

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, March 27, 2024

City Hall
2729 Prospect Park Drive, Rancho Cordova

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

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranhocordova.zoom.us/j/81381829224>
Webinar ID: 813 8182 9224
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 813 8182 9224

Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranhocordova.org no later than 3:00 p.m. on Wednesday, March 27, 2024. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, March 27, 2024, at 3:00 p.m.

AGENDA

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

Planning Commission Members - Surender Devarapalli, Lee Frechette, Robert McGarvey, Leroy Triplette, and Chair Cynthia Stauss

2. PLEDGE OF ALLEGIANCE

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

3. PUBLIC COMMENT

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to 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 Regular Planning Commission Meeting of March 13, 2024.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

- 5.1. **Subject:** The Ranch Four Seasons Recreation Center - Design Review Amendment (CEQA Exempt Pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning) - Project No. PLND-0124-0089 - Located within The Ranch SPA, South of Chrysanthy Boulevard; APN: 067-2420-028-0000.

Recommendation: Determine the project Exempt per Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning and adopt the Resolution approving the Ranch Age Qualified Recreation Center Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

- 5.2. **Subject:** Second Amendment to the Development Agreement Between the City of Rancho Cordova and Cresleigh Homes Corporation Relative to Sunridge Lot J.

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

- Introduce and waive the first reading of the Ordinance approving the 2nd amendment to the Development Agreement between the City of Rancho Cordova and Cresleigh Homes Corporation relative to Sunridge Lot J.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Big Baller Storage Park - Major Design Review & Administrative Use Permit (CEQA Exempt Pursuant to Section 15183. Projects Consistent with a Community Plan, General Plan or Zoning) – Project No. PLND-0323-0066.

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 and Administrative Use Permit for Big Baller Storage Park.

- 6.2. **Subject:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Chapter 23.113 Zoning Certification, Chapter 23.313 Mixed-Use Zoning District, Chapter 23.731 Fences, Walls, and Screening, Chapter 23.1104 Definitions and the Folsom Boulevard Specific Plan.

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); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code of the Rancho Cordova Municipal Code and a Specific Plan Amendment to amend the Folsom Boulevard Specific Plan.

7. **COMMISSION COMMENTS/IDEAS/QUESTIONS**

8. **DIRECTOR'S REPORT**

9. **ADJOURNMENT**

ADDITIONAL INFORMATION

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

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

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

UPCOMING MEETINGS

April 10, 2024	5:30 PM Regular Meeting
April 24, 2024	5:30 PM Regular Meeting
May 8, 2024	5:30 PM Regular Meeting
June 12, 2024	5:30 PM Regular Meeting
July 10, 2024	5:30 PM Regular Meeting
August 14, 2024	5:30 PM Regular Meeting
September 11, 2024	5:30 PM Regular Meeting

October 9, 2024	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 March 27, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on March 21, 2024 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed March 21, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: March 27, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION
MEETING OF MARCH 13, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. March 13, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

**PLANNING COMMISSION MEETING**
Wednesday, March 13, 2024

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

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, March 13, 2024

ATTACHMENT 1

Chair Stauss called the Regular meeting to order in the David B. Roberts Council Chambers at 5:57 p.m.

Planning Commission Members Present: Lee Frechette, Robert McGarvey, Leroy Tripette, and Chair Cynthia Stauss

Planning Commission Members Absent: Surrender Devarapalli

Staff Members Present: Daniel Barrella, Arlene Granadosin-Jones, Darcy Goulart, Palmer Hilton, Nick Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Frechette led the pledge.

3. PUBLIC COMMENT

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

ACTION: Motion to approve item 4.1 by Tripette second by Frechette;
Motion passed with a 4:0 vote

AYES: Frechette, McGarvey, Tripette, Stauss

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of February 14, 2024.

Recommendation: Adopt the minutes.

5. PUBLIC HEARING ITEMS

- 5.1. **Subject:** Valero Gas Station Beer and Wine Sales - Conditional Use Permit and Letter of Public Convenience and Necessity (Project not subject to CEQA per Section 21080(b)(5)) - Project No. PLND-1023-0086.

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

- Adopt a Resolution denying the Valero Gas Station Beer & Wine Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN).

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

1. Julian Alcala
2. Jesse Singh
3. Shanthosha Huchoappa
4. Vmesh Khanal
5. Bhimarjun Vpreti
6. Sukhwinder Singh
7. Kagul Singh

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, March 13, 2024

ATTACHMENT 1

Chair Stauss closed the public comment period.

ACTION: Motion to approve item 5.1. by McGarvey second by Frechette;
Motion passed with a 4:0 vote
AYES: Frechette, McGarvey, Tripette and Stauss
NOES: None
ABSENT: Devarapalli
ABSTAIN: None

6. REGULAR CALENDAR ITEMS

- 6.1. **Subject:** 2023 General Plan Annual Report to Include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.

Recommendation: No formal action will be taken. Staff is providing the 2023 General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan as required by State law.

Chair Stauss opened the public comment period. Seeing no speakers, Chair Stauss closed the public comment period.

ACTION: Input was received regarding the 2023 General Plan Annual Report to Include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

9. ADJOURNMENT

Chair Stauss adjourned the meeting at 7:15 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 5.1.



DATE: March 27, 2024

TO: Planning Commission Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: THE RANCH FOUR SEASONS RECREATION CENTER – DESIGN REVIEW AMENDMENT (CEQA EXEMPT PURSUANT TO SECTION 15183, PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING) – PROJECT PLND-0124-0089 – LOCATED WITHIN THE RANCH SPA, SOUTH OF CHRYSANTHY BOULEVARD; APN: 067-2420-028-0000

PROPERTY OWNER: K. Hovnanian Homes 3721 Douglas Boulevard, Suite 150 Roseville, CA 95661	APPLICANT/DEVELOPER: K. Hovnanian Homes (Ethan Meltzer) 3721 Douglas Boulevard, Suite 150 Roseville, CA 95661
PROJECT:	The Applicant is seeking approval of an amendment to the approved Ranch Four Seasons Recreation Center to change overall colors and materials on buildings, revise architectural features, and re-position site amenities.
FILE:	PLND-0124-0089
LOCATION:	Within The Ranch SPA, south of Chrysanthy Boulevard
APN:	067-2420-028-000
ZONING:	Parks/Open Space (P/OS, The Ranch SPA)
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 Ranch Four Seasons Recreation Center Design Review Amendment subject to the findings contained in the Resolution and Conditions of Approval.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve The Ranch Four Seasons Recreation Center Design Review Amendment to change overall colors and materials on buildings, revise architectural features, and re-position site amenities.

BACKGROUND

The Ranch Special Planning Area was approved in January 2020 and is located south of Douglas Road and east of Rancho Cordova Parkway as shown in **Figure 1: The Ranch SPA Location**. The subject site is located within The Ranch Four Seasons Neighborhood, a gated active-adult community as shown in **Figure 2: Four Seasons Recreation Center Location**. The applicant, K. Hovnanian Homes, is requesting an amendment to the approved Design Review to change overall colors and materials on buildings, revise architectural features, and re-position site amenities.

Figure 1: The Ranch SPA Location



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GENERAL PLAN

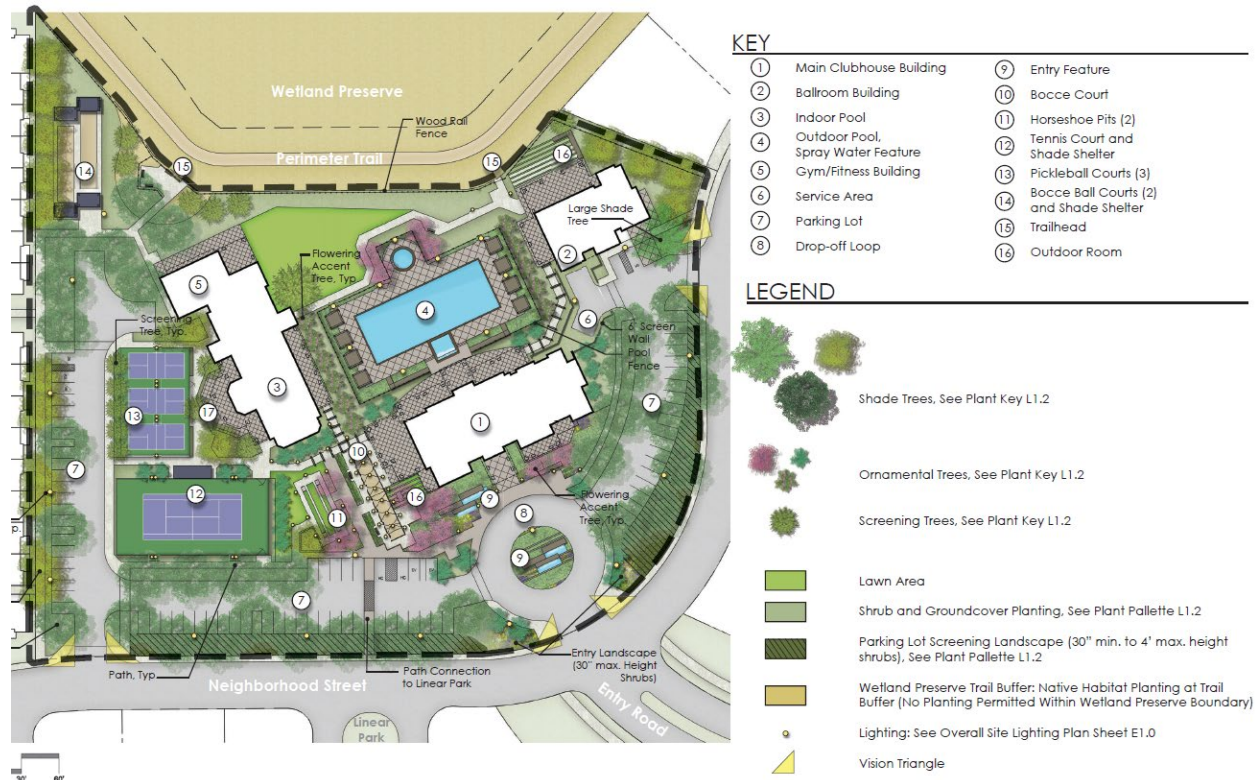
ZONING CODE

Planning Commission Staff Report – Page 3 of 10

DESIGN REVIEW AMENDMENT

In April 2020, The Ranch Four Seasons Recreation Center Major Design Review was approved for a private clubhouse campus site that includes the following amenities: main clubhouse, events building, fitness center, and community pool. Additionally, the approved recreation center also included a pool deck, sports pavilion, pickle ball courts, tennis court, bocce ball courts, and a horseshoe pit as shown in **Figure 3: Approved Four Seasons Recreation Center Site Plan**.

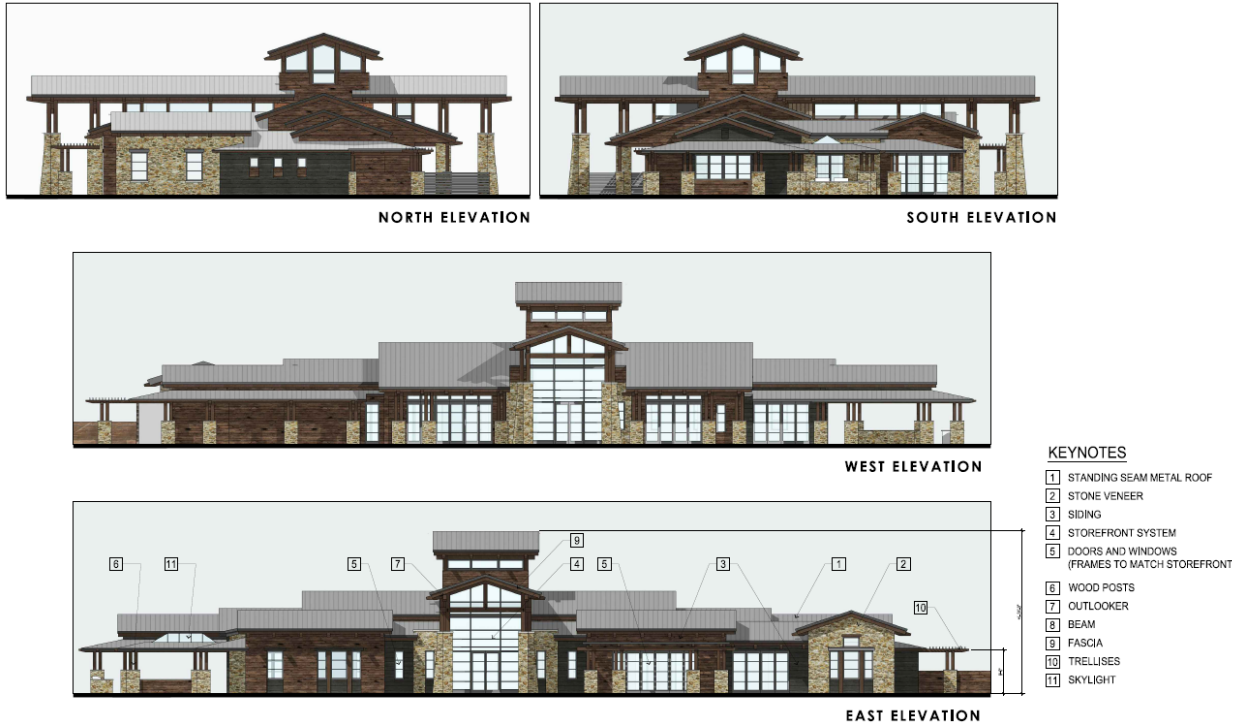
Figure 3: Approved Four Seasons Recreation Center Site Plan



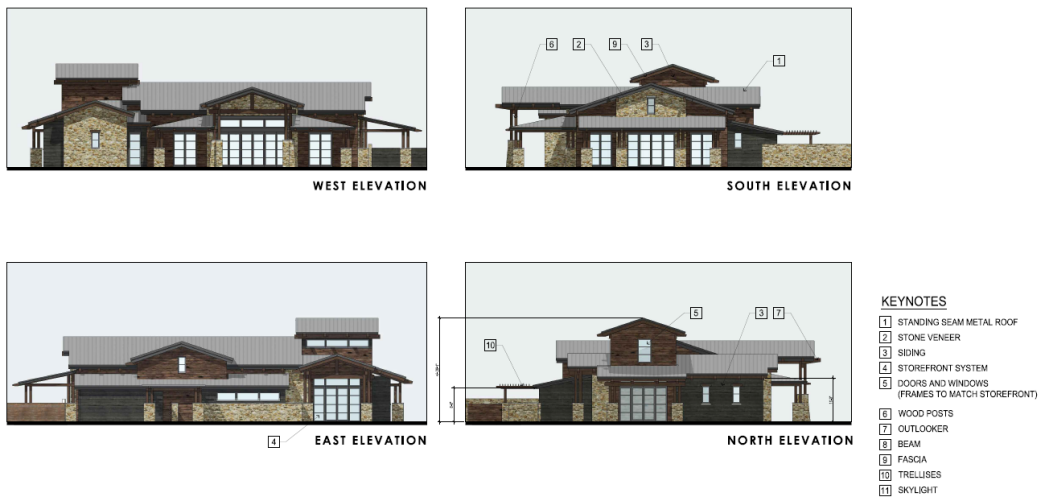
The approved design utilized modernized rustic architectural theme incorporating materials such as wood siding with stained finishes, timber framing with exposed posts, beams, and corbels, stone veneer, and standing seam metal roofing as shown in **Figure 4: Approved Four Seasons Recreation Center Elevations**.

Figure 4: Approved Four Seasons Recreation Center Elevations

Main Clubhouse



Ballroom Building (Events Pavilion)



Fitness Center



The proposed design review amendment to The Ranch Four Seasons Recreation Center includes the following:

- Roof material change from standing seam metal to asphalt shingle;
- Removal of previous unusable tower feature on the main clubhouse building;
- Removal of wall features at the end of the main clubhouse and events pavilion building;
- Modified entries and doors on the fitness building;
- Modified glazing on windows of the main clubhouse;
- Relocation of the dog park, bocce ball courts, and pickleball courts; and
- Removal of tennis court.

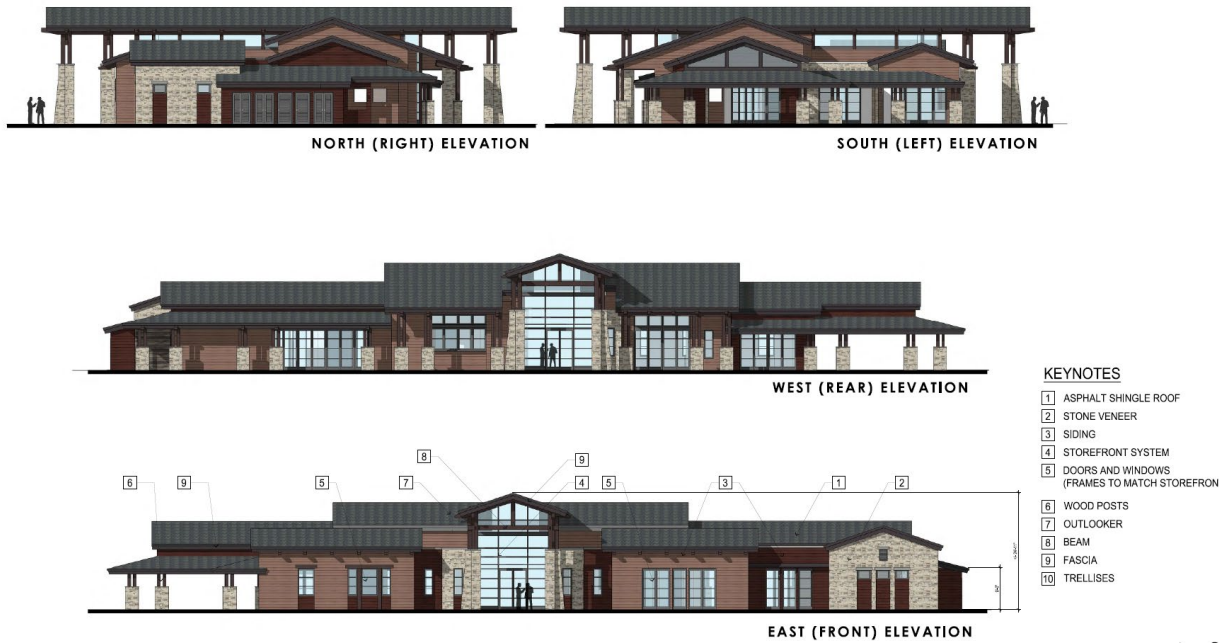
These proposed amendments are shown in **Figure 5: Proposed Four Seasons Recreation Center Site Plan** and **Figure 6: Proposed Four Seasons Recreation Center Elevations**. The proposed revised design includes three main buildings: main clubhouse, event pavilion, and fitness center, and outdoor recreation amenities, such as an outdoor pool, outdoor sports areas, barbecue and gathering spaces, and passive green spaces with trees and landscaping. The proposed building architecture maintains a modern design that incorporates natural elements such as wood and stone.

Figure 5: Proposed Four Seasons Recreation Center Site Plan

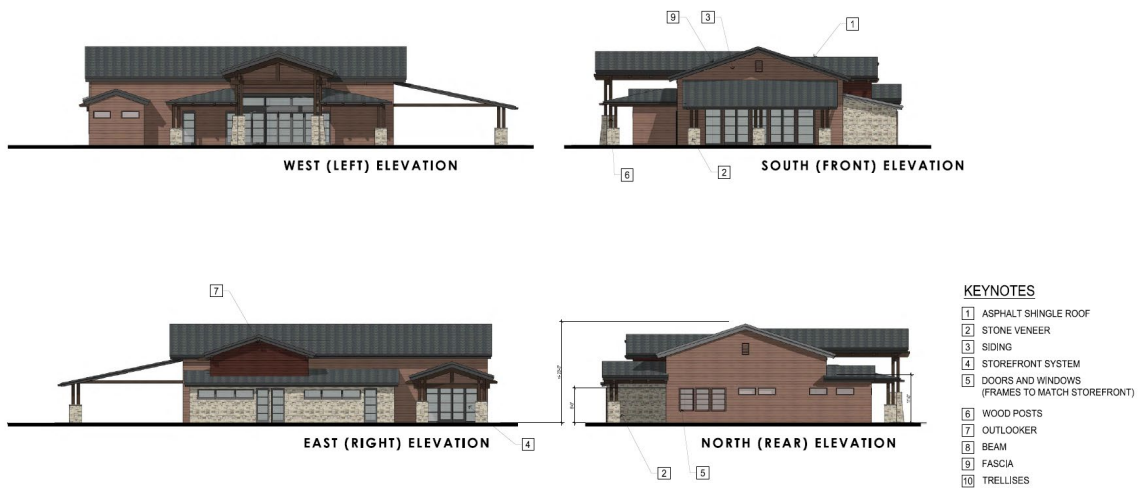


Figure 6: Proposed Four Seasons Recreation Center Elevations

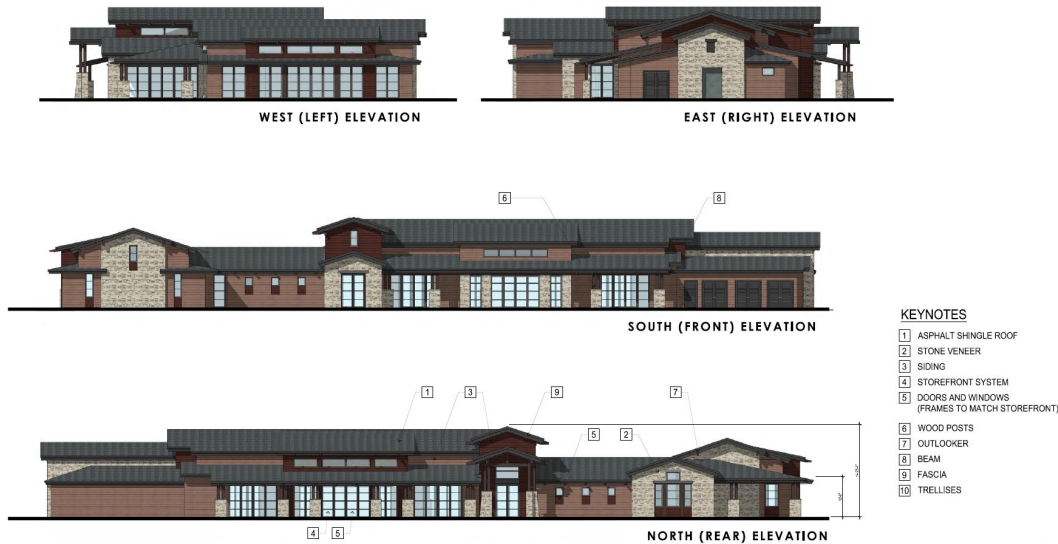
Main Clubhouse



Ballroom Building (Events Pavilion)



Fitness Center



The proposed designs adhere to the City's Design Guidelines in the following ways:

- The site design establishes a “destination” visual point at the end of the street.
- Parking is distributed along the front and side area of the project site.
- The interior recreational campus site is oriented towards the natural preserve.
- The buildings are consistent in architectural design and use of materials.
- There are several different rooflines to ensure interest and variation.

Approval of the Design Review Amendment, subject to the Project Plans ([Attachment 2](#)) and the Conditions of Approval ([Attachment 3](#)) must be in compliance with the City's Design Guidelines. Supportive evidence for approval is shown in [Attachment 1](#).

FISCAL IMPACT

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 proposed project has been analyzed as part of The Ranch Special Planning Area Environmental Impact Report (SCH#: 2018072011) that was approved on January 21, 2020, in compliance with the California Environmental Quality Act (CEQA). The project is then exempt under CEQA Exemption 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.

RECOMMENDED MOTIONS

Staff recommends the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15183, Project Consistent with a Community Plan, and adopt the Resolution approving The Ranch Four Seasons Recreation Center Design Review Amendment, subject to the findings contained in the attached Resolution and Conditions of Approval.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Project Plans
3. Exhibit B to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

RESOLUTION NO. X-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA
APPROVING A DESIGN REVIEW AMENDMENT FOR THE RANCH FOUR SEASONS
RECREATION CENTER PROJECT NO. PLND-0124-0089**

WHEREAS, K. Hovnanian Homes (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Design Review Amendment for The Ranch Four Seasons Recreation Center located within The Ranch Special Planning Area, Parcel Number: 067-2420-028-0000; and

WHEREAS, the Applicant is proposing a change to the overall colors and materials on buildings, revision to some architectural features, and re-location of certain site amenities to the previously approved Design Review (DD9912, Approved April 20, 2020); and

WHEREAS, the submitted application is in compliance with applicable Citywide Design Guidelines; and

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

WHEREAS, on March 27, 2024, the Planning Commission held a properly noticed public hearing at which it received a report from City Staff regarding the design review amendment and oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the public hearing was noticed in accordance with the requirements set forth in Government Code Section 65090 and 65091.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Determine the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Sun Creek Specific Plan Environmental Impact Report.

- a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act exemption 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.

Evidence: The proposed project has been analyzed as part of The Ranch Special Planning Area Environmental Impact Report (SCH#: 2018072011) that was approved on January 21, 2020, in compliance with the California Environmental Quality Act (CEQA). The project is then exempt under CEQA Exemption 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.

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

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

Evidence: The project site is located within The Ranch Special Planning Area with a Park and Open Space land use designation, which is characterized by parks and other public facilities. The Design Review Amendment is to an approved recreation center within an age-qualified residential subdivision. The subject property is zoned Park/Open Space (P/OS) within the Special Planning Area, which allows the recreation center and outdoor sports uses. The proposed Design Review Amendment does not change any required development standards for the previously approved Design Review.

The proposed designs adhere to the City's Design Guidelines in the following ways:

- The site design establishes a "destination" visual point at the end of the street.
 - Parking is distributed along the front and side area of the project site.
 - The interior recreational campus site is oriented towards the natural preserve.
 - The buildings are consistent in architectural design and use of materials.
 - There are several different rooflines to ensure interest and variation.
- b) **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed recreation center provides a key community amenity and maintains compatibility with the adjacent natural preserve. The proposed revised design includes three main buildings: main clubhouse, event pavilion, and fitness center, and outdoor recreation amenities, such as an outdoor pool, outdoor sports areas, barbecue and gathering spaces, and passive green spaces with trees and landscaping. The proposed building architecture maintains a modern design that incorporates natural elements such as wood and stone.

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

Evidence: The proposed design revisions establish a clear design concept and is compatible with the overall architecture and theme of the adjacent residential subdivision. The proposed building architecture maintains a modern design that incorporates natural elements such as wood and stone. The proposed landscaping is drought tolerant and complements the buildings and overall site. The recreation center creates an aesthetically appealing streetscape compatible with the surrounding residential subdivision and adjacent natural preserve.

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

ITEM 5.1.

ATTACHMENT 1

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

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 27th day of March 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk



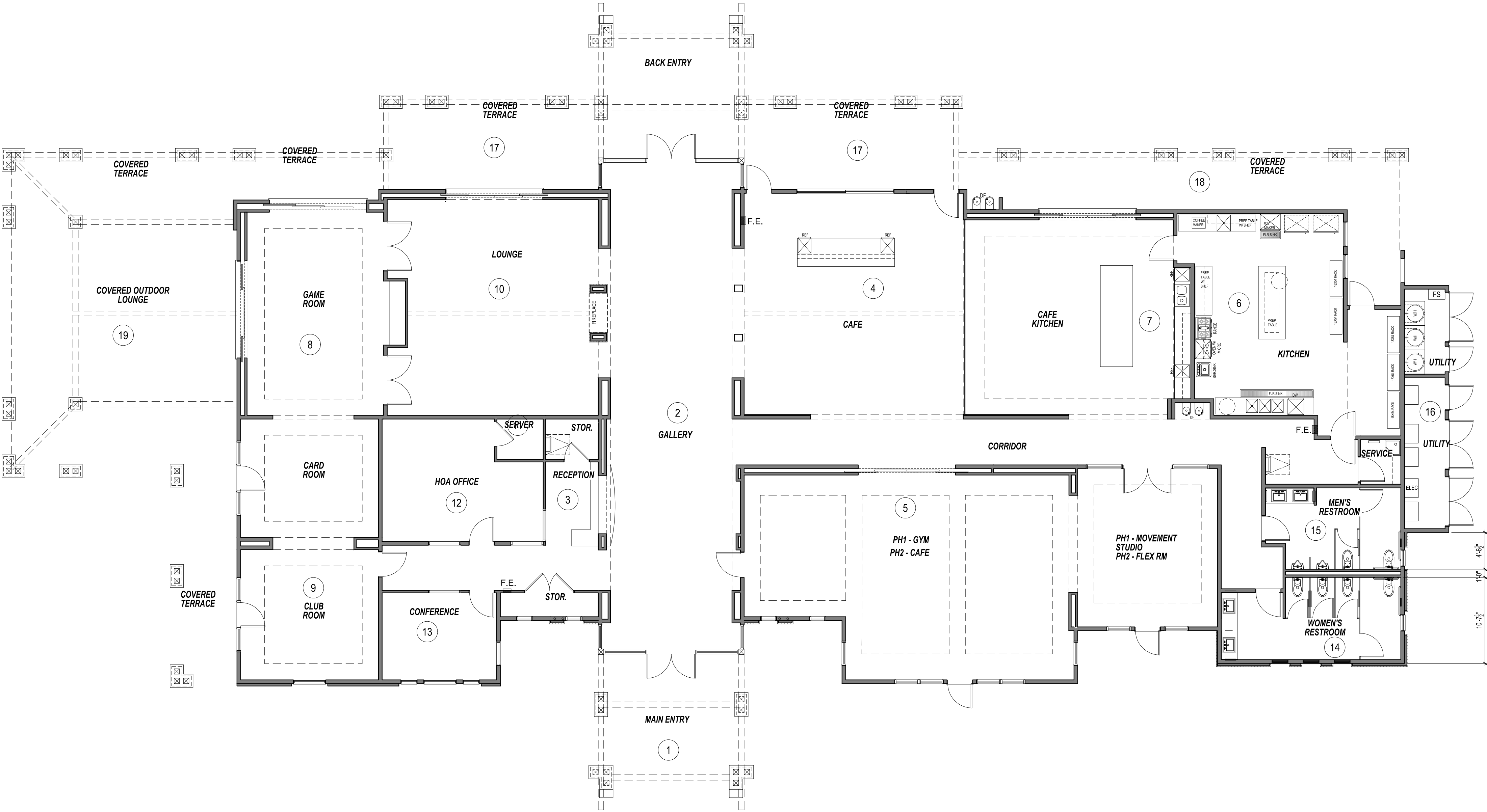
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ARCHITECTURE:

- A-00 COVER SHEET
- A-02 CLUBHOUSE BUILDING PLAN - PHASE II
- A-03 FITNESS BUILDING PLAN
- A-04 EVENT PAVILLION PLAN
- A-05 CLUBHOUSE BUILDING ELEVATIONS
- A-06 FITNESS ELEVATIONS
- A-07 EVENT PAVILLION ELEVATIONS
- A-08 BUILDING MATERIAL REFERENCE

LANDSCAPE:

- LANDSCAPE PLAN
- PLANT PALETTE
- SHADING CALCULATIONS
- ENTRY RENDERING
- SPORT COURT RENDERING
- POOL AREA RENDERING



LEGEND

- 1 MAIN ENTRY
- 2 GALLERY
- 3 RECEPTION
- 4 BISTRO/CAFE (743.4 sf)
- 5 BAR (860 sf)
- 6 MAIN KITCHEN (762 sf)
- 7 DEMO KITCHEN / MULTI-PURPOSE (775 sf)
- 8 GAME / CARD ROOM (718 sf)
- 9 MAN CAVE (228.6 sf)
- 10 LOUNGE (693 sf)
- 11 WINE LOCKERS
- 12 HOA OFFICE (255 sf)
- 13 CONFERENCE ROOM (153 sf)
- 14 WOMEN'S ROOM
- 15 MEN'S ROOM
- 16 SERVICE
- 17 COVERED TERRACE
- 18 PATH WITH TRELLIS
- 19 COVERED OUTDOOR LOUNGE (1,441 sf)
- 20 BOCCIE BALL COURTS

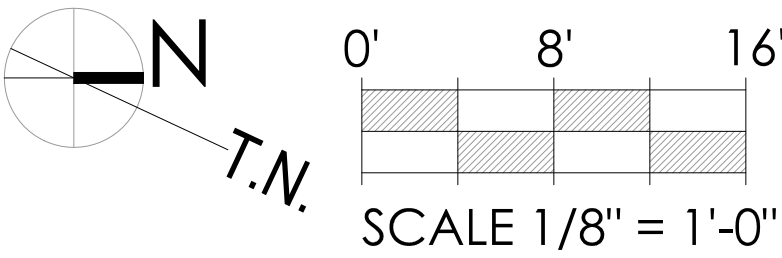
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JAEGER CLUBHOUSE
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

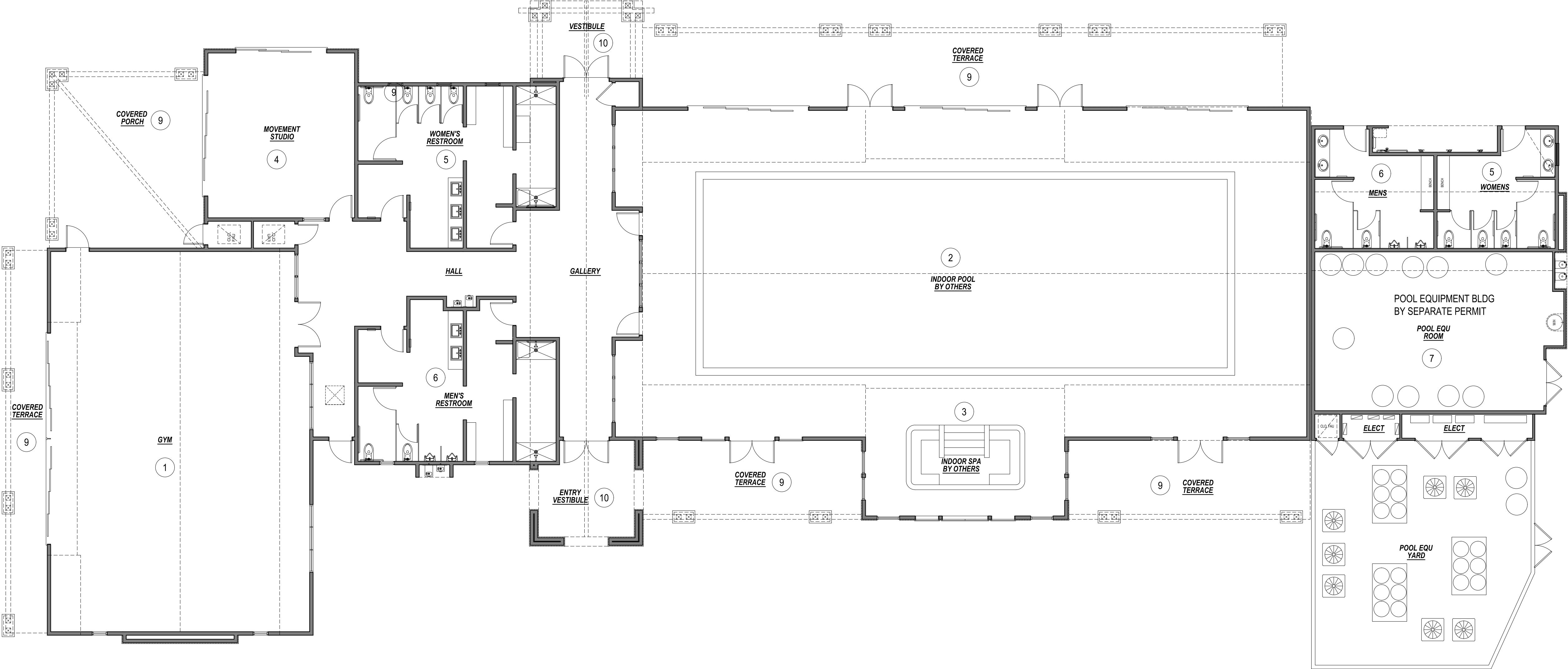
Design Review Submittal
MAIN CLUBHOUSE - Phase I

10/10/2023

A-02



DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030



LEGEND

- 1 GYM (1700.1 sf)
- 2 INDOOR POOL (3122.7 sf)
- 3 SPA (370.3 sf)
- 4 MOVEMENT STUDIO (469.1 sf)
- 5 WOMEN'S RM & LOCKER / SHOWER
- 6 MEN'S RM & LOCKER / SHOWER
- 7 POOL MECHANICAL RM
- 8 STORAGE
- 9 COVERED TERRACE
- 10 VESTIBULE

19008.00

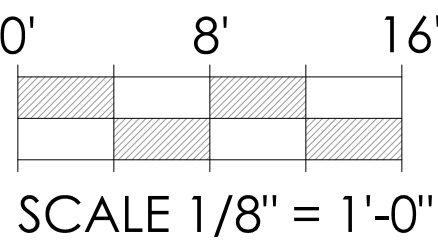
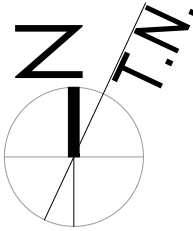
Design Review Submittal

FITNESS BUILDING - Phase II

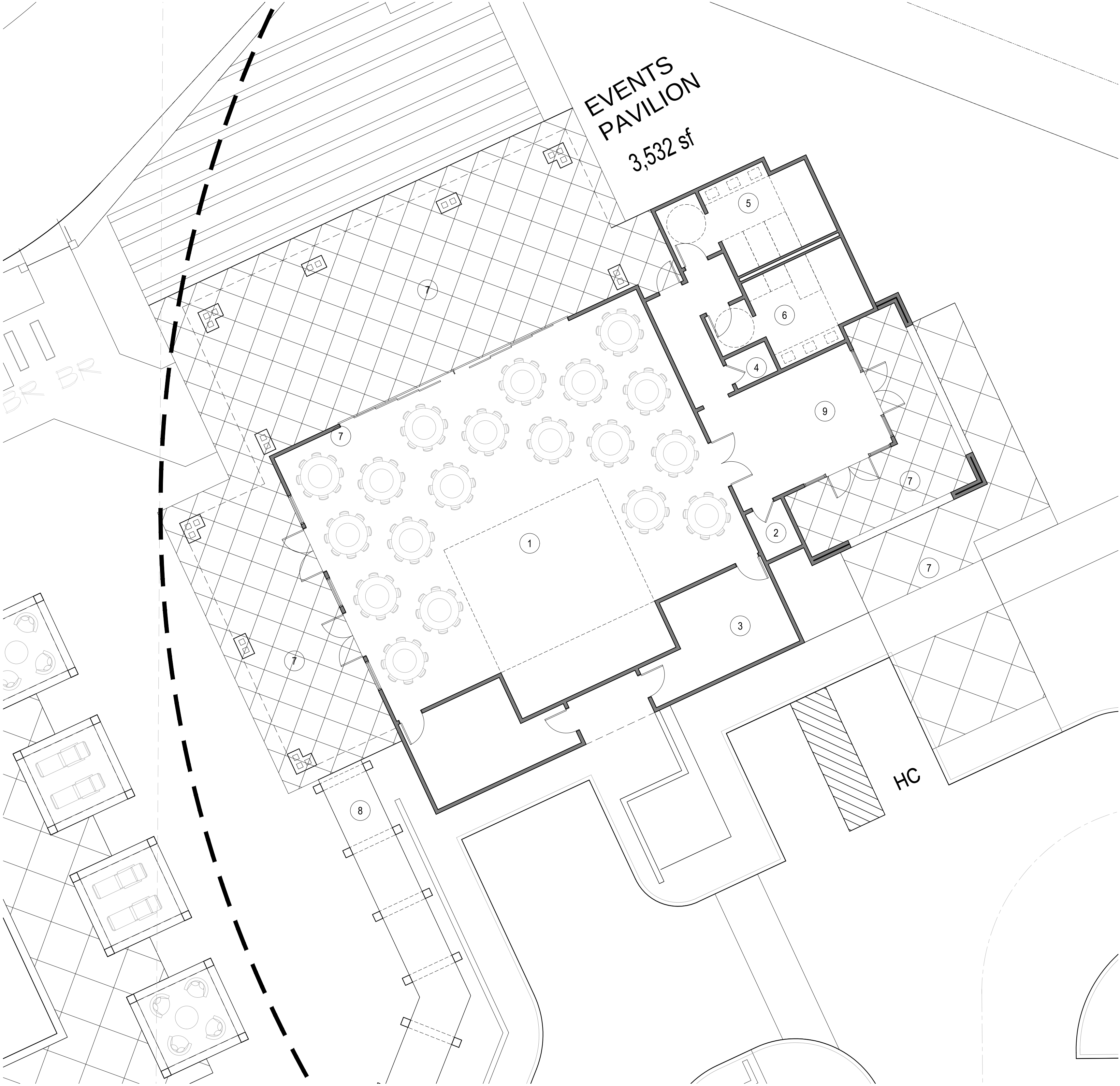
10/10/2023

A-03

JAEGER CLUBHOUSE
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA



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LEGEND

- 1 EVENT PAVILLION (2037.3 sf)
- 2 SERVICE
- 3 PRE-FUNCTION (295.4 sf)
- 4 STORAGE
- 5 WOMEN'S ROOM
- 6 MEN'S ROOM
- 7 COVERED TERRACE
- 8 PATH WITH TRELLIS
- 9 CATERING KITCHEN (204 sf)

19008.00

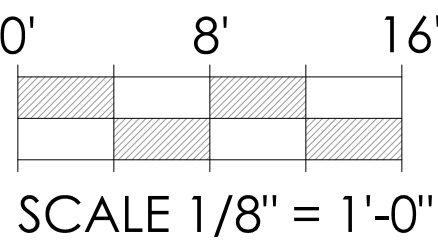
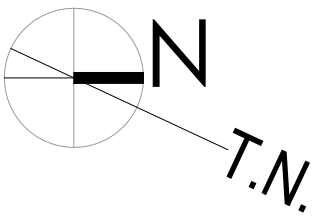
Design Review Submittal

10/10/2023

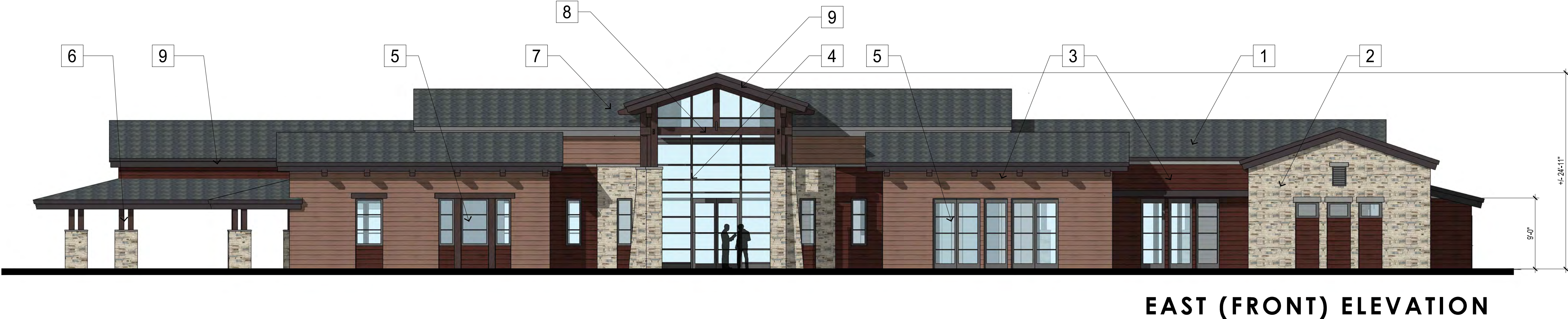
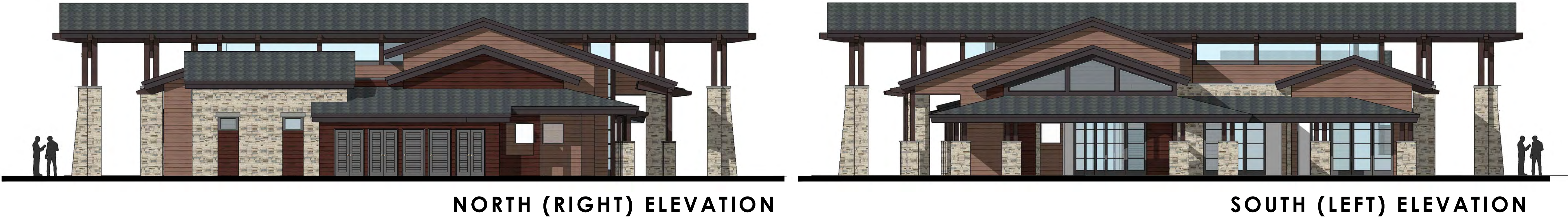
A-04

JAEGER CLUBHOUSE
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

EVENT PAVILLION - Phase III



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- KEYNOTES
- 1 ASPHALT SHINGLE ROOF
 - 2 STONE VENEER
 - 3 SIDING
 - 4 STOREFRONT SYSTEM
 - 5 DOORS AND WINDOWS (FRAMES TO MATCH STOREFRONT)
 - 6 WOOD POSTS
 - 7 OUTLOOKER
 - 8 BEAM
 - 9 FASCIA
 - 10 TRELLISES

19008.00

JAEGER CLUBHOUSE
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

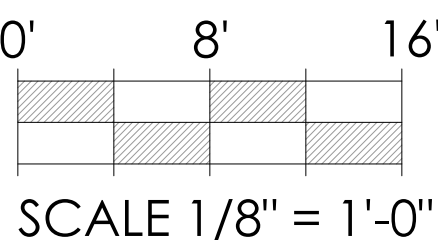
Design Review Submittal

ELEVATIONS - MAIN CLUBHOUSE

1/15/2024

A-05

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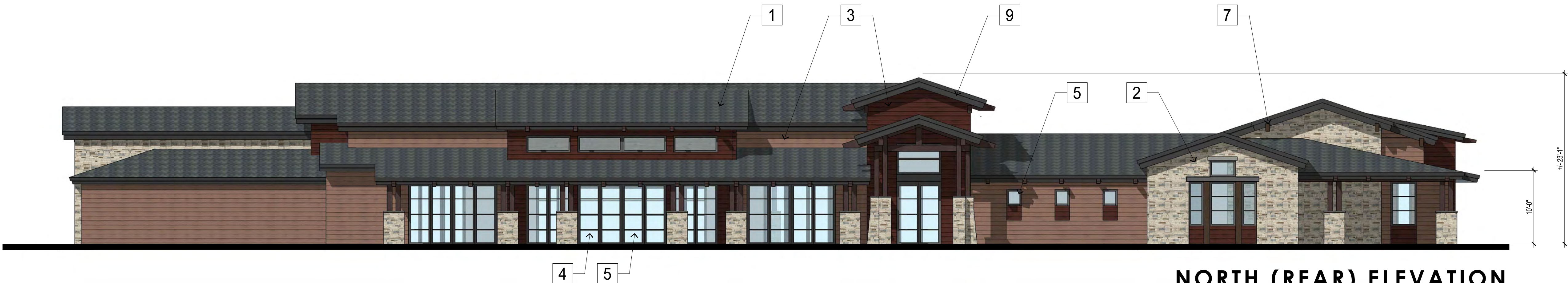
WEST (LEFT) ELEVATION



EAST (RIGHT) ELEVATION



SOUTH (FRONT) ELEVATION



NORTH (REAR) ELEVATION

- KEYNOTES**
- 1 ASPHALT SHINGLE ROOF
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19008.00
JAEGER CLUBHOUSE
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

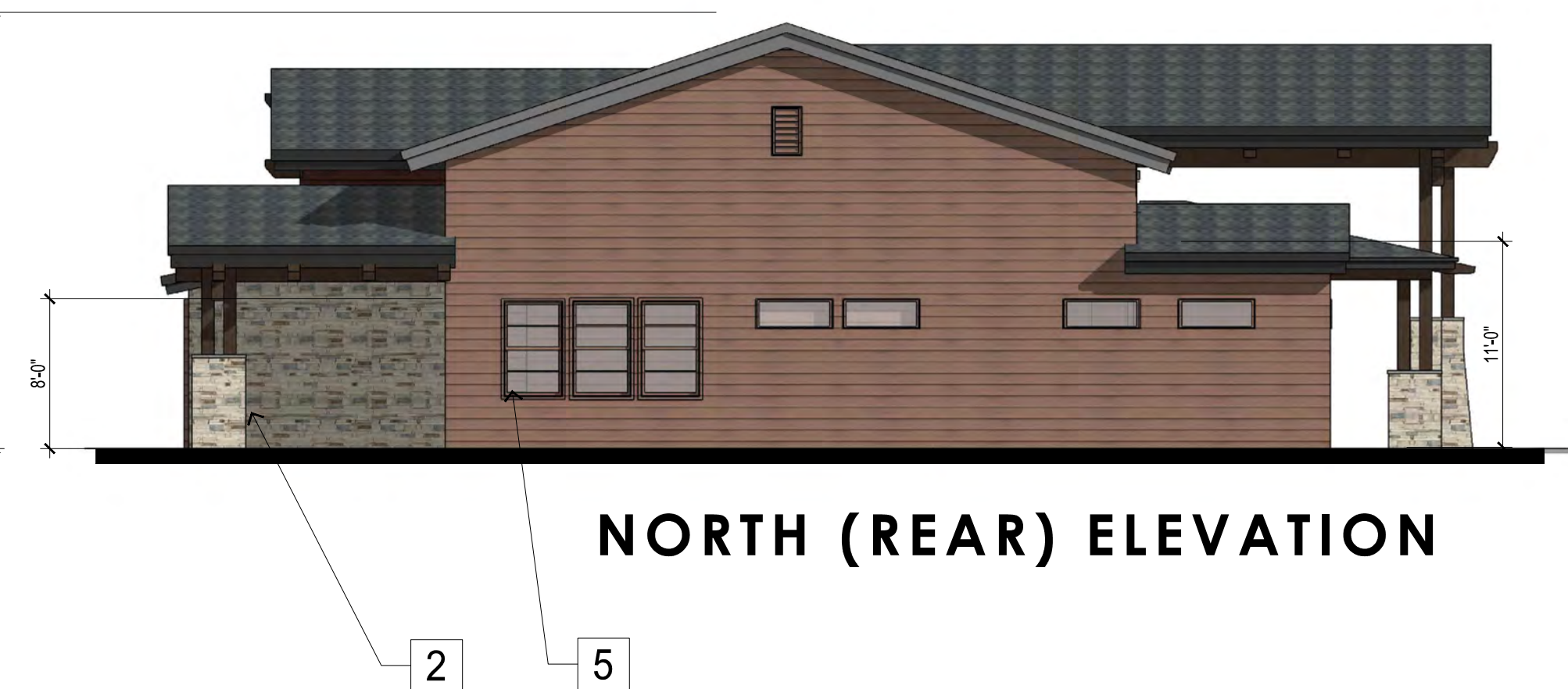
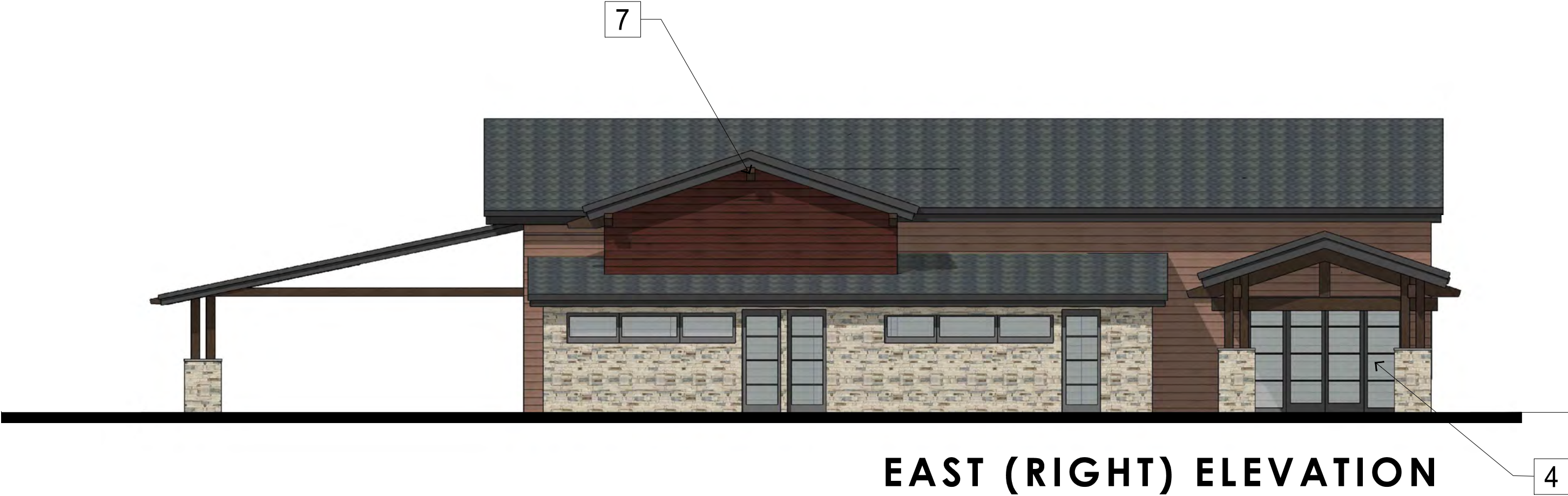
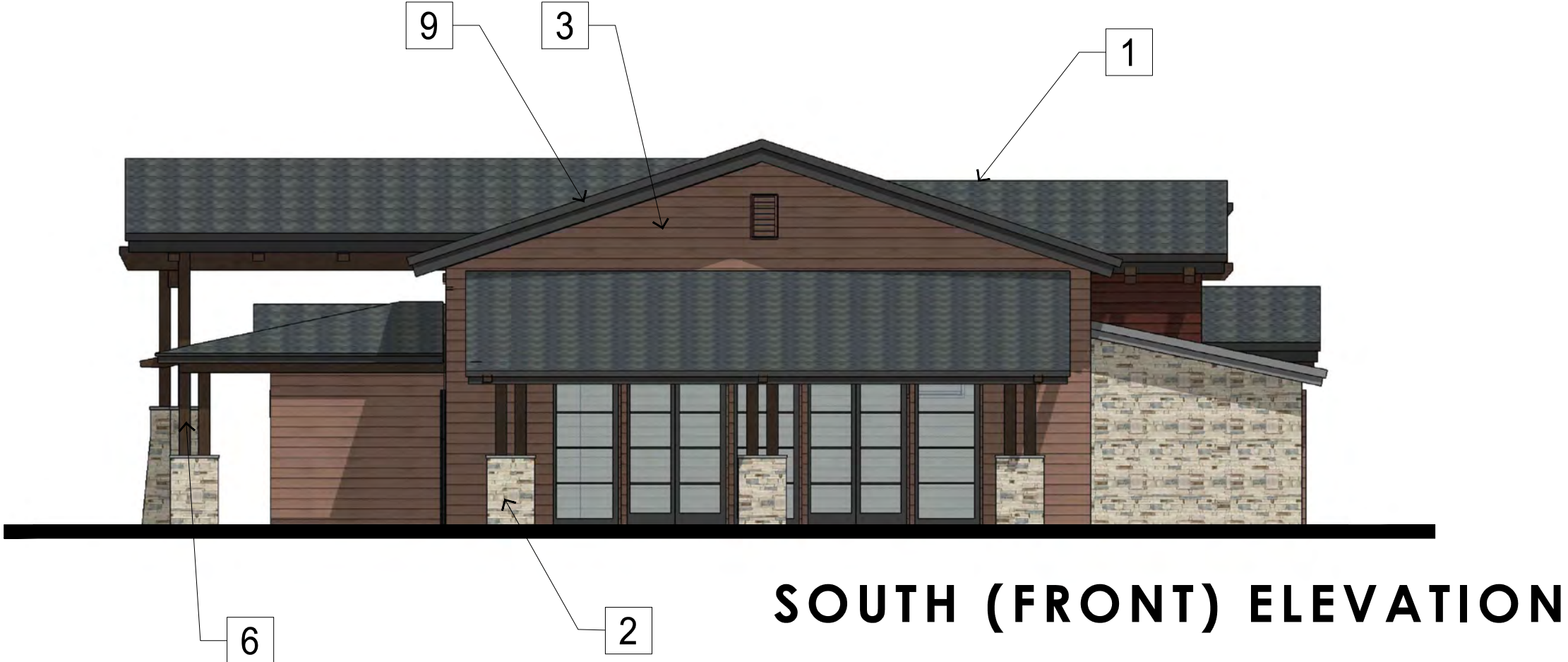
Design Review Submittal
ELEVATIONS - FITNESS BUILDING

1/15/2024

A-06

SCALE 1/8" = 1'-0"

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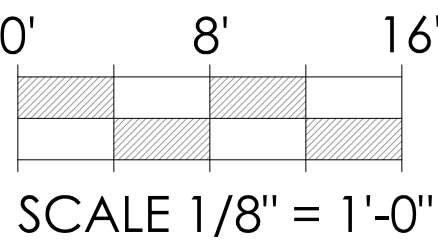


- KEYNOTES**
- 1 ASPHALT SHINGLE ROOF
 - 2 STONE VENEER
 - 3 SIDING
 - 4 STOREFRONT SYSTEM
 - 5 DOORS AND WINDOWS (FRAMES TO MATCH STOREFRONT)
 - 6 WOOD POSTS
 - 7 OUTLOOKER
 - 8 BEAM
 - 9 FASCIA
 - 10 TRELLISES

19008.00
JAEGER CLUBHOUSE
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

Design Review Submittal
ELEVATIONS - EVENTS PAVILLION

1/15/2024
A-07
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STOREFRONT, WINDOWS
AND DOORS



DIMENSIONAL COMPOSITION
TILE ROOFING



WOOD ELEMENTS



HARDIE
PLANK LAP SIDING

COLOR:
SHERWIN-WILLIAMS
SW2836-QUARTERSAWN OAK



HARDIE
PLANK LAP SIDING

COLOR:
SHERWIN-WILLIAMS
SW2838-POLISHED MAHOGANY

SIDING COLOR VARIATIONS :



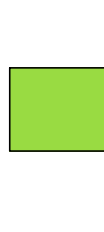
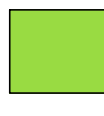
STONE VENEER
CULTURED STONE
COUNTRY LEDGESTONE
ECHO RIDGE

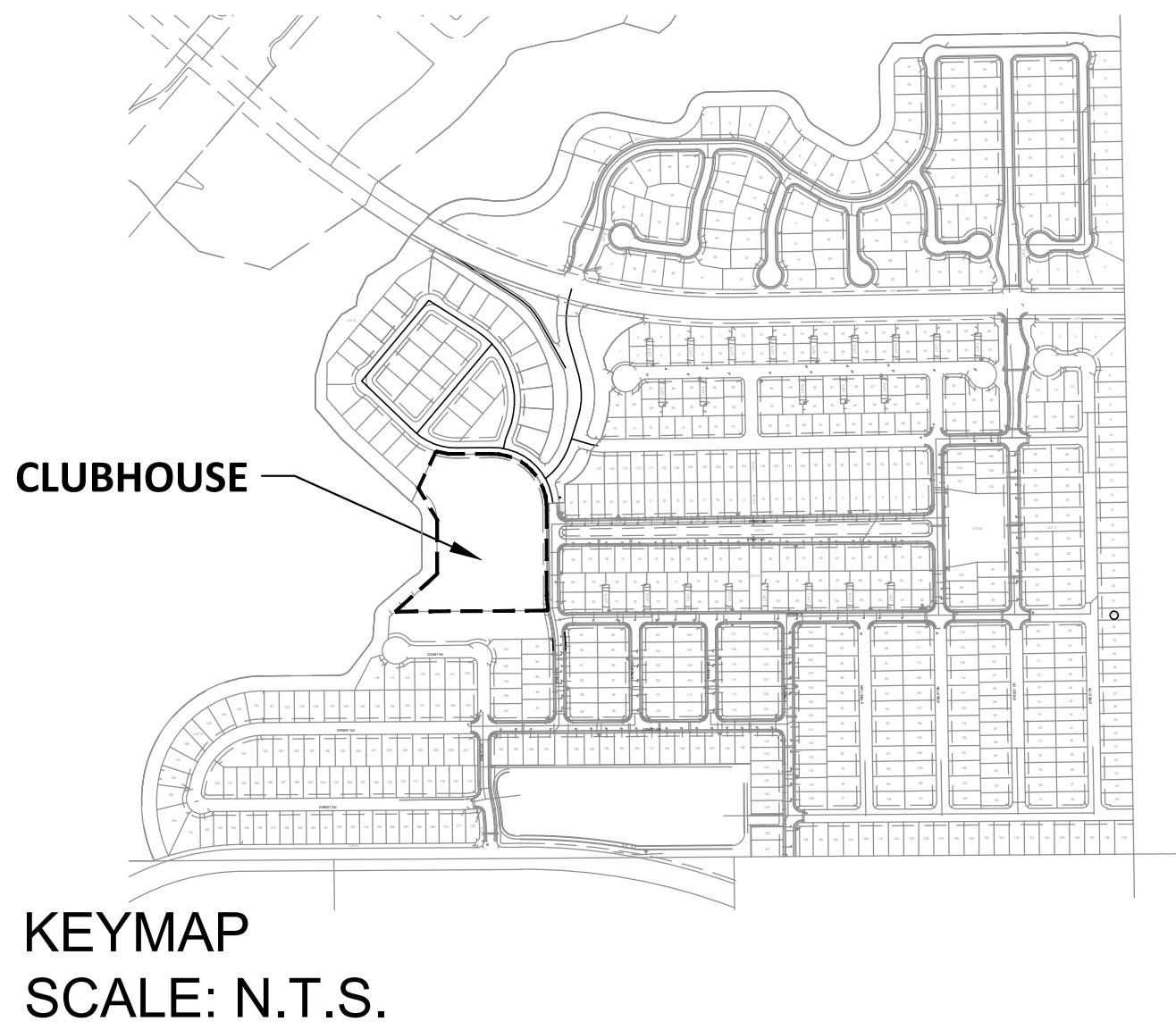


The Ranch | Landscape Plan | Clubhouse Site Phasing Plan

K. Hovnanian | Rancho Cordova, CA | January 25, 2024

TREE LEGEND						
SYM	BOTANICAL/COMMON NAME	SIZE	WUCOL	QTY.	Deciduous or Evergreen	
	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	18'-22" B&B MATCHING MULTI 30'X22'	VL	7	E	
	GINKGO BILOBA 'MAGYAR' MAIDENHAIR TREE	36" BOX STD. LOW BRANCH 50'X20'	M	25	D	
	PLATANUS A. 'EXCLAMATION' LONDON PLANE TREE	36" BOX STD. 80'X40'	M	18	D	
	PISTACHE CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX STD. 60'X50'	M	8	D	
	MAGNOLIA G. 'LITTLE GEM' MAGNOLIA	24" BOX LOW BRANCH 20'X10'	M	21	E	
	MAGNOLIA G. 'D.D. BLANCHARD' D.D. BLANCHARD MAGNOLIA	36" BOX LOW BRANCH 50'X25'	M	8	E	

SHRUB LEGEND			
SYM	BOTANICAL/COMMON NAME	SIZE / SPACING / (#s)	WUCOL
	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	5 GAL. @60" O.C. 1x6	L
	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL. @60" O.C. 5x6	L
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	15 GAL. @60" O.C. 3x3	L
	CALAMAGROSTIS X A. 'KARL FOERSTER' FEATHER REED GRASS	5 GAL. @48" O.C. 3x3	L
	NANDINA D. 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	5 GAL. @36" O.C. 3x1.5	L
	NANDINA D. 'FIREPOWER' FIREPOWER HEAVENLY BAMBOO	5 GAL. @36" O.C. 2x2	L
	PENNISETUM A. 'HAMELYN' DWARF FOUNTAIN GRASS	5 GAL. @36" O.C. 3x3	L
	WESTRINGIA FRUICOSA 'MUNDI' COAST ROSEMARY	5 GAL. @36" O.C. 3x5	L
	CALLISTEMON V. 'LITTLE JOHN' LITTLE JOHN BOTTLEBRUSH	5 GAL. @36" O.C. 2x4	L
	RHAPHIOLEPIS UMBELLATA YEDDO HAWTHORNE	5 GAL. @36" O.C. 2x4	L
	ROSA F. 'ICEBERG WHITE' WHITE ICEBERG SHRUB ROSE	5 GAL. @40" O.C. 4x3	L
	TULBAGHIA VIOLACEA 'VARIEGATA' VARIEGATED SOCIETY GARLIC	5 GAL. @24" O.C. 1.5x1.5	L
	TURF SOD		H
	TURF HYDRASEED		H
	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	5 GAL. @ 24" O.C. 1x1	L



LEGEND

1.

SCULPTURAL SIGNAGE MONUMENT W/ 'THE CLUB' SIGN
2.

18" HT CMU W/ STONE VENEER
3.

30" HT CMU W/ STONE VENEER
4.

24" HT CMU W/ STONE VENEER
5.

6' HT TUBULAR STEEL FENCE & GATE W/ VINYL-COATED CHAINLINK MESH AT DOG PARK
6.

TRASH ENCLOSURE PER ARCHITECT'S (GREEN WASTE, RECYCLING & TRASH)
7.

HORSESHOE COURTS
8.

FIREPIT W/ LOW SEAT WALL
9.

TURF AREA
10.

10' HT FENCE AROUND PICKLE BALL COURTS W/ ACCESS GATES
11.

ALUMINUM LOUVER PERGOLA AT PICKLEBALL & BOCCIE COURT AREA 'CABANA-X'
12.

POOL EQUIPMENT YARD WITH CMU WALL ENCLOSURE & T.S. GATE
13.

(2) BOCCIE COURT W/ ADA RAMP
14.

ALUMINUM PERGOLA OVERHEAD
15.

POTTED PLANTS
16.

FULL HT TUBULAR STEEL VIEW FENCE PER CIVIL
17.

FIRETABLES
18.

POLYMERIZED D.G. AT DOG PARK
19.

COLORLED CONCRETE PAVING W/ SAWCUT JOINTS
20.

ADA RAMPS
21.

CONCRETE PAVING
22.

DUMOR BENCH ON CONCRETE PAD
23.

ALUMINUM LOUVER PERGOLA AT POOL DECK AREA 'CABANA-X'
24.

BBQ/BAR COUNTER
25.

6'H CMU WALLS
26.

TUBULAR STEEL POOL FENCE AND GATE
27.

INDOOR SHOWER AREA
28.

BBQ COUNTER
29.

(1) POLE OUTDOOR SHOWER
30.

PEDESTRIAN ACCESS GATE TO PUBLIC TRAIL
31.

BIKE RACKS
32.

MAIN CLUBHOUSE BUILDING
33.

INDOOR POOL
34.

FITNESS BUILDING
35.

EVENT PAVILION
36.

VISION TRIANGLE
37.

OUTDOOR POOL
38.

OUTDOOR SPA
39.

POOL & SPA ADA LIFT
40.

POOL DECK
41.

FUTURE APARTMENTS
42.

ADJACENT PRODUCTION WOODEN FENCE
43.

NOT A PART - FUTURE DEVELOPMENT

PLANTING PALETTE

TREES



GINKGO BILOBA 'MAGYAR'



MAGNOLIA GRANDIFLORA 'LITTLE GEM'



OLEA EUROPAEA 'SWANHILL'
OLEA EUROPAEA 'WILSONII'



PLATANUS A. 'EXCLAMATION'

SHRUBS



FESTUCA GLAUCA 'ELIJAH BLUE'



JUNIPERUS CHINENSIS 'SEA GREEN'



JUNIPERUS SABINA 'ARCADIA'



LIGUSTRUM JAPONICUM 'TEXANUM'



MISCANTHUS SINENSIS 'ADAGIO'



NANDINA DOMESTICA 'FIREPOWER'



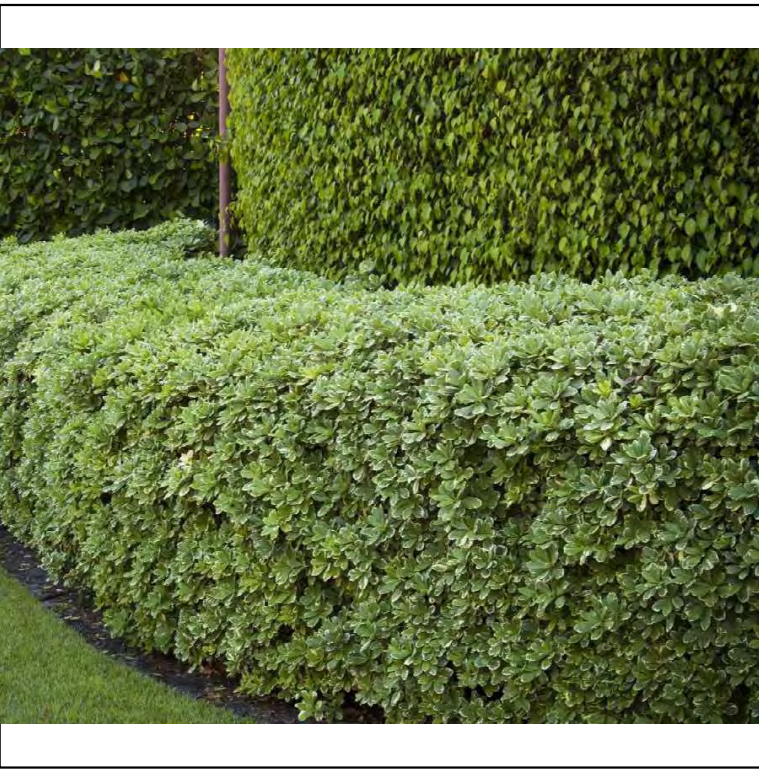
NANDINA DOMESTICA 'GULF STREAM'



PENNISETUM 'HAMELN'



PITTOSPORUM T. 'WHEELER'S DWARF'



PITTOSPORUM T. 'VARIEGATA'



RHAPHIOLEPIS INDICA 'BALLERINA'



RHAPHIOLEPIS INDICA 'ELEANOR TABER'



ROSA 'ICEBERG WHITE'



ROSMARINUS OFFICINALIS
'TUSCAN BLUE'



TULBAGHIA VIOLACEA

PROPOSED PLANT PALETTE

TREES:

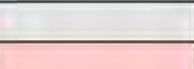
BOTANICAL NAME	COMMON NAME	HxW (ft.)	WATER USE
GINKGO BILOBA 'MAGYAR'	GINKGO TREE	50x20	MEDIUM
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	20x10	MEDIUM
MAGNOLIA G. 'D.D. BLANCHARD'	BLANCHARD MAGNOLIA	50x25	MEDIUM
OLEA EUROPAEA 'SWANHILL'	FRUITLESS OLIVE	30 x 25	LOW
OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	30 x 25	LOW
PISTACHE CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	60 x 50	LOW
PLATANUS A. 'EXCLAMATION'	LONDON PLANE TREE	80 x 40	MEDIUM

SHRUBS:

BOTANICAL NAME	COMMON NAME	HxW (ft.)	WATER USE
FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1x1	LOW
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5x6	LOW
JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	1x6	LOW
LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	6x3	LOW
CALAMGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	3x3	LOW
NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	2x2	LOW
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	3x1.5	LOW
PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	3x3	LOW
WESTRINGIA FRUTICOSA 'MUNDI'	COAST ROSEMARY	3x5	LOW
CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	2x4	LOW
RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORNE	2x4	LOW
ROSA 'ICEBERG WHITE'	WHITE ICEBERG ROSE	4x3	LOW
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	4x4	LOW
TULBAGHIA VIOLACEA	SOCIETY GARLIC	18" X 2	LOW

NOTES:	
1.	ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN 10'-0" OF PAVING OR HARDSCAPE.
2.	MINIMUM 3" DEPTH BARK MULCH IN ALL NON-TURF LANDSCAPE PLANTERS.

PRELIMINARY MWELO CALCULATION

Water Efficient Landscape Worksheet							
Fill in all items in this color				Project Name		Project Address	
Answer is shown in this color				Jaeger Ranch		Rancho Cordova	
Reference Evapotranspiration (Eto)		51.9	Folsom	Non-Residential		0.45	
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1)Low Wateruse Shrubs	0.3	DRIP	0.81	0.370	45,079	16,695.93	537,242
2)Low Wateruse Shrubs	0.5	PT/PT DRIP	0.81	0.617	0	0.00	0
3)Med (97 x 9 sf / ea. tree)	0.5	BUBBLER	0.75	0.667	873	582.00	18,728
4)Low / Temp Hydroseed	0.3	ROTOR	0.75	0.400	20,964	8,385.60	269,832
5)High Wateruse Turf	0.8	ROTOR	0.75	1.067	7,586	8,091.73	260,376
6) DG @ Dog park	0	N/A	0	0.000	6,101	0.00	
	0	Drip	0	0.000	0	0.00	0
				Totals	80,603	33,755.26	1,086,177
Special Landscape Areas (SLA): Recycled Water							
				1	0	0	0
				1	0	0	0
				1	0	0	0
				Totals	0	0	0
				Estimated Total Water Use (ETWU)		1,086,177	
				Maximum Allowed Water Allowance (MAWA)		1,167,140	
Plant Water Use Type		Plant Factor	Irrigation method	Irrigation Efficiency	Percentage of MAWA		
very low	0-0.1	overhead rotary	0.75		93%		
low	0.1-0.3	drip	0.81				
medium	0.4-0.6				AC of ETWU		
high	0.7-1.0				3.33		
MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]				AC of MAWA			
				3.58			
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft. SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	33,755	Average ETAF for Regular Landscape Areas must be 0.55 or below					
Total Area	80,603	for residential areas, and 0.45 or below for non-residential areas.					
Average ETAF	0.42						
All Landscape Areas							
Total ETAF x Area	33,755						
Total Area	80,603						
Sitewide ETAF	0.42						

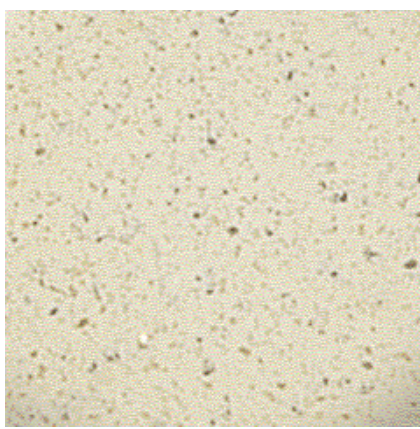
MATERIAL BOARD



STONE VENEER



BBQ COUNTER TOP QUARTZITE



WALL CAPS



POOL WATER LINE TILE COLOR

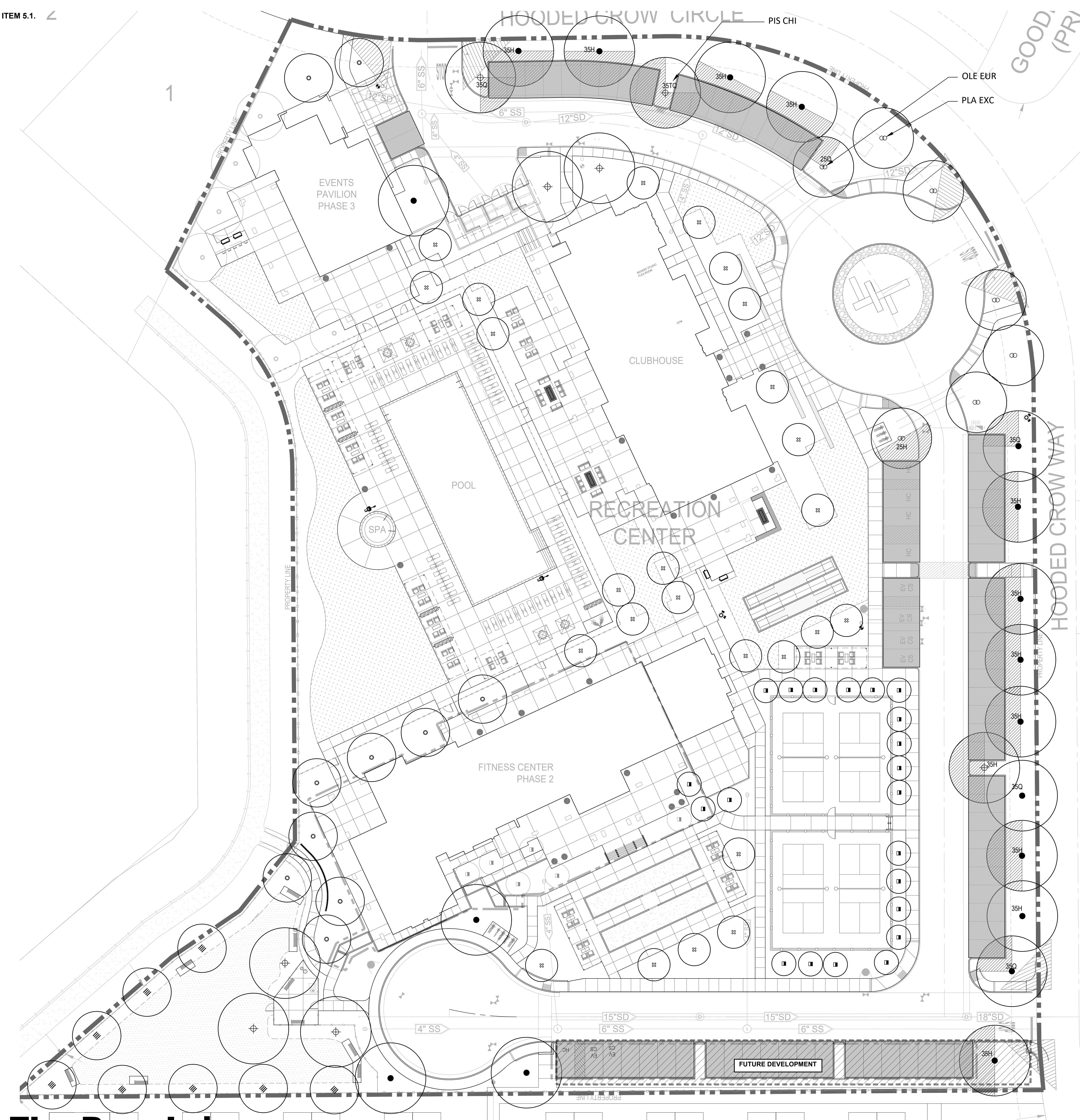


FIBER CEMENT WOOD SIDING COLORS



STUCCO COLORS

SW 7043



PARKING LOT SHADE CALCULATIONS TABLE:

SYMBOL	Botanical Name/ Common Name	Quantity @ Full Shade / Sq Ft	Quantity @ 3/4 Shade / Sq Ft	Quantity @ 1/2 Shade / Sq Ft	Quantity @ 1/4 Shade / Sq Ft	Total (sq ft)	QTY / (%)
OLE EUR	OLEA EUROPAEA 'WILSONII' / FRUITLESS OLIVE	0 @ 491	0 @ 368	1 @ 245	1 @ 123	368	2 (10.5%)
PLA EXC	PLATANUS A. 'EXCLAMATION' / LONDON PLANE TREE	0 @ 962 SF	0 @ 722 SF	12 @ 481	2 @ 241	6,254	14 (73.7%)
PIS CHI	PISTACHE CHINENSIS 'RED PUSH' / RED PUSH CHINESE PISTACHE	0 @ 962 SF	1 @ 722 SF	1 @ 481	1 @ 241	1444	3 (15.8%)
	Parking Lot Surfaced Area				Total Surfaced Area	12729	
					Shade Area Required	6365	
					Total Shade Provided	8,066	
					Percent Shade	63.37%	

TOTAL PARKING LOT SHADE
TREES = 19 QTY

- NOTES:
- REFER TO PLANTING LEGEND FOR MATURE HEIGHT & WIDTH OF ALL PROPOSED PLANT MATERIALS.
 - 50% OF ALL PROPOSED TREES ARE EVERGREEN
 - 25% OF ALL PROPOSED TREES ARE 24" BOX
 - MINIMUM PLANTER WIDTH FOR TREES IS TO BE 6' MIN.
 - 63.37% OF PARKING STALL AREA IS SHADED. REFER TO THIS SHEET FOR TREE LAYOUT & PARKING LOT SHADE CALCULATIONS TABLE.

- NOTES:
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES PLANTED WITHIN 10'-0" OF PAVING OR HARDSCAPE.
 - MINIMUM 3" DEPTH BARK MULCH IN ALL NON-TURF LANDSCAPE PLANTERS.

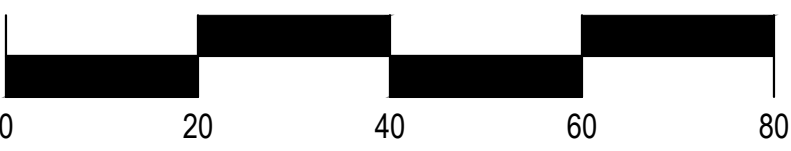
- CITY OF RANCHO CORDOVA TREE CLEARANCES REQUIREMENTS:
- LARGE CANOPY TREES SHALL BE 15' CLEAR OF ALL LIGHT STANDARDS
 - SMALLER CANOPY TREES SHALL BE 10' CLEAR OF ALL LIGHT STANDARDS
 - 4' FROM UTILITY INSTALLATIONS (SEWER, GAS, WATER LINES, METER VAULTS, CATCH BASINS, ETC)
 - 10' FROM FRONT OF STOP SIGNS
 - 15' FROM FIRE HYDRANTS
 - MINIMUM OF 5' FROM THE EDGE OF CURBS AND WALKS.

The Ranch | Landscape Plan | Shade Study

K. Hovnanian | Rancho Cordova, CA | Febuary 13, 2024



SCALE: 1" = 20' - 0"









15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090



DATE SIGNED: 12/14/23

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PROJECT:

**Jaeger Ranch
Clubhouse**

DEVELOPER:

K. Hovnanian Company

ARCHITECT:

Danielian Associates

LOCATION:

Rancho Cordova
Sacramento
CA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

PHOTOMETRIC SITE PLAN

PROJECT NUMBER:

66293

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.3

PHOTOMETRIC PLAN DISCLAIMER

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GENERAL NOTES

ALL VEHICULAR DRIVE SURFACES, OPEN PARKING AREAS AND CARPORTS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE FOOT-CANDLE OF LIGHT AT GROUND LEVEL DURING THE HOURS OF DARKNESS.

ALL EXTERIOR COMMON AREA PEDESTRIAN WALKWAYS AND RECREATION AREAS SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED 0.25 FOOT-CANDLE OF LIGHT AT GROUND LEVEL DURING THE HOURS OF DARKNESS.

CLUSTER MAILBOXES, TRASH ENCLOSURES/AREAS, VENDING MACHINES, AND PUBLIC PHONES LOCATED ON THE EXTERIOR SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED ONE FOOT—CANDLE OF LIGHT, MEASURED WITHIN A FIVE-FOOT RADIUS AT GROUND LEVEL, DURING THE HOURS OF DARKNESS.

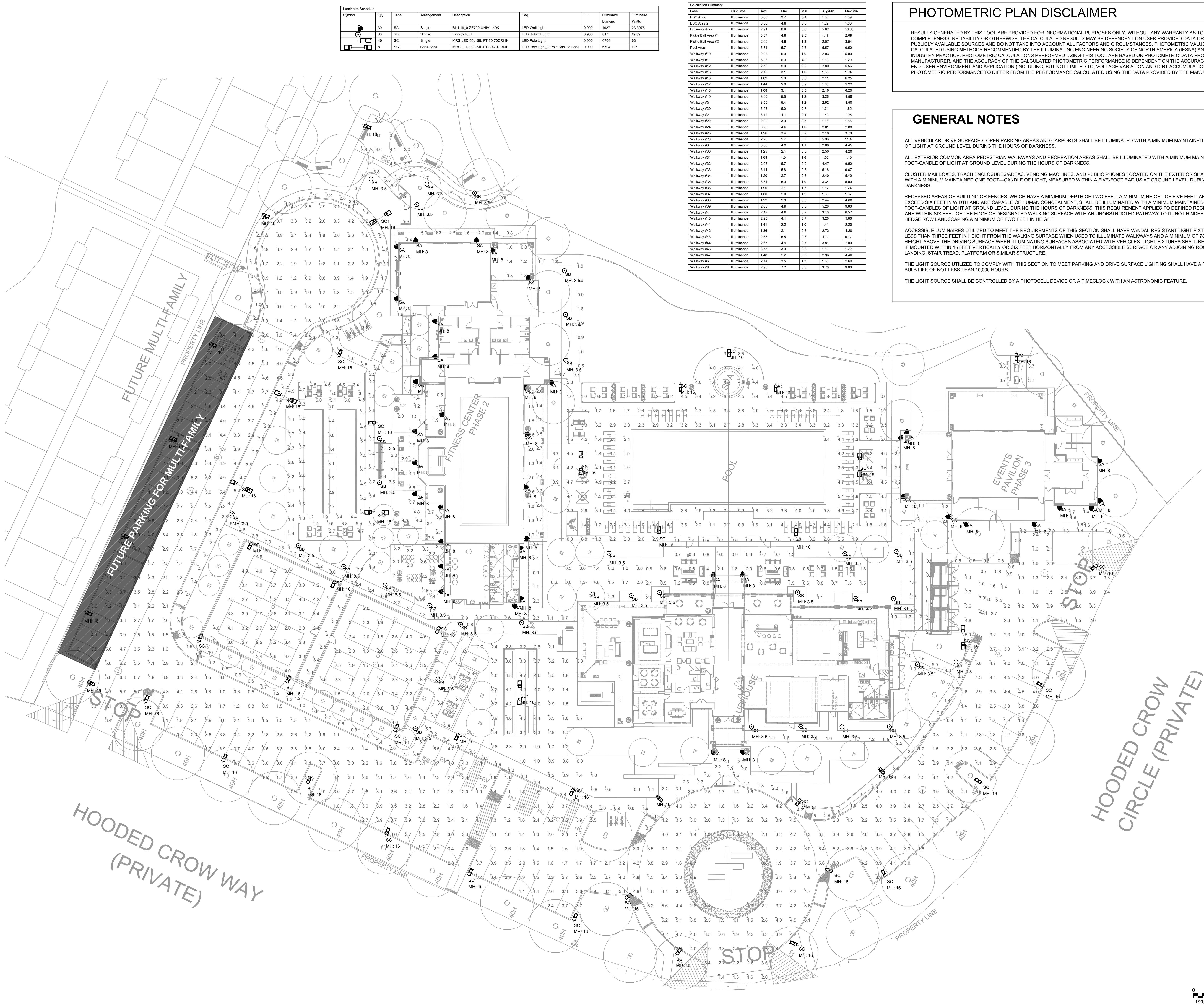
RECESSED AREAS OF BUILDING OR FENCES, WHICH HAVE A MINIMUM DEPTH OF TWO FEET, A MINIMUM HEIGHT OF FIVE FEET, AND DO NOT EXCEED SIX FEET IN WIDTH AND ARE CAPABLE OF HUMAN CONCEALMENT, SHALL BE ILLUMINATED WITH A MINIMUM MAINTAINED 0.25 FOOT-CANDLES OF LIGHT AT GROUND LEVEL DURING THE HOURS OF DARKNESS. THIS REQUIREMENT APPLIES TO DEFINED RECESSED AREAS WHICH ARE WITHIN SIX FEET OF THE EDGE OF DESIGNATED WALKING SURFACE WITH AN UNOBSTRUCTED PATHWAY TO IT, NOT HINDERED BY WALLS OR HEDGE ROW LANDSCAPING A MINIMUM OF TWO FEET IN HEIGHT.

ACCESSIBLE LUMINAIRES UTILIZED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL HAVE VANDAL RESISTANT LIGHT FIXTURES AND BE NOT LESS THAN THREE FEET IN HEIGHT FROM THE WALKING SURFACE WHEN USED TO ILLUMINATE WALKWAYS AND A MINIMUM OF 78 INCHES IN HEIGHT ABOVE THE DRIVING SURFACE WHEN ILLUMINATING SURFACES ASSOCIATED WITH VEHICLES. LIGHT FIXTURES SHALL BE DEEMED ACCESSIBLE IF MOUNTED WITHIN 15 FEET VERTICALLY OR SIX FEET HORIZONTALLY FROM ANY ACCESSIBLE SURFACE OR ANY ADJOINING ROOF, BALCONY, LANDING, STAIR TREAD, PLATFORM OR SIMILAR STRUCTURE.

THE LIGHT SOURCE UTILIZED TO COMPLY WITH THIS SECTION TO MEET PARKING AND DRIVE SURFACE LIGHTING SHALL HAVE A RATED AVERAGE BULB LIFE OF NOT LESS THAN 10,000 HOURS.

THE LIGHT SOURCE SHALL BE CONTROLLED BY A PHOTOCELL DEVICE OR A TIMECLOCK WITH AN ASTRONOMIC FEATURE.

Label	CalcType	Avg	Max	Min	Avg/Min	Max/Min
IBO2 Area	Illuminance	3.60	3.7	3.4	1.06	1.09
IBO2 Area 2	Illuminance	3.86	4.8	3.0	1.29	1.60
Driveway Area	Illuminance	2.91	6.8	0.5	5.82	13.60
Pickle Ball Area #1	Illuminance	3.37	4.8	2.3	1.47	2.09
Pickle Ball Area #2	Illuminance	2.69	4.6	1.3	2.07	3.54
Pool Area	Illuminance	3.34	5.7	0.6	5.57	9.50
Walkway #10	Illuminance	2.93	5.0	1.0	2.93	5.00
Walkway #11	Illuminance	5.83	6.3	4.9	1.19	1.28
Walkway #12	Illuminance	2.52	5.0	0.9	2.80	5.56
Walkway #15	Illuminance	2.16	3.1	1.6	1.35	1.94
Walkway #16	Illuminance	1.89	5.0	0.8	2.11	6.25
Walkway #17	Illuminance	1.44	2.0	0.9	1.60	2.22
Walkway #18	Illuminance	1.08	3.1	0.5	2.16	6.20
Walkway #19	Illuminance	3.90	5.8	1.2	3.25	4.98
Walkway #2	Illuminance	3.50	5.4	1.2	2.92	4.50
Walkway #20	Illuminance	3.53	5.0	2.7	1.31	1.85
Walkway #21	Illuminance	3.12	4.1	2.1	1.49	1.95
Walkway #22	Illuminance	2.90	3.9	2.5	1.16	1.56
Walkway #24	Illuminance	3.22	4.6	1.6	2.01	2.88
Walkway #25	Illuminance	1.96	3.4	0.9	2.18	3.78
Walkway #28	Illuminance	2.98	5.7	0.5	5.96	11.40
Walkway #3	Illuminance	3.68	4.8	1.1	2.60	4.45
Walkway #30	Illuminance	1.25	2.1	0.5	2.50	4.20
Walkway #31	Illuminance	1.68	1.9	1.6	1.05	1.19
Walkway #32	Illuminance	2.88	5.7	0.6	4.47	9.50
Walkway #33	Illuminance	3.11	5.8	0.8	5.18	6.67
Walkway #34	Illuminance	1.20	2.7	0.5	2.40	5.40
Walkway #35	Illuminance	3.34	5.0	1.0	3.34	5.00
Walkway #36	Illuminance	1.90	2.1	1.7	1.12	1.24
Walkway #37	Illuminance	1.80	2.6	1.2	1.53	1.87
Walkway #38	Illuminance	1.22	2.3	0.5	2.44	4.60
Walkway #39	Illuminance	2.63	4.9	0.5	5.26	9.80
Walkway #4	Illuminance	2.17	4.6	0.7	3.10	6.57
Walkway #40	Illuminance	2.28	4.1	0.7	3.28	5.96
Walkway #41	Illuminance	1.41	2.2	1.0	1.41	2.20
Walkway #42	Illuminance	1.36	2.1	0.5	2.72	4.20
Walkway #43	Illuminance	2.88	5.5	0.6	4.77	9.17
Walkway #44	Illuminance	2.87	4.9	0.7	3.81	7.00
Walkway #45	Illuminance	3.55	3.9	3.2	1.11	1.22
Walkway #47	Illuminance	1.48	2.2	0.5	2.96	4.40
Walkway #5	Illuminance	2.14	3.5	1.3	1.65	2.69
Walkway #6	Illuminance	2.96	7.2	0.8	3.70	9.00



PHOTOMETRIC SITE PLAN

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<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Ongoing				
1.	The approved entitlement is for a Design Review Amendment for The Ranch Four Seasons Recreation Center. The project shall be consistent with the Design Review Booklet (<u>Exhibit A</u>). (Project PLND-0124-0089)	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	The Design Review Amendment is valid for a period of three (3) years from the date of Planning Commission approval unless an extension is granted by the Community Development Director.	Time/Expiration	On-Going	Planning
5.	Signage is not approved with this permit. All signage shall	Signage	On-Going	Planning

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	comply with the City of Rancho Cordova Zoning Code.			
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement/ Building & Safety
7.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. Future Property Owners shall adhere to all landscape care, maintenance, and tree pruning as set forth in RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
8.	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 Dept at billings@cityofranhocordova.org for the status of your account with the City.	General	On-Going	Planning
9.	The Applicant shall comply with the Ranch Special Planning Area EIR Mitigation Monitoring Reporting Plan.	EIR	On-Going	Planning
10.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
11.	All storm drain within private roads shall be privately maintained.	Infrastructure	On-Going	Public Works
Prior to Approval of Improvement Plans				
12.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Infrastructure	Prior to Approval of Improvement Plans	Public Works
13.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal	Landscaping	Prior to Approval of Improvement Plans	Public Works

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	and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
14.	The Applicant shall prepare and submit <u>a project specific drainage report.</u> The proposed drainage design shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable standards.	Drainage	Prior to Approval of Improvement Plans	Public Works
15.	Stormwater Quality- Post Construction The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> . The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for <u>ALL</u> proposed post construction stormwater quality measures, as detailed in Appendix B of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> .	Stormwater	Prior to Approval of Improvement Plans	Public Works

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16.	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. These measures shall be consistent with the City’s Improvement Standards and Land Grading and Erosion Control Ordinance. General Construction Permit – The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the Statewide Construction Stormwater General Permit (Construction General Permit). Applicants shall comply with the terms of the Construction General Permit, the City of Rancho Cordova Municipal Code, and the City’s NPDES Permit Requirements.	Stormwater	Prior to Approval of Improvement Plans	Public Works
17.	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 the Improvement Standards). The overland release path must be shown on the plans and hydraulic computations 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.	Pad Elevations	Prior to Approval of Improvement Plans	Public Works
18.	The SWPPP in place for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to The City of Rancho Cordova’s storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be designed in the erosion and	Stormwater	Prior to Approval of Improvement Plans	Public Works

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	sediment control plan of the improvement plans. This system shall be implemented by qualified professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.			
19.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the 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.	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire
20.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart equal to not less than one-half of the maximum diagonal dimension of the property or areas to be served. A minimum 2 remote access roadways shall be provided for in any of the following conditions: a. A single building in excess of 62,000 sq. ft. b. Multiple buildings within a single parcel where the total combined square footage is in excess of 62,000 sq. ft.	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire
21.	Show the design for aerial apparatus access for buildings 30 feet or greater. Aerial apparatus access shall be a minimum 26-feet in width, located 14 to 33-feet from the building as determined by building height, and located on two intersecting sides of the building (as determined by the Fire Code official).	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire
22.	Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire

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	to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.			
23.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire
24.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire
25.	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 or on-site storage of combustible materials. The minimum required fire flow for the protection of	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire

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	commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.			
26.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	SMUD	Prior to Approval of Improvement Plans	SMUD
27.	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.	SMUD	Prior to Approval of Improvement Plans	SMUD
28.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	SMUD	Prior to Approval of Improvement Plans	SMUD
29.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	SMUD	Prior to Approval of Improvement Plans	SMUD
30.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	SMUD	Prior to Approval of Improvement Plans	SMUD
31.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-	SMUD	Prior to Approval of Improvement Plans	SMUD

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	Rebates/Design-and-Construction-Services			
32.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	SMUD	Prior to Approval of Improvement Plans	SMUD
33.	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.	SMUD	Prior to Approval of Improvement Plans	SMUD
34.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	SMUD	Prior to Approval of Improvement Plans	SMUD
35.	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.	SMUD	Prior to Approval of Improvement Plans	SMUD
36.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	SMUD	Prior to Approval of Improvement Plans	SMUD
37.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.	SMUD	Prior to Approval of Improvement Plans	SMUD
38.	Development phases submitted for new service should include all lots fronting streets.	SMUD	Prior to Approval of Improvement Plans	SMUD
39.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer 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.	SacSewer	Prior to Approval of Improvement Plans	SacSewer

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40.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer'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 upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.	SacSewer	Prior to Approval of Improvement Plans	SacSewer
41.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	SacSewer	Prior to Approval of Improvement Plans	SacSewer
42.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	SacSewer	Prior to Approval of Improvement Plans	SacSewer
Prior to Issuance of Building Permits				
43.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Driveways. • Civil plan shall include an ADA access plan. • Utility laterals. • New continuous sidewalks and frontage improvement along the subject property shall be 7 feet wide and separated pursuant to the City Standards. • Public improvement plans shall clearly delineate all transitions to existing improvements. All improvements to be designed and constructed to the satisfaction of the Public Works Department.	Infrastructure	Prior to Issuance of Building Permits	Public Works
44.	Designer shall certify that installed landscaping conforms to City water conservation landscape requirements.	Landscape	Prior to Issuance of Building Permits	Public Works
45.	All trash enclosures and refuse areas shall comply with	Architectural	Prior to Issuance of	Planning

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	Zoning Code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials, and colors as the main building in order to properly screen them from view. The gate to the trash enclosure shall be an opaque metal gate.		Building Permits	
46.	Vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division.	Architectural	Prior to Issuance of Building Permits	Planning
47.	Construction plans must include all windows and final architectural elements details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and streetlights on the Site, Utility, Landscape, and Building Plans, prior to issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and rights-of-way.	Architectural	Prior to Issuance of Building Permits	Planning
48.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork, transformers, etc.), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Division, prior to the issuance of building permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning
49.	Bicycle parking shall be installed in accordance with	Bicycle Parking	Prior to Issuance of	Planning

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	RCMC 23.719.115. All parking shall be located near main entrances and not impede onsite automobile and pedestrian access. The final design and location will be reviewed and approved by the Planning Division.		Building Permits	
50.	A final landscape plan shall be submitted in conjunction with improvement plan and/or building permit submittal and approved prior to issuance of building permits or any installation of landscape materials. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include all required items per Rancho Cordova Municipal Code 22.180.060.	Landscaping	Prior to Issuance of Building Permits	Planning/Public Works
51.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	Fire	Prior to Issuance of Building Permits	Sac Metro Fire
52.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	SacSewer	Prior to Issuance of Building Permits	SacSewer
Prior to Final Inspection/Granting Final Occupancy				
53.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue	Landscaping	Prior to Final Building Inspection	Public Works

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	water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.			
54.	Improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Infrastructure	Prior to Final Building Inspection of the first unit	Public Works
55.	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.	Files	Prior to final Building Inspection	Public Works
56.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Fire	Prior to Granting Final Occupancy	Sac Metro Fire
Advisory				
57.	Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Fire	Advisory	Sac Metro Fire
58.	Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.	SacSewer	Advisory	SacSewer

MEMORANDUM

ITEM 5.2.



DATE: March 27, 2024

TO: Planning Commission Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND CRESLEIGH HOMES CORPORATION RELATIVE TO SUNRIDGE LOT J

RECOMMENDATION

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Introduce and waive the first reading of the Ordinance approving the 2nd amendment to the Development Agreement between the City of Rancho Cordova and Cresleigh Homes Corporation relative to Sunridge Lot J.

RESULT OF RECOMMENDED ACTION

Following the Planning Commission's adoption of the resolution recommending approval of the 2nd amendment of the Development Agreement, the project will be scheduled for a public hearing at the next available regular City Council meeting.

BACKGROUND

The original Sunridge Lot J project was approved in February 2006, which included a Development Agreement (DA). The first amendment to the DA was approved on May 19, 2014, which extended the DA from 2021 to 2024, updated impact fees, established a phasing plan and made minor revisions to some exhibits.

PROJECT ANALYSIS

The proposed amendment to the Development Agreement would modify the terms of the DA as listed in Section 5.2 from an expiration date of June 18, 2024 to June 18, 2029 (Attachment 3). This would provide sufficient time for the applicant to complete the last portion of the Sunridge Lot J project. The originally approved project has not changed and all other terms of the DA remain unchanged.

ENVIRONMENTAL ANALYSIS

The project is exempt from further environmental review under the general rule in California

Environmental Quality Act (“CEQA”) Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed action is exempt from CEQA because the only change is an extension of the term and it can therefore be seen with a certainty that there will be no significant effect on the environment.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

- Introduce and waive the first reading of the Ordinance approving the 2nd amendment to the Development Agreement between the City of Rancho Cordova and Cresleigh Homes Corporation relative to Sunridge Lot J.

ATTACHMENT(S)

1. Resolution
2. Draft Ordinance
3. Exhibit A to the Draft Ordinance – Second Amendment to the Development Agreement

CITY OF RANCHO CORDOVA

RESOLUTION NO. X-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL FIND THE
PROJECT EXEMPT FROM CEQA AND AN ORDINANCE APPROVING A SECOND
AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE SUNRIDGE LOT J
PROJECT**

WHEREAS, in order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property, which is the subject of the development project application. Pursuant to Government Code section 65868, Development Agreements may be amended by mutual assent of the parties; and

WHEREAS, on May 15, 2006, the City and Cresleigh Homes Corporation entered into a Development Agreement for the Sunridge Lot J Project, consisting of 82 acres of low density residential development (Ordinance Number 21-2006). The Sunridge Lot J Project is located at the southeast corner of Douglas Road and Rancho Cordova Parkway (hereinafter known as the "Property"); and

WHEREAS, on April 17, 2006, the City approved an Initial Study and a Mitigated Negative Declaration ("MND") for the Tentative Subdivision Map of the Sunridge Lot J Project, pursuant to the California Environmental Quality Act ("CEQA"). In the Initial Study and MND, the City concluded that the Project would not have a significant impact on the environment due to the mitigation measures adopted by the City in the SDGP/SRSP EIR and the MND. All environmental impacts were reviewed and addressed at the time the Project was approved. All recitals and findings of determination in Ordinance 21-2006, which adopted the Development Agreement, are still accurate and relevant to this Amendment; and

WHEREAS, on May 19, 2014, the City Council, adopted Ordinance No. 10-2014, which was recorded in the Official Records of Sacramento County as Book 20140723 Page 0827. The Ordinance amended certain sections of the Development Agreement including certain project approvals, the term of the Development, park development and dedication obligations among other materials terms; and

WHEREAS, Pursuant to Government Code section 65868, the City and Landowner desire to modify the Development Agreement to extend the term of the Development Agreement to June 18, 2029.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA that the Planning Commission finds that project has been analyzed in accordance with the California Environmental Quality Act (CEQA)(Public Resource Code Section 2100 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et. Seq.) based upon the following finding:

1. The project is exempt from further environmental review under the general rule in California Environmental Quality Act ("CEQA") Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed action is exempt from CEQA because the only change

ITEM 5.2.

ATTACHMENT 1

is an extension of the term, and it can therefore be seen with a certainty that there will be no significant effect on the environment.

AND IT BE FURTHER RESOLVED, that the Planning Commission of the City of Rancho Cordova hereby recommends that the City Council adopt an Ordinance approving the Second Amendment to the Sunridge Lot J Development Agreement based upon the following findings and evidence:

1. The Second Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan in that: (a) the Project remains predominantly low-density residential and consistent with the General Plan and Zoning Code; (b) the only change made to the Development Agreement is to extend the term under the same terms and conditions previously approved.
2. Because the Second Amendment only extends the term of the Development Agreement, it is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the Property is located.
3. The Second Amendment to the Development Agreement is in conformity with public convenience, general welfare and good land use policies in that the Second Amendment will continue to implement land use guidelines set forth in the General Plan and help fund infrastructure needed to serve new development.
4. The Second Amendment will not be detrimental to the health, safety, and general welfare in that the Project will proceed in accordance with the programs and policies of the General Plan.
5. The Second Amendment will not adversely affect the orderly development of property, or the preservation of property values, in that the amendment is consistent with the General Plan.
6. The Second Amendment is consistent with and includes the substantive elements of Government Code sections 65864 through 65869.5, and has been processed consistent with all the procedural requirements thereof.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 27th day of March 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ITEM 5.2.

ATTACHMENT 1

ATTEST:

Kelly Whitman
Planning Commission Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2024

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING A SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE
SUNRIDGE LOT J PROJECT**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ORDAINS AS FOLLOWS:

SECTION 1. Recitals.

A. In order to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), authorizing the City, and any person having a legal or equitable interest in the real property, to enter into a development agreement and establish certain development rights in the property, which is the subject of the development project application. Pursuant to Government Code section 65868, Development Agreements may be amended by mutual assent of the parties.

B. On May 15, 2006, the City and Cresleigh Homes Corporation entered into a Development Agreement for the Sunridge Lot J Project, consisting of 82 acres of low density residential development (Ordinance Number 21-2006). The Sunridge Lot J Project is located at the southeast corner of Douglas Road and Rancho Cordova Parkway (hereinafter known as the "Property").

C. On April 17, 2006, the City approved an Initial Study and a Mitigated Negative Declaration ("MND") for the Tentative Subdivision Map of the Sunridge Lot J Project, pursuant to the California Environmental Quality Act ("CEQA"). In the Initial Study and MND, the City concluded that the Project would not have a significant impact on the environment due to the mitigation measures adopted by the City in the SDCP/SRSP EIR and the MND. All environmental impacts were reviewed and addressed at the time the Project was approved. All recitals and findings of determination in Ordinance 21-2006, which adopted the Development Agreement, are still accurate and relevant to this Amendment.

D. On May 19, 2014, the City Council, adopted Ordinance No. 10-2014, which was recorded in the Official Records of Sacramento County as Book 20140723 Page 0827. The Ordinance amended certain sections of the Development Agreement including certain project approvals, the term of the Development, park development and dedication obligations among other materials terms.

E. Pursuant to Government Code section 65868, the City and Landowner desire to modify the Development Agreement to extend the term of the Development Agreement to June 18, 2029.

F. On ___, 2024, the City Council, as the legislative body for the purposes of Development Agreement approval, held a properly noticed public hearing pursuant to Government Code section 65867 and considered all comments received in writing and all testimony received at the public hearing. Following the public hearing, the Applicant is required to pay all costs

associated with processing of the Second Amendment and maintain a minimum \$5,000 deposit with the City for Development Agreement compliance review as the project builds out.

SECTION 2. Findings.

Therefore, on the basis of: (a) the foregoing recitals, which are incorporated herein; (b) the City of Rancho Cordova's General Plan and General Plan EIR; (c) the SDCP/SRSP EIR; and (d) the Sunridge Lot J MND, the City Council finds and determines that:

A. The Second Amendment to the Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan in that: (a) the Project remains predominantly low-density residential and consistent with the General Plan and Zoning Code; (b) the only change made to the Development Agreement is to extend the term under the same terms and conditions previously approved.

B. Because the Second Amendment only extends the term of the Development Agreement, it is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the Property is located.

C. The Second Amendment to the Development Agreement is in conformity with public convenience, general welfare and good land use policies in that the Second Amendment will continue to implement land use guidelines set forth in the General Plan and help fund infrastructure needed to serve new development.

D. The Second Amendment will not be detrimental to the health, safety, and general welfare in that the Project will proceed in accordance with the programs and policies of the General Plan.

E. The Second Amendment will not adversely affect the orderly development of property, or the preservation of property values, in that the amendment is consistent with the General Plan.

F. The Second Amendment is consistent with and includes the substantive elements of Government Code sections 65864 through 65869.5, and has been processed consistent with all the procedural requirements thereof.

SECTION 3. Approval of Second Amendment to Development Agreement. The City Council hereby approves the Second Amendment to the Development Agreement, attached to this Ordinance and incorporated herein by reference as Exhibit A, and authorizes the City Manager to sign the amended Development Agreement after the effective date of this Ordinance.

SECTION 4. CEQA. Approval of this Ordinance Amendment is exempt from further environmental review under the general rule in California Environmental Quality Act ("CEQA") Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. The proposed Ordinance exempt from CEQA because the only change is an extension of the term and it can therefore be seen with a certainty that there will be no significant effect on the environment.

SECTION 5. Recordation. Within ten (10) days after the Second Amendment to the Development Agreement is executed by the City Manager, the City Clerk shall submit the amendment to the County Recorder for recordation.

SECTION 6. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

SECTION 7. Effective Date. Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code section 36933. This Ordinance shall take effect 30 days after its adoption and, pursuant to Government Code section 66017(a), the fees established hereby shall be effective 60 days after the adoption of this Ordinance.

PASSED AND ADOPTED, by the City Council of the City of Rancho Cordova this ____ day of _____ 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Sander, Mayor

ATTEST:

Stacy Leitner, CMC, City Clerk

5641694.1

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: City Clerk

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

SECOND AMENDMENT OF
DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF RANCHO CORDOVA AND CRESLEIGH
HOMES CORPORATION
RELATIVE TO SUNRIDGE LOT J

**SECOND AMENDMENT OF
DEVELOPMENT AGREEMENT BY
AND BETWEEN
THE CITY OF RANCHO CORDOVA
AND CRESLEIGH HOMES
CORPORATION
RELATIVE TO SUNRIDGE LOT J**

This Second Amendment of the Development Agreement ("Second Amendment") is entered into as of this ____ day of _____ 2024, by and between the CITY OF RANCHO CORDOVA, a municipal corporation ("City"), and CRESLEIGH HOMES CORPORATION, a California Corporation ("Landowner") pursuant to Government Code section 65864 et. seq., relating to Development Agreements. City and Landowner are hereinafter collectively referred to as the "Parties," and singularly as "Party."

RECITALS

A. City and Landowner entered into a Development Agreement (the "Development Agreement") dated May 15, 2006, and recorded on July 18, 2006, in the Official Records of Sacramento County as Book 20060718 Page 0928 establishing certain development rights for real property located in the City of Rancho Cordova, California, as more particularly described in Exhibit A-1 and Exhibit A-2 of the Development Agreement (the "Property").

B. City and Landowner entered into a First Amendment to the Development Agreement which was adopted by the City Council through Ordinance No. 10-2014 on May 19, 2014, and recorded in the Official Records of Sacramento County as Book 20140723 Page 0827 which amended certain sections of the Development Agreement including certain project approvals, the term of the Development Agreement, park development and dedication obligations among other material terms.

C. Pursuant to Government Code section 65868, City and Landowner now desire to modify and revise the Development Agreement to extend the Term of the Development Agreement to June 18, 2029.

D. This Second Amendment affects the entire Property as more precisely defined in Exhibits "A-1" and "A-2" of the Development Agreement. This First Amendment is authorized by Section 11.2 of the Development Agreement and shall run with the Property.

E. On ___, 2024, the City Council held a public hearing and introduced City Council Ordinance No. XX-2024 approving this Second Amendment. City adopted City Council Ordinance __-2024 on [INSERT DATE]. On [INSERT DATE], by Ordinance No. __-2024, the City Council found the adoption of this Second Amendment exempt from CEQA under Public Resources Code Section 21166 as the impacts of the Project have already been analyzed, and no substantial changes result from this Second Amendment.

NOW, THEREFORE, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Amendment of the Development Agreement.** The following sections of the Development Agreement are hereby amended as follows:

2. **Revised Section 5.2.** City and Landowner agree that Section 5.2 of the Development Agreement is hereby deleted in its entirety and replaced with the following:

“5.2 Term. Upon execution of the Second Amendment, the term of this Development Agreement shall commence on the Effective Date and extend to June 18, 2029, which date is a period of _____ years from the effective date of City Ordinance No. XX-2024 approving the Second Amendment, unless said term is terminated, modified or extended by circumstances set forth in this Development Agreement. Following the expiration of the term, this Development Agreement shall not affect any right or duty created by City approvals for the Property adopted prior to, concurrently with, or subsequent to the approval of this Agreement.”

3. **Consistency with General Plan.** The City Council has found and determined that this Second Amendment is consistent with the General Plan and the Sunridge Specific Plan.

4. **Amendment Applicable to Property.** This Second Amendment applies to development of the Property and does not affect or apply in any manner with respect to the development of any other property within the Sunridge Specific Plan Area.

5. **Amendment.** This Second Amendment amends, but does not replace or supersede, the Development Agreement except as specified herein. As amended hereby with respect to the Property, the Development Agreement remains in full force and effect.

6. **Incorporation of Recitals.** The Preamble, Recitals, and all exhibits attached hereto are incorporated into this Second Amendment as if set forth herein in full.

7. **Effective Date and Term of Second Amendment.** The Effective Date of this Second Amendment is _____ which is the effective date of City Ordinance No. __-2024, adopting this Second Amendment.

City Manager Authorization. City, a municipal corporation, has authorized this Second Amendment to be executed in two (2) duplicate originals, each of which is deemed to be an original, by its City Manager and attested to by its City Clerk under the authority of Ordinance No. __-2024 adopted by the City Council on the _____ day of _____, 2024, and has caused this Second Amendment to be executed.

“CITY”

“LANDOWNER”

CITY OF RANCHO CORDOVA,
a municipal corporation

CRESLEIGH HOMES CORPORATION, a
CALIFORNIA CORPORATION

By: _____

By: _____

Name: Micah Runner

Name:

Its: City Manager

Its:

Date: _____

Date: _____

ATTEST:

City Clerk

MEMORANDUM

ITEM 6.1.



DATE: March 27, 2024

TO: Planning Commission Members

FROM: Chance Finley-Ross, Assistant Planner

SUBJECT: BIG BALLER STORAGE PARK - MAJOR DESIGN REVIEW & ADMINISTRATIVE USE PERMIT (CEQA EXEMPT PURSUANT TO SECTION 15183. PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN OR ZONING) – PROJECT NO. PLND-0323-0066

PROPERTY OWNERS: 3978 Security Park Dr LLC P.O. Box 848 Scottsdale, AZ 85252 Seabourne Enterprises, L.P. 7637 Vasos Way Fair Oaks, CA 95628	APPLICANT/DEVELOPER: Rick Powell P.O. Box 1657 Rancho Cordova, CA 95741
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PROJECT:	Big Baller Storage Park – Major Design Review & Administrative Use Permit
FILE:	PLND-0323-0066
LOCATION:	3978 Security Park Drive
APN:	072-0370-087-0000 and 072-0370-066-0000
PLANNER:	Chance Finley-Ross, Assistant Planner

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 and Administrative Use Permit for Big Baller Storage Park.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for a Major Design Review and Administrative Use Permit for the construction of three enclosed storage buildings, site plan, and a perimeter wall.

PROJECT BACKGROUND

The proposed project site consists of 4.1 acres of vacant land located to the west of Security Park Drive and to the north of Douglas Road at 3978 Security Park Drive (as shown in **Figure 1**

below). The proposed site plan is located on two parcels; one of the parcels includes the entire parcel (APN 072-0370-087-0000) to the south, while the rest of the site plan is located on a portion of the parcel to the north (APN 072-0370-066-0000). The portion of the parcel to the north that the project will occupy will be merged into one parcel as part of a separate boundary line adjustment application at a future date. The project site is zoned Heavy Industrial/Manufacturing (M-2), as are all other parcels within the Security Park development area. Other surrounding uses include medium-density residential located on the other side of Douglas Road to the south, as well as Wetland Preserve area to the west (See **Table 1: Surrounding Designations and Existing Uses** below). The project site is within the South Sacramento Habitat Conservation Plan (SSHCP); therefore, the applicant is required to obtain an SSHCP permit prior to issuance of permits.

Figure 1: Project Location

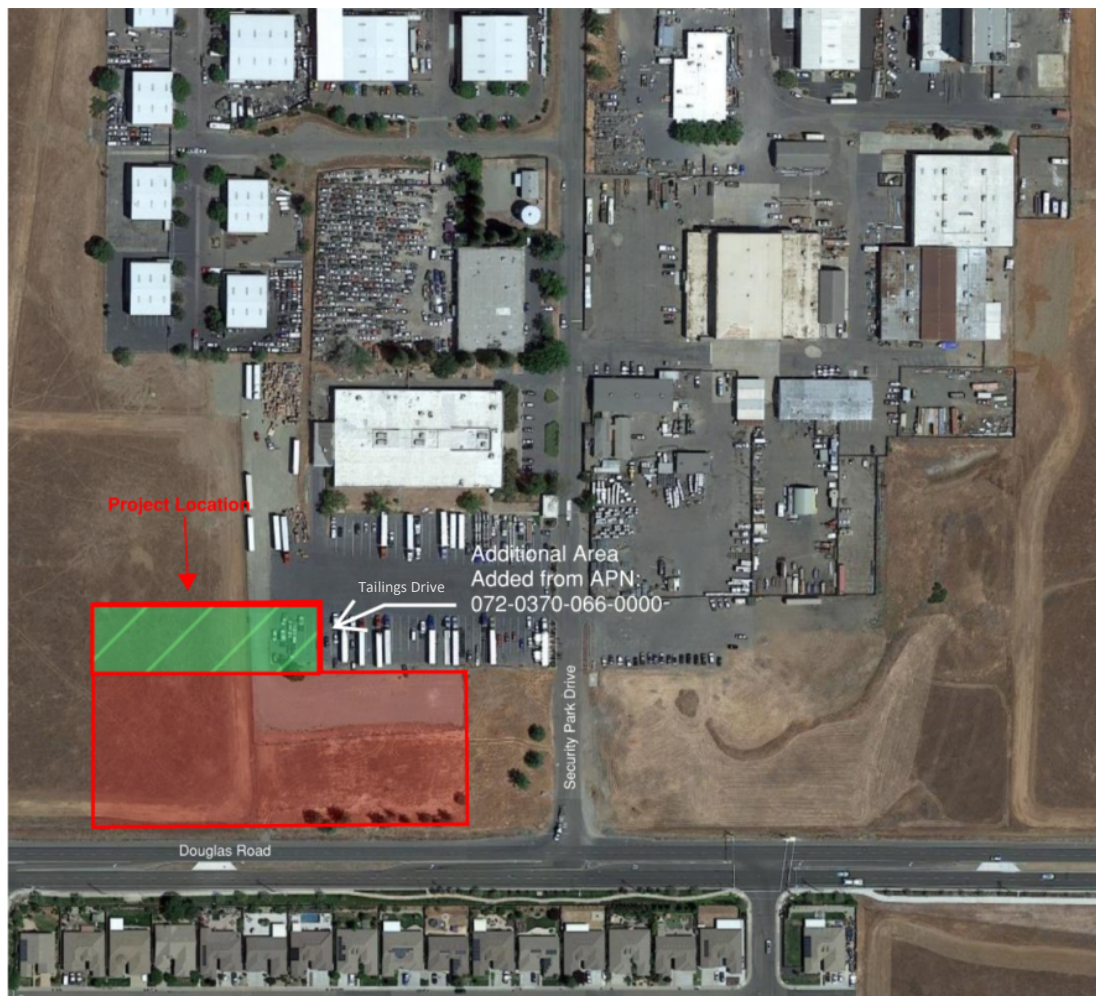


Table 1: Surrounding Designations and Existing Uses

	General Plan	Zoning	Land Use
Subject Property	Light Industrial	Heavy Industrial/ Manufacturing (M-2)	Undeveloped site/ Parking Lot
North	Light Industrial	Heavy Industrial/ Manufacturing (M-2)	Industrial businesses
South	Low-Density Residential	RD-4	Residential Single Family
East	Light Industrial	Heavy Industrial/ Manufacturing (M-2)	Industrial businesses, storage, and vacant land
West	Rio Del Oro Specific Plan Wetland Preserve	Wetland Preserve Rio Del Oro Specific Plan (WP RDOSP)	Undeveloped

PROJECT DESCRIPTION

A Discretionary Entitlement application was submitted by the applicant in March 2023 for an indoor vehicle and boat storage facility. The proposed project consists of three enclosed storage buildings, one of which will include an office space for customer processing and administrative operations, with a combined square footage of approximately 76,500 SF. The storage of vehicles and vessels is proposed to only take place within the enclosed buildings. The facility includes plans for a masonry screen wall along the west, south, and east perimeter. The north portion of the facility will be enclosed by wrought iron fencing and gates. The submitted plans also include floor plans, as well as landscape, lighting, and preliminary civil plans. The project has been reviewed by city staff for the requested Major Design Review and Administrative Use Permit and the analysis for the entitlement is provided below.

ANALYSIS

Administrative Use Permit

Section 23.731.020 of the City's Zoning Code specifies that fences and walls over seven feet in height require the issuance of an Administrative Use Permit. The proposed screening wall along the west, south, and east perimeter of the facility has a maximum proposed height of twenty (20) feet and eight (8) inches, with additional varying parapet heights at eighteen (18) feet and eight (8) inches. The zoning code requires screening of all auto and vehicle storage operations within the facility. The proposed storage buildings have a maximum height of eighteen (18) feet. The proposed perimeter wall is intended to screen storage operation visibility from Douglas Boulevard and all other public viewpoints. In addition to the wall elevations provided in Figure 2, the Applicant has provided photo renderings of the wall with site line renderings from various points along Douglas Boulevard. Wall elevations and renderings are shown in **Figures 4 & 6-8** in the following staff report sections.

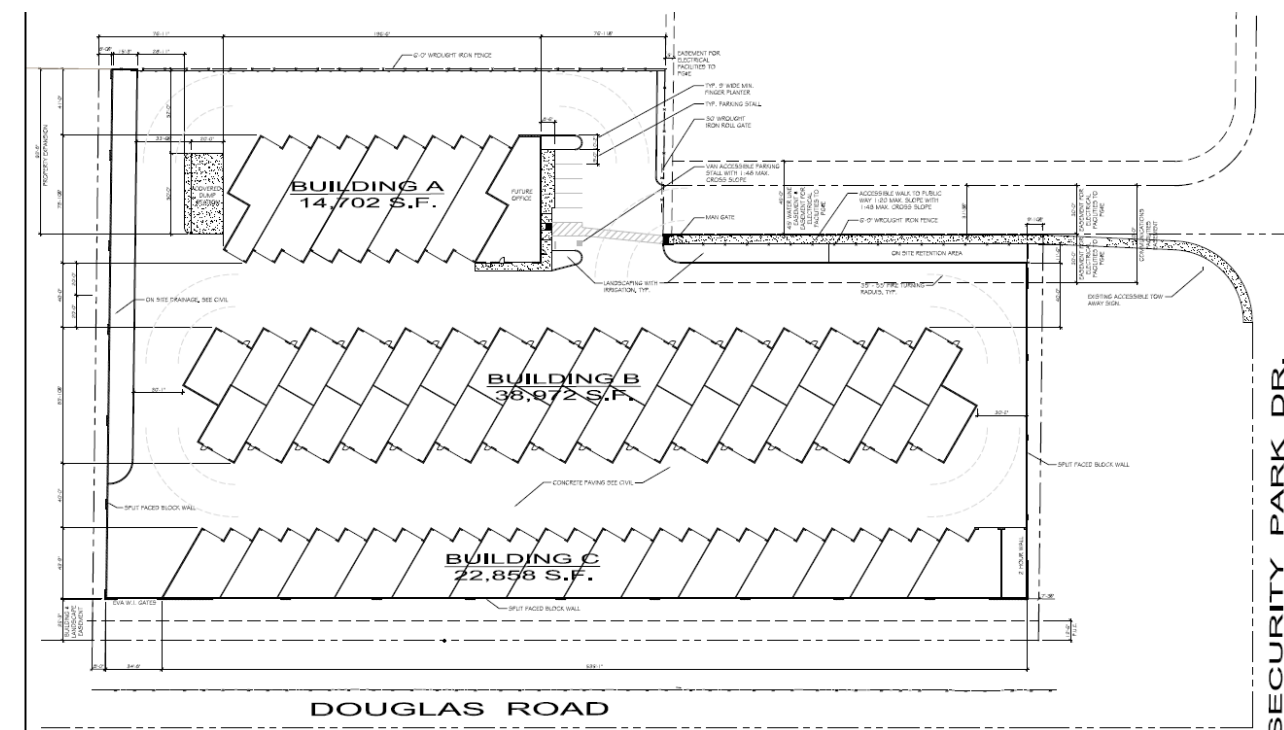
Major Design Review

Site Plan and Access

As shown in **Figure 2 below** and Attachment 2, the facility layout consists of three separate one-story buildings, each running horizontally, east to west, across the project site. Each building includes enclosed storage bays for customer vehicles, with a total of 53 storage units. Building A is located to the north of the property and is the smallest of the three buildings, with a total square footage of 14,702 SF. Building A also includes the approximately 2,000 SF office portion of the facility on the east side of the building, as well as a covered dump station on the west side for customers to dispose of waste. Building B is proposed to be located in the center of the parcel and is the largest of the three buildings with a total square footage of 38,972 SF. Building C has a total square footage of 22,858 SF and is located to the south of the property abutting the proposed southern portion of the masonry wall. Building B and C are both dedicated solely to the storage of vehicles and vessels. The site also provides six parking spaces on the northeast portion of the property, which is the minimum required number for the office use portion of the site.

The facility is enclosed primarily with the proposed masonry wall along the west, south, and east perimeter, as well as six-foot wrought iron fences and gates to the north of the property. Site circulation will allow for two-way traffic, with visitors entering and exiting through the main vehicular gate to the northeast of the project site. Site access will be achieved through Security Park Drive and Tailings Drive and the Applicant will be required to obtain a cross access agreement. The site will operate 24 / 7 and will include a security plan that includes monitored security cameras throughout the facility. All customers will have an access code to access their individual unit within the facility.

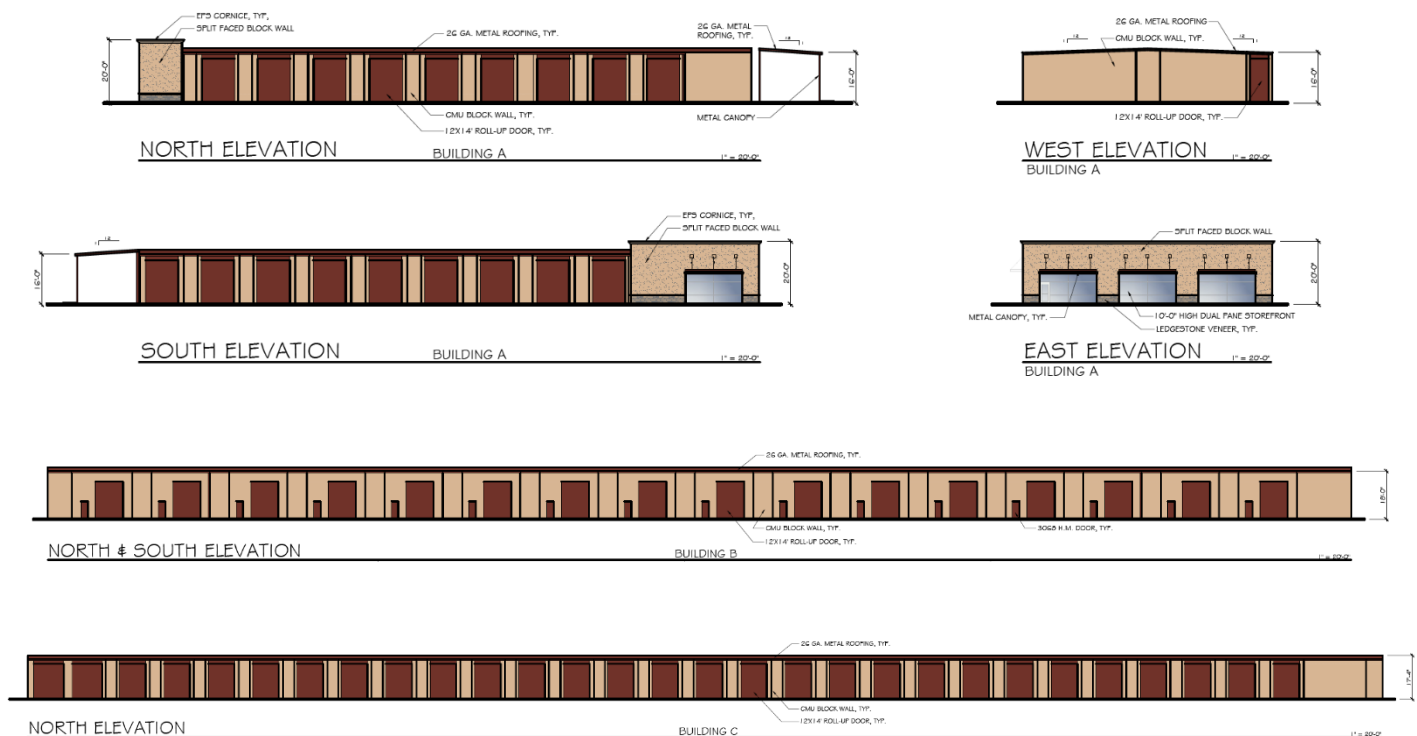
Figure 2: Proposed Site Plan



Architecture and Design

The project proposes three storage buildings that are located on the interior portions of the property, setback from the parcel property lines and enclosed by a perimeter wall that serves as the main externally visible architectural feature, as is typical of similar storage facilities. Each building includes several storage bays that vary in size. The applicant has included a floor plan in [Attachment 2](#). The material for the buildings is composed of different brown and tan colored split face Concrete Masonry Unit (CMU) blocks, metal roofing, and metal roll-up doors. The metal on the roll-up doors and roofing is proposed to be painted “Colonial Red” to add visual variation to the structures and for improved visibility when identifying the roof height and entry area for each unit. The office portion of the facility is located at the east end of Building A at the entrance to the facility and includes additional architectural enhancements, such as dual pane storefront windows, stone veneer along the bottom portion of the front façade, and metal canopies over each window. The building elevations are shown in **Figure 3: Color Elevations for Storage Buildings A-C**.

Figure 3: Color Elevations for Storage Buildings A-C



The external wall that surrounds the west, south, and east portions of the facility will be the most visible aspect of the development from the public right-of-way, particularly from Douglas Road. As such, staff has worked with the Applicant to provide a façade for the wall that enhances the character of the site while also screening the operations and structures within the facility’s boundaries and providing a more professional aesthetic to the surrounding industrial uses.

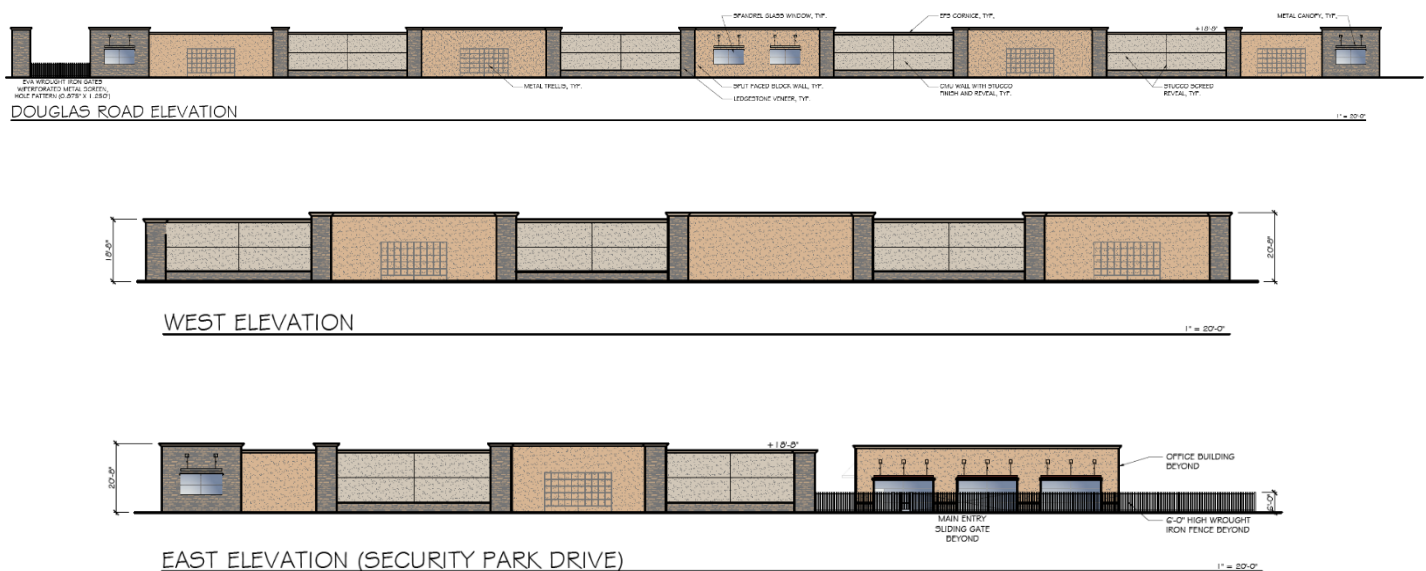
The perimeter wall is designed to resemble a similar façade to an office building, imparting the same architectural features that are included on the facility’s entry office area, including stone veneer, faux glass windows, metal canopies, trellises, varying parapet heights, and stucco

cornices. The west portion of the wall along Douglas Road also includes required Emergency Vehicle Access gates constructed of wrought iron and metal mesh screening material to obstruct public view. The color exterior elevations of the wall are shown in **Figure 4: External Wall Elevations** below.

Given that the wall is meant to provide a more office-professional look, the height of the wall is typical of a single-story office building. As described previously, the proposed wall has a maximum height of twenty (20) feet and eight (8) inches at its maximum height; however, the parapet height varies between this maximum height and eighteen (18) feet and eight (8) inches throughout the length of the wall. The proposed height is intended to screen all portions of the proposed interior storage buildings from the public right-of-way, which have a maximum height of eighteen (18) feet. The screening of these buildings is optimal, given their lack of architectural enhancements compared to the office and wall facades. This ensures that the activities of individuals accessing their storage areas remain discreet and are not visible from the public eye.

Furthermore, the wall is set back from the public right-of-way by approximately seventy-nine (79) feet and is accompanied by a proposed landscape plan that is described in more detail in the following section. The combination of landscaping and the setback from the right-of-way will work to reduce the visual impact of the wall along Douglas Road.

Figure 4: External Wall Elevations



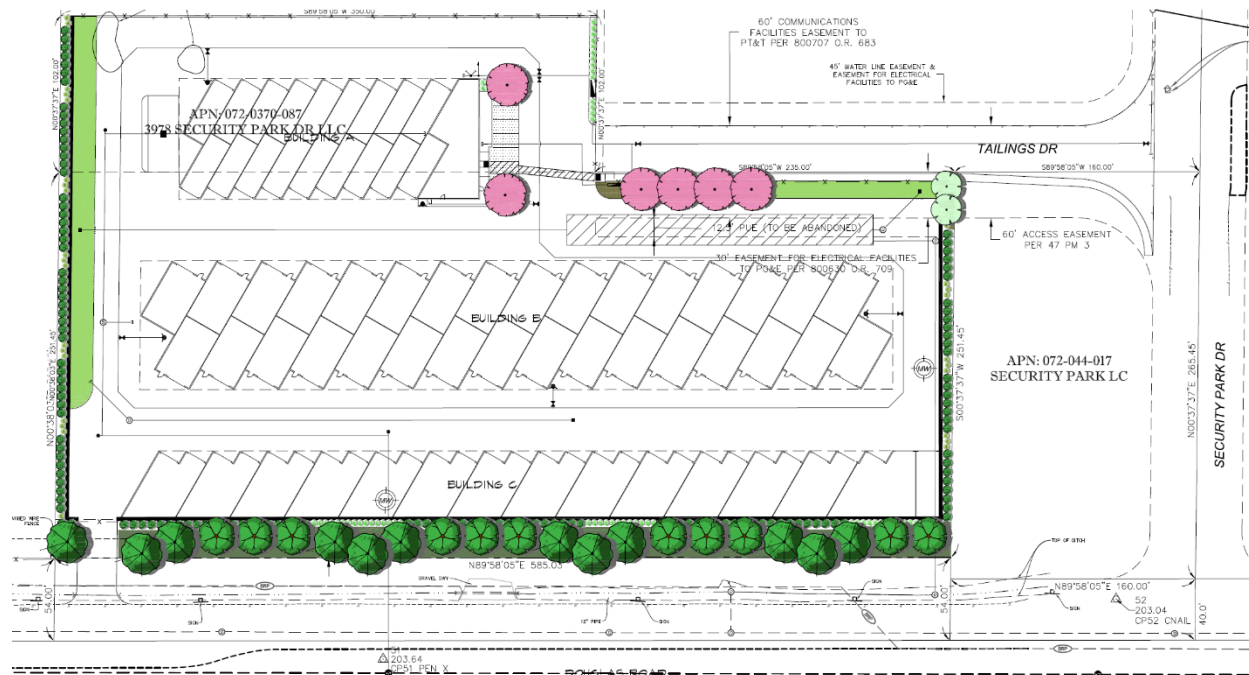
Landscaping

Given the location of the proposed project along Douglas Road, staff worked with the Applicant to create a landscape plan that coincides with the perimeter wall and works to diminish the overall visual impact of the facility on the surrounding area. Landscaping was also taken into consideration to be consistent with the future bike trail that will run along the property's frontage.

The project includes a variety of trees, shrubs, grasses, and ground cover with more intensive concentration of plantings located along the property frontage facing Douglas Road. Evergreen

trees are proposed along the frontage to offer year-round screening along the perimeter wall. The site provides sufficient shading to meet minimum parking lot shade requirements at the north of the property. The project did not have significant additional area to the north of the site for additional landscaping. The site is also providing a large retention basin/swale to the west of the property to comply with on-site water quality and stormwater requirements. The overall landscape plan can be seen in **Figure 5**.

Figure 5: Landscape Plan



Visual Impact

Staff has worked with the Applicant to provide site line renderings from various angles along Douglas Road in an effort to better portray the visual impact of the wall and the facility on the surrounding area. The following images shown in **Figures 6-8** represent visual perspectives of the facility looking from the southwest, directly south, and southeast of the property. The renderings portray a street view that uses a combination of landscaping and architectural wall features to help better implement the facility into the surrounding area. The project has also been conditioned to adequately screen the storage area and operations on site from all portions of the public right-of-way.

Figure 6: Southwest Perspective



DOUGLAS ROAD (SOUTHWEST ELEVATION)

Figure 7: South Perspective



DOUGLAS ROAD (SOUTH ELEVATION)

Figure 8: Southeast Perspective



DOUGLAS ROAD (SOUTHEAST ELEVATION)

HABITAT CONSERVATION PLAN

The City has adopted the South Sacramento Habitat Conservation Plan (SSHCP) in order to mitigate impacts on protected natural resources through a coordinated regional approach, which provides a variety of biological and economic benefits. The project is within the boundaries of the SSHCP. The owner/applicant will pay the City a per-acre fee for impacts based upon the methodology established by the SSHCP.

The project has been conditioned to require the owner/applicant to obtain and have all necessary permits (federal, state, regional and/or local) prior to issuance of the SSHCP permit by the City, to ensure compliance with the adopted SSHCP.

GENERAL PLAN CONSISTENCY

As previously mentioned, the proposed project site is located within the Light Industrial designation of the General Plan. Target uses for this area include limited industrial uses such as manufacturing, storage, and warehousing activities that occur entirely within an enclosed building. The proposed project use of Auto and Vehicle Storage is consistent with the General Plan designation.

ZONING ORDINANCE

All properties within the Security Park industrial complex are zoned for Heavy Industrial/Manufacturing (M-2) uses, including the proposed project site. The proposed use falls under the category of Auto and Vehicle Storage, which is a permitted use so long as the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall. The City's Zoning Code requires the approval of a Major Design Review for construction of new buildings within industrial zones that exceed 10,000 SF. The Zoning Code also requires an Administrative Use Permit for fences and walls that exceed seven feet in

height. The proposal was reviewed for consistency with all standards and guidelines applicable to this site and meets all applicable requirements.

FISCAL IMPACT

Staff anticipates that the project will have a positive fiscal impact due to the short term and long-term positions for the construction of the buildings, site, and site features, as well as the future uses of the site. The development of the building and the property from vacant land to a business will also provide an additional positive impact through the increase in property taxes on the site as well as within the surrounding area.

ENVIRONMENTAL

The project applicant is requesting approval of a Major Design Review and Administrative Use Permit for the proposed project. Under CEQA, the City lacks the discretion under the Major Design Review and Administrative Use Permit approval process to consider environmental effects not related to the design of the project, including, but not limited to, human health impacts from toxic air contaminants, greenhouse gas emissions, and impacts on biological resources.

The Major Design Review and Administrative Use Permit associated with the Big Baller Storage Park would be exempt from CEQA review under CEQA State Guidelines Section 15183. This exempts from CEQA projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The proposed project involves the development of three enclosed storage buildings totaling approximately 76,500 SF, as well as a perimeter wall that surrounds the west, south, and east portions of the facility. The project site is designated as Light Industrial in the Rancho Cordova General Plan and is zoned Heavy Industrial/Manufacturing (M-2). Auto and Vehicles Storage is a permitted use in this zoning designation, and walls and fences over seven feet in height are permitted in this zoning designation with the approval of an Administrative Use Permit. The proposal is consistent with the development densities established by the City's General Plan and zoning for which an Environmental Impact Report (EIR) was certified and is therefore exempt from further CEQA review.

RECOMMENDED MOTIONS

Staff recommends that 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 Major Design Review and Administrative Use Permit for Big Baller Storage Park (PLND-0323-0066), subject to the findings, Project Plans ([Attachment 2](#)) and Conditions of Approval ([Attachment 3](#)).

ATTACHMENT(S)

1. Resolution
2. [Exhibit A](#) to the Resolution – Project Plans
3. [Exhibit B](#) to the Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

RESOLUTION NO. X-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
APPROVING A MAJOR DESIGN REVIEW AND ADMINISTRATIVE USE PERMIT FOR THE
BIG BALLER STORAGE PARK PROJECT NO. PLND-0323-0066**

WHEREAS, Rick Powell, (hereinafter referred to as Applicant) filed an application for a Major Design Review and Administrative Use Permit approval for the Big Baller Storage Park project; and

WHEREAS, the site is located within an Heavy Industrial/Manufacturing (M-2) zoning designation and the project consists of the development of three enclosed storage buildings totaling 76,532 square feet, as well as a perimeter wall that surrounds the west, south, and east portions of the facility located at 3978 Security Park Drive; and

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

WHEREAS, the project site is located within the boundaries of the South Sacramento Habitat Conservation Plan (SSHCP). Prior to issuance of the SSHCP permit by the City, the owner/applicant will obtain and have all necessary permits (federal, state, regional and/or local) to ensure compliance with the adopted SSHCP; 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 BY THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA that the Planning Commission approves the Big Baller Storage Park Major Design Review and Administrative Use Permit (Exhibit A), subject to the following findings and attached Conditions of Approval (Exhibit B):

1. The proposed project is exempt from CEQA under Guidelines Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning. The following evidence supports the CEQA exemption.
 - A. **Finding:** The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15183 "Consistent with a Community Plan, General Plan or Zoning."

Evidence: The project applicant is requesting approval of a Major Design Review and Administrative Use Permit for the proposed project. Under CEQA, the City lacks the discretion under the Major Design Review and Administrative Use Permit approval process to consider environmental effects not related to the design of the project, including, but not limited to, human health impacts from toxic air contaminants, greenhouse gas emissions, and impacts on biological resources.

The Major Design Review and Administrative Use Permit associated with the Big Baller Storage Park would be exempt from CEQA review under CEQA State Guidelines Section 15183. This exempts from CEQA projects that are consistent with the

development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The proposed project involves the development of three enclosed storage building totaling approximately 76,500 SF, as well as a perimeter wall that surrounds the west, south, and east portions of the facility. The project site is designated as Light Industrial in the Rancho Cordova General Plan and is zoned Heavy Industrial/Manufacturing (M-2). Auto and Vehicles Storage is a permitted use in this zoning designation, and walls and fences over seven feet in height are permitted in this zoning designation with the approval of an Administrative Use Permit. The proposal is consistent with the development densities established by the City's General Plan and zoning for which an Environmental Impact Report (EIR) was certified and is therefore exempt from further CEQA review.

1. Approve the **Major Design Review** subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following Findings as defined by Zoning Code Section 23.141.070 and Evidence as follows:

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

Evidence: The project site is located within the Light Industrial designation of the General Plan. Target uses for this area include limited industrial uses such as manufacturing, storage, and warehousing activities that occur entirely within an enclosed building. The proposed project is located in a Heavy Industrial/Manufacturing (M-2) zoning designation. The proposed project use of Auto and Vehicle Storage is consistent with the General Plan designation and is a permitted use within Heavy Industrial zoning districts so long as the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall. The proposed project has been reviewed by staff and is consistent with the Rancho Cordova Design Guidelines and Zoning Code.

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

Evidence: The Applicant has proposed buildings and a perimeter wall that are architecturally compatible with surrounding area. The exterior wall façade portrays less of an industrial building use and more of an office look due to its highly visible location along Douglas Road. The wall incorporates a more aesthetic façade while still maintaining screening elements that are suitable for the proposed use of the site. The center and inward orientation of the buildings and wall allow for the addition of substantial landscaping along the frontage, which will help to screen the wall and reduce the overall impact of the facility on the surrounding areas. The development of this land will enhance the character of the neighborhood and enhance a highly visible frontage to an industrial park that has been previously vacant. The project is located within the boundaries of the South Sacramento Habitat Conservation Plan (SSHCP) and has therefore

been conditioned to require the owner/applicant to obtain an SSHCP permit prior to any site disturbance or issuance of permits.

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

Evidence: The proposed storage buildings are proposed to be constructed consistently of the same materials, including different brown and tan colored split face Concrete Masonry Unit (CMU) blocks, metal roofing, and metal roll-up doors. The storage units themselves will not be visible from the public view. All visible portions of the facility are proposed to be constructed with enhanced features that imitate the façade of an office building. Visible façade features include CMU block and includes other architectural enhancements such as stone veneer, faux glass windows, metal canopies and trellises, varying parapet heights, and stucco cornices. The project has been reviewed to meet all outdoor lighting standards and has been conditioned to fully screen all facility operations from public view.

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

Evidence: Site circulation will allow for two-way traffic, with visitors entering and exiting through the main vehicular gate to the northeast of the project site. Site access will be achieved through Security Park Drive and Tailings Drive. The Applicant is required to obtain a cross access agreement. An Emergency Vehicle Access (EVA) roadway is also proposed to be constructed along the south portion of the facility. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

2. Approve the **Administrative Use Permit** subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following Findings as defined by Zoning Code Section 23.125.070 and Evidence as follows:

- a) **Finding:** The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this zoning code, municipal code, General Plan, and any applicable Specific Plans or city regulations/standards

Evidence: Section 23.731.020 of the City's Zoning Code specifies that fences and walls over seven feet in height require the issuance of an Administrative Use Permit. The proposed screening wall along the west, south, and east perimeter of the facility has a maximum proposed height of twenty (20) feet and eight (8) inches, with additional varying heights that exceed seven feet in nearly all sections. The zoning code requires screening of all auto and vehicle storage operations within the facility and the wall is intended to provide that screening while also offering a more visually pleasing façade. The location of the wall will not affect any required drive aisles or site circulation paths.

- b) **Finding:** The site is physically suited for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints, and can be conditioned to meet all related performance criteria and development standards.

Evidence: The proposed wall will be located within an M-2 (Heavy Industrial/Manufacturing) zoning designation. The wall is bordered to the south by a public roadway, as well as single family residential, and to the east by Wetland Preserve areas within the Rio Del Oro Specific Plan. The wall placement is intended for screening and separation purposes for the proposed storage operations that will take place within the facility, and to enhance the visual character of the proposed development. The project has been conditioned to meet all applicable standards for wall maintenance and screening as required in the Rancho Cordova Municipal Code.

- c) **Finding:** The permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Evidence: Granting the Administrative Use Permit would allow for the proposed wall to exceed the 7-foot maximum allowed wall height to be a maximum of twenty (20) feet and eight (8) inches tall, which is comparable to typical single story office building heights and is the minimum required to screen the tallest portion of the proposed storage buildings. The proposed wall will provide screening and separation for the proposed use and will help to screen other portions of the existing industrial park.

The Planning Commission, based upon the findings and evidence herein, hereby approves the Major Design Review and Administrative Use Permit for the Big Baller Storage Park, Project No. PLND-0323-0066.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 27th day of March 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Cynthia Stauss, Chair

Kelly Whitman
Planning Commission Clerk

5482161.1

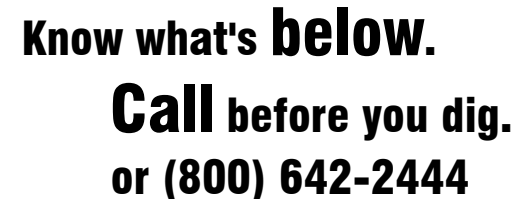
ABBREVIATIONS:

AC	ASPHALT CONCRETE
BRP	BOEING REMEDIAL PIPELINE
CMU	CONCRETE MASONRY UNIT
DW	DOMESTIC WATER
DWY	DRIVEWAY
(E)	EXISTING
EE	EMERGENCY VEHICLE ACCESS
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FL	FLOW LINE
FS	FIRE SERVICE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MW	MONUMENT WELL
(P)	PROPOSED
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
R	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SSMH	SEWER DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
W	WATER

3978 SECURITY PARK DR
RANCHO CORDOVA, CA 95742
APN: 072-0370-087



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



DEVELOPMENT STANDARDS		
EXISTING GENERAL PLAN: RANCHO CORDOVA GENERAL PLAN		
ZONE: M-2 (HEAVY INDUSTRIAL / MANUFACTURING)		
USE: LIGHT INDUSTRY		
ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	25'	26'
MINIMUM SIDE SETBACK	0'	2'
MINIMUM REAR SETBACK	0'	41'
PROPERTY AREA: 4.92 AC GROSS 4.20 AC NET		
REFERENCE IS MADE TO THE RANCHO CORDOVA MUNICIPAL CODE		

PARKING INFORMATION		
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	-	2,022 SF
PARKING REQUIRED	2.7 SPACES PER 1,000 SF OF OFFICE SPACE	6 SPACES
MINIMUM PARKING DIMENSIONS	8.5' X 18'	9' X 17' (+2' OVERHANG)
MIN. DRIVEWAY WIDTH	20'	30'
ACCESSIBLE SPACES	1	1
*PARKING STANDARDS PER THE RANCHO CORDOVA MUNICIPAL CODE		

TOTAL DISTURBED AREA: 4.20 AC	
RAW EARTHWORK SUMMARY	
CUT:	815 CY
FILL:	8655 CY
NET:	7840 CY (IMPORT)
NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.	



SHEET INDEX:

- C1 PRELIMINARY SITE PLAN
C2 PRELIMINARY GRADING PLAN
C3 TYPICAL SECTIONS
C4 PRELIMINARY WATER & SANITARY SEWER PLAN
C5 FIRE ACCESS PLAN

TOPOGRAPHIC SURVEY:

CWE
FIELD SURVEY DATED: 06/28/2022
SUPPLEMENTAL FIELD SURVEY DATED: 09/19/2022

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY IS THE SOUTHWEST LINE OF PARCEL 19 AS SHOWN ON 55 PM 30; ACCEPTED THE MONUMENTS AS SHOWN ON SAID PARCEL MAP AS ESTABLISHING SAID LINE. THE ASSUMED BEARING BETWEEN MONUMENTS IS NORTH 51°13'45" WEST AS SHOWN ON 55 PM 30.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS A COUNTY OF SACRAMENTO BENCHMARK NO. 1B-095 WHICH IS A 2" BRASS DISC STAMPED "SACRAMENTO CO DEPT OF PUBLIC WORKS, CO BM 1B-95" SET IN THE TOP OF THE SOUTH END OF THE EAST HEADWALL OF A BOX CULVERT ON SUNRISE BLVD APPROXIMATELY 700 FEET NORTH OF DOUGLAS ROAD.

ELEVATION = 149.17 FEET (NAVD 88 DATUM)

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06067C0240J
DATED: 07/19/2018

JURISDICTION:

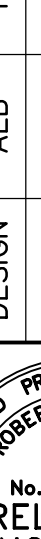
CITY OF RANCHO CORDOVA

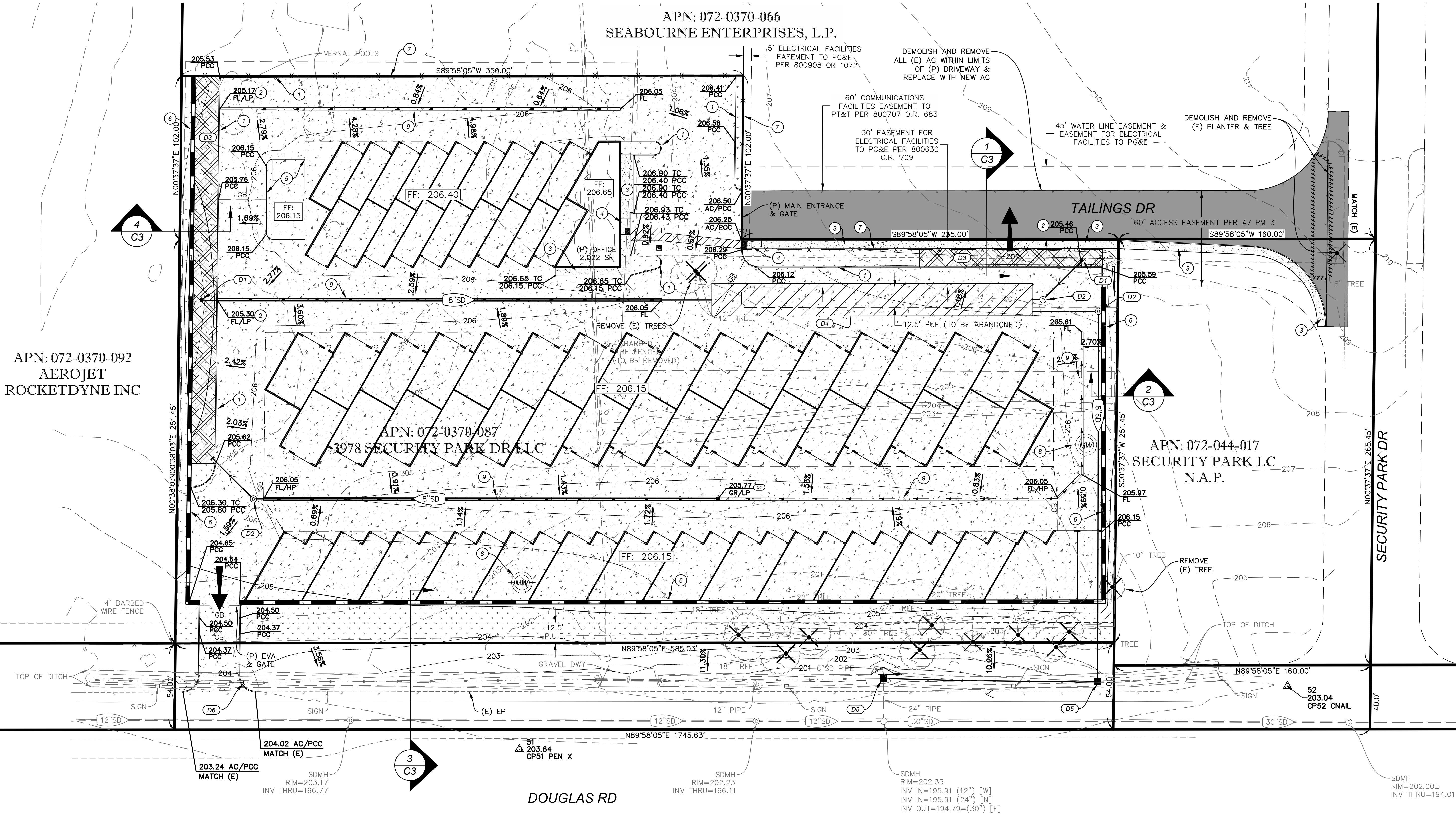
ZONING:

EXISTING: M-2 (HEAVY INDUSTRIAL / MANUFACTURING)
PROPOSED: M-2 (HEAVY INDUSTRIAL / MANUFACTURING) - NO CHANGE

PROPERTY OWNER / DEVELOPER:

POWCON, INC.
CONTACT: RICK POWELL
PHONE: (916) 802-9154
EMAIL: POWCON@HOTMAIL.COM

BIG BALLER STORAGE RV PARK 3978 SECURITY PARK DR RANCHO CORDOVA, CA 95742		POWCON, INC. CONTACT: RICK POWELL PHONE: (916) 802-9154 EMAIL: POWCON@HOTMAIL.COM						NOT FOR CONSTRUCTION		2/8/24	
PRELIMINARY SITE PLAN		Sheet C1		1 of 5		DESIGN AEB		BY		APPROVD	
						DRAWN AEB		DATE			
						QUANT.		REVISION			
						0		1		2	
						ORIGINAL SCALE IS IN INCHES					



LEGEND:

HEAVY DUTY AC	SPOT ELEVATION (ABBREVIATION)	13.34 PCC
HEAVY DUTY PCC	MATCH (E) GRADE ELEVATION	13.61 AC/PCC MATCH (E)
LIGHT DUTY PCC	INTERMEDIATE CONTOURS	25
LANDSCAPING	INDEX CONTOUR	
BIORETENTION PLANTER	SURFACE FLOW / DRAINAGE FLOW	
CMU BLOCK WALL	OVERLAND RELEASE	
GRADE BREAK LINE	MONUMENT WELL	
FINISHED FLOOR ELEVATION	TREE REMOVAL	

CONSTRUCTION KEYNOTES:

- 1 BARRIER CURB
- 2 CURB CUT
- 3 MONOLITHIC CURB AND SIDEWALK
- 4 ADA RAMP
- 5 CONCRETE DUMP STATION
- 6 CMU BLOCK WALL
- 7 NEW FENCING
- 8 MONITORING WELL TO BE REMOVED
- 9 VALLEY GUTTER

DRAINAGE KEYNOTES:

- (D1) DRAIN INLET
- (D2) STORM DRAIN MANHOLE
- (D3) BIORETENTION PLANTER
- (D4) UNDERGROUND STORAGE SYSTEM
- (D5) TYPE F DRAIN INLET
- (D6) RCP CULVERT

GENERAL GRADING AND DRAINAGE NOTES:

1. ALL VALVES, MANHOLES, CLEANOUTS, D/S, PULLBOXES, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
2. GRADING, PAVING, AND EARTHWORK SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT AS LISTED ON SHEET C1.
3. VERIFY ALL UTILITY LOCATIONS, PIPE ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
4. THE ACCESSIBLE PATH OF TRAVEL SHALL SLOPE AT 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS-SLOPE, PER CBC 11B-403 (UNLESS RAMPS ARE PROPOSED). WHERE THE ACCESSIBLE ROUTE MAKES A 90 DEGREE TURN, THE INTERMEDIATE CORNER SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION. RAMPS SHALL NOT BE GREATER THAN 8.33%.
5. ALL ADA ACCESSIBLE PARKING SPACES SHALL HAVE SLOPES LESS THAN 2% IN ANY DIRECTION.
6. SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.
7. ALL STORMWATER AND DRAINAGE FEATURES INCLUDING BUT NOT LIMITED TO: OUTFALLS, CATCH BASINS, AND BIORETENTION AREAS, SHALL BE DESIGNED TO BE IN COMPLIANCE PURSUANT TO THE CALIFORNIA HEALTH AND SAFETY CODE (HSC 2060) TO DISCOURAGE OR ELIMINATE MOSQUITO BREEDING."

811

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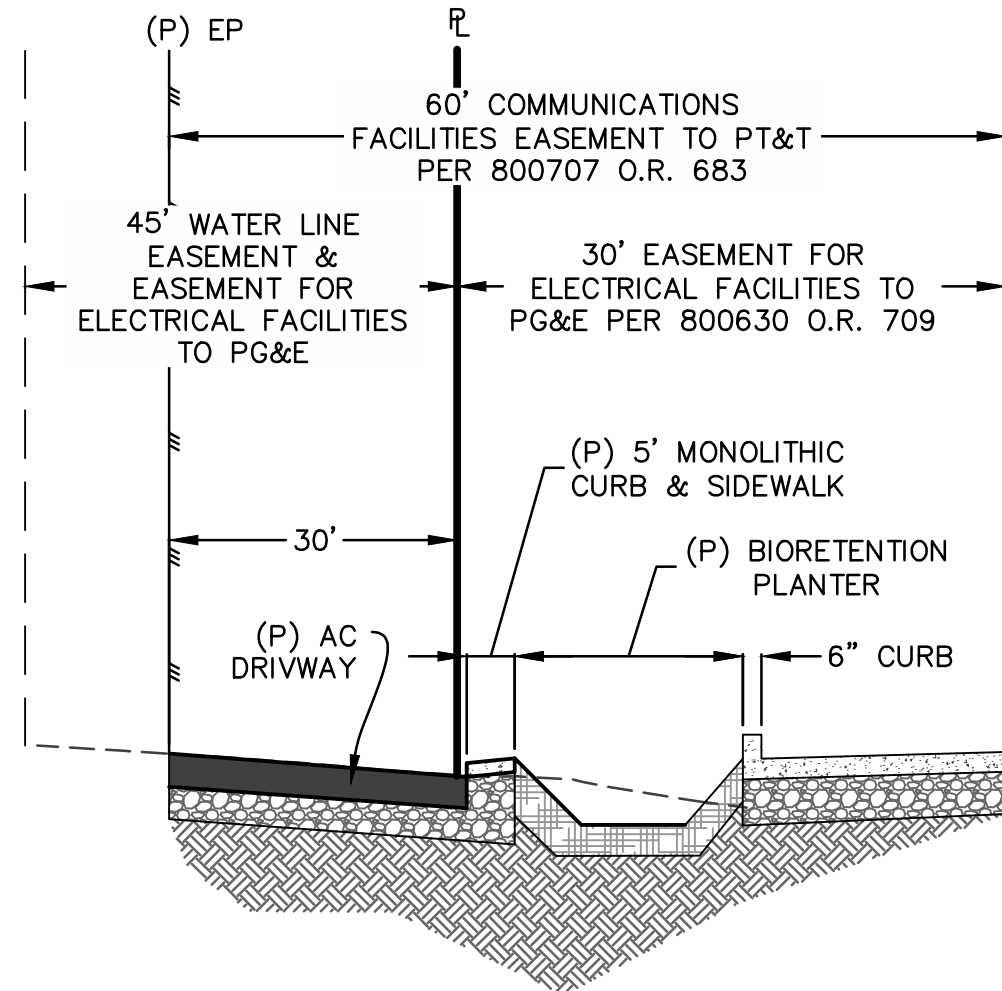
NOT FOR CONSTRUCTION

POWCON, INC.
CONTACT: RICK POWELL
PHONE: (916) 802-9154
EMAIL: POWCON@HOTMAIL.COM

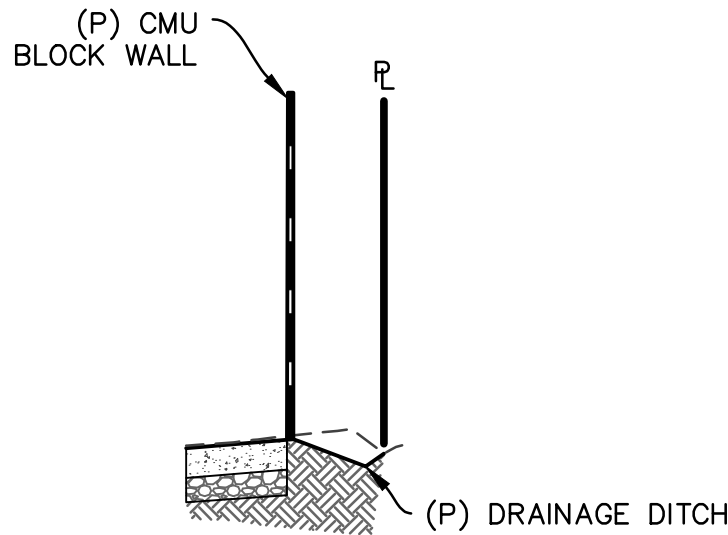
BIG BALLER STORAGE RV PARK
3978 SECURITY PARK DR
RANCHO CORDOVA, CA 95742

PRELIMINARY GRADING PLAN

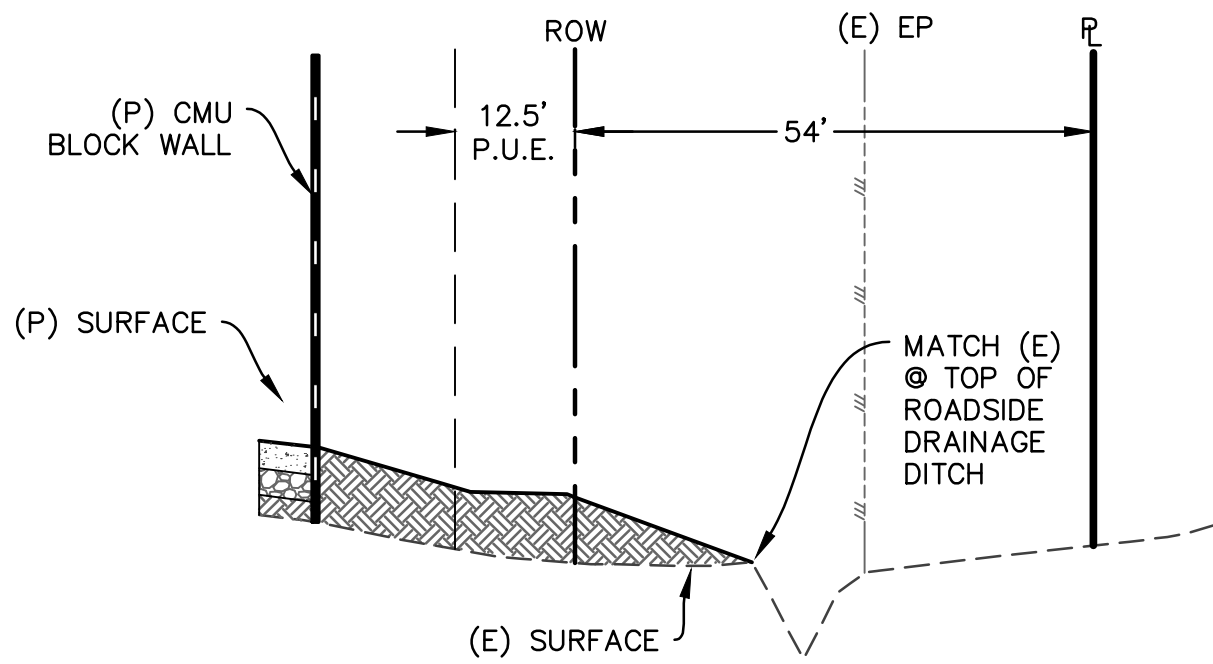
Sheet
C2
2 of 5
2/8/24



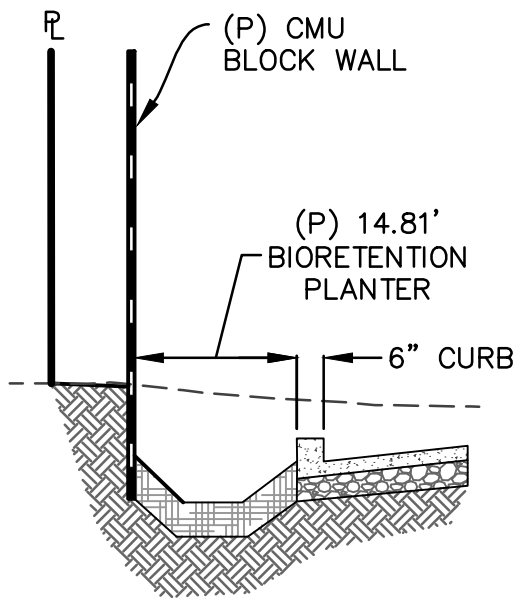
1
C2 SECTION 1
NOT TO SCALE



2
C2 SECTION 2
NOT TO SCALE



3
C2 SECTION 3
NOT TO SCALE



4
C2 SECTION 4
NOT TO SCALE



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2250 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916.777.7777
www.cwecorp.com

POWCON, INC.
CONTACT: RICK POWELL
PHONE: (916) 802-9154
EMAIL: POWCON@HOTMAIL.COM

BIG BALLER STORAGE RV PARK
3978 SECURITY PARK DR
RANCHO CORDOVA, CA 95742
TYPICAL SECTIONS

Sheet
C3
3 of 5
2/8/24

APN: 072-0370-092
AEROJET
ROCKETDYNE INC

APN: 072-0370-066
SEABOURNE ENTERPRISES, L.P.

APN: 072-0370-087
3978 SECURITY PARK DR LLC

APN: 072-044-017
SECURITY PARK LC
N.A.P.

WATER CONSTRUCTION KEYNOTES:

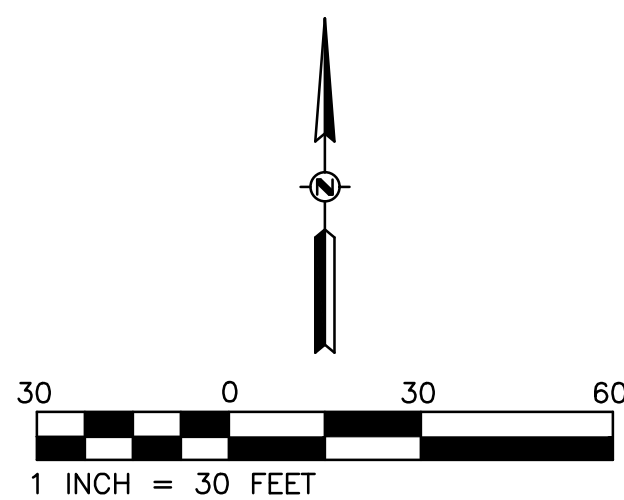
- W1 TIE INTO EXISTING WATER LINE
- W2 WATER POINT OF CONNECTION
- W3 DOMESTIC WATER METER
- W4 FIRE SPRINKLER POINT OF CONNECTION
- W5 FIRE DEPARTMENT CONNECTION & POST-INDICATOR VALVE
- W6 FIRE SERVICE REDUCED BACKFLOW PREVENTER
- W7 FIRE HYDRANT ASSEMBLY
- W8 DOMESTIC BACKFLOW PREVENTER

SANITARY SEWER CONSTRUCTION KEYNOTES:

- S1 SANITARY SEWER POINT OF CONNECTION
- S2 SANITARY SEWER INLET FOR DUMP STATION
- S3 SANITARY SEWER MANHOLE
- S4 SANITARY SEWER CLEANOUT TO GRADE
- S5 SANITARY SEWER CLEANOUT AT RIGHT-OF-WAY
- S6 TIE INTO EXISTING SANITARY MANHOLE WITH INSIDE DROP CONNECTION

SAC METRO NOTE:

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.



BIG BALLER STORAGE RV PARK
3978 SECURITY PARK DR
RANCHO CORDOVA, CA 95742
PRELIMINARY WATER & SANITARY SEWER PLAN

POWCON, INC.
CONTACT: RICK POWELL
PHONE: (916) 802-9154
EMAIL: POWCON@HOTMAIL.COM

CWE
2289 Douglas Rd, Suite 100, Rancho Cordova, CA 95691
PH: 916-772-7900 / www.cwecorp.com

REGISTERED PROFESSIONAL ENGINEER
No. C040566
PRELIMINARY
NOT FOR CONSTRUCTION
OF CALL

BY	CHECK	NO.	REVISION	DATE	BY	APPR'D
DESIGN	AEB	RFE				
DRAWN	AEB	RFE				
QUANT.						
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NOT FOR CONSTRUCTION

ORIGINAL SCALE IS IN INCHES
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APN: 072-0370-092
AEROJET
ROCKETDYNE INC

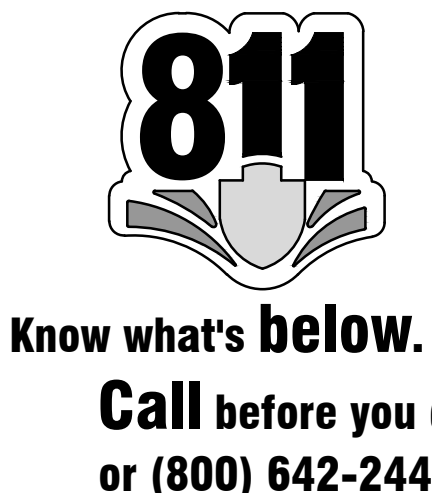
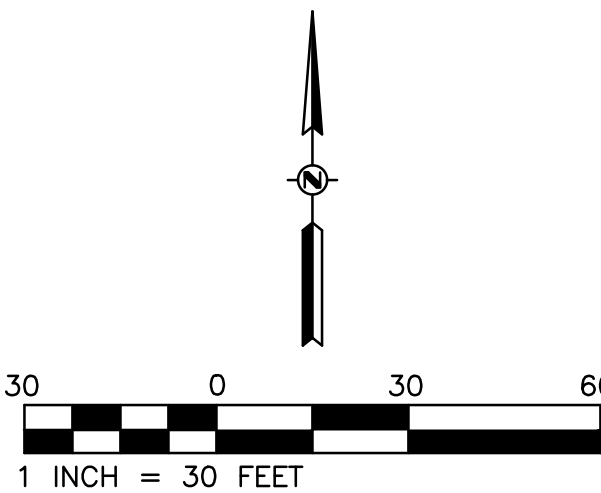
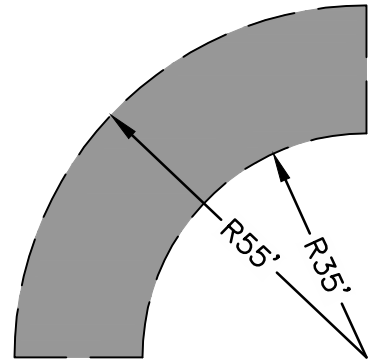
APN: 072-0370-066
SEABOURNE ENTERPRISES, L.P.

APN: 072-0370-087
3978 SECURITY PARK DR LLC

APN: 072-044-017
SECURITY PARK LC
N.A.P.

LEGEND:

FIRE TURNING RADII



BIG BALLER STORAGE RV PARK
3978 SECURITY PARK DR
RANCHO CORDOVA, CA 95742

FIRE ACCESS PLAN

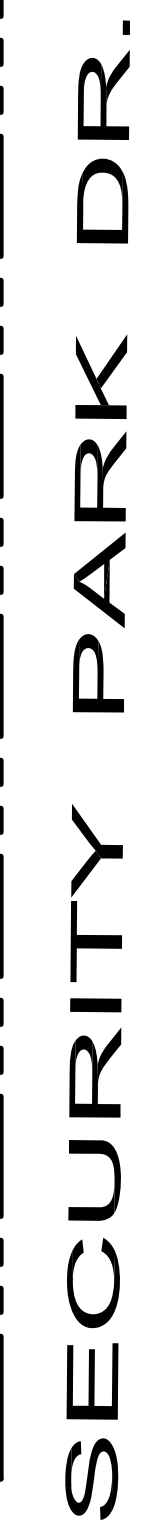
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5 of 5
2/8/24

POWCON, INC.
CONTACT: RICK POWELL
PHONE: (916) 802-9154
EMAIL: POWCON@HOTMAIL.COM



DESIGN	DRAWN	QUANT.	CHECK	NO.	REVISION	DATE	BY	APPROV'D
			AEB	RFE				
			AEB	RFE				

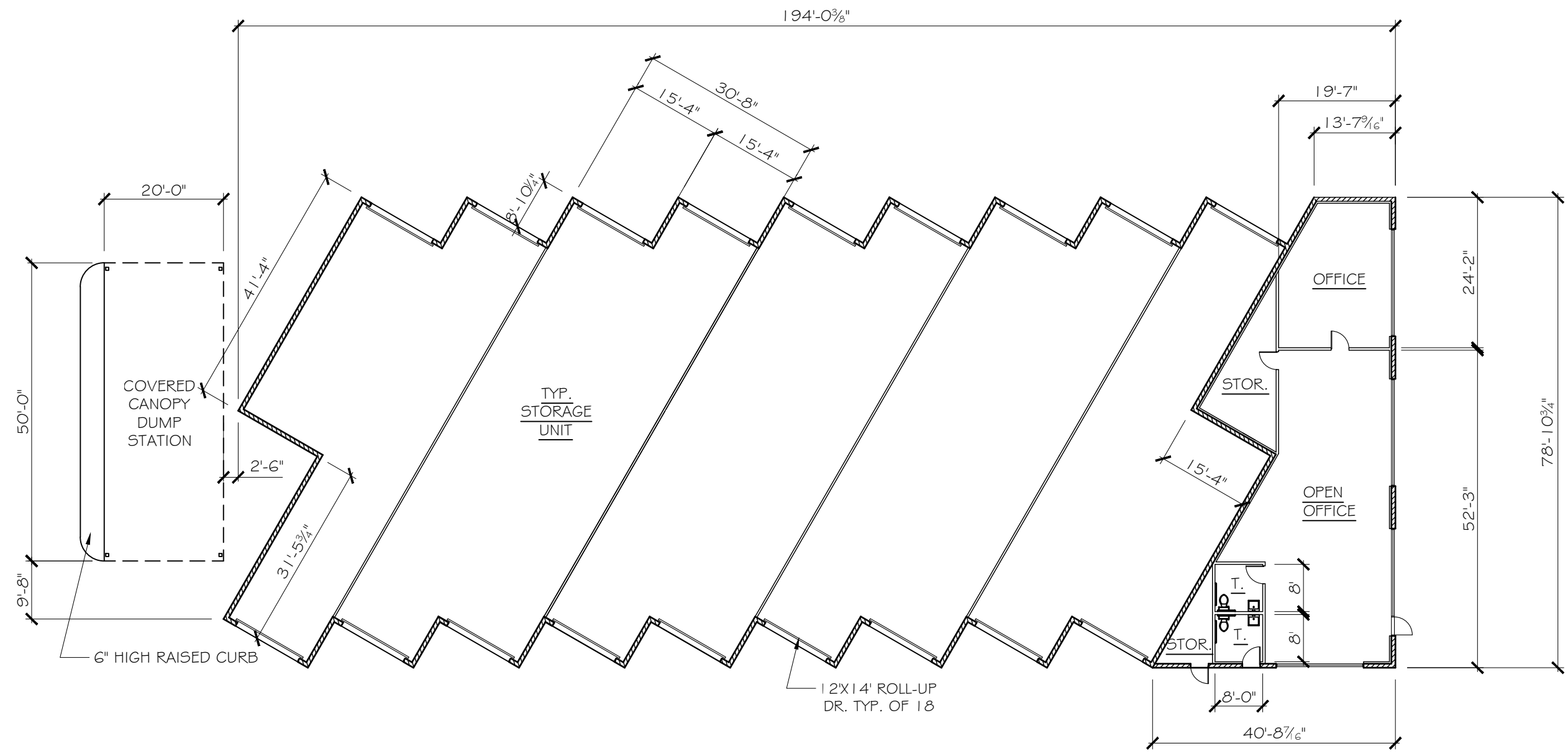
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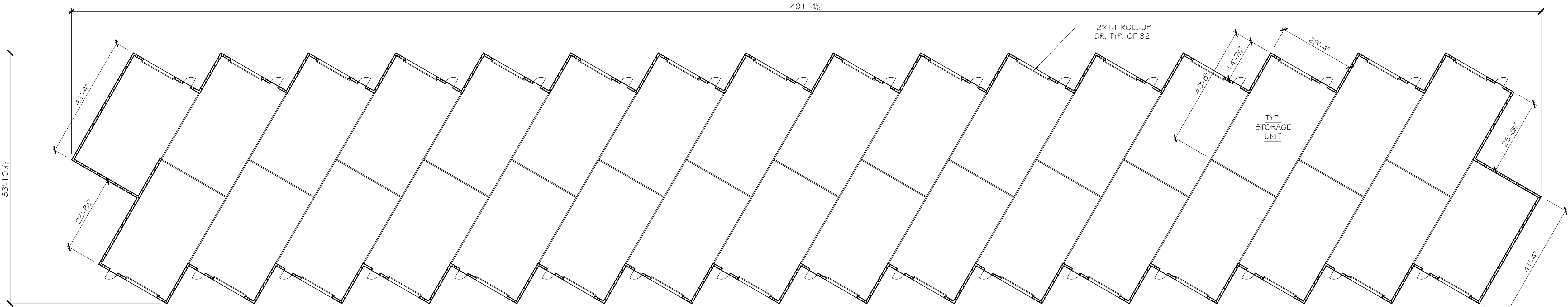
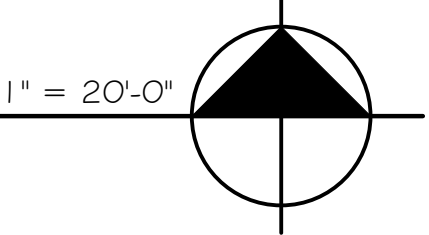
BIG BALLER STORAGE

3978 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA

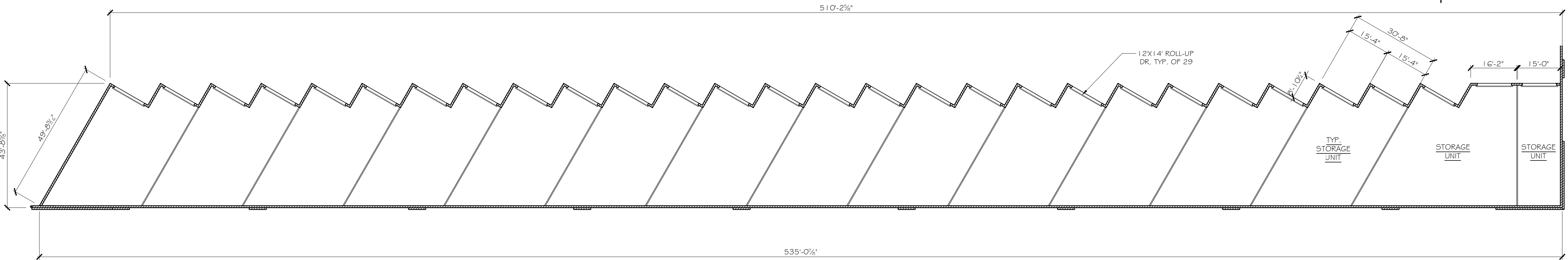
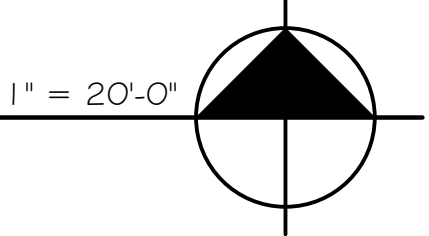
Page 80



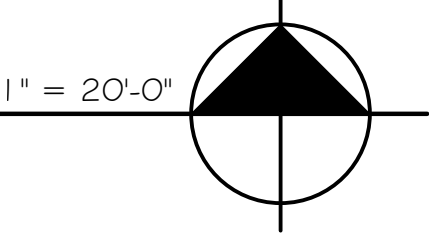
FLOOR PLAN



FLOOR PLAN



FLOOR PLAN



REVISIONS	BY

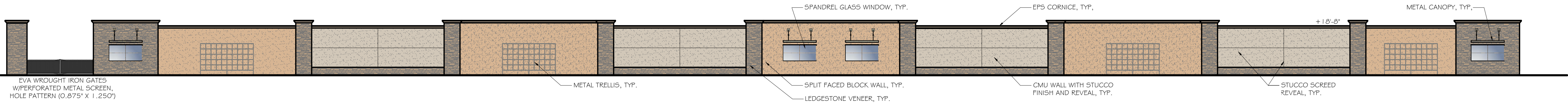


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FLOOR PLANS

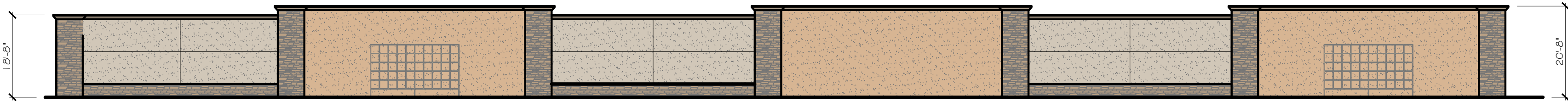
BIG BALLER STORAGE
3978 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA

Date	12-8-23
Scale	AS NOTED
Drawn	R.J.
Job	22-40-D109
Sheet	A2

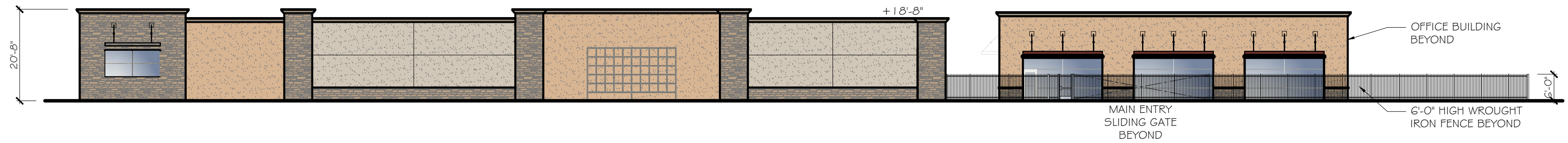


DOUGLAS ROAD ELEVATION

COLOR LEGEND	
	SHERWIN-WILLIAMS 7036 "ACCESSIBLE BEIGE"
	BASALITE 346, SPLIT FACE BLOCK
	BASALITE 346, PRECISION
	SHERWIN-WILLIAMS 7038 "TONY TAUPE"
	LEDGESTONE VANNER: "EL DORADO STONE, RUSTIC RIDGE"

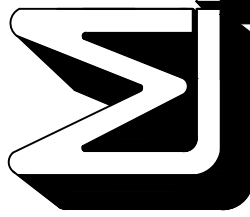


WEST ELEVATION



EAST ELEVATION (SECURITY PARK DRIVE)

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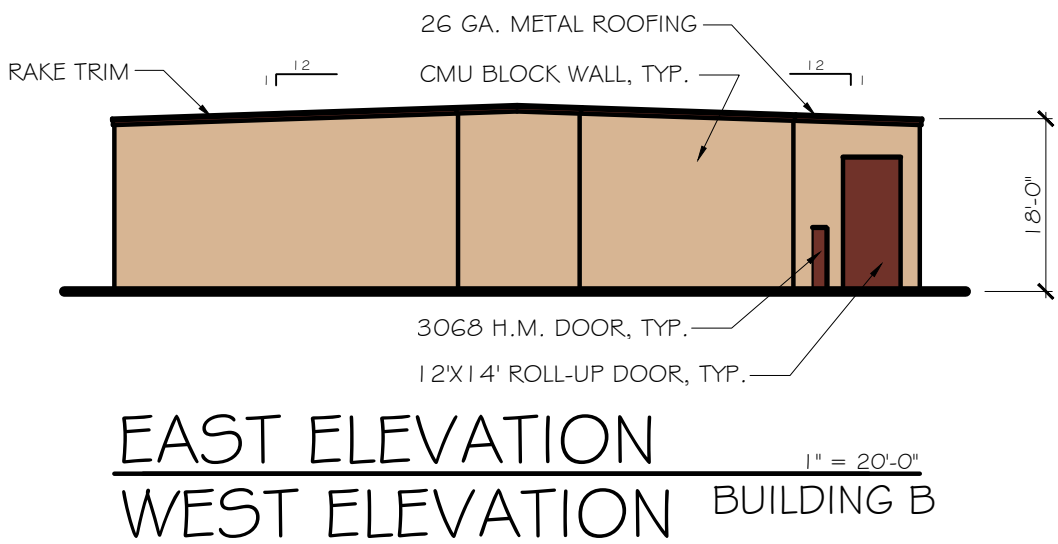
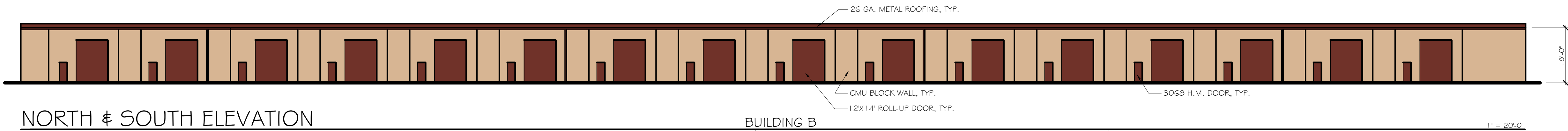
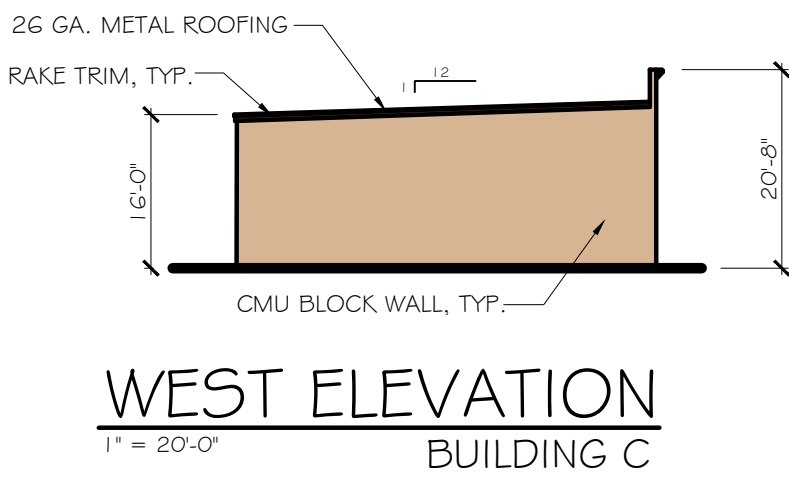
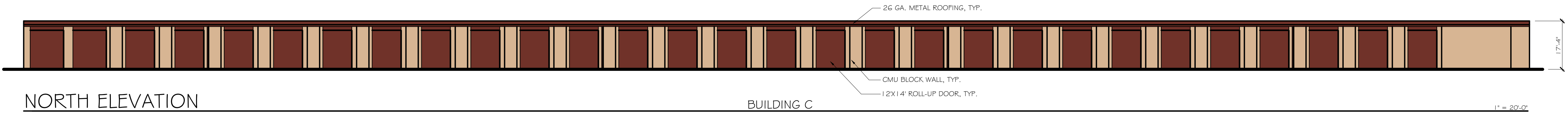
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SCREEN WALL
ELEVATIONS

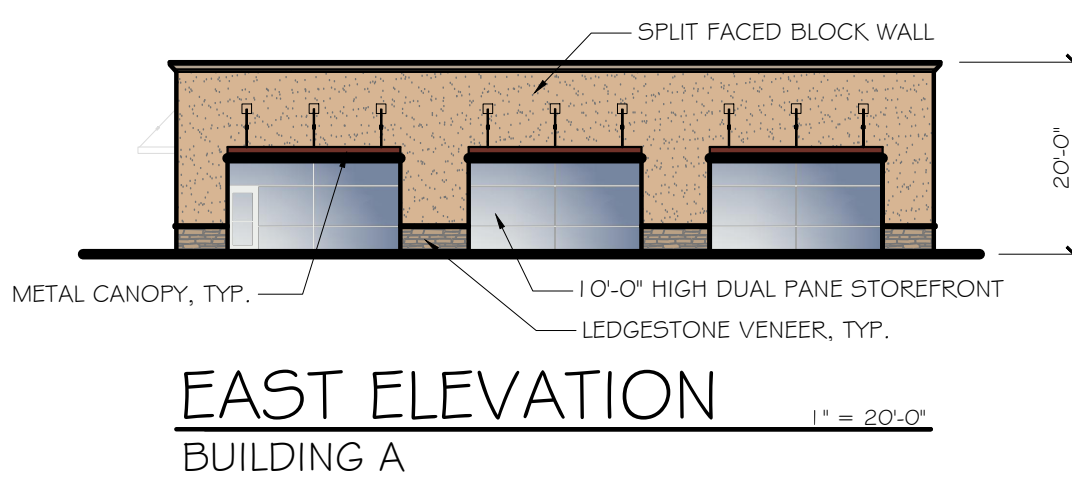
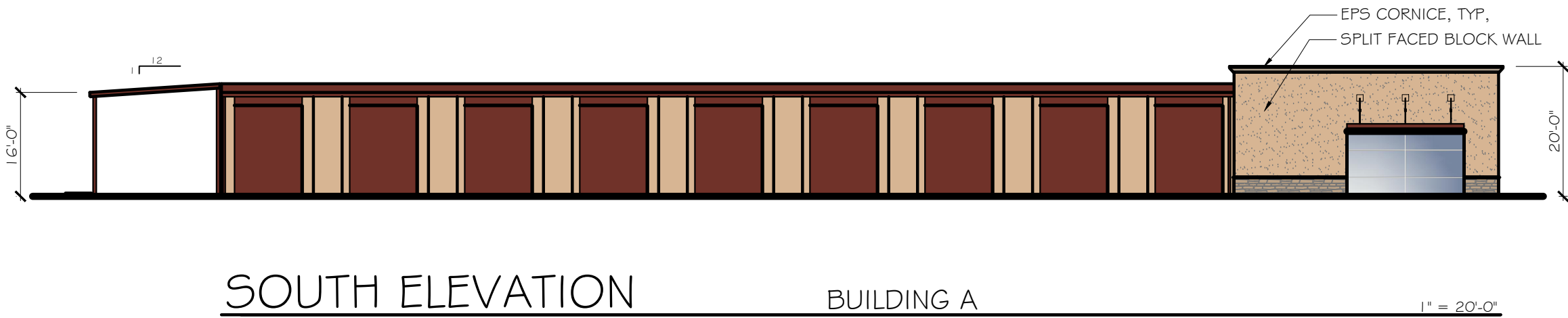
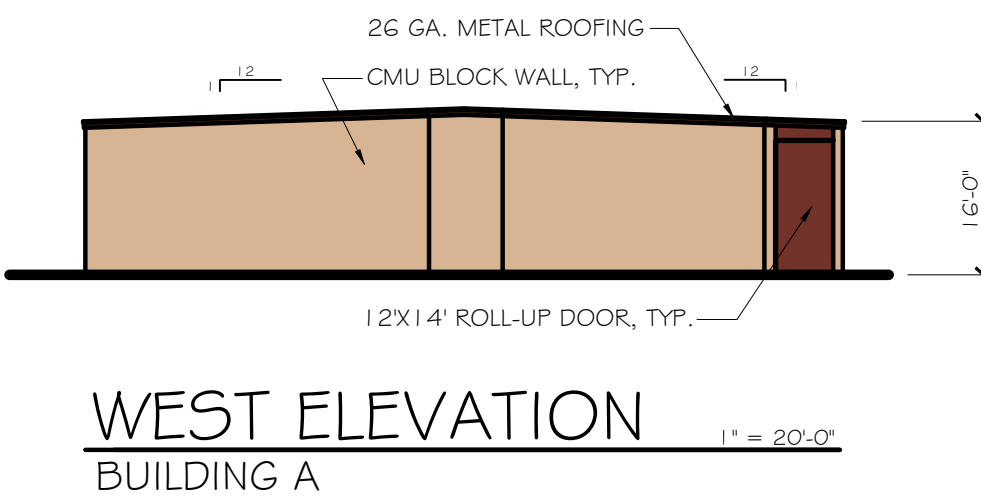
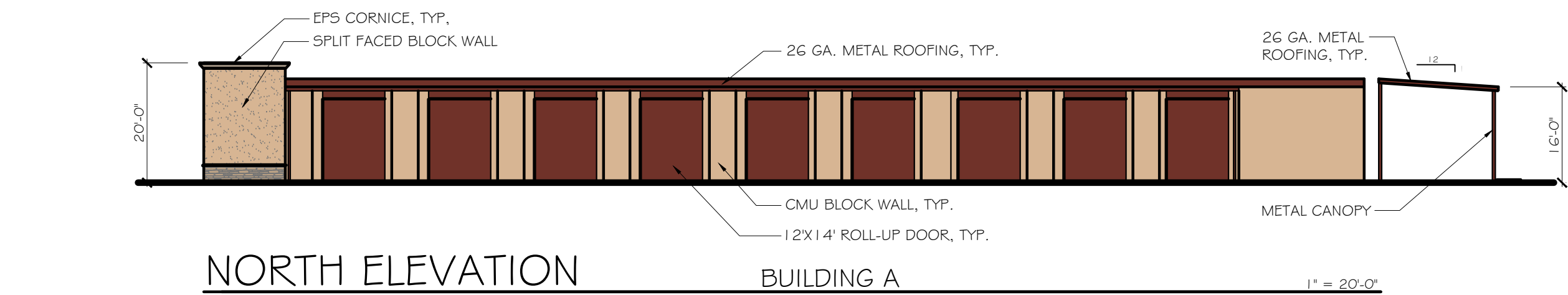
BIG BALLER STORAGE

3978 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA

Date	12-8-23
Scale	AS NOTED
Drawn	R.J.
Job	22-40-D109
Sheet	A3



COLOR LEGEND	
	SHERWIN-WILLIAMS 7036 "ACCESSIBLE BEIGE"
	BASALITE 346, SPLIT FACE BLOCK
	BASALITE 346, PRECISION
	SHERWIN-WILLIAMS 7038 "TONY TAUPE"
	LEDGESTONE VENNER: "EL DORADO STONE, RUSTIC RIDGE"
	SPAN: "COLONIAL RED"



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ELEVATIONS

BIG BALLER STORAGE

3978 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA

Date	12-8-23
Scale	AS NOTED
Drawn	R.J.
Job	22-40-D109
Sheet	A4



DOUGLAS ROAD (SOUTH ELEVATION)

REVISIONS	BY



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3D RENDERING

BIG BALLER STORAGE
3978 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA

Date	12-8-23
Scale	AS NOTED
Drawn	R.J.
Job	22-40-D109
Sheet	A5



DOUGLAS ROAD (SOUTHWEST ELEVATION)

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3D RENDERING

BIG BALLER STORAGE
3978 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA

Date	12-8-23
Scale	AS NOTED
Drawn	R.J.
Job	22-40-D109
Sheet	A6



DOUGLAS ROAD (SOUTHEAST ELEVATION)

REVISIONS	BY



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3D RENDERING

BIG BALLER STORAGE
3978 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA

Date	12-8-23
Scale	AS NOTED
Drawn	R.J.
Job	22-40-D109
Sheet	A7



AMERICANOS BLVD. (EAST ELEVATION)

REVISIONS	BY



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3D RENDERING

BIG BALLER STORAGE
3978 SECURITY PARK DRIVE
RANCHO CORDOVA, CALIFORNIA

Date	12-8-23
Scale	AS NOTED
Drawn	R.J.
Job	22-40-D109
Sheet	A8



AMERICANOS BLVD. (NORTHEAST ELEVATION)

REVISIONS	BY
 Leo McGlade & associates, inc. 3417 Arden Way Sacramento, CA 95825 (916) 488-8380	
3D RENDERING	
<u>BIG BALLER STORAGE</u> 3978 SECURITY PARK DRIVE RANCHO CORDOVA, CALIFORNIA	
Date	12-8-23
Scale	AS NOTED
Drawn	R.J.
Job	22-40-D109
Sheet	A9

BIG BALLER STORAGE

RANCHO CORDOVA, CALIFORNIA

Landscape Development Plans

PLANTING NOTES

- Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.
- All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 2" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.
- If additional soil is required, it shall be approved loam as similar to the existing soil as possible, free of debris and noxious weeds. Prior to placing additional soil, disc or scarify the sub-grade to a depth of at least 8" to permit bonding to the sub-grade. Spread and rototill a one inch layer of new soil, then proceed to place remaining soil and establish finish grade.
- Landscape contractor must conduct a soils test to determine amendment quantities. For bid purposes, assume the following soil preparation for all planting areas: Apply nitrified wood product amendment at a minimum rate of 6 cubic yards per 1000 sq. ft. and commercial fertilizer (16-16-16 NPK or equal) at a rate of 30 lbs. per 1000 sq.ft. for shrub and ground cover areas, 20 lbs. per 1000 sq.ft. for lawn areas. Rototill to a depth of 6" to 10". Compact and settle all areas by application of heavy irrigation to a minimum depth of 12".
- Concrete headers shall be installed between all lawn and shrub/ground cover areas. Install per plans and details provided.
- All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety. Plant holes shall be the same depth as the root ball, and three times the width for shrubs and four times the width for trees, see details.
- Backfill for the plant holes shall be existing soil which has been previously amended. Apply Osmocote Controlled Release Formula fertilizer (18-6-12, 4 month formula) per manufacturer's recommendations.
- When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.
- Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. Contractor to verify with manufacturer that pre-emergent will not adversely affect plant health.
- Place a 3" layer of 'Walk-On' fir bark mulch, or approved equal, in all shrub and ground cover areas. Shredded redwood 'Gorilla Hair' is not acceptable.
- Ground cover plants shall be planted in straight rows and evenly triangularly spaced at intervals noted in plant legend. Plant each rooted plant with its proportionate amount of rooting soil in a manner that will insure minimum disturbance of the root system.
- For trees that require staking, use two 2" diameter treated lodgepole stakes set at minimum of 12" into undisturbed subgrade below the root ball. Place ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be cinch-tie flexible vinyl (or equal) nailed to stake with galvanized nails, see details.
- Sod lawns: After soil preparation, carefully smooth all surfaces and roll to expose depressions and irregularities. Regrade as necessary. Lay first strip of sod slabs along a straight line. Butt joints tightly, do not overlap edges. For remaining strips, stagger joints much as laying bricks. Use a sharp knife to cut sod to fit curves, edges, sprinkler heads, etc. When a conveniently large area has been sodded, water lightly to prevent drying. After laying all sod, roll lightly to eliminate irregularities and to form good contact between sod and soil. Water thoroughly; soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
- Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 90 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed in accordance with Plans and Notes. A prime requirement is that all lawn areas shall show an even, healthy stand of grass which shall have been mown at least twice. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

PLANTING NARRATIVE

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION NOTES

- Installing Contractor shall verify all dimensions and areas prior to start of job. Intent is for full coverage of planting. Notify Landscape Architect of any discrepancies prior to trenching.
- Plan is diagrammatic and not intended to show exact locations of piping and valves. Install valves and piping in landscape areas wherever possible. Install valves near curbs and sidewalks whenever possible. Sprinkler head spacings are shown accurately and shall be installed as indicated by the center of the symbol. Contractor is responsible for pipe sizing the irrigation system correctly.
- All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior written approval of Landscape Architect.
- Mainline shall be SCH 40 PVC or CL315 at a minimum depth of 18" below finish grade. Lateral lines shall be SCH 40 PVC at a minimum depth of 12" below grade. Use only the solvent supplied and recommended by the pipe manufacturer to make plastic pipe joints. Allow 15 minutes set-up curing time before moving or handling, and 24 hour curing time before water is placed in PVC pipe. Center load pipe with a small amount of backfill to prevent arching and whipping under pressure.
- Where more than one pipe is installed in a trench, place pipe side by side at a minimum of 2" apart. Where soil conditions are rocky, place a 4" layer of fine material on bottom of trench prior to installation of pipe.
- All valves shall be installed in Carson poly-plastic valve boxes with flush covers, or approved equal. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and PRVs shall be installed in Carson 1220 12" depth jumbo rectangular valve boxes; Ball valves shall be installed in Carson 0011 10" diameter round valve boxes. Top of valve boxes shall be 1" above finish grade.
- Install pop-up shrub heads and lawn spray heads 2" from curbs and walks.
- Securely mount controller as directed by manufacturer. Complete all electrical connections to controller. All control wire shall be #14 U.L. direct burial. Taped and bundled every 20'. Place at a minimum depth of 18", installing in common trenches with mainline whenever possible. Where wire crosses paving, encase wire in a SCH 40 PVC sleeve. Run one extra wire, of a different color, to the last valve on each mainline leg, looping the wire through each valve box and label for future use.
- At valves, both wires shall be brought into valve box and shall have an excess loop of 24" before being spliced into the solenoid pigtails using Pentite connectors.
- After valves have been installed, test all mainlines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, fill line with water for at least 24 hours. Provisions shall be made for thoroughly bleeding the line of air and debris. Correct all defects and retest.
- All excavations shall be backfilled with fine material to 4" above crown of pipe and tamped; then fill with earth and tamp. All trenches shall be left flush with adjoining grade and in a firm unyielding condition. Any subsequent settling shall be corrected by the Contractor.
- Install systems without spray nozzles, drip emitters or rotor heads. Flush and operate each valve system at full pressure until all debris is removed. Install spray nozzles, drip emitters and rotor heads.
- Test to determine that all sprinklers function according to manufacturer's data and give full coverage according to intent of drawing. Replace and adjust as necessary. Additional heads shall be provided by the Contractor to cover areas shown to be deficient by test.
- Contractor shall set initial program for the controller. Contractor shall provide Owner with the instruction manual and demonstrate its operation to the Owner.
- Contractor shall guarantee all parts and labor for one year with exception of damage caused by vandalism, theft, adverse natural conditions, or anything beyond the control of the Contractor.

PRELIMINARY MWELO CALCULATIONS

TOTAL LANDSCAPE AREA	18,075 S.F.
MAXIMUM APPLIED WATER ALLOWANCE	261,728 GALLONS
ESTIMATED TOTAL WATER USE	212,291 GALLONS

IRRIGATION NARRATIVE

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

GENERAL NOTES

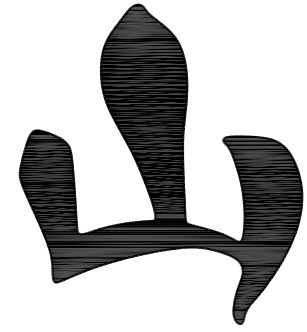
- Landscape areas not covered with live material shall be covered with a 3" 'Walk-On' fir bark mulch layer.
- Adjust location of plant material to avoid interference with building numbers and addresses at mature height.
- Provide a minimum three foot clearance around all fire protection equipment and associated landscape apparatus.
- All trees planted adjacent to fire lanes shall have their canopies maintained at 13'-6" or higher where they overhang into the required width of the fire lane.
- Landscaping shall be placed and pruned as to retain the required clearance for ladder access to windows around the building and to not interfere at maturity with 13'-6" emergency vehicle access clearance.
- Turf slopes cannot exceed 4:1.
- Maintain a minimum distance of 18" between edge of lawn and trunk of tree(s).
- Landscape contractor shall provide protection for all concrete surfaces when installing landscape materials. Staining of concrete from dirt, tire marks and damaged curbs will not be permitted. All damaged surfaces shall be cleaned or replaced.
- Landscape contractor shall coordinate and install the sleeving and stubbing for irrigation crossing parking lots and paved areas.
- Landscape contractor shall grade all landscape areas 2% min. to drain to the street. Landscape contractor is responsible to provide positive drainage away from all buildings. All planters and planter islands should be crowned to prevent standing water.
- Root barriers are required in all locations where trees are placed closer than 10' from curbs, sidewalks, concrete or asphalt refer to detail for specification and installation.
- Quantities found in the plant legend are for contractor convenience. In the event that the quantities in the legend differ from those found on the plans, the quantities found on the plans will take precedence.
- Contractor to hand dig only under existing tree canopies, no mechanical excavation will be allowed, do not cut any roots 2" or larger in diameter, if it is necessary to prune roots 2" in diameter or larger, contractor shall hire the services of a licensed arborist to supervise and direct the work, follow all recommendations of the arborist.

THE PROJECT COMPLIES WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE GUIDELINES HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

 2/14/24
SIGNATURE DATE

DRAWING INDEX

- L-0.1 - COVER SHEET
- L-1.1 - IRRIGATION PLAN (future)
- L-2.1 - PLANTING PLAN
- L-3.1 - IRRIGATION DETAILS (future)
- L-3.2 - PLANTING DETAILS (future)



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BIG BALLER STORAGE
LANDSCAPE DEVELOPMENT PLANS
3978 SECURITY PARK DRIVE
RACHO CORDOVA, CALIFORNIA

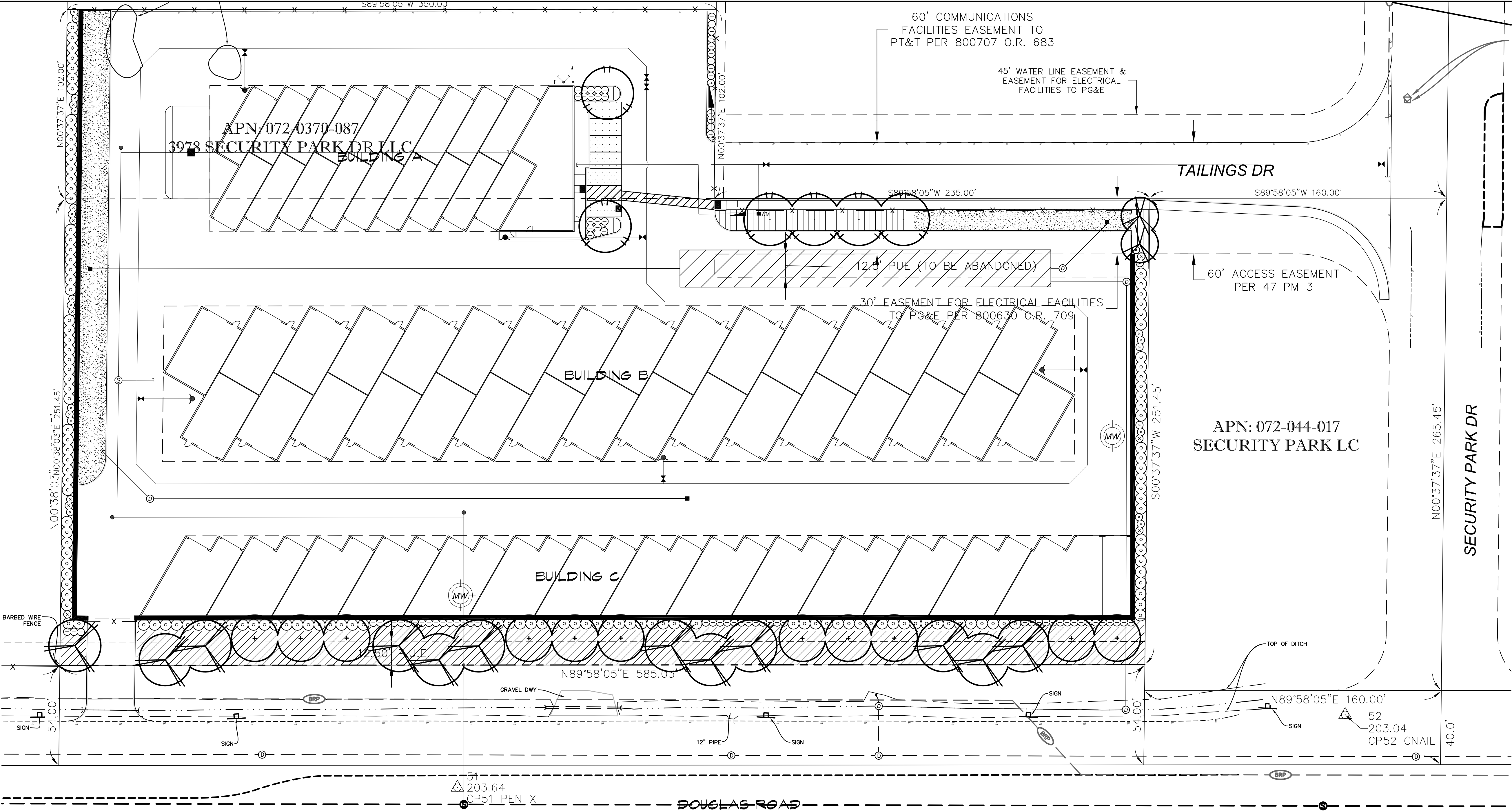
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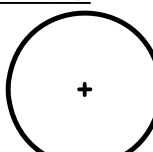
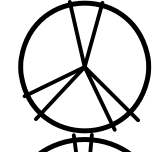
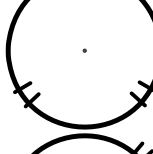
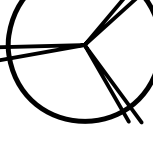
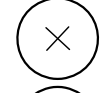
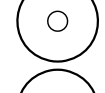
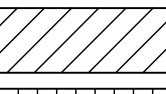
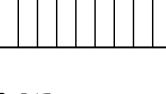
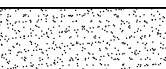


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PLANT SCHEDULE

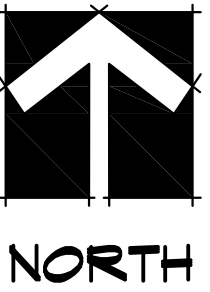
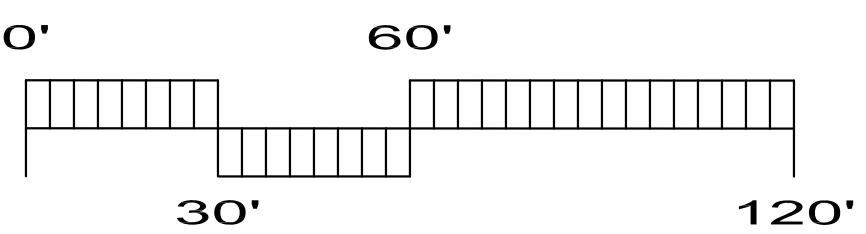
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	
TREES						
	EUC NIC	11	Eucalyptus nicholii / Nichol's Willow-leafed Peppermint	15 gal	LOW	
	LAG NAT	2	Lagerstroemia indica x fauriei 'Natchez' / Natchez Grape Myrtle	15 gal	LOW	
	PIS KEI	6	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	LOW	
	QUE WIS	12	Quercus wislizeni / Interior Live Oak	24" box	LOW	
SHRUBS						
	NAN COM	30	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal	LOW	
	RHA EVE	140	Rhamnus californica 'Eve Case' / Eve Case Coffeeberry	5 gal	LOW	
	RHA MIN	79	Rhaphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	5 gal	LOW	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING
GROUND COVERS						
	ACA LOW	223	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw	1 gal	LOW	84" o.c.
	COT LOW	64	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal	LOW	60" o.c.
SOD						
	TUR BIO	5,041 sf	Biofiltration Sod / Avail. from: Delta Bluegrass	sod	LOW	

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	75%	50%	25%
PIS. KEI.			2 (481) = 962	
PARKING LOT AREA	1,104 s.f.			
SHADE REQUIRED	552 s.f.			
TOTAL SHADE	962 s.f.			
PERCENT SHADE	87%			

TREE REQUIREMENTS

25% (6 trees) REQUIRED TO BE 24" BOX
30% (7 trees) REQUIRED TO BE EVERGREEN
7 TREES ARE 24" BOX
18 TREES ARE EVERGREEN





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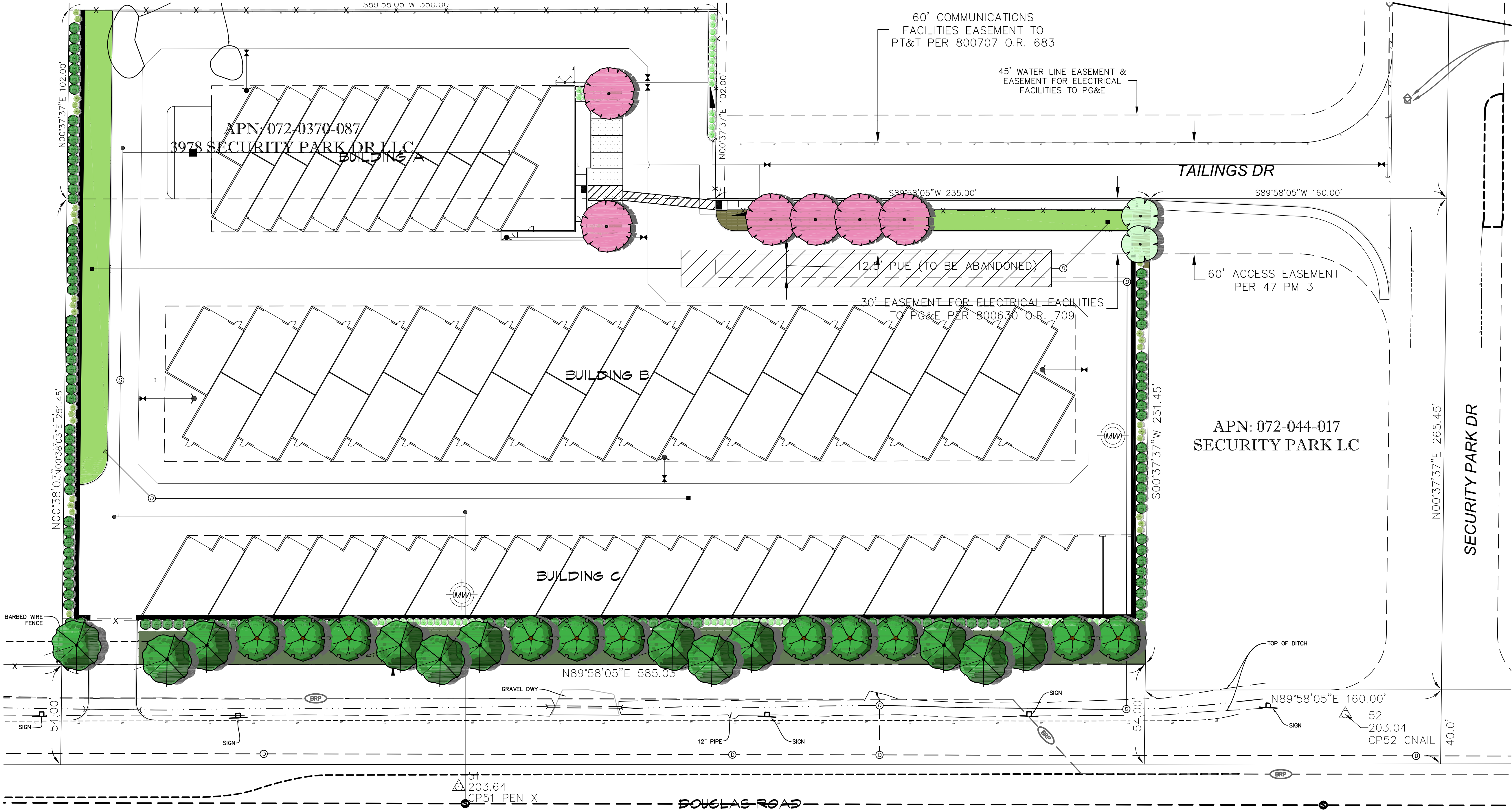
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PLANTING PLAN

Seal

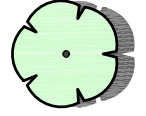

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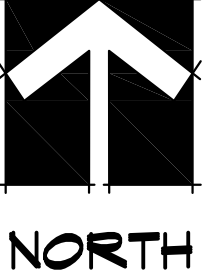
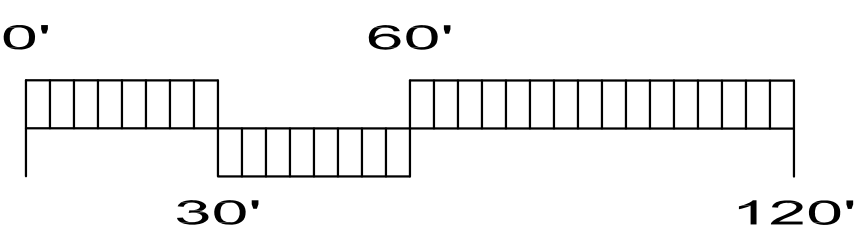
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L2.1



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	
TREES						
	EUC NIC	11	Eucalyptus nicholii / Nichol's Willow-leaved Peppermint	15 gal	LOW	
	LAG NAT	2	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	15 gal	LOW	
	PIS KEI	6	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	LOW	
	QUE WIS	12	Quercus wislizeni / Interior Live Oak	24" box	LOW	
SHRUBS						
	NAN COM	30	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal	LOW	
	RHA EVE	140	Rhamnus californica 'Eve Case' / Eve Case Coffeeberry	5 gal	LOW	
	RHA MIN	79	Rhamnus californica 'Minor' / Dwarf Yedda Hawthorn	5 gal	LOW	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE	SPACING
GROUND COVERS						
	ACA LOW	223	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw	1 gal	LOW	84" o.c.
	COT LOW	64	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal	LOW	60" o.c.
SOD						
	TUR BIO	5,041 sf	Biofiltration Sod / Avail. from: Delta Bluegrass	sod	LOW	





YAMASAKI
LANDSCAPE ARCHITECTURE

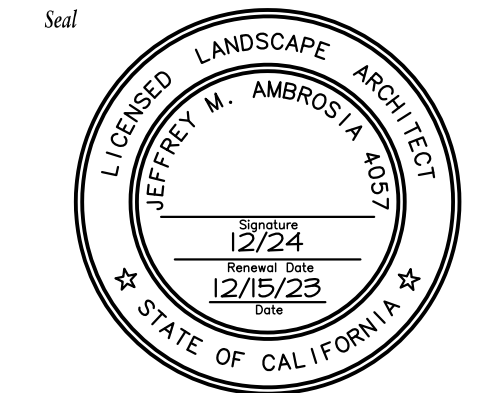
JEFF AMBROSIA, ASLA C4057

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AUBURN, CALIFORNIA 95603
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**BIG BALLER STORAGE
LANDSCAPE DEVELOPMENT PLANS
3978 SECURITY PARK DRIVE
RACHO CORDOVA, CALIFORNIA**

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title
PLANTING PLAN



No.	Date	Revision
1		
2		
3		
4		
5		

Project Mgr.: JMA	Sheet No.: L2.1
Drawn By: CIM	
Scale: 1"=30'	
Date: 12/15/23	
File Name: BB-PL	of _____ sheets



WPX LED Wall Pack


 SPD
US


 IP66


 DLC
LISTED


 DLC
ETL


 5 Year
Warranty

 Energy Star
 Date:
 Type:

[Go to the link to learn more about this page from all interactive elements.](#)

Specifications

Depth (D): 2"

Height (H): 5.75"

Width (W): 5.5"

Weight: 2.5lbs





Introduction

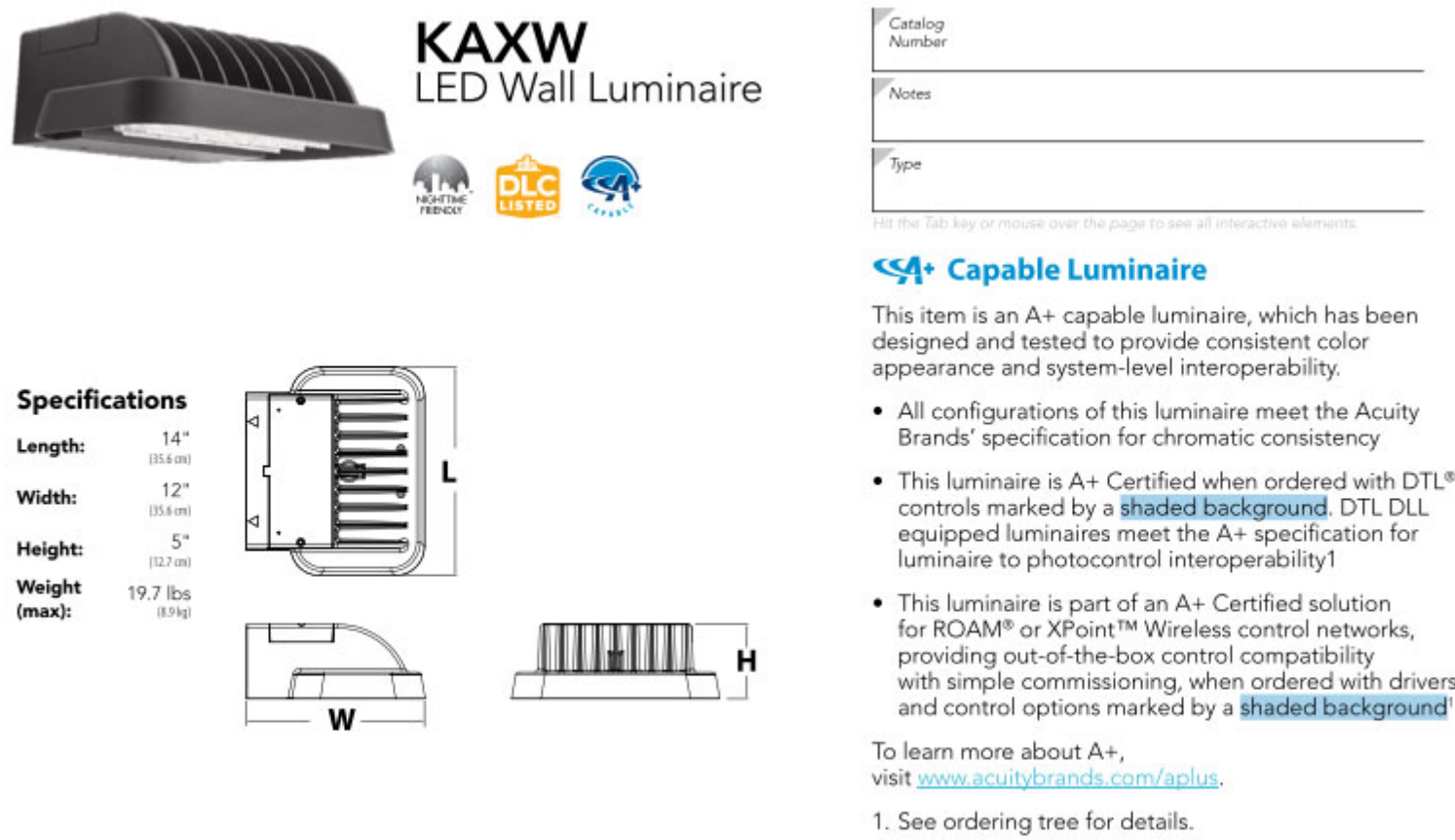
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DBROZ

DSX0 LED													
Series	LEDs	Color temperature ¹	Color Rendering Index	Distribution				Voltage		Mounting			
DSX0 LED	Forward optics			AFR Automotive front row				TMX Type I medium		MX0L1 (120°-272°)			
	P1	P5	30K 3000K	70CRI	TS6g Type I low glare				HW0LT (347°-400°)		SPA Square mounted (H) drilling 3.5" min. (5.0)pd		
	P2	P6	40K 4000K	70CRI	T1S Type I shut				TX0V1 (277°-400°)		SPA Square mounted (H) drilling 3.5" min. (5.0)pd		
	P3	P7	50K 5000K	70CRI	TS3g Type I medium				BL3g Type I wide		SPA Square mounted (H) drilling 3" min. (ND) pd		
	Bezel optics			TM3g Type II medium				TC1g Type I backlight control		268 **			
	Bezel optics			TM4g Type II low glare				BL4g Type I backlight control		268 **			
	P10†	P12†	27K 2700K	80CRI	TM4g Type II medium				CCO Left sense cutoff		SPA Square mounted (H) drilling 3" min. (5.0)pd		
	P11†	P13†	30K 3000K	80CRI	TM4g Type II low glare				RCD Right sense cutoff		SPA Square narrow mounting (H) drilling 3" min. (5.0)pd		
	Bezel optics			T1Tg Forward thru medium				180		WBA Wall bracket*			
	40K	4000K	80CRI							MA Mast arm adapter (mounts on 2.38" (60 horizontal) fence)			
	50K	5000K	80CRI										
Control options				Other options				Finish required					
Shipped installed				Shipped installed				Shipped installed					
NLTAIR2 PIRHN				FE0 Seven-pin receptacle only (controls ordered separately)				DBROZ Dark Bronze					
				FAD Field adjustable voltage*, 1" x 1"				DBROZ Dark Bronze					
				BL30 B-10 switched dimming, 30% ±				ALUMN Natural Aluminum					
				BL30 B-10 switched dimming, 30% ±				WHTE White					
PIR				CEC Coastal Construction*				DBROZ Dark Bronze					
				BSM B-10 switching dimming, 50% ±				DBROZ Dark Bronze					
				DLSG 0-10V dimming with pulled resistor fixture (for use with an external control) (order separately)				DBROZ Dark Bronze					
PIR				BAA Bay Area America) An Compant				DBROZ Dark Bronze					
				SP Single line (120, 277, 347V)*				DBROZ Dark Bronze					
				FF Flexible line (120, 347, 480V)*				DBROZ Dark Bronze					
				Shipped separately									
				EGOR External Gage Shield (required, field install required, matches housing finish)									
				DBROZ Dark Bronze (field install required)									

[illegible]

ITEM 6.1.
CONDITIONS OF APPROVAL

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	The approved entitlement is for a Major Design Review and Administrative Use Permit for Big Baller Storage Park located at 3978 Security Park Drive (APN: 072-0370-087-0000). The project shall be constructed consistent with the attached Project Plans (<u>Exhibit A</u>) as described in the Planning Commission staff report dated March 27, 2024, and with conditions herein (<u>Exhibit B</u>), for project number PLND-0323-0066.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at	General	On-Going	Planning

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	billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Major Design Review is valid for a period of three (3) years from the date of Planning Commission approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
6.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
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 /Building
8.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. Future Property Owners shall adhere to all landscape care, maintenance, and tree pruning as set forth in RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
9.	Vehicle and vessel storage shall be located within designated enclosed storage structures. The drive aisles shall be kept clear per Sacramento Metro Fire requirements for drive aisle clearances.	Storage	On-Going	Planning
10.	The proposed walls and fences shall adequately screen the storage area and operations on site from all portions of the public right of way using approved screening materials. All screening and fence material shall be maintained. Any deterioration or damage to the fences or walls shall be addressed promptly by the Applicant.	Fences and Walls	Prior to Issuance of Building Permits	Planning
11.	The 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
12.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.	Storm Drains	On-Going	Public Works

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<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
13.	A building permit is required for the proposed project. The Applicant shall coordinate with the Building and Safety Division to obtain a building permit and meet all building code standards.	Building Permit	On-Going	Building
14.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings. Demolishing the building may require replacing the existing 4-inch lower lateral with a 6-inch lower lateral.	Sewer	On-Going	Sacramento Area Sewer District
15.	Applicant shall ensure that any stormwater drainage features do not hold water for more than 72 hours and vegetation is maintained to prevent mosquito breeding. (Please refer to the District's BMP manual SW-10).	Stormwater	On-Going	Mosquito and Vector Control District
Prior to Recordation of the Final Map				
16.	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.	Access Agreement	Prior to Recordation of the Final Map	Fire
17.	Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Records Office having jurisdiction. The roadway maintenance agreement shall include the following: a) Provisions for the necessary repair and maintenance of the roadway surface b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'-6") or width of twenty feet (20') c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems	Access Agreement	Prior to Recordation of the Final Map	Fire

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Prior to Approval of Improvement Plans				
18.	A South Sacramento Habitat Conservation Plan (SSHCP) Permit shall be issued by the City before any site disturbance can occur on the property and/or the issuance of any permits.	SSHCP	Prior to Site Disturbance, Approval of Improvement Plans or Permits	Planning and Public Works
19.	The Final Landscape Plan shall be consistent with the SSHCP regulations and shall comply with all applicable mitigation measures.	SSHCP	Prior to Approval of the Improvement Plans	Planning
20.	Prior to any construction activity, a pre-construction determinate survey shall be required for work that will commence during the migratory bird nesting season (February 1 through August 31). This survey is to determine if there is active onsite nesting by birds protected under the Migratory Bird Treaty Act (MBTA) would be affected by construction activities. If all construction activity would occur outside this time, the survey is not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department and the California Department of Fish and Wildlife shall be conducted in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 100 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and Wildlife.	Survey	Prior to Grading or site disturbance	Planning
21.	Complete a boundary line adjustment for the acquisition of additional project property.	BLA	Prior to Approval of Improvement Plans	Public Works and Planning
22.	Provide a cross access agreement for Tailings Drive.	Cross Access	Prior to Approval of Improvement Plans	Public Works
23.	Complete application and submit fee through the City's Online Portal for an abandonment of the Public Utility Easement on Tailings Drive per State Streets and Highways Code 8320-8325.	Easement	Prior to Approval of Improvement Plans	Public Works

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<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
24.	Enter into a deferred improvement agreement for all frontage improvements along Douglas Road, including but not limited to drainage pipes, landscaping, 10' multi-use trail, drain inlets, curb, and gutter.	Frontage Improvements	Prior to Approval of Improvement Plans	Public Works
25.	Drainage Study: Applicant shall prepare and submit a project specific drainage report that includes but is not limited to: a pre- and post-project drainage analysis of the project impacts, identification of offsite project impacts or required offsite improvements, and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed and stamped by a Professional Engineer and determined by the City to be accurate and adequate.	Drainage Study	Prior to Approval of Improvement Plans	Public Works
26.	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
27.	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, hydromodification management, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. 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	Stormwater	Prior to Approval of Improvement Plans	Public Works

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	maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the Stormwater Quality Design Manual for the Sacramento Region.			
28.	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. Advisory Condition: Construction General Permit The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities (Construction General Permit). Permits are issued by the State Water Resources Control Board.	Stormwater	Prior to Approval of Improvement Plans	Public Works
29.	The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova’s storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal. This system shall be implemented by qualified professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.	Stormwater	Prior to Approval of Improvement Plans	Public Works
30.	Drainage System Design: The applicant shall submit and obtain City approval of plans and	Drainage	Prior to Approval of Improvement Plans	Public Works

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	specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage report 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. Proposed design shall include improvements to the existing roadside ditch (regrade to positive drain, add riprap, increase depth and improve side slopes).			
31.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and 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.	Floodplain Management	Prior to Approval of Improvement Plans	Public Works
32.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Dumping	Prior to Approval of Improvement Plans	Public Works
33.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.	Stormwater	Prior to Approval of Improvement Plans	Public Works
34.	Fees: Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.	Impact Fees	Prior to Approval of Improvement Plans	Public Works

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35.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Driveways	Prior to Approval of Improvement Plans	Public Works
36.	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.	Frontage Agreement	Prior to Approval of Improvement Plans	Public Works
37.	Provide additional landscaping in area of removed trail.	Landscaping	Prior to Approval of Improvement Plans	Public Works
38.	There are protected onsite trees. 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.	Trees	Prior to Approval of Improvement Plans	Public Works
39.	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 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 • Permeability test for LID facilities' locations Soil media specifications (LID features)	Landscaping	Prior to Approval of Improvement Plans	Public Works
40.	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 design standards.	Landscaping	Prior to Approval of Improvement Plans	Public Works and Planning
41.	Developer shall obtain legal access to the property.	Legal Access	Prior to Approval of Improvement Plans	Public Works and Planning

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42.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the 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.	Fire Access	Prior to Approval of Improvement Plans	Fire
43.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart equal to not less than one-half of the maximum diagonal dimension of the property or areas to be served. A minimum 2 remote access roadways shall be provided for in any of the following conditions: a. A single building in excess of 62,000 sq. ft. b. Multiple buildings within a single parcel where the total combined square footage is in excess of 62,000 sq. ft. c. Multi-family dwellings in excess of 39 units.	Fire Access	Prior to Approval of Improvement Plans	Fire
44.	Show the design for aerial apparatus access for buildings 30 feet or greater. Aerial apparatus access shall be a minimum 26-feet in width, located 15-30-feet from the building, and located on no less than 2 sides of the building (as determined by the Fire Code official).	Aerial Access	Prior to Approval of Improvement Plans	Fire
45.	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 turn-around shall be located within 50 feet of the end of the access roadway.	Fire Apparatus	Prior to Approval of Improvement Plans	Fire
46.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides	Fire Lanes	Prior to Approval of Improvement Plans	Fire

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	of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.			
47.	Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	Fire Access	Prior to Approval of Improvement Plans	Fire
48.	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 or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Fire Hydrants	Prior to Approval of Improvement Plans	Fire
49.	Each owner is responsible for installing collector sized sewer pipeline and appurtenances across the parcel frontage up to the east property line as a condition of approval. These improvements must be shown on the plans. Installation of an 8-inch diameter main line is required on Douglas Rd. A lower lateral connection to the trunk line on Douglas Road is not permitted. Lower laterals must be connected to the new 8-inch main line.	Sewer	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
50.	The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of-way or a sewer easement. These improvements must be shown in the plans.	Sewer	Prior to Approval of Improvement Plans	Sacramento Area Sewer District

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51.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown in the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
52.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer'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 upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.	Sewer	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
53.	Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the line on Douglas Road will not be allowed.	Sewer	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
54.	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.	Clearance	Prior to Approval of Improvement Plans	Sacramento Area Sewer District
55.	Wholesale water supply will be provided by the Sacramento County Water Agency.	Water	Prior to Approval of Improvement Plans	SCWA
56.	All Transmission mains 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 Approval of Improvement Plans	SCWA
57.	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 or destroyed wells on the improvement plans for the project. Prior to	Water	Prior to Approval of Improvement Plans	SCWA

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	abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.			
58.	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 the applicant's expense.	Water	Prior to Approval of Improvement Plans	SCWA
59.	Provide metered connections on transmission mains to the satisfaction of the Sacramento County Water Agency.	Water	Prior to Approval of Improvement Plans	SCWA
60.	Applicant shall provide details on the general slope, management and long-term maintenance of the Bioretention Planter. It is the district's goal to have the stormwater planter constructed in such a manner so that it does not require mosquito control.	Stormwater Planter	Prior to Approval of Improvement Plans	Mosquito and Vector Control District
61.	Applicant shall include a bullet point on the plans that states, "All stormwater and drainage features including but not limited to: outfalls, catch basins, and bioretention areas, shall be designed to be in compliance pursuant to the California Health and Safety Code (HSC 2060) to discourage or eliminate mosquito breeding".	Stormwater	Prior to Approval of Improvement Plans	Mosquito and Vector Control District
Prior to Issuance of Building Permit				
62.	All trash enclosures, dump stations, and refuse areas shall comply with City code regulations. Structures for these areas should try to incorporate the same architectural treatments, materials and colors as the main buildings.	Architectural	Prior to Issuance of Building Permits	Planning

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<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
63.	Bicycle Parking shall be installed in accordance with RCMC 23.719.115. All parking shall be located near main entrances and not impede onsite automobile and pedestrian access. The final design and location will be reviewed and approved by the Planning Department.	Bicycle Parking	Prior to Issuance of Building Permits	Planning
64.	Final building plans must be submitted to the Building and Safety Division and shall include Final Landscape Plans and wall/fence plans for review and approval by the Planning Division.	Landscape	Prior to Issuance of Building Permit	Planning/ Building
65.	Final building plans shall include a parking plan. Overall parking plan shall comply with RCMC Chapter 23.719.	Parking	Prior to Issuance of Building Permit	Planning/ Building
66.	The construction of fences or walls taller than seven feet in height require the issuance of a building permit through the Building and Safety Division. All wall heights, materials, and specifications shall be included in the building plans and shall be consistent with the approved design review.	Walls and Fences	Prior to Issuance of Building Permit	Planning/ Building
67.	A boundary line adjustment (BLA) to merge all parcels shall be completed before the approval of building permits.	BLA	Prior to Issuance of Building Permit	Planning/Public Works/Building
68.	Applicant shall secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance.	Grading Plans	Prior to Issuance of Building Permits	Public Works
69.	This project shall pay its fair share for transportation facilities needed to mitigate traffic impacts resulting from the development. This shall be satisfied by payment of the City-wide Transportation Fee as set forth in the City's Transportation Fee ordinance (16.84.090).	Transportation Fees	Prior to Issuance of Building Permits	Public Works
70.	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 Maintenance	Prior to Issuance of Building Permits	Public Works

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	stormwater drainage and flood protection system. Costs associated 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 Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.			
71.	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, streetlights 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 Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.	Maintenance	Prior to Issuance of Building Permits	Public Works
72.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax. The tax shall be the annual amount (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 issuance of building permits. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property,	Transit	Prior to Issuance of Building Permits	Public Works

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	or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact: Dalia Fadl at (916) 851-8718 as there may be a 1–2-month lead time to satisfy this condition.			
73.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Civil plan shall include an ADA access plan. • Utility laterals. • Public improvement plans shall clearly delineate all transitions to existing improvements. • Install public and onsite improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Improvement Plans	Prior to Issuance of Building Permits	Public Works
74.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance	Grading Plans	Prior to Issuance of Building Permits	Public Works
75.	This project shall pay its fair share for transportation facilities needed to mitigate traffic impacts resulting from the development. This shall be satisfied by payment of the City-wide Transportation Fee as set forth in the City's Transportation Fee ordinance.	Transportation Fee	Prior to Issuance of Building Permits	Public Works
76.	The applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or 916-876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer	Prior to issuance of Building Permits	Sacramento Area Sewer District
77.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water	Prior to issuance of Building Permits	SCWA
78.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova	Landscaping Ordinance	Prior to Issuance of Building Permits	SCWA

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	Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).			
79.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	General	Prior to issuance of Building Permits	Fire
80.	Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.	General	Prior to issuance of Building Permits	Fire
81.	The applicant shall comply with SMUD conditions as follows: 1. SMUD has existing underground 12kV facilities along Security Park Dr 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. 2. 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. 3. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. 4. 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. 5. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs	SMUD Infrastructure	Prior to issuance of Building Permits	SMUD

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and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. 6. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). 7. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. 8. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services 9. 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. 10. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. 11. 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.			

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<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Prior to Final Inspection				
82.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that 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.	Landscaping	Prior to Final Building Inspection	Public Works
83.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city Public Works Department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to Final Building Inspection	Public Works
84.	Record drawings of 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.	Record Drawings	Prior to Final Building Inspection	Public Works
85.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the	Address	Prior to Final Building Inspection	Fire

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	numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.			
Advisory				
86.	Any gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Access Gates	Advisory	Fire
87.	The Mosquito and Vector Control District requests that any proposed project or mitigation consider and use all reasonable and practical measures to avoid and minimize impacts to mosquito control activities in regard to public health and welfare. To the extent that the management of any private, state, or federal lands may produce mosquitoes, the responsible party must recognize and comply with its obligations under state law to not develop or support mosquito breeding sources on its property.	Mitigation	Advisory	Mosquito and Vector Control District

MEMORANDUM

ITEM 6.2.



DATE: March 27, 2024

TO: Planning Commission Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: A RESOLUTION PROVIDING A RECOMMENDATION TO CITY COUNCIL FOR THE ADOPTION OF AN ORDINANCE AMENDING TITLE 23, CHAPTER 23.113 ZONING CERTIFICATION, CHAPTER 23.313 MIXED-USE ZONING DISTRICT, CHAPTER 23.731 FENCES, WALLS, AND SCREENING, CHAPTER 23.1104 DEFINITIONS AND THE FOLSOM BOULEVARD SPECIFIC PLAN

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); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code of the Rancho Cordova Municipal Code and a Specific Plan Amendment to amend the Folsom Boulevard Specific Plan

RESULT OF RECOMMENDED ACTION

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 and the Folsom Boulevard Specific Plan.

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 and Specific Plan documents have routinely been amended for these assorted reasons, as well as to include new development standards to address new uses. 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 and the Folsom Boulevard Specific Plan. 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 23.113 Zoning Certification

The proposed amendment would clarify the Zoning Certification process to be consistent with current practice. Currently, Zoning Certification applications are submitted and reviewed at staff-level.

Chapter 23.313 Mixed-Use Zoning Districts

The proposed amendment would require a Conditional Use Permit (CUP) for outdoor storage yards in the Office Industrial Mixed Use (OIMU) zoning district, which is a predominantly office mixed-use zone. Currently, outdoor storage yards are permitted in the OIMU zoning district as a matter of right with specific screening requirements. Areas designated OIMU are often existing office and business park properties where outdoor storage yards may not be consistent with surrounding uses and building forms.

Chapter 23.731 Fences, Walls, and Screening

The proposed amendment would clarify transparent screening materials. Footnote 1 of Table 23.731-1 describes transparency requirements for fences that are higher than 7 feet and lists “lattice” as an example of a transparent fence material. The proposed amendment would delete the word “lattice” to indicate that other types of transparent fence material is allowed.

Chapter 23.1104 General Definitions

The proposed amendment would revise the definition of “earth tones” to a more updated definition that is more inclusive of available color variations.

FOLSOM BOULEVARD SPECIFIC PLAN

Chapter 3 Project Review

The existing Folsom Boulevard Specific Plan identifies the City Council as the decision-making body for projects within the plan area. The proposed amendment will delete references to “City Council” and replace it with “Planning Commission,” where appropriate and applicable.

Chapter 8 Glossary

The proposed amendment will revise the definition of “personal services” in the Folsom Boulevard Specific Plan to be consistent with the definition in the Zoning Code.

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.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission adopt the resolution recommending that City Council:

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

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. X-2024

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 23.113 ZONING CERTIFICATION, CHAPTER 23.313 MIXED-USE ZONING DISTRICTS, CHAPTER 23.731 FENCES, WALLS, AND SCREENING, CHAPTER 23.1104 GENERAL DEFINITIONS, AND FOLSOM BOULEVARD SPECIFIC PLAN CHAPTER 3 PROJECT REVIEW AND CHAPTER 8 GLOSSARY

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 23.113 Zoning Certification of the Municipal Code, sets forth the procedures for Zoning Certification:

- A. The Ordinance would revise section 23.113.010 to clarify that Zoning Certification is not an “over-the-counter” procedure.

WHEREAS, Chapter 23.313 Mixed-Use Zoning District of the Municipal Code, establishes mixed-use zoning districts in the City:

- B. The Ordinance would require a Conditional Use Permit (CUP) for outdoor storage yards in the OIMU zoning district, which is a predominantly office mixed-use zone.

WHEREAS, Chapter 23.731 Fences, Walls, and Screening of the Municipal Code, regulates the height and location of fences, walls, and screening:

- A. The Ordinance would delete the word “lattice” in footnote 1 of Table 23.731-1 to indicate that other types of transparent fence material is allowed.

WHEREAS, Chapter 23.1104 General Definitions of the Municipal Code provides all definitions used throughout the Zoning Code:

- A. The Ordinance would revise the definition of “earth tones” to a more updated definition that is more inclusive of available color variations.

WHEREAS, the Folsom Boulevard Specific Plan provides the goals, policies, development standards, and design guidelines of future development in the Folsom Boulevard Specific Plan area:

- A. The Ordinance would revise Chapter 3 Project Review to delete references to “City Council” as the decision-making body and replace it with “Planning Commission,” where appropriate and applicable.

- B. The Ordinance would revise Chapter 8 Glossary to change the definition of “personal services” in the Folsom Boulevard Specific Plan to be consistent with the definition in the Zoning Code.

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 23.113 Zoning Certification, Chapter 23.313 Mixed-Use Zoning District, Chapter 23.731 Fences, Walls, and Screening, and Chapter 23.1104 General Definitions of the Rancho Cordova Municipal Code, and the Folsom Boulevard Specific Plan Chapter 3 and Chapter 8 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 and Folsom Boulevard Specific Plan Amendments (“Amendments”) 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 27th day of March 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman
Planning Commission Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2024

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA AMENDING TITLE 23, CHAPTER 23.113 ZONING
CERTIFICATION, CHAPTER 23.313 MIXED-USE ZONING DISTRICTS, CHAPTER 23.731
FENCES, WALLS, AND SCREENING, CHAPTER 23.1104 GENERAL DEFINITIONS, AND
FOLSOM BOULEVARD SPECIFIC PLAN CHAPTER 3 PROJECT REVIEW AND CHAPTER 8
GLOSSARY**

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 23.113 Zoning Certification of the Municipal Code, sets forth the procedures for Zoning Certification:

- A. The Ordinance would revise section 23.113.010 to clarify that Zoning Certification is not an “over-the-counter” procedure.

WHEREAS, Chapter 23.313 Mixed-Use Zoning District of the Municipal Code, establishes mixed-use zoning districts in the City:

- B. The Ordinance would require a Conditional Use Permit (CUP) for outdoor storage yards in the OIMU zoning district, which is a predominantly office mixed-use zone.

WHEREAS, Chapter 23.731 Fences, Walls, and Screening of the Municipal Code, regulates the height and location of fences, walls, and screening:

- A. The Ordinance would delete the word “lattice” in footnote 1 of Table 23.731-1 to indicate that other types of transparent fence material is allowed.

WHEREAS, Chapter 23.1104 General Definitions of the Municipal Code provides all definitions used throughout the Zoning Code:

- A. The Ordinance would revise the definition of “earth tones” to a more updated definition that is more inclusive of available color variations.

WHEREAS, the Folsom Boulevard Specific Plan provides the goals, policies, development standards, and design guidelines of future development in the Folsom Boulevard Specific Plan area:

- A. The Ordinance would revise Chapter 3 Project Review to delete references to “City Council” as the decision-making body and replace it with “Planning Commission,” where appropriate and applicable.
- B. The Ordinance would revise Chapter 8 Glossary to change the definition of “personal services” in the Folsom Boulevard Specific Plan to be consistent with the definition in the Zoning Code.

WHEREAS, on DATE XX, 2024, 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 and Folsom Boulevard Specific Plan Amendments (“Amendments”) 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. Amendments to the Folsom Boulevard Specific Plan

The City Council hereby adopts the amendments to the Folsom Boulevard Specific Plan, as shown and incorporated in Exhibit A to this Ordinance.

Section 5. Severability

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

Section 6. Effective Date

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

ITEM 6.2.

ATTACHMENT 2

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Sander, 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 23.113 ZONING CERTIFICATION

23.113.010 Purpose.

Zoning certification is an administrative procedure to certify that a proposed structure or land use is allowed in the applicable zoning district and that the project complies with all applicable requirements of the zoning code. This includes building permit plan check, business license review, home occupations, sign permits, and similar activities that require a compliance check with regard to zoning code provisions. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.5.010)].

CHAPTER 23.313 MIXED-USE ZONING DISTRICTS

23.313.030 Allowed land uses and permit requirements.

Table 23.313-1 identifies allowed uses and corresponding permit requirements for the mixed-use districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title.

Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	RCMC 23.901.020
Dwelling, Multifamily	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	RCMC 23.901.060
Dwelling, Single-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Two-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Family Day Care Home, Large ¹⁷	P	N	N	N	N	N	N	N	RCMC 23.901.080

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Group Residential	AUP	N	N	N	N	N	N	N	
Home Occupations	P	P	P	N	N	P	P	P	RCMC 23.901.030
Live-Work Facility	P ¹	P ¹	P ¹	N	N	P ¹	P ¹	P ¹	RCMC 23.901.040
Residential Care Home, Small	P	N	N	N	N	N	N	N	
Residential Care Home, Large ¹⁸	AUP	N	N	N	N	N	N	N	RCMC 23.901.090
Transitional Housing	P	N	N	N	N	N	N	N	
Low-Barrier Navigation Center	P	N	N	N	N	N	N	N	
Agriculture, Resource, and Open Space Uses									
Beekeeping	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/Entertainment Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation ^{32, 33}	N	C	N	N	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios ³¹	P	P	P	P	C	P	P	P	
Schools, Public ³¹	P	P	P	P	P	P	P	P	
Theaters and Auditoriums ^{32, 33}	C	P	P	P	N	AUP	P	P	
Urban Agriculture									
Aquaculture	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	RCMC 23.904.030
Community Garden, Public	C	C	C	C	C	C	C	C	RCMC 23.904.030
Community Garden, Private	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	RCMC 23.904.030
Market Garden	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	RCMC 23.904.030

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Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Urban Ag Stand	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	RCMC 23.904.030
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	AUP	AUP	AUP	AUP	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	
Parking Facility	AUP	P	P	P	P	AUP	P	P	
Telecommunication Facility	C	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	RCMC 23.907.020
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses²²									
Adult Day Care Facility	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Alcoholic Beverage Sales, Off-Site ¹⁶	N	C	C ²	C ²	C ²	C	C	C	
Ambulance Service	N	AUP	AUP	P	P	N	N	N	
Animal Sales and Grooming	AUP	P	N	N	N	P	P	P	
Art, Antique, Collectible	P ²	P	P ²	P ²	N	P	P	P	
Artisan Shops	AUP	P	P ²	P ²	P ²	P	P	P	
Bail Bonds	N	C	N	N	N	N	N	N	
Banks and Financial Services	P ²	P	P	P	P	P	P	P	
Bars and Nightclubs ²³	C ³	C ³	C ^{2, 3}	C ^{2, 3}	C ^{2, 3}	C ³	C ³	C ³	
Bed and Breakfast Inns	P	P	N	N	N	N	N	N	
Brew Pub ²³	N	P	P ²	P ²	P ²	P	P	P	
Building Materials Stores and Yards	N	P ⁴	N	C ⁴	N	N	C ⁴	C ⁴	
Business Support Services	AUP ^{2, 4, 5}	P	P	P	AUP	P ⁵	P	P	
Call Centers	N	N	P	P	AUP	N	N	N	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	
Child Day Care Facility	P	AUP	AUP ²	AUP ²	AUP ²	P	C	C	

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Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Consignment Store	N	P	N	N	N	N	AUP	N	
Convenience Stores	AUP ^{2, 26}	AUP ²⁶	AUP ^{2, 26}	AUP ^{2, 26}	AUP ^{2, 26}	AUP ²⁶	AUP ²⁶	AUP ²⁶	RCMC 23.910.020
Drive-In and Drive-Through Sales and Service	N	C ^{20, 21}	N	N	C ^{6, 20, 21}	C ^{20, 21}	C ^{20, 21}	C ^{20, 21}	RCMC 23.910.030
Equipment Sales and Rental	N	N	N	P	P	N	N	N	
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/ Plant Nursery	N	P	N	AUP	N	N	C	C	
Grocery Stores/Supermarkets	AUP ²	P	P ²	AUP ²	N	AUP ⁸	P	P	
Home Improvement Supplies	N	P ⁹	N	P	P	N	P ⁹	P ⁹	
Hotels and Motels ^{32, 33}	C ²	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay ^{32, 33}	C ²	C	C	C	N	C	C	C	
Kennels, Commercial	C ^{2, 4}	N	N	N	AUP ⁴	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	AUP	P	P	
Medical Services, General	AUP ²	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	N	P	P	P	P	P	P	P	
Mortuaries and Funeral Homes ¹⁵	N	P	N	N	P ¹⁵	N	N	N	
Neighborhood Market	P ²	P	P ²	AUP ²	N	P	P	P	
Offices, Business and Professional	P ²	P ²	P	P	N	P ²	P ²	P ²	
Offices, Accessory	P	P	P	P	P	P	P	P	
Personal Services	P ^{2, 5}	P	P ²	P ²	P ²	P	P	P	
Residential Care Facility	AUP	C	C	N	N	N	N	N	
Restaurants	P ²	P	P ²	P ²	P ²	P	P	P	
Retail, Accessory	P ²	P	P ⁶	P ⁶	P ⁶	P	P	P	
Retail, General	P ^{2, 11}	P	N	N	N	P	P	P	
Retail, Warehouse Club	N	P	N	N	N	N	C	P	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, and Vapor Lounge	N	N	N	N	N	N	N	N	RCMC 23.919.100
Tasting Room, Off-Site ²³	N	P	P ²	P ²	P ²	P	P	P	
Veterinary Facility	AUP ²	P	N	AUP	AUP	AUP	P	P	
Automobile and Vehicle Uses									
Auto and Vehicle Sales and Rental	N	P ¹⁹	N	N	P ¹⁹	N	N	N	RCMC 23.913.040

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Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	
Auto and Vehicle Storage	N	N	N	C ¹²	p ¹²	N	N	N	
Auto Parts Sales	N	p ^{11, 12}	N	N	p ^{11, 12}	N	N	N	
Car Washing	N	C	C	C	C	N	C	C	RCMC 23.913.050
Detailing/Waterless Car Wash	N	AUP	AUP	AUP	N	N	N	N	
Service Stations	N	AUP	C	C	P	N	C	C	
Vehicle Services, Major	N	N	N	C ¹²	p ¹²	N	N	N	
Vehicle Services, Minor	N	AUP ^{12, 13}	N	AUP ¹²	p ¹²	N	N	N	
Industrial, Manufacturing, and Processing Uses									
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Artisanal and Specialty Manufacture, Display, and Sales	N	P	P	P	P	P	P	P	
Brewery, Winery, Distillery	N	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	
Manufacturing, Major	N	N	N	N	C ¹⁴	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C ²⁷	p ²⁷	N	N	N	Chapter 23.915 RCMC
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	C ³⁴	p ¹⁴	N	N	N	Chapter 23.728 RCMC
Wholesaling and Distribution	N	N	N	p ¹⁴	p ¹⁴	N	N	N	
Special Regulated Uses									
Bingo Parlors	N	p ³⁰	p ³⁰	p ³⁰	N	N	N	N	Chapter 4.26 RCMC
Card Rooms	N	P	C	C	C	N	N	N	RCMC 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	RCMC 23.919.030
Massage Parlors, Massage Establishments	N	p ²⁸	N	N	N	N	N	N	Chapter 4.33 RCMC
Pawnshops	N	P	N	N	N	N	N	N	RCMC 23.919.040
Recycling Facility, Collection	N	C	C	C	P	C	C	C	RCMC

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Facility									23.919.050
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	RCMC 23.919.060
Smoke Shops	N	P	N	N	C	N	N	N	RCMC 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	RCMC 23.919.080
Thrift Stores	N	P	N	AUP	AUP	N	N	N	RCMC 23.919.090

Notes:

1. See the density restrictions in the underlying zoning district.
 2. This use is permitted or permitted with a use permit as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development and not as a standalone use. Other uses in the table are allowed as standalone uses.
 3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
 4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
 5. Maximum gross floor area is less than 5,000 square feet.
 6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
 7. Maximum tenant space shall be 25,000 square feet.
 8. Maximum tenant space shall be 50,000 square feet.
 9. Uses 25,000 square feet and over require a conditional use permit.
 10. Limited to less than 50 percent of the gross floor area of the integrated development.
 11. Maximum tenant space shall be 15,000 square feet.
 12. All activity and storage must be located within an enclosed structure.
 13. No portion of the use shall be located within 500 feet of an intersection.
 14. All activity must be entirely screened from public view and not within 500 feet of a residential use. The 500-foot separation from residential uses may be waived if the storage yard adheres to the standards in RCMC 23.728.030(C)(1).
 15. A crematory is prohibited in all zones with the exception of LIBP, where it is permitted in association with a mortuary or funeral home.
 16. Only establishments that sell alcoholic beverages for off-site consumption require a conditional use permit.
 17. See additional provisions in RCMC 23.901.080, Family day care (large).
 18. See additional provisions in RCMC 23.901.090, Residential care home (large).
 19. This use is not permitted if incidental to and not a primary part of the operation of the primary use. Rentals that are an integral part of a primary use are subject to the additional provisions of RCMC 23.913.040.
 20. Drive-throughs that are added to existing buildings may be processed with an AUP.
 21. Conditional use permit required if any portion of proposed facility is within 500 feet of a residential zoning district or existing residential use.
 22. All commercial activity, display and storage shall occur within a building or within a screen enclosure. A temporary use permit, administrative use permit, or conditional use permit may be obtained to deviate from this requirement.
 23. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater at which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
 24. Private community gardens and market gardens are allowed in the city's mixed-use districts up to a maximum three acres in size and pursuant to applicable regulations in RCMC 23.904.030. Approval of an administrative use permit is required for said uses greater than three acres in size.
 25. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agricultural use consistent with applicable regulations in RCMC 23.904.030.
 26. See RCMC 23.910.020 (Convenience stores).
 27. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
 28. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
 29. Over 20,000 square feet requires an administrative use permit.
 30. Bingo games and parlors are regulated by Chapter 4.26 RCMC. The city has a limit of no more than two bingo parlors in the city limits at any given time.
 31. Dormitories on any parcel that is part of a contiguous campus are permitted as an accessory use to a public or private school.
 32. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
 33. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
 34. All storage yards proposed in the OIMU zoning district require a Conditional Use Permit and not subject to RCMC 23.728.020 (Permit requirements and exemptions).
- [Ord. 12-2022 § 3 (Exh. A), 2022; Ord. 1-2022 § 3 (Exh. A); Ord. 11-2021 § 3 (Exh. A); Ord. 1-2021 § 3 (Exh. A); Ord. 1-2020 § 3 (Exh. A); Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 17-2018 § 4 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

CHAPTER 23.731 FENCES, WALLS, AND SCREENING**23.731.050 Fence location.**

A. Fences, walls, and screening are not required between land uses unless otherwise specified in this chapter.

B. Fences, walls, and screening must be located outside of any public utility easement, except as authorized by the applicable utility agency.

Table 23.731-1: Maximum Height of Fences, Walls, and Screening in Required Yard Area

Location of Fence/Wall/Screen	Maximum Height
Required front yard area	3 feet ²
Required rear and interior side yard area (along rear and interior property lines)	7 feet ¹
Required street side yard area	7 feet ^{1, 3}
At intersections of streets, alleys, and driveways within the clear visibility area (definition in Chapter 23.1104 RCMC (General Definitions))	30 inches

Notes:

1. Maximum height for fences may be increased by designated approval authority as part of design review; provided, that the portion of the fence above seven feet is at least 50 percent transparent.

2. The height of the front yard fence may be increased to five feet when the fence is located a minimum setback of three feet from the property line and remains visually open and transparent (e.g., picket fence, open wood slats, open wrought iron). Fences that are three feet or less may be located at the property line.

3. For fences over three feet in height, the minimum setback of three feet from the property line is required. Fences that are three feet or less may be located at the property line.

[Ord. 5-2019 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B)].

CHAPTER 23.1104 GENERAL DEFINITIONS**23.1104.020 General definitions.**

“Earthtones” means muted shades of gray and muted shades and medium to dark tones of the following colors: burnt umber, raw umber, raw sienna, burnt sienna, red, English red, yellow ochre, chrome green and terra vert.”



PROJECT REVIEW

A. Plan Administration

The City's designated planning agencies (Planning Department staff and Planning Commission) will have primary responsibility for ensuring implementation of the Folsom Boulevard Specific Plan. As with all development in the city, any entitlement process requires review to ensure consistency with the land use plan and zoning for the area. All properties within the FBSP area are subject to the land use and development standards in this document. This chapter establishes the requirements for review of projects within the FBSP area and the procedures for completing project reviews. The City is committed both to the long-term enhancement of the character and quality of development on the boulevard and to the near-term attraction of private investment to the corridor. Recognizing that many near-term development opportunities will involve small-scale projects, the City has established project review procedures that address three tiers of development—Exempt, Minor, and Major Projects—as described herein.

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B. Development Review

New development and redevelopment (reuse and building modification) within the plan area is generally subject to City approval. Approvals may include, but are not limited to, lot mergers and maps, Temporary Use Permits, Conditional Use Permits, and Design Review (minor and major). Individual project applications will be reviewed to determine consistency with the FBSP and other associated regulatory documents. Unless otherwise noted in this Plan, project reviews within the Plan area shall be conducted consistent with the procedures and requirements established in the City of Rancho Cordova Zoning Code. While review procedures in the plan area are typically dictated by the Zoning Code, the allowed uses and the development standards applicable in the plan area are set forth within this FBSP.

C. Project Type and Review Process

Generally, three categories of project types require subsequent review by the City for property located within the plan area, as follows:

- **Lot Changes.** This category of project includes lot mergers, lot splits, parcel and subdivision maps, as well as integrated developments. City rules and processes for these types of projects are the same everywhere within the city limits and are outlined in various locations of the Municipal Code. In other words, no special provisions or processes apply within the FBSP.
- **Land Use Changes.** This category of project includes any change of use within an existing building or site, any new use in a new building or site, and temporary and transitional uses. The FBSP does include allowed use provisions for permanent, temporary, and transitional uses as outlined in Chapter 2 (Land Use Plan and Allowed Uses). This Plan also identifies permit requirements associated with allowed uses (Conditional Use Permit, Limited Use Permit, Administrative Use Permit, and Temporary Use Permit) and refers to the citywide permit process for review of any required use permits consistent with the provisions in this Plan.
- **Structural/Physical Changes.** This category of project includes any structural or physical change to an existing building, any new structure, and temporary structures. The FBSP includes development standards for structural or physical changes, which vary depending on the scale or magnitude of change as outlined in Chapter 4 (Development Standards). Generally, the City requires Design Review for structural/physical changes that are not otherwise exempt. The City defines two levels of Design Review: Minor Design Review is acted upon by the Planning Director and Major Design Review is acted upon by the Planning Commission. The process for Design Review entitlements is consistent with the citywide permit process outlined in the Zoning Code.

To simplify project type and review requirements for subsequent development within the plan area, this chapter of the FBSP defines projects as Exempt, Minor, or Major in subsection 1 below with reference to applicable provisions in subsequent chapters of the Plan. However, the City recognizes that not all projects match the City's regulations perfectly. In some cases, applicants will bring forward projects with demonstrated community benefits that are not consistent with some portion of the City's regulations. In these cases, the City may consider granting an Exception subject to the provisions of subsection D of this chapter. Finally, some uses that were established legally in the past may no longer be consistent with current City regulations. Such uses are referred to as legal non-conforming uses, and subsection E of this chapter explains how these uses are addressed by the City.

1. Exempt Projects, Minor Projects, and Major Projects

Prior to processing a development application, staff will consult with potential applicants to determine what level of review is required and the process for completing that review.

a) Exempt Projects

The following uses, structures, and improvements are considered exempt projects and are not generally subject to review under this FBSP. However, such uses and structures may still require additional permits, such as a City business license or building permit, to ensure compliance with adopted Building Code standards and Zoning Code provisions.

- 1) Uses in an existing structure that are permitted by right (P) as identified in Chapter 2 (Land Use Plan and Allowed Uses) of this Plan with little or no changes to the exterior, except in conformance with all other limitations below.
- 2) A single-family custom home on a lot that is consistent with existing zoning.
- 3) An addition to a single-family residential home that is consistent with existing zoning.
- 4) Additions to nonresidential structures less than 1,000 square feet in size.
- 5) Accessory structures consistent with provisions of Zoning Code Chapter 23.734 (Residential Accessory Structures).
- 6) Repairs, maintenance, and restoration of buildings, site improvements, or structures that do not substantially alter the appearance of the site or structures.
- 7) Painting, restoration to original condition, windows and window treatments, door installations, and minor façade improvements that involve less than 100 linear feet of building face.
- 8) Changes to site plan elements that are not specifically required by the citywide Zoning Code (e.g., decorative elements and landscaping that are not specifically required in the citywide landscape requirements).

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- 9) Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure.
- 10) Second dwelling units subject to California Government Code Section 65583.1.
- 11) Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments (e.g., water, gas, electric, or telecommunication supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, and similar facilities and equipment).

b) Minor Projects

The following uses, structures, and improvements are considered Minor Projects, are subject to review under this FBSP, and will require one or more permits or entitlements that are acted upon by the Planning Director consistent with this Plan.

- 1) Uses allowed subject to an Administrative Use Permit (AUP) or Limited Use Permit (LUP) as identified in FBSP Chapter 2 (Land Use Plan and Allowed Uses) which also conform to the other minor structural modifications below.
- 2) New construction of a nonresidential building or structure or expansion of an existing nonresidential structure that results in less than 5,000 square feet additional building area in all zoning districts unless exempt in Zoning Code Section 23.140.030 are subject to Minor Design Review.
- 3) Nonresidential façade renovations that involve less than 200 linear feet of façade frontage of an existing building, unless exempt in Zoning Code Section 23.140.030, are subject to Minor Design Review.
- 4) Significant changes to multi-family and all nonresidential site plans that impact required site plan elements (e.g., required parking, shade canopy, lighting, landscaping) are subject to Minor Design Review.
- 5) The exterior remodel of multi-family residential buildings or structures are subject to Minor Design Review.

c) Major Projects

The following uses, structures, and improvements are considered Major Projects, are subject to review under this FBSP, and will require one or more permits or entitlements that are acted upon by the Planning Commission consistent with this Plan.

- 1) Uses subject to a Conditional Use Permit (CUP) as identified in FBSP Chapter 2 (Land Use Plan and Allowed Uses).
- 2) Single-family residential subdivision maps are subject to the Major Design Review and Tentative Subdivision Map entitlement processes.

- 3) Master home plans for single-family residential subdivisions are subject to Major Design Review.
- 4) Multi-family residential development is subject to Major Design Review.
- 5) Commercial development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) is subject to Major Design Review.
- 6) Office development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) is subject to Major Design Review.
- 7) Industrial development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) is subject to Major Design Review.
- 8) Public/quasi-public developments (e.g., public safety facilities, library, city facilities) equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) are subject to Major Design Review.
- 9) Exceptions to Development Standards.

2. Project Review Process and Timeline

As previously identified, the project review process for projects located within FBSP shall comply with the permit processing requirements in the Citywide Zoning Code. However, in order to provide some degree of certainty or predictability, the City has identified the following range of project review timelines for projects located within the plan area. These project review timelines commence with the determination of a complete application for the various entitlements listed below. The range of time takes into consideration varying degrees of project complexity.

Permit or Entitlement Type	Estimated Timeline to Decision/Action
Administrative Use Permit	4 to 6 weeks
Limited Use Permit	4 to 6 weeks
Conditional Use Permit	6 to 10 weeks
Minor Design Review	6 to 10 weeks
Major Design Review	8 to 12 weeks

D. Exceptions

The City Council supports the vision and development standards established in the Folsom Boulevard Specific Plan and encourages all developers to review and adhere to the strict application of these standards when designing future projects. The City Council also recognizes

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the real-world challenges that the vision and development standards present in a depressed economy and as such, desires to provide additional flexibility for projects that will benefit the community in specific, identified ways. In conjunction with Major Design Review, project-level CEQA review, and any other required entitlements, an applicant may request that the Planning Commission approve an exception to allow a development project that does not strictly adhere to the Specific Plan or to other City development standards.

The Planning Commission may grant an Exception for any development standard in the FBSP if the use is permitted as outlined in this Plan and the project meets at least four of the following six conditions:

- 1) Will fulfill a compelling community need, as indicated by an existing City goal, General Plan policy, budget priority, or other Council-adopted policy document.
- 2) Will improve an existing blighted situation by removing 100 percent of the blight located on the subject property.
- 3) Will provide unmet services to a currently underserved community.
- 4) Will create at least 15 new permanent full-time jobs (or new jobs equivalent to at least 15 full-time equivalents) or a minimum of 1 job per 500 square feet.
- 5) Will generate annual sales tax contributions to the City in excess of \$25,000.
- 6) Investments in the property will increase the property tax revenue for the subject parcel(s) by at least 250 percent.

To the extent practical, development projects should comply with FBSP development standards. All projects remain subject to Design Review as established in Sections 23.140 and 23.141 of the Zoning Code. An Exception request must be included and will be reviewed in conjunction with the project's Design Review application. It is the applicant's responsibility to request relief from specific provisions of the FBSP development standards and provide justification for why standards cannot be met. It is also the applicant's responsibility to provide evidence of compliance with at least four of the conditions listed above to support the Exception request. The Planning Commission is the approving authority for all Exception requests.

Under no circumstance shall an Exception result in any of the following:

- Allow a land use not otherwise permitted or conditionally permitted in the zone
- Allow a detrimental environmental impact not adequately analyzed
- Waive payment of applicable impact fees
- Waive a specific prohibition
- Waive or modify a procedural requirement

The procedure for granting Exceptions allowed under this provision is provided in Section 23.110.150(D) of the City's Zoning Code. In granting the Exception, the Planning Commission shall make the following findings:

- 1) The proposed project qualifies for an Exception by meeting at least four of the six conditions required for granting of an Exception as defined above.
- 2) The Planning Commission has determined that the proposed project has adhered to the vision of the Folsom Boulevard Specific Plan to the fullest extent practicable.
- 3) The applicant has provided substantial evidence that the conditions for the Exception will be met following construction and operation of the project. Further, the applicant has agreed to conditions of approval guaranteeing these requirements will be met or exceeded throughout the life of the project.
- 4) Granting the Exception will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the premises in question, and shall not establish a precedent for other project requests.
- 5) Granting the Exception will not endanger the public health and safety.

E. Nonconforming Uses and Structures

The FBSP assumes changes in land use and development patterns from existing conditions over time. This section establishes special considerations and exceptions to the FBSP regulations for nonconforming land uses and structures that were legal uses or structures when first established. If the same uses or development patterns came forward today, they would be prohibited, regulated, or restricted differently under the terms of the FBSP. It is the intent of these regulations to allow the continuation of nonconforming uses and structures, with some limitations as described below.

1. Continuation, Re-Occupancy, and Maintenance of Nonconforming Uses and Structures

- a) A nonconforming use may continue to operate in perpetuity, be transferred, or be sold, provided that the use shall not be enlarged or intensified nor be expanded to occupy a greater area than it lawfully occupied before becoming nonconforming (except as provided in the Nonconforming Use Permit Procedures subsection below). Any use approved as of the date this chapter becomes effective may be carried out as approved. Any extension of such approval, for which the applicant was entitled to apply as of the effective date, may be granted according to the regulations in effect prior to the effective date; if granted, such extension will be considered the same as an approval granted before the effective date.
- b) A nonconforming structure may be maintained or improved as follows:

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- **Maintenance and repair.** A nonconforming structure may be maintained and repaired.
- **Seismic retrofitting and Building Code compliance.** Repairs, alterations, or reconstruction to reinforce unreinforced masonry structures or to comply with Building Code requirements shall be allowed, provided that the work is exclusively to comply with applicable earthquake safety standards and the Building Code.
- **Structural alteration** of a nonconforming structure to improve safety or to reduce fire hazard.

2. Modification and Expansion of Nonconforming Uses and Structures

A nonconforming use or structure may be modified or expanded, subject to the provisions of the Nonconforming Use Permit Procedures subsection as follows:

- a) **Structural modification.** Addition, enlargement, extension, or relocation of a nonconforming structure may be allowed if the changes to the structure conform to applicable provisions of this Specific Plan. Such modifications may not expand the extent of the nonconforming aspect of the structure or result in any new nonconforming conditions for the subject property.
- b) **Expansion of use.** Expansion or **modification** of a nonconforming use may be allowed subject to the Nonconforming Use Permit Procedures subsection.
- c) **Exterior improvements** or expansion of structures may also require Design Review approval in keeping with the City's Zoning Code.

3. Destruction and Replacement of Nonconforming Uses and Structures

If a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, the structure may be repaired or rebuilt and reoccupied in the same manner in which it originally existed, if the restoration is started within one year of the date of the damage and is diligently pursued to completion.

4. Loss of Nonconforming Status

If a nonconforming use is discontinued for a continuous period of 18 months or more, rights to nonconforming status shall terminate. The Planning Director shall base determination of discontinuance on evidence including the removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to document continued operation. Maintenance of a valid business license shall in and of itself not be considered a continuation of the use. Without further action by the City, any subsequent use of the site or structure shall comply with all of the

regulations of the applicable district and all other applicable provisions of this Specific Plan and relevant sections of the Zoning Code.

5. Extension of Nonconforming Use Status

A property owner may request of the Planning Director an additional 6 months' extension to the 18-month nonconforming use time period. Such a request must be supported by any of the following:

- a) Evidence of active marketing of the tenant space accompanied with regular maintenance of the property in a manner that supports such marketing efforts.
- b) A signed lease agreement and anticipated occupancy within the extension period.
- c) Issuance of a valid Building Permit for interior or exterior remodel and anticipated occupancy within the extension period.

6. Nonconforming Use Permit Procedures

- a) **Permit requirements.** A Nonconforming Use Permit is required for the expansion or modification of existing nonconforming structures or uses. The intent of this permit is to allow for individual review of requests to expand or modify a nonconforming use in a manner that ensures compatibility with surrounding areas and uses.
- b) **Approving authority.** The Planning Commission shall be the final decision-making body for all Nonconforming Use Permits.
- c) **Required findings.** A Nonconforming Use Permit shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings.
 - i. The establishment, maintenance, or operation of the use expansion applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.
 - ii. The benefit to the public health, safety, or welfare exceeds the detriment inherent in the expansion of nonconformity.
 - iii. The modified or expanded nonconforming structure or use would not be incompatible with reasonably foreseeable uses as allowed under the applicable zoning regulations.
 - iv. The modified or expanded nonconforming structure or use would be consistent with the General Plan.

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- d) **Conditions/guarantees.** The designated approving authority may impose conditions and/or require guarantees for the Nonconforming Use Permit to ensure compliance with this section and other applicable provisions of the citywide Zoning Code and to prevent adverse or detrimental impact to surrounding neighborhoods.

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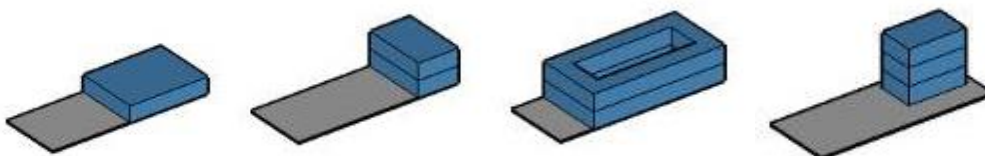


GLOSSARY

A. Terms

Floor area ratio (FAR) is defined as the gross floor area permitted on a site divided by the total gross area of the site. For example, on a site with 10,000 net square feet of land, a floor area ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area (which may be distributed in one or more buildings and single or multiple stories). On the same site, a FAR of 1.5 would allow 15,000 square feet of floor area, a FAR of 2.0 would allow 20,000 square feet, and a FAR of 0.5 would allow only 5,000 square feet. The following illustration is provided to communicate this concept at a FAR of 0.5.

Figure 8-1. Example FAR at 0.5



B. Use Classifications

The permitted land uses districts are unique to this Specific Plan. Where there are conflicts with existing definitions in the City's Zoning Code, the use classifications of this Specific Plan will prevail. The listing of use classifications below is organized alphabetically.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or other alcoholic beverages for consumption off-premises. On-premises consumption is not included in this definition and is considered accessory to the primary use.

Artisan Shop. A retail store selling art glass, ceramics, jewelry, and other handcrafted items and supplies needed to create finished items, where the facility includes an area for the crafting of the items being sold.

Artisanal and Specialty Manufacture, Display and Sales. The manufacture, display and sales of specialty food and goods requiring the transformation of raw materials into products that may be edible, useful or decorative. Outdoor display, sales and consumption on premises may be included subject to zoning and accessibility requirements, and any other applicable state or local regulations such as, but not limited to, the California Uniform Food Facilities Law (CURFFL).

Art, Antique, Collectable. Retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectable items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as "Artisan Shops."

Auto and Vehicle Retail Sales and Rental. Retail establishments selling and/or renting automobiles, trucks, and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail – General"), tire recapping establishments (see "Vehicle Services – Major"), businesses dealing exclusively in used parts, (see "Recycling Facility– Scrap and Dismantling"), or "Service Stations," which are separately defined.

Auto and Vehicle Sales, Wholesale. Wholesale establishments selling new and used vehicles and used vehicle parts.

Auto and Vehicle Storage. Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include vehicle dismantling or retail sales.

Auto Parts Sales. Stores selling new and used automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services – Major" or businesses dealing exclusively in used parts, which are included under "Recycling Facility – Scrap and Dismantling."

Banks and Financial Services. Financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM) that are attached or stand-alone.

Bars and Nightclubs. Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Bars and nightclubs may include outdoor food and beverage areas.

Bed and Breakfast. A residential structure with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under the definition of "Hotels/Motels."

Brewery, Winery, Distillery. A facility where specific alcoholic beverages are manufactured. A tasting room is permissible as part of the onsite manufacturing of alcoholic beverages for the brewery, winery or distillery that has been licensed by Alcoholic Beverage Control. Tasting rooms must comply with retail hours of operation from 10:00 AM to 10:00 PM. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control (ABC). All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with ABC licensure. Prior to occupancy, all craft breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits.

Brew Pub. An establishment that produces ales, beers, meads, hard ciders, and/or similar beverages to serve on-site. Sale of beverages for off-site consumption is also permitted in keeping with the regulations of the Alcoholic Beverage Control. Service of brewed beverages must be in conjunction with the service of food. Manufacturing activities shall occur entirely within an enclosed building or outdoor work area screened from public view and be separated from the restaurant portion of the facility by applicable Building Codes. All beverage tasting shall occur within the restaurant portion of the facility. Brew pubs may not produce more than 5,000 barrels of beverage (all types of beverage combined) annually. May also include the wholesale distribution of beverages for off-site consumption.

Building Materials Stores and Yards. Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Warehousing and Distribution." Hardware stores are listed in the definition of "Retail – General," even if they sell some building materials. Also see "Home Improvement Supplies" for smaller specialty stores.

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Business Support Services. Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Other support services include but are not limited to equipment repair services (except vehicle repair, see “Vehicle Services – Major”), commercial art and design (production), computer-related services (rental, repair), copying, quick printing, and blueprinting services (other than those defined as “Printing and Publishing”), equipment rental businesses within buildings (a rental yard is a “Storage Yard”), film processing laboratories, heavy equipment repair services where repair occurs on the client site, janitorial services, mail advertising services (reproduction and shipping), mailbox services, other “heavy service” business services, outdoor advertising services, and photocopying and photofinishing.

Card Room. Gambling establishments that offer card games for play by the public.

Caretaker Housing. A residence that is accessory to a nonresidential primary use of the site, where needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

Car Wash and Detailing. Permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are typically fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day, and are not part of this use classification.

Check Cashing Business. An establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks. This classification does not include a state or federally chartered bank, savings association, credit union or similar financial institution (see “Banks and financial services”).

Child Day Care Facility. A State-licensed facility which provides nonmedical, care, protection, and supervision to more than 14 children under 18 years of age on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility or as an independent land use. Also see “Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care).”

Clubs, Lodges, and Private Meeting Halls. Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members (e.g., business associations, civic, social and fraternal organizations, labor unions and similar organizations, political organizations, professional membership organizations).

Community Center. Multipurpose meeting and recreational facility typically consisting of one or more meeting or multipurpose rooms, kitchen, and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Community Garden. A privately or publicly owned vacant parcel of land used by the community or a neighborhood for the growing of fruits, vegetables, and culinary herbs for personal consumption and/or to be offered for sale on site or at a local Certified Farmers Market.

Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care). This classification includes Adult Day Care, Family Day Care – Small, and Residential Care Home as defined by the State. Generally, these homes provides supervision and nonmedical care to six or fewer persons, in the provider’s own home, on a less than 24-hour basis.

Drive-In and Drive-Through Sales and Services. Facilities where food or other products and services may be obtained by motorists without leaving their vehicles. These facilities include but are not limited to fast-food restaurants, drive-through coffee, dairy product, photo stores, drive-up bank teller windows, and dry cleaners. Does not include automatic teller machines (ATMs), automobile service stations, or car washes, which are separately defined.

Dwelling, Multifamily. A building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

Dwelling, Second Unit. An attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

Dwelling, Single-Family. A building designed exclusively for occupancy by one family on one or more lots. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

Dwelling, Two-Family. An attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. This definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include second dwelling units.

Emergency Shelter. Any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

Event and Office Equipment Sales and Rental. Service establishments which may offer a wide variety of materials and equipment for rental (e.g., event table and chairs, portable dance floors, office equipment).

Family Day Care Home – Large. A State-licensed facility that provides nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally for 7 to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

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Fuel Storage and Distribution. A large-scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

Grocery Store/supermarket. A retail business of more than 15,000 square feet in size where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full-service businesses do not typically have limited hours of operation. See separate listing for "Neighborhood Market".

Heliport. A designated, marked area on the ground or on the top of a structure where helicopters may land at any time.

Home Improvement Supplies. Establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These uses may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a subcategory of the larger Building Materials Stores and Yards use classification and may be combined with or separate from such uses.

Home Occupation. The conduct of business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

Hotels/Motels. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging (e.g., restaurants, meeting facilities, personal services). Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Indoor Amusement/Entertainment Facilities. Establishments providing indoor amusement and entertainment services for a fee or admission charge (e.g., dance halls and ballrooms, electronic game arcades). Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade; three or less machines are considered accessory to the primary use of the site.

Indoor Fitness and Sports Facilities. Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs. This use does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio, etc.). Also see "Schools – Private and Special/Studio."

Kennels. These facilities provide boarding of animals. May also include day-time boarding and activity for animals (e.g., "doggie day care").

Libraries, Museums, and Similar Facilities. Public or quasi-public facilities such as aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature.

Live-Work Facility. Rowhouse or conventional house with the first story or the front of the home available as a commercial space. The commercial space may be independently leased or used by an occupant of the residential unit. The building construction must meet the building and fire code based on the use type. The work space shall contain an active use and not be used exclusively for storage or warehousing. For example, the unit may include:

- First-floor storefront for retail or service business activity;
- Restaurant, café, or catering establishment with a complete kitchen and sanitary facilities;
- Minor fabrication activities (e.g., carpentry, light welding, print shop, artist studio); and
- Office space.

Manufacturing – Major. Manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing. Also see “Manufacturing – Minor” and “Manufacturing – Small-Scale.”

Manufacturing – Minor. Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, food and beverage manufacturing, etc. Also see “Manufacturing – Major” and “Manufacturing – Small-Scale.”

Manufacturing – Small-Scale. Establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products. Also see “Manufacturing – Major” and “Manufacturing – Minor.”

Massage Parlor. An establishment where the primary service is to provide massages to customers. This does not include businesses where massage is a secondary use such as a beauty salon or chiropractor’s office.

Medical Services – Extended Care. Residential facilities providing nursing and health-related care as a primary use with inpatient beds, including but not limited to board and care homes, convalescent and rest homes, extended care facilities, skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care).”

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Medical Services – General. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals (e.g., medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, allied health service). Counseling services by other than medical doctors or psychiatrists are included under “Offices – Business and Professional.”

Medical Services – Hospitals. Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of “Retail – Accessory”), and emergency heliports.

Neighborhood Market. A pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are more than 5,000 square feet and less than 15,000 square feet in size and operate less than 18 hours per day. Neighborhood markets may include deli services that are ancillary to the market/grocery portion of the use. See also “Grocery store/supermarket”.

Offices – Accessory. Offices that are accessory to another business or sales activity that is the primary use. This does not apply to incidental office space that is part of the primary tenant space. The qualification criteria for this definition are that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leasable floor area of the primary tenant space.

Offices – Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see “Medical Services – General”), temporary offices (see “Offices – Temporary”), or offices that are incidental and accessory to another business or sales activity that is the primary use (see “Offices – Accessory”). Outdoor storage of materials is prohibited.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic club with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

Park and Ride Facility. A designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

Parks and Public Plazas. Public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the

public (e.g., require payment of fee), the same facilities are included under the definition of "Outdoor Commercial Recreation."

Pawn Shop. Any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase, is engaged in, carried on, or conducted.

Personal Services. Establishments providing nonmedical services as a primary use, including but not limited to barber and beauty shops, permanent makeup application, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, massage parlors, spas and hot tubs for rent, and tanning salons.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include "quick printing" services or desktop publishing, which are included in "Business Support Services."

Public Safety Facility. A facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities.

Recycling Facility – Collection. A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, and unattended containers placed for the donation of recyclable materials. This also includes so-called "reverse vending machines," an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container's redemption value as determined by the state.

Recycling Facility – Processing. A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment or to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing.

Recycling Facility – Scrap and Dismantling. Uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The

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presence on any lot or parcel of land of five or more inoperable vehicles from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. This use does not include landfills or other terminal waste disposal sites.

Religious Institutions. Facilities operated by religious organizations for worship or the promotion of religious activities (e.g., churches, mosques, synagogues, temples) and accessory uses on the same site (e.g., living quarters for ministers and staff, child day care facilities which where authorized in conjunction with the primary use). Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (e.g., recreational camp), are classified according to their respective activities.

Research and Development. Indoor facilities for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see "Offices – Business and Professional"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services – General").

Restaurant. A retail business selling food and beverages prepared and/or served on the site, for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

Retail – Accessory. The retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on-site. Such retail area shall not exceed 25 percent of the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

Retail – General. Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, consignment stores, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores, furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores.

Schools – Private and Special/Studio. Includes private educational institutions (e.g., boarding schools, business, secretarial, and vocational schools, colleges and universities, establishments

providing courses by mail or online) and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see "Indoor Fitness and Sports Facilities."

Schools – Public. Public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies.

Service Station. A retail business selling gasoline or other motor vehicle fuels, which may include a convenience store and/or self-service car wash. Vehicle services which are incidental to fuel and car wash services are included under "Vehicle Services – Minor."

Sexually Oriented Business. Adult bookstores, adult motion picture theaters, adult live theaters, adult video stores, or any establishment that consists of a combination of such uses. An adult bookstore is a building or a portion thereof used by an establishment either (A) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (B) where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18. An adult motion picture theater is a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060. An adult live theater is a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060 for observation by patrons or customers. An adult video store is a building or portion thereof used by an establishment either (A) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos, is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (B) where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting,

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describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

Smoke Shop. An establishment selling smoking, drug, and/or traditional or electronic tobacco paraphernalia or devotes 15 percent or more of the total floor area to selling tobacco products. Limited sales of tobacco products that commonly occur within convenience stores or service stations are not included in this definition.

Storage, Personal. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Storage Yard. The storage of various materials outside of a structure other than fencing, either as an accessory use or a principal use.

Storage, Warehouse. A facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see "Storage, personal storage facility") or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and distribution").

Tasting Room, Off-site. A facility allowing beer, wine, or spirits tasting with on-site and off-site retail sales directly to the public (or shipped). The tasting room facility must be directly affiliated with a minimum of one brewery, winery, or distillery, meeting all applicable requirements of state and federal licensure. The tasting room may be operated as a stand-alone retail use. Food preparation is not permitted. Pre-packaged foods may be sold on premises. Patrons may carry food onsite for personal consumption. Tasting rooms must comply with the retail hours of operation of 10:00 AM to 10:00 PM. On-site tasting rooms are included as an accessory use in "Artisanal and Specialty Manufacture, Display and Sales" or "Brewery, Winery, Distillery". Any facility not operating with these standards is considered "Bars and Nightclubs".

Tattoo Parlor. Any establishment that engages in the business of tattooing and/or branding human beings.

Telecommunications Facility. Facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including a transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not telecommunication facilities.

Theatres and Auditoriums. Indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for "live" theater and concerts, exhibition and

convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."

Thrift Store. A retail establishment selling secondhand goods donated by members of the public.

Transit Stations and Terminals. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

Utility Facility and Infrastructure. This includes fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.

Vehicle Services – Major. The repair, alteration, restoration, towing, painting, cleaning (e.g., attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work-repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

Vehicle Services – Minor. Minor facilities specializing in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check, self-service car wash). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling Facility – Scrap and Dismantling."

Veterinary Facility. A building that is primarily enclosed, containing only enough cage arrangements as necessary to provide veterinary services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

Wholesaling and Distribution. Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, and heating and air conditioning supplies and equipment.

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 23.113 ZONING CERTIFICATION

23.113.010 Purpose.

Zoning certification is an ~~“over the counter”~~ administrative procedure to certify that a proposed structure or land use is allowed in the applicable zoning district and that the project complies with all applicable requirements of the zoning code. This includes building permit plan check, business license review, home occupations, sign permits, and similar activities that require a compliance check with regard to zoning code provisions. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.5.010)].

CHAPTER 23.313 MIXED-USE ZONING DISTRICTS

23.313.030 Allowed land uses and permit requirements.

Table 23.313-1 identifies allowed uses and corresponding permit requirements for the mixed-use districts subject to compliance with Chapter 23.304 RCMC (Land Use Classification) and all other provisions of this title.

Descriptions/definitions of the land uses can be found in Article 11 of this title (Definitions). The specific use regulations column in the table identifies the specific chapter or section where additional regulations for that use type are located within this title.

Use regulations in the table are shown with a representative symbol by use classification listing: “P” symbolizes uses allowed by right, “AUP” symbolizes uses that require approval of an administrative use permit, “C” symbolizes uses that require approval of a conditional use permit, and “N” symbolizes uses that are not permitted.

Table 23.313-1: Allowed Use and Permit Requirements for Mixed-Use Districts

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	RCMC 23.901.020
Dwelling, Multifamily	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	RCMC 23.901.060
Dwelling, Single-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Dwelling, Two-Family	P ¹	P ^{1, 2}	P ^{1, 2}	N	N	P ¹	P ¹	P ¹	
Emergency Shelter	C	C	C	C	N	N	N	N	
Family Day Care Home, Small	P	N	N	N	N	N	N	N	
Family Day Care Home, Large ¹⁷	P	N	N	N	N	N	N	N	RCMC 23.901.080

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Group Residential	AUP	N	N	N	N	N	N	N	
Home Occupations	P	P	P	N	N	P	P	P	RCMC 23.901.030
Live-Work Facility	P ¹	P ¹	P ¹	N	N	P ¹	P ¹	P ¹	RCMC 23.901.040
Residential Care Home, Small	P	N	N	N	N	N	N	N	
Residential Care Home, Large ¹⁸	AUP	N	N	N	N	N	N	N	RCMC 23.901.090
Transitional Housing	P	N	N	N	N	N	N	N	
Low-Barrier Navigation Center	P	N	N	N	N	N	N	N	
Agriculture, Resource, and Open Space Uses									
Beekeeping	N	N	N	N	N	N	N	N	Chapter 8.12 RCMC
Recreation, Education, and Public Assembly Uses									
Clubs, Lodges, and Private Meeting Halls	P	P	P	P	AUP	P	P	P	
Community Centers/Civic Uses	P	P	P	P	AUP	P	P	P	
Indoor Amusement/Entertainment Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Indoor Fitness and Sports Facility ^{32, 33}	AUP	P	P	P	AUP	AUP	P	P	
Libraries and Museums	P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation ^{32, 33}	N	C	N	N	P	C	C	C	
Parks and Public Plazas	P	P	P	P	C	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Religious Institutions	P	P	P	P	P	P	P	P	
Schools, Private and Special/Studios ³¹	P	P	P	P	C	P	P	P	
Schools, Public ³¹	P	P	P	P	P	P	P	P	
Theaters and Auditoriums ^{32, 33}	C	P	P	P	N	AUP	P	P	
Urban Agriculture									
Aquaculture	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	RCMC 23.904.030
Community Garden, Public	C	C	C	C	C	C	C	C	RCMC 23.904.030
Community Garden, Private	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	RCMC 23.904.030
Market Garden	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	P ²⁴	RCMC 23.904.030
Private Garden	P	P	P	P	P	P	P	P	RCMC 23.904.030

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Urban Ag Stand	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	p ²⁵	RCMC 23.904.030
Utility, Transportation, and Communication Use Listings									
Broadcasting and Recording Studios	N	P	P	P	P	N	N	N	
Bus and Transit Shelters	P	P	P	P	P	P	P	P	
Freight Yard/Truck Terminal	N	N	N	C	C	N	N	N	
Fuel Storage and Distribution	N	N	N	N	C	N	N	N	
Heliports	N	AUP	AUP	AUP	AUP	N	N	N	
Park and Ride Facility	C	P	P	P	P	C	C	P	
Parking Facility	AUP	P	P	P	P	AUP	P	P	
Telecommunication Facility	C	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	AUP/C ²¹	RCMC 23.907.020
Transit Facilities	N	N	N	C	P	N	N	N	
Transit Stations and Terminals	C	P	P	P	P	P	P	P	
Utility Facility and Infrastructure	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	RCMC 23.907.030
Retail, Service, and Office Uses²²									
Adult Day Care Facility	N	AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Alcoholic Beverage Sales, Off-Site ¹⁶	N	C	C ²	C ²	C ²	C	C	C	
Ambulance Service	N	AUP	AUP	P	P	N	N	N	
Animal Sales and Grooming	AUP	P	N	N	N	P	P	P	
Art, Antique, Collectible	P ²	P	P ²	P ²	N	P	P	P	
Artisan Shops	AUP	P	P ²	P ²	P ²	P	P	P	
Bail Bonds	N	C	N	N	N	N	N	N	
Banks and Financial Services	P ²	P	P	P	P	P	P	P	
Bars and Nightclubs ²³	C ³	C ³	C ^{2, 3}	C ^{2, 3}	C ^{2, 3}	C ³	C ³	C ³	
Bed and Breakfast Inns	P	P	N	N	N	N	N	N	
Brew Pub ²³	N	P	P ²	P ²	P ²	P	P	P	
Building Materials Stores and Yards	N	P ⁴	N	C ⁴	N	N	C ⁴	C ⁴	
Business Support Services	AUP ^{2, 4, 5}	P	P	P	AUP	P ⁵	P	P	
Call Centers	N	N	P	P	AUP	N	N	N	
Commercial Marijuana Uses	N	N	N	N	N	N	N	N	
Child Day Care Facility	P	AUP	AUP ²	AUP ²	AUP ²	P	C	C	

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Consignment Store	N	P	N	N	N	N	AUP	N	
Convenience Stores	AUP ^{2, 26}	AUP ²⁶	AUP ^{2, 26}	AUP ^{2, 26}	AUP ^{2, 26}	AUP ²⁶	AUP ²⁶	AUP ²⁶	RCMC 23.910.020
Drive-In and Drive-Through Sales and Service	N	C ^{20, 21}	N	N	C ^{6, 20, 21}	C ^{20, 21}	C ^{20, 21}	C ^{20, 21}	RCMC 23.910.030
Equipment Sales and Rental	N	N	N	P	P	N	N	N	
Furniture, Furnishings, and Appliance Stores	N	P	N	N	N	N	C	P	
Garden Center/ Plant Nursery	N	P	N	AUP	N	N	C	C	
Grocery Stores/Supermarkets	AUP ²	P	P ²	AUP ²	N	AUP ⁸	P	P	
Home Improvement Supplies	N	P ⁹	N	P	P	N	P ⁹	P ⁹	
Hotels and Motels ^{32, 33}	C ²	P	P	C	N	C	P	P	
Hotels and Motels, Extended Stay ^{32, 33}	C ²	C	C	C	N	C	C	C	
Kennels, Commercial	C ^{2, 4}	N	N	N	AUP ⁴	N	N	N	
Maintenance and Repair, Small Equipment	N	P	N	P	P	AUP	P	P	
Medical Services, General	AUP ²	P	P	P	P	P	P	P	
Medical Services, Extended Care	P	C	C	C	N	N	N	N	
Medical Services, Hospitals	N	P	P	P	P	P	P	P	
Mortuaries and Funeral Homes ¹⁵	N	P	N	N	P ¹⁵	N	N	N	
Neighborhood Market	P ²	P	P ²	AUP ²	N	P	P	P	
Offices, Business and Professional	P ²	P ²	P	P	N	P ²	P ²	P ²	
Offices, Accessory	P	P	P	P	P	P	P	P	
Personal Services	P ^{2, 5}	P	P ²	P ²	P ²	P	P	P	
Residential Care Facility	AUP	C	C	N	N	N	N	N	
Restaurants	P ²	P	P ²	P ²	P ²	P	P	P	
Retail, Accessory	P ²	P	P ⁶	P ⁶	P ⁶	P	P	P	
Retail, General	P ^{2, 11}	P	N	N	N	P	P	P	
Retail, Warehouse Club	N	P	N	N	N	N	C	P	
Smokers' Lounge, Hookah Bar, E-Cigarette Lounge, and Vapor Lounge	N	N	N	N	N	N	N	N	RCMC 23.919.100
Tasting Room, Off-Site ²³	N	P	P ²	P ²	P ²	P	P	P	
Veterinary Facility	AUP ²	P	N	AUP	AUP	AUP	P	P	
Automobile and Vehicle Uses									
Auto and Vehicle Sales and Rental	N	P ¹⁹	N	N	P ¹⁹	N	N	N	RCMC 23.913.040

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Auto and Vehicle Sales, Wholesale	N	N	N	C	P	N	N	N	
Auto and Vehicle Storage	N	N	N	C ¹²	p ¹²	N	N	N	
Auto Parts Sales	N	p ^{11, 12}	N	N	p ^{11, 12}	N	N	N	
Car Washing	N	C	C	C	C	N	C	C	RCMC 23.913.050
Detailing/Waterless Car Wash	N	AUP	AUP	AUP	N	N	N	N	
Service Stations	N	AUP	C	C	P	N	C	C	
Vehicle Services, Major	N	N	N	C ¹²	p ¹²	N	N	N	
Vehicle Services, Minor	N	AUP ^{12, 13}	N	AUP ¹²	p ¹²	N	N	N	
Industrial, Manufacturing, and Processing Uses									
Agricultural Products Processing	N	N	N	N	C	N	N	N	
Artisanal and Specialty Manufacture, Display, and Sales	N	P	P	P	P	P	P	P	
Brewery, Winery, Distillery	N	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	
Manufacturing, Major	N	N	N	N	C ¹⁴	N	N	N	
Manufacturing, Minor	N	N	N	P	P	N	N	N	
Manufacturing, Small Scale	N	P	P	P	P	P	N	N	
Printing and Publishing	N	C	C	P	P	N	N	N	
Recycling Facility, Processing	N	N	N	N	C	N	N	N	
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	C	N	N	N	
Research and Development	N	N	P	P	P	N	N	N	
Storage, Personal Storage Facility	N	N	N	C ²⁷	p ²⁷	N	N	N	Chapter 23.915 RCMC
Storage, Warehouse	N	N	N	P	P	N	N	N	
Storage, Yards	N	N	N	C ³⁴ p ¹⁴	p ¹⁴	N	N	N	Chapter 23.728 RCMC
Wholesaling and Distribution	N	N	N	p ¹⁴	p ¹⁴	N	N	N	
Special Regulated Uses									
Bingo Parlors	N	p ³⁰	p ³⁰	p ³⁰	N	N	N	N	Chapter 4.26 RCMC
Card Rooms	N	P	C	C	C	N	N	N	RCMC 23.919.020
Check Cashing Businesses	N	P	N	N	N	N	N	N	RCMC 23.919.030
Massage Parlors, Massage Establishments	N	p ²⁸	N	N	N	N	N	N	Chapter 4.33 RCMC
Pawnshops	N	P	N	N	N	N	N	N	RCMC 23.919.040
Recycling Facility, Collection	N	C	C	C	P	C	C	C	RCMC

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Facility									23.919.050
Sexually Oriented Businesses	N	N	N	N	P	N	N	N	RCMC 23.919.060
Smoke Shops	N	P	N	N	C	N	N	N	RCMC 23.919.070
Tattoo Parlors	N	P	N	N	N	N	N	N	RCMC 23.919.080
Thrift Stores	N	P	N	AUP	AUP	N	N	N	RCMC 23.919.090

Notes:

1. See the density restrictions in the underlying zoning district.
 2. This use is permitted or permitted with a use permit as specified only in conjunction with the predominant use of the mixed-use district. In other words, this use is only allowed as part of an integrated development and not as a standalone use. Other uses in the table are allowed as standalone uses.
 3. All forms of speaker amplification exterior to the building shall be prohibited unless authorized in combination with project approval or amendment thereto.
 4. All activities shall occur within a completely enclosed building or shall be located behind a solid/screened enclosure directly adjacent to the building.
 5. Maximum gross floor area is less than 5,000 square feet.
 6. Limited to a maximum of 25 percent of the gross floor area of the integrated development.
 7. Maximum tenant space shall be 25,000 square feet.
 8. Maximum tenant space shall be 50,000 square feet.
 9. Uses 25,000 square feet and over require a conditional use permit.
 10. Limited to less than 50 percent of the gross floor area of the integrated development.
 11. Maximum tenant space shall be 15,000 square feet.
 12. All activity and storage must be located within an enclosed structure.
 13. No portion of the use shall be located within 500 feet of an intersection.
 14. All activity must be entirely screened from public view and not within 500 feet of a residential use. The 500-foot separation from residential uses may be waived if the storage yard adheres to the standards in RCMC 23.728.030(C)(1).
 15. A crematory is prohibited in all zones with the exception of LIBP, where it is permitted in association with a mortuary or funeral home.
 16. Only establishments that sell alcoholic beverages for off-site consumption require a conditional use permit.
 17. See additional provisions in RCMC 23.901.080, Family day care (large).
 18. See additional provisions in RCMC 23.901.090, Residential care home (large).
 19. This use is not permitted if incidental to and not a primary part of the operation of the primary use. Rentals that are an integral part of a primary use are subject to the additional provisions of RCMC 23.913.040.
 20. Drive-throughs that are added to existing buildings may be processed with an AUP.
 21. Conditional use permit required if any portion of proposed facility is within 500 feet of a residential zoning district or existing residential use.
 22. All commercial activity, display and storage shall occur within a building or within a screen enclosure. A temporary use permit, administrative use permit, or conditional use permit may be obtained to deviate from this requirement.
 23. Uses which serve alcohol for on-site consumption and which have an "on-sale" license from the California Department of Alcoholic Beverage Control must be located at least 250 feet from any adult live theater at which live nude dancing is performed and which is subject to Section 143.3 of the California Code of Regulations.
 24. Private community gardens and market gardens are allowed in the city's mixed-use districts up to a maximum three acres in size and pursuant to applicable regulations in RCMC 23.904.030. Approval of an administrative use permit is required for said uses greater than three acres in size.
 25. On-site urban agriculture stands are allowed up to 120 square feet, on the site of an urban agricultural use consistent with applicable regulations in RCMC 23.904.030.
 26. See RCMC 23.910.020 (Convenience stores).
 27. See Chapter 23.915 RCMC (Storage, Personal Storage Facility Development Standards).
 28. Massage parlors and massage establishments must be located at least 1,000 feet from other massage parlors and massage establishments, as measured from the entrance of each establishment. This shall not apply to any home occupation massage business that is in full compliance with home occupation requirements in Chapter 23.901 RCMC.
 29. Over 20,000 square feet requires an administrative use permit.
 30. Bingo games and parlors are regulated by Chapter 4.26 RCMC. The city has a limit of no more than two bingo parlors in the city limits at any given time.
 31. Dormitories on any parcel that is part of a contiguous campus are permitted as an accessory use to a public or private school.
 32. On-site consumption of food is considered a permitted use if the related primary use is a permitted use.
 33. On-site consumption of alcohol, as an accessory use to a permitted use, requires approval of an administrative use permit.
 34. All storage yards proposed in the OIMU zoning district require a Conditional Use Permit and not subject to RCMC 23.728.020 (Permit requirements and exemptions).
- [Ord. 12-2022 § 3 (Exh. A), 2022; Ord. 1-2022 § 3 (Exh. A); Ord. 11-2021 § 3 (Exh. A); Ord. 1-2021 § 3 (Exh. A); Ord. 1-2020 § 3 (Exh. A); Ord. 5-2019 § 3 (Exh. A); Ord. 3-2019 § 5 (Exh. A); Ord. 17-2018 § 4 (Exh. A); Ord. 15-2018 § 4 (Exh. A); Ord. 4-2018 § 3 (Exh. A); Ord. 5-2017 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 3-2017 § 3 (Exh. A); Ord. 1-2016 § 4; Ord. 15-2015 §§ 2, 3; Ord. 8-2015 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.5.030)].

CHAPTER 23.731 FENCES, WALLS, AND SCREENING**23.731.050 Fence location.**

A. Fences, walls, and screening are not required between land uses unless otherwise specified in this chapter.

B. Fences, walls, and screening must be located outside of any public utility easement, except as authorized by the applicable utility agency.

Table 23.731-1: Maximum Height of Fences, Walls, and Screening in Required Yard Area

Location of Fence/Wall/Screen	Maximum Height
Required front yard area	3 feet ²
Required rear and interior side yard area (along rear and interior property lines)	7 feet ¹
Required street side yard area	7 feet ^{1, 3}
At intersections of streets, alleys, and driveways within the clear visibility area (definition in Chapter 23.1104 RCMC (General Definitions))	30 inches

Notes:

1. Maximum height for fences may be increased by designated approval authority as part of design review; provided, that the portion of the fence above seven feet is at least 50 percent transparent ~~(e.g., lattice).~~

2. The height of the front yard fence may be increased to five feet when the fence is located a minimum setback of three feet from the property line and remains visually open and transparent (e.g., picket fence, open wood slats, open wrought iron). Fences that are three feet or less may be located at the property line.

3. For fences over three feet in height, the minimum setback of three feet from the property line is required. Fences that are three feet or less may be located at the property line.

[Ord. 5-2019 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B)].

CHAPTER 23.1104 GENERAL DEFINITIONS**23.1104.020 General definitions.**

“Earthtones” means muted shades of gray and muted shades and medium to dark tones of the following colors: burnt umber, raw umber, raw sienna, burnt sienna, red, English red, yellow ochre, chrome green and terra vert.” ~~colors similar to those found in earth and soils, such as shades of brown or reddish browns.~~



PROJECT REVIEW

A. Plan Administration

The City's designated planning agencies (Planning Department staff and [Planning Commission](#)~~City Council~~) will have primary responsibility for ensuring implementation of the Folsom Boulevard Specific Plan. As with all development in the city, any entitlement process requires review to ensure consistency with the land use plan and zoning for the area. All properties within the FBSP area are subject to the land use and development standards in this document. This chapter establishes the requirements for review of projects within the FBSP area and the procedures for completing project reviews. The City is committed both to the long-term enhancement of the character and quality of development on the boulevard and to the near-term attraction of private investment to the corridor. Recognizing that many near-term development opportunities will involve small-scale projects, the City has established project review procedures that address three tiers of development—Exempt, Minor, and Major Projects—as described herein.

Project Review

B. Development Review

New development and redevelopment (reuse and building modification) within the plan area is generally subject to City approval. Approvals may include, but are not limited to, lot mergers and maps, Temporary Use Permits, Conditional Use Permits, and Design Review (minor and major). Individual project applications will be reviewed to determine consistency with the FBSP and other associated regulatory documents. Unless otherwise noted in this Plan, project reviews within the Plan area shall be conducted consistent with the procedures and requirements established in the City of Rancho Cordova Zoning Code. While review procedures in the plan area are typically dictated by the Zoning Code, the allowed uses and the development standards applicable in the plan area are set forth within this FBSP.

C. Project Type and Review Process

Generally, three categories of project types require subsequent review by the City for property located within the plan area, as follows:

- **Lot Changes.** This category of project includes lot mergers, lot splits, parcel and subdivision maps, as well as integrated developments. City rules and processes for these types of projects are the same everywhere within the city limits and are outlined in various locations of the Municipal Code. In other words, no special provisions or processes apply within the FBSP.
- **Land Use Changes.** This category of project includes any change of use within an existing building or site, any new use in a new building or site, and temporary and transitional uses. The FBSP does include allowed use provisions for permanent, temporary, and transitional uses as outlined in Chapter 2 (Land Use Plan and Allowed Uses). This Plan also identifies permit requirements associated with allowed uses (Conditional Use Permit, Limited Use Permit, Administrative Use Permit, and Temporary Use Permit) and refers to the citywide permit process for review of any required use permits consistent with the provisions in this Plan.
- **Structural/Physical Changes.** This category of project includes any structural or physical change to an existing building, any new structure, and temporary structures. The FBSP includes development standards for structural or physical changes, which vary depending on the scale or magnitude of change as outlined in Chapter 4 (Development Standards). Generally, the City requires Design Review for structural/physical changes that are not otherwise exempt. The City defines two levels of Design Review: Minor Design Review is acted upon by the Planning Director and Major Design Review is acted upon by the Planning Commission~~City Council~~. The process for Design Review entitlements is consistent with the citywide permit process outlined in the Zoning Code.

To simplify project type and review requirements for subsequent development within the plan area, this chapter of the FBSP defines projects as Exempt, Minor, or Major in subsection 1 below with reference to applicable provisions in subsequent chapters of the Plan. However, the City recognizes that not all projects match the City's regulations perfectly. In some cases, applicants will bring forward projects with demonstrated community benefits that are not consistent with some portion of the City's regulations. In these cases, the City may consider granting an Exception subject to the provisions of subsection D of this chapter. Finally, some uses that were established legally in the past may no longer be consistent with current City regulations. Such uses are referred to as legal non-conforming uses, and subsection E of this chapter explains how these uses are addressed by the City.

1. Exempt Projects, Minor Projects, and Major Projects

Prior to processing a development application, staff will consult with potential applicants to determine what level of review is required and the process for completing that review.

a) Exempt Projects

The following uses, structures, and improvements are considered exempt projects and are not generally subject to review under this FBSP. However, such uses and structures may still require additional permits, such as a City business license or building permit, to ensure compliance with adopted Building Code standards and Zoning Code provisions.

- 1) Uses in an existing structure that are permitted by right (P) as identified in Chapter 2 (Land Use Plan and Allowed Uses) of this Plan with little or no changes to the exterior, except in conformance with all other limitations below.
- 2) A single-family custom home on a lot that is consistent with existing zoning.
- 3) An addition to a single-family residential home that is consistent with existing zoning.
- 4) Additions to nonresidential structures less than 1,000 square feet in size.
- 5) Accessory structures consistent with provisions of Zoning Code Chapter 23.734 (Residential Accessory Structures).
- 6) Repairs, maintenance, and restoration of buildings, site improvements, or structures that do not substantially alter the appearance of the site or structures.
- 7) Painting, restoration to original condition, windows and window treatments, door installations, and minor façade improvements that involve less than 100 linear feet of building face.
- 8) Changes to site plan elements that are not specifically required by the citywide Zoning Code (e.g., decorative elements and landscaping that are not specifically required in the citywide landscape requirements).

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- 9) Interior alterations that do not increase the gross floor area within the structure or change/expand the permitted use of the structure.
- 10) Second dwelling units subject to California Government Code Section 65583.1.
- 11) Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities intended to service existing or nearby approved developments (e.g., water, gas, electric, or telecommunication supply or disposal systems, including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, and similar facilities and equipment).

b) Minor Projects

The following uses, structures, and improvements are considered Minor Projects, are subject to review under this FBSP, and will require one or more permits or entitlements that are acted upon by the Planning Director consistent with this Plan.

- 1) Uses allowed subject to an Administrative Use Permit (AUP) or Limited Use Permit (LUP) as identified in FBSP Chapter 2 (Land Use Plan and Allowed Uses) which also conform to the other minor structural modifications below.
- 2) New construction of a nonresidential building or structure or expansion of an existing nonresidential structure that results in less than 5,000 square feet additional building area in all zoning districts unless exempt in Zoning Code Section 23.140.030 are subject to Minor Design Review.
- 3) Nonresidential façade renovations that involve less than 200 linear feet of façade frontage of an existing building, unless exempt in Zoning Code Section 23.140.030, are subject to Minor Design Review.
- 4) Significant changes to multi-family and all nonresidential site plans that impact required site plan elements (e.g., required parking, shade canopy, lighting, landscaping) are subject to Minor Design Review.
- 5) The exterior remodel of multi-family residential buildings or structures are subject to Minor Design Review.

c) Major Projects

The following uses, structures, and improvements are considered Major Projects, are subject to review under this FBSP, and will require one or more permits or entitlements that are acted upon by the ~~Planning Commission~~City Council consistent with this Plan.

- 1) Uses subject to a Conditional Use Permit (CUP) as identified in FBSP Chapter 2 (Land Use Plan and Allowed Uses).
- 2) Single-family residential subdivision maps are subject to the Major Design Review and Tentative Subdivision Map entitlement processes.

- 3) Master home plans for single-family residential subdivisions are subject to Major Design Review.
- 4) Multi-family residential development is subject to Major Design Review.
- 5) Commercial development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) is subject to Major Design Review.
- 6) Office development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) is subject to Major Design Review.
- 7) Industrial development equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) is subject to Major Design Review.
- 8) Public/quasi-public developments (e.g., public safety facilities, library, city facilities) equal to or greater than 5,000 square feet in building area (including new construction and expansion to existing structures) are subject to Major Design Review.
- 9) Exceptions to Development Standards.

2. Project Review Process and Timeline

As previously identified, the project review process for projects located within FBSP shall comply with the permit processing requirements in the Citywide Zoning Code. However, in order to provide some degree of certainty or predictability, the City has identified the following range of project review timelines for projects located within the plan area. These project review timelines commence with the determination of a complete application for the various entitlements listed below. The range of time takes into consideration varying degrees of project complexity.

Permit or Entitlement Type	Estimated Timeline to Decision/Action
Administrative Use Permit	4 to 6 weeks
Limited Use Permit	4 to 6 weeks
Conditional Use Permit	6 to 10 weeks
Minor Design Review	6 to 10 weeks
Major Design Review	8 to 12 weeks

D. Exceptions

The City Council supports the vision and development standards established in the Folsom Boulevard Specific Plan and encourages all developers to review and adhere to the strict application of these standards when designing future projects. The City Council also recognizes

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the real-world challenges that the vision and development standards present in a depressed economy and as such, desires to provide additional flexibility for projects that will benefit the community in specific, identified ways. In conjunction with Major Design Review, project-level CEQA review, and any other required entitlements, an applicant may request that the ~~City Council~~Planning Commission approve an exception to allow a development project that does not strictly adhere to the Specific Plan or to other City development standards.

The ~~City Council~~Planning Commission may grant an Exception for any development standard in the FBSP if the use is permitted as outlined in this Plan and the project meets at least four of the following six conditions:

- 1) Will fulfill a compelling community need, as indicated by an existing City goal, General Plan policy, budget priority, or other Council-adopted policy document.
- 2) Will improve an existing blighted situation by removing 100 percent of the blight located on the subject property.
- 3) Will provide unmet services to a currently underserved community.
- 4) Will create at least 15 new permanent full-time jobs (or new jobs equivalent to at least 15 full-time equivalents) or a minimum of 1 job per 500 square feet.
- 5) Will generate annual sales tax contributions to the City in excess of \$25,000.
- 6) Investments in the property will increase the property tax revenue for the subject parcel(s) by at least 250 percent.

To the extent practical, development projects should comply with FBSP development standards. All projects remain subject to Design Review as established in Sections 23.140 and 23.141 of the Zoning Code. An Exception request must be included and will be reviewed in conjunction with the project's Design Review application. It is the applicant's responsibility to request relief from specific provisions of the FBSP development standards and provide justification for why standards cannot be met. It is also the applicant's responsibility to provide evidence of compliance with at least four of the conditions listed above to support the Exception request. The ~~City Council~~Planning Commission is the approving authority for all Exception requests.

Under no circumstance shall an Exception result in any of the following:

- Allow a land use not otherwise permitted or conditionally permitted in the zone
- Allow a detrimental environmental impact not adequately analyzed
- Waive payment of applicable impact fees
- Waive a specific prohibition
- Waive or modify a procedural requirement

The procedure for granting Exceptions allowed under this provision is provided in Section 23.110.150(D) of the City's Zoning Code. In granting the Exception, the City Council Planning Commission shall make the following findings:

- 1) The proposed project qualifies for an Exception by meeting at least four of the six conditions required for granting of an Exception as defined above.
- 2) The City Council Planning Commission has determined that the proposed project has adhered to the vision of the Folsom Boulevard Specific Plan to the fullest extent practicable.
- 3) The applicant has provided substantial evidence that the conditions for the Exception will be met following construction and operation of the project. Further, the applicant has agreed to conditions of approval guaranteeing these requirements will be met or exceeded throughout the life of the project.
- 4) Granting the Exception will not adversely affect the interests of the public or the interests of the residents and property owners in the vicinity of the premises in question, and shall not establish a precedent for other project requests.
- 5) Granting the Exception will not endanger the public health and safety.

E. Nonconforming Uses and Structures

The FBSP assumes changes in land use and development patterns from existing conditions over time. This section establishes special considerations and exceptions to the FBSP regulations for nonconforming land uses and structures that were legal uses or structures when first established. If the same uses or development patterns came forward today, they would be prohibited, regulated, or restricted differently under the terms of the FBSP. It is the intent of these regulations to allow the continuation of nonconforming uses and structures, with some limitations as described below.

1. Continuation, Re-Occupancy, and Maintenance of Nonconforming Uses and Structures

- a) A nonconforming use may continue to operate in perpetuity, be transferred, or be sold, provided that the use shall not be enlarged or intensified nor be expanded to occupy a greater area than it lawfully occupied before becoming nonconforming (except as provided in the Nonconforming Use Permit Procedures subsection below). Any use approved as of the date this chapter becomes effective may be carried out as approved. Any extension of such approval, for which the applicant was entitled to apply as of the effective date, may be granted according to the regulations in effect prior to the effective date; if granted, such extension will be considered the same as an approval granted before the effective date.
- b) A nonconforming structure may be maintained or improved as follows:

- **Maintenance and repair.** A nonconforming structure may be maintained and repaired.
- **Seismic retrofitting and Building Code compliance.** Repairs, alterations, or reconstruction to reinforce unreinforced masonry structures or to comply with Building Code requirements shall be allowed, provided that the work is exclusively to comply with applicable earthquake safety standards and the Building Code.
- **Structural alteration** of a nonconforming structure to improve safety or to reduce fire hazard.

2. Modification and Expansion of Nonconforming Uses and Structures

A nonconforming use or structure may be modified or expanded, subject to the provisions of the Nonconforming Use Permit Procedures subsection as follows:

- a) **Structural modification.** Addition, enlargement, extension, or relocation of a nonconforming structure may be allowed if the changes to the structure conform to applicable provisions of this Specific Plan. Such modifications may not expand the extent of the nonconforming aspect of the structure or result in any new nonconforming conditions for the subject property.
- b) **Expansion of use.** Expansion or **modification** of a nonconforming use may be allowed subject to the Nonconforming Use Permit Procedures subsection.
- c) **Exterior improvements** or expansion of structures may also require Design Review approval in keeping with the City's Zoning Code.

3. Destruction and Replacement of Nonconforming Uses and Structures

If a nonconforming structure, or a conforming structure occupied by a nonconforming use, is involuntarily damaged or destroyed, the structure may be repaired or rebuilt and reoccupied in the same manner in which it originally existed, if the restoration is started within one year of the date of the damage and is diligently pursued to completion.

4. Loss of Nonconforming Status

If a nonconforming use is discontinued for a continuous period of 18 months or more, rights to nonconforming status shall terminate. The Planning Director shall base determination of discontinuance on evidence including the removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business records to document continued operation. Maintenance of a valid business license shall in and of itself not be considered a continuation of the use. Without further action by the City, any subsequent use of the site or structure shall comply with all of the

regulations of the applicable district and all other applicable provisions of this Specific Plan and relevant sections of the Zoning Code.

5. Extension of Nonconforming Use Status

A property owner may request of the Planning Director an additional 6 months' extension to the 18-month nonconforming use time period. Such a request must be supported by any of the following:

- a) Evidence of active marketing of the tenant space accompanied with regular maintenance of the property in a manner that supports such marketing efforts.
- b) A signed lease agreement and anticipated occupancy within the extension period.
- c) Issuance of a valid Building Permit for interior or exterior remodel and anticipated occupancy within the extension period.

6. Nonconforming Use Permit Procedures

- a) **Permit requirements.** A Nonconforming Use Permit is required for the expansion or modification of existing nonconforming structures or uses. The intent of this permit is to allow for individual review of requests to expand or modify a nonconforming use in a manner that ensures compatibility with surrounding areas and uses.
- b) **Approving authority.** The ~~City Council~~Planning Commission shall be the final decision-making body for all Nonconforming Use Permits.
- c) **Required findings.** A Nonconforming Use Permit shall be granted only when the designated approving authority determines that the proposed use or activity complies with all of the following findings.
 - i. The establishment, maintenance, or operation of the use expansion applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city.
 - ii. The benefit to the public health, safety, or welfare exceeds the detriment inherent in the expansion of nonconformity.
 - iii. The modified or expanded nonconforming structure or use would not be incompatible with reasonably foreseeable uses as allowed under the applicable zoning regulations.
 - iv. The modified or expanded nonconforming structure or use would be consistent with the General Plan.

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- d) **Conditions/guarantees.** The designated approving authority may impose conditions and/or require guarantees for the Nonconforming Use Permit to ensure compliance with this section and other applicable provisions of the citywide Zoning Code and to prevent adverse or detrimental impact to surrounding neighborhoods.

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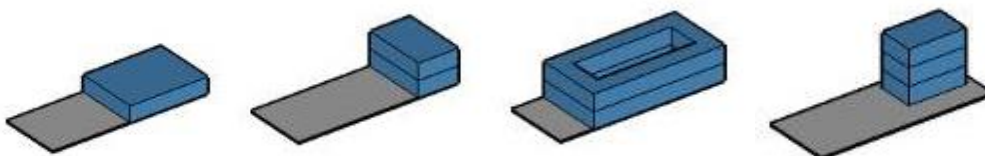


GLOSSARY

A. Terms

Floor area ratio (FAR) is defined as the gross floor area permitted on a site divided by the total gross area of the site. For example, on a site with 10,000 net square feet of land, a floor area ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area (which may be distributed in one or more buildings and single or multiple stories). On the same site, a FAR of 1.5 would allow 15,000 square feet of floor area, a FAR of 2.0 would allow 20,000 square feet, and a FAR of 0.5 would allow only 5,000 square feet. The following illustration is provided to communicate this concept at a FAR of 0.5.

Figure 8-1. Example FAR at 0.5



Glossary

B. Use Classifications

The permitted land uses districts are unique to this Specific Plan. Where there are conflicts with existing definitions in the City's Zoning Code, the use classifications of this Specific Plan will prevail. The listing of use classifications below is organized alphabetically.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or other alcoholic beverages for consumption off-premises. On-premises consumption is not included in this definition and is considered accessory to the primary use.

Artisan Shop. A retail store selling art glass, ceramics, jewelry, and other handcrafted items and supplies needed to create finished items, where the facility includes an area for the crafting of the items being sold.

Artisanal and Specialty Manufacture, Display and Sales. The manufacture, display and sales of specialty food and goods requiring the transformation of raw materials into products that may be edible, useful or decorative. Outdoor display, sales and consumption on premises may be included subject to zoning and accessibility requirements, and any other applicable state or local regulations such as, but not limited to, the California Uniform Food Facilities Law (CURFFL).

Art, Antique, Collectable. Retail sales uses including antique shops, art galleries, curio, gift, and souvenir shops, and the sales of collectable items including sports cards and comic books. Stores selling handcrafted items that are produced on the site are defined separately as "Artisan Shops."

Auto and Vehicle Retail Sales and Rental. Retail establishments selling and/or renting automobiles, trucks, and vans. This use listing includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. It does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail – General"), tire recapping establishments (see "Vehicle Services – Major"), businesses dealing exclusively in used parts, (see "Recycling Facility– Scrap and Dismantling"), or "Service Stations," which are separately defined.

Auto and Vehicle Sales, Wholesale. Wholesale establishments selling new and used vehicles and used vehicle parts.

Auto and Vehicle Storage. Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes but is not limited to storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include vehicle dismantling or retail sales.

Auto Parts Sales. Stores selling new and used automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services – Major" or businesses dealing exclusively in used parts, which are included under "Recycling Facility – Scrap and Dismantling."

Banks and Financial Services. Financial institutions such as banks and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, and investment companies. Also includes automated teller machines (ATM) that are attached or stand-alone.

Bars and Nightclubs. Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g., music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. Bars and nightclubs may include outdoor food and beverage areas.

Bed and Breakfast. A residential structure with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under the definition of "Hotels/Motels."

Brewery, Winery, Distillery. A facility where specific alcoholic beverages are manufactured. A tasting room is permissible as part of the onsite manufacturing of alcoholic beverages for the brewery, winery or distillery that has been licensed by Alcoholic Beverage Control. Tasting rooms must comply with retail hours of operation from 10:00 AM to 10:00 PM. Tasting shall follow all guidelines established and enforced by Alcoholic Beverage Control (ABC). All manufacturing activities occur within a completely enclosed building or in an outdoor work area screened from view. Off-site sales of alcoholic beverages are allowed at this facility consistent with ABC licensure. Prior to occupancy, all craft breweries, wineries, or distilleries shall provide evidence of acquisition of all required state and federal permits.

Brew Pub. An establishment that produces ales, beers, meads, hard ciders, and/or similar beverages to serve on-site. Sale of beverages for off-site consumption is also permitted in keeping with the regulations of the Alcoholic Beverage Control. Service of brewed beverages must be in conjunction with the service of food. Manufacturing activities shall occur entirely within an enclosed building or outdoor work area screened from public view and be separated from the restaurant portion of the facility by applicable Building Codes. All beverage tasting shall occur within the restaurant portion of the facility. Brew pubs may not produce more than 5,000 barrels of beverage (all types of beverage combined) annually. May also include the wholesale distribution of beverages for off-site consumption.

Building Materials Stores and Yards. Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district. Establishments primarily selling electrical, plumbing, heating, and air conditioning equipment and supplies are classified in "Warehousing and Distribution." Hardware stores are listed in the definition of "Retail – General," even if they sell some building materials. Also see "Home Improvement Supplies" for smaller specialty stores.

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Business Support Services. Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Other support services include but are not limited to equipment repair services (except vehicle repair, see "Vehicle Services – Major"), commercial art and design (production), computer-related services (rental, repair), copying, quick printing, and blueprinting services (other than those defined as "Printing and Publishing"), equipment rental businesses within buildings (a rental yard is a "Storage Yard"), film processing laboratories, heavy equipment repair services where repair occurs on the client site, janitorial services, mail advertising services (reproduction and shipping), mailbox services, other "heavy service" business services, outdoor advertising services, and photocopying and photofinishing.

Card Room. Gambling establishments that offer card games for play by the public.

Caretaker Housing. A residence that is accessory to a nonresidential primary use of the site, where needed for security, 24-hour care or supervision, or monitoring of facilities, equipment, or other conditions on the site.

Car Wash and Detailing. Permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are typically fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day, and are not part of this use classification.

Check Cashing Business. An establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving a similar purpose. Also includes establishments primarily engaged in cashing payroll or personal checks for a fee or advancing funds on future checks. This classification does not include a state or federally chartered bank, savings association, credit union or similar financial institution (see "Banks and financial services").

Child Day Care Facility. A State-licensed facility which provides nonmedical, care, protection, and supervision to more than 14 children under 18 years of age on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility or as an independent land use. Also see "Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care)."

Clubs, Lodges, and Private Meeting Halls. Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members (e.g., business associations, civic, social and fraternal organizations, labor unions and similar organizations, political organizations, professional membership organizations).

Community Center. Multipurpose meeting and recreational facility typically consisting of one or more meeting or multipurpose rooms, kitchen, and/or outdoor barbecue facilities that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Community Garden. A privately or publicly owned vacant parcel of land used by the community or a neighborhood for the growing of fruits, vegetables, and culinary herbs for personal consumption and/or to be offered for sale on site or at a local Certified Farmers Market.

Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care). This classification includes Adult Day Care, Family Day Care – Small, and Residential Care Home as defined by the State. Generally, these homes provides supervision and nonmedical care to six or fewer persons, in the provider's own home, on a less than 24-hour basis.

Drive-In and Drive-Through Sales and Services. Facilities where food or other products and services may be obtained by motorists without leaving their vehicles. These facilities include but are not limited to fast-food restaurants, drive-through coffee, dairy product, photo stores, drive-up bank teller windows, and dry cleaners. Does not include automatic teller machines (ATMs), automobile service stations, or car washes, which are separately defined.

Dwelling, Multifamily. A building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

Dwelling, Second Unit. An attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

Dwelling, Single-Family. A building designed exclusively for occupancy by one family on one or more lots. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

Dwelling, Two-Family. An attached building (e.g., duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. This definition also includes halfplexes (two attached units, each with a separate lot). More than one two-family dwelling may be located on a single lot consistent with the density provisions of the General Plan. Does not include second dwelling units.

Emergency Shelter. Any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless.

Event and Office Equipment Sales and Rental. Service establishments which may offer a wide variety of materials and equipment for rental (e.g., event table and chairs, portable dance floors, office equipment).

Family Day Care Home – Large. A State-licensed facility that provides nonmedical care and supervision of minor children for periods of less than 24 hours within a single-family residence. The occupant of the residence provides care and supervision generally for 7 to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

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Fuel Storage and Distribution. A large-scale facility where fuel (such as propane and gasoline) is stored and distributed without retail sales.

Grocery Store/supermarket. A retail business of more than 15,000 square feet in size where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store. These full-service businesses do not typically have limited hours of operation. See separate listing for "Neighborhood Market".

Heliport. A designated, marked area on the ground or on the top of a structure where helicopters may land at any time.

Home Improvement Supplies. Establishments (retail or wholesale) that sell kitchen, bath, furnishings, carpeting, and other home-oriented supplies. Other retail uses are permitted if accessory to the primary use. These uses may include an expansive showroom. This category does not include the sale of lumber and does not permit the outdoor display of merchandise. This use classification is a subcategory of the larger Building Materials Stores and Yards use classification and may be combined with or separate from such uses.

Home Occupation. The conduct of business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

Hotels/Motels. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging (e.g., restaurants, meeting facilities, personal services). Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Indoor Amusement/Entertainment Facilities. Establishments providing indoor amusement and entertainment services for a fee or admission charge (e.g., dance halls and ballrooms, electronic game arcades). Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade; three or less machines are considered accessory to the primary use of the site.

Indoor Fitness and Sports Facilities. Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs, and health clubs. This use does not include special studios not a part of an athletic or health club (e.g., karate studio, dance studio, etc.). Also see "Schools – Private and Special/Studio."

Kennels. These facilities provide boarding of animals. May also include day-time boarding and activity for animals (e.g., "doggie day care").

Libraries, Museums, and Similar Facilities. Public or quasi-public facilities such as aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature.

Live-Work Facility. Rowhouse or conventional house with the first story or the front of the home available as a commercial space. The commercial space may be independently leased or used by an occupant of the residential unit. The building construction must meet the building and fire code based on the use type. The work space shall contain an active use and not be used exclusively for storage or warehousing. For example, the unit may include:

- First-floor storefront for retail or service business activity;
- Restaurant, café, or catering establishment with a complete kitchen and sanitary facilities;
- Minor fabrication activities (e.g., carpentry, light welding, print shop, artist studio); and
- Office space.

Manufacturing – Major. Manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing. Also see “Manufacturing – Minor” and “Manufacturing – Small-Scale.”

Manufacturing – Minor. Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, food and beverage manufacturing, etc. Also see “Manufacturing – Major” and “Manufacturing – Small-Scale.”

Manufacturing – Small-Scale. Establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery, and other ceramics, as well as small glass and metal art and craft products. Also see “Manufacturing – Major” and “Manufacturing – Minor.”

Massage Parlor. An establishment where the primary service is to provide massages to customers. This does not include businesses where massage is a secondary use such as a beauty salon or chiropractor’s office.

Medical Services – Extended Care. Residential facilities providing nursing and health-related care as a primary use with inpatient beds, including but not limited to board and care homes, convalescent and rest homes, extended care facilities, skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under “Day Care Home (Adult Day Care, Family Day Care – Small, and Residential Care).”

Medical Services – General. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical, and other personal health services, but which are separate from hospitals (e.g., medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, allied health service). Counseling services by other than medical doctors or psychiatrists are included under “Offices – Business and Professional.”

Medical Services – Hospitals. Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses (see the separate definition of “Retail – Accessory”), and emergency heliports.

Neighborhood Market. A pedestrian-oriented grocery/specialty market store offering food products packaged for preparation and consumption away from the site of the store and oriented to the daily shopping needs of surrounding residential areas. Neighborhood markets are more than 5,000 square feet and less than 15,000 square feet in size and operate less than 18 hours per day. Neighborhood markets may include deli services that are ancillary to the market/grocery portion of the use. See also “Grocery store/supermarket”.

Offices – Accessory. Offices that are accessory to another business or sales activity that is the primary use. This does not apply to incidental office space that is part of the primary tenant space. The qualification criteria for this definition are that the floor area of the accessory office use shall not exceed 50 percent of the total net habitable or leasable floor area of the primary tenant space.

Offices – Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see “Medical Services – General”), temporary offices (see “Offices – Temporary”), or offices that are incidental and accessory to another business or sales activity that is the primary use (see “Offices – Accessory”). Outdoor storage of materials is prohibited.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g., amphitheaters, amusement and theme parks, golf driving ranges, health and athletic club with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

Park and Ride Facility. A designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

Parks and Public Plazas. Public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately owned and restricted to the

public (e.g., require payment of fee), the same facilities are included under the definition of "Outdoor Commercial Recreation."

Pawn Shop. Any room, store, building, or other place in which the business of pawn brokering, or the business of lending money upon personal property, pawns or pledges, or the business of purchasing articles from vendors or their assignees at prices agreed upon at or before the time of such purchase, is engaged in, carried on, or conducted.

Personal Services. Establishments providing nonmedical services as a primary use, including but not limited to barber and beauty shops, -permanent makeup application, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, massage parlors, spas and hot tubs for rent, and tanning salons.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books, and periodicals, and establishments manufacturing business forms and binding devices. Does not include "quick printing" services or desktop publishing, which are included in "Business Support Services."

Public Safety Facility. A facility operated by public agencies including fire stations, other fire prevention and firefighting facilities, and police and sheriff substations and headquarters, including interim incarceration facilities.

Recycling Facility – Collection. A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures, and unattended containers placed for the donation of recyclable materials. This also includes so-called "reverse vending machines," an automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit slip with value of not less than the container's redemption value as determined by the state.

Recycling Facility – Processing. A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment or to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing.

Recycling Facility – Scrap and Dismantling. Uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The

presence on any lot or parcel of land of five or more inoperable vehicles from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. This use does not include landfills or other terminal waste disposal sites.

Religious Institutions. Facilities operated by religious organizations for worship or the promotion of religious activities (e.g., churches, mosques, synagogues, temples) and accessory uses on the same site (e.g., living quarters for ministers and staff, child day care facilities which where authorized in conjunction with the primary use). Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (e.g., recreational camp), are classified according to their respective activities.

Research and Development. Indoor facilities for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site. Includes but is not limited to chemical and biotechnology research and development. Does not include computer software companies (see "Offices – Business and Professional"), soils and other materials testing laboratories (see "Business Support Services"), or medical laboratories (see "Medical Services – General").

Restaurant. A retail business selling food and beverages prepared and/or served on the site, for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

Retail – Accessory. The retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on-site. Such retail area shall not exceed 25 percent of the total square footage of the tenant space of a single-use development or the combined floor area of an integrated development in a mixed-use project.

Retail – General. Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site sales), clothing and accessories, collectibles, consignment stores, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores, furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores.

Schools – Private and Special/Studio. Includes private educational institutions (e.g., boarding schools, business, secretarial, and vocational schools, colleges and universities, establishments

providing courses by mail or online) and special schools/studios (e.g., art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development (e.g., fitness training studios, gymnastics instruction and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see "Indoor Fitness and Sports Facilities."

Schools – Public. Public educational institutions such as community colleges, universities, elementary schools, middle/junior high schools, high schools, and military academies.

Service Station. A retail business selling gasoline or other motor vehicle fuels, which may include a convenience store and/or self-service car wash. Vehicle services which are incidental to fuel and car wash services are included under "Vehicle Services – Minor."

Sexually Oriented Business. Adult bookstores, adult motion picture theaters, adult live theaters, adult video stores, or any establishment that consists of a combination of such uses. An adult bookstore is a building or a portion thereof used by an establishment either (A) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of books, magazines, or other publications, is devoted to the sale of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (B) where 25 percent or more of the total number of books, magazines, or other publications offered for sale to the public consist of books, magazines, or other publications which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18. An adult motion picture theater is a building or portion thereof or an area, open or enclosed, which regularly features motion pictures distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060. An adult live theater is a building or portion thereof or an area, open or enclosed, which regularly features live performances distinguished or characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060 or specified anatomical areas as defined in RCMC 23.919.060 for observation by patrons or customers. An adult video store is a building or portion thereof used by an establishment either (A) where 25 percent or more of the floor space of the area of the building open to the public, and actually used for the display of videos, is devoted to the sale or rental of videos which are distinguished or characterized by their emphasis on matters explicitly depicting, describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18; or (B) where 25 percent or more of the total number of videos offered for sale or rental to the public consist of videos which are distinguished or characterized by their emphasis on matters explicitly depicting,

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describing, or relating to specified sexual activities as defined in RCMC 23.919.060, and which, because of their sexually explicit nature, may, pursuant to state law or county regulatory authority, be offered only to persons over the age of 18.

Smoke Shop. An establishment selling smoking, drug, and/or traditional or electronic tobacco paraphernalia or devotes 15 percent or more of the total floor area to selling tobacco products. Limited sales of tobacco products that commonly occur within convenience stores or service stations are not included in this definition.

Storage, Personal. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Storage Yard. The storage of various materials outside of a structure other than fencing, either as an accessory use or a principal use.

Storage, Warehouse. A facility for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, or mini-storage facilities offered for rent or lease to the general public (see "Storage, personal storage facility") or warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and distribution").

Tasting Room, Off-site. A facility allowing beer, wine, or spirits tasting with on-site and off-site retail sales directly to the public (or shipped). The tasting room facility must be directly affiliated with a minimum of one brewery, winery, or distillery, meeting all applicable requirements of state and federal licensure. The tasting room may be operated as a stand-alone retail use. Food preparation is not permitted. Pre-packaged foods may be sold on premises. Patrons may carry food onsite for personal consumption. Tasting rooms must comply with the retail hours of operation of 10:00 AM to 10:00 PM. On-site tasting rooms are included as an accessory use in "Artisanal and Specialty Manufacture, Display and Sales" or "Brewery, Winery, Distillery". Any facility not operating with these standards is considered "Bars and Nightclubs".

Tattoo Parlor. Any establishment that engages in the business of tattooing and/or branding human beings.

Telecommunications Facility. Facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including a transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not telecommunication facilities.

Theatres and Auditoriums. Indoor facilities for public assembly and group entertainment, other than sporting events (e.g., civic theaters, facilities for "live" theater and concerts, exhibition and

convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."

Thrift Store. A retail establishment selling secondhand goods donated by members of the public.

Transit Stations and Terminals. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

Utility Facility and Infrastructure. This includes fixed-base structures and facilities serving as junction points for transferring utility services from one transmission voltage to another or to local distribution and service voltages. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091: electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields. These uses do not include office or customer service centers (classified in "Offices"), or equipment and material storage yards.

Vehicle Services – Major. The repair, alteration, restoration, towing, painting, cleaning (e.g., attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work-repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.

Vehicle Services – Minor. Minor facilities specializing in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check, self-service car wash). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling Facility – Scrap and Dismantling."

Veterinary Facility. A building that is primarily enclosed, containing only enough cage arrangements as necessary to provide veterinary services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long-term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

Wholesaling and Distribution. Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, and heating and air conditioning supplies and equipment.