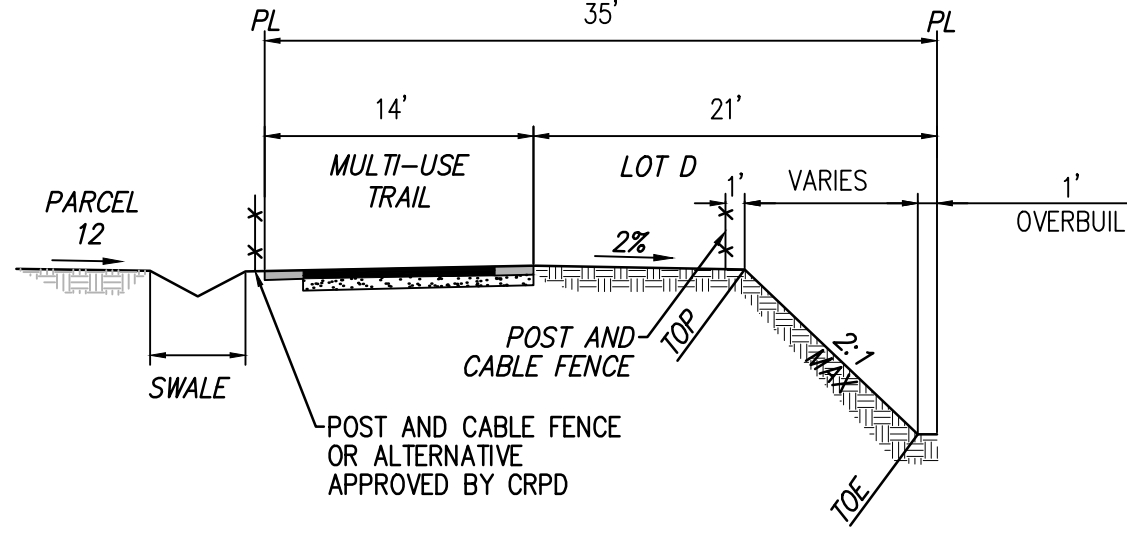
** SIDEWALK AND LANDSCAPING IN THIS AREA WILL BE DEVELOPED DURING PLANNING OF CENTER DISTRICT.

45' R/W STANDARD COLLECTOR STREET AT CENTER DISTRICT
N.T.S.

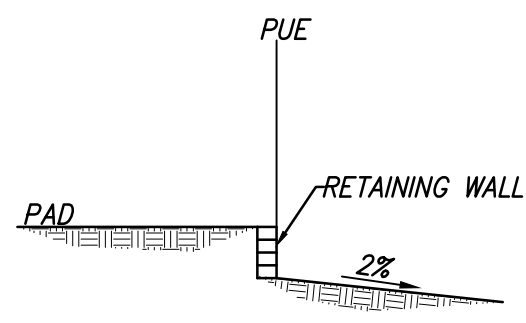


43' R/W MINOR RESIDENTIAL STREET
N.T.S.

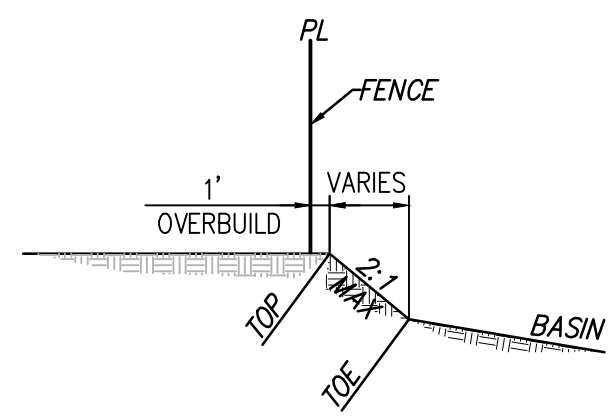
33' R/W MODIFIED COLLECTOR STREET WITH 25' PARKWAY CORRIDOR
N.T.S.



TYPICAL GRADING SECTION
NOT TO SCALE



TYPICAL GRADING SECTION
NOT TO SCALE



TYPICAL GRADING SECTION
NOT TO SCALE

TYPICAL GRADING SECTION
NOT TO SCALE

TYPICAL GRADING SECTION
NOT TO SCALE

TENTATIVE MAP REFERENCE SHEETS

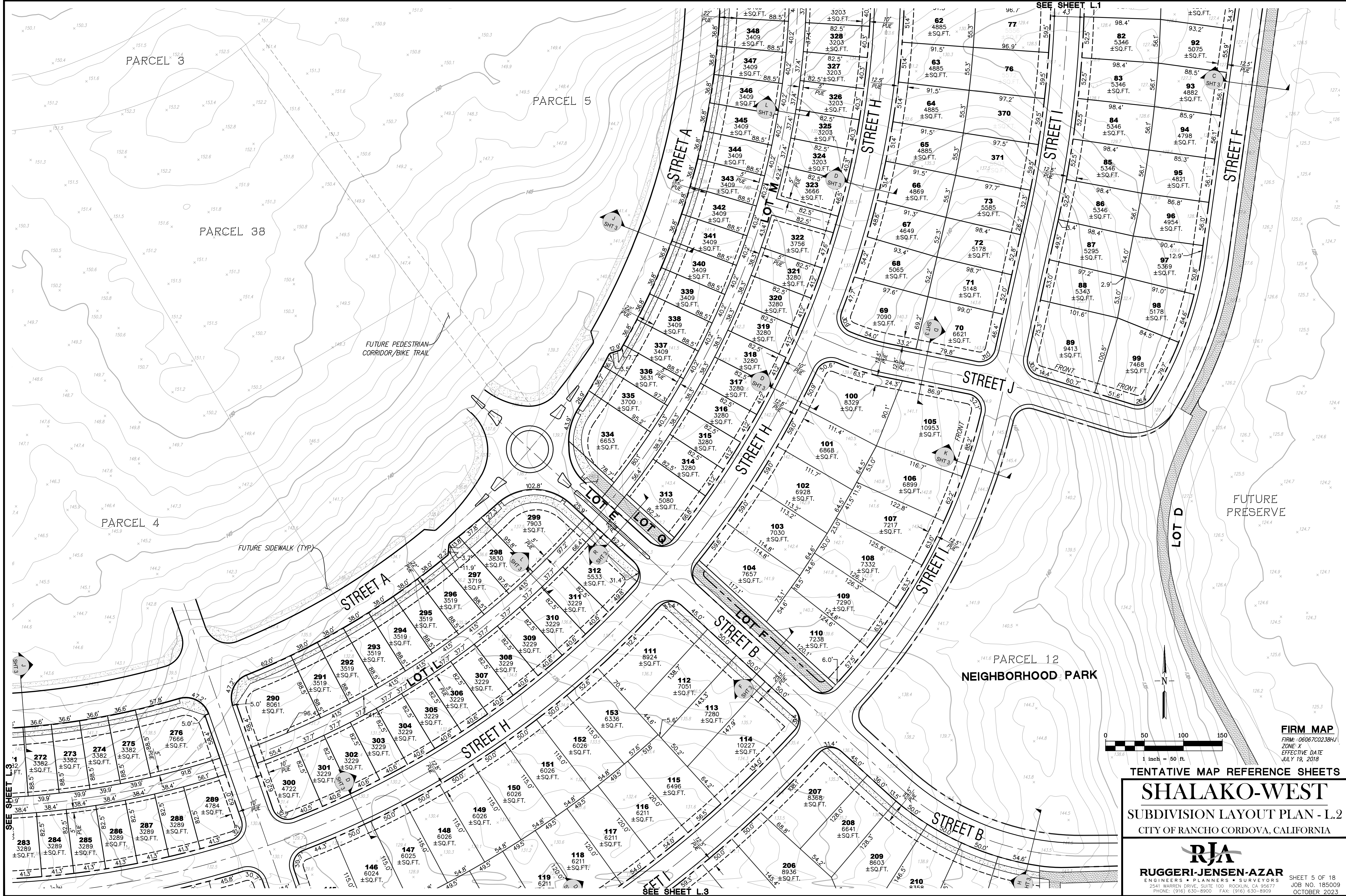
SHALAKO-WEST
SECTION DETAILS
CITY OF RANCHO CORDOVA, CALIFORNIA

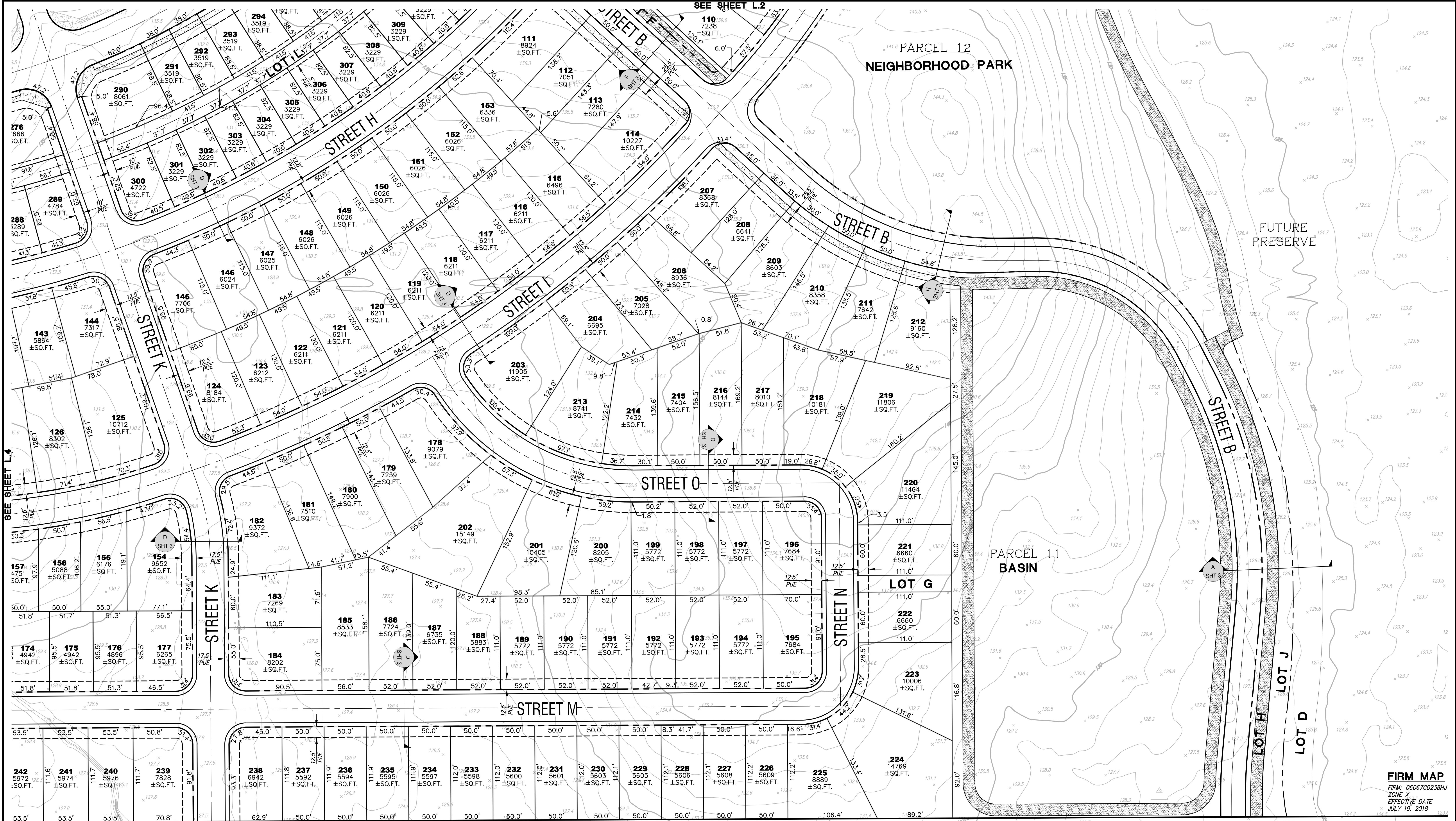


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SHEET 3 OF 18
JOB NO. 185009
OCTOBER 2023







FIRM MAP
FIRM: 06067C0238HJ
ZONE X
EFFECTIVE DATE
JULY 19, 2018

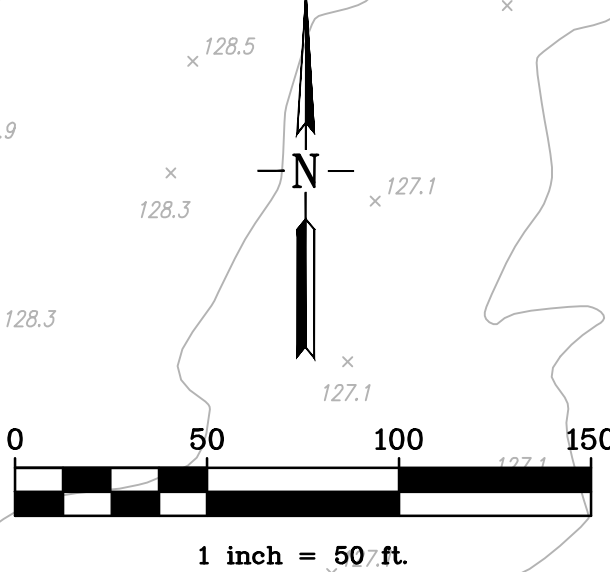
TENTATIVE MAP REFERENCE SHEETS

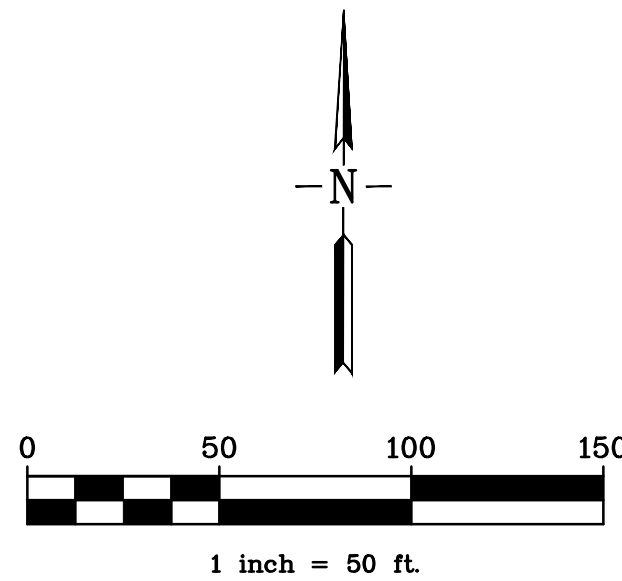
SHALAKO-WEST
SUBDIVISION LAYOUT PLAN - L.3
CITY OF RANCHO CORDOVA, CALIFORNIA



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SHEET 6 OF 18
JOB NO. 185009
OCTOBER 2023





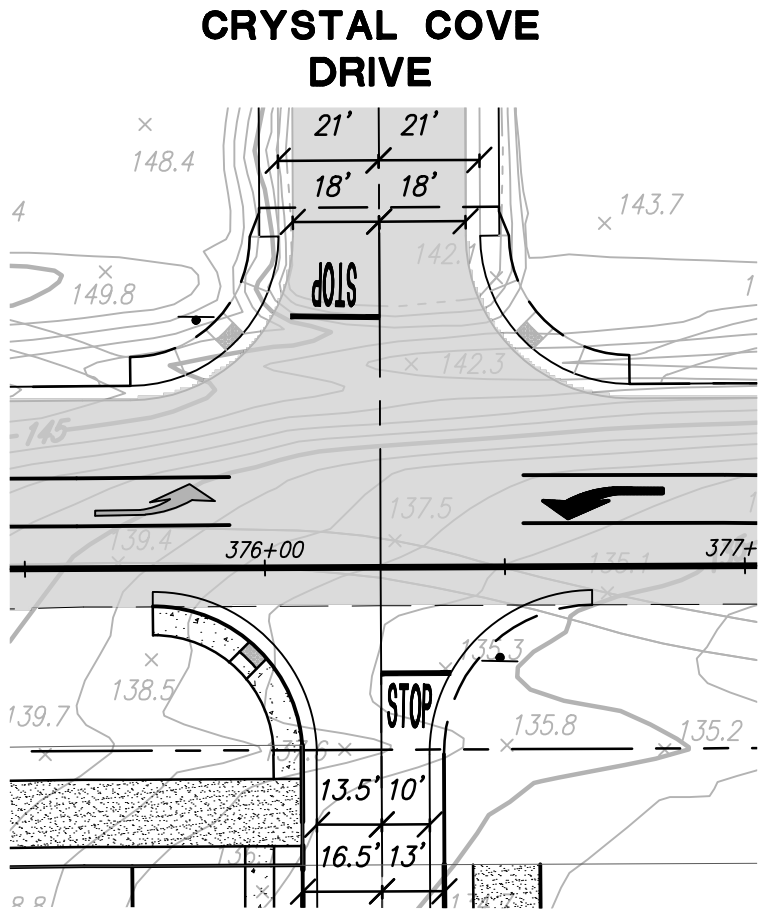
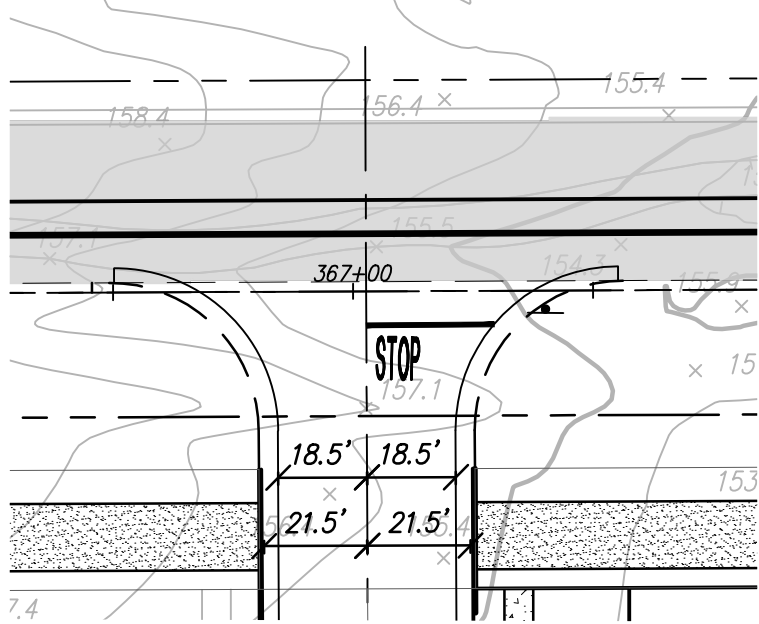
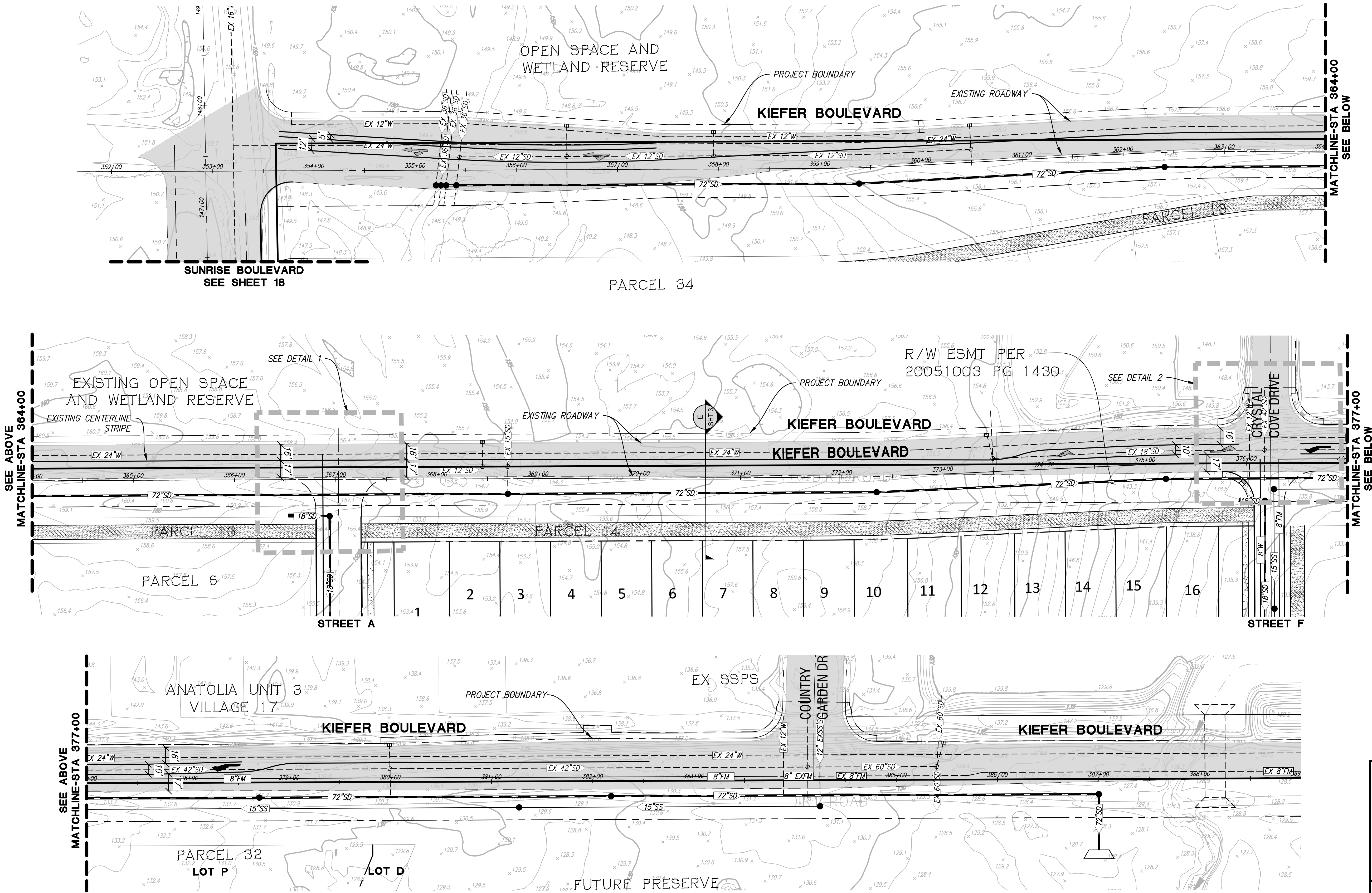
FIRM MAP
FIRM: 06067C0238HJ
ZONE: X
EFFECTIVE DATE: JULY 19, 2018

TENTATIVE MAP REFERENCE SHEETS

SHALAKO-WEST
SUBDIVISION LAYOUT PLAN - L.4
CITY OF RANCHO CORDOVA, CALIFORNIA

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SHEET 7 OF 18
JOB NO. 185009
OCTOBER 2023



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE
		STORM DRAIN MANHOLE
		STORM DRAIN INLET
		SEWER PIPE
		SEWER MANHOLE
		SEWER FORCE MAIN
		WATER PIPE
		NEW PAVEMENT

NOTES:
1. ALL STORM DRAIN PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE UPON DESIGN OF IMPROVEMENT PLANS
2. ALL STORM DRAIN PIPES SHALL BE 12" DIAMETER UNLESS NOTED OTHERWISE.

TENTATIVE MAP REFERENCE SHEETS

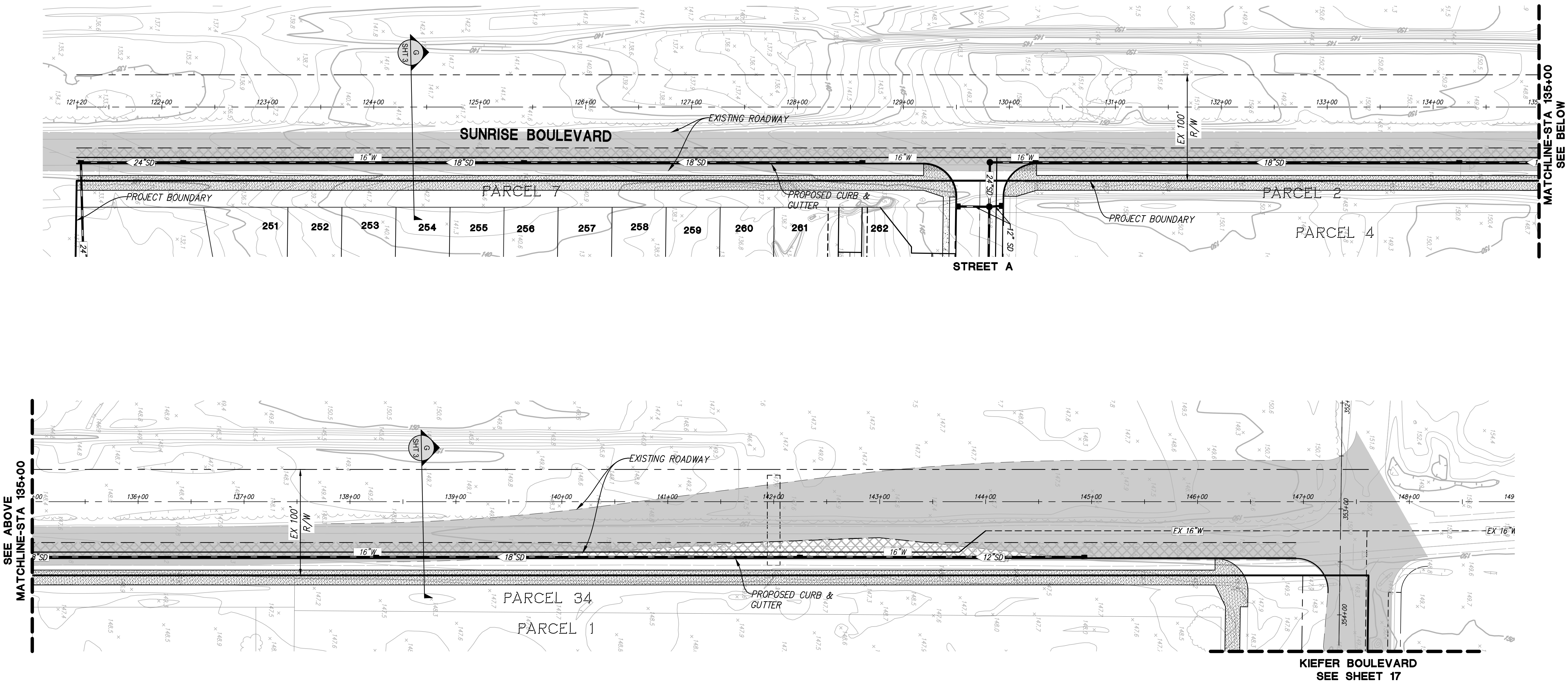
SHALAKO-WEST

KIEFER BOULEVARD-L.5

CITY OF RANCHO CORDOVA, CALIFORNIA

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SHEET 8 OF 18
JOB NO. 185009
OCTOBER 2023



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE
		STORM DRAIN INLET
		SEWER PIPE
		SEWER MANHOLE
		SEWER FORCE MAIN
		WATER PIPE
		NEW PAVEMENT

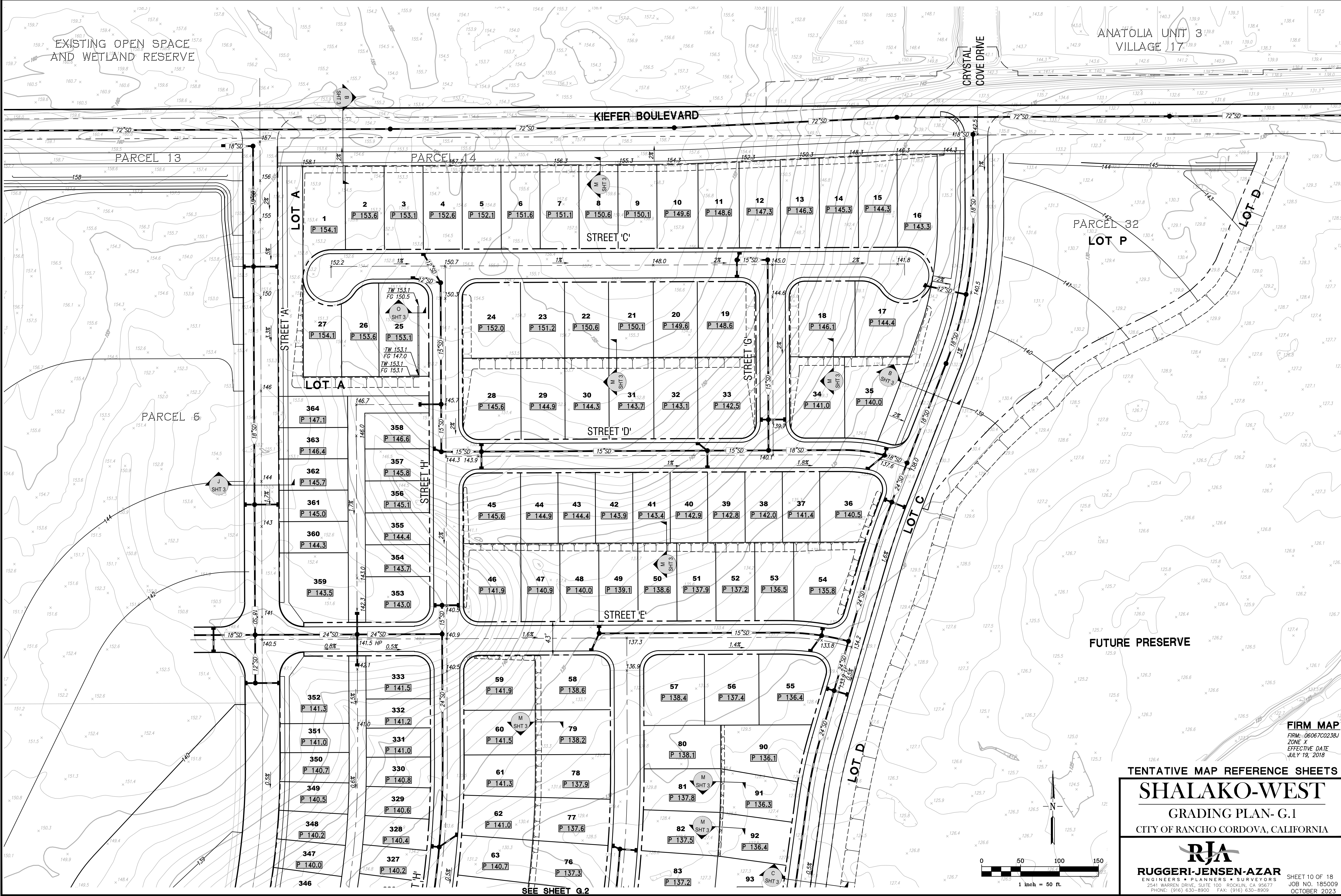
- NOTES:
- ALL STORM DRAIN PIPE SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE UPON DESIGN OF IMPROVEMENT PLANS
 - ALL STORM DRAIN PIPES SHALL BE 12" DIAMETER UNLESS NOTED OTHERWISE.

TENTATIVE MAP REFERENCE SHEETS

SHALAKO-WEST
SUNRISE BOULEVARD-L.6
CITY OF RANCHO CORDOVA, CALIFORNIA

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SHEET 9 OF 18
JOB NO. 185009
OCTOBER 2023



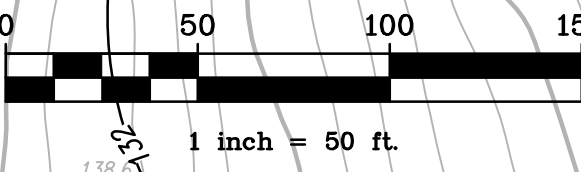
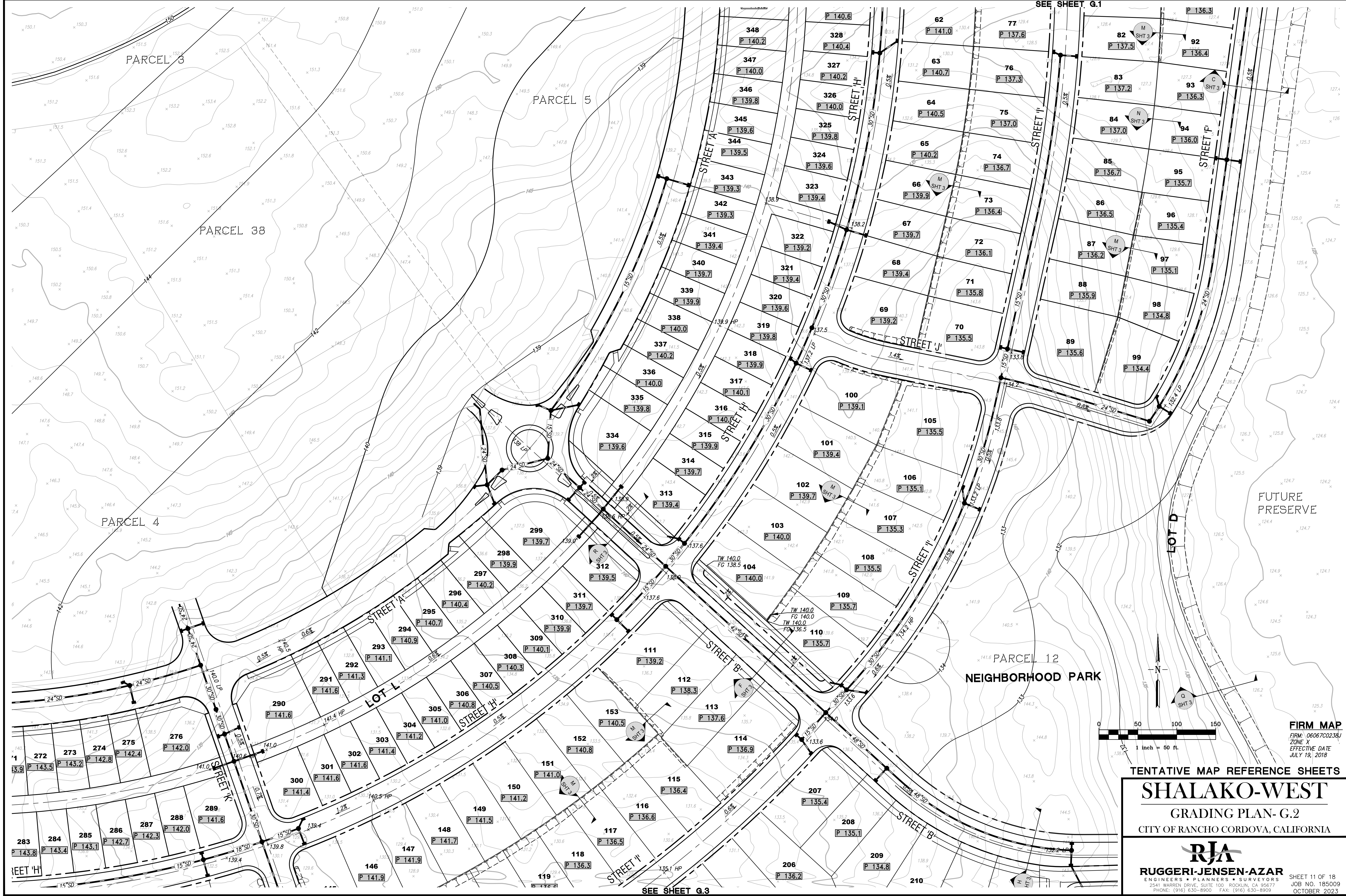
FIRM MAP
FIRM: 06067C0238J
ZONE X
EFFECTIVE DATE
JULY 19, 2018

TENTATIVE MAP REFERENCE SHEETS

SHALAKO-WEST
GRADING PLAN- G.1
CITY OF RANCHO CORDOVA, CALIFORNIA

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SHEET 10 OF 18
JOB NO. 185009
OCTOBER 2023



TENTATIVE MAP REFERENCE SHEETS

SHALAKO-WEST

GRADING PLAN- G.2

CITY OF RANCHO CORDOVA, CALIFORNIA

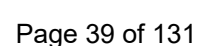


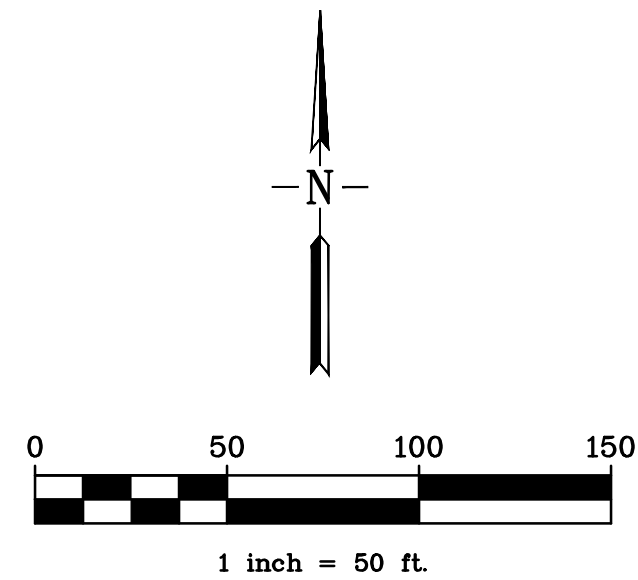
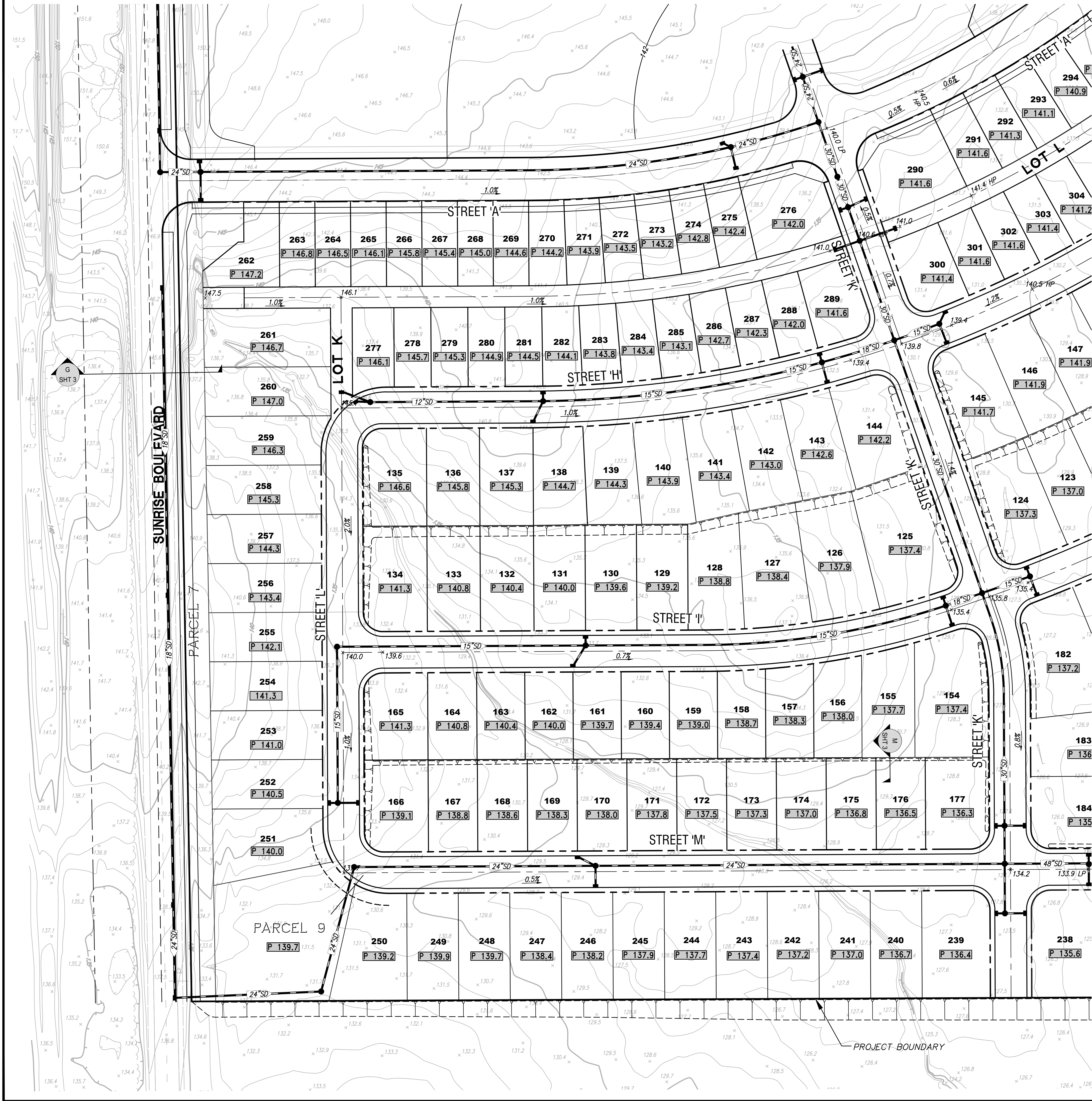
RUGGERI-JENSEN-AZAR
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SHEET 11 OF 18
JOB NO. 185009
OCTOBER 2023

SEE SHEET G.3

SEE SHEET G.1





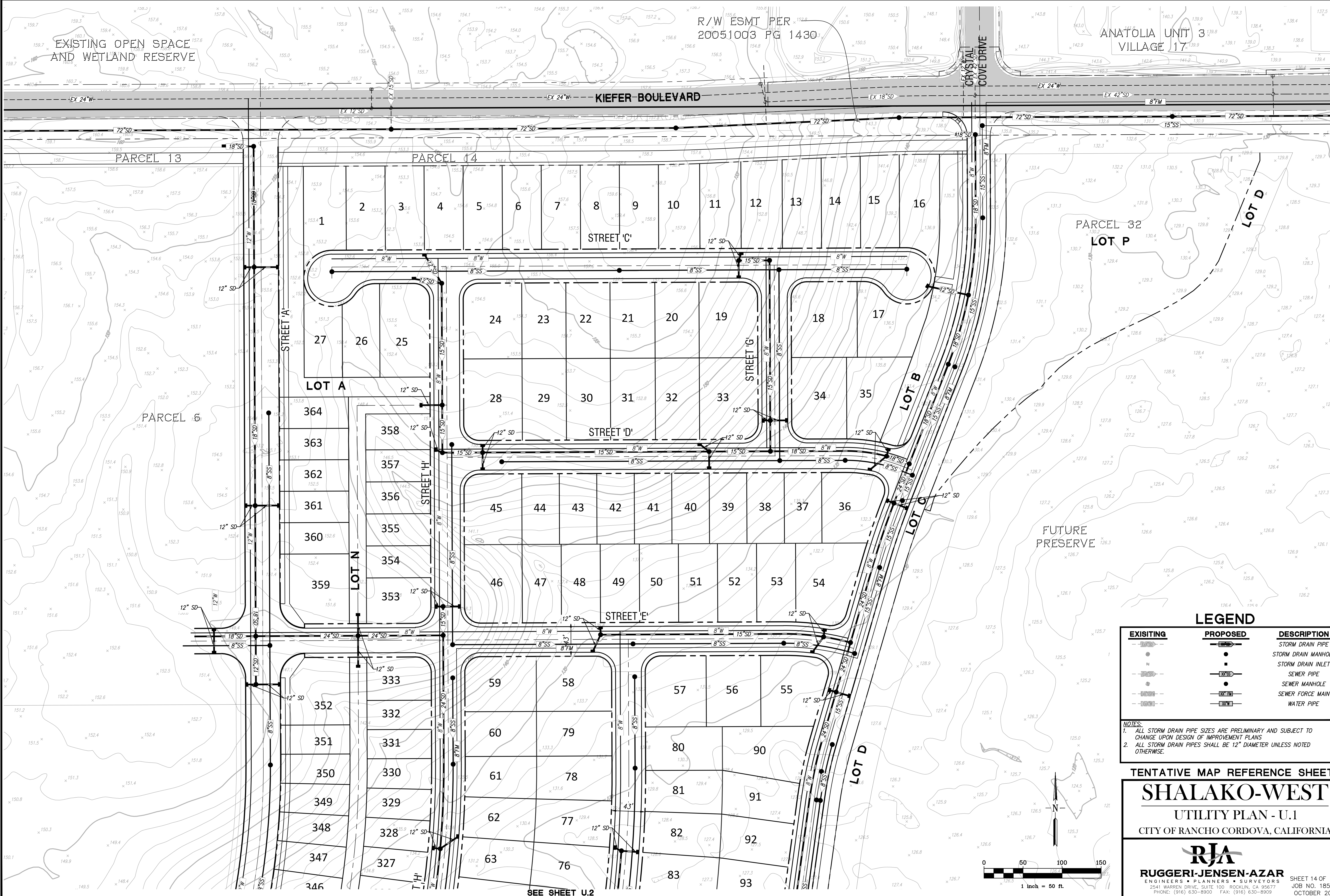
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ZONE X
EFFECTIVE DATE
JULY 19, 2018

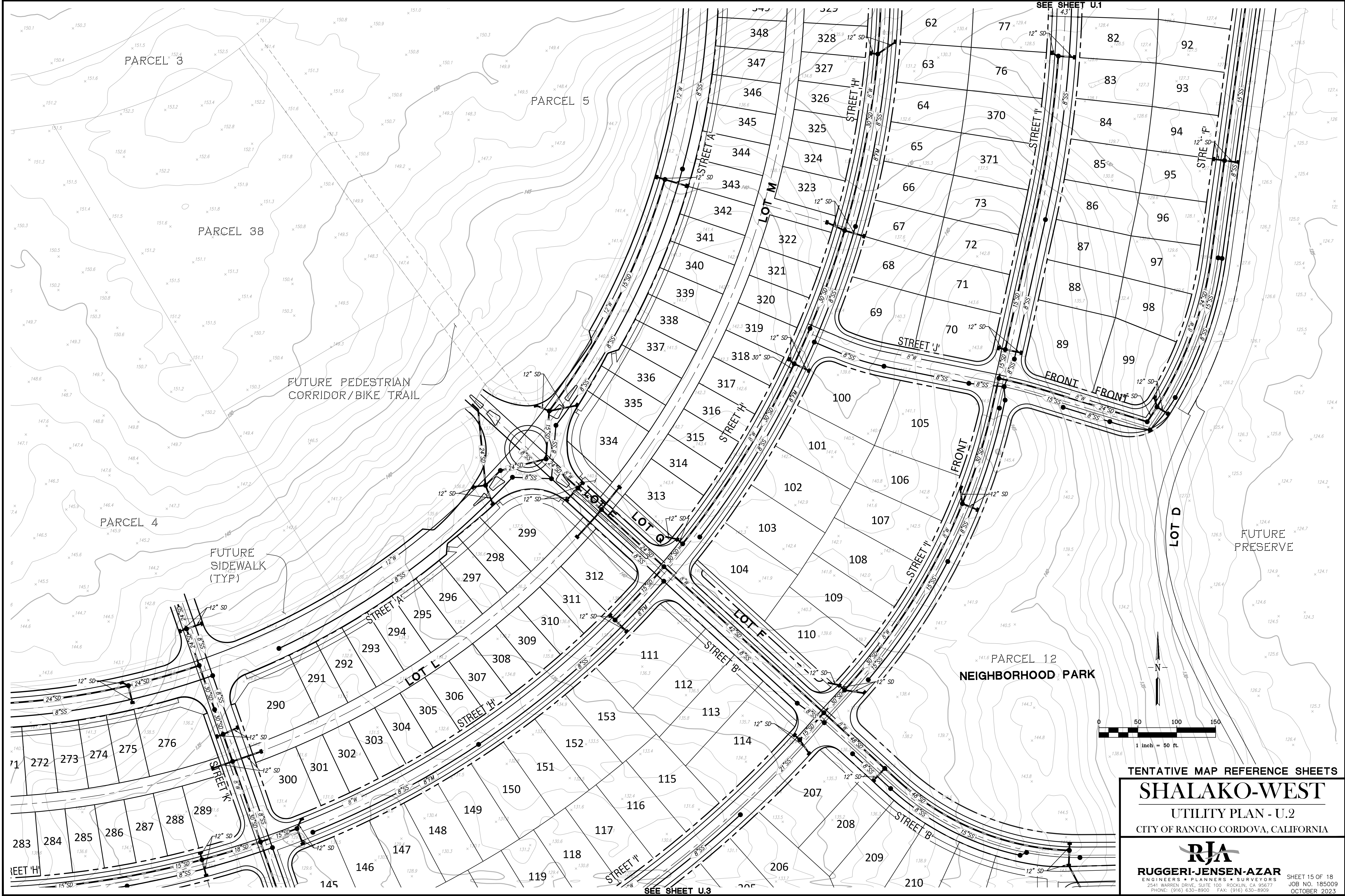
TENTATIVE MAP REFERENCE SHEETS

SHALAKO-WEST
GRADING PLAN- G.4
CITY OF RANCHO CORDOVA, CALIFORNIA

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SHEET 13 OF 18
JOB NO. 185009
OCTOBER 2023





TENTATIVE MAP REFERENCE SHEETS

SHALAKO-WEST

UTILITY PLAN - U.2

CITY OF RANCHO CORDOVA, CALIFORNIA

RJA

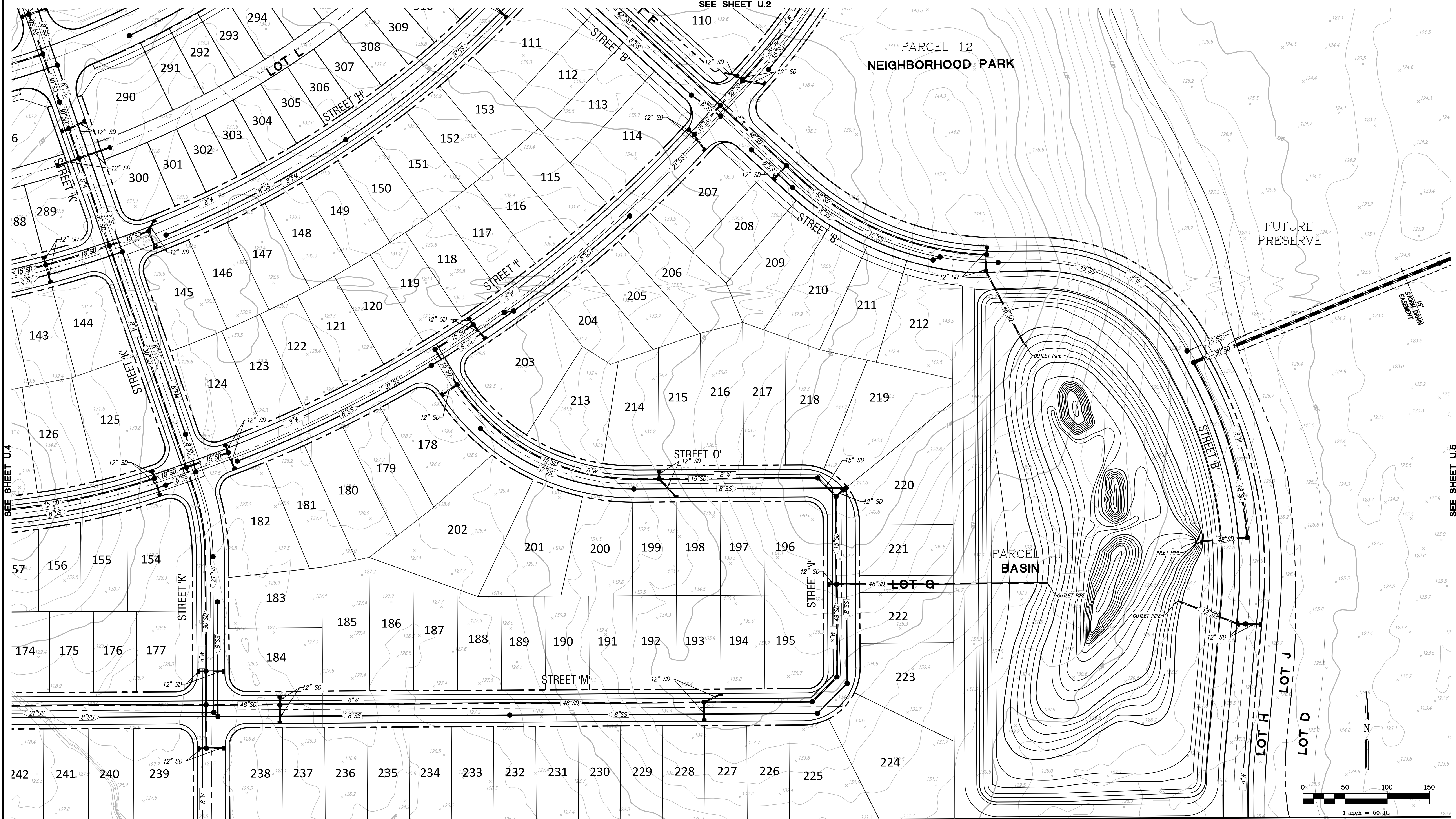
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SHEET 15 OF 18
JOB NO. 185009
OCTOBER 2023



SEE SHEET U.4

SEE SHEET U.2

SEE SHEET U.5

PROJECT BOUNDARY

SUNRISE BARN FAMILY PARCEL 1

SUNRISE BARN FAMILY PARCEL 1

1 inch = 50 ft.

0 50 100 150

N

TENTATIVE MAP REFERENCE SHEETS

SHALAKO-WEST

UTILITY PLAN - U.3

CITY OF RANCHO CORDOVA, CALIFORNIA

RJA

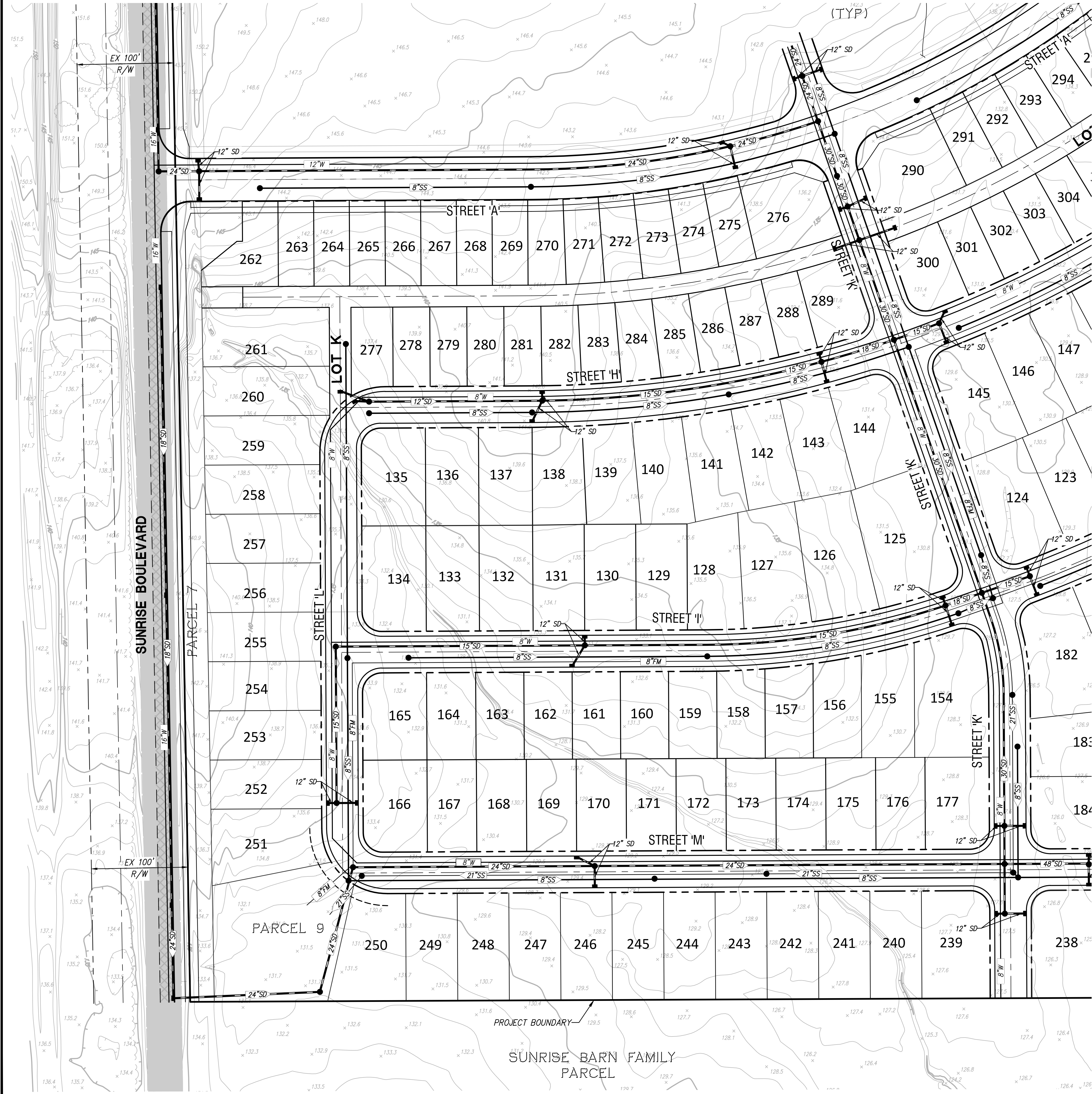
RUGGERI-JENSEN-AZAR

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SHEET 16 OF 18
JOB NO. 185009
OCTOBER 2023



TENTATIVE MAP REFERENCE SHEETS

SHALAKO-WEST

UTILITY PLAN - U.4

CITY OF RANCHO CORDOVA, CALIFORNIA

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SHEET 17 OF 18

JOB NO. 185009

OCTOBER 2023



ITEM 5.1.

SEE SHEET U.2

ATTACHMENT 2

Exhibit A to the Resolution

18

210

211

212

219

220

221

222

223

224

225

PARCEL 12

NEIGHBORHOOD PARK

PARCEL 11

BASIN

LOT G

LOT H

LOT J

LOT D

LOT I

LOT K

LOT L

LOT M

LOT N

LOT O

LOT P

LOT Q

LOT R

LOT S

LOT T

LOT U

LOT V

LOT W

LOT X

LOT Y

LOT Z

STREET B

STREET V

OUTLET PIPE

INLET PIPE

12" SD

15" SS

8" W

48" SD

15" SD

12" SD

48" SD

8" W

15" SD

12" SD

48" SD

8" W

FUTURE PRESERVE

KITE CREEK

PROJECT BOUNDARY

0

50

100

150

1 inch = 60 ft

TENTATIVE MAP REFERENCE SHEETS

SHALAKO-WEST

UTILITY PLAN - U.5

CITY OF RANCHO CORDOVA, CALIFORNIA

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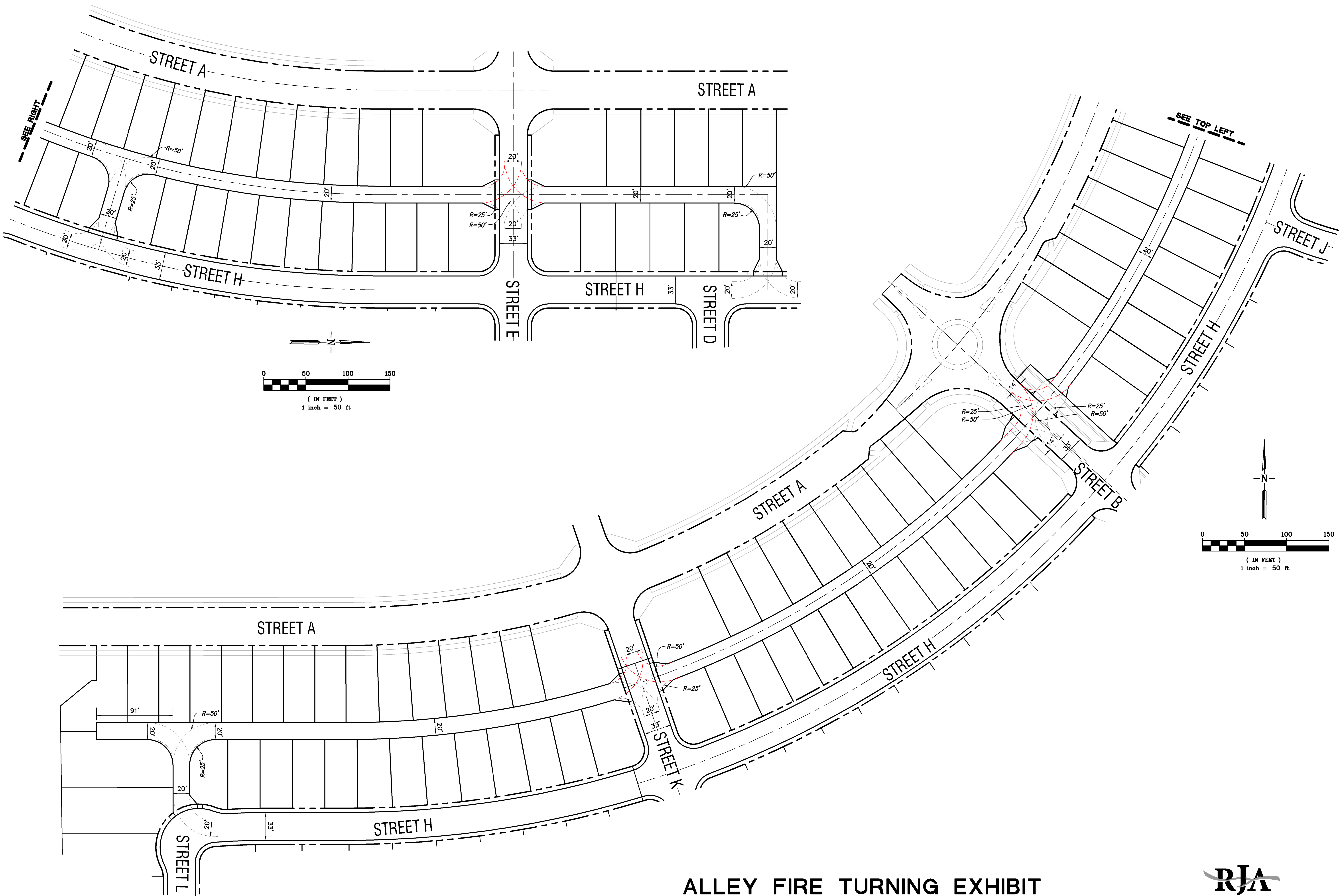
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677

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SHEET 18 OF 18

JOB NO. 185009

OCTOBER 2023



ALLEY FIRE TURNING EXHIBIT
SHALAKO - WEST
CITY OF RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA

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PHONE: (916) 630-8900 FAX: (916) 630-8909

DATE: OCTOBER 10, 2023 JOB NO. 235001



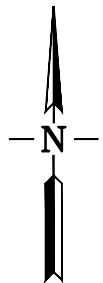
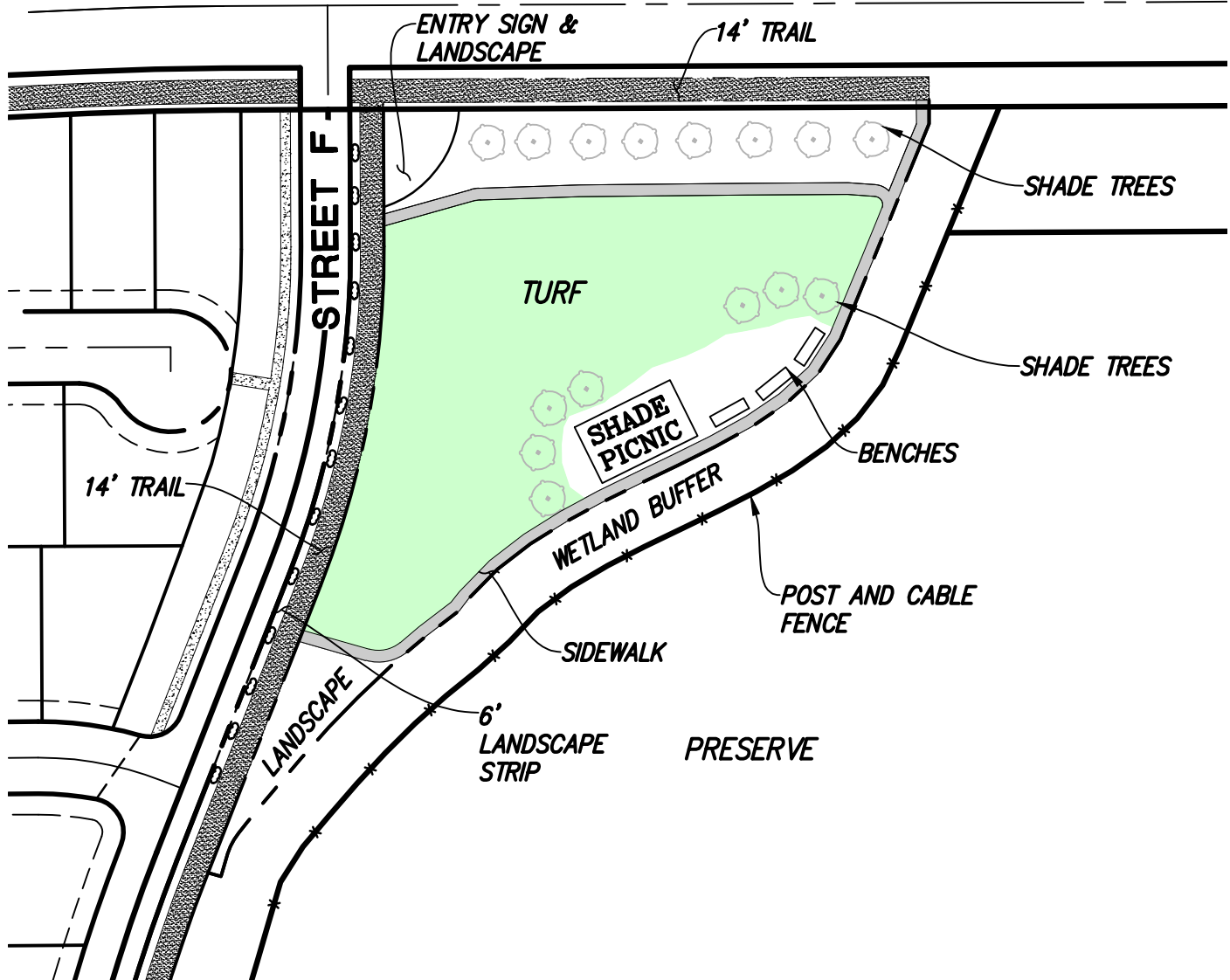
Shalako VC/HDR Concept Site
Rancho Cordova, CA. 95670

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
3320 Data Drive, Suite 200 • Rancho Cordova, California 95670
T (916) 851-1400 F (916) 851-1408 E pwcarch@pwcarchitects.com

Concept Site

<i>Project:</i> SHALAKO SITE		
<i>Job No.</i>	21-318	<i>Date:</i> 6-2-23
<i>Scale:</i>	1" = 100'-0"	

KIEFER BOULEVARD



SHALAKO WEST NEIGHBORHOOD GREEN CONCEPT DESIGN



RUGGERI-JENSEN-AZAR

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PHONE: (916) 630-8900 FAX: (916) 630-8909

SCALE:
NO SCALE

DATE:
3/21/2022

JOB NO.:
185009

ITEM 5.1.

**SHALAKO SMALL LOT TENTATIVE SUBDIVISION MAP &
LARGE LOT TENTATIVE SUBDIVISION MAP AMENDMENT
CONDITIONS OF APPROVAL**

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
1.	The approved entitlement is for the Shalako Small Lot Tentative Subdivision Map ("SLTSM") & Large Lot Tentative Subdivision Map Amendment ("LLTSM") within the Sun Creek Specific Plan Area property (APN 067-0090-026 as described in the Planning Commission staff report dated November 8, 2023 and subject to the conditions of approval herein, for project number PLND 0323-0068 ("Project").	Project Description	On-Going	Planning
2.	Developer shall indemnify, defend with counsel selected by City and hold harmless City, and its elected and appointed councils, boards, commissions, officers, officials, agents, employees, and representatives from any and all claims, costs (including legal fees and costs incurred by City or awarded to plaintiffs) and liability incurred by the City and/or awarded to any plaintiff in any legal or equitable action or other proceeding instituted by any third party challenging the validity of any provisions of this permit.	General	On-Going	Planning
3.	Per the project's Development Agreement, consistent with the authority provided in Government Code Section 66452.6(a)(1), the term of the SLTSM and LLTSM shall be the later date of the date the Development Agreement expires or the date the tentative map expires pursuant to City approval of the tentative map.	Time/ expiration	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please e-mail the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
5.	In accordance with Government Code Section 65864 through 65869.5 and Zoning Code 23.158, all active Development Agreements must maintain a minimum deposit balance of \$5,000 and report to the Planning Department annually. This report should include the status of the project, payment of fees, and any change in ownership.	Funding	On-Going	Planning
6.	The Applicant shall submit payment as needed for Plan Review/	Park Application	On-Going	CRPD

ITEM 5.1.

**SHALAKO SMALL LOT TENTATIVE SUBDIVISION MAP &
LARGE LOT TENTATIVE SUBDIVISION MAP AMENDMENT
CONDITIONS OF APPROVAL**

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	Plan Check Fees required by the Cordova Recreation and Parks District (CRPD).			
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement/Police
8.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
9.	The project shall comply with SunCreek Specific Plan Mitigation Monitoring Plan.	MMRP	On-Going	Planning
10.	Applicant/Developer shall submit subdivision theme, list of street names, and neighborhood green name at the time of Design Review application submittal.	Theme	At submittal of Design Review application	Planning/Public Works
11.	Prior to any ground disturbing activities, the Project proponent shall submit a South Sacramento Habitat Conservation Plan (SSHCP) permit application package to the City of Rancho Cordova ("Land Use Authority Permittee") as a request that the incidental take coverage provided by City's SSHCP Incidental Take Permit (ITP) be extended to the proposed activities consistent with the United States Fish and Wildlife Service (USFWS) Biological Opinion (BO) for the Project. The City of Rancho Cordova shall review the SSHCP permit application for consistency with the SunCreek Specific Plan Transition Document (USFWS 2020) and the requirements of the SSHCP for any changes in land use from those identified in the BO and Transition Document and shall provide the South Sacramento Conservation Agency ("Implementing Entity") with a copy of the SSHCP requirements for tracking purposes. The Project proponent shall be responsible for paying all SSHCP development fees associated with obtaining coverage from the City of Rancho Cordova. Any proposal to provide land in fee title or provide a conservation easement in lieu of paying all or part of the required SSHCP development fees, other than the approved on-site preserves identified in the BO and Transition Document, shall	SSHCP Permit	Prior to approval of small lot tentative map or ground disturbance	Planning

ITEM 5.1.

**SHALAKO SMALL LOT TENTATIVE SUBDIVISION MAP &
LARGE LOT TENTATIVE SUBDIVISION MAP AMENDMENT
CONDITIONS OF APPROVAL**

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	include a consistency analysis in the application that sufficiently shows that the proposal is consistency with the SSHCP Conservation Strategy.			
12.	Prior to the development of the village commercial parcels (Lot 4 and/or Lot 6) accessing the intersections along Street A, a Local Traffic Analysis shall be completed, including but not limited to a traffic signal warrant analysis to the satisfaction of Public Works. If a traffic signal(s) is required by the Public Works Department based on the submitted traffic analyses and signal warrant, developer shall fully construct the signal(s) prior to the first occupancy of the village commercial lots (Lot 4 and/or Lot 6).	Local Traffic Analysis	Prior to any discretionary approval of Lot 4 and/or Lot 6	Planning/Public Works
Prior to Recordation of the Final Map				
13.	All real property to be transferred to the Cordova Recreation and Park District for park purposes shall be appropriately zoned for parks.	Parks	Prior to recordation of the first large lot final map.	Planning/CRPD
14.	Perform engineering analysis of roundabouts (including, but not limited to fastest path, final geometry and curb locations, truck turning templates for WB-62 truck through movements and fire/solid waste full movements) at the intersection of Street A & Street B to determine geometry to the satisfaction of Public Works. The final right-of-way shall be reflected on the first final map to the satisfaction of the Public Works Department.	Roundabouts	Prior to recordation of the first final map	Public Works
15.	The Large Lot Map shall include a note on each page as follows: "The lots depicted on this map are not developable building sites. These lots may only be developed upon approval of further subdivision maps or approval of other discretionary entitlements by the City of Rancho Cordova."	Map Note	Prior to final map	Public Works
16.	The final map shall show an irrevocable offer of Dedication (IOD).	IOD	Prior to recordation of any final map	Public Works
17.	Property owner hereby agrees to record Covenants, Conditions and Restrictions (CC&Rs) against the property in a form as approved by the City Attorney. The City shall be named a third-party beneficiary	CC&Rs	Prior to recordation of a Small Lot	Planning

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<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce the CC&Rs. If an action is commenced, the City shall be entitled to recover costs including reasonable attorney's fees.		Subdivision Map	
18.	Dedicate a standard 12.5-foot public utility easement, or smaller to the satisfaction of SMUD, for underground facilities and appurtenances adjacent to all public street rights of ways.	Infrastructure	Prior to Recordation of the Small Lot Subdivision Map	Public Works
19.	Grant the right of direct vehicular access to the City along all lots fronting Sunrise Boulevard. Adjacent property owners shall not have direct access vehicular access to Sunrise Boulevard.	Vehicular access	Prior to recordation of the Final Map	Public Works
20.	Enter into a subdivision improvement agreement for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Public Improvements	Prior to Approval of Final Map	Public Works
21.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Mail Easement	Prior to recordation of small lot final map	Public Works
22.	Dedicate a standard 12.5-foot public utility easement, or smaller to the satisfaction of SMUD, for underground facilities and appurtenances adjacent to all public street rights of ways for all units that take front access. Alley loaded homes shall locate water and sewer facilities to the satisfaction of CSD-1, Zone 40 and the City. Dry utilities shall be located to the satisfaction of SMUD, the other dry utility providers and the City. Developer shall work with all utilities and the City to determine the best locations for all utilities, to the satisfaction of the Public Works Director.	Easement	Prior to recordation of a final map	Public Works
23.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building	Public Works

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	with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$7,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.		permit is issued	
24.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City's Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works
25.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services. This may be accomplished by annexation to the City's Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund transit-related services. The tax shall be the per parcel annual amount as specified in an approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works

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	payment of the annexation costs in the amount of \$5,000 per annexation. In addition, the Property Owner shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property or other form as shall be approved by the City, which assessment will take effect in the event described in this Condition Approval is reduced or repealed. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.			
26.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new community places and neighborhood greens as required by the City's Open Space Standards. This may be accomplished through annexation to the City's Community Facilities District No. 2018-1 (Maintenance of Community Places and Neighborhood Greens), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements related to community places and neighborhood greens. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works
27.	The Landowner shall support the annexation of the Project into the Police Services CFD and cover Landowner's fair-share costs of the CFD annexation, not to exceed \$5,000 for the Property. City agrees that the CFD will provide that on lands designated for all residential land use categories, the base year Police Special Tax shall be \$450.00 annually per residential dwelling unit, including multi-family units. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by City for the construction of a building on that particular parcel, and there will be no undeveloped land tax imposed by the CFD. The CFD shall further provide that on each July 1	Funding	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works

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	commencing July 1, 2012, the Police Special Tax shall be escalated by the increase, if any, in the City CPI Index. However, in no event shall the tax per parcel for any fiscal year be less than the amount established for the prior fiscal year. The CFD shall specify that the Police Special Tax shall commence being payable annually following the issuance of a building permit for each parcel subject to the Police Special Tax.			
28.	Prior to development, participate in the financing strategies identified in the Suncreek Specific Plan Fee Program.	Financing Plan	Prior to the recordation of any small lot final map or issuance of a building permit	Public Works
29.	Reservations for bus turnouts will be required along potential bus routes, including areas served by neighborhood shuttle services. Provide bus shelter easements, approximately 10 feet in width by 20 feet in length, for future Regional Transit routes if bus shelters cannot be accommodated within the public utility easements adjacent to public streets right-of-way.	Bus turnouts	Prior to recordation of the applicable small lot final map	Public Works
30.	Fee Program shall be fully implemented to the satisfaction of the City prior to recordation of the first small lot map.	Fee program	Prior to recordation of any small lot final map or issuance of a building permit	Public Works
31.	Dedicate to the City all the rights-of-way as shown on the Tentative Map and install or bond for public street improvements, consistent with the City adopted cross sections to the satisfaction of the City Engineer.	Infrastructure	Prior to recordation of a small lot final map or issuance of building permit, whichever occurs first	Public Works
32.	The maps shall include a disclosure statement regarding the Kiefer Landfill and Rendering plant location.	Disclosure Statement	Prior to recordation of the Final Map	DWMR and Public Works

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33.	Dedicate Public Utility Easements for the installation and maintenance of water, gas, sewer and drainage pipes, traffic control devices and for poles and overhead and underground wires and conduits for electrical, television and telephone services and appurtenances adjacent to all public ways, private drives and/or irrevocable offers of dedication as shown on the tentative map. Dedicate Pedestrian Easement and Landscape Easements as shown on the tentative map.	Easements	Prior to recordation of the Final Map	Public Works
34.	Based on anticipated overall population of 3,112 residents, the Shalako Subdivision is required to provide 15.56 acres of Quimby Parkland. The Quimby Parkland shall be provided as follows: 8.2 acres of Neighborhood Parks within Shalako Subdivision and payment of Quimby in-lieu fees in accordance with a Park Development Agreement between CRPD and the landowner for the under dedicated 7.36 acres of park land. Dedicate land through an irrevocable deed of dedication or pay in-lieu fees or both for park purposes, as required and in accordance with the Development Agreement between the City and the Developer and in the Park Development Agreement between the Park District and the Developer.	Parks	Prior to recordation of small lot Final Maps and prior to building permit for multi-family lots	Community Development/CRPD
35.	The District shall provide and the developer shall deliver a certificate from the Cordova Recreation and Parks District stating that all fees as required by the District have been paid and a Park Development Agreement has been executed.	Parks	Prior to recordation of each Final Map	CRPD
36.	LAND DEDICATION / EASEMENTS: All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels.	Stormwater	Prior to recordation of the final map	Public Works

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37.	The developer shall enter into a Park Development Agreement (Park DA) with the Cordova Recreation and Park District (the District). All costs to prepare the Park DA shall be borne by the Developer. The Park DA shall include, but not be limited to, all of the following; A. The developer's obligation to dedicate land or the payment of in lieu fees or both for park purposes; B. The developer's obligation to construct all necessary street frontage improvements abutting the dedicated park site(s) including, but not limited to, vertical curb, gutter, sidewalk, gutter, street paving, utilities (water, sewer, electrical, storm drain, phone, gas) and street lights. Any deviations from the current standards will need to be reviewed and approved by the District; C. All property to be transferred to the District shall be free and clear of any past or future taxes or assessments, any liens or encumbrances. Any structures, walls, fences, wells or storage tanks must be removed in accordance with all applicable laws and regulations prior to acceptance of any grant deeds or easements; D. If the Developer delivers turnkey parks the PDA will address: i) The timing of construction of all parks; ii) The design and improvement of all parks within the project. All plans and specifications shall be prepared by a licensed landscape architect with all subconsultants found to be mutually acceptable to the District and the developer; iii) The credits and reimbursement to which the landowner/applicant is entitled in connection with the construction of such park improvements; iv) A landscape architect of record shall be retained by the developer, at the developer's expense, throughout the construction process to review the construction as it	Parks	Prior to recordation of the first Large Lot Final Map	/CRPD

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	occurs and attend construction meetings on a weekly basis; v) The landscape architect of record shall be required to authorize all changes to the approved improvement plans in coordination with the District; vi) The landscape architect of record and all appropriate subconsultants shall provide as-constructed plans and certify that the project has been constructed per the approved plans, as amended.			
38.	The Landowner shall support the annexation of the Project into the Cordova Recreation and Park District – Community Facilities District 2018-01 (Park Facilities and Services). All costs of annexation into the CFD will be borne by the Developer. The District shall provide and the developer shall deliver a certificate from the Cordova Recreation and Parks District stating that the annexation has been fully executed and recorded as an Official Document in the Sacramento County record.	Parks	Prior to recordation of the Large Lot Final Map	Public Works/CRPD
39.	The developer shall record a Covenant for Active Park Uses notifying all future property owners that a future public park(s) is located within the proposed subdivision, and that the public park may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate vehicular and pedestrian traffic and noise impacts during various times, including but not limited to evening and nighttime hours and that the public park may include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours.	Parks	Prior to recordation of the Large Lot Final Map	Public Works/CRPD
40.	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	Prior to recordation of Final Map	Fire
41.	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:	Fire Access	Prior to recordation of Final Map	Fire

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	- Provisions for the necessary repair and maintenance of the roadway surface - 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') - Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping - Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems			
Prior to Submittal or Approval of Improvement Plans				
42.	The project has a Level 2 addendum under review. This addendum will need to be approved prior to trunk plan submittal. SASD will also require a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASDs' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with SASD Design Standards.	Sewer	Prior to Submittal of Improvement Plans	SASD
43.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to Improvement Plan Approval	SASD
44.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Sewer	Prior to Improvement Plan Approval	SASD

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45.	Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Sewer Infrastructure	Prior to Improvement Plan Approval	SASD
46.	Applicant shall prepare and submit a project specific drainage study that includes, but not limited to: a pre- and post-project drainage analysis of the project and project impacts, identification of off-site project impacts or required offsite improvements, delineation of existing and expected post project 100-year floodplain, and identification of proposed connections to the City's storm drain system with adequate supporting calculations. The study must be consistent with the approved SunCreek Master Drainage Study, and determined by the City to be accurate, and adequate.	Drainage Study	Prior to Improvement Plan Approval	Public Works
47.	The improvement plans shall provide post & cable fencing around basins as required by City of Rancho Cordova Drainage Maintenance and Planning staff.	Basin fencing	Prior to approval Improvement Plan	Public Works
48.	Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.	Drainage impact fee	Prior to approval Improvement Plan	Public Works
49.	All stormwater basins shall be designed with a natural appearance including meandering non-linear side slopes and include amenities such as trails and landscaping in accordance with the City's Open Space Guidelines. The basin side slopes shall be 3:1 max. Basin design and construction shall include irrigation. Top of basin shall have separate irrigation and controllers from basin slopes.	Stormwater Basins	Prior to approval of Improvement Plan	Public Works
50.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown	FEMA	Prior to approval of improvement plans	Public Works

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	on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.			
51.	Alley intersection design shall comply with County Standards.	Alley Design	Prior to approval of improvement plans	Public Works
52.	Roundabout design shall include aesthetic treatments to the satisfaction of the Public Works department including stained and stamped concrete on the apron, and landscaping and/or art treatments in the center island.	Roundabout Design	Prior to approval of improvement plans	Public Works
53.	The project shall meet all applicable SMUD requirements: • SMUD has existing overhead 69/12kv facilities on project site that will need to remain. The applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction. • SMUD has existing underground 12kV facilities along Kiefer Blvd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. • Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. • 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. • The Applicant shall disclose existing and proposed 69kV electrical facilities to future and/or potential owners. • Applicant shall grant to SMUD a Grant of Easement to cover	Utilities	Prior to Improvement Plan Approval and On-Going	SMUD

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	the existing electrical facilities on the premises. Prior to the Map Recordation of the final map, the Applicant shall prepare and submit the subject map for SMUD's review and acceptance. The subject map shall be prepared in accordance with SMUD's standard 10-foot in width distribution overhead/5-foot in width underground right-of-way form for existing overhead/underground electrical facilities. Note – if necessary, SMUD will mark the ground with the location of underground facilities. Please call 811 to have these facilities marked. • Development phases submitted for new service should include all lots fronting streets. • Applicant shall include phasing of development and order of planned construction upon submitting a new service application to SMUD for initial subdivision phase and/or road improvement backbone project. • Development should be phased to start adjacent to existing electrical infrastructure. • In the event the applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the applicant shall coordinate with SMUD. The applicant shall be responsible for the cost of relocation or removal. • In the event the City requires Irrevocable Offer of Dedication (IOD) for future roadway improvements, the applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD and public street right-of-ways. • SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.			

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	- The applicant shall comply with SMUD siting requirements. - The applicant shall not place any building foundations within 5 feet of any SMUD trench to maintain adequate trench integrity. The applicant shall verify specific clearance requirements for other utilities. - The applicant shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10-foot adjacent thereto) as public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. - The applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20 feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15 feet from the drivable surface. - Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement as determined prior to SMUD performing work on the applicant's property.			
54.	In cases where the roadway cross-sections are phased, extend all utilities beyond edge of pavement to accommodate future roadway build out.	Infrastructure	Prior to Improvement Plan Approval	Public Works
55.	The project is within the Sacramento County Water Agency District and shall comply with the following; - Provide public water service to each building - Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Water	Prior to Improvement Plan and or Prior to Final Map	Sacramento County Water Agency

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	- Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction. - No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense.			
56.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works
57.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Infrastructure/Bond	Prior to approval of applicable improvement plans	Public Works
58.	Applicant shall submit landscaping plans demonstrating conformance with the Water Use and Conservation provisions.	Water Conservation	Prior to approval of improvement plans	Public Works
59.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of	Landscaping	Prior to approval of improvement plans	Public Works

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	permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
60.	Number, size, and location of driveways are subject to approval by the Public Works Department except in residential locations where rolled curb is constructed.	Infrastructure	Prior to approval of improvement plans	Public Works
61.	The applicant shall comply with the Fire conditions as follows; • Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. Fire access roadways may be reduced to a minimum of 16 feet in width when serving up to two single-family dwellings. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. • Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turnaround shall be located within 50 feet of the end of the access roadway. • Show the design for a minimum of 2 remote fire access roadways. Two remote access roadways shall be provided when developments of one and two-two family dwellings exceed 39 dwelling units. Remote fire access roadways shall be placed a	Fire	Prior to approval of improvement plans	Fire

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<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served. • Provide a note on the plans that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project." • Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction (including foundations). The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.			
62.	Traffic control devices shall be designed where needed to the satisfaction of the City Engineer. Traffic control locations will be determined at time of improvement plan submittal.	Infrastructure	Prior to approval of improvement Plan	Public Works
63.	The Stormwater Pollution Prevention Plan for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to The City of Rancho Cordova's and Sacramento County's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the Stormwater Quality Division of the County Department of Water Resources and the City of Rancho Cordova. A polymer treatment system or comparable process shall be designed in the erosion and sediment control plan of the improvement plans. This system shall be implemented by qualified professionals with training and proven	SWPPP	Prior to approval of the Improvement Plans and during construction	Public Works

ITEM 5.1.

**SHALAKO SMALL LOT TENTATIVE SUBDIVISION MAP &
LARGE LOT TENTATIVE SUBDIVISION MAP AMENDMENT
CONDITIONS OF APPROVAL**

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	experience in this field at such time City of Rancho Cordova inspection staff deem necessary. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.			
64.	There are protected trees onsite. Removed trees shall be replaced or mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is \$165 per inch.	Existing Trees	Prior to approval of improvement plans	Public Works
65.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.	Infrastructure	Prior to approval of improvement plans	Public Works
66.	Stormwater Quality– During Construction: SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City’s Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City’s Improvement Standards. Construction General Permit The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the <i>National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities</i> (Construction General Permit). Permits are issued by the State Water Resources Control Board.	Stormwater Quality	Prior to approval of Improvement plans	Public Works
67.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads “No Dumping-Flows to Creek” or other approved message at each storm drain inlet.	Infrastructure	Prior to approval of improvement plans.	Public Works

ITEM 5.1.

**SHALAKO SMALL LOT TENTATIVE SUBDIVISION MAP &
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<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
68.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as “private” in the improvement plans.	Privately Maintained Lots	Prior to approval of improvement plans.	Public Works
69.	Applicant shall prepare improvement plans and construct or bond for the dedicated landscape corridors, trails and other open space facilities, according to the approved tentative map, and to the satisfaction of the City Engineer. The following specifications shall be applied to trails in the project: • Trails must be located above the 10-year flood plain. • Open fencing shall be required along all open space, drainage corridors and parkways, constructed in accordance with the plans and specifications approved by the City of Rancho Cordova, unless otherwise specified in these conditions. Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way.	Trails	Prior to the issuance of improvement plans for the phase in which the improvement(s) are located	Public Works
70.	All landscape corridor walls shall be designed of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City’s approval and according to the design standards in the Sunridge Specific Plan.	Corridor Walls	Prior to approval of improvement plans	Public Works
71.	Drainage System Design: The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova’s Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Stormwater	Prior to approval of improvement plans	Public Works
72.	Stormwater Quality- Post Construction The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control (loading docks, waste management areas), treatment control,	Stormwater	Prior to approval of improvement plans	Public Works

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<u>Conditions of Approval</u>		Category	Timing / Implementation	Enforcement/ Monitoring
	hydromodification management, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> . The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> .			
73.	If the project area includes any critical habitat or wildlife species, the applicant shall obtain applicable California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.	Permits	Prior to approval of improvement plans	Public Works
74.	Developer shall provide adequate drainage facilities to the boundary of the park site at a depth sufficient to accept all drainage requirements for the improved park sites. The District and the City shall jointly review and approve the drainage plans for the street frontages and utilities adjacent to the park site.	Parks	Prior to approval of the grading and drainage plan.	Public Works/CRPD
75.	The park sites shall be rough graded to a uniform elevation so there are no resulting excessive amounts of fill or depressions in accordance with the latest edition of the Park Site Criteria of the <u><i>Cordova Recreation and Park District Design and Construction Standards Manual</i></u> and pursuant to the improvement plans and specifications approved by the District.	Parks	Prior to approval of grading plans	Public Works/CRPD
76.	All subdivision utilities (i.e. Water, Sewer, Storm Drain, Public Utilities, etc.) shall be brought into the park site by the developer at a location coordinated with the District and approved by the District General Manager. The District and the City shall jointly review and approve the improvement plans for the street frontages and utilities adjacent to the park site. The Park District shall give written	Parks	Prior to approval of the improvement plans.	Public Works/CRPD

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	approval for all locations of utility service points of connection on all land to be dedicated or maintained by the District prior to the approval of infrastructure construction documents.			
77.	The developer shall install signage on all park sites notifying the surrounding residential units of future park construction and identifying the park size, type, potential amenities and anticipated construction schedule. The District will have final approval of the sign design. The sign shall be maintained in good condition until the park construction is complete.	Park	Prior to approval of the improvement plans.	Public Works/CRPD
78.	When the park site abuts a land use other than a public street frontage, open space, or a school, the developer shall construct a six-foot high masonry wall or other approved fencing materials along the common property line. The wall/fence shall be six feet high as measured above the grade of the abutting land use and shall not be constructed on the park site, but on the adjoining property.	Walls/Fences	Prior to approval of the improvement plans.	Planning/CRPD
Prior to Issuance of Building Permit				
79.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase. Design datum shall be NAD-83.	Improvements	Prior to issuance of Building Permits	Public Works
80.	Prior to the issuance of building permits require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Water	Prior to issuance of Building Permits	Sacramento County Water Agency
81.	Prior to the issuance of building permits require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.	Water	Prior to issuance of Building Permits	Sacramento County Water Agency
82.	Prior to issuance of the first building permit within a TM phase: All streets and improvements shown on the TM phasing plan, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and	Infrastructure	Prior to issuance of the first building permit within a TM	Public Works

ITEM 5.1.

**SHALAKO SMALL LOT TENTATIVE SUBDIVISION MAP &
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	other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to occupancy all streets and improvements shown on the TM phasing plan shall be constructed to the satisfaction of the City Engineer. At the discretion of the Public Works Department, the final lift of asphalt only (e.g. upper approximately 1.5 inches of asphalt) may be deferred to prior to the first occupancy. The structural section shall be designed to accommodate construction traffic and loads until such time that the finish lift of asphalt concrete is installed.		phase	
83.	Provide a maintenance and operations manual for drainage basins. The manual shall include, but is not limited to: • As-built topography of the basin. • Cut and fill quantities. • Plat map. • Depth volume rating curve. • As-builts for steel, concrete and other structures. • Inverts of inlets, outlets, etc. • Updated model based on as-built topography. • Document any sensitive resources.	Drainage	Prior to acceptance of improvement plans	Public Works
84.	Prior to acceptance of the improvements, as-built grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS Shape file shall be submitted and approved by the Public Works Department.	Files	Prior to issuance of Building Permits except for model homes and clubhouse.	Public Works
85.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits	Fees	Prior to issuance of Building Permit	SASD
86.	Residential fire sprinkler plans shall be submitted for review and approval to the SMFD for all new one and two family dwellings in accordance with Ca. Residential Code.	Fire Sprinkler Plans	Prior to Issuance of Final Building Permit	Fire

ITEM 5.1.

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LARGE LOT TENTATIVE SUBDIVISION MAP AMENDMENT
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<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
87.	Certificate of Release plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for the following structures: Single family dwellings, duplexes, ADU's and manufactured homes that meet any of the following: • If the new dwelling exceeds 3,599 square feet or an ADU exceeds 1,200 sq. ft. • Constructed where no public water is available • Have the furthest point of the habitable structure more than 150 feet from a public paved road • Undergo an alteration/addition that results in an increase of 50 percent or more, and the final total area is over 3,599 square feet. Note: Mobile homes and manufactured housing of any size require a COR from the Fire District.	Fire	Prior to Issuance of Final Building Permit	Fire
Prior to Final Inspection				
88.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	As-Built Plans	Prior to final building inspection	Public Works
89.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Roof	Prior to Final Occupancy	Fire
90.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street. Minimum size of the numbers shall not be less than 6 inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to Final Occupancy	Fire
91.	Designer shall certify that installed landscaping conforms to City water conserving landscape requirements.	Landscape	Prior to final Building Inspections	Public Works
92.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that	Landscape	Prior to final building	Public Works

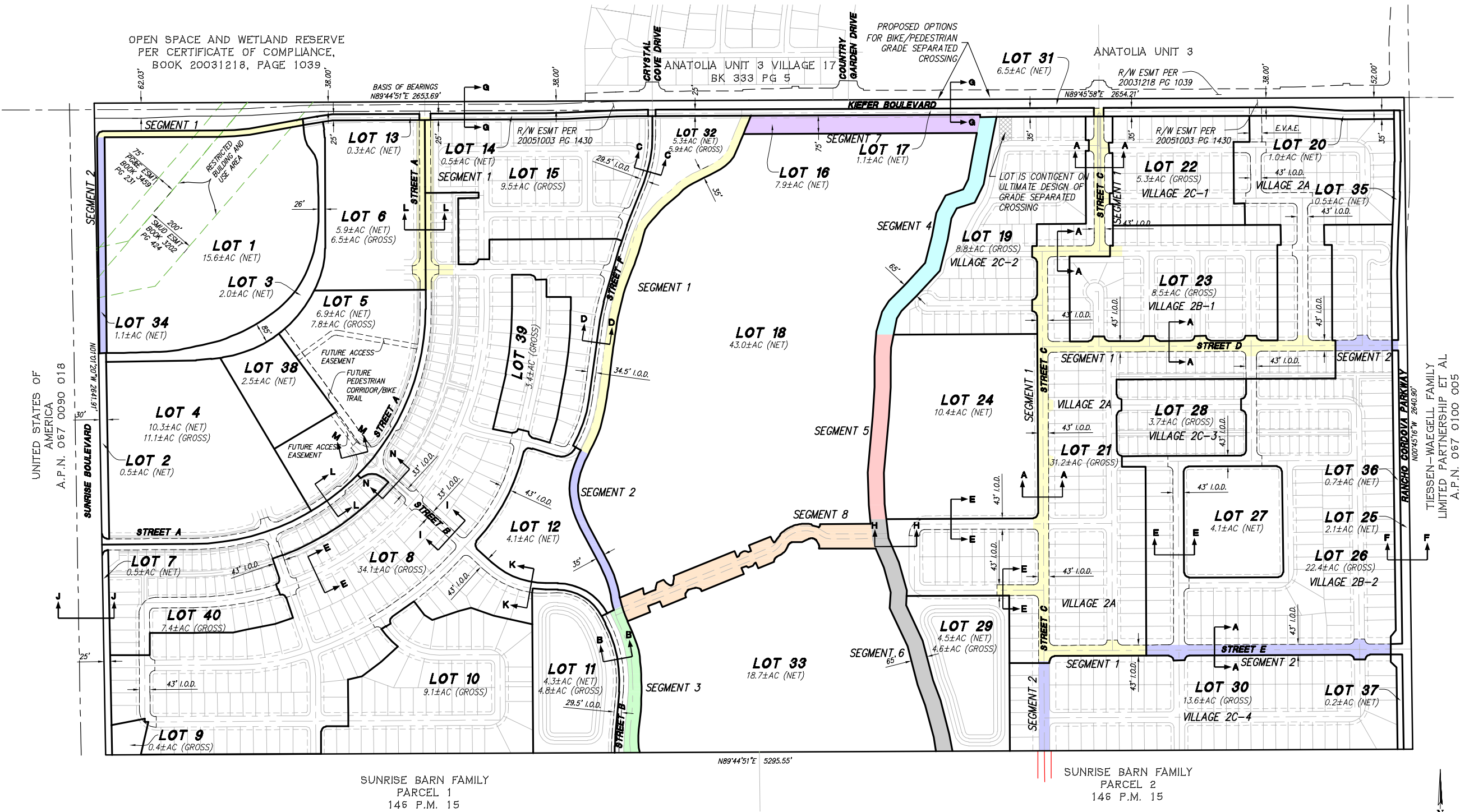
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**SHALAKO SMALL LOT TENTATIVE SUBDIVISION MAP &
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	the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.		inspection of the first unit	
93.	Grant the improved landscaped lots within the phase of construction to the City of Rancho Cordova as shown on the approved tentative map and tentative map phasing plan and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by City representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.	Landscape	Upon completion of and prior to acceptance of the improvements	Public Works

ITEM 5.1.

SHALAKO LARGE LOT TENTATIVE MAP PHASING PLAN CITY OF RANCHO CORDOVA, CALIFORNIA



INFRASTRUCTURE TIMING NOTE:
PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN A TM
PHASE: ALL STREETS AND IMPROVEMENTS SHOWN ON THE TM
PHASING PLAN, ALL STREETS NECESSARY FOR ACCESS TO THE
PROPOSED HOMES, ASSOCIATED IMPROVEMENTS INCLUDED IN THE
APPROVED IMPROVEMENT PLANS, AND OTHER INFRASTRUCTURE AS
NECESSARY FOR ADEQUATE PUBLIC ACCESS AND USE SHALL BE
SUBSTANTIALLY COMPLETE TO THE SATISFACTION OF THE PUBLIC
WORKS DEPARTMENT. PRIOR TO OCCUPANCY ALL STREETS AND
IMPROVEMENTS SHOWN ON THE TM PHASING PLAN SHALL BE
CONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

ITEM 5.1.

NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

UTILITY NOTE:
DETAILED UTILITY ALIGNMENT TO BE IDENTIFIED AND DESIGNED AT TIME OF IMPROVEMENT PLANS TO THE SATISFACTION OF THE CITY AND OTHER AGENCIES.

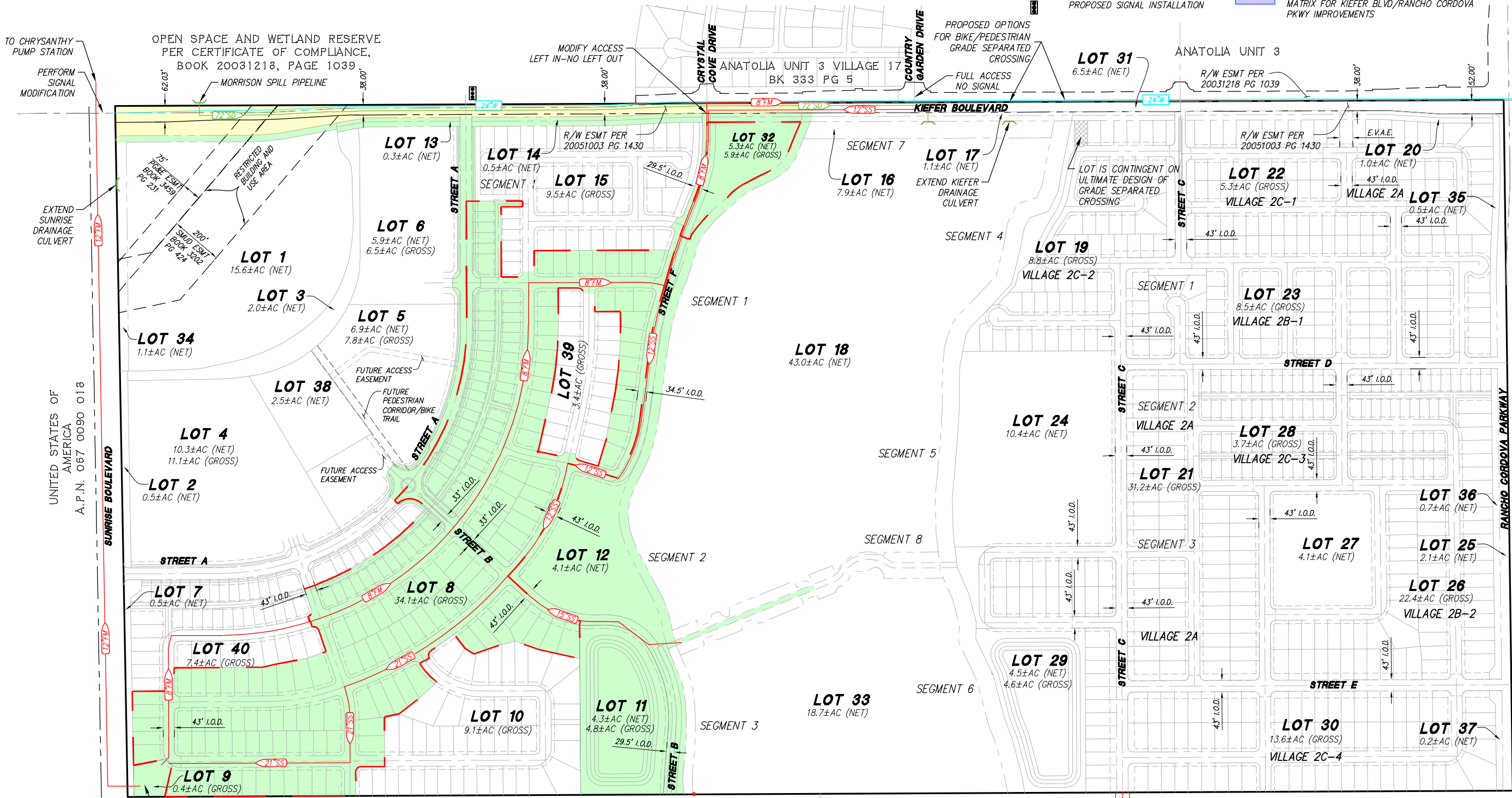
LEGEND

- PHASE IMPROVEMENT AREAS
- 12" SS SANITARY SEWER SYSTEM
- 8" 12" FM SANITARY SEWER FORCE MAIN
- 72" SD STORM DRAIN SYSTEM
- 16" 24" W POTABLE WATER SYSTEM
- PROPOSED SIGNAL INSTALLATION

Exhibit C to the Resolution

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- SEE NOTE 4 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD IMPROVEMENTS
- SEE NOTE 5 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD/RANCHO CORDOVA PKWY IMPROVEMENTS

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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 1A

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
OCTOBER 2023

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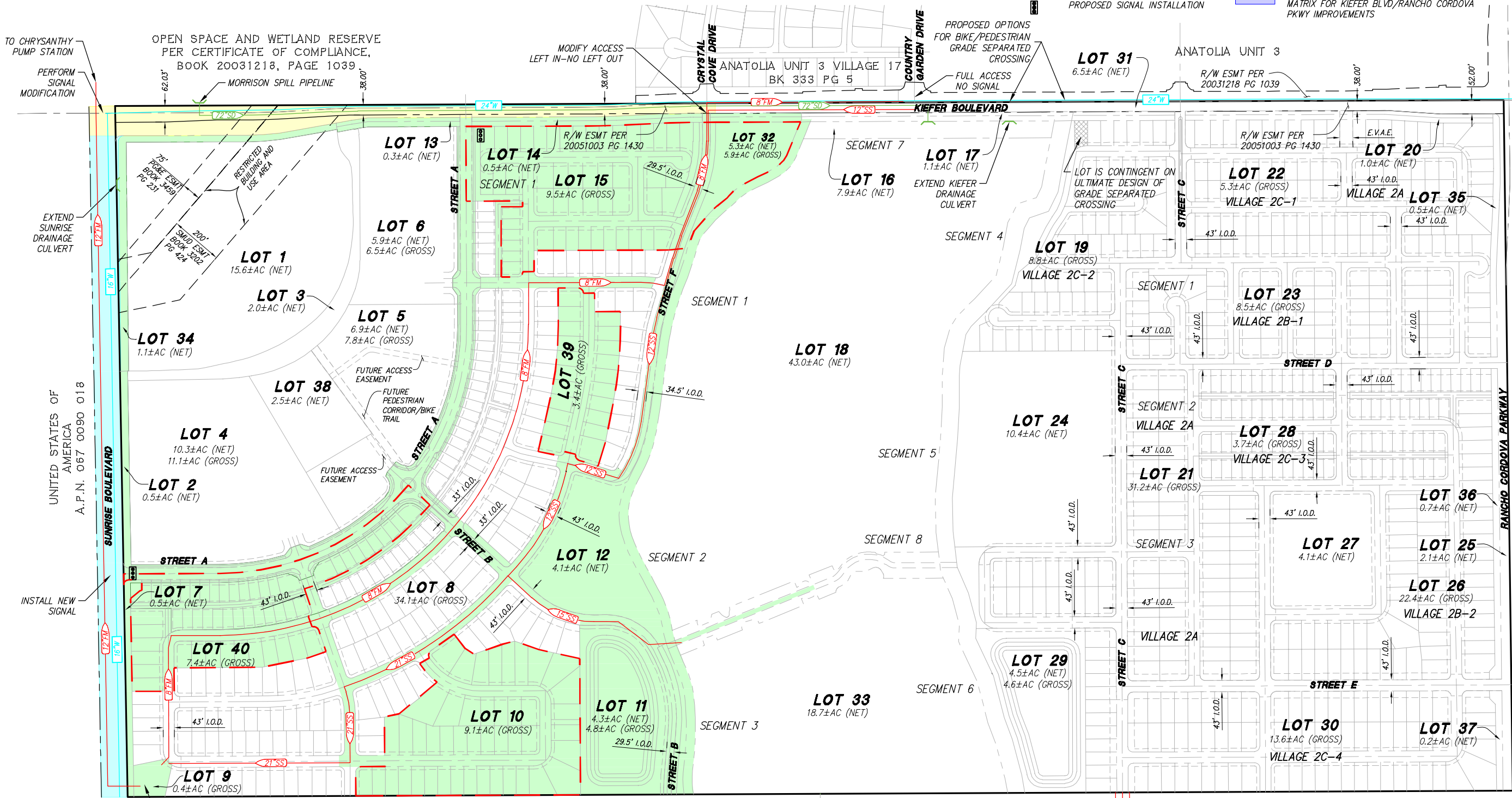
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PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 1B

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
OCTOBER 2023

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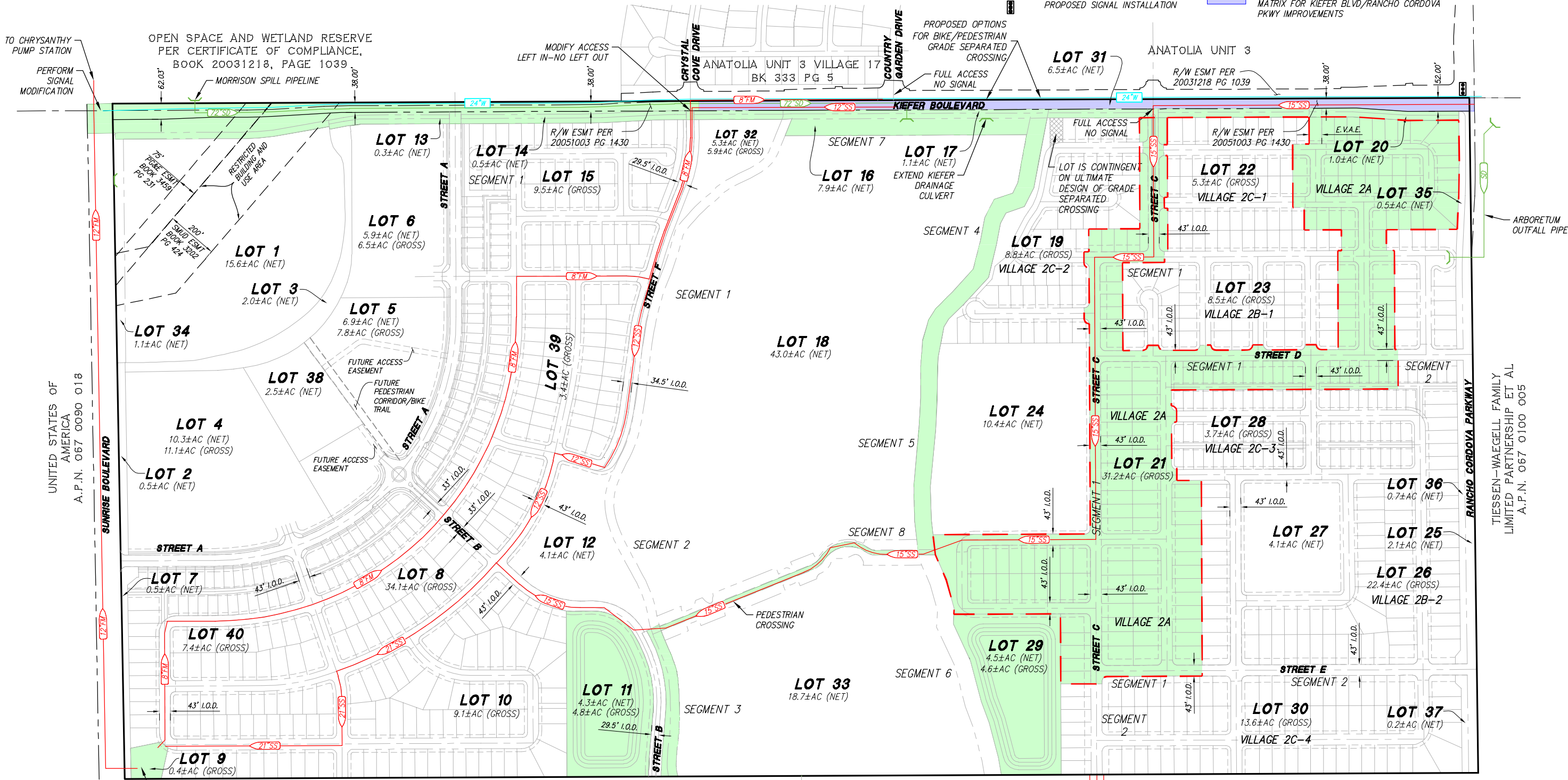
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PARCEL 2
146 P.M. 15

SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 2A

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
OCTOBER 2023

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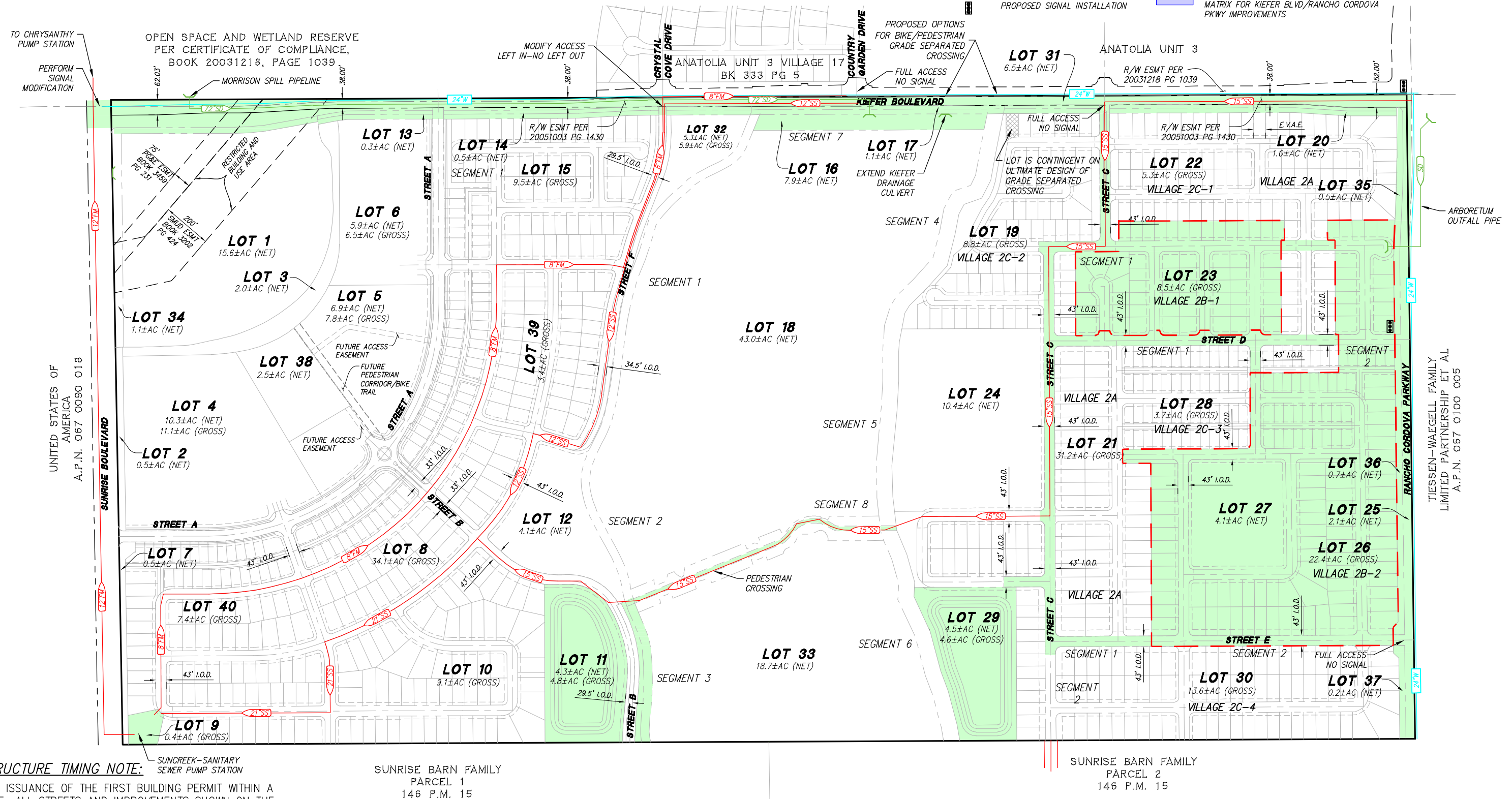
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LEGEND

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- | | |
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146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - VILLAGE 2B

**RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
OCTOBER 2023**



RUGGERI-JENSEN-AZAR

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JOB: 085008 SHEET 4 OF 7

ITEM 5.1.

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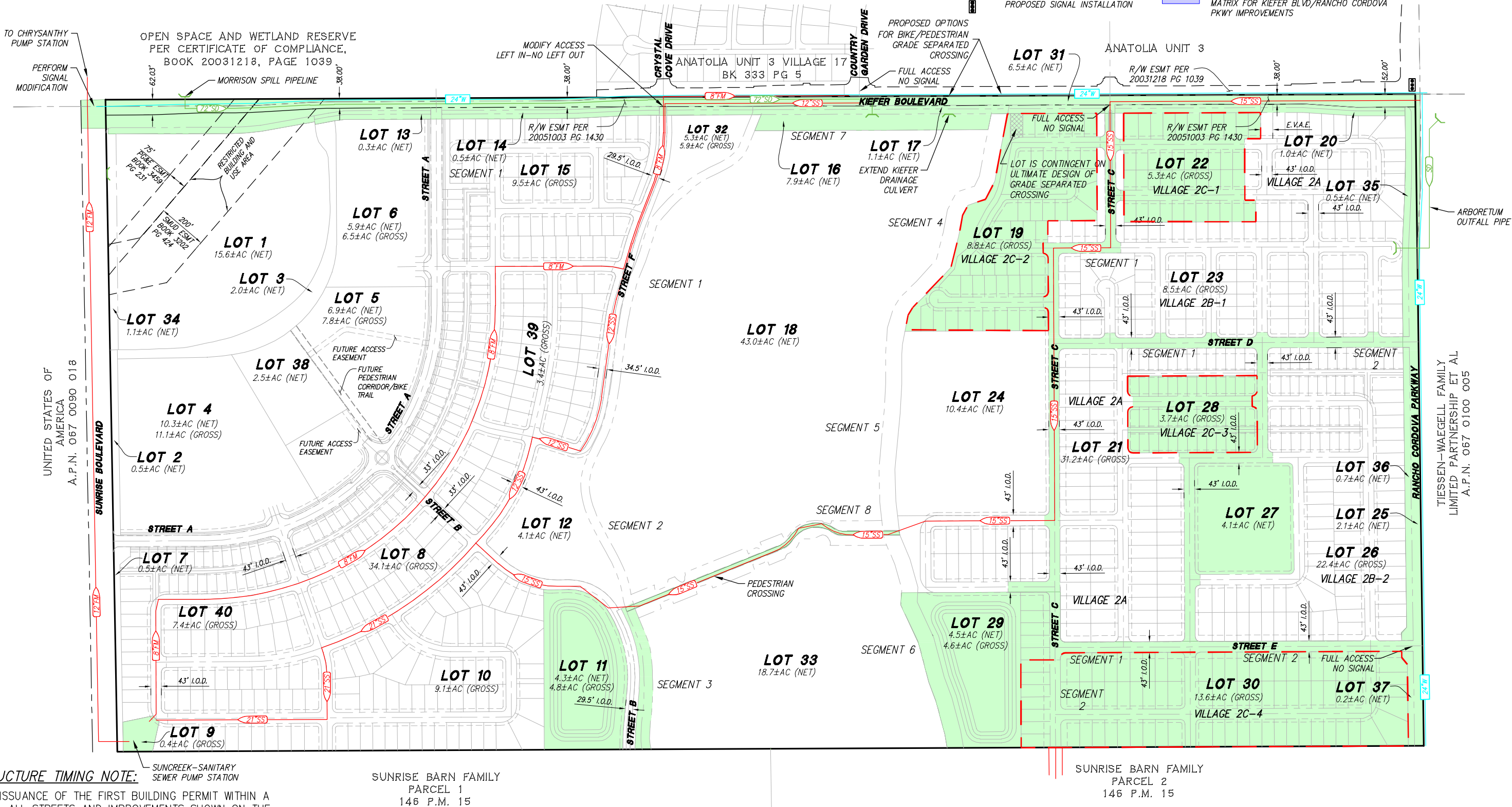
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INFRASTRUCTURE TIMING NOTE:

PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN A TM PHASE: ALL STREETS AND IMPROVEMENTS SHOWN ON THE TM PHASING PLAN, ALL STREETS NECESSARY FOR ACCESS TO THE PROPOSED HOMES, ASSOCIATED IMPROVEMENTS INCLUDED IN THE APPROVED IMPROVEMENT PLANS, AND OTHER INFRASTRUCTURE AS NECESSARY FOR ADEQUATE PUBLIC ACCESS AND USE SHALL BE SUBSTANTIALLY COMPLETE TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT. PRIOR TO OCCUPANCY ALL STREETS AND IMPROVEMENTS SHOWN ON THE TM PHASING PLAN SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER.

SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VILLAGE 2C
RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
OCTOBER 2023

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

ITEM 5.1.

NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

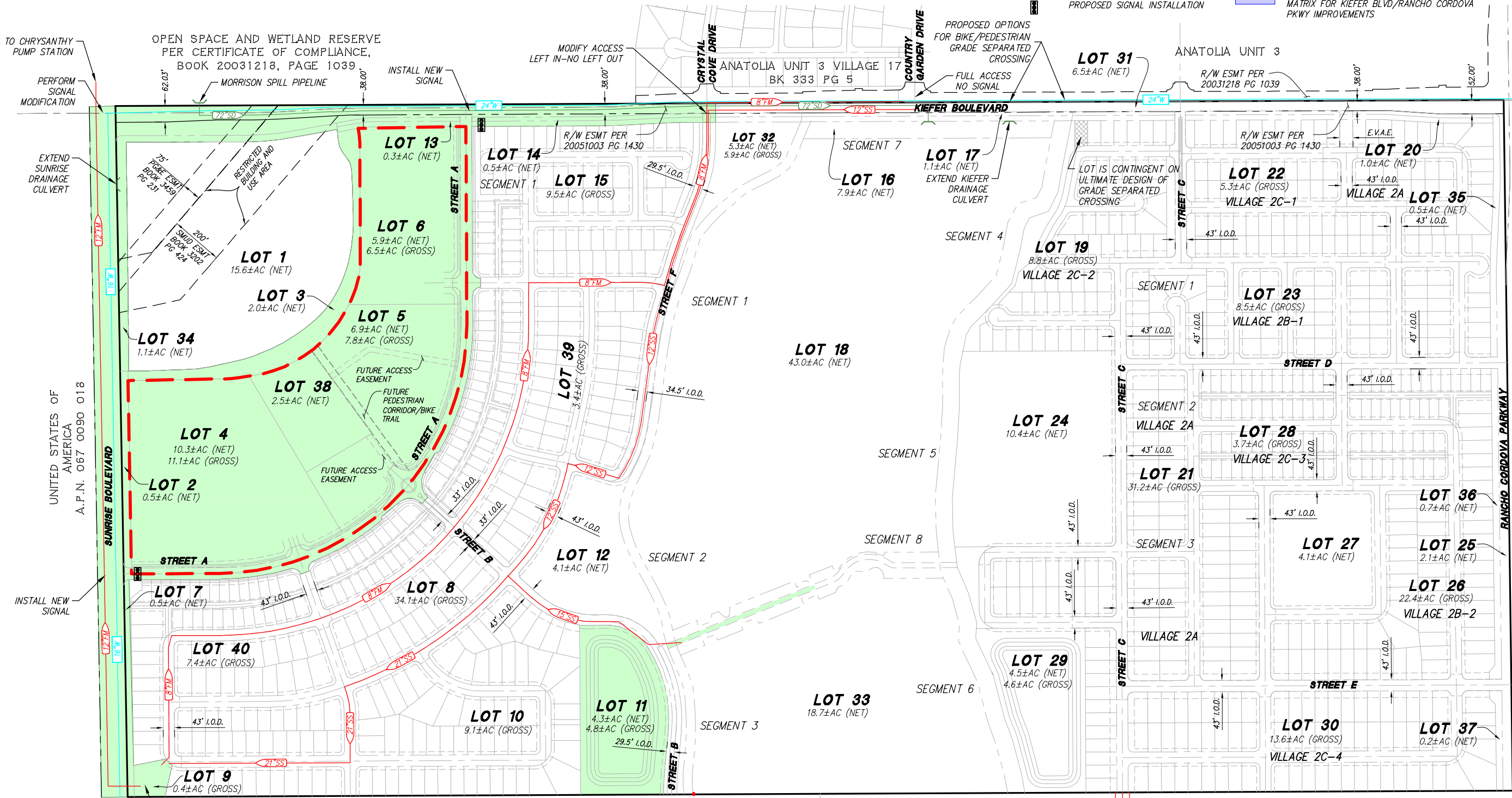
UTILITY NOTE:
DETAILED UTILITY ALIGNMENT TO BE IDENTIFIED AND DESIGNED AT TIME OF IMPROVEMENT PLANS TO THE SATISFACTION OF THE CITY AND OTHER AGENCIES.

LEGEND

- PHASE IMPROVEMENT AREAS
- 12" SS SANITARY SEWER SYSTEM
- 8" 712" FM SANITARY SEWER FORCE MAIN
- 72" SD STORM DRAIN SYSTEM
- 16" 24" W POTABLE WATER SYSTEM
- PROPOSED SIGNAL INSTALLATION

Exhibit C to the Resolution

- SEE INFRASTRUCTURE PHASING MATRIX FOR SUNRISE BLVD IMPROVEMENTS
- SEE NOTE 4 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD IMPROVEMENTS
- SEE NOTE 5 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD/RANCHO CORDOVA PKWY IMPROVEMENTS



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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS
TENTATIVE MAP PHASING PLAN - VC-HDR

RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
OCTOBER 2023

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
2541 WARREN DRIVE, SUITE 100 ROCKLIN, CA 95677
PHONE: (916) 630-8900 FAX: (916) 630-8909

ITEM 5.1.

NOTE: SEE INFRASTRUCTURE PHASING MATRIX FOR ADDITIONAL INFORMATION.

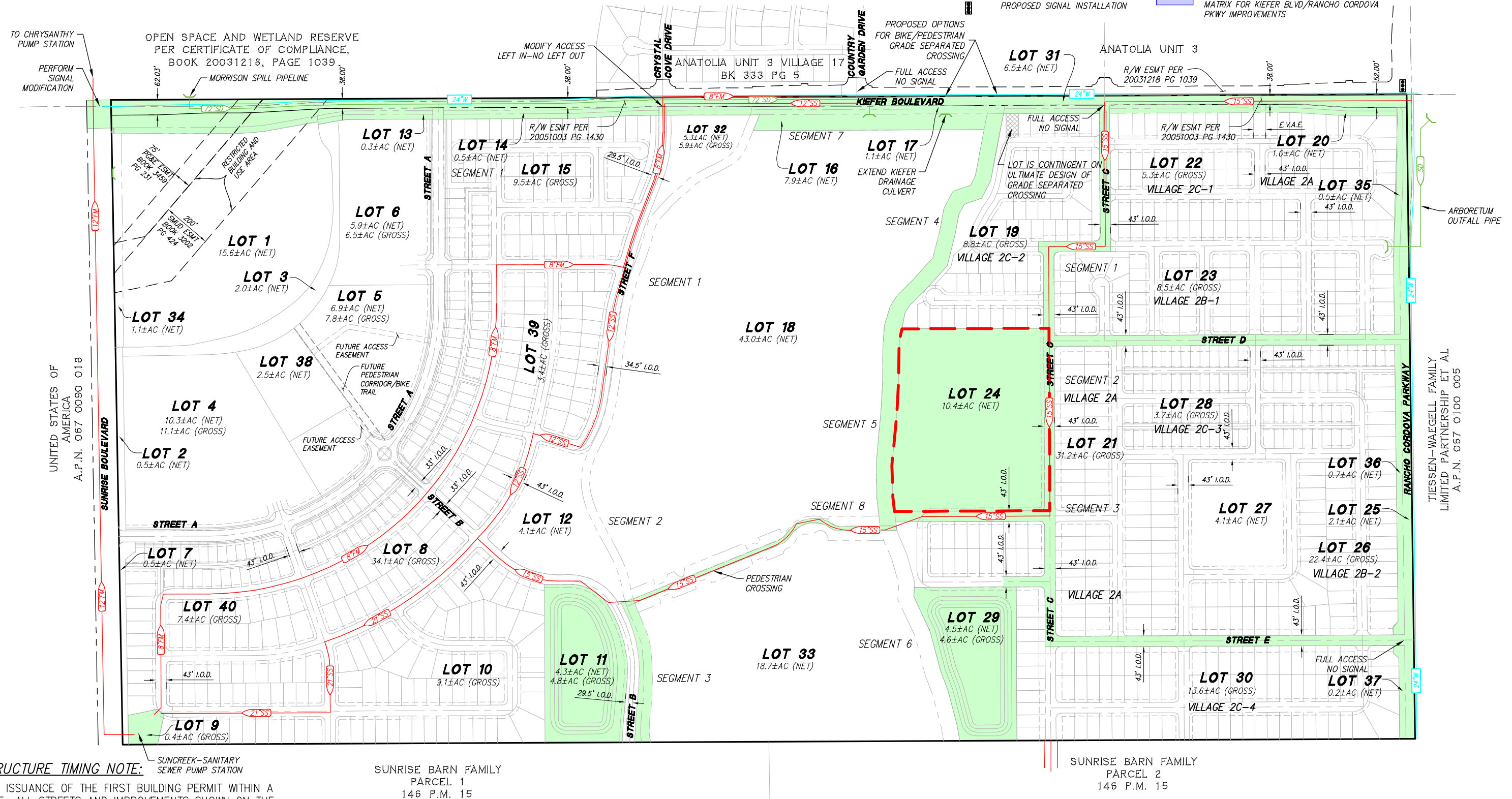
UTILITY NOTE:
DETAILED UTILITY ALIGNMENT TO BE IDENTIFIED AND DESIGNED
AT TIME OF IMPROVEMENT PLANS TO THE SATISFACTION OF
THE CITY AND OTHER AGENCIES.

Exhibit C to the Resolution

LEGEND

- PHASE IMPROVEMENT AREAS
- 12" SS SANITARY SEWER SYSTEM
 - 8"/12" FM SANITARY SEWER FORCE MAIN
 - 72" SD STORM DRAIN SYSTEM
 - POTABLE WATER SYSTEM
 - 16"/24" W PROPOSED SIGNAL INSTALLATION

	SEE INFRASTRUCTURE PHASING MATRIX FOR SUNRISE BLVD IMPROVEMENTS
	SEE NOTE 4 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD IMPROVEMENTS
	SEE NOTE 5 OF THE INFRASTRUCTURE PHASING MATRIX FOR KIEFER BLVD/RANCHO CORDOVA PKWY IMPROVEMENTS



INFRASTRUCTURE TIMING NOTE:

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SUNRISE BARN FAMILY
PARCEL 1
146 P.M. 15

SUNRISE BARN FAMILY
PARCEL 2
146 P.M. 15

SHALAKO INVESTORS

TENTATIVE MAP PHASING PLAN - SCHOOL

**RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA
OCTOBER 2023**



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JOB: 085008 SHEET 7 OF 7

ITEM 5.1.

Shalako Investors
Tentative Map Phasing Plan
Infrastructure Improvements Required by Phase
Approved 7/18/2022

Village 1A - Lot 8
Village 1B - Lots 10,15,39,40

Village 2A - Lot 21
Village 2B - Lots 23, 26
Village 2C - Lots 19, 22, 28, 30

Proposed Amendments March 2023				Former Villages 1-3		Former Villages 4-10			
Additional Proposed Changes June 2023									
(and revised text in red font)									
Improvement	Description of Improvement	VC/HDR	Village 1A	Village 1B	Village 2A	Village 2B	Village 2C	School	
SCSP Major Roads/Frontage:									
Kiefer Blvd from Sunrise Blvd. to Street F	South half-road section of 4-lane divided arterial roadway, including curb and gutter, a landscaped median, separated sidewalk, frontage landscaping, and associated underground utilities. Modify existing signal at Sunrise/Kiefer to City Standard Arterial/Arterial intersection. Install City Standard Arterial/Collector signal at Kiefer Blvd/Street A intersection. To be constructed in two phases - interim improvements prior to issuance of the first building permit in Phase Area 1 (Villages 1-3) and completion of improvements prior to issuance of the first building permit in Phase Area 2 (Villages 4-10) - as documented in further detail in Note 4.	X	X See comment on timing in description	X	X See comment on timing in description	X	X	X	
Kiefer Blvd from Street F to Rancho Cordova Pkwy	South half-road section of 4-lane divided arterial roadway, including curb and gutter, a landscaped median, separated sidewalk, frontage landscaping, and associated underground utilities. Install City Standard Arterial/Arterial signal at Kiefer Blvd/Rancho Cordova Pkwy intersection. To be constructed in two phases - interim improvements prior to issuance of the first building permit in Phase Area 2 (Villages 2A-2C) and completion by issuance of the 170th building permit of Phase Area 2 - as documented in further detail in Note 5.				X See comment on timing in description	X See comment on timing in description	X	X	
Sunrise Blvd. from Kiefer Blvd to to south property Line	Will be expanded to a 6-lane divided thoroughfare roadway - project responsibility is to construct 1 northbound lane, including curb and gutter, separated sidewalk (except where attached due to location of SMUD utility poles), frontage landscaping and associated underground utilities. Applicant is also responsible to crack seal, slurry seal and restripe full width of Sunrise blvd to south property line to the satisfaction of the Public works Department. Install City Standard Arterial/Collector signal at Sunrise Blvd/Street A intersection. Improvements to be constructed at the earlier of (1) construction of the VC or HDR parcels, (2) issuance of the 200th building permit of Phase Area 1 (Villages 1-3) or (3) issuance of the 200th building permit of Phase Area 2 (residential villages 4-10).	X		X See comment on timing in description					
Rancho Cordova Pkwy from Kiefer Blvd to Street D	Build interim road section on Plan Area side of 4-lane divided thoroughfare roadway. Construct frontage landscaping, separated sidewalk, curb and gutter, a 6' bike lane, 11' travel lane (southbound), 12' travel lane (northbound) and 6' shoulder. Align road approaching Kiefer Blvd with Rancho Cordova Parkway north of Kiefer Blvd. Non-Plan Area side improvements and landscaped median to be constructed in future projects. To be completed by issuance of the 170th building permit of Phase Area 2 unless required earlier for the opening of the elementary school.					X	X	X	
Rancho Cordova Pkwy from Street D to south property line	Build interim road section on Plan Area side of 4-lane divided thoroughfare roadway. Construct frontage landscaping, separated sidewalk, curb and gutter, a 6' bike lane, 11' travel lane (southbound), 12' travel lane (northbound) and 6' shoulder. Align road approaching Kiefer Blvd with Rancho Cordova Parkway north of Kiefer Road. Non-Plan Area side improvements and landscaped median to be constructed in future projects.					X	X	X	
Project Collector Streets/Residential Rds:									
Street A (Collector)	A 2-lane collector road, including bike lanes, parking lanes, curb and gutter and separated sidewalks on both sides, and associated underground utilities.	X	Seg 1	X					
Street B (Collector)	A 2-lane collector road, including parking lanes, curb and gutter, a 10' separated sidewalk on the south side, and a 25' parkway corridor with secondary bike trail on the north side of the street (except in the park at Lot 12 where a 10' attached sidewalk replaces the parkway corridor), and associated underground utilities.		X	X					
Street C (Collector)	A 2-lane collector road, including a bike lane on the south side, parking lanes, curb and gutter and separated sidewalks on both sides, and associated underground utilities. Intersection at Kiefer Road and Street C is full access, no signal.				Seg 1	Seg 1	Seg 2	Seg 1	
Street D (Collector)	A 2-lane collector road, including bike lanes, parking lanes, curb and gutter and separated sidewalks on both sides, and associated underground utilities. Intersection at Rancho Cordova Parkway and Street D is full access with traffic signal. To be completed by issuance of the 170th building permit of Phase Area 2 (in conjunction with Rancho Cordova Parkway) unless required earlier for opening of the elementary school.				Seg 1	Seg 1-2	Seg 1-2	X	

ITEM 5.1.

Shalako Investors
Tentative Map Phasing Plan
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Approved 7/18/2022

Village 1A - Lot 8
Village 1B - Lots 10,15,39,40

Village 2A - Lot 21
Village 2B - Lots 23, 26
Village 2C - Lots 19, 22, 28, 30

Proposed Amendments March 2023
Additional Proposed Changes June 2023
(and revised text in red font)

Improvement	Description of Improvement	VC/HDR	Former Villages 1-3		Former Villages 4-10			School
			Village 1A	Village 1B	Village 2A	Village 2B	Village 2C	
Street E (Residential)	A 2-lane collector road, including bike lanes,parking lanes, curb and gutter and attached sidewalks on both sides, and associated underground utilities. Intersection at Rancho Cordova Parkway and Street E is full access, no signal.				Seg 1	Seg 1-2	Seg 1-2	X
Street F (Residential)	A 2-lane collector road with curb and gutter, parking lane on west side and secondary bike trail in wetland buffer on east side. Intersection at Kiefer Blvd and Street F is modified - modify access with concrete island. Left access from Kiefer Blvd into Street F and Crystal Cove Drive are allowed. Left turns out from Street F and Crystal Cove Drive to Kiefer Blvd shall not be allowed and shall be blocked with concrete median.		X	X				
Parks and Open Space: Westside Neighborhood Park (Lot 12) and adjacent preserve buffer	A 4.1 net acre neighborhood park and adjacent wetland preserve buffer, including a 10' bike trail with 2' decomposed granite edges on both sides, landscaping and post and cable fencing		Note 1	Note 1				
Northwest Preserve Buffers (Lots 3 and 34)	Lot 3 buffer ranges in width from 26'-85' around the northwest wetland preserve; includes a 10' bike trail with 2' decomposed granite edges on each side, landscaping and post and cable fencing; Lot 34 buffer adjacent to Sunrise Blvd and Kiefer Blvd ranges in width from 25'-30' and includes post and cable fencing.	X	Lot 34, Seg 1	Lot 34				
Village Center/HDR Pedestrian Corridor (through Lot 5)	A 30'-wide, landscaped bike trail and pedestrian corridor through the Village Center/HDR parcel to provide a connection to the westside neighborhood park and main trail system.	X						
Village Pedestrian Connection (adjacent to Street B from Street A to Lot 12)	A 25'-wide, landscaped bike trail and pedestrian corridor connecting from the Village Center/HDR Pedetrian Corridor to the westside neighborhood park and main trail system.		X	X				
Pedestrian Crossing through Main Channel Wetlands Preserve (part of Lot 16 between lots 18 and 33)	Crossings of 2 spans of Kite Creek through the main drainage channel to provide bike and pedestrian access and to accommodate the Trunk Sewer (Reach 2) pipeline (and its associated maintenance road) that serves the east part of the project.							X
Neighborhood Green (Lot 32)	A 2.0 acre neighborhood green that provides open space along the wetland preserve and preserve buffer. Location of the bike trail will be evaluated in conjunction with design of the Neighborhood Green. It currently runs along Street C. If relocated to the wetland buffer, evaluate having a sidewalk along Street C for connectivity to Kiefer Blvd.		X	X				
Neighborhood Green north of school site (western edge of Lot 19)	A 0.6 acre neighborhood green that provides open space and access to the trail system.							
Neighborhood Green south of school site (western edge of Lot 28)	A 0.4 acre neighborhood green that provides open space and access to the trail system.							
Eastside Neighborhood Park (Lot 27)	A 4.1 net acre neighborhood park				Note 2	Note 2	Note 2	
Main Channel Wetland Preserve Buffer (Lot 16 and Lot 32, excluding neighborhood green)	A buffer ranging in width from 35'-65' around the main channel wetland preserve, including a 10'-12' bike trail with 2' decomposed granite edges on both sides, landscaping and post and cable fencing. The trail through the crossing of the main central preserve shall be 16' wide plus 2' decomposed granite shoulders to accommodate maintenance access for the drainage outfall pipes.		Seg 1-2	Seg 1-3	Seg 6,8	Seg 8	Seg 4-8	Seg 4,5,7,8
Drainage - Detention Basins (see Note 7): Southeast Basin (Lot 29)	A 23.5 acre-foot detention, water quality and hydromodification basin with drainage outfall pipes to Kite Creek through the wetland buffer/preserve crossing (See Note 7 regarding City acceptance of drainage improvements)				X	X	X	X

Shalako Investors
Tentative Map Phasing Plan
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Village 1A - Lot 8
Village 1B - Lots 10,15,39,40

Village 2A - Lot 21
Village 2B - Lots 23, 26
Village 2C - Lots 19, 22, 28, 30

Improvement	Description of Improvement	VC/HDR	Former Villages 1-3		Former Villages 4-10			School
			Village 1A	Village 1B	Village 2A	Village 2B	Village 2C	
Southwest Basin (Lot 11)	A 23.6 acre-foot detention, water quality and hydromodification basin with drainage outfall pipes to Kite Creek through the wetland buffer/preserve crossing (See Note 6 for phasing of improvements)(See Note 7 regarding City acceptance of drainage improvements)	X	X	X				
Morrison Spill Pipeline Conveyance Facility	A 72-inch diameter diversion pipeline and appurtenances from the Anatloia III open space preserve near the intersection of Kiefer Blvd and Sunrise Blvd. to Kite Creek.	X	X	X	X	X	X	X
Sunrise Drainage Culvert Extension	Extension of the existing drainage culvert under Sunrise Blvd. to be constructed in conjunction with the widening of Sunrise Blvd. See timing of construction under description of widening of Sunrise Blvd.	X		X				
Kiefer Drainage Culvert Extension (from Anatoia III)	Extension of the existing drainage culvert under Kiefer Road in connection with the widening of Kiefer Blvd				X	X	X	X
Arboretum Outfall Pipe	A 24" diameter outfall pipeline and appurtenances draining an 8 acre shed of the Arboretum project at pre-development runoff rates about 200 feet south of the intersection of Kiefer Blvd and Rancho Cordova Pkwy into the Shalako storm drainage system				X			
Water: Potable - Sunrise Blvd. from Kiefer Blvd to southern project limit	A 16" transmission pipeline and appurtenances to be constructed in connection with the widening of Sunrise Blvd.	X		X				
Potable - Rancho Cordova Pkwy from Kiefer Blvd to southern project limit	A 24" transmission pipeline and appurtenances.					X	X	X
Sewer: SunCreek Sewer Pump Station (Lot 9)	A 3.13 MGD pump station to serve development in Phasing Areas 1-4 within the SunCreek Specific Plan. To be constructed in phases as required for the demands of Phase Area 1 (+ Anatolia III), Phase Area 2 and Phase Areas 3-4.	X	X	X	X	X	X	X
Force Main/Connection to Anatolia III Force Main Connection	An 8" diameter force main from the SunCreek Sewer Pump Station to the point of connection with the Anatolia III force main (will serve a portion of SunCreek development until capacity becomes available in the Crysanthy Sewer Pump Station force mains). It is anticipated that ultimate design will follow an interior alignment through the Shalako project like the sewer trunk like, not along Sunrise blvd. and Kiefer Blvd.	X	X	X	X	X	X	X
Force Main/Connection to Aerojet Inteceptor Force Main Connection	A 12" diameter force main from the SunCreek Sewer Pump Station to the point of connection with the future Aeroject Interceptor near the intersection of Sunrise Blvd. and Chrysanthy Blvd.				X	X	X	X
Chrysanthy Pump Station Upgrades	Upgrades of the existing Chrysanthy Pump Station to provide additional pumping capacity as may be required to serve development within the SunCreek Specific Plan.				X	X	X	X
Trunk Sewer Reach 1 (West)	An 18"-21" diameter trunk sewer line and appurtenances to serve Shalako, relieve the Anatolia III pump station and provide for future service to other development phases within the SunCreek Specific Plan.	X	X	X	X	X	X	X
Trunk Sewer Reach 2 (across Preserve)	An 8"-10" diameter trunk sewer line across the wetland preserve to serve the east side of Shalako project				X	X	X	X

Village 2A - Lot 21
Village 2B - Lots 23, 26
Village 2C - Lots 19, 22, 28, 30

(and revised text in red font)

1. Median and median landscaping
2. Curb and gutter, paving of two south lanes of Kiefer Blvd.
3. 6'-8' landscape strip between curb and multi-use trail.
4. Intersection improvements and traffic signal modification at Sunrise and Kiefer Blvds.
5. Traffic signal at Kiefer Blvd. and Street A.

Village 2A - Lot 21
Village 2B - Lots 23, 26
Village 2C - Lots 19, 22, 28, 30

Note 5 - The widening of Kiefer Blvd. from Street F to Rancho Cordova Pkwy. shall be constructed as follows:

- A. Interim improvements prior to issuance of the first building permit in Phase Area 2 (Villages 2A-2C)
 - 1. Grade and install underground utilities for widening of Kiefer Blvd
 - 2. Tie in Street C to existing 2-lane Kiefer Blvd - pave to existing Kiefer pavement with traffic controls and pedestrian crossing to be agreed upon with the City of Rancho Cordova.
 - 3. Build sound wall along Kiefer Blvd. from Street F to Rancho Cordova Pkwy. (at Lot 20).
 - 4. Install multi-use trail and street lighting from Street F to Rancho Cordova Pkwy. and 13'-15' landscape section between sound wall and multi-use trail.
 - 5. Grade future travel lanes on Kiefer Blvd with swale to convey temporary drainage. Hydroseed the area between the multi-use trail and the existing Kiefer pavement with native grasses. Bare earth condition is not acceptable.
 - 6. Developer shall provide additional detail on subdivision entry improvements upon submission of small lot tentative map.
 - 7. Developer and City of Rancho Cordova shall enter into an agreement to document Developer's responsibility for maintenance of all interim improvements from the edge of existing pavement to the sound wall on Kiefer Blvd. Maintenance obligations shall include:
 - i. Irrigation and maintenance of landscaping in 13'-15' landscape strip
 - ii. Maintenance of multi-use trail
 - iii. Maintenance, including periodic mowing, of native grasses between the multi-use trail and edge of existing Kiefer Blvd. pavement. All areas, including swale, to be maintained in a neat and trimmed condition at all times.
 - iv. Maintenance responsibilities shall continue until all Phase 2 permanent Kiefer Blvd. improvements are constructed and accepted by the City, at which time the Developer shall grant a one-year warranty on such improvements.
- B. The remaining improvements for the widening of Kiefer Blvd. from Street F to Rancho Cordova Pkwy. shall be completed prior to issuance of the 170th building permit in Phase Area 2 (Villages 2A-2C) and include, but not limited to, the following:
 - 1. Median and median landscaping
 - 2. Curb and gutter, paving of two south lanes of Kiefer Blvd.
 - 3. 6'-8' landscape strip between curb and multi-use trail.
 - 4. Intersection improvements and traffic signal modification at Kiefer Blvd. and Rancho Cordova Pkwy.
 - 5. Traffic signal at Kiefer Blvd. and Street C. Traffic signal to be installed earlier if required for opening of the elementary school.

A. Improvements as part of Phase Area 1, **Village 1A** (Shalako West)

1. Drainage outfall pipes from the detention basin at Lot 11 to Kite Creek with a temporary outfall structure at Kite Creek
2. Culvert structure at the swale crossing approximately 200 feet from the west edge of the wetland preserve
3. Approximately 260 LF of 15" gravity sewer line from the west edge of the wetland preserve past the culvert at the swale crossing
4. Compacted 20' wide aggregate base path in alignment of future pedestrian trail/maintenance access from west edge of the wetland preserve to the drainage outfall structure at Kite Creek with turnaround for maintenance vehicles

B. Improvements as part of Phase Area 2 (Shalako East)

1. Extension of 15" gravity sewer line across full width of wetland preserve crossing
2. Drainage outfall pipes from the Lot 29 detention basin (Shalako East) to Kite Creek
3. Construction of the Con Span crossing of Kite Creek with permanent drainage outfall structures for the Shalako West and Shalako East drainage outfall pipes
4. Construction of the 20' wide pedestrian/maintenance access trail (16' paved with 2' decomposed granite shoulders) across the full width of the wetland preserve within the wetland buffer

Page 86 of 131

MEMORANDUM



ITEM 5.2.

DATE: November 8, 2023
TO: Planning Commission Members
FROM: Arlene Granadosin-Jones, Senior Planner
SUBJECT: **RECOMMENDATION OF AN ORDINANCE AMENDING TITLE 23, CHAPTER 23.325 OVERLAY ZONING DISTRICTS, CHAPTER 23.716 LANDSCAPING, CHAPTER 23.719 PARKING & LOADING, CHAPTER 23.734 ACCESSORY STRUCTURES, CHAPTER 23.743 SIGNS, AND CHAPTER 23.1104 DEFINITIONS (CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION FOUND IN GUIDELINES SECTIONS 15061(B)(3))**

RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3);
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code of the Rancho Cordova Municipal Code.

RESULT OF RECOMMENDED ACTION

Following approval of the Resolution, the Ordinance will be scheduled for a public hearing at the next regular City Council meeting. City Council will waive the first reading and introduce the Ordinance. The Ordinance will then be scheduled for a second reading and adoption at a subsequent City Council meeting. Approval of the Ordinance would amend Title 23 Zoning Code.

BACKGROUND

Periodically, amendments to the Municipal Code are necessary to address ambiguities, provide clarification, to be consistent with customary practice or comply with changes in State law. In the past, various Titles of the code have routinely been amended for these assorted reasons, as well as to include new development standards to address uses that may not be in the code. The amendments proposed are mostly clean up items to address. Staff did not believe these minor changes warranted a discussion with the Planning Commission prior to scheduling the amendments for a public hearing.

ANALYSIS

Attachment 4 includes all draft amendments, shown in track changes. Draft amendments are shown with track changes with new draft language underlined and language proposed for removal with strikethroughs. Only those chapters and/or sections with proposed changes are

included in the attached documents as excerpts from the Rancho Cordova Municipal Code. A summary of the changes is provided below. As a note, Attachment 3 includes all the amendments in a non-track change format. This is provided as an exhibit to the Ordinance.

TITLE 23 ZONING CODE

Chapter 23.325 Overlay Zoning Districts

The proposed amendment would revise Table 23.325-1: Allowed Use Provisions in the Convention Overlay Zoning District to clarify the application of the predominant use standard. Mixed-use zoning districts require developments to meet predominant use standards that are intended to establish maximum square footage allowances for use that are allowed only as a secondary use to a primary use.

Chapter 23.716 Landscaping

The proposed amendment would remove an older version of Figure 23.716.2: Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones. This figure already includes the correct figure for this standard.

Chapter 23.719 Parking & Loading

The proposed amendment would revise Table 23.719-1: Required Minimum Vehicle Ratios to revise "commercial schools" to "schools, private and special/studio" to maintain consistency with allowed land uses tables in the Zoning Code. Use tables in the Zoning Code refer to "commercial schools" as "schools, private and special/studio."

The proposed amendment would also revise Section 23.719.130. C to remove "paver stones" and "interlocking grids with gravel" as permitted permeable materials for vehicle parking; and Section 23.719.130.J to remove "grasscrete" and "permeable paving material" and adding "pervious concrete" as permitted materials for RV and trailer parking to be consistent with other standards. Recent code enforcement issues have revealed that the use of such materials does not provide durable surfaces for vehicle parking and most often these types of materials are not reinforced or properly installed.

Chapter 23.734 Accessory Structures

The proposed amendment would revise Table 23.734-1: Development Standards for Accessory Structures to clarify setback requirements for accessory structures when structures are over 8 feet in height.

Chapter 23.743 Signs

The proposed amendment would revise Table 23.743-1: Allowed Permanent On-Site Sign Standards to clarify sign requirements.

The proposed amendment would also revise Section 23.743.050 Prohibited Signs to provide some exceptions for pole signs when this type of sign is utilized as on-site directional signs and menu/order board signs.

Chapter 23.1104 Definitions

The proposed amendment would revise the definition for "community centers/civic uses" to include "ballrooms." This revision will be more inclusive of similar uses that have been previously proposed in the City.

ENVIRONMENTAL ANALYSIS

CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “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 proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to further regulate or clarify uses that are already present in the City or provide consistency with State law and no significant expansion of these activities can reasonably be anticipated to occur. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City’s General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

ATTACHMENT(S)

1. Resolution
2. Draft Ordinance
3. Exhibit A to the Ordinance
4. Track Changes

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. X-2023

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 23, CHAPTER 23.325 OVERLAY ZONING DISTRICTS, CHAPTER 23.716 LANDSCAPING, CHAPTER 23.719 PARKING & LOADING, CHAPTER 23.734 ACCESSORY STRUCTURES, CHAPTER 23.743 SIGNS, AND CHAPTER 23.1104 DEFINITIONS OF THE RANCHO CORDOVA MUNICIPAL CODE

WHEREAS, the City conducts periodic updates of the provisions of the Rancho Cordova Municipal Code (RCMC) to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, Chapter 23.325 Overlay Zoning Districts of the Municipal Code, sets forth the allowable land uses and development standards within the Overlay Zoning Districts:

- A. The Ordinance would revise Table 23.325-1: Allowed Use Provisions in the Convention Overlay Zoning District to clarify the application of the predominant use standard.

WHEREAS, Chapter 23.716 Landscaping of the Municipal Code, sets forth the development and design standards for landscaping within private property in the City:

- B. The Ordinance remove an older version of Figure 23.716.2: Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones.

WHEREAS, Chapter 23.719 Parking & Loading of the Municipal Code, sets forth minimum parking requirements, and development and design standards for parking areas:

- A. The Ordinance would revise Table 23.719-1: Required Minimum Vehicle Ratios to revise “commercial schools” to “schools, private and special/studio” to maintain consistency with allowed land uses table in the Zoning Code.
- B. The Ordinance would revise Section 23.719.130.C to remove “paver stones” and “interlocking grids with gravel” as permitted permeable materials for vehicle parking.
- C. The Ordinance would revise Section 23.719.130.J to remove “grasscrete” and “permeable paving material” and add “pervious concrete” as permitted materials for RV and trailer parking.

WHEREAS, Chapter 23.734 Accessory Structures of the Municipal Code, sets forth development and design standards for accessory structures:

- A. The Ordinance would revise Table 23.734-1: Development Standards for Accessory Structures to clarify setback requirements for accessory structures.

WHEREAS, Chapter 23.743 Signs of the Municipal Code, sets forth development and design standards for signs:

- A. The Ordinance would revise Table 23.743-1: Allowed Permanent On-Site Sign Standards to clarify sign requirements.
- B. The Ordinance would revise Section 23.743.050 Prohibited Signs to provide some exceptions for pole signs.

WHEREAS, Chapter 23.1104 Definitions of the Municipal Code, sets forth the definitions for land uses and other terms in the Zoning Code:

- A. The Ordinance would revise the definition for “community centers/civic uses” to include “ballrooms.”

WHEREAS, the Planning Commission of the City of Rancho Cordova 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 RESOLVED that the Planning Commission of the City of Rancho Cordova hereby recommends that the City Council adopt the attached Ordinance amending Title 23, Chapter 23.325 Overlay Zoning Districts, Chapter 23.716 Landscaping, Chapter 23.719 Parking & Loading, Chapter 23.734 Accessory Structures, Chapter 23.743 Signs, and Chapter 23.1104 Definitions of the Rancho Cordova Municipal Code based upon the following findings and evidence:

- A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment...” The proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to provide clarification of uses, standards and/or enforcement procedures, address inconsistencies between definitions, delete text that is no longer necessary. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City’s General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

- B. **The proposed amendment is consistent with the General Plan.** The attached Municipal Code Amendments (“Amendment”) are consistent with the General Plan. The amendments would address inconsistencies, delete text and graphics that are no longer necessary, and provide clarifying language for implementation.
- C. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The amendments would address inconsistencies, delete text and graphics that are no longer necessary, and provide clarifying language for implementation. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- D. **The proposed amendments are internally consistent with other applicable provisions in this Zoning Code.** The Amendments have been reviewed for consistency with the entirety of the Municipal Code and are consistent with other applicable provisions of the Municipal Code.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 8th day of November 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Leroy Tripette, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2023

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA AMENDING TITLE 23, CHAPTER 23.325 OVERLAY ZONING
DISTRICTS, CHAPTER 23.716 LANDSCAPING, CHAPTER 23.719 PARKING & LOADING,
CHAPTER 23.734 ACCESSORY STRUCTURES, CHAPTER 23.743 SIGNS, AND CHAPTER
23.1104 DEFINITIONS**

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 Municipal Code (RCMC) to ensure compliance with current laws, changes in local policy, consistency with adopted plans and programs, clarify ambiguities, address changing market conditions, reflect best practices, and to address issues or concerns with current regulations; and

WHEREAS, Chapter 23.325 Overlay Zoning Districts of the Municipal Code, sets forth the allowable land uses and development standards within the Overlay Zoning Districts:

- A. The Ordinance would revise Table 23.325-1: Allowed Use Provisions in the Convention Overlay Zoning District to clarify the application of the predominant use standard.

WHEREAS, Chapter 23.716 Landscaping of the Municipal Code, sets forth the development and design standards for landscaping within private property in the City:

- B. The Ordinance remove an older version of Figure 23.716.2: Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones.

WHEREAS, Chapter 23.719 Parking & Loading of the Municipal Code, sets forth minimum parking requirements, and development and design standards for parking areas:

- A. The Ordinance would revise Table 23.719-1: Required Minimum Vehicle Ratios to revise “commercial schools” to “schools, private and special/studio” to maintain consistency with allowed land uses table in the Zoning Code.
- B. The Ordinance would revise Section 23.719.130.C to remove “paver stones” and “interlocking grids with gravel” as permitted permeable materials for vehicle parking.
- C. The Ordinance would revise Section 23.719.130.J to remove “grasscrete” and “permeable paving material” and add “pervious concrete” as permitted materials for RV and trailer parking.

WHEREAS, Chapter 23.734 Accessory Structures of the Municipal Code, sets forth development and design standards for accessory structures:

- A. The Ordinance would revise Table 23.734-1: Development Standards for Accessory Structures to clarify setback requirements for accessory structures.

WHEREAS, Chapter 23.743 Signs of the Municipal Code, sets forth development and design standards for signs:

- A. The Ordinance would revise Table 23.743-1: Allowed Permanent On-Site Sign Standards to clarify sign requirements.
- B. The Ordinance would revise Section 23.743.050 Prohibited Signs to provide some exceptions for pole signs.

WHEREAS, Chapter 23.1104 Definitions of the Municipal Code, sets forth the definitions for land uses and other terms in the Zoning Code:

- A. The Ordinance would revise the definition for “community centers/civic uses” to include “ballrooms.”

WHEREAS, on DATE XX, 2023, the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

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

- A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[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 proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to provide clarification of uses, standards and/or enforcement procedures, address inconsistencies between definitions, delete text that is no longer necessary. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City’s General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these

Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

- B. **The proposed amendment is consistent with the General Plan.** The attached Municipal Code Amendments (“Amendment”) are consistent with the General Plan. The amendments would address inconsistencies, delete text and graphics that are no longer necessary, and provide clarifying language for implementation.
- C. **The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.** The amendments would address inconsistencies, delete text and graphics that are no longer necessary, and provide clarifying language for implementation. None of these proposed amendments will be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- D. **The proposed amendments are internally consistent with other applicable provisions in this Zoning Code.** The Amendments have been reviewed for consistency with the entirety of the Municipal Code and are consistent with other applicable provisions of the Municipal Code.

Section 3. Amendments to Title 23 Zoning Code

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

Section 4. Severability

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

Section 5. Effective Date

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

ITEM 5.2.

ATTACHMENT 2

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

Rancho Cordova

Municipal Code Amendments

Note to Reader: Only those sections and/or subsections listed within this document are being amended. Unless otherwise indicated, all sections and subsections prior to and after the amended section and/or subsection shall remain, unchanged.

CHAPTER 23.325.020 CONVENTION (CO) OVERLAY ZONING DISTRICT.

Table 23.325-1: Allowed Use Provisions in the Convention Overlay Zoning District

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Residential Uses		
Dwelling, Multifamily	P ¹	
Home Occupations	C	RCMC 23.901.030
Live-Work Facility	C	RCMC 23.901.040
Recreation, Education, and Public Assembly Uses		
Clubs, Lodges, and Private Meeting Halls	P	
Community Centers/Civic Uses	P	
Convention Center	P	
Indoor Amusement/Entertainment Facility	P	
Indoor Fitness and Sports Facility	AUP	
Libraries and Museums	P	
Outdoor Commercial Recreation	AUP	
Parks and Public Plazas	P	
Public Safety Facility	P	
Religious Institutions	C	
Schools, Private and Special/Studios ³	P	
Schools, Public ³	P	
Theaters and Auditoriums	P	
Utility, Transportation, and Communication Use Listings		
Broadcasting and Recording Studios	P	
Heliports	C	
Park and Ride Facility	P	
Telecommunication Facility	C	RCMC 23.907.020
Transit Stations and Terminals	C	
Utility Facilities and Infrastructure	C	RCMC 23.907.030

ITEM 5.2.

ATTACHMENT 3 Exhibit A to the Ordinance

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Retail, Service, and Office Uses		
Alcoholic Beverage Sales (off-premises consumption) ²	C	
Art, Antique, Collectable	P	
Artisan Shop	P	
Banks and Financial Services	P	
Bars and Nightclubs	C	
Brew Pub ²	P	
Business Support Services	P	
Child Day Care Facility	C	
Commercial Marijuana Uses	N	
Convenience Store	P	
Drive-In and Drive-Through Sales and Service	C	RCMC 23.910.030
Home Improvement Supplies	AUP	
Hotels and Motels	P	
Hotels and Motels, Extended Stay	C	
Medical Services, General	P	
Medical Services, Extended Care	P	
Medical Services, Hospitals	P	
Neighborhood Market/Grocery Stores/Supermarket	P	
Offices, Business and Professional	P	
Offices, Accessory	P	
Personal Services	P	
Restaurants	P	
Retail, Accessory	P	
Retail, General	P	
Tasting Room ²	P	
Veterinary Facility	AUP	
Automobile and Vehicle Uses		
Auto and Vehicle Sales and Rental	AUP	
Car Washing and Detailing	C	RMC 23.913.050
Service Stations	C	
Vehicle Services, Minor	AUP	

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Industrial, Manufacturing, and Processing Uses		
Brewery, Winery, Distillery ²	P	
Manufacturing – Small Scale	AUP	
Printing and Publishing	AUP	
Research and Development	AUP	
Warehousing	AUP	

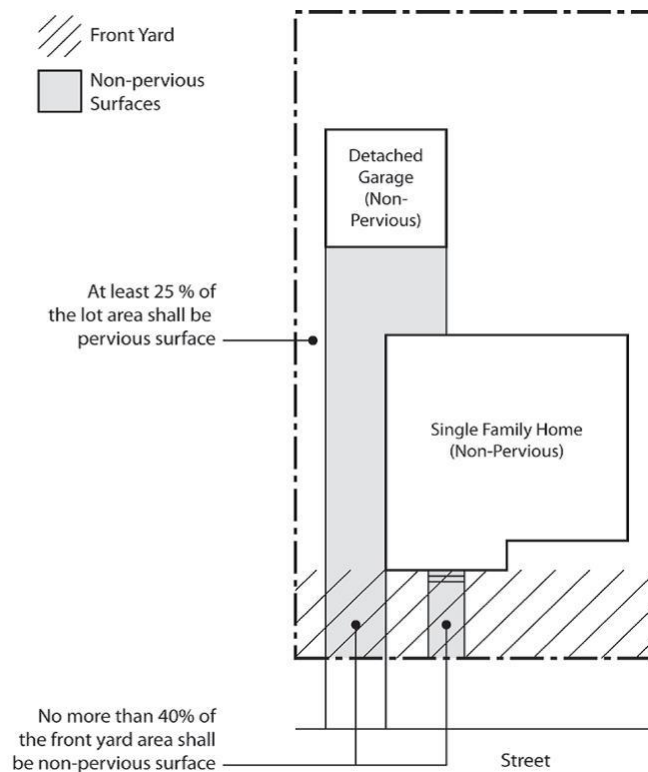
Notes:

1. For mixed-use zones, the use is permitted in conjunction with the predominant use of the underlying base zoning district. In other words, this use is only allowed as part of an integrated development.
2. Off-premises sale of alcohol is an allowed use where such sales are incidental to an allowed use that provides on-site alcohol consumption (restaurant, brew pub, tasting room, etc.).
3. Dormitories on any parcel that is part of a contiguous campus are permitted as an accessory use to the public or private school.

CHAPTER 23.716 LANDSCAPING**23.716.060 Special landscape provisions.**

A. Residential Landscape. For single-family and two-family residential zoning districts, at least 25 percent of the lot area shall be pervious surface. Additionally, no more than 40 percent of the front yard area shall be nonpervious surface (e.g. sidewalks, driveway or parking). Driveway pavement shall be five feet from the side property line in order to provide an area of landscaping between adjacent lots. This setback requirement excludes pedestrian walkways from the driveway to the side yard area. Deviations from these standards may be allowed through site plan and architecture review for small-lot single-family developments at the time of master home plan review where these standards cannot be attained due to design. Remaining unpaved portion shall be landscaped, irrigated, and maintained. See Figure 23.716-2 (Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones). Landscaped (pervious) areas shall include a combination of well-maintained ground cover, shrubs, hedges, trees and other pervious landscape materials.

Figure 23.716-2: Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones



CHAPTER 23.719.070 VEHICLE PARKING REQUIREMENTS.**Table 23.719-1: Required Minimum Vehicle Ratios**

Land Use Category	Vehicle Parking Spaces
Residential Uses	
Adult Day Care Home	None beyond single-family
Caretaker Housing	1/bedroom
Dwelling, Multifamily	
Studio and one-bedroom units	1/unit
Two- and three-bedroom units	2/unit
Four- or more bedroom units	2/unit
+ Guest parking	0.2/unit
Accessory Dwelling Unit ¹¹	1/unit
Junior Accessory Dwelling Unit	No minimum
Dwelling, Single-Family ^{1,2}	2/unit
Dwelling, Two-Family ^{1,2}	2/unit
Family Day Care Home, Large	1 additional
Family Day Care Home, Small	No minimum
Dormitories	1 space/3 occupants
Group Residential	None beyond single-family
Guest House	0 additional
Home Occupations ³	1 additional
Live-Work Facility	2/unit (plus 0.25/unit for guests)
Manufactured Home	2/unit
Mobile Home	2/unit
Mobile Home Park	2/unit
Residential Care Home	1 space per employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Senior Independent Living Facility	0.5/unit (plus 0.1 per unit for guests)
Agriculture, Resource, and Open Space Uses	
Equestrian Facility	1/4 stables
Recreation, Education, and Public Assembly Uses	
Cemeteries, Mausoleums	1/4 seats ⁵
Clubs, Lodges, and Private Meeting Halls	1/3 seats ⁵

ITEM 5.2.

ATTACHMENT 3 Exhibit A to the Ordinance

Land Use Category	Vehicle Parking Spaces
Community Centers/Civic Uses	4/1,000 sf
Community Garden	1/5,000 sf lot area ⁴
Correctional Institution	Parking Study Required
Golf Courses ⁶	10/hole
Indoor Amusement/Entertainment Facility	4/1,000 sf
Indoor Fitness and Sports Facility	4/1,000 sf
Libraries and Museums	3/1,000 sf
Outdoor Commercial Recreation	2/1,000 sf ⁷ or 1/4 seats or person capacity, whichever is greater
Parks and Public Plazas (less than 10 acres)	No minimum
Parks (10 acres or larger)	5% of total site area ^{4,7}
Public Safety Facility	4/1,000 sf
Recreational Vehicle Parks	1.5/site
Religious Institutions	0.3/seat
Resource-Related Recreation	1/10,000 sf land area, minimum 4 spaces
Schools, Public	
Preschool facilities and kindergartens	1/employee plus 1 per classroom, or 1/3 seats in assembly area, whichever is greater
Elementary or middle schools	1/employee plus 1 per classroom, or 1/3 seats in assembly area, whichever is greater
High schools	1/employee plus 1/3 students in 11th and 12th grades; or 1/3 seats in main auditorium
Colleges	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Schools, Private and Special/Studio	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Stadiums/Arenas	Special review of parking required
Theaters and Auditoriums	0.3/seat ¹⁰
Utility, Transportation, and Communication Use Listings	
Airport	Parking Study Required
Broadcasting and Recording Studios	3.2/1,000 sf
Heliports	1/landing pad
Park and Ride Facility	N/A
Parking Facility	N/A
Telecommunication Facility	0.5/1 employee
Utility Facilities and Infrastructure	0.5/1 employee

ITEM 5.2.

ATTACHMENT 3 Exhibit A to the Ordinance

Land Use Category	Vehicle Parking Spaces
Retail, Service, and Office Uses	
Adult Day Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Alcoholic Beverage Sales	3.6/1,000 sf
Ambulance Service	3.2/1,000 sf
Animal Sales and Grooming	3.6/1,000 sf
Art, Antique, Collectable	3.6/1,000 sf
Artisan Shops	3.6/1,000 sf
Banks and Financial Services	3/1,000 sf
Bars and Nightclubs	1 per 3 fixed seats, or 1/50 sf of net floor area of assembly space
Bed and Breakfast Inns	1/room
Building Materials Stores and Yards	1/1,000 sf
Business Support Services	3.2/1,000 sf
Call Centers	5/1,000 sf
Child Day Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Convenience Stores	3.6/1,000 sf
Drive-In and Drive-Through Sales and Service (not including restaurants)	1 space/2 employees during period of greatest employment
Equipment Sales and Rental ⁸	1/250 sf interior sales area, plus 1/1,000 sf exterior display area
Furniture, Furnishings, and Appliance Stores	1/1,000 sf
Garden Center/Plant Nursery	1/300 sf retail sales area, plus 1/1,000 sf exterior display area
Grocery Stores/Supermarket	3.5/1,000 sf
Home Improvement Supplies	2/1,000 sf
Hotels and Motels	1/room
Kennels, Commercial	3.2/1,000 sf
Maintenance and Repair, Small Equipment	3.2/1,000 sf
Medical Services, General	3.9/1,000 sf
Medical Services, Extended Care	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Medical Services, Hospitals ⁹	2/bed or 2/1,000 sf
Mortuaries and Funeral Homes ⁵	1/3 seats
Neighborhood Market	3/1,000 sf

Land Use Category	Vehicle Parking Spaces
Offices, Business and Professional ¹²	3/1,000 sf
Offices, Accessory	3/1,000 sf
Personal Services	3.2/1,000 sf
Residential Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Restaurants	1/3 seats
Retail, Accessory	3.6/1,000 sf
Retail, General	3.6/1,000 sf
Retail, Warehouse Club	3.6/1,000 sf
Veterinary Facility	3.2/1,000 sf
Regional Shopping Center	5.5/1,000 sf
Tasting Room ¹³	1 space/300 sf
Vehicle Uses	
Vehicle Dismantling	3 spaces, plus 1 space/employee
Vehicle Sales and Rental	2.5/1,000 sf, plus 1 space per rental vehicle
Vehicle Sales, Wholesale	1/1,000 sf, minimum 2 spaces
Vehicle Storage	1/2,000 sf, plus 1 space/company-operated vehicle
Vehicle Parts Sales	3.6/1,000 sf
Car Washing and Detailing	3 spaces minimum + 2 per bay
Service Stations	3 spaces minimum + 2 per bay
Vehicle Services	2 per service bay
Industrial, Manufacturing, and Processing Uses	
Agricultural Products Processing	1.6/1,000 sf, plus 1 space/company-operated vehicle
Manufacturing ¹⁴	1/1,000 sf, plus 1 space/company-operated vehicle
Office (as accessory to a use in this category)	2.7/1,000 sf
Printing and Publishing	1/1,000 sf, plus 1 space/company-operated vehicle
Recycling Facility, Processing	1/200 sf office space, plus 1 space/employee
Recycling Facility, Scrap and Dismantling Facility	1/1,000 sf, plus 1 space/company-operated vehicle
Research and Development	2.5/1,000 sf
Storage, Personal Storage Facility ¹⁵	1/2,000 sf, plus 1 space/company-operated vehicle
Storage, Warehouse	0.5/1,000 sf, plus 1 space/company-operated vehicle
Wholesaling and Distribution	0.5/1,000 sf, plus 1 space/company-operated vehicle
Special Regulated Uses	

Land Use Category	Vehicle Parking Spaces
Card Rooms	1/2 seats in play area
Check Cashing Businesses	3.6/1,000 sf
Massage Parlor	3.2/1,000 sf
Pawnshops	3.6/1,000 sf
Recycling Facility, Collection Facility	3.2/1,000 sf
Sexually Oriented Businesses	1/3 fixed seats or 4/1,000 sf, whichever is greater
Smoke Shops	3.6/1,000 sf
Tattoo Parlors	3.6/1,000 sf
Thrift Store	3.6/1,000 sf

Notes:

1. See RCMC 23.719.130.
2. Parking may be reduced to one space per unit for residential units for low or moderate income subsidized homeownership units.
3. Additional parking for home occupations is not required to be covered or enclosed and may occur within the front or street-side yard setback on a driveway or other paved surface.
4. On-street parking space adjacent to park property may be credited toward parking requirement.
5. Applies to seating in main or largest assembly area only.
6. Clubhouse calculated as retail and provided in addition to required spaces for golf courses. Additional parking not required for accessory uses (e.g., driving ranges, putting greens, maintenance shops, equipment storage).
7. Parking based on area of active recreation only.
8. Indoor and outdoor merchandise display areas.
9. Calculate associated medical office facilities as medical services, general.
10. If fixed seating is not used, then parking shall be provided at a ratio of one space/30 square feet of floor area in the assembly hall(s).
11. Parking requirements shall be in compliance with Government Code Section 65852.2. No additional parking shall be required for an accessory dwelling unit if: the unit is located within one-half mile of public transit, the unit is located within an architecturally and historically significant district; the unit is part of the existing primary residence or an existing accessory structure; or there is a car share vehicle located within one block of the unit.
12. Office, business and professional shall be allowed up to 200 percent of minimum required parking by right with no additional approvals.
13. Required parking spaces for adjacent uses can be counted towards the required parking for a tasting room as long as the hours of operations for the use do not overlap with the tasting room hours.
14. Manufacturing shall be allowed up to 300 percent of minimum required parking by right with no additional approvals.
15. Personal storage facilities with internally accessed storage units (units not directly accessed from internal drive aisles) shall provide loading zones at each building with number of loading spaces determined during project review. [Ord. 1-2022 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.080). Formerly 23.719.080].

CHAPTER 23.719.130 STANDARDS FOR OFF-STREET PARKING FOR PRIVATE RESIDENCES.

Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

A. Any vehicle, trailer, or vessel which is inoperable or vehicles that are certified as nonoperation or planned nonoperation certified with the Department of Motor Vehicles shall be stored entirely within an enclosed structure, where it is not visible from the street or other public or private property and shall not be parked or stored in any yard within a residential zoning district or neighborhood.

B. Unless specifically permitted by this code, required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel. Required parking must be provided within a fully enclosed garage or carport (see RCMC 23.734.040, Development standards).

C. Parking in excess of the required parking (e.g., driveways) may be provided within the front and street side yard setback, as follows:

1. Vehicle parking (including driveways) within the front yard area or as seen by the public street in residential areas shall be provided on a lasting, durable surface (e.g., concrete, asphalt, or similar material). Permeable paving materials, such as pervious concrete, are permitted as an alternative to standard asphalt or concrete surface. Use of grasscrete, ribbon drive (Hollywood strips) or other acceptable alternatives as determined by the director may be allowed for purposes of a driving surface that leads to a legal parking area outside of the front yard area or as seen by the public street. No parking is allowed on these features within the front yard area or as seen by the public street.

2. Parking areas shall not exceed the maximum impervious surface allowed on a parcel (e.g., impervious surface in front yards is limited to 40 percent coverage).

3. Parking may not occur within any required clear vision triangle area on a corner lot.

D. Each parking space shall be at least eight and one-half feet wide by 18 feet deep.

E. Tandem (end-to-end) parking is allowed to meet the minimum off-street parking requirements.

F. Required parking may be provided in the rear yard only when an alley is available for access.

G. The minimum driveway width is 10 feet. Driveway pavement shall be five feet from the side property line in order to provide an area of landscaping between adjacent lots. Deviations from these standards may be allowed through site plan and architecture review for small-lot single-family developments at the time of master home plan review where these standards cannot be attained due to design. Remaining unpaved portion shall be landscaped, irrigated, and maintained. See Figure 23.716-2 (Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones).

H. The use of structures, temporary canopies, tarps, and other similar types of covering for vehicles is strictly prohibited within the front setback.

I. Commercial vehicles shall not be parked on residential property.

J. Parking of RVs, trailers, and vessels shall conform with the following additional regulations:

1. Parking on a lasting, durable surface (e.g., concrete, asphalt, or pervious concrete) is required.

2. Parking within the clear vision area is prohibited. [Ord. 1-2022 § 3 (Exh. A); Ord. 11-2020 § 3 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 7-2018 § 3; Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.140)].

CHAPTER 23.734 ACCESSORY STRUCTURES.

Table 23.734-1: Development Standards for Accessory Structures

Accessory Use	Type	Interior Property Line	Rear Property Line	Zoning Certification
General Accessory Structure	Square footage less than 120 and less than 8 feet in height overall	3 feet The structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.	3 feet	No
	Square footage 120 and more and/or more than 8 feet in height overall	For structures 8 feet in height, the minimum setback from the rear and side property lines is 5 feet. Up to every ½ foot increase in height over 8 feet, the setback shall increase by another ½ feet. (For example: 8 feet tall= 5-foot setback; 8.5 feet tall=5.5-foot setback; 8.75 feet tall = 6-foot setback...)	. For structures 8 feet in height, the minimum setback from the rear and side property lines is 5 feet. Up to every ½ foot increase in height over 8 feet, the setback shall increase by another ½ feet. (For example: 8 feet tall= 5-foot setback; 8.5 feet tall=5.5-foot setback; 8.75 feet tall = 6-foot setback...)	Yes
Swimming Pools, Spas, and Pool Equipment (Setbacks shall be from the right-of-way or property line to the water line or pool equipment)		3 feet	3 feet	Yes
Landscape Features	Square footage less than 120 and less than 8 feet in height	3 feet	3 feet	No
Pad, Less Than 8 Inches Tall		None	None	No
Pad, Driveway		5 feet from the property line	None	No

CHAPTER 23.743.050 PROHIBITED SIGNS

The signs listed in this section are inconsistent with the purposes and standards of this chapter as described below and as such are prohibited in all zoning districts, unless specifically authorized by another provision of this chapter:

- A. Moving or rotating signs, except barber poles at barbershops.
- B. Signs with flashing, moving, or animated illumination (e.g., flashing signs), except barber poles at barbershops and electronic readerboards. Sign content must remain static and not change message or appearance and may only change message or appearance after a minimum period of 60 minutes.
- C. Any sign displaying any obscene matter.
- D. Signs located within the clear vision triangle as defined by Improvement Standard 4-18, Visibility Restrictions at Driveways and Intersections, and any future updates thereto.
- E. Signs which imitate or resemble official traffic warning devices or signs, that by color, location, content, or lighting may confuse or disorient vehicular or pedestrian traffic, excluding on-site directional signs as specified in RCMC 23.743.040 (Sign exemptions).
- F. Portable signs (e.g., A-frame sign), except for real estate signs as provided in RCMC 23.743.085 (Real estate sign standards) or as permitted as a temporary sign with a temporary use permit as provided in RCMC 23.743.070 (Allowed temporary on-site sign standards).
- G. Temporary signs, except when a valid temporary use permit has been issued or as otherwise exempted in RCMC 23.743.030 (Permit requirements for signs).
- H. Inflatable or lighter-than-air devices (e.g., balloon sign) of any kind when attached or secured from the ground or to any object on the ground, except for residential real estate as part of zoning certification and under the standards of RCMC 23.743.085 (Real estate sign standards) or except when a valid temporary use permit has been issued as provided for in RCMC 23.743.070 (Allowed temporary on-site sign standards).
- I. Portable readerboard advertising devices which are readerboard signs affixed with wheels so as to make them moveable signs.
- J. Signs projecting over roofs and roof signs, except where specifically provided for under the provisions of signs attached to buildings.
- K. Signs projecting from buildings, except where provided for in a special sign district ordinance or otherwise specifically provided for.
- L. Banners, except when allowed through a temporary use permit or a grand opening event as described in RCMC 23.743.070 (Allowed temporary on-site sign standards).
- M. Pennant flags and string pennant flags.
- N. Wind signs.
- O. Vehicle signs (large) as defined in this chapter.
- P. Video display signs, except as provided for in RCMC 23.743.065 (Standards for electronic message signs).
- Q. Reserved.
- R. Digital freeway signs, except as provided for in RCMC 23.743.150 (Digital freeway signs overlay).
- S. Electronic message and graphic display signs, except as provided for in RCMC 23.743.065 (Standards for electronic message signs).

T. Signs with fluctuating illumination, including any changes in light intensity or use of intermittent, strobe, or moving light that does not fall under the definition of another sign type (e.g., video display sign), unless approved under RCMC 23.743.065.

U. Any other advertising device attached to a building, fence, pole, or vehicle on display not specifically mentioned, unless otherwise provided for in this code.

V. Any sign in the public right-of-way unless otherwise permitted in this code or by the public works director (e.g., encroachment permit).

W. Signs on portions of a structure exempted from the height requirements as described in RCMC 23.701.040 (Height exceptions) when said features exceed the height limit of the underlying zone.

X. Pylon signs.

Y. Pole signs except for signs as described RCMC 23.743.040.A.2.g (on-site directional signs) and 23.743.040.A.2.i (menu/order board signs). [Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2014 § 3 (Exh. C); Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.050)].

CHAPTER 23.743.060 ALLOWED PERMANENT ON-SITE SIGN STANDARDS.

Table 23.743-1: Allowed Permanent On-Site Sign Standards

Sign Type		Maximum Number Permitted	Maximum Area ³	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
Home Occupations							
Building-Attached Sign	All types	1 per home occupation	4 sf	Not extending above the roofline of the building	No		
Agricultural Uses							
Freestanding Sign	Monument only	1 per establishment	Parcels < 5 ac, 16 sf; Parcels > 5 ac, 24 sf	6 ft	No	10 ft	
Permanent Subdivision Identification Signs							
Freestanding Sign	Monument or on fence/wall, not in ROW	1 per entrance	24 sf	6 ft	Yes	10 ft	
	Monument, w/in ROW	1 per entrance	24 sf	6 ft	No	¹	
Multifamily Dwellings and Complexes							

Sign Type		Maximum Number Permitted	Maximum Area ³	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
Building-Attached Signs	All types	1 per entrance	24 sf	Not extending above the roofline of the building	Yes		
Freestanding Sign	Monument only	1 per entrance	24 sf	6 ft	Yes	10 ft	
Commercial Uses							
Building-Attached Signs	All types	No maximum	< 50 ft from ROW: 2:1; ≥ 50 ft from ROW: 3:1	Not extending above the roofline of the building	Yes		
Freestanding Signs for Individual Buildings Not Part of an Integrated Development	Monument only	1 per project entrance	50 sf	10 ft	Yes	10 ft	
Freestanding Signs for Integrated Developments	Monument only	1 per project entrance	150 sf/sign	10 ft	Yes	10 ft	
Office Uses							
Building-Attached Signs	All types	1 per establishment per building frontage	1:1	Not extending above the roofline of the building	Yes		
Freestanding Signs for Individual Buildings Not Part of an Integrated Development	Monument only	1 per project entrance	25 sf	10 ft	Yes	10 ft	
Freestanding Signs for Integrated Developments	Monument only	1 per project entrance	50 sf/sign	10 ft	Yes	10 ft	
Industrial Uses							

Sign Type		Maximum Number Permitted	Maximum Area ³	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
Building-Attached Signs	All types	No maximum	< 50 ft from ROW: 2:1; ≥ 50 ft from ROW: 3:1	Not extending above the roofline of the building	Yes		
Freestanding Signs for Individual Buildings Not Part of an Integrated Development	Monument only	1 per parcel	40 sf	10 ft	Yes	10 ft	
Freestanding Signs for Integrated Developments	Monument only	1 per project entrance	40 sf/sign	10 ft	Yes	10 ft	
Automotive Service Stations²							
Building-Attached Signs	All types	No maximum	125 sf all signs	Not extending above the roofline of the building	Yes		
Freestanding Signs	Monument only	2	36 sf for freestanding signs. 52 sf including pricing signs	10 ft	Yes	10 ft	
Institutional and Public/Quasi-Public Uses							
Building-Attached Signs	All types	1	24 sf	Not extending above the roofline of the building	Yes		
Freestanding Signs	Monument only	1 per main entrance	24 sf	6 ft	Yes	10 ft	
Public Assembly Uses							
Building-Attached Signs	All Types	1	36 sf total	Not extending above the roofline of the	Yes		

Sign Type		Maximum Number Permitted	Maximum Area ³	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
				building			
Freestanding Sign	Monument only	1	24 sf for freestanding sign	6 ft	Yes	10 ft	

Notes:

1. Within median island, sign must be set back three feet from sides and 12 feet from ends.
2. Excludes the gas pricing component of the subject sign, which is regulated by state law.
3. Maximum total sign area may be exceeded with the approval of a unified sign program. Signage may also be permitted to exceed the total signage allowance based on primary site or building frontage by 25 percent with the approval of a unified sign program.

[Ord. 4-2017 § 3 (Exh. B); Ord. 12-2014 § 3 (Exh. C); Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.060)].

CHAPTER 23.1104.040 LAND USE DEFINITIONS.

“Community centers/civic uses” means multipurpose meeting facilities, recreational facilities, and ballrooms typically consisting of one or more meeting or multipurpose rooms, kitchens and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Rancho Cordova

Municipal Code Amendments

Track Changes

Note to Reader: Only those sections and/or subsections listed within this document are being amended. Unless otherwise indicated, all sections and subsections prior to and after the amended section and/or subsection shall remain, unchanged.

CHAPTER 23.325.020 CONVENTION (CO) OVERLAY ZONING DISTRICT.

Table 23.325-1: Allowed Use Provisions in the Convention Overlay Zoning District

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Residential Uses		
Dwelling, Multifamily	P ¹	
Home Occupations	C	RCMC 23.901.030
Live-Work Facility	C	RCMC 23.901.040
Recreation, Education, and Public Assembly Uses		
Clubs, Lodges, and Private Meeting Halls	P	
Community Centers/Civic Uses	P	
Convention Center	P	
Indoor Amusement/Entertainment Facility	P	
Indoor Fitness and Sports Facility	AUP	
Libraries and Museums	P	
Outdoor Commercial Recreation	AUP	
Parks and Public Plazas	P	
Public Safety Facility	P	
Religious Institutions	C	
Schools, Private and Special/Studios ³	P	
Schools, Public ³	P	
Theaters and Auditoriums	P	
Utility, Transportation, and Communication Use Listings		
Broadcasting and Recording Studios	P	
Heliports	C	
Park and Ride Facility	P	
Telecommunication Facility	C	RCMC 23.907.020
Transit Stations and Terminals	C	
Utility Facilities and Infrastructure	C	RCMC 23.907.030

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Retail, Service, and Office Uses		
Alcoholic Beverage Sales (off-premises consumption) ²	C	
Art, Antique, Collectable	P	
Artisan Shop	P	
Banks and Financial Services	P	
Bars and Nightclubs	C	
Brew Pub ²	P	
Business Support Services	P	
Child Day Care Facility	C	
Commercial Marijuana Uses	N	
Convenience Store	P	
Drive-In and Drive-Through Sales and Service	C	RCMC 23.910.030
Home Improvement Supplies	AUP	
Hotels and Motels	P	
Hotels and Motels, Extended Stay	C	
Medical Services, General	P	
Medical Services, Extended Care	P	
Medical Services, Hospitals	P	
Neighborhood Market/Grocery Stores/Supermarket	P	
Offices, Business and Professional	P	
Offices, Accessory	P	
Personal Services	P	
Restaurants	P	
Retail, Accessory	P	
Retail, General	P	
Tasting Room ²	P	
Veterinary Facility	AUP	
Automobile and Vehicle Uses		
Auto and Vehicle Sales and Rental	AUP	
Car Washing and Detailing	C	RMC 23.913.050
Service Stations	C	
Vehicle Services, Minor	AUP	

Land Use Category	Convention Overlay Zoning District	Special Use Regulations
Industrial, Manufacturing, and Processing Uses		
Brewery, Winery, Distillery ²	P	
Manufacturing – Small Scale	AUP	
Printing and Publishing	AUP	
Research and Development	AUP	
Warehousing	AUP	

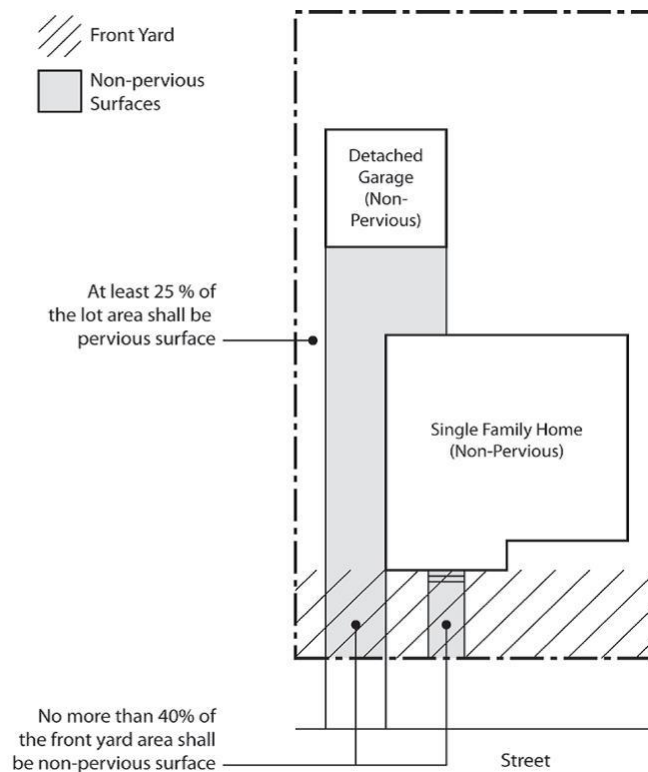
Notes:

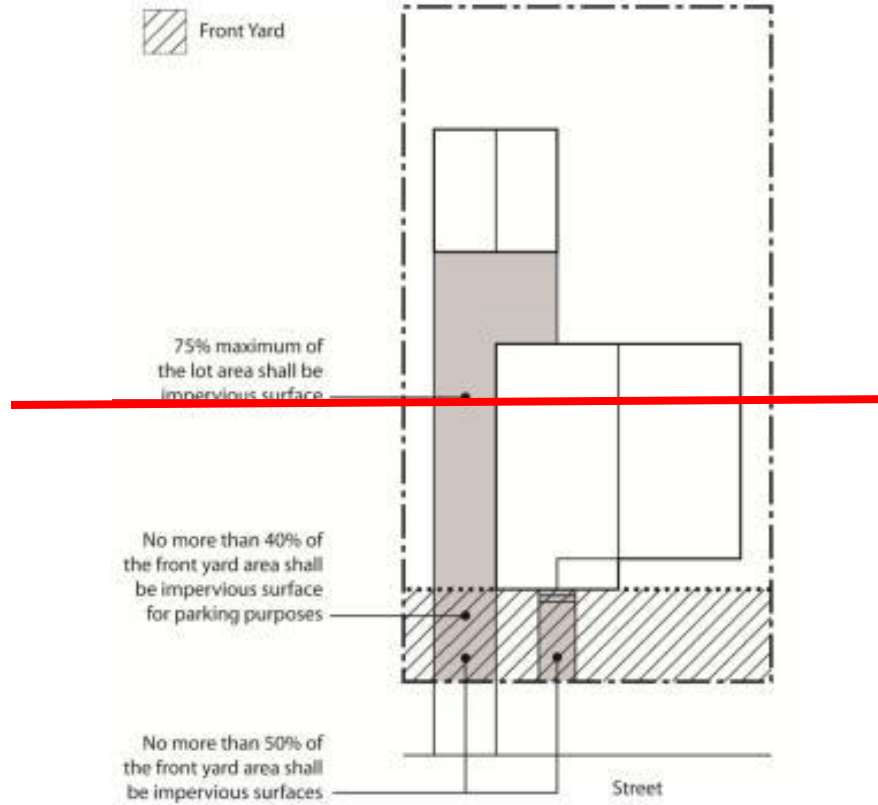
1. For mixed-use zones, the use is permitted in conjunction with the predominant use of the underlying base zoning district. In other words, this use is only allowed as part of an integrated development.
2. Off-premises sale of alcohol is an allowed use where such sales are incidental to an allowed use that provides on-site alcohol consumption (restaurant, brew pub, tasting room, etc.).
3. Dormitories on any parcel that is part of a contiguous campus are permitted as an accessory use to the public or private school.

CHAPTER 23.716 LANDSCAPING**23.716.060 Special landscape provisions.**

A. Residential Landscape. For single-family and two-family residential zoning districts, at least 25 percent of the lot area shall be pervious surface. Additionally, no more than 40 percent of the front yard area shall be nonpervious surface (e.g. sidewalks, driveway or parking). Driveway pavement shall be five feet from the side property line in order to provide an area of landscaping between adjacent lots. This setback requirement excludes pedestrian walkways from the driveway to the side yard area. Deviations from these standards may be allowed through site plan and architecture review for small-lot single-family developments at the time of master home plan review where these standards cannot be attained due to design. Remaining unpaved portion shall be landscaped, irrigated, and maintained. See Figure 23.716-2 (Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones). Landscaped (pervious) areas shall include a combination of well-maintained ground cover, shrubs, hedges, trees and other pervious landscape materials.

Figure 23.716-2: Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones





CHAPTER 23.719.070 VEHICLE PARKING REQUIREMENTS.**Table 23.719-1: Required Minimum Vehicle Ratios**

Land Use Category	Vehicle Parking Spaces
Residential Uses	
Adult Day Care Home	None beyond single-family
Caretaker Housing	1/bedroom
Dwelling, Multifamily	
Studio and one-bedroom units	1/unit
Two- and three-bedroom units	2/unit
Four- or more bedroom units	2/unit
+ Guest parking	0.2/unit
Accessory Dwelling Unit ¹¹	1/unit
Junior Accessory Dwelling Unit	No minimum
Dwelling, Single-Family ^{1,2}	2/unit
Dwelling, Two-Family ^{1,2}	2/unit
Family Day Care Home, Large	1 additional
Family Day Care Home, Small	No minimum
Dormitories	1 space/3 occupants
Group Residential	None beyond single-family
Guest House	0 additional
Home Occupations ³	1 additional
Live-Work Facility	2/unit (plus 0.25/unit for guests)
Manufactured Home	2/unit
Mobile Home	2/unit
Mobile Home Park	2/unit
Residential Care Home	1 space per employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Senior Independent Living Facility	0.5/unit (plus 0.1 per unit for guests)
Agriculture, Resource, and Open Space Uses	
Equestrian Facility	1/4 stables
Recreation, Education, and Public Assembly Uses	
Cemeteries, Mausoleums	1/4 seats ⁵
Clubs, Lodges, and Private Meeting Halls	1/3 seats ⁵

Land Use Category	Vehicle Parking Spaces
Community Centers/Civic Uses	4/1,000 sf
Community Garden	1/5,000 sf lot area ⁴
Correctional Institution	Parking Study Required
Golf Courses ⁶	10/hole
Indoor Amusement/Entertainment Facility	4/1,000 sf
Indoor Fitness and Sports Facility	4/1,000 sf
Libraries and Museums	3/1,000 sf
Outdoor Commercial Recreation	2/1,000 sf ⁷ or 1/4 seats or person capacity, whichever is greater
Parks and Public Plazas (less than 10 acres)	No minimum
Parks (10 acres or larger)	5% of total site area ^{4,7}
Public Safety Facility	4/1,000 sf
Recreational Vehicle Parks	1.5/site
Religious Institutions	0.3/seat
Resource-Related Recreation	1/10,000 sf land area, minimum 4 spaces
Schools, Public	
Preschool facilities and kindergartens	1/employee plus 1 per classroom, or 1/3 seats in assembly area, whichever is greater
Elementary or middle schools	1/employee plus 1 per classroom, or 1/3 seats in assembly area, whichever is greater
High schools	1/employee plus 1/3 students in 11th and 12th grades; or 1/3 seats in main auditorium
Colleges	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Commercial schools Schools, Private and Special/Studio	1 space/employee + 1 space/2 students; or 1/3 seats in largest assembly area
Stadiums/Arenas	Special review of parking required
Theaters and Auditoriums	0.3/seat ¹⁰
Utility, Transportation, and Communication Use Listings	
Airport	Parking Study Required
Broadcasting and Recording Studios	3.2/1,000 sf
Heliports	1/landing pad
Park and Ride Facility	N/A
Parking Facility	N/A
Telecommunication Facility	0.5/1 employee
Utility Facilities and Infrastructure	0.5/1 employee

Land Use Category	Vehicle Parking Spaces
Retail, Service, and Office Uses	
Adult Day Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Alcoholic Beverage Sales	3.6/1,000 sf
Ambulance Service	3.2/1,000 sf
Animal Sales and Grooming	3.6/1,000 sf
Art, Antique, Collectable	3.6/1,000 sf
Artisan Shops	3.6/1,000 sf
Banks and Financial Services	3/1,000 sf
Bars and Nightclubs	1 per 3 fixed seats, or 1/50 sf of net floor area of assembly space
Bed and Breakfast Inns	1/room
Building Materials Stores and Yards	1/1,000 sf
Business Support Services	3.2/1,000 sf
Call Centers	5/1,000 sf
Child Day Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Convenience Stores	3.6/1,000 sf
Drive-In and Drive-Through Sales and Service (not including restaurants)	1 space/2 employees during period of greatest employment
Equipment Sales and Rental ⁸	1/250 sf interior sales area, plus 1/1,000 sf exterior display area
Furniture, Furnishings, and Appliance Stores	1/1,000 sf
Garden Center/Plant Nursery	1/300 sf retail sales area, plus 1/1,000 sf exterior display area
Grocery Stores/Supermarket	3.5/1,000 sf
Home Improvement Supplies	2/1,000 sf
Hotels and Motels	1/room
Kennels, Commercial	3.2/1,000 sf
Maintenance and Repair, Small Equipment	3.2/1,000 sf
Medical Services, General	3.9/1,000 sf
Medical Services, Extended Care	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Medical Services, Hospitals ⁹	2/bed or 2/1,000 sf
Mortuaries and Funeral Homes ⁵	1/3 seats
Neighborhood Market	3/1,000 sf

Land Use Category	Vehicle Parking Spaces
Offices, Business and Professional ¹²	3/1,000 sf
Offices, Accessory	3/1,000 sf
Personal Services	3.2/1,000 sf
Residential Care Facility	1 space/employee, plus 1 space/facility vehicle, plus 1 space/8 persons at facility capacity
Restaurants	1/3 seats
Retail, Accessory	3.6/1,000 sf
Retail, General	3.6/1,000 sf
Retail, Warehouse Club	3.6/1,000 sf
Veterinary Facility	3.2/1,000 sf
Regional Shopping Center	5.5/1,000 sf
Tasting Room ¹³	1 space/300 sf
Vehicle Uses	
Vehicle Dismantling	3 spaces, plus 1 space/employee
Vehicle Sales and Rental	2.5/1,000 sf, plus 1 space per rental vehicle
Vehicle Sales, Wholesale	1/1,000 sf, minimum 2 spaces
Vehicle Storage	1/2,000 sf, plus 1 space/company-operated vehicle
Vehicle Parts Sales	3.6/1,000 sf
Car Washing and Detailing	3 spaces minimum + 2 per bay
Service Stations	3 spaces minimum + 2 per bay
Vehicle Services	2 per service bay
Industrial, Manufacturing, and Processing Uses	
Agricultural Products Processing	1.6/1,000 sf, plus 1 space/company-operated vehicle
Manufacturing ¹⁴	1/1,000 sf, plus 1 space/company-operated vehicle
Office (as accessory to a use in this category)	2.7/1,000 sf
Printing and Publishing	1/1,000 sf, plus 1 space/company-operated vehicle
Recycling Facility, Processing	1/200 sf office space, plus 1 space/employee
Recycling Facility, Scrap and Dismantling Facility	1/1,000 sf, plus 1 space/company-operated vehicle
Research and Development	2.5/1,000 sf
Storage, Personal Storage Facility ¹⁵	1/2,000 sf, plus 1 space/company-operated vehicle
Storage, Warehouse	0.5/1,000 sf, plus 1 space/company-operated vehicle
Wholesaling and Distribution	0.5/1,000 sf, plus 1 space/company-operated vehicle
Special Regulated Uses	

Land Use Category	Vehicle Parking Spaces
Card Rooms	1/2 seats in play area
Check Cashing Businesses	3.6/1,000 sf
Massage Parlor	3.2/1,000 sf
Pawnshops	3.6/1,000 sf
Recycling Facility, Collection Facility	3.2/1,000 sf
Sexually Oriented Businesses	1/3 fixed seats or 4/1,000 sf, whichever is greater
Smoke Shops	3.6/1,000 sf
Tattoo Parlors	3.6/1,000 sf
Thrift Store	3.6/1,000 sf

Notes:

1. See RCMC 23.719.130.
2. Parking may be reduced to one space per unit for residential units for low or moderate income subsidized homeownership units.
3. Additional parking for home occupations is not required to be covered or enclosed and may occur within the front or street-side yard setback on a driveway or other paved surface.
4. On-street parking space adjacent to park property may be credited toward parking requirement.
5. Applies to seating in main or largest assembly area only.
6. Clubhouse calculated as retail and provided in addition to required spaces for golf courses. Additional parking not required for accessory uses (e.g., driving ranges, putting greens, maintenance shops, equipment storage).
7. Parking based on area of active recreation only.
8. Indoor and outdoor merchandise display areas.
9. Calculate associated medical office facilities as medical services, general.
10. If fixed seating is not used, then parking shall be provided at a ratio of one space/30 square feet of floor area in the assembly hall(s).
11. Parking requirements shall be in compliance with Government Code Section 65852.2. No additional parking shall be required for an accessory dwelling unit if: the unit is located within one-half mile of public transit, the unit is located within an architecturally and historically significant district; the unit is part of the existing primary residence or an existing accessory structure; or there is a car share vehicle located within one block of the unit.
12. Office, business and professional shall be allowed up to 200 percent of minimum required parking by right with no additional approvals.
13. Required parking spaces for adjacent uses can be counted towards the required parking for a tasting room as long as the hours of operations for the use do not overlap with the tasting room hours.
14. Manufacturing shall be allowed up to 300 percent of minimum required parking by right with no additional approvals.
15. Personal storage facilities with internally accessed storage units (units not directly accessed from internal drive aisles) shall provide loading zones at each building with number of loading spaces determined during project review. [Ord. 1-2022 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.080). Formerly 23.719.080].

CHAPTER 23.719.130 STANDARDS FOR OFF-STREET PARKING FOR PRIVATE RESIDENCES.

Off-street parking and driveways for detached dwellings, manufactured homes, single-family attached dwellings, and two-unit attached dwellings shall meet the following requirements:

A. Any vehicle, trailer, or vessel which is inoperable or vehicles that are certified as nonoperation or planned nonoperation certified with the Department of Motor Vehicles shall be stored entirely within an enclosed structure, where it is not visible from the street or other public or private property and shall not be parked or stored in any yard within a residential zoning district or neighborhood.

B. Unless specifically permitted by this code, required off-street parking spaces shall not be located within any required front yard or required street side yard setback of any parcel. Required parking must be provided within a fully enclosed garage or carport (see RCMC 23.734.040, Development standards).

C. Parking in excess of the required parking (e.g., driveways) may be provided within the front and street side yard setback, as follows:

1. Vehicle parking (including driveways) within the front yard area or as seen by the public street in residential areas shall be provided on a lasting, durable surface (e.g., concrete, asphalt, or similar material). Permeable paving materials, such as ~~paver stones~~, pervious concrete, ~~or interlocking grids with gravel~~, are permitted as an alternative to a standard asphalt or concrete surface. Use of grasscrete, ribbon drive (Hollywood strips) or other acceptable alternatives as determined by the director may be allowed for purposes of a driving surface that leads to a legal parking area outside of the front yard area or as seen by the public street. No parking is allowed on these features within the front yard area or as seen by the public street.

2. Parking areas shall not exceed the maximum impervious surface allowed on a parcel (e.g., impervious surface in front yards is limited to 40 percent coverage).

3. Parking may not occur within any required clear vision triangle area on a corner lot.

D. Each parking space shall be at least eight and one-half feet wide by 18 feet deep.

E. Tandem (end-to-end) parking is allowed to meet the minimum off-street parking requirements.

F. Required parking may be provided in the rear yard only when an alley is available for access.

G. The minimum driveway width is 10 feet. Driveway pavement shall be five feet from the side property line in order to provide an area of landscaping between adjacent lots. Deviations from these standards may be allowed through site plan and architecture review for small-lot single-family developments at the time of master home plan review where these standards cannot be attained due to design. Remaining unpaved portion shall be landscaped, irrigated, and maintained. See Figure 23.716-2 (Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones).

H. The use of structures, temporary canopies, tarps, and other similar types of covering for vehicles is strictly prohibited within the front setback.

I. Commercial vehicles shall not be parked on residential property.

J. Parking of RVs, trailers, and vessels shall conform with the following additional regulations:

1. Parking on a lasting, durable surface (e.g., concrete, asphalt, ~~or pervious concrete, grasscrete, or permeable paving material~~) is required.

2. Parking within the clear vision area is prohibited. [Ord. 1-2022 § 3 (Exh. A); Ord. 11-2020 § 3 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 7-2018 § 3; Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.7.140)].

CHAPTER 23.734 ACCESSORY STRUCTURES.**Table 23.734-1: Development Standards for Accessory Structures**

Accessory Use	Type	Interior Property Line	Rear Property Line	Zoning Certification
General Accessory Structure	Square footage less than 120 and less than 8 feet in height overall	3 feet The structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building.	3 feet	No
	Square footage 120 and more and/or more than 8 feet in height overall	For structures 8 feet in height, the minimum setback is 5 feet. The structure's setback shall be plus 1 foot per every foot above 8 feet in height. The structure shall not be placed closer to the front lot line than the farthest back front wall of the principal building. For structures 8 feet in height, the minimum setback from the rear and side property lines is 5 feet. <u>Up to every ½ foot increase in height over 8 feet, the setback shall increase by another ½ foot. (For example: 8 feet tall= 5-foot setback; 8.5 feet tall=5.5-foot setback; 8.75 feet tall = 6-foot setback...)</u>	For structures 8 feet in height, the minimum setback is 5 feet. The structure's setback shall be plus 1 foot per every foot above 8 feet in height. For structures 8 feet in height, the minimum setback from the rear and side property lines is 5 feet. <u>Up to every ½ foot increase in height over 8 feet, the setback shall increase by another ½ foot. (For example: 8 feet tall= 5-foot setback; 8.5 feet tall=5.5-foot setback; 8.75 feet tall = 6-foot setback...)</u>	Yes
Swimming Pools, Spas, and Pool Equipment (Setbacks shall be from the right-of-way or property line to the water line or pool equipment)		3 feet	3 feet	Yes
Landscape Features	Square footage less than 120 and less than 8 feet in height	3 feet	3 feet	No
Pad, Less Than 8 Inches Tall		None	None	No
Pad, Driveway		5 feet from the property line	None	No

CHAPTER 23.743.050 PROHIBITED SIGNS

The signs listed in this section are inconsistent with the purposes and standards of this chapter as described below and as such are prohibited in all zoning districts, unless specifically authorized by another provision of this chapter:

- A. Moving or rotating signs, except barber poles at barbershops.
- B. Signs with flashing, moving, or animated illumination (e.g., flashing signs), except barber poles at barbershops and electronic readerboards. Sign content must remain static and not change message or appearance and may only change message or appearance after a minimum period of 60 minutes.
- C. Any sign displaying any obscene matter.
- D. Signs located within the clear vision triangle as defined by Improvement Standard 4-18, Visibility Restrictions at Driveways and Intersections, and any future updates thereto.
- E. Signs which imitate or resemble official traffic warning devices or signs, that by color, location, content, or lighting may confuse or disorient vehicular or pedestrian traffic, excluding on-site directional signs as specified in RCMC 23.743.040 (Sign exemptions).
- F. Portable signs (e.g., A-frame sign), except for real estate signs as provided in RCMC 23.743.085 (Real estate sign standards) or as permitted as a temporary sign with a temporary use permit as provided in RCMC 23.743.070 (Allowed temporary on-site sign standards).
- G. Temporary signs, except when a valid temporary use permit has been issued or as otherwise exempted in RCMC 23.743.030 (Permit requirements for signs).
- H. Inflatable or lighter-than-air devices (e.g., balloon sign) of any kind when attached or secured from the ground or to any object on the ground, except for residential real estate as part of zoning certification and under the standards of RCMC 23.743.085 (Real estate sign standards) or except when a valid temporary use permit has been issued as provided for in RCMC 23.743.070 (Allowed temporary on-site sign standards).
- I. Portable readerboard advertising devices which are readerboard signs affixed with wheels so as to make them moveable signs.
- J. Signs projecting over roofs and roof signs, except where specifically provided for under the provisions of signs attached to buildings.
- K. Signs projecting from buildings, except where provided for in a special sign district ordinance or otherwise specifically provided for.
- L. Banners, except when allowed through a temporary use permit or a grand opening event as described in RCMC 23.743.070 (Allowed temporary on-site sign standards).
- M. Pennant flags and string pennant flags.
- N. Wind signs.
- O. Vehicle signs (large) as defined in this chapter.
- P. Video display signs, except as provided for in RCMC 23.743.065 (Standards for electronic message signs).
- Q. Reserved.
- R. Digital freeway signs, except as provided for in RCMC 23.743.150 (Digital freeway signs overlay).
- S. Electronic message and graphic display signs, except as provided for in RCMC 23.743.065 (Standards for electronic message signs).

T. Signs with fluctuating illumination, including any changes in light intensity or use of intermittent, strobe, or moving light that does not fall under the definition of another sign type (e.g., video display sign), unless approved under RCMC 23.743.065.

U. Any other advertising device attached to a building, fence, pole, or vehicle on display not specifically mentioned, unless otherwise provided for in this code.

V. Any sign in the public right-of-way unless otherwise permitted in this code or by the public works director (e.g., encroachment permit).

W. Signs on portions of a structure exempted from the height requirements as described in RCMC 23.701.040 (Height exceptions) when said features exceed the height limit of the underlying zone.

X. Pylon signs.

Y. Pole signs except for signs as described RCMC 23.743.040.A.2.g (on-site directional signs) and 23.743.040.A.2.i (menu/order board signs). [Ord. 4-2018 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2014 § 3 (Exh. C); Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.050)].

CHAPTER 23.743.060 ALLOWED PERMANENT ON-SITE SIGN STANDARDS.

Table 23.743-1: Allowed Permanent On-Site Sign Standards

Sign Type		Maximum Number Permitted	Maximum Area ³	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
Home Occupations							
Building-Attached Sign	All types	1 <u>per</u> home occupation	4 sf	Not extending above the roofline of the building	No		
Agricultural Uses							
Freestanding Sign	Monument only	1 <u>per</u> establishment	Parcels < 5 ac, 16 sf; Parcels > 5 ac, 24 sf	6 ft	No	10 ft	
Permanent Subdivision Identification Signs							
Freestanding Sign	Monument or on fence/wall, not in ROW	1 <u>per</u> entrance	24 sf	6 ft	Yes	10 ft	
	Monument, w/in ROW	1 <u>per</u> entrance	24 sf	6 ft	No	¹	
Multifamily Dwellings and Complexes							

Sign Type		Maximum Number Permitted	Maximum Area ³	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
Building-Attached Signs	All types	1 per /entrance	24 sf	Not extending above the roofline of the building	Yes		
Freestanding Sign	Monument only	1 per /entrance	24 sf	6 ft	Yes	10 ft	
Commercial Uses							
Building-Attached Signs	All types	No maximum	< 50 ft from ROW: 2:1; ≥ 50 ft from ROW: 3:1	Not extending above the roofline of the building	Yes		
Freestanding Signs for Individual Buildings Not Part of an Integrated Development	Monument only	1 per /project entrance	50 sf	10 ft	Yes	10 ft	
Freestanding Signs for Integrated Developments	Monument only	1 per /project entrance	150 sf/sign	10 ft	Yes	10 ft	
Office Uses							
Building-Attached Signs	All types	1 per /establishment per /building frontage	1:1	Not extending above the roofline of the building	Yes		
Freestanding Signs for Individual Buildings Not Part of an Integrated Development	Monument only	1 per /project entrance	25 sf	10 ft	Yes	10 ft	
Freestanding Signs for Integrated Developments	Monument only	1 per /project entrance	50 sf/sign	10 ft	Yes	10 ft	
Industrial Uses							

Sign Type		Maximum Number Permitted	Maximum Area ³	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
Building-Attached Signs	All types	No maximum	< 50 ft from ROW: 2:1; ≥ 50 ft from ROW: 3:1	Not extending above the roofline of the building	Yes		
Freestanding Signs for Individual Buildings Not Part of an Integrated Development	Monument only	1 <u>per</u> /parcel	40 sf	10 ft	Yes	10 ft	
Freestanding Signs for Integrated Developments	Monument only	1 <u>per</u> /project entrance	40 sf/sign	10 ft	Yes	10 ft	
Automotive Service Stations²							
Building-Attached Signs	All types	No maximum	125 sf all signs	Not extending above the roofline of the building	Yes		
Freestanding Signs	Monument only	2	36 sf for freestanding signs. 52 sf including pricing signs	10 ft	Yes	10 ft	
Institutional and Public/Quasi-Public Uses							
Building-Attached Signs	All types	1	24 sf	Not extending above the roofline of the building	Yes		
Freestanding Signs	Monument only	1 <u>per</u> /main entrance	24 sf	6 ft	Yes	10 ft	
Public Assembly Uses							
Building-Attached Signs	All Types	1	36 sf total	Not extending above the roofline of the	Yes		

Sign Type		Maximum Number Permitted	Maximum Area ³	Maximum Height	Illumination Allowed	Minimum Setback from ROW	Other Standards
				building			
Freestanding Sign	Monument only	1	24 sf for freestanding sign	6 ft	Yes	10 ft	

Notes:

1. Within median island, sign must be set back three feet from sides and 12 feet from ends.
 2. Excludes the gas pricing component of the subject sign, which is regulated by state law.
 3. Maximum total sign area may be exceeded with the approval of a unified sign program. Signage may also be permitted to exceed the total signage allowance based on primary site or building frontage by 25 percent with the approval of a unified sign program.
- [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2014 § 3 (Exh. C); Ord. 16-2012 § 3 (Exh. A); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.15.060)].

CHAPTER 23.1104.040 LAND USE DEFINITIONS.

“Community centers/civic uses” means multipurpose meeting facilities, and recreational facilities, and ballrooms typically consisting of one or more meeting or multipurpose rooms, kitchens and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.