

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, August 14, 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, August 14, 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, August 14, 2024, at 3:00 p.m.

AGENDA

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

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

2. SPECIAL CEREMONIES - SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER

The Clerk will conduct the swearing in of Dave Huhn.

3. PLANNING COMMISSION REGULAR MEETING - ROLL CALL

Planning Commission Members - Surender Devarapalli, Lee Frechette, Dave Huhn, Tegan Knifton, Robert McGarvey, Leroy Tripette, and Chair Cynthia Stauss

4. PLEDGE OF ALLEGIANCE

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

5. 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.

6. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 6.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of May 22, 2024.
Recommendation: Adopt the minutes.

7. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

8. PUBLIC HEARING ITEMS

- 8.1. **Subject:** Rio Del Oro Parcel 78 - Tentative Subdivision Map (CEQA Exempt Pursuant to Section 15183. Projects Consistent with a Community Plan, General Plan or Zoning) - Project No. PLND-0723-0077 - Located East of Sunrise Boulevard, South of Gold Dredge Way, West of Rancho Cordova Parkway; A Portion of APN: 072-0370-107-0000.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; and
2. Adopt the Resolution approving the Rio Del Oro Parcel 78 Tentative Subdivision Map (TSM), subject to the findings contained in the attached Resolution, Conditions of Approval, and Project Plans.

- 8.2. **Subject:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Zoning Code, Article 9 Specific Use Provisions of the City of Rancho

Cordova Municipal Code (CEQA Exempt Pursuant to Section 15061(b)(3)).

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

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code, Section 23.901.060 of the Rancho Cordova Municipal Code.

9. REGULAR CALENDAR ITEMS

- 9.1. **Subject:** Discussion Regarding the Future Development of the Waegell Property.
Recommendation: Receive information on the future development of the Waegell property.

10. COMMISSION COMMENTS/IDEAS/QUESTIONS

11. DIRECTOR'S REPORT

12. ADJOURNMENT

ADDITIONAL INFORMATION

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

Public documents related to items on the open session portion of this agenda, which are distributed to the 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

August 27, 2024	5:30 PM Special Meeting/Work Session
September 11, 2024	5:30 PM Regular Meeting
October 9, 2024	5:30 PM Regular Meeting
November 13, 2024	5:30 PM Regular Meeting
December 11, 2024	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the 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 August 14, 2024 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on August 8, 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 August 8, 2024 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 6.1.

DATE: August 14, 2024
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF MAY 22, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. May 22, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

**PLANNING COMMISSION MEETING**
Wednesday, May 22, 2024

City Hall
2729 Prospect Park Drive, Rancho Cordova

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

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If you have questions related to the Planning Commission Meeting, please contact the Planning Division at (916) 851-8750 before Wednesday, May 22, 2024, at 3:00 p.m.

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

Chair Stauss called the Regular meeting to order in the David B. Roberts Council

ITEM 6.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, May 22, 2024

ATTACHMENT 1

Chambers at 5:33 p.m.

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

Planning Commission Members Absent: None

Staff Members Present: Darcy Goulart, Stefan Heisler, Palmer Hilton, and Kelly Whitman

2. **SPECIAL CEREMONIES - SWEARING IN OF NEWLY APPOINTED PLANNING COMMISSIONER**

Planning Commission Clerk Whitman swore in Planning Commissioner Tegan Knifton.

3. **PLANNING COMMISSION REGULAR MEETING - ROLL CALL**

Planning Commission Clerk Whitman performed a roll call.

Council Members Present: Surender Devarapalli, Lee Frechette, Tegan Knifton, Robert McGarvey, Leroy Tripette, and Chair Cynthia Stauss

Council Members Absent: None

4. **PLEDGE OF ALLEGIANCE**

Commissioner Devarapalli led the pledge.

5. **PUBLIC COMMENT**

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

1. Debbie Wysocki

Chair Stauss closed the public comment period.

6. **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 6.1 by McGarvey second by Frechette;
Motion passed with a 6:0 vote.

- 6.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of May 8, 2024

Recommendation: Adopt the minutes.

7. **CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

None.

8. **PUBLIC HEARING ITEMS**

None.

9. **REGULAR CALENDAR ITEMS**

- 9.1. **Subject:** Mills Crossing Project Schematic Design Update and Opportunity for Architectural Design Input.

ITEM 6.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, May 22, 2024

ATTACHMENT 1

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

ACTION: Input was received regarding Mills Crossing Project Schematic Design Update and Opportunity for Architectural Design Input.

10. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

11. DIRECTOR'S REPORT

Planning Manager Darcy Goulart provided her report.

12. ADJOURNMENT

Chair Stauss adjourned the meeting in honor of Al Rogel at 7:17 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 8.1.



DATE: August 14, 2024

TO: Planning Commission Members

FROM: Nick Sosa, Associate Planner

SUBJECT: **RIO DEL ORO PARCEL 78 – TENTATIVE SUBDIVISION MAP (CEQA EXEMPT PURSUANT TO SECTION 15183. PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN OR ZONING) – PROJECT NO. PLND-0723-0077- LOCATED EAST OF SUNRISE BOULEVARD, SOUTH OF GOLD DREDGE WAY, WEST OF RANCHO CORDOVA PARKWAY; A PORTION OF APN: 072-0370-107-0000**

PROPERTY OWNER: Alta Vista, LLC, c/o Elliott Homes Price Walker 340 Palladio Parkway, Suite 521 Folsom, CA 95630	APPLICANT/DEVELOPER: Elliott Homes Price Walker 340 Palladio Parkway, Suite 521 Folsom, CA 95630
PROJECT:	The Applicant is requesting approval of a Tentative Subdivision Map (TSM) for Rio Del Oro Parcel 78. The Applicant is requesting to subdivide a 240.2-acre portion of parcel 072-0370-107-0000 into smaller parcels, creating a total of 843 residential lots, 1 school lot, 1 park lot, 1 detention basin lot, 2 neighborhood green lots, and associated greenbelts, open space, and landscape lots.
FILE:	PLND-0723-0077
LOCATION:	East of Sunrise Boulevard and South of Gold Dredge Way, and west of Rancho Cordova Parkway within the Rio Del Oro Specific Plan area.
APN:	Portion of 072-0370-107-0000
ZONING:	Rio Del Oro Specific Plan (single-family, public quasi-public, park and open space zones)
PLANNER:	Nick Sosa, Associate Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning; and
2. Adopt the Resolution approving the Rio Del Oro Parcel 78 Tentative Subdivision Map (TSM), subject to the findings contained in the attached Resolution, Conditions of Approval, and Project Plans.

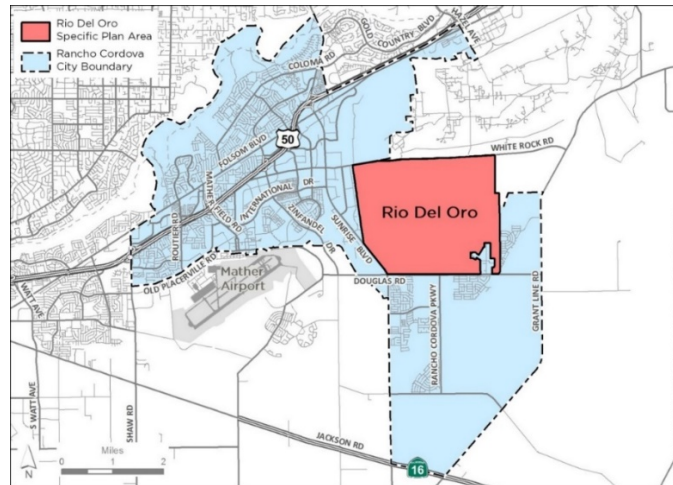
RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Rio Del Oro Parcel 78 Tentative Subdivision Map and allow the Applicant to submit for final maps, improvement plans, and permits for future construction.

BACKGROUND

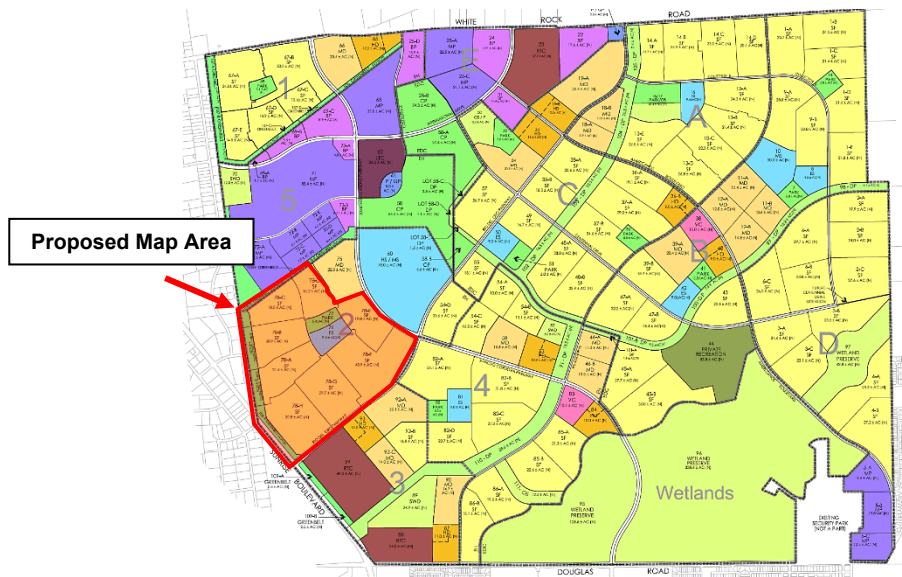
The Rio Del Oro Parcel 78 Tentative Subdivision Map (TSM) is located within the Rio Del Oro Specific Plan (RDOSP). The RDOSP is a mixed-use development area on a 3,828-acre site located south of White Rock Road, north of Douglas Road and between Sunrise Boulevard and the North Douglas Subdivision (**see Figure 1**). The original Rio Del Oro Project was submitted to Sacramento County for processing in 2003 prior to the City's incorporation. Once incorporated, the City took responsibility for the project and it was fully approved on August 29, 2016.

Figure 1: Rio Del Oro Specific Plan Location



Rio Del Oro Parcel 78 is considered Phase 2 of the RDOSP and is located east of Sunrise Boulevard and south of the future Gold Dredge Way extension, and west of the future Rancho Cordova Parkway (**see Figure 2**). The proposed map is surrounded by an industrial park to the north, a high school/middle school to the east, additional residential areas to the south, and existing industrial uses to the west.

Figure 2: RDO Parcel 78 Location



TENTATIVE SUBDIVISION MAP

The Applicant has requested approval for a Tentative Subdivision Map (TSM) to subdivide a portion of the existing parcel (APN: 072-0370-107-0000) into 843 residential lots, 1 school lot, 1 park lot, 1 detention basin, 2 neighborhood green lots, and associated greenbelts, open space, and landscape lots. In total, the map encompasses 240.2 acres of land with 173.9 acres allocated for single family residential, 9.5 acres for a school lot, and 11.4 acres for a detention basin. The full breakdown of acreage can be found in **Figure 3** and includes additional green spaces and landscape corridors.

Figure 3: Rio Del Oro Parcel 78 TSM



The map area includes a variety of low-density residential lots with typical lot sizes of 47' x 110', 62' x 110', and 75' x 110'. The Single Family (SF) zoning designation of this area allows for a density range of 2.1 to 6 dwelling units per acre in this area. With these lot sizes and a total of 843 units, the map has been designed with an approximately 4.8 dwelling unit per acre density which is within the allowed densities of the zone.

The Applicant has also provided additional documents in addition to the Tentative Subdivision Map shown in **Figure 3**. The following documents can be found in Attachment 2:

- Preliminary Grading & Drainage Exhibit
- Preliminary Water & Sewer Exhibit
- Phasing Plan
- Overall Backbone Geometric Approval Drawings

- Pedestrian Bike Connectivity Plan

The Tentative Subdivision Map review adheres to Section 66474 of the California Subdivision Map Act which requires a City to deny approval of a tentative map, if any of the required findings are found to be true. In the case of the proposed map, none of the required findings were found to be true, as provided in Attachment 1 of this staff report.

GENERAL PLAN AND ZONING CONSISTENCY:

The project site is within the Rio Del Oro Planning Area of the General Plan and located within the Rio Del Oro Specific Plan (RDOSP). The overall RDOSP contains a mix of low, medium and high-density residential areas as well as commercial, industrial, public and quasi-public, and open space areas throughout. The proposed Tentative Subdivision Map is consistent with the RDOSP as it provides a park site, school site, and residential units with an overall density of 4.8 units per acre, well within the 2.1 to 6 units per acre allowed within the Single Family (SF) zoning designation. Greenbelts are provided along the west portion of the map, continuing bike and pedestrian connections to future greenbelts along the western boundary, consistent with the development standards provided in the RDOSP for greenbelts and open spaces areas. Overall, the proposed map is consistent with both the City's General Plan and the Rio Del Oro Specific Plan requirements.

FISCAL IMPACT

Approval of the Rio Del Oro Parcel 78 Tentative Subdivision Map would allow the applicant to submit final maps, necessary improvement plans, and permits. While the project will generate additional demands for municipal services, the project will be subject to existing and new funding mechanisms to pay fair share costs for ongoing operations, maintenance, and services that will offset City costs.

ENVIRONMENTAL

The proposed residential project has been analyzed as part of the Rio Del Oro Specific Plan Environmental Impact Report (EIR) (SCH# 2003122057). The Applicant is seeking approval of the Rio Del Oro Parcel 78 Tentative Subdivision Map to subdivide the project into a total of 880 lots. The proposed map is consistent with the General Plan Rio Del Oro Planning Area and the Rio Del Oro Specific Plan. There are no effects peculiar to the project or project site or substantial new information that would result in new or more severe adverse impacts. Since the proposed project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 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 Residential Projects Pursuant to a Specific Plan and adopt the Resolution approving the Rio Del Oro Parcel 78 Tentative Subdivision Map, subject to the findings contained in the attached Resolution (Attachment 1), 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
4. Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. ____-2024

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING RIO DEL ORO PARCEL 78 TENTATIVE
SUBDIVISION MAP NO. PLND-0723-0077**

WHEREAS, Elliott Homes, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Tentative Subdivision Map approval for Rio Del Oro Parcel 78; and

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

WHEREAS, the project is located east of Sunrise Boulevard and South of Gold Dredge Way, and west of Rancho Cordova Parkway, and includes a proposal to subdivide a portion of APN 072-0370-107-0000 into 843 residential lots, 1 school lot, 1 park lot, 1 detention basin lot, 2 neighborhood green lots, and associated greenbelts, open space, and landscape lots for a total of 880 lots; and

WHEREAS, the property is within the Rio Del Oro Specific Plan (RDOSP) and includes a variety of zones including Single Family (SF), Elementary School (ES), Neighborhood Park (NP), and Greenbelts (GB); and

WHEREAS, the project was found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan or Zoning; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA authorizes approval of the Rio Del Oro Parcel 78 Tentative Subdivision Map (attached hereto as (Exhibit A), subject to the following findings and attached Conditions of Approval (attached hereto as (Exhibit B):

1. The CEQA exemption found in California Code of Regulation Title 14, Section 15183 (Project Consistent to a Community Plan, General Plan or Zoning) is an adequate exemption according to the Guidelines of the California Environmental Quality Act.
 - A. **Finding:** The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15183 “Projects Consistent with a Community Plan, General Plan or Zoning”

Evidence: The proposed project has been analyzed as part of the Rio Del Oro Specific Plan Environmental Impact Report (EIR) (SCH# 2003122057). The Applicant is seeking approval of the Rio Del Oro Parcel 78 Tentative Subdivision Map to subdivide the project into a total of 880 lots. The proposed map is consistent with the General Plan Rio Del Oro Planning Area and the Rio Del Oro Specific Plan. There are no effects peculiar to the project or project site or substantial new information that would result in new or more

severe adverse impacts. Since the proposed project is in conformity with what was reviewed as part of the Specific Plan EIR, the project is then exempt under CEQA Exemption 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.

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

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

Evidence: The project site is within the Rio Del Oro Planning Area of the General Plan and located within the Rio Del Oro Specific Plan (RDOSP). The overall RDOSP contains a mix of low, medium and high-density residential areas as well as commercial, industrial, public and quasi-public, and open space areas throughout. The proposed Tentative Subdivision Map is consistent with the RDOSP as it provides a park site, school site, and residential units with an overall density of 4.8 units per acre, well within the 2.1 to 6 units per acre allowed within the Single Family (SF) zoning designation. Greenbelts are provided along the west portion of the map, continuing bike and pedestrian connections to future greenbelts along the western boundary, consistent with the development standards provided in the RDOSP for greenbelts and open spaces areas. Overall, the proposed map is consistent with both the City's General Plan and the Rio Del Oro Specific Plan requirements.

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

Evidence: The proposed subdivision map is consistent with the development standards and requirements of the Rio Del Oro Specific Plan. The proposed map is within the allowed density requirements and includes the school site, neighborhood park site, and associated open space and greenbelt areas required by the Specific Plan.

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

Evidence: The site is physically suitable to subdivide into majority residential neighborhoods with a school and green space parcels. The site will have access to all necessary utilities and will connect with surrounding trails, roadways, and adjacent pedestrian connections. The proposed map will create residential lot sizes consistent with the minimum lot requirements of the Rio Del Oro Specific Plan.

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

Evidence: The project area is physically suitable for the proposed density of the Tentative Subdivision Map. The area is zoned Single Family (SF) which allows for a density between 2.1 and 6 dwelling units per acre. The map proposes 843 residential lots on 173.9 acres creating a density of 4.8 dwelling units per acre, consistent with the zoning requirements. The project is consistent with the Specific Plan which has

completed environmental review and has taken into account these proposed densities within this area.

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

Evidence: The proposed project is exempt from environmental review pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning, of the California Environmental Quality Act (CEQA). The proposed project has been found to be consistent with the Specific Plan in which all environmental aspects of the area were reviewed as part of the Environmental Impact Report (EIR) (SCH#2003122057) and no modifications or changes have been proposed that would cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

- F. **Finding:** The design of the subdivision or the type of improvements is likely to cause serious public health problems.

Evidence: The proposed map design and improvements have been reviewed and are consistent with the Rio Del Oro Specific Plan. The map includes a detention basin for stormwater retention as well as parks, greens and greenbelts. The map also includes necessary roadway connections and bike/pedestrian connections that will be beneficial to the public. No public health problems will result from approval of the proposed Tentative Subdivision Map.

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

Evidence: The proposed subdivision map will not create any conflicts with easements or conflicts with access. The proposed map has been designed to integrate with the surrounding area and provide connections to all public rights of way and bike and pedestrian infrastructure as conceptually designed within the Rio Del Oro Specific Plan. All areas within the proposed map will be accessible, including the proposed detention basin. No alternative easements or areas of access are necessary or requested as part of this application.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 14th day of August 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

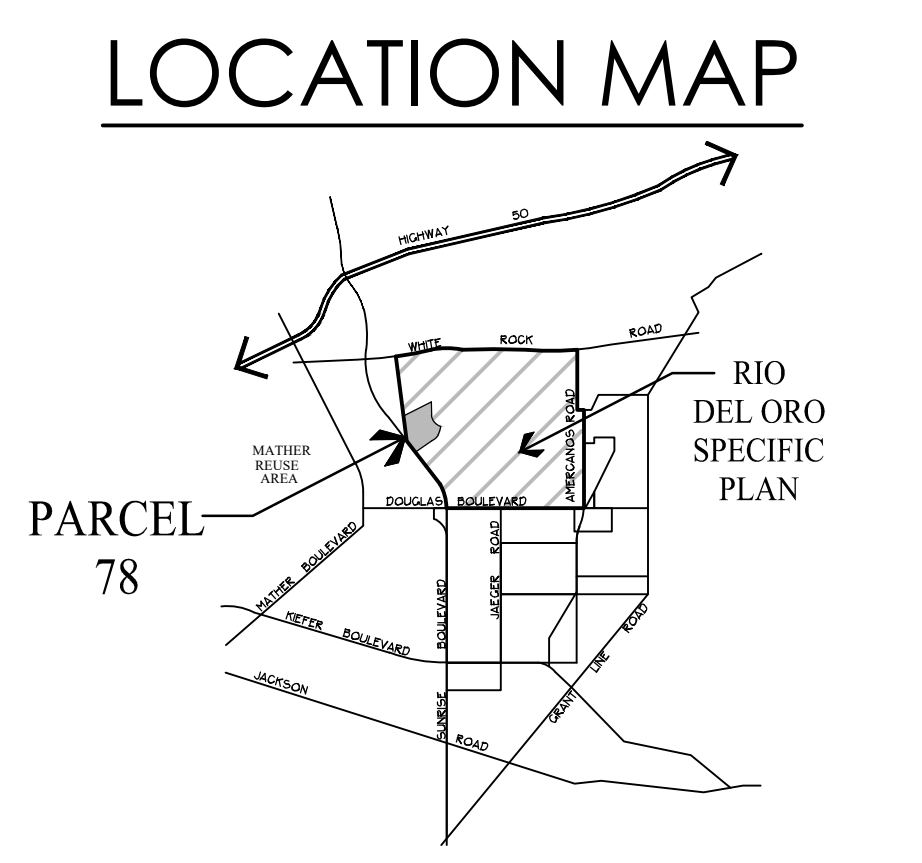
Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

PROJECT NOTES

JULY 2024



PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 842-3300

FIRE PROTECTION
SACRAMENTO METRO FIRE DISTRICT
10545 ARMSTRONG AVE #200
MATHER, CA 95655
(916) 859-4300

SCHOOL DISTRICT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
1965 BIRKMONTE DRIVE
RANCHO CORDOVA, CA 95742
(916) 294-9000

SEWER
SAC REGIONAL COUNTY SANITATION DISTRICT
8521 LAGUNA STATION ROAD
ELK GROVE, CA 95758
(916) 875-9000
SACRAMENTO AREA SEWER DISTRICT

SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 876-6000

WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

STORM DRAINAGE
CITY OF RANCHO CORDOVA
PUBLIC WORKS DEPARTMENT
2729 PROSPECT PARK DR
RANCHO CORDOVA, CA 95670
(916) 841-8700

ELECTRICITY

SMUD
6301 S STREET
SACRAMENTO, CA 95817
(916) 742-7683

NATURAL GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5453

LAND USE SUMMARY

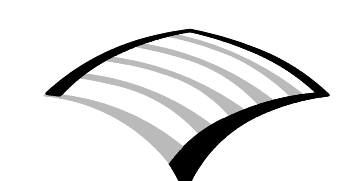
UNIT/LOT NO.	LAND USE	LOT SIZE	UNITS ACRES (G)	GROSS DENSITY (DU/AC)
1	LOW DENSITY RESIDENTIAL	47'X110'	473	-
		62'X110'	258	-
		75'X110'	112	-
SUBTOTAL	-	-	843	173.9
A	GREENBELT	-	20.6	-
B	DETENTION BASIN	-	11.4	-
C	SCHOOL	-	9.5	-
D	PARK	-	1.4	-
E-F	NEIGHBORHOOD GREEN	-	5.4	-
G	PASEO	-	0.1	-
H-AK	LANDSCAPE CORRIDOR	-	8.5	-
RW	MAJOR RIGHT-OF-WAY	-	9.5	-
SUBTOTAL			66.4	-
TOTAL			843	240.3

LOT SEQUENCE BY PHASE

PHASE 1	LOT SEQUENCE	LOT TOTAL
47X110'	1-128	128
62 x 110'	129-290	162
75X110'	291-303	13
TOTAL		303
PHASE 2	LOT SEQUENCE	LOT TOTAL
47X110'	304-487	184
75X110'	488-525	38
TOTAL		222
PHASE 3	LOT SEQUENCE	LOT TOTAL
62 x 110'	526-621	96
75X110'	622-682	61
TOTAL		157
PHASE 4	LOT SEQUENCE	LOT TOTAL
47X110'	683-843	161
TOTAL		161

MAP NOTES

- 1) SUBDIVISION(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- 2) OWNER SHALL DEDICATE ALL EASEMENTS AND I.O.D.S. NECESSARY TO PROVIDE ALL UTILITIES. ACRESAGES SHOWN WITH AN (N) ON THIS EXHIBIT ARE NET OF I.O.D.
- 3) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- 4) THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- 5) THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PRODUCED BY WOOD RODGERS ON FEBRUARY 2, 2023.
- 6) PURE DEDICATION FOR DESIGNATION AS SHOWN OR AS OTHERWISE APPROVED.
- 7) LOTS A & B SHALL HAVE RECIPROCAL ACCESS RIGHTS.
- 8) LOT D (NEIGHBORHOOD PARK) SHALL BE PERMANENTLY DEDICATED TO CORDOVA RECREATION AND PARK DISTRICT (CRPD) FOR RECREATIONAL LAND USES AT THE TIME OF THE FINAL MAP.
- 9) PRIOR TO ANY IMPROVEMENT PLAN APPROVALS, A PROJECT SPECIFIC DRAINAGE STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY OF RANCHO CORDOVA.
- 10) LOTS G-L TO BE OWNED AND MAINTAINED BY THE CITY OF RANCHO CORDOVA.
- 11) A 6 FOOT HIGH MASONRY WALL SHALL BE CONSTRUCTED ON LOTS ABUTTING THE PARKER CANYON [LOT D] AND ADJACENT TO WITHIN THE PARK SITE.
- 12) ENHANCED STREET INTERSECTIONS AS DEPICTED IN DETAILS 1 AND 2 TO INCLUDE PAVERS AT BUILDERS DISCRETION. ADDITIONAL ENHANCED INTERSECTIONS MAY BE PROVIDED AS ILLUSTRATED ON SUBDIVISION IMPROVEMENT PLANS.



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

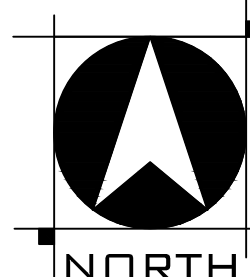
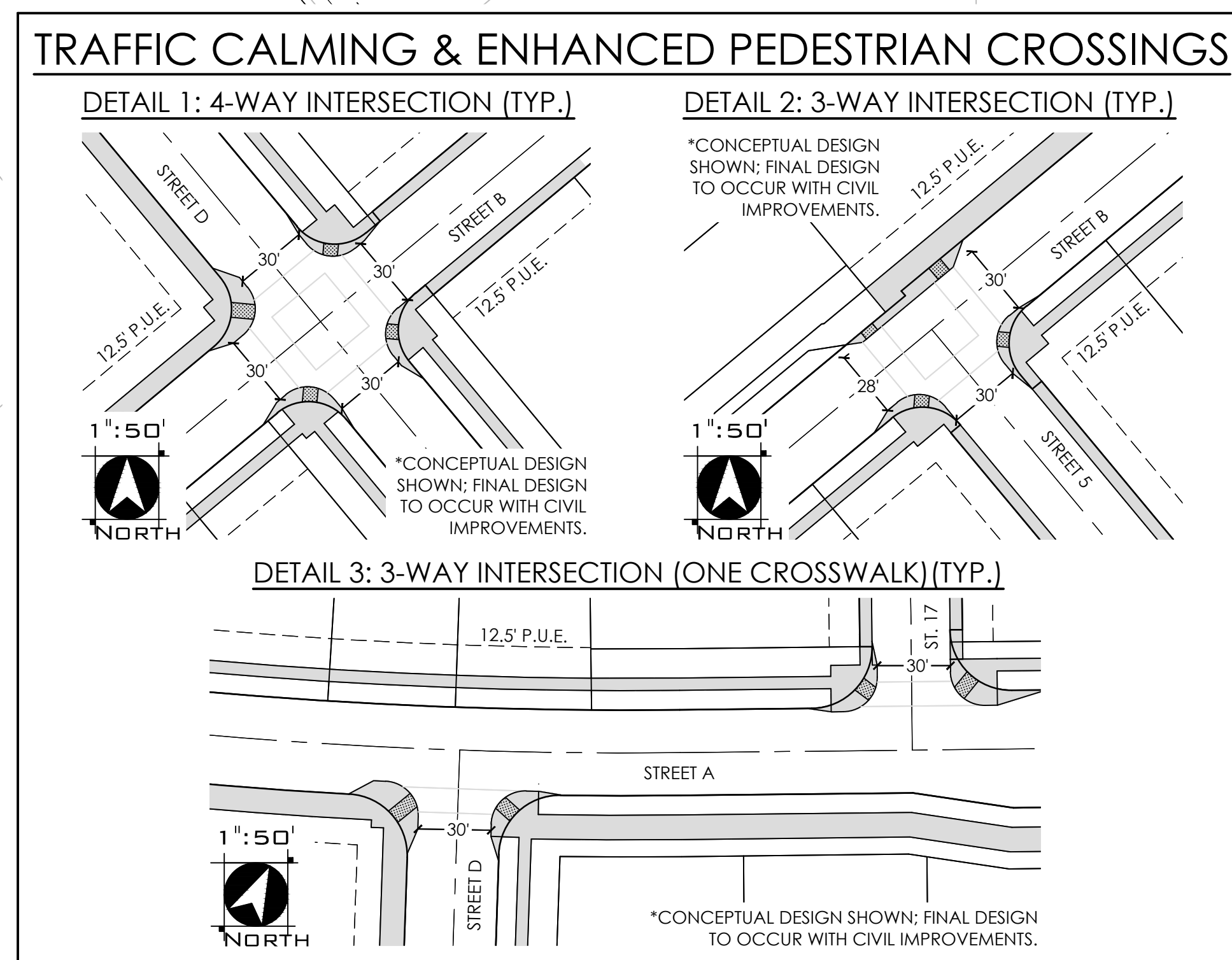
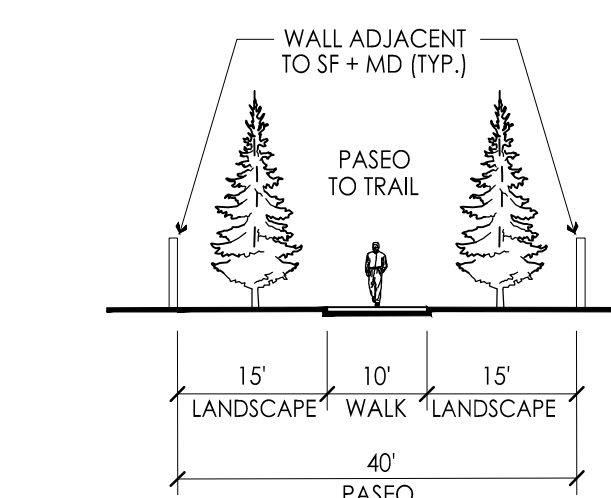
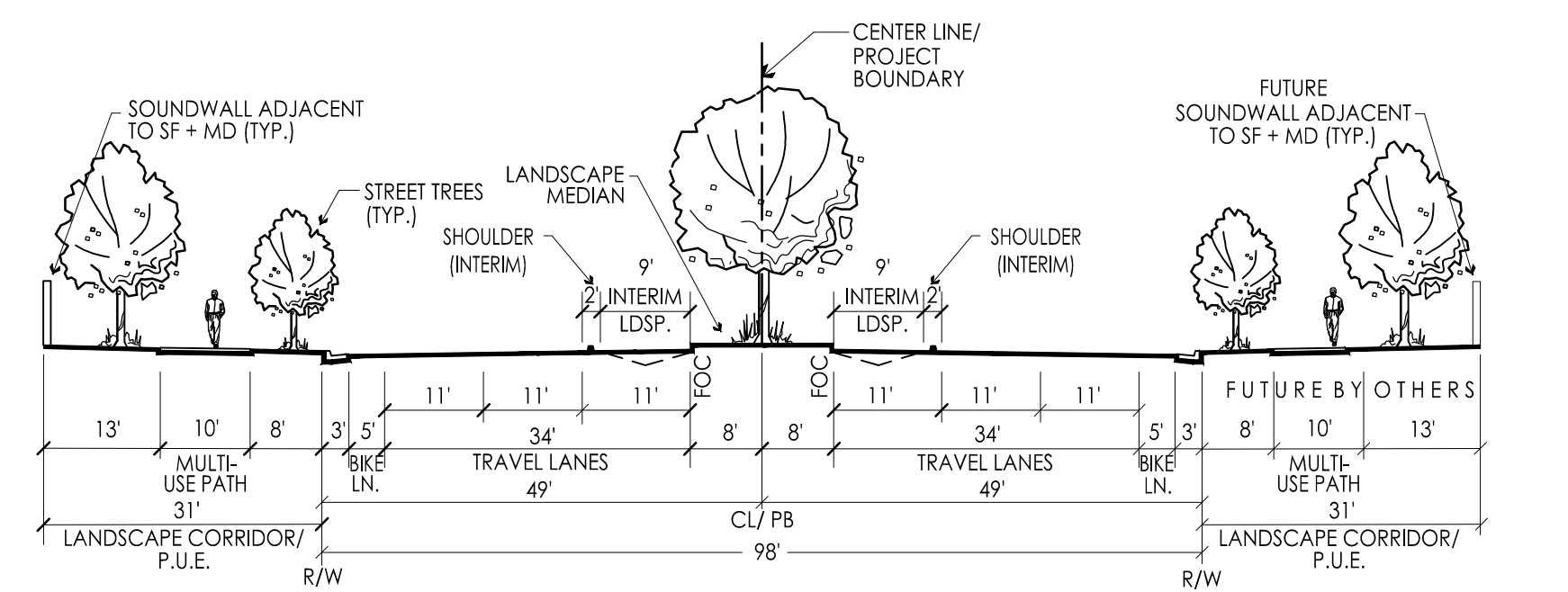
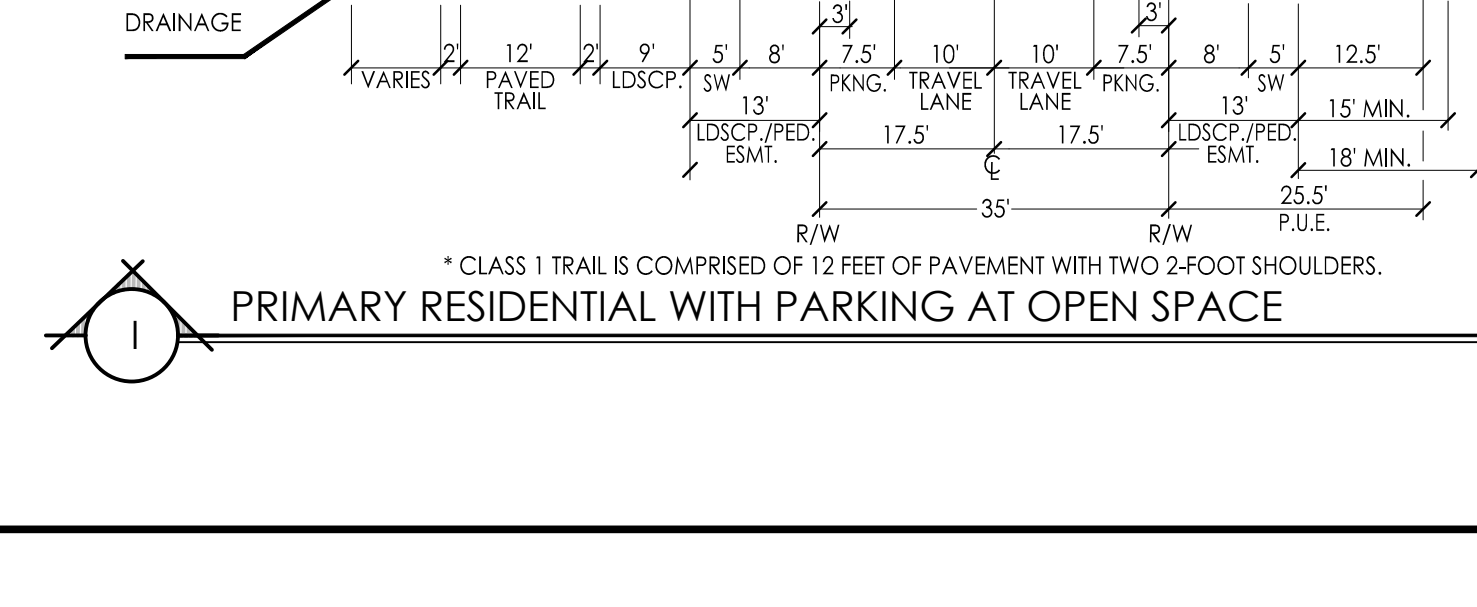
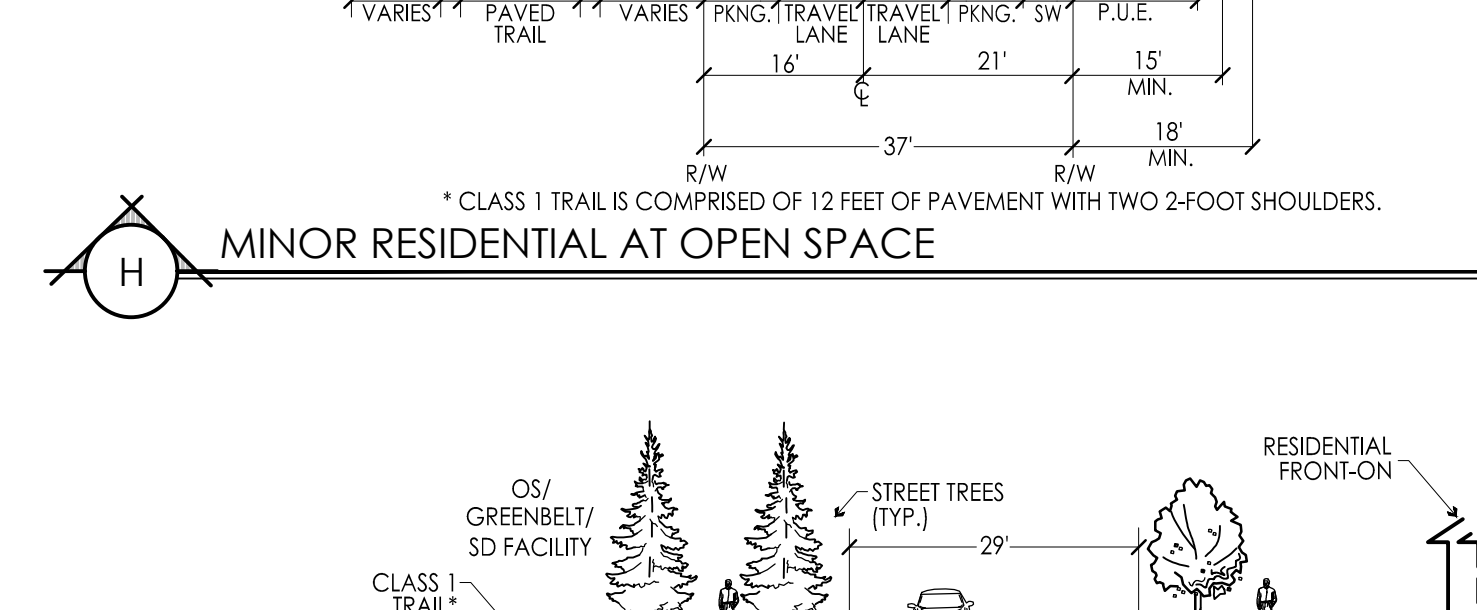
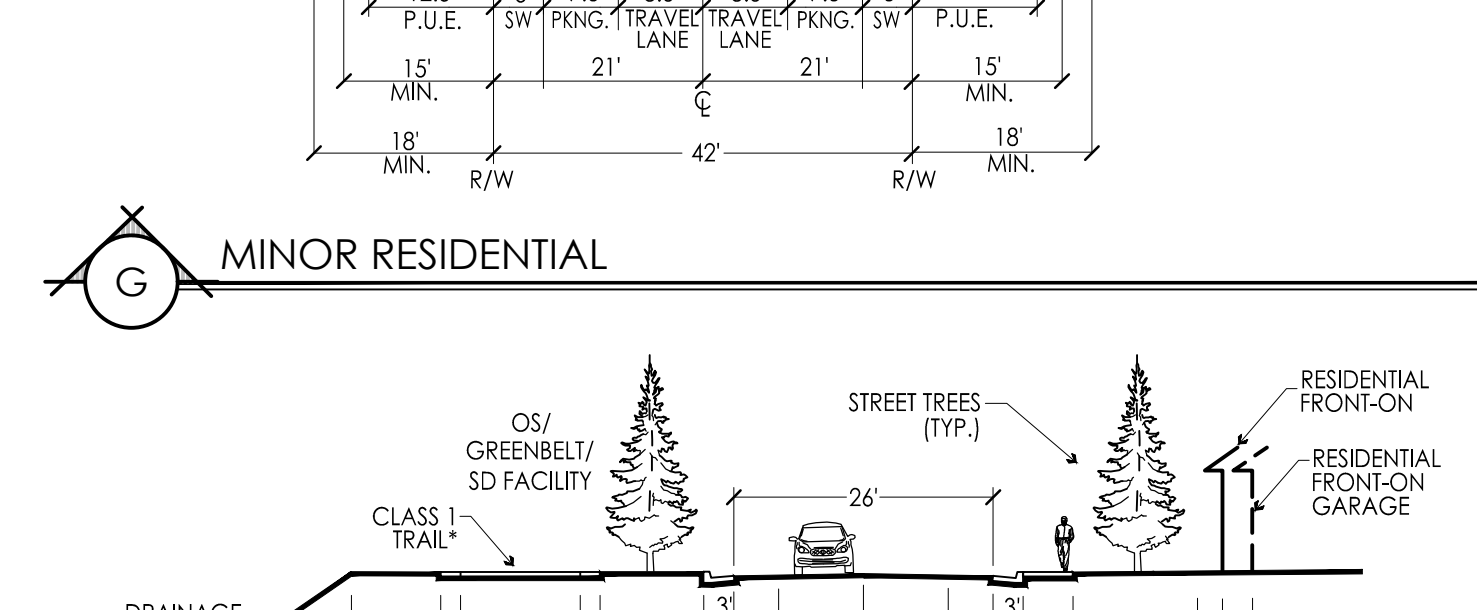
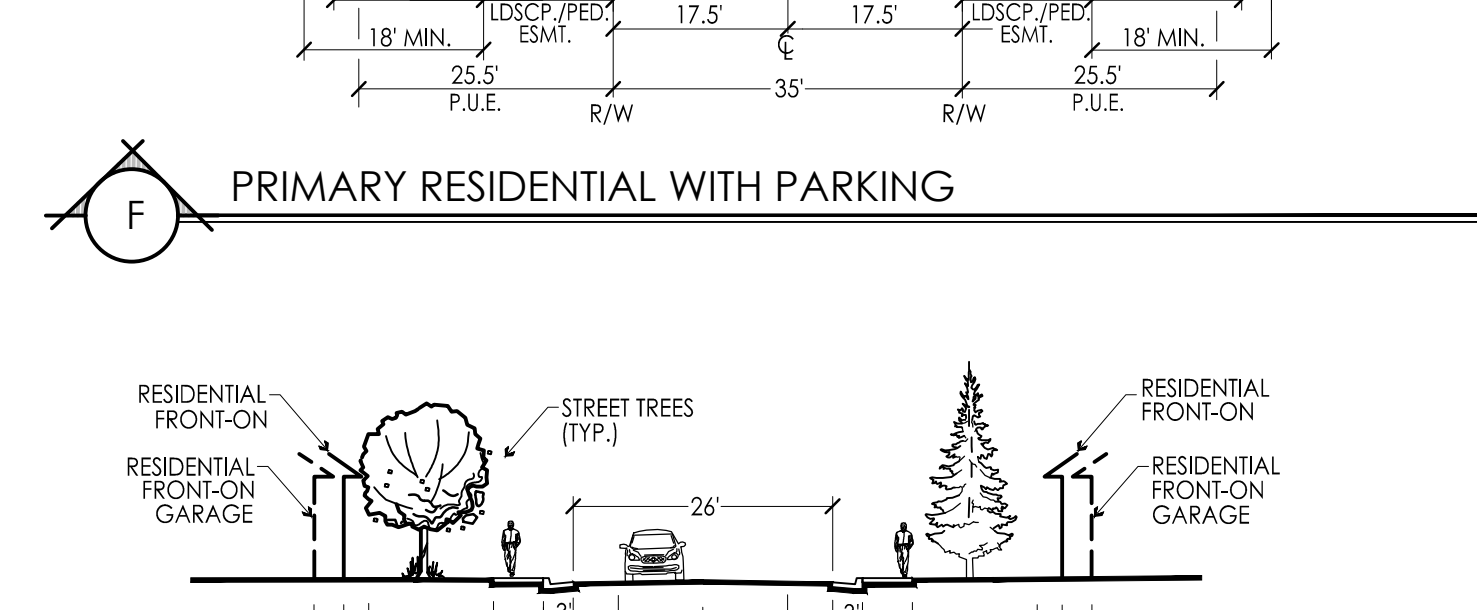
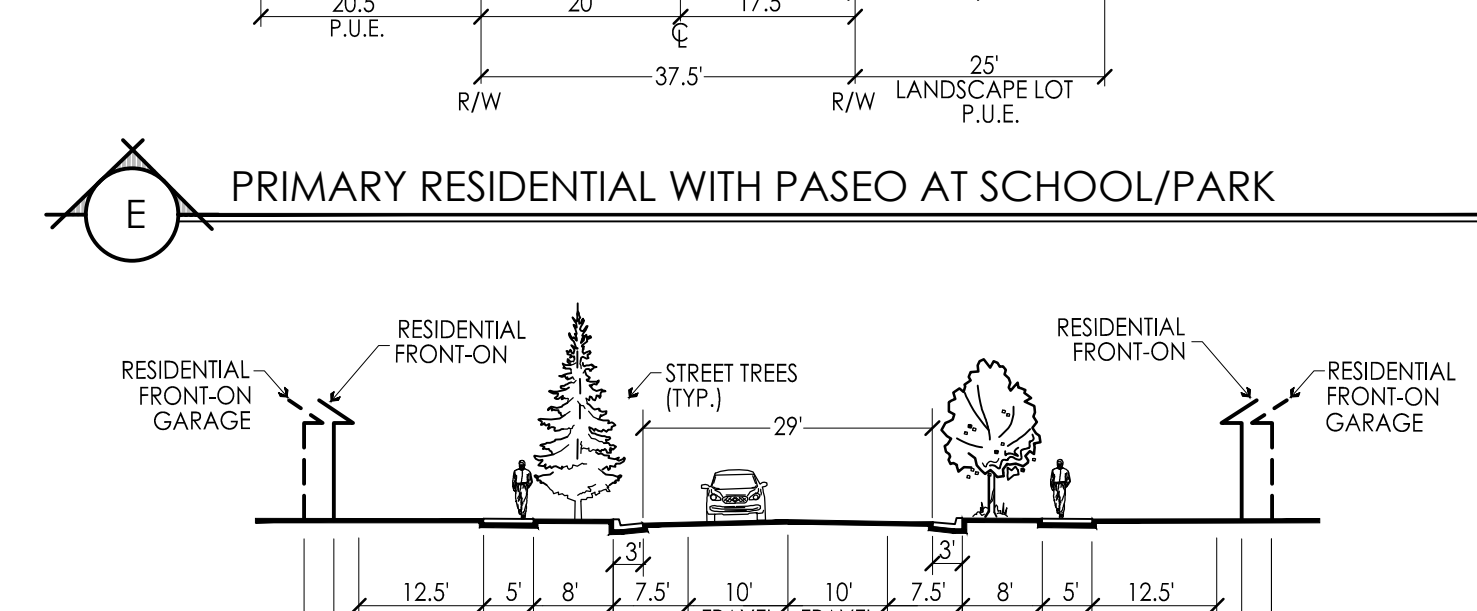
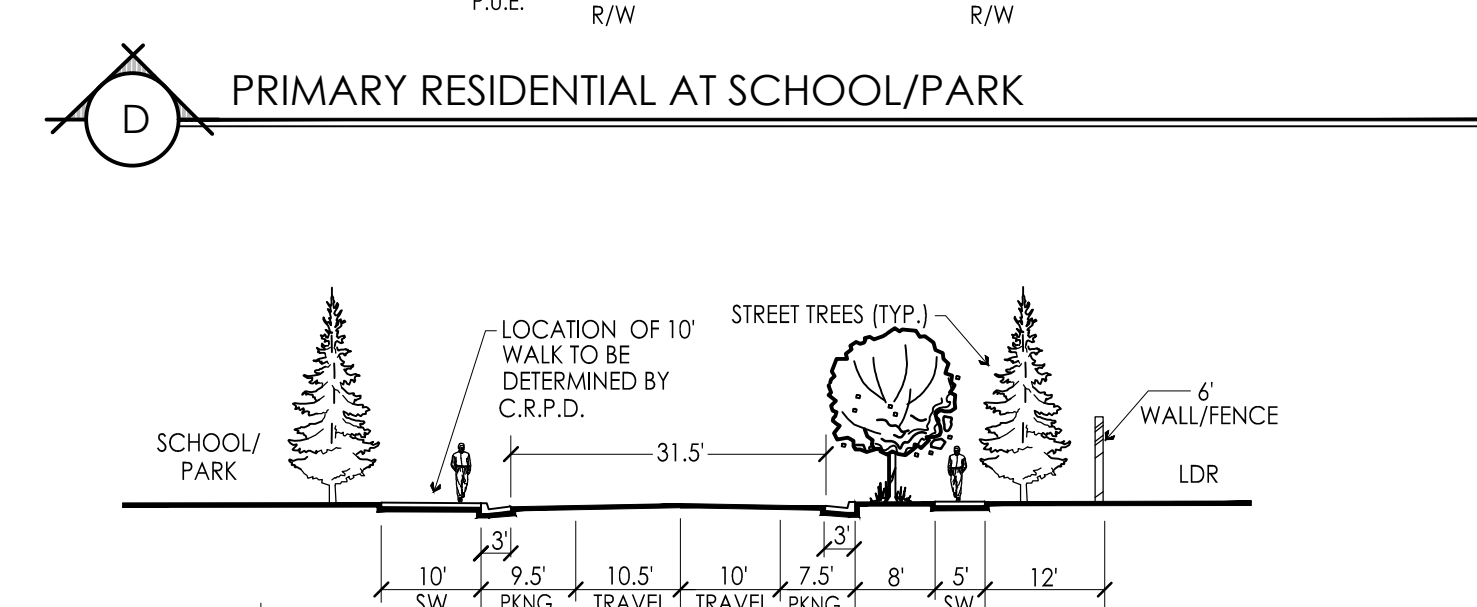
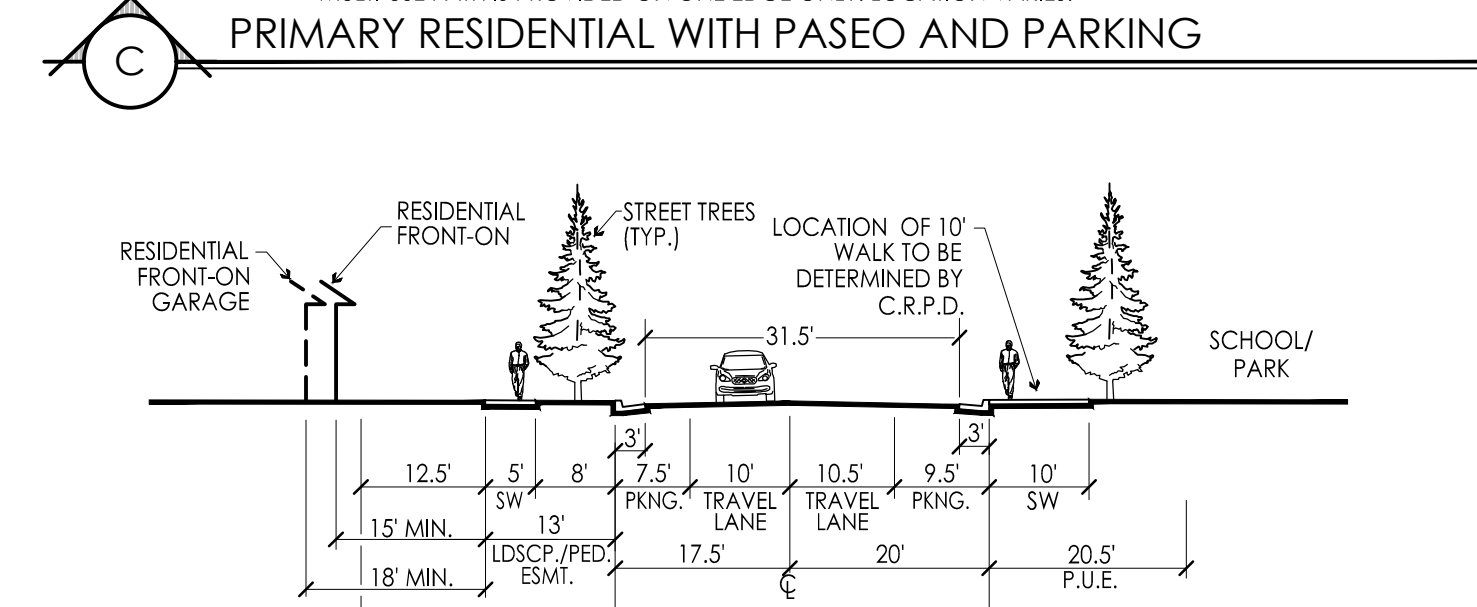
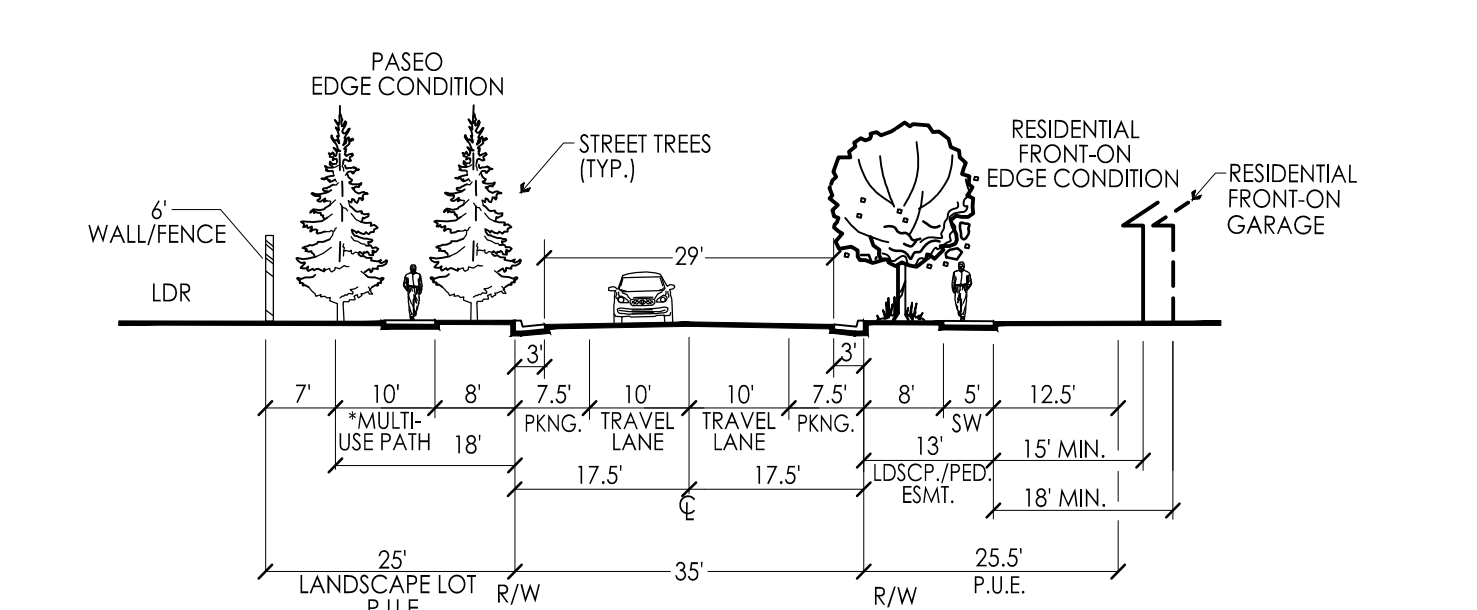
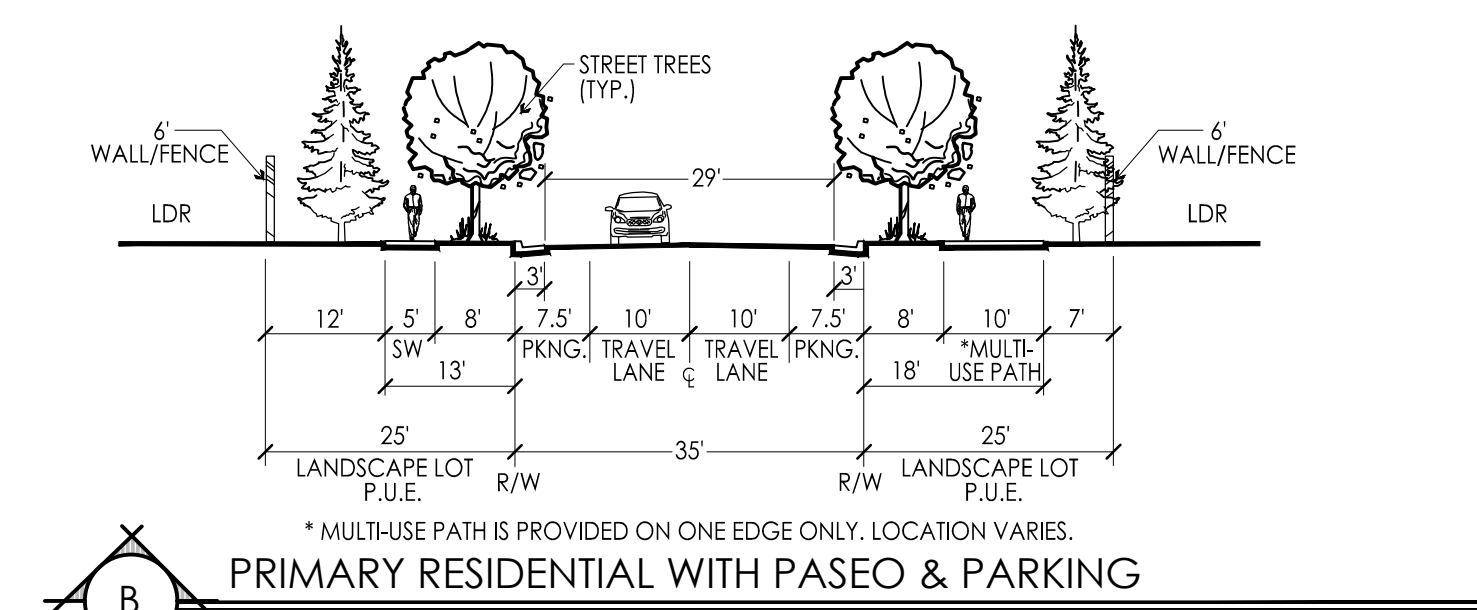
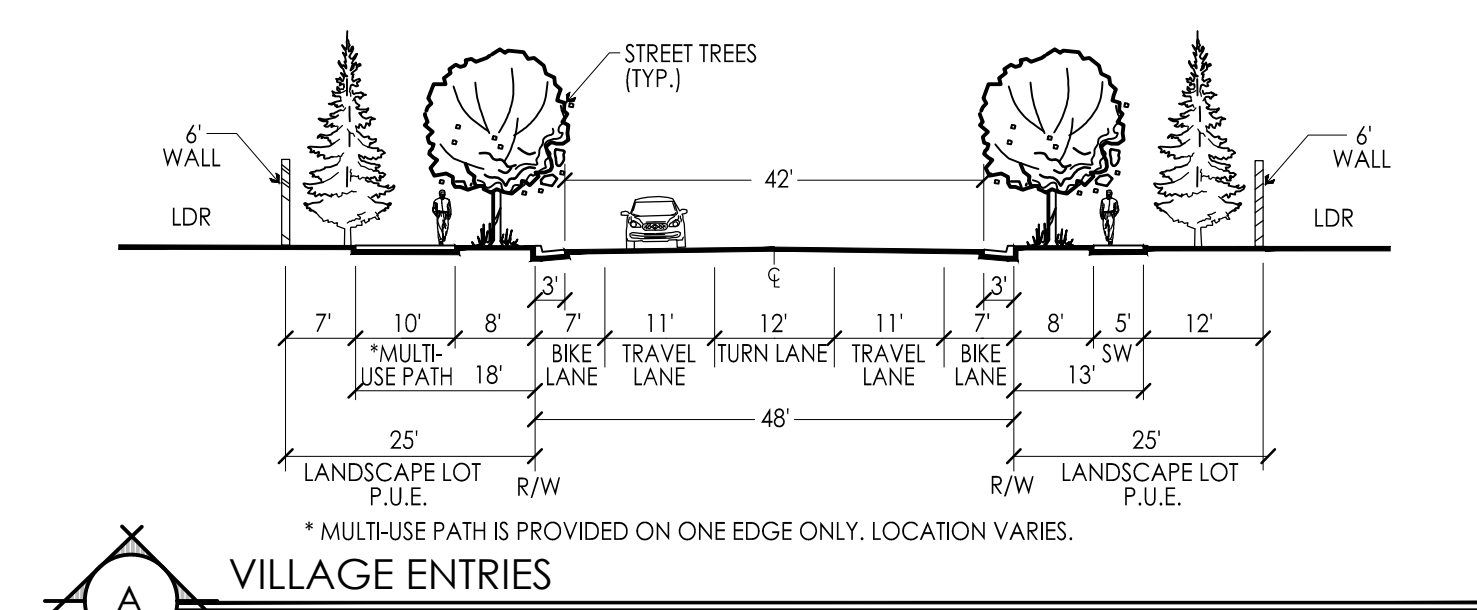
3301 C St, Bldg. 100-B
Sacramento, CA 95816

Tel 916.341.7760
Fax 916.341.7767

SHEET 1 OF 8

TENTATIVE MAP - RIO DEL ORO - PARCEL 78

Page 1



RIO DEL ORO

CITY OF RANCHO CORDOVA, CALIFORNIA

JULY 2024



SEE SHEET 3



PARCEL 78 - TENTATIVE SUBDIVISION MAP
RIO DEL ORO
CITY OF RANCHO CORDOVA, CALIFORNIA
JULY 2024
SEE SHEET 2



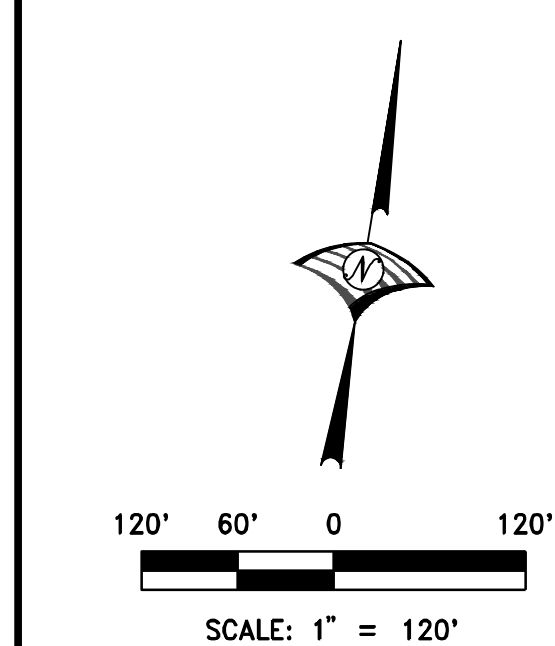
PRELIMINARY GRADING & DRAINAGE EXHIBIT

RIO DEL ORO - PHASE 2

ELLIOTT HOMES

CITY OF RANCHO CORDOVA, CALIFORNIA

JULY 2024



LEGEND

PAD GRADE

STREET GRADE

STORM DRAIN PIPE & SIZE

STORM DRAIN MANHOLE WITH DRAIN INLETS

SOUND WALL

RETAINING WALL

SLOPE BANK

PROPOSED CONTOUR

PEDESTRIAN ROUTE (ALONG SMUD ACCESS ROAD)

MAJOR ROAD OVERLAND RELEASE

NOTES

1. DRAIN NETWORK SHOWN IS PRELIMINARY AND SUBJECT TO REVISION BASED ON THE FINAL APPROVED DRAINAGE STUDY FOR THE PROJECT.

2. ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

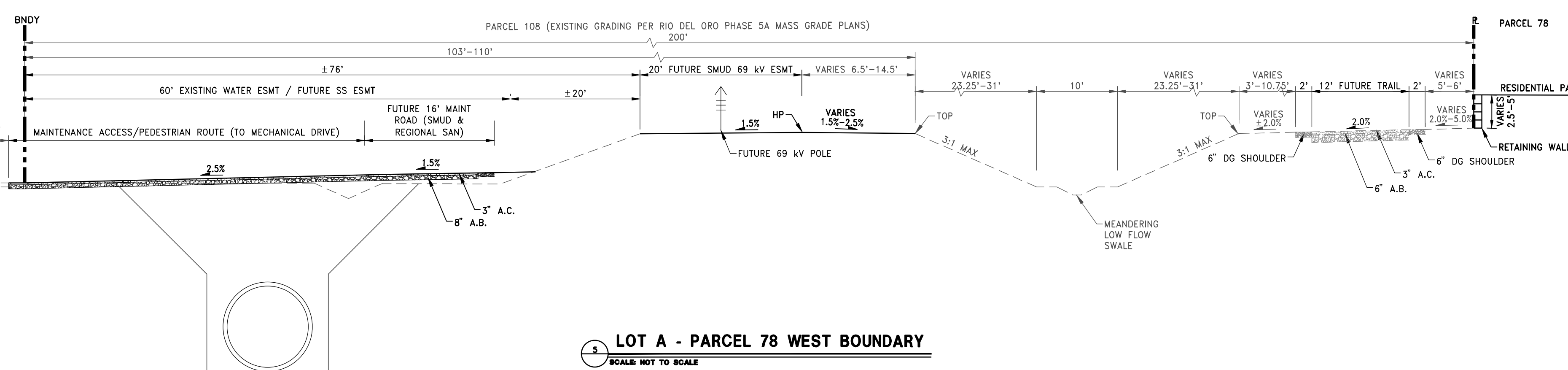
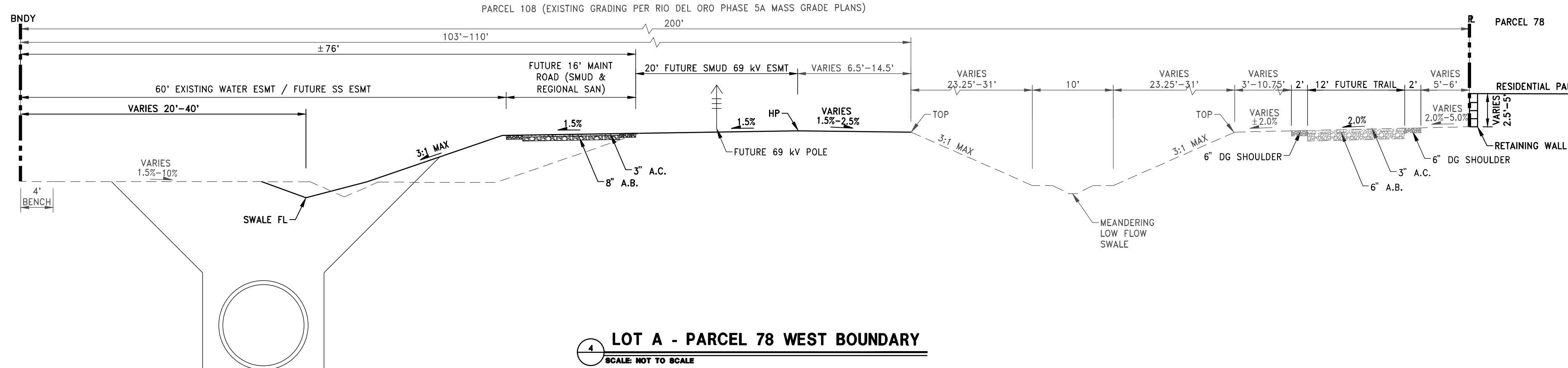
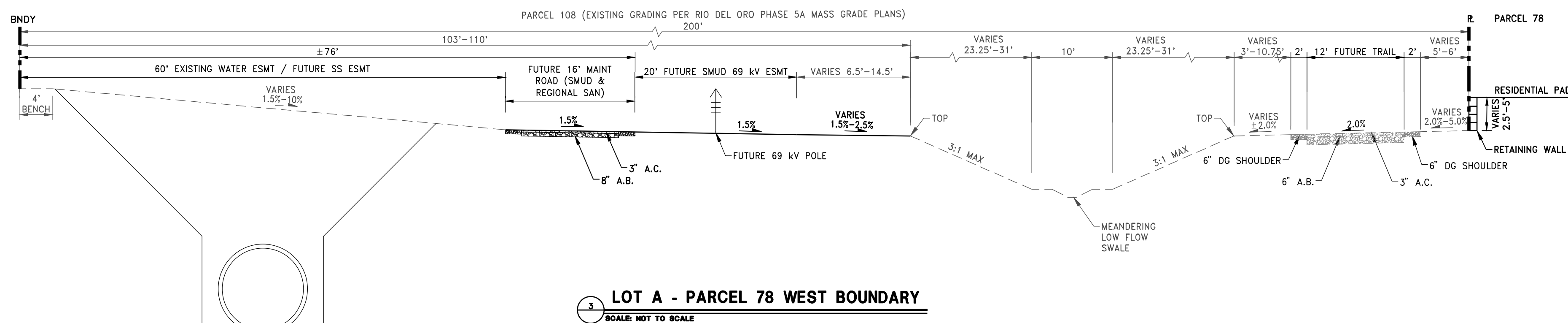
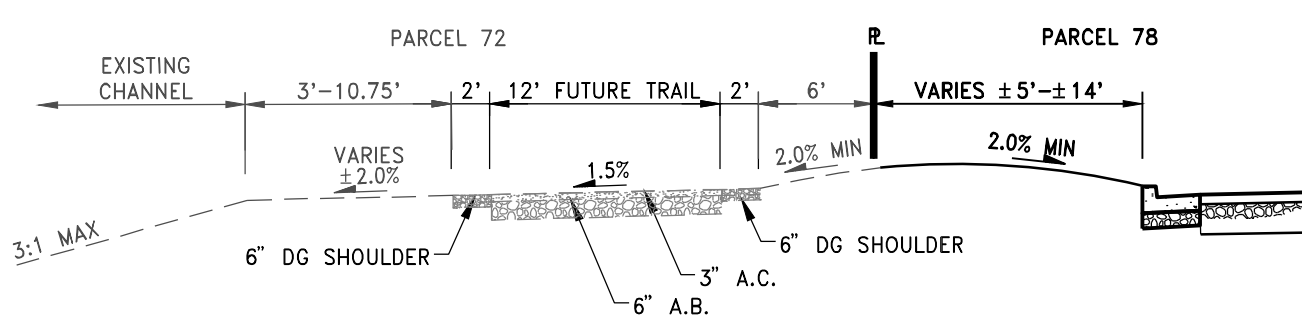
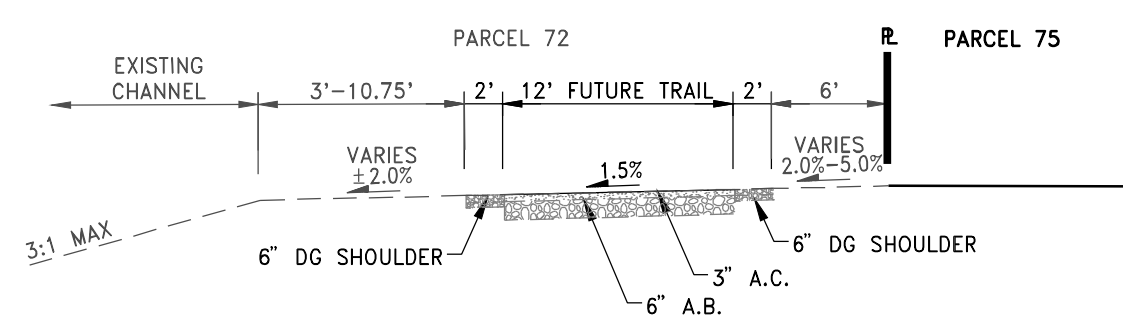
3741 DOUGLAS BLVD., STE 150 TEL 916.341.7760
ROSEVILLE, CA 95661 FAX 916.341.7767

SHEET 4 OF 6

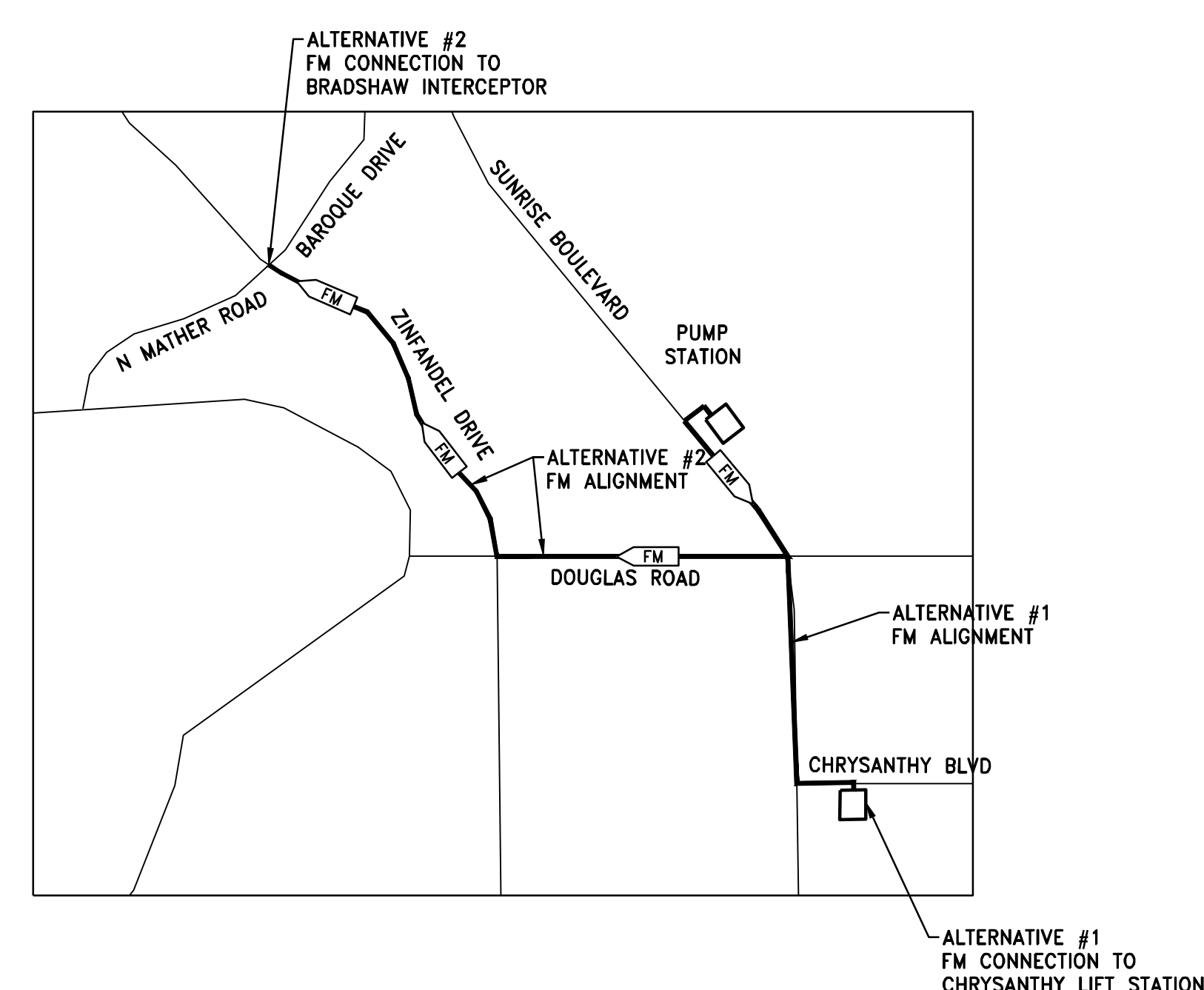
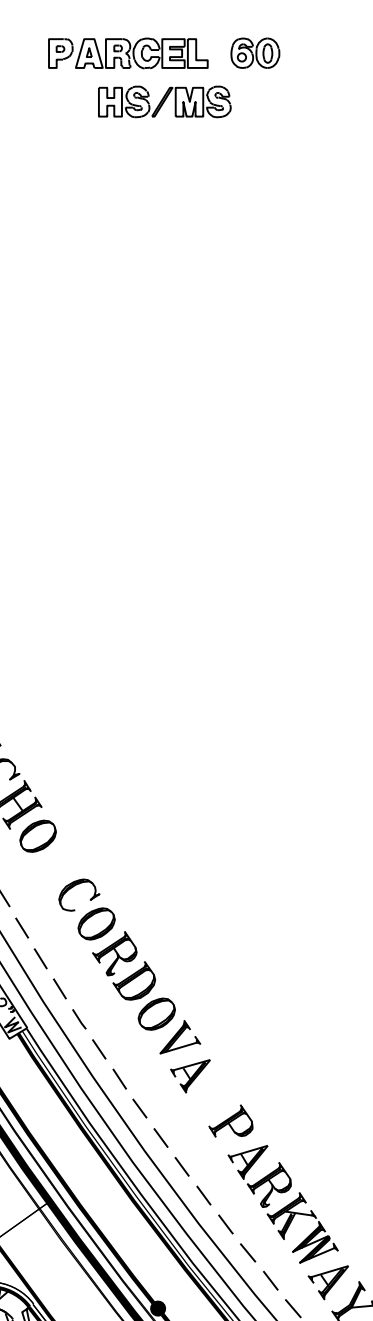
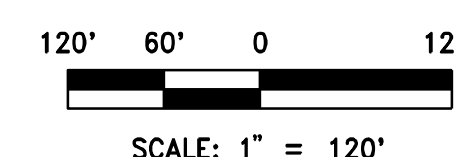
PRELIMINARY GRADING & DRAINAGE EXHIBIT

RIO DEL ORO - PHASE 2

ELLIOTT HOMES
CITY OF RANCHO CORDOVA, CALIFORNIA
JULY 2024



JULY 2024



SHEET 6 OF 6

OVERALL BACKBONE GEOMETRIC APPROVAL DRAWING

RIO DEL ORO - PHASE 2

ELLIOTT HOMES

CITY OF RANCHO CORDOVA, CALIFORNIA

JULY 2024

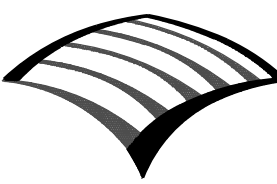


SHEET INDEX

- OVERALL BACKBONE GEOMETRIC DRAWING
- OVERALL BACKBONE GEOMETRIC APPROVAL DRAWING - CROSS SECTIONS
- RANCHO CORDOVA PKWY & RIO DEL ORO PKWY + STREET A
- RIO DEL ORO PKWY & STREET C & STREET D
- RIO DEL ORO PKWY SUNRISE BOULEVARD

NOTES

- SEPARATED WALK SHALL BE CONSTRUCTED WITH THE DEVELOPMENT OF THE FRONTING PARCEL. ATTACHED WALK SHALL BE CONSTRUCTED WITH BACKBONE ROADWAY IMPROVEMENTS.
- OUTSIDE LANE DIMENSIONS ARE TO LIP OF CURB.



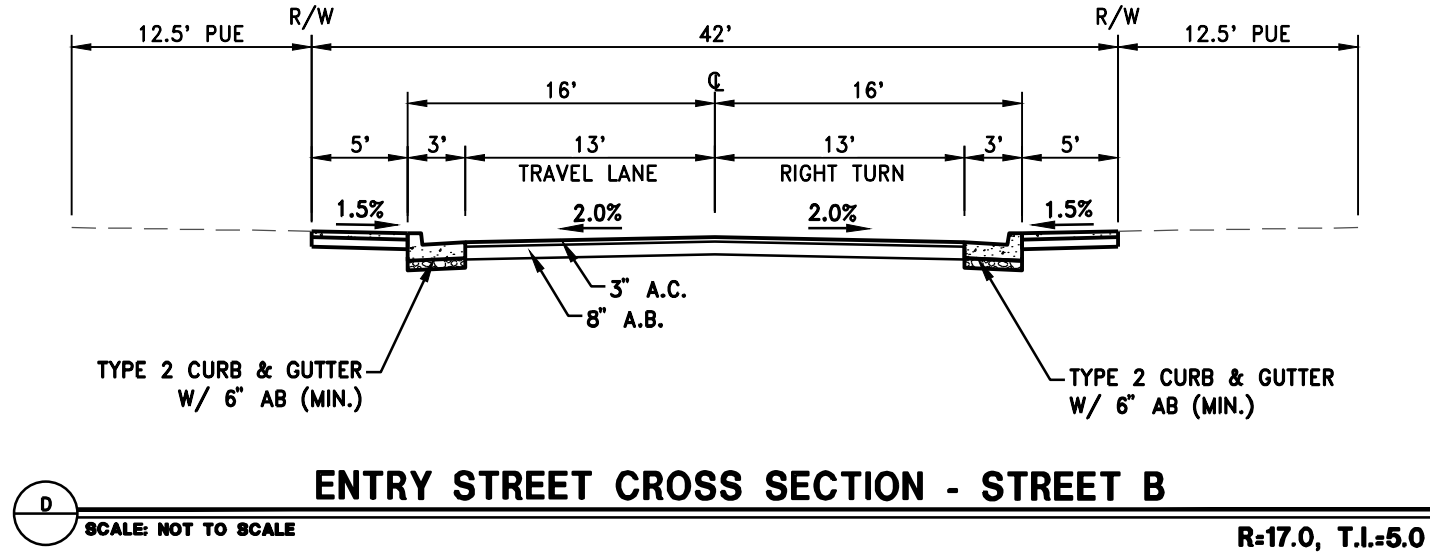
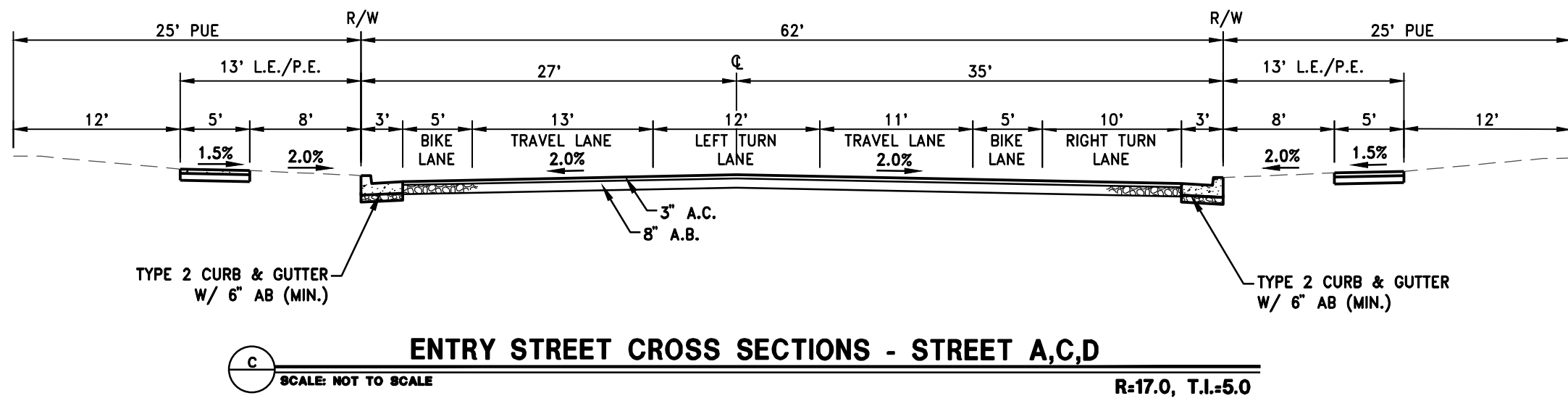
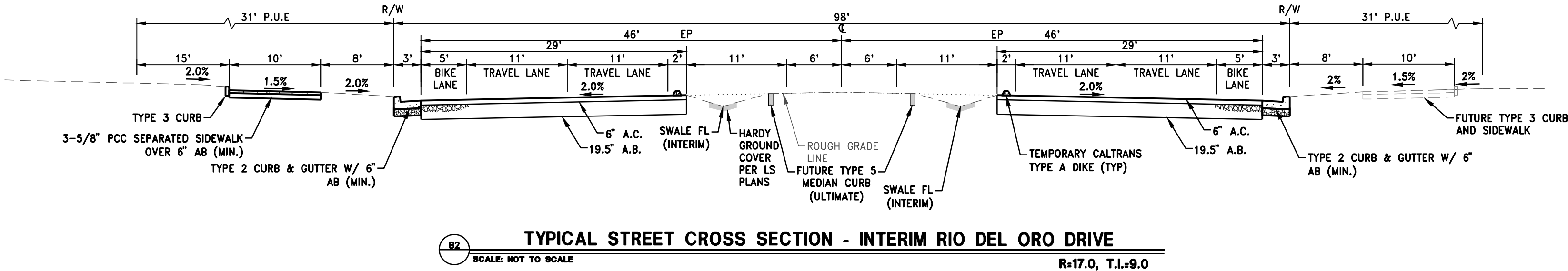
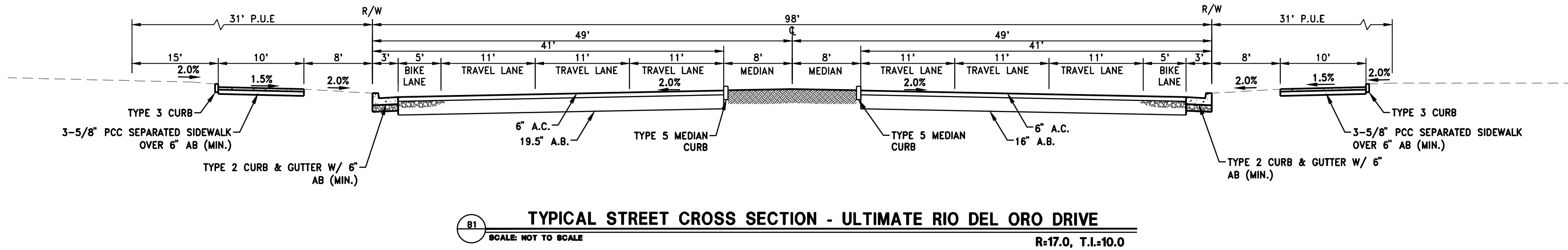
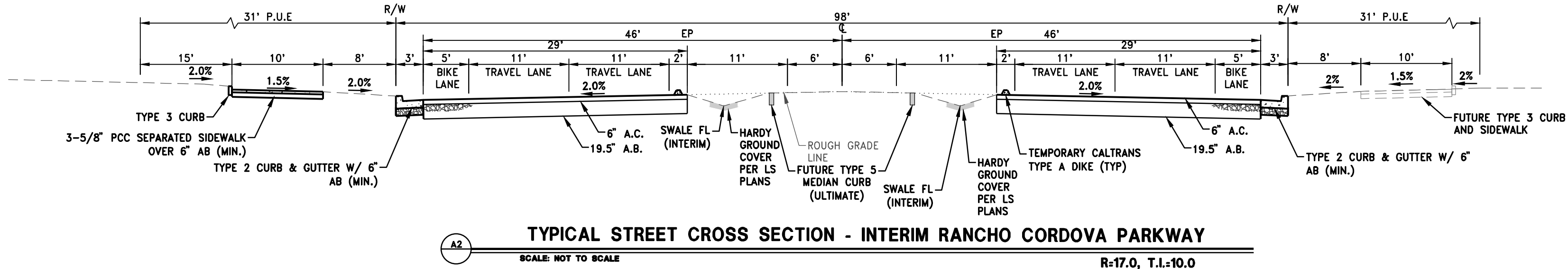
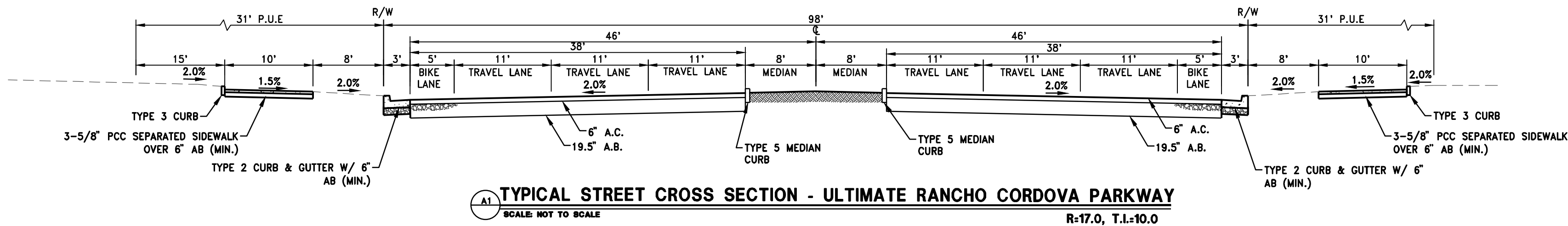
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SHEET 1 OF 5

OVERALL BACKBONE GEOMETRIC APPROVAL DRAWING - CROSS SECTIONS

RIO DEL ORO - PHASE 2
ELLIOTT HOMES

CITY OF RANCHO CORDOVA, CALIFRONIA
JULY 2024



NOTES

1. PAYEMENT SECTION SHOWN ARE PRELIMINARY AND SUBJECT TO UPDATES BASED ON THE FINAL GEOTECHNICAL REPORT OF THE PROJECT.

OVERALL BACKBONE GEOMETRIC APPROVAL DRAWING

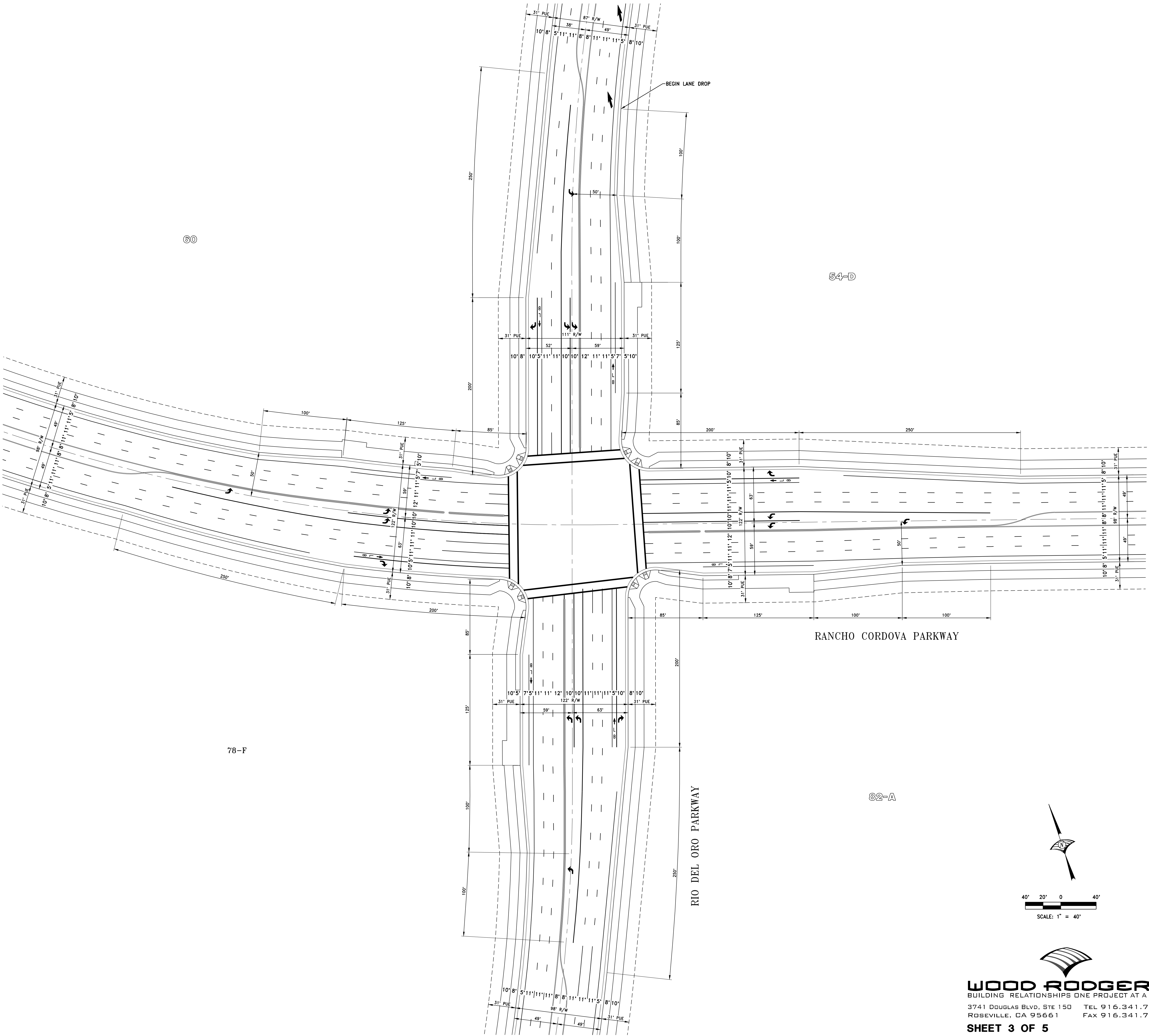
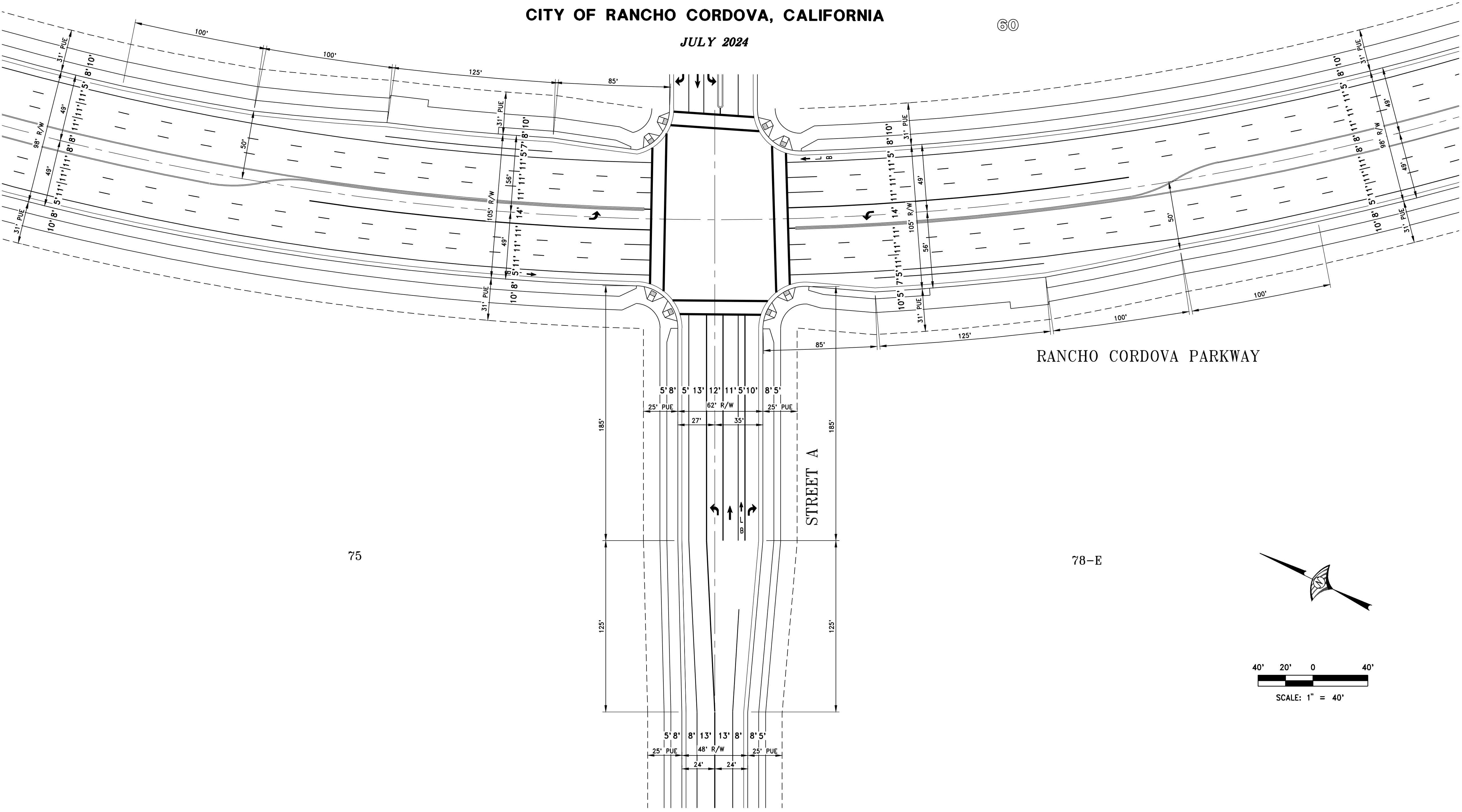
RIO DEL ORO - PHASE 2

ELLIOTT HOMES

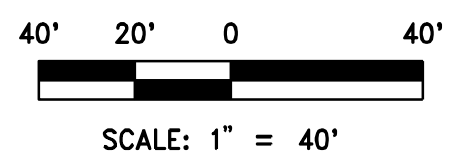
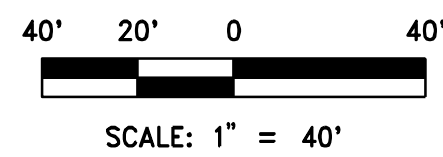
CITY OF RANCHO CORDOVA, CALIFORNIA

JULY 2024

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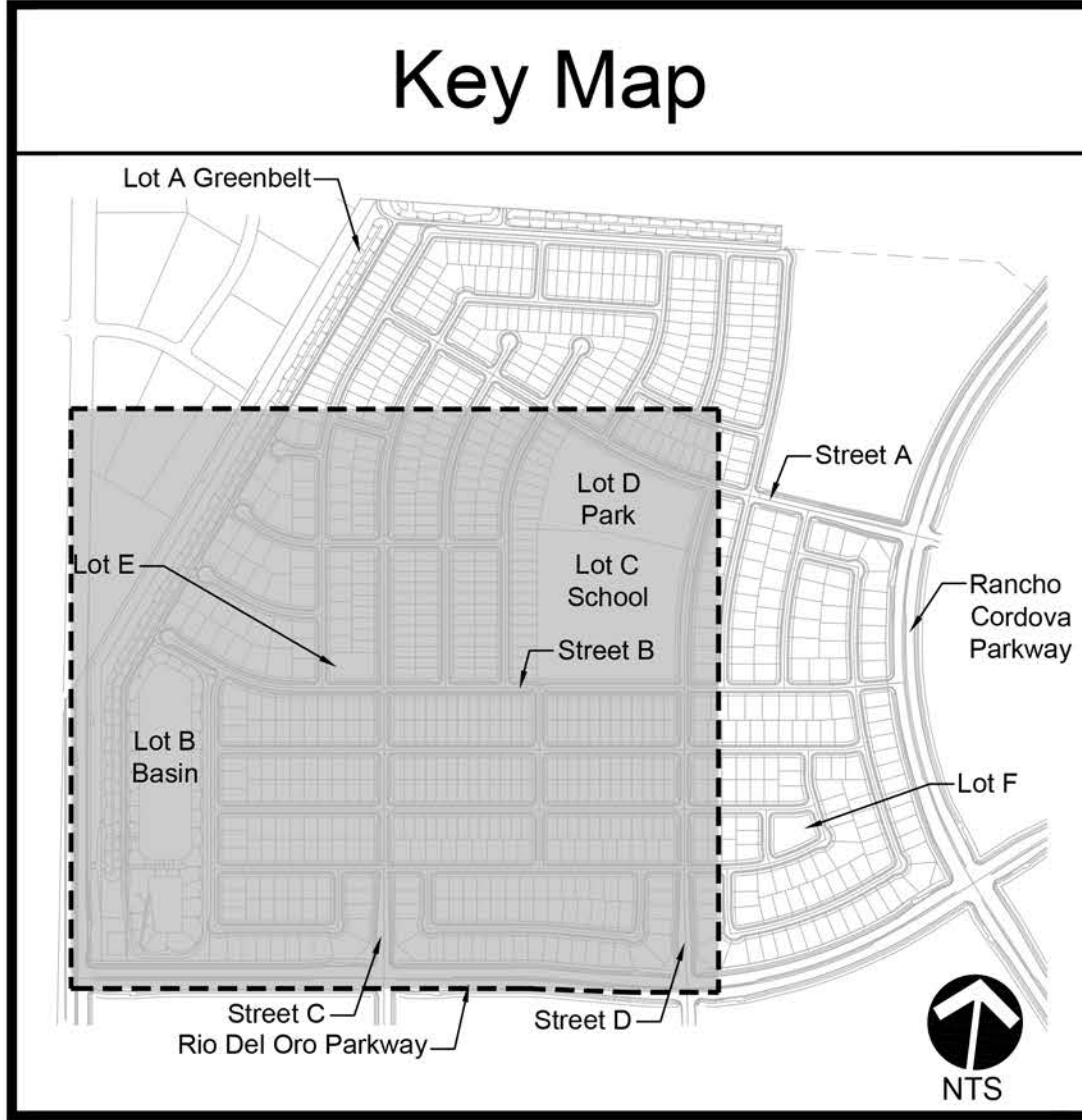


JULY 2024



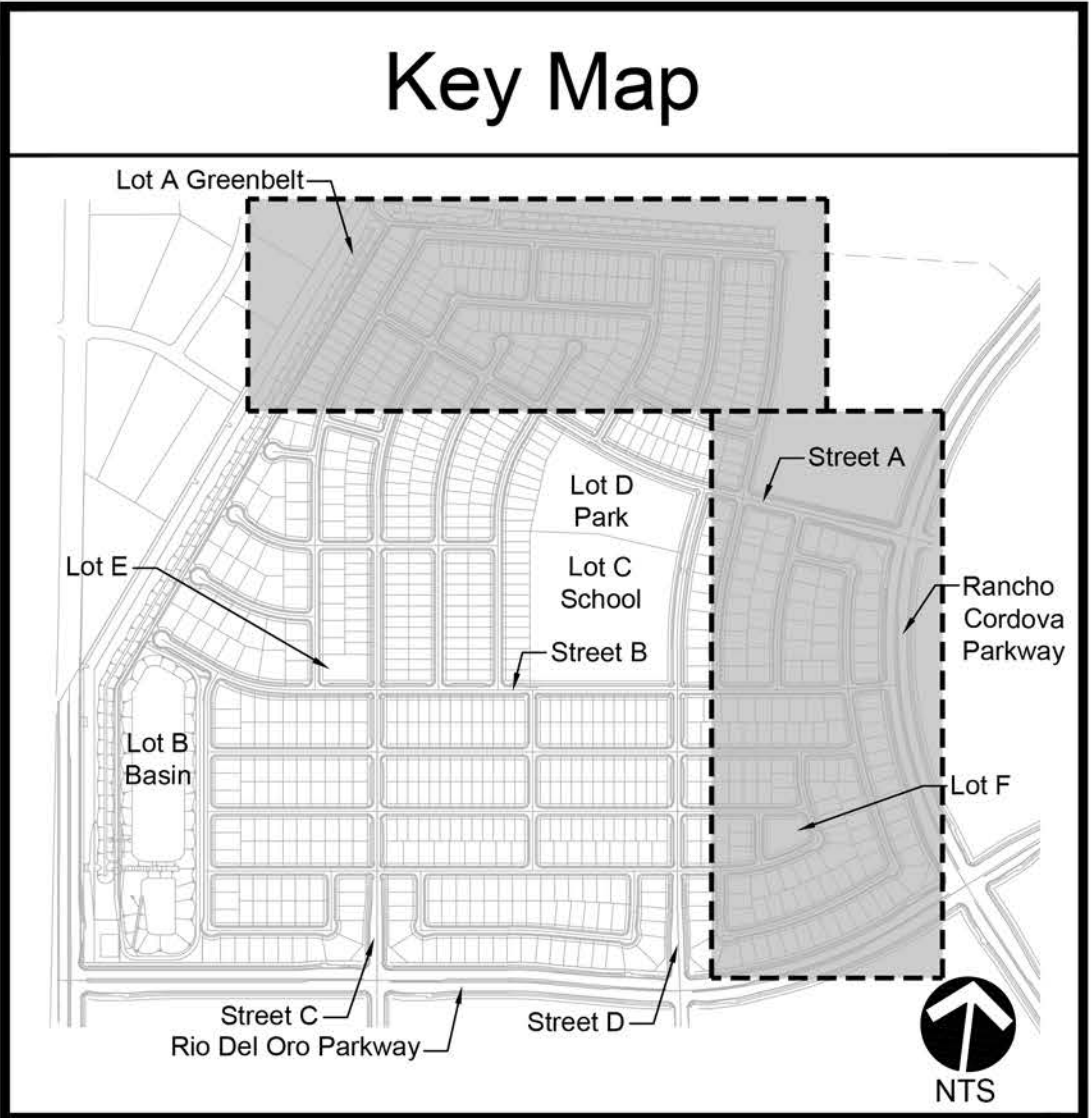


Street Tree Legend						
Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Primary Street Trees (including public street frontage)						
	Acer buergerianum	Trident Maple	24" Box		M	30'h x 25'w
	Magnolia grandiflora 'St. Mary'	St. Mary Magnolia	24" Box	Standards	M	25'h x 25'w
	Nyssa sylvatica	Tupelo	24" Box		M	45'h x 30'w
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" Box		L	35'h x 30'w
	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	24" Box		M	30'h x 25'w
	Zelkova serrata 'City Sprite'	City Sprite Saw Leaf Zelkova	24" Box		M	30'h x 20'w
Secondary Street Trees (including public street frontage)						
	Arbutus 'Marina'	Marina Strawberry Tree	24" Box	Standards	L	20'h x 20'w
	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	24" Box	Standards	M	20'h x 20'w
	Chionanthus retusus	Chinese Fringe Tree	24" Box	Standards	M	20'h x 15'w
	Lagerstroemia indica	Crape Myrtle	24" Box	Standards	L	20'h x 15'w
	Laurus 'Saratoga'	Saratoga Laurel	24" Box	Standards - Min. Branching Height 5' x 3' wide	L	25'h x 20'w
	Magnolia stellata 'Royal Star'	Royal Star Magnolia	36" Box	Standards	M	15'h x 12'w
Notes: 1. A minimum of 30% of all proposed trees shall be evergreen. 2. Additional Primary and Secondary trees may be added to this list per the City of Rancho Cordova Master Street Tree List. 3. Tree clearances per the City of Rancho Cordova: • All trees shall be planted at least 6 feet from driveways; • Large canopy trees shall be 15'-0" clear of all light standards; • Smaller canopy trees shall be 10'-0" clear of all light standards; • 4' clear from utility installations (sewers, gas, water lines, meter vaults, catch basins, ect.) but 8' is preferred; • 15' clear from fire hydrants; • 10' clear from the front of stop signs.						





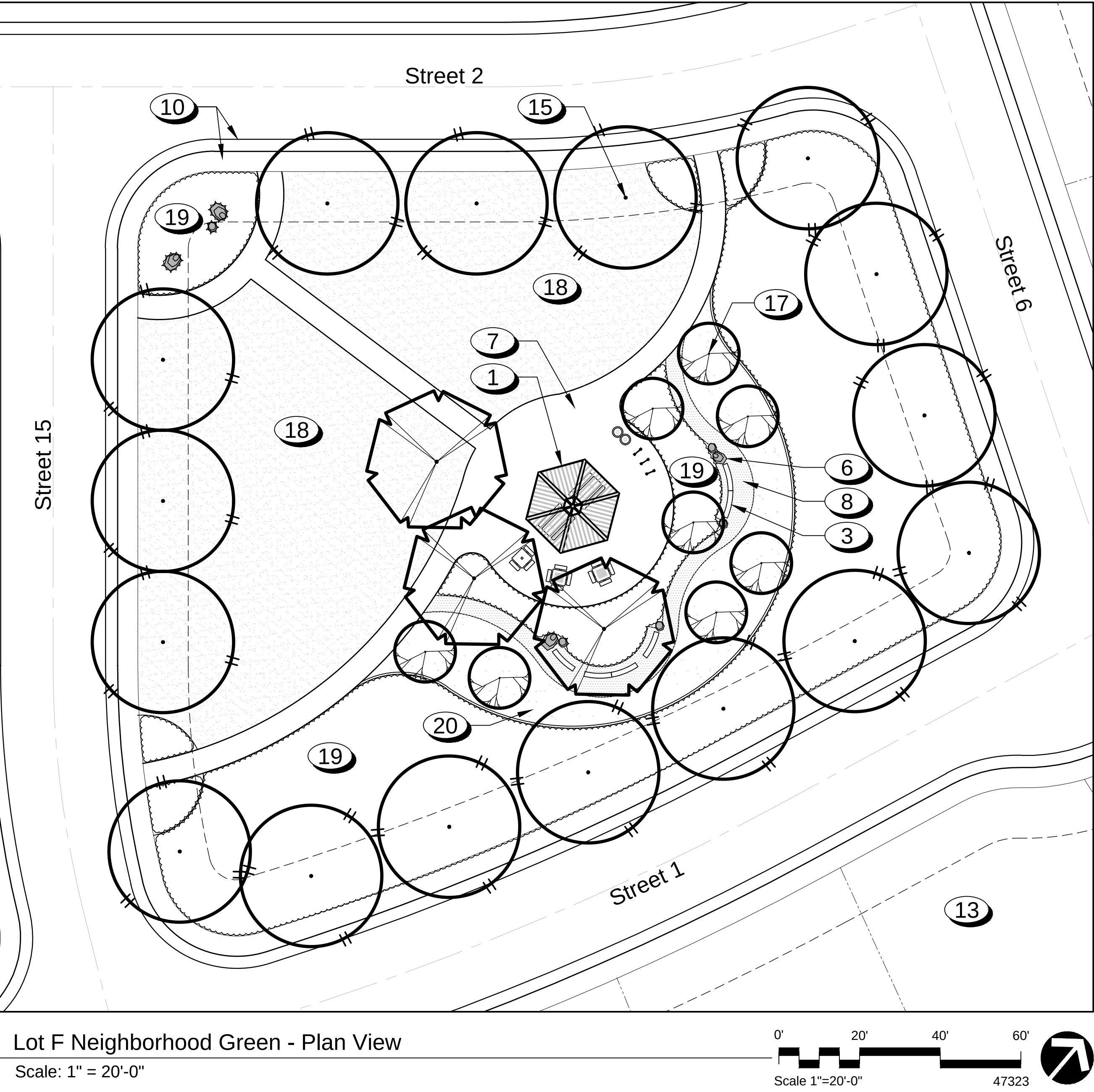
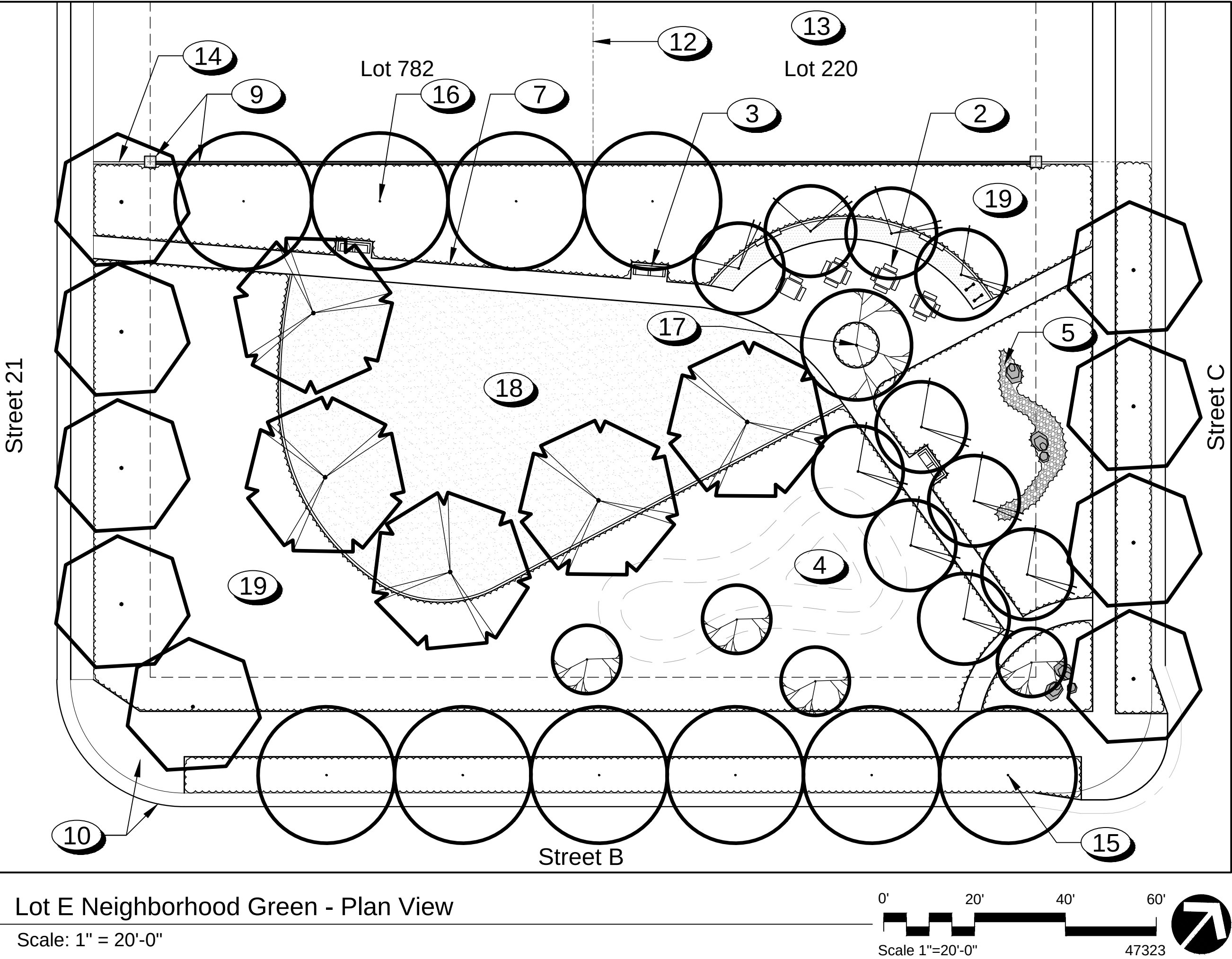
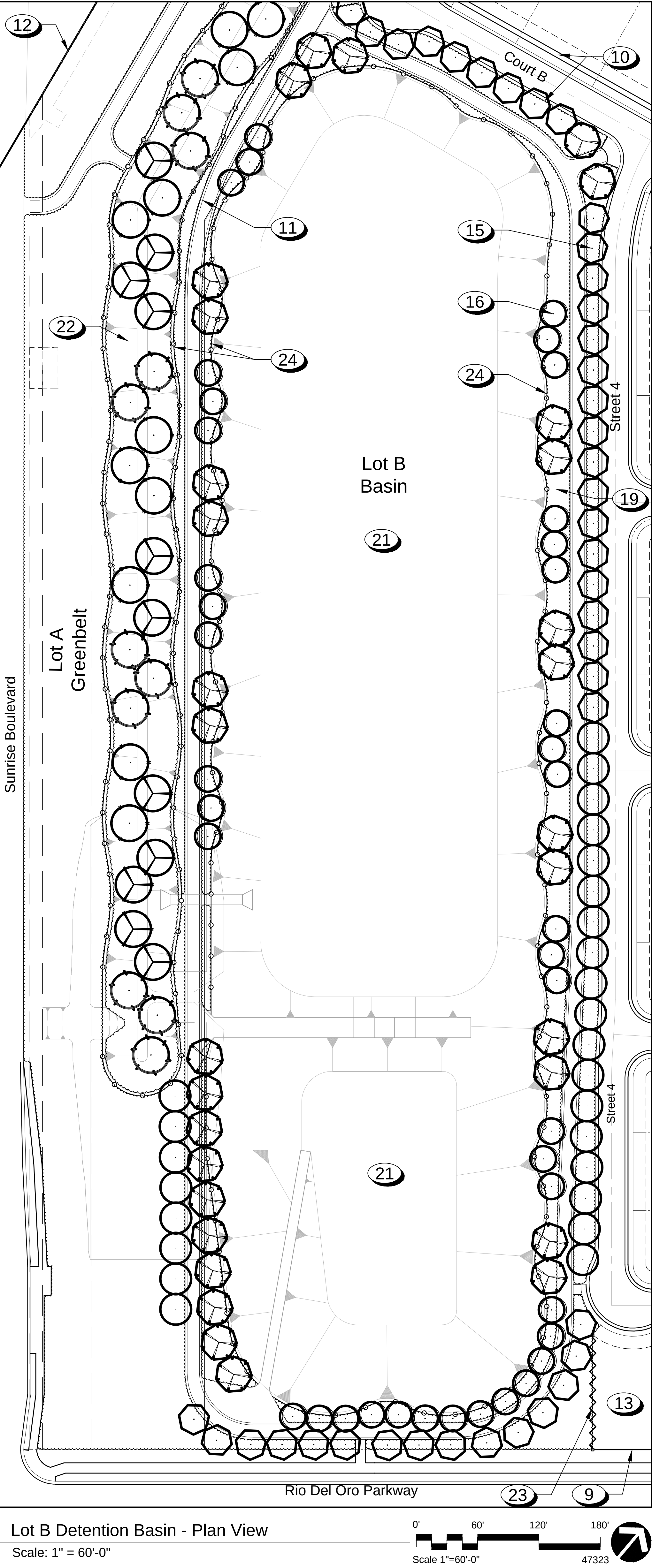
Street Tree Legend						
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Primary Street Trees (including public street frontage)						
	Acer buergerianum	Trident Maple	24" Box		M	30'h x 25'w
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	Nyssa sylvatica	Tupelo	24" Box		M	45'h x 30'w
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	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	24" Box		M	30'h x 25'w
	Zelkova serrata 'City Sprite'	City Sprite Saw Leaf Zelkova	24" Box		M	30'h x 20'w
Secondary Street Trees (including public street frontage)						
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	Laurus 'Saratoga'	Saratoga Laurel	24" Box	Standards - Min. Branching Height 5' x 3' wide	L	25'h x 20'w
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Rio del Oro Parcel 78 - for Elliott Homes

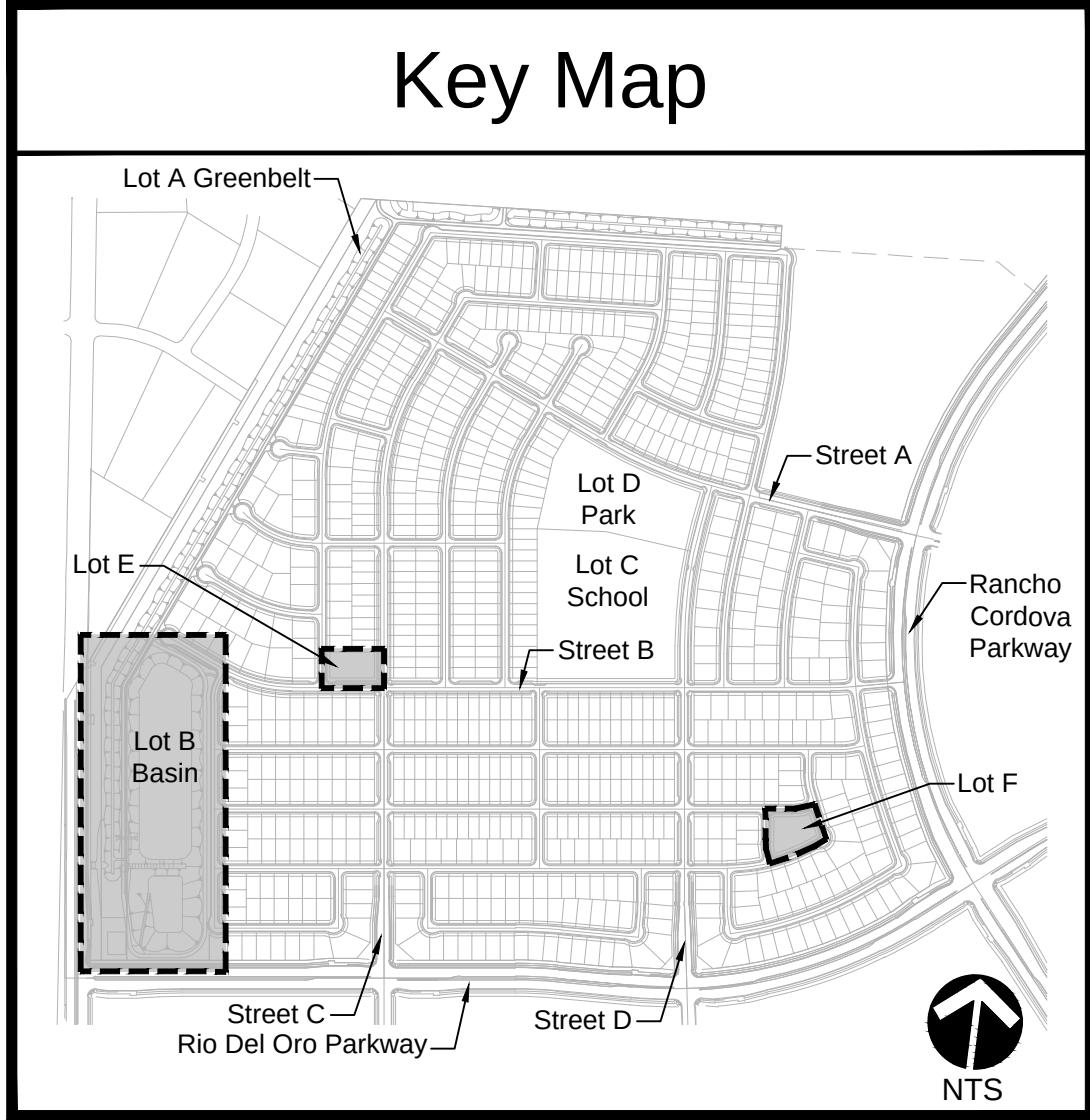
Conceptual Landscape Plan

Rancho Cordova, California

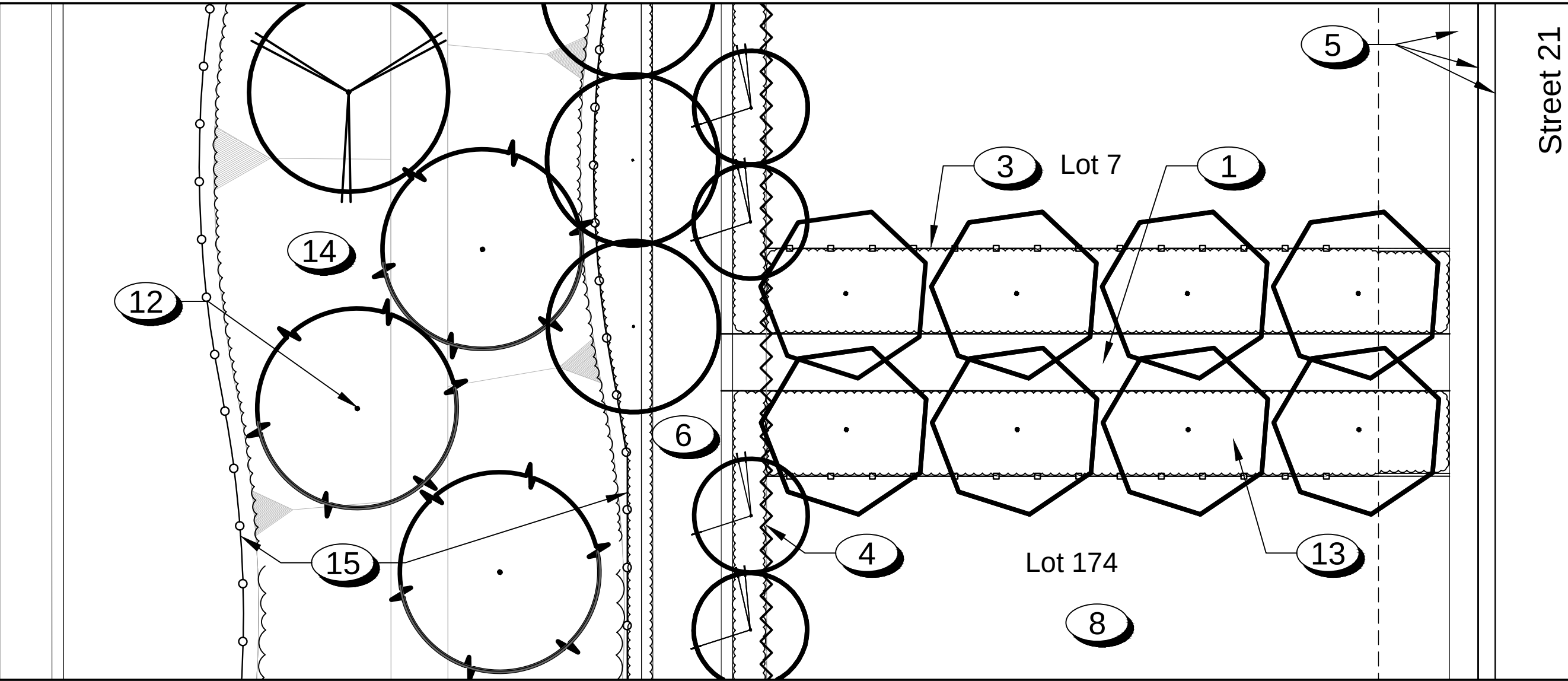


Project Elements Legend

- 1 Picnic area with shade structure, tables, and bike parking.
- 2 Picnic area with tree grove in decomposed granite paving, tables, seat walls, and bike parking.
- 3 Bench, typ.
- 4 Low berm.
- 5 Cobble swale with landscape boulders.
- 6 Landscape boulders, typ.
- 7 Concrete walkway/paving, typ.
- 8 Decomposed granite walkway.
- 9 Soundwall and pilasters per Civil Engineer's plans, typ. Refer to Soundwall and Pilaster Enhancement Elevation, Sheet 5, for soundwall coloration and decorative pilaster design.
- 10 Concrete sidewalk, curb, and gutter per Civil Engineer's plans, typ.
- 11 Multi-use asphalt trail per Civil Engineer's plans, typ.
- 12 Property line, typ.
- 13 Residential lot, typ.
- 14 Concrete mowband at public/private property interface, typ.
- 15 Primary street tree, typ. Type and spacing per the Rio Del Oro Specific Plan and the Rio Del Oro Development Standards and Design Guidelines. Refer to Sheets 1 and 2 for more information. Trees planted less than ten feet (10') from paving shall have root barriers no less than 10' on center per tree. Continuous root barriers are required along publicly maintained streetscapes.
- 16 Shade tree, typ.
- 17 Accent / specimen tree, typ.
- 18 Open turf area, typ.
- 19 Planting area, typ. Proposed plant material selected for long-term maintenance, water-usage, minimal green waste production, drought tolerance, size/growth, and arrangement/location. Plant material selection shall focus on predominately low (with some medium) water-use plantings that are regionally appropriate, hardy, resilient, and aesthetically pleasing. Refer to Plant Legend on Sheet 5 for more information. All planting areas shall be filled with a 3" "walk-on" layer of bark mulch. Pre-emergent herbicide shall be applied in all non-seeded landscape areas. A weed control layer shall be installed in all areas mulched with bark or rock.
- 20 No mow meadow.
- 21 Detention basin per Civil Engineer' plans.
- 22 Greenbelt drainage basin per Civil Engineer's plans. To be planted with California native hydroseed plant mix, matching the exitsing RDO 67 greenbelt basin design for continuity.
- 23 Metal view fence (zig zag symbol) on property line at Lot B Basin.
- 24 Post and cable fence (circle symbol) around basin and greenbelt, typ.

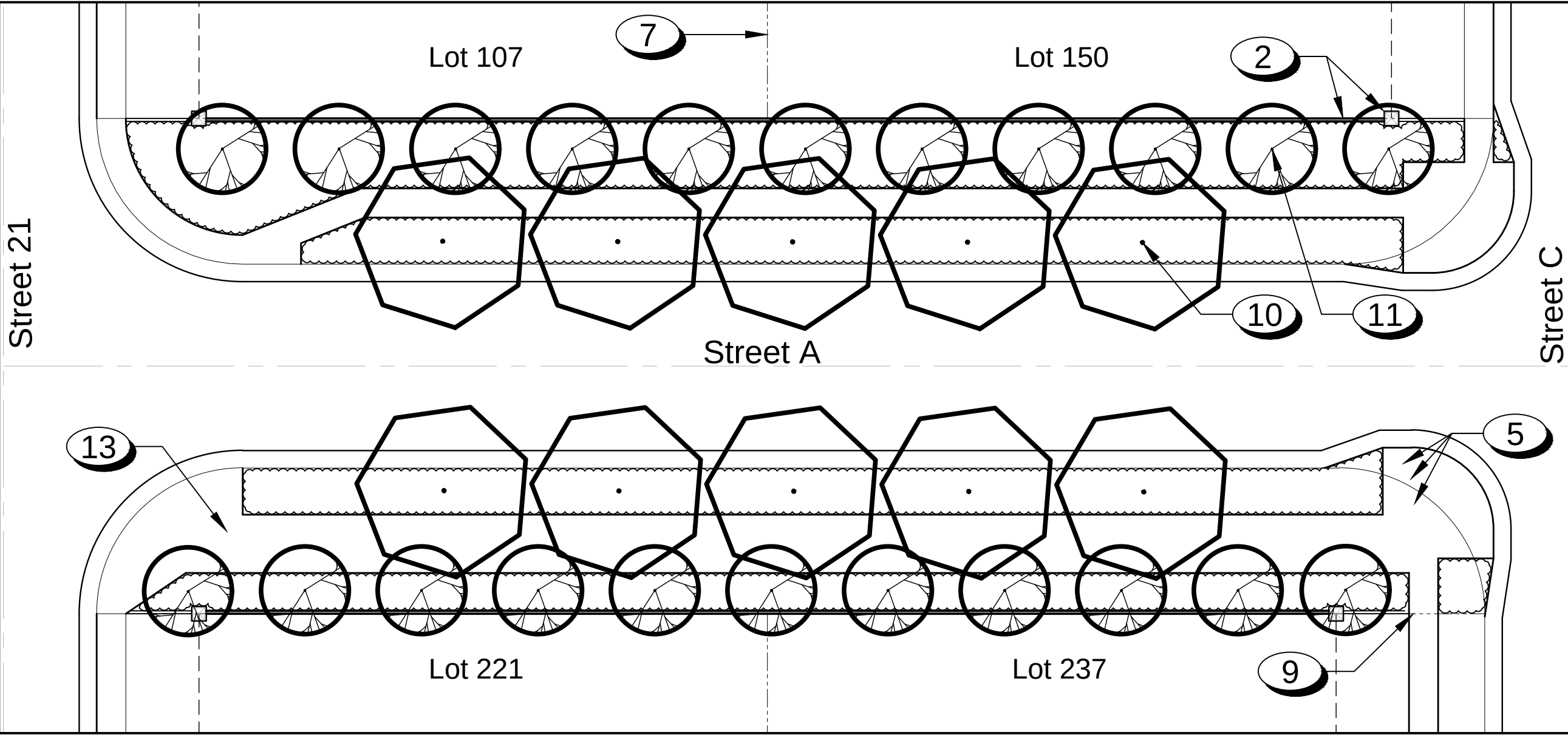


Rio del Oro Parcel 78 - for Elliott Homes
Conceptual Landscape Plan
Rancho Cordova, California



Lot G Paseo and Lot A Greenbelt Connection - Plan View

Scale: 1" = 20'-0"



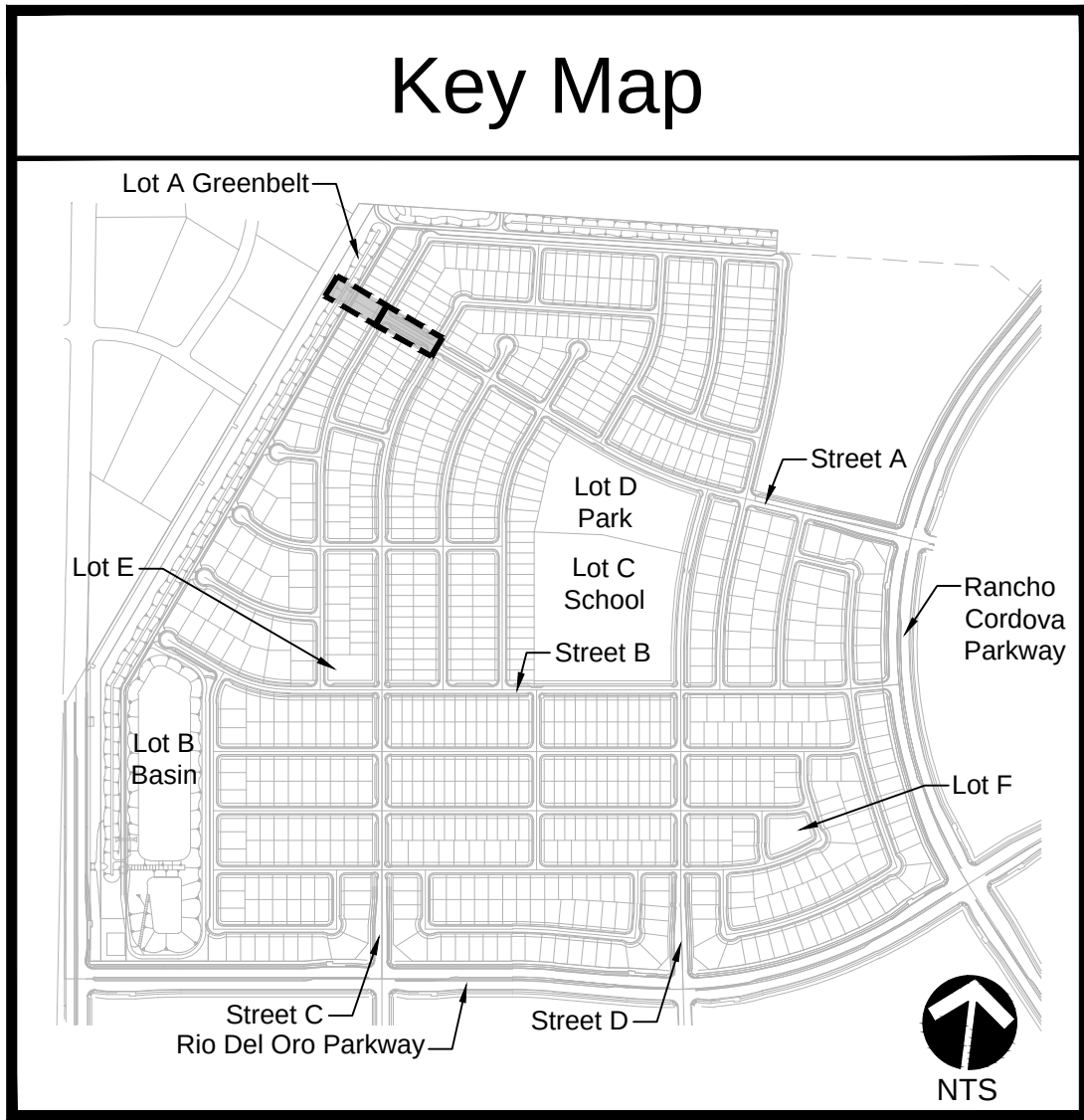
Typical Streetscape - Plan View

Scale: 1" = 20'-0"



Project Elements Legend

- 1 Concrete paving, typ.
- 2 Soundwall and pilasters per Civil Engineer's plans, typ. Refer to Soundwall and Pilaster Enhancement Elevation, Sheet 5, for soundwall coloration and decorative pilaster design.
- 3 Enhanced wood fence (square symbol) on property line, typ.
- 4 Metal view fence (zig zag symbol) on property line at Lot A Greenbelt, typ.
- 5 Concrete sidewalk, curb, and gutter per Civil Engineer's plans, typ.
- 6 Asphalt trail per Civil Engineer's plans, typ.
- 7 Property line, typ.
- 8 Residential lot, typ.
- 9 Concrete mowband at public/private property interface, typ.
- 10 Primary street tree, typ. Type and spacing per the Rio Del Oro Specific Plan and the Rio Del Oro Development Standards and Design Guidelines. Refer to Sheets 1 and 2 for more information. Trees planted less than ten feet (10') from paving shall have root barriers no less than 10' on center per tree. Continuous root barriers are required along publicly maintained streetscapes.
- 11 Secondary street tree, typ.
- 12 Shade tree, typ.
- 13 Planting area, typ. Proposed plant material selected for long-term maintenance, water-usage, minimal green waste production, drought tolerance, size/growth, and arrangement/location. Plant material selection shall focus on predominately low (with some medium) water-use plantings that are regionally appropriate, hardy, resilient, and aesthetically pleasing. Refer to Plant Legend on Sheet 5 for more information. All planting areas shall be filled with a 3" "walk-on" layer of bark mulch. Pre-emergent herbicide shall be applied in all non-seeded landscape areas. A weed control layer shall be installed in all areas mulched with bark or rock.
- 14 Greenbelt drainage basin per Civil Engineer's plans. To be planted with California native hydroseed plant mix, matching the exitsing RDO 67 greenbelt basin design for continuity.
- 15 Post and cable fence (circle symbol) around greenbelt, typ.



Rio del Oro Parcel 78 - for Elliott Homes

Conceptual Landscape Plan

Rancho Cordova, California

Tree and Shrub Photos



Soundwall and Pilaster Enhancements Legend

- 1 Crown Basalite Proto II Wall Cap. Color: W1 (Premium). Texture: Precision.
- 2 Basalite Proto II CMU 6"x8"x16". Color: 345 (Standard). Texture: Split Face - Streetscape Side, Precision - Residential Side.
- 3 Square decorative pilaster with stone veneer. Veneer manufacturer: Creative Mines. Type: Craft Peak Ledge Masonry Veneer. Style: Mountainion.
- 4 Precast concrete custom pilaster cap. Manufacturer: Handalstone. Typ: PC30-28 without peak. Color Natural White. Finish: Stone.
- 5 Structural design of soundwall per Civil Engineer's Plans (not shown). Height as required by Environmental Study.

* Note- Some material selections may be revised during the improvement plans process.

Fencing Legend

- A 6'-0" Tubular Steel Metal Fence per the Rio Del Oro Landscape Design Guidelines.
- B 6'-0" Enhanced Wood Fence with 1'x6' fence boards, 2"x6" cap, 1" x 4" top and bottom trim, and 4"x4" wood posts. Wood shall not be painted or stained unless required by Developer.
- C 6'-0" "Good Neighbor" style fence with 1'x6' dog-eared fence boards and 4"x4" wood posts. Wood shall not be painted or stained unless required by Developer.
- D 2'-6" Post and Cable Fence with 6" x 6" wood posts and galvanized wire rope with vinyl coating. Wood shall not be painted or stained unless required by Developer.

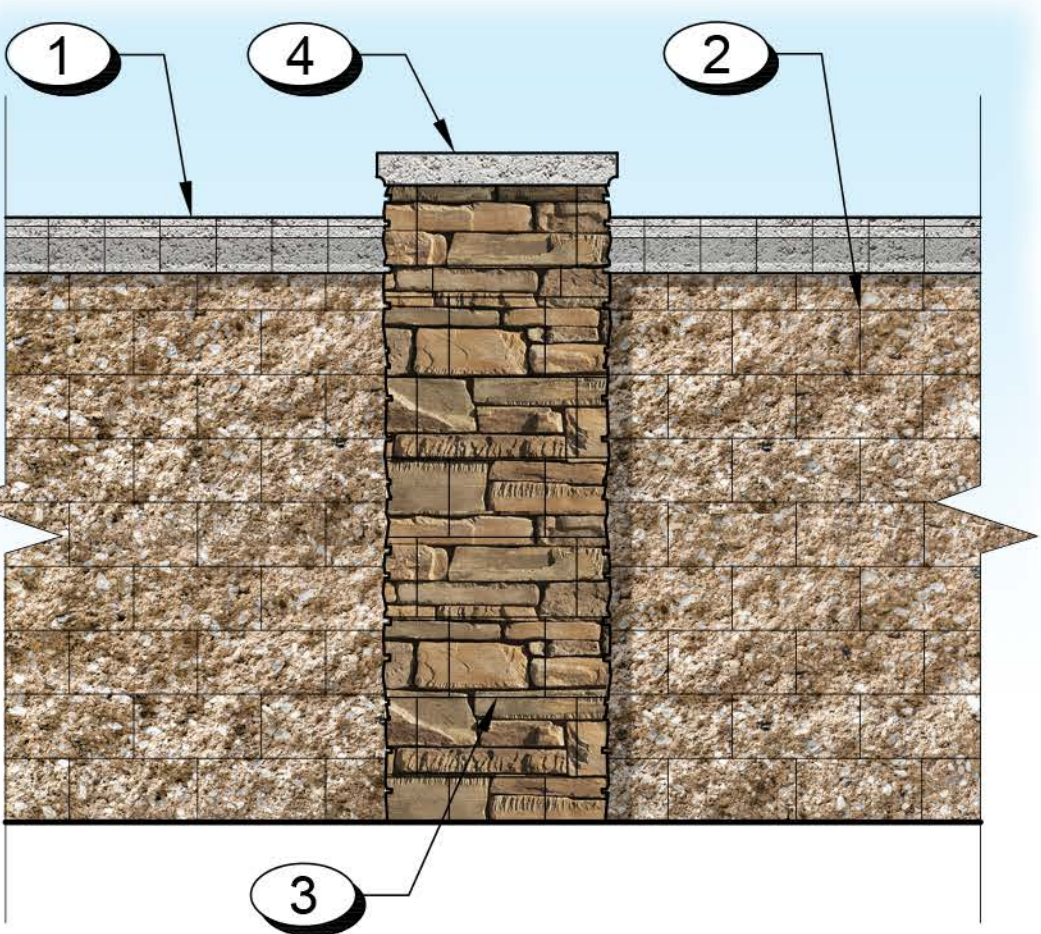
Plant Legend						
Symbol	Botanical Name	Common Name	Size	Remarks	WUCOLS Water-Use	Mature Size
Shrubs						
AB	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	5 gal	-	M	3'h x 4'w
AS	Acca sellowiana 'Tharlfona'	Bambina Pineapple Guava	5 gal	-	L	4'h x 4'w
CV	Callistemon viminalis 'Little John'	Little John Bottlebrush	5 gal	-	L	3'h x 3'w
CF	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	1 gal	-	M	1'h x 2'w
DV	Dietes vegeta 'Variegata'	Variegated Fortnight Lily	5 gal	-	L	3'h x 3'w
EC	Epilobium canum	California Fuchsia	1 gal	-	L	2'h x 3'w
HP	Hesperaloe parviflora 'Brakelights'	Red Yucca	5 gal	-	L	2'h x 2'w
JP	Juncus patens 'Elk Blue'	Elk's Blue Rush	1 gal	-	M	2'h x 2'w
LN	Laurus nobilis 'Little Ragu'	Little Ragu Laurel	5 gal	-	L	5'h x 5'w
LA	Lavendula angustifolia 'Hidcote Blue'	Hidcote Blue Lavender	1 gal	-	L	2'h x 2'w
LL	Lomandra longifolia 'Breeze'	Breeze Dwarf Mat Rush	5 gal	-	L	3'h x 3'w
LE	Loropetalum chinense 'Ever Red'	Ever Red Chinese Fringe Flower	5 gal	-	M	6'h x 6'w
PH	Penstemon heterophyllus 'Margarita Bop'	Margarita Bop Penstemon	1 gal	-	L	2'h x 2'w
RU	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorne	5 gal	-	L	4'h x 4'w
SG	Salvia greggii 'Furman's Red'	Red Autumn Sage	5 gal	-	L	3'h x 3'w
TF	Teucrium fruticans 'Azereum'	Azure Bush Germander	5 gal	-	L	4'h x 4'w
XC	Xylosma congestum 'Compacta'	Shiny Xylosma	5 gal	-	L	5'h x 5'w
Groundcover & Vines						
E	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	1 gal	-	L	1'h x 5'w
C	Coprosma kirkii 'Variegata'	Striped Coprosma	5 gal	-	L	1'h x 6'w
H	Hydroseed Plant Mix - A combination of the Native Erosion Control mix (seeded at a rate of 45 lbs/acre) and the California Native Wildflower mix (seeded at a rate of 8 lbs/acre) from Pacific Coast Seed Inc.				L	-
R	Rosa 'Meigalpio' PP 17877	Red Drift Rose	2 gal	-	M	2'h x 3'w
A	Rosa 'Meimirote' PP 23354	Apricot Drift Rose	2 gal	-	M	2'h x 3'w
S	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	1 gal	-	L	1'h x 5'w
W	Westringia fruticosa 'Mundi'	Mundi Coast Rosemary	5 gal	-	L	1'h x 5'w
Note: This legend is intended for preliminary Design Review approval only. Additional plants may be added or removed to the improvement plans.						

Irrigation System Note

- Irrigation system shall utilize domestic water supply and shall comply with the current City and State Model Water Efficient Landscape Ordinance (MWELO). Full construction documents with the required documentation including water efficient landscape worksheet, specific irrigation equipment, scheduling, soil analysis notes, etc. shall be provided for City review and approval prior to construction. Irrigation system shall be privately maintained and operated.

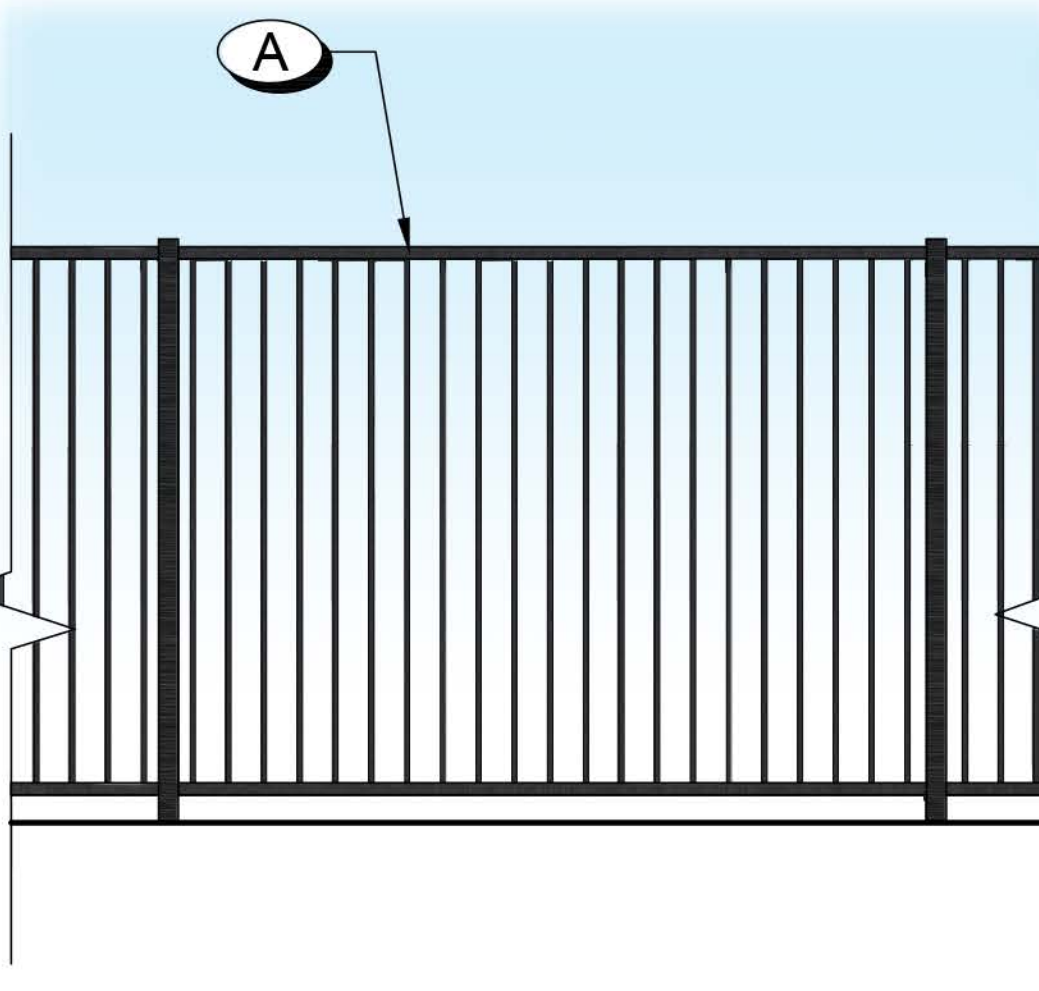
Total Landscape Area

The preliminary total landscape area of the Rio Del Oro Parcel 78 streetscape (59,859 sf), neighborhood greens (261,362 sf), greenbelts (799,642 sf), and detention basin exterior (64,352 sf) (not including the detention basin proper) is 1,185,215 square feet (sf). This area calculation excludes soundwalls, retaining walls, pilasters, sidewalk, etc. and represents the area that will be planted and irrigated for the project.



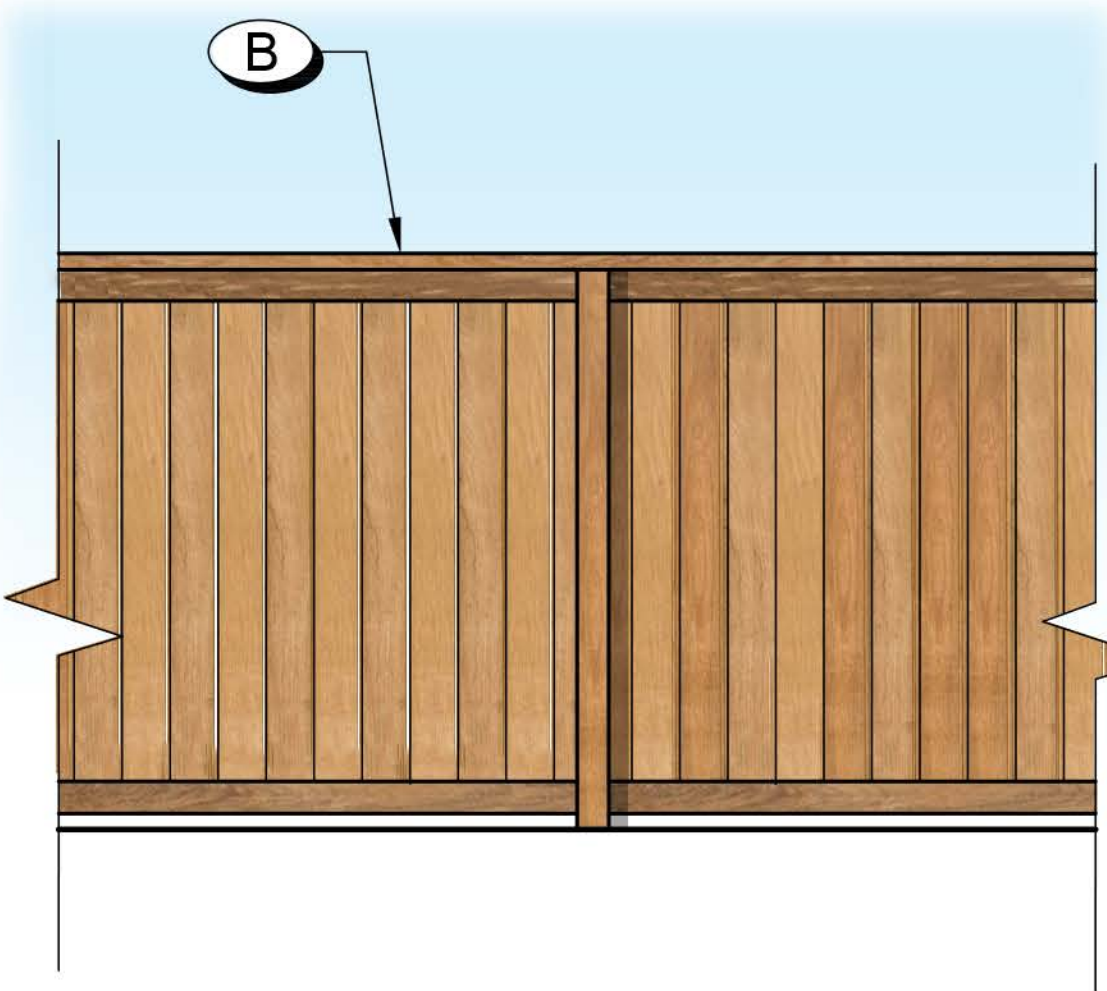
Soundwall and Pilaster - Elevation

Scale: 1/2" = 1'-0"



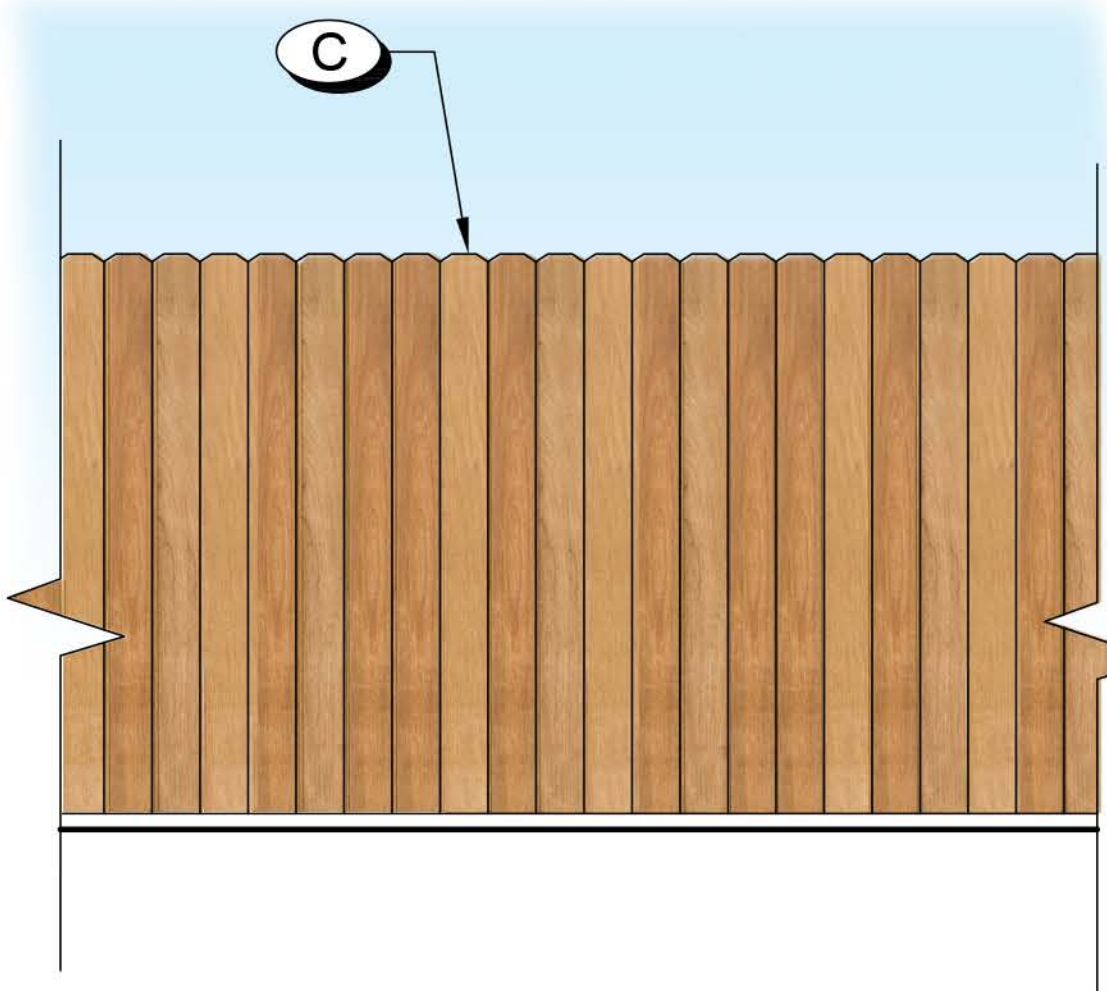
Tubular Steel Fence - Elevation

Scale: 1/2" = 1'-0"



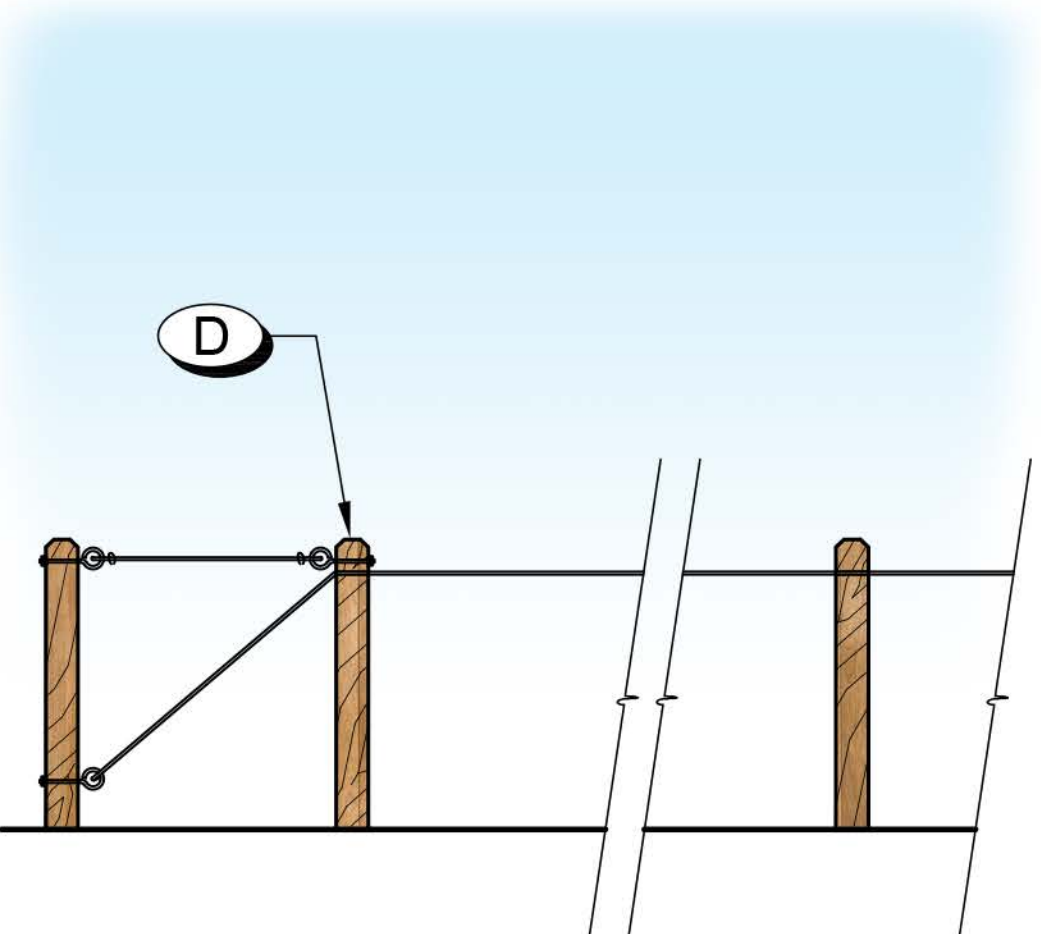
Enhanced Wood Fence - Elevation

Scale: 1/2" = 1'-0"



Interior Wood Fence - Elevation

Scale: 1/2" = 1'-0"



Post and Cable Fence - Elevation

Scale: 1/2" = 1'-0"

Pilaster Veneer & Cap Enlargement



Craft Peak Ledge Mountainion Veneer



Handalstone Pilaster Cap (color per legend)

CMU & Wall Cap Enlargement



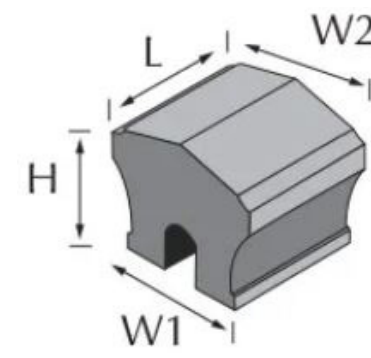
Precision CMU Color 345



Split Face CMU Color 345

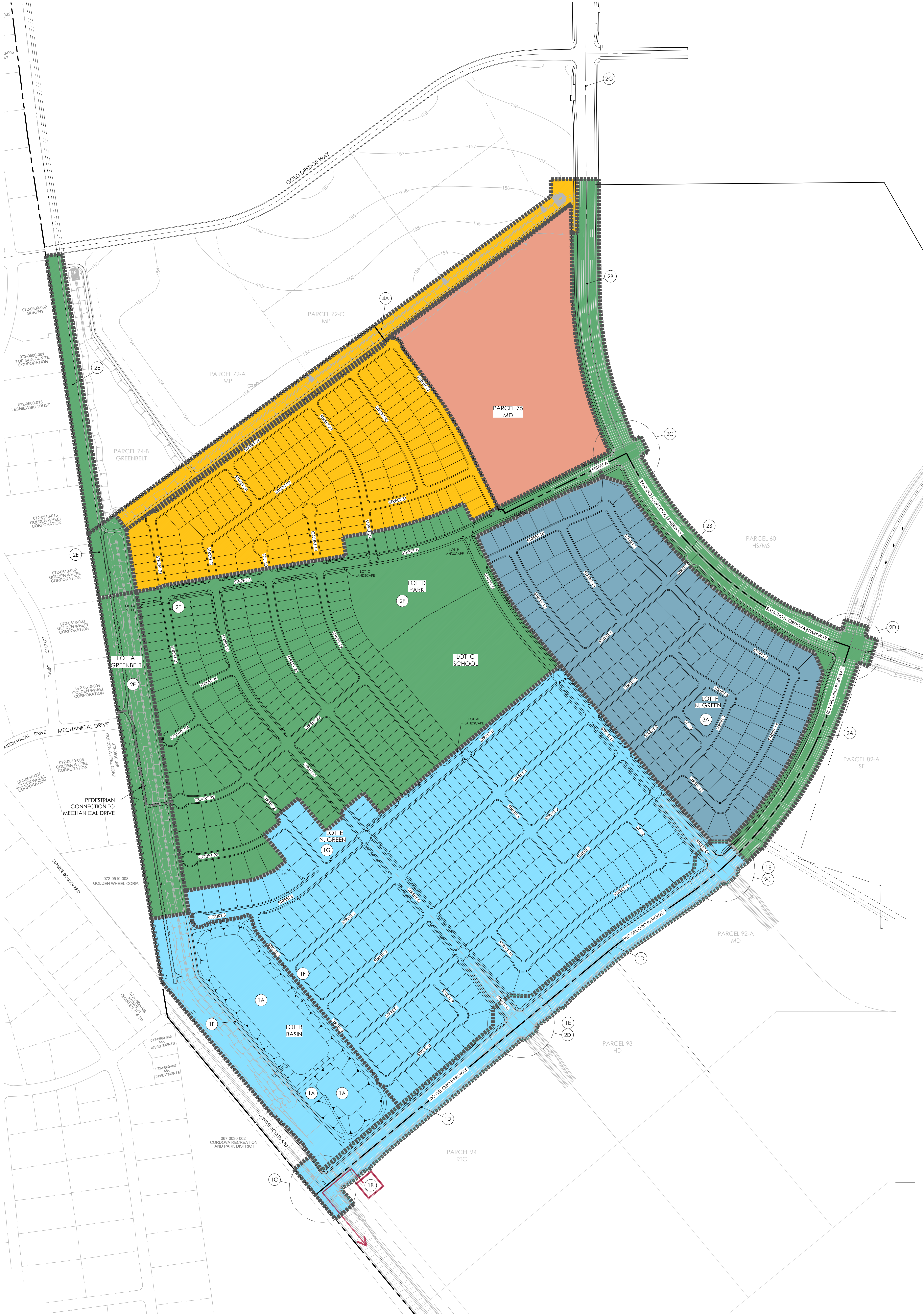


Precision CMU Color W1



Beveled Wall Cap

PHASING PLAN FOR
RIO DEL ORO PHASE 2 - PARCEL 78
CITY OF RANCHO CORDOVA, CALIFORNIA
APRIL 26, 2024



PHASING ACCESS & INFRASTRUCTURE PLAN:

- PHASE 1 INFRASTRUCTURE IMPROVEMENTS:**
- 1A) STORM DRAIN BASIN AND PUMP STATION (SUBJECT TO APPROVAL BY DRAINAGE).
 - 1B) SANITARY SEWER LIFT STATION AND FORCE MAIN. (OUTFALL TO CHRYSANTHY LIFT STATION)
 - 1C) SUNRISE BOULEVARD AND RIO DEL ORO PARKWAY INTERSECTION IMPROVEMENTS (SIGNAL AND WIDENING)
 - 1D) RIO DEL ORO PARKWAY (SUNRISE BLVD TO STREET D). 4-LANES TO BE CONSTRUCTED INCLUDING SIGNAL INTERCONNECT, TRUNK SEWER, TRUNK DRAIN, AND 24" WATER TRANSMISSION MAIN AS IDENTIFIED BY APPROVED MASTER PLANS.
 - 1E) ADVANCED CONDUIT FOR FUTURE TRAFFIC SIGNALS AT:
 - RIO DEL ORO PKWY AND STREET C
 - RIO DEL ORO PKWY AND STREET D
 - 1F) DETENTION BASIN LANDSCAPING AND MAINTENANCE ROAD/TRAIL.
 - 1G) LOT E NEIGHBORHOOD GREEN IMPROVEMENTS
- TIMING: 1A-1E TO BE SUBSTANTIALLY COMPLETE PRIOR TO 1ST OCCUPANCY. 1F-1G TO BE SUBSTANTIALLY COMPLETE PRIOR TO 150TH OCCUPANCY.

- PHASE 2 INFRASTRUCTURE IMPROVEMENTS:**
- 2A) RIO DEL ORO PARKWAY (STREET D TO RANCHO CORDOVA PKWY). 4 LANES TO BE CONSTRUCTED INCLUDING SIGNAL INTERCONNECT, BACKBONE SEWER, WATER, AND STORM DRAIN IDENTIFIED BY APPROVED MASTER PLANS. IMPROVEMENTS TO BE SUBSTANTIALLY COMPLETE PRIOR TO 1ST OCCUPANCY IN PHASE 2 OR PRIOR TO HIGH SCHOOL/MIDDLE SCHOOL OPENING, WHICHEVER OCCURS FIRST.
 - 2B) RANCHO CORDOVA PKWY (RIO DEL ORO PHASE 2 NORTHERN BOUNDARY TO RIO DEL ORO PKWY). 4-LANES TO BE CONSTRUCTED INCLUDING SIGNAL INTERCONNECT, BACKBONE SEWER, WATER AND STORM DRAIN IMPROVEMENTS IDENTIFIED BY APPROVED MASTER PLANS. PROVIDE SERVICE STUBS TO FUTURE MIDDLE SCHOOL / HIGH SCHOOL SITE. IMPROVEMENTS TO BE SUBSTANTIALLY COMPLETE PRIOR TO 1ST OCCUPANCY IN PHASE 2 OR PRIOR TO HIGH SCHOOL/MIDDLE SCHOOL OPENING, WHICHEVER OCCURS FIRST.
 - 2C) COMPLETE TRAFFIC SIGNALS AT:
 - RANCHO CORDOVA PKWY AND STREET A
 - RIO DEL ORO PKWY AND STREET DSIGNALS AT RANCHO CORDOVA PKWY/STREET A AND RIO DEL ORO PKWY/STREET D TO BE SUBSTANTIALLY COMPLETE PRIOR TO 1ST OCCUPANCY IN PHASE 2 OR PRIOR TO HIGH SCHOOL/ MIDDLE SCHOOL OPENING, WHICHEVER OCCURS FIRST.
 - 2D) COMPLETE TRAFFIC SIGNALS AT:
 - RIO DEL ORO PKWY AND RANCHO CORDOVA PKWY
 - RIO DEL ORO PKWY AND STREET CSIGNALS AT RIO DEL ORO PKWY/RANCHO CORDOVA PKWY AND RIO DEL ORO PKWY/STREET C TO BE SUBSTANTIALLY COMPLETE PRIOR TO 450TH BUILDING PERMIT FOR PARCEL 78 OR PRIOR TO HIGH SCHOOL/ MIDDLE SCHOOL OPENING, WHICHEVER OCCURS FIRST.
 - 2E) CONSTRUCT WEST TRAIL AND RELATED LANDSCAPE IMPROVEMENTS BETWEEN COURT B AND GOLD DREDGE WAY INCLUDING PEDESTRIAN CONNECTION TO MECHANICAL DRIVE. IMPROVEMENTS TO BE SUBSTANTIALLY COMPLETE PRIOR TO 450TH BUILDING PERMIT OR PRIOR TO DEVELOPMENT OF LOTS ABUTTING THE TRAIL CORRIDOR, WHICHEVER OCCURS FIRST.
 - 2F) IMPROVE LOT D PARK PRIOR TO 450TH BUILDING PERMIT OR AS REQUIRED BY DEVELOPMENT AGREEMENT WITH CRPD, WHICHEVER OCCURS FIRST.
 - 2G) IF NOT ALREADY COMPLETED BY OTHERS, COMPLETE RANCHO CORDOVA PKWY IMPROVEMENTS BETWEEN THE NORTHERN BOUNDARY OF PHASE 2 AND INTERNATIONAL DRIVE (APPROXIMATELY 2300 LF). 4-LANES TO BE CONSTRUCTED INCLUDING BACKBONE SEWER, WATER AND STORM DRAIN IMPROVEMENTS IDENTIFIED BY APPROVED MASTER PLANS. IMPROVEMENTS TO BE SUBSTANTIALLY COMPLETE PRIOR TO 1ST OCCUPANCY IN PHASE 2 OR PRIOR TO HIGH SCHOOL/MIDDLE SCHOOL OPENING, WHICHEVER OCCURS FIRST.

- PHASE 3 INFRASTRUCTURE IMPROVEMENTS:**
- 3A) LOT F NEIGHBORHOOD GREEN IMPROVEMENTS. IMPROVEMENTS TO BE SUBSTANTIALLY COMPLETE PRIOR TO 50TH BUILDING PERMIT IN PHASE 3.

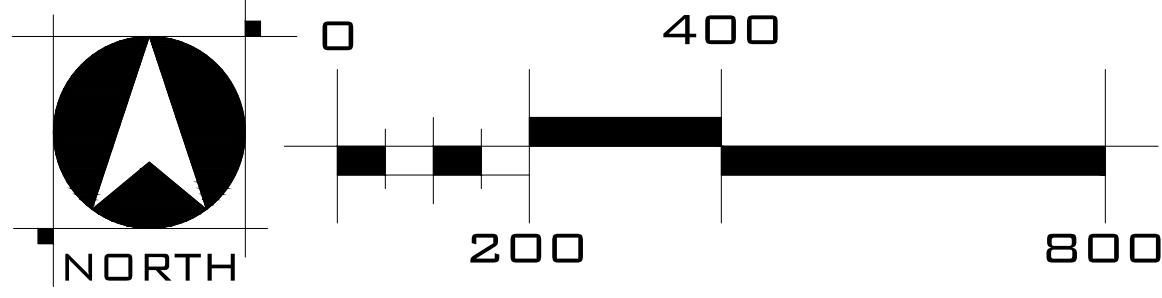
- PHASE 4 INFRASTRUCTURE IMPROVEMENTS:**
- 4A) IMPROVE NORTH DRAINAGE CHANNEL AND PEDESTRIAN CORRIDOR. IMPROVEMENTS TO INCLUDE TRAIL IMPROVEMENTS AND RELATED LANDSCAPING FROM NW CORNER OF PHASE 2 TO RANCHO CORDOVA PARKWAY. IMPROVEMENTS TO BE SUBSTANTIALLY COMPLETE PRIOR TO 50TH BUILDING PERMIT IN PHASE 4 OR PRIOR TO DEVELOPMENT OF LOTS IMMEDIATELY ADJACENT TO THE CHANNEL CORRIDOR, WHICHEVER OCCURS FIRST.

PHASING LEGEND

- PARCEL 78 - PHASE 1 (303 LOTS)
- PARCEL 78 - PHASE 2 (222 LOTS)
- PARCEL 78 - PHASE 3 (157 LOTS)
- PARCEL 78 - PHASE 4 (161 LOTS)
- FUTURE PARCEL 75 TENTATIVE SUBDIVISION MAP

LOT SUMMARY	
LOT SIZE	LOTS
47'X110'	473
62' x 110'	258
75'X110'	112
TOTAL	843

- NOTES**
1. INTRACT PHASING MAY VARY FROM THAT SHOWN BASED ON MARKET CONDITIONS AND PRODUCT DEMAND. PHASES SHOWN MAY BE FURTHER SUBDIVIDED BASED ON MARKET CONDITION AT THE TIME OF DEVELOPMENT.
 2. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN A PHASE, CONSTRUCTION SHALL BE UNDERTAKEN FOR ALL STREETS AND IMPROVEMENTS SHOWN ON THE PHASING PLAN AND ALL STREETS NECESSARY FOR ACCESS TO THE PROPOSED HOMES TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT.
 3. PRIOR TO OCCUPANCY WITHIN A PHASE, ALL STREETS AND IMPROVEMENTS SHOWN ON THE PHASING PLAN SHALL BE FULLY CONSTRUCTED AND COMPLETED TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT. DEVELOPER SHALL HAVE THE ABILITY TO SUB-PHASE EACH PHASE WITH PRIOR APPROVAL FROM THE PUBLIC WORKS DEPARTMENT.



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

ITEM 8.1.
Conditions of Approval

ATTACHMENT 3
Exhibit B to the Resolution

<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
1.	The approved entitlement is for the Rio Del Oro Parcel 78 Tentative Subdivision Map within the Rio Del Oro Specific Plan (Portion of APN 072-0370-107) as described in the Planning Commission staff report dated August 14, 2024 and subject to the conditions of approval herein, for project number PLND 0723-0077 ("Project").	Project Description	On-Going	Planning
2.	Developer shall indemnify, defend with counsel selected by City and hold harmless City, and its elected and appointed councils, boards, commissions, officers, officials, agents, employees, and representatives from any and all claims, costs (including legal fees and costs incurred by City or awarded to plaintiffs) and liability incurred by the City and/or awarded to any plaintiff in any legal or equitable action or other proceeding instituted by any third party challenging the validity of any provisions of this permit.	General	On-Going	Planning
3.	Per the project's Development Agreement, consistent with the authority provided in Government Code Section 66452.6(a)(1), the term of the SLTSM and LLTSM shall be the later date of the date the Development Agreement expires or the date the tentative map expires pursuant to City approval of the tentative map.	Time/ expiration	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please e-mail the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
5.	In accordance with Government Code Section 65864 through 65869.5 and Zoning Code 23.158, all active Development Agreements must maintain a minimum deposit balance of \$5,000 and report to the Planning Department annually. This report should include the status of the project, payment of fees, and any change in ownership.	Funding	On-Going	Planning
6.	The project shall comply with the Rio Del Oro Specific Plan Mitigation Monitoring Plan and Oak Tree Mitigation and Monitoring Plan for Rio del Oro Phases 2 and 5.	MMRP	On-Going	Planning

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7.	SMUD has existing underground 12kV facilities along Sunrise Blvd and Mechanical 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.	Existing Facilities	On-Going	SMUD
8.	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	Future SMUD Facilities	On-Going	SMUD
9.	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.	Facility Relocations	On-Going	SMUD
10.	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.	Easements	On-Going	SMUD
11.	The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.	Disclosure	On-Going	SMUD
12.	Water supply will be provided by the Sacramento County Water Agency	Water Provider	On-Going	SCWA
Prior to Recordation of the Final Map				
13.	Ensure the use of sequential lot number for all lots within the subdivision. Do not restart lot counts for each village within a subdivision.	Lot Numbering	Prior to Recordation of the Final Map	Community Development
14.	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.	IOD	Prior to Recordation of the Final Map	SMUD
15.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent	Easements	Prior to Recordation of	SMUD

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	to all public street rights-of-ways.		the Final Map	
16.	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.	Easements	Prior to Recordation of the Final Map	SMUD
17.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 66,000 pounds. At a minimum: (a) the drivable surface shall be 16-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. The Access Road Easement must be dedicated as an easement for "Utility Provider Access" with the understanding that this Access easement area will include multiple utilities and even public access. All other Access Road specifications shall meet the minimum SMUD requirements for access roads as provided directly to the developer.	Vehicular Access	Prior to Recordation of the Final Map	SMUD
18.	The Applicant shall dedicate a (20)-foot easement for future 69 kV routes that will be required to connect the new substation into SMUD's Distribution System. Associated future overhead 69 kV will be installed along the west side of Lots A and B. If a 12.5-foot Public Utility Easement (PUE) is also required along these streets, the 12.5-foot PUE will be located directly adjacent to the street right-of-way, with the 20-foot 69 kV easement directly adjacent to the PUE. An access road rated for 26,000 pounds will be required to support SMUD's trucks along the greenbelt.	Easements	Prior to Recordation of the Final Map	SMUD
19.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD	Service Points	Prior to Recordation of the Final Map	SMUD
20.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan Approval or Final Map Approval	Water Line Location	Prior to Recordation of the Final Map	SCWA

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21.	Property owner hereby agrees to record Covenants, Conditions and Restrictions (CC&Rs) against the property in a form as approved by the City Attorney. The City shall be named a third-party beneficiary to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce the CC&Rs. If an action is commenced, the City shall be entitled to recover costs including reasonable attorney's fees.	CC&Rs	Prior to recordation of a Small Lot Subdivision Map	Community Development /Planning
22.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated 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.	Stormwater Utility Fee District Annexation	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works
23.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City's Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per	CFD No. 2014-2 Street Lighting and Road Maintenance	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works

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	annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.			
24.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services. This may be accomplished by annexation to the City's Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund transit-related services. The tax shall be the per parcel annual amount as specified in an approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of \$5,000 per annexation. In addition, the Property Owner shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property or other form as shall be approved by the City, which assessment will take effect in the event described in this Condition Approval is reduced or repealed. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.	Transit Tax	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works
25.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new community places and neighborhood greens as required by the City's Open Space Standards. This may be accomplished through annexation to the City's Community Facilities District No. 2018-1 (Maintenance of Community Places and Neighborhood Greens), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements related to community places and neighborhood greens. Costs associated with the annexation shall be	CFD No. 2018-1 Maintenance of Community Places and Neighborhood Greens	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works

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	borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation 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.			
26.	The Landowner shall support the annexation of the Project into the Police Services CFD and cover Landowner's fair-share costs of the CFD annexation, not to exceed \$7,000 for the Property. City agrees that the CFD will provide that on lands designated for all residential land use categories, the base year Police Special Tax shall be \$450.00 annually per residential dwelling unit, including multi-family units. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by City for the construction of a building on that particular parcel, and there will be no undeveloped land tax imposed by the CFD. The CFD shall further provide that on each July 1 commencing July 1, 2012, the Police Special Tax shall be escalated by the increase, if any, in the City CPI Index. However, in no event shall the tax per parcel for any fiscal year be less than the amount established for the prior fiscal year. The CFD shall specify that the Police Special Tax shall commence being payable annually following the issuance of a building permit for each parcel subject to the Police Special Tax.	Police Tax	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works / Finance
27.	Reservations for bus turnouts will be required along potential bus routes, including areas served by neighborhood shuttle services. Provide bus shelter easements, approximately 10 feet in width by 20 feet in length, for future Regional Transit routes if bus shelters cannot be accommodated within the public utility easements adjacent to public streets right-of-way.	Bus turnouts	Prior to recordation of the small lot final map	Public Works
28.	The small lot final map shall show irrevocable offers of Dedication (IOD) as indicated on the large lot final map.	Irrevocable Offers of Dedication	Prior to Recordation of the Small Lot Final Map	Public Works
29.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Subdivision Improvement	Prior to Recordation of	Public Works

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		Agreement	the small lot final map	
30.	Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the City of Rancho Cordova Zoning Code	Land Dedication or In Lieu Fees	Prior to Recordation of the small lot final map	Public Works
31.	Dedicate public utility easements, for the installation and maintenance of water, gas, sewer, drainage facilities, traffic control devices and dry utilities as shown on the tentative map.	Easements	Prior to recordation of the applicable small lot final map	Public Works
32.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units.	Mail Easements	Prior to Recordation of the small lot final map	Public Works
Prior to Approval of Improvement Plans				
33.	Trees identified for removal shall be replaced or mitigated per RCMC Code 19.12.120 and the approved Tree Mitigation Plan. Tree replacement is one inch per one inch ratio. In-lieu payment is \$165 per inch.	Tree Mitigation	Prior to Approval of Improvement Plans	Public Works
34.	DRAINAGE STUDY: Applicant shall prepare and submit a detailed drainage study for review with the improvement plans. The 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 standards. Study must be completed 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
35.	Stormwater Quality- Post Construction The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, treatment control, low impact development, hydromodification management, and full capture trash control measures into the site	Stormwater Quality	Prior to Approval of Improvement Plans	Public Works

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<u>Conditions of Approval</u>		Category	Timing / <u>Implementation</u>	Enforcement/ <u>Monitoring</u>
	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.			
36.	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. 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). Permits are issued by the State Water Resources Control Board. 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 Quality	Prior to Approval of Improvement Plans	Public Works
37.	Permits: 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.	Fish and Wildlife Permit	Prior to Approval of Improvement Plans	Public Works
38.	The Stormwater Pollution Prevention Plan 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's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City's Stormwater Quality Division. A chemical treatment system or comparable process shall be included in the project's stormwater pollution prevention plan and referenced in the	Stormwater Pollution Prevention Plan	Prior to Approval of Improvement Plans	Public Works

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	erosion and sediment control plan of the improvement plans.			
39.	Drainage System Design: The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, Construction Specifications, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Drainage System Design	Prior to Approval of Improvement Plans	Public Works
40.	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 typically 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 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.	100-Year Flood Event Protection	Prior to Approval of Improvement Plans	Public Works
41.	All stormwater basins shall be designed with a natural appearance including meandering non-linear side slopes and include amenities such as trails and landscaping in accordance with the City's Open Space Guidelines. The basin side slopes shall be 3:1 max. Post and cable is required on the basin side if basin depth is greater than 36-inches and side slopes are greater than 3:1. Basin design and construction shall include irrigation. Topside landscaping of basin shall have a separate irrigation and controllers from basin side slopes.	Stormwater Basins	Prior to Approval of Improvement Plans	Public Works
42.	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.	Permanent Concrete Stamp	Prior to Approval of Improvement Plans	Public Works

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43.	All storm drain facilities within private parcels shall be privately maintained and shall be clearly labeled as “private” in the improvement plans.	Storm Drain Facilities	Prior to Approval of Improvement Plans	Public Works
44.	Fees: Pay any fees required by the Drainage Impact Fee Program to the satisfaction of the Public Works Department. Credits from other phases can be used to offset the required fees.	Drainage Impact Fees	Prior to Approval of Improvement Plans	Public Works
45.	In cases where the roadway cross-sections are phased, extend all utilities beyond edge of pavement for future roadway build out.	Roadway Cross-Sections	Prior to Approval of Improvement Plans	Public Works
46.	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 per 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)	Landscape Plans	Prior to Approval of Improvement Plans	Public Works
47.	Backbone roadways (Rancho Cordova Parkway, Rio Del Oro Parkway, Sunrise Boulevard) shall be configured per the approved Geometric Approval Drawing provided with the TSM package. Construction of signal improvements shall be consistent with the locations and timing shown on the Parcel 78 project phasing plan. If deviations from these documents are proposed, a Traffic Engineer shall prepare a Local Traffic Analysis/Study pertaining to Sunrise Boulevard/Rio Del Oro Parkway, Rio Del Oro Parkway/Rancho Cordova Parkway, and Rancho Cordova Parkway/Street A that provides further direction on intersection geometrics including but	Traffic Analysis/Study	Prior to Approval of Improvement Plans	Public Works

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	not limited to: signalization/stop controls, turn pocket length, queuing distances, and similar requirements to the satisfaction of Public Work			
48.	Traffic control devices shall be designed where needed to the satisfaction of the City Engineer. Traffic calming shall be installed as follows and shown on the Phasing Plan: • Provide bulb-outs at the intersections of Streets A & 17, Streets A & D, Streets A & C, Streets A & 29, Streets B & C, Streets B & 5, Streets B & D, Streets D & 1, and Streets C & 1, as depicted on the Tentative Subdivision map.	Traffic Control Devices	Prior to Approval of Improvement Plans	Public Works
49.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.	Landscaping	Prior to Approval of Improvement Plans	Public Works
50.	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
51.	City shall perform condition assessment of Sunrise Boulevard culverts. Results shall determine the level of improvements needed to increase resiliency and long-term viability. Developer shall work with City in good faith for expected reasonable improvements.	Sunrise Boulevard Culverts	Prior to Approval of Improvement Plans	Public Works
52.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. Fire access roadways may be reduced to a minimum of 16 feet in width when serving up to two single-family dwellings. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.	Fire Access Roadway	Prior to Improvement Plan Approval	Sac Metro Fire

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53.	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 Turnaround	Prior to Improvement Plan Approval	Sac Metro Fire
54.	Show the design for a minimum of 2 remote fire access roadways. Two remote access roadways shall be provided when developments of one and two-two family dwellings exceed 39 dwelling units. Remote fire access roadways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served.	Fire Access Roadways	Prior to Improvement Plan Approval	Sac Metro Fire
55.	Provide a note on the plans that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.	Fire Access Roadway	Prior to Improvement Plan Approval	Sac Metro Fire
56.	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.	Fire Apparatus Access	Prior to Improvement Plan Approval	Sac Metro Fire
57.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction (including foundations). The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Fire Hydrants	Prior to Improvement Plan Approval	Sac Metro Fire
58.	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 on the plans.	Sewer Mainlines	Prior to Approval of Improvement Plans	SacSewer

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59.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed	Sewer	Prior to Improvement Plan Approval	SacSewer
60.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Sewer	Prior to Improvement Plan Approval	SacSewer
61.	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)	Lower Laterals	Prior to Improvement Plan Approval	SacSewer
62.	All on-site sewer plans and off-site sewer plans must be submitted separately to SacSewer for review and approval.	Sewer Plans	Prior to Improvement Plan Approval	SacSewer
63.	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.	Clearances	Prior to Improvement Plan Approval	SacSewer
64.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells applicant shall use water from agricultural wells for grading and construction.	Abandoned Wells	Prior to Improvement Plan Approval	SCWA
65.	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	Water Supply Mains	Prior to Improvement Plan Approval	SCWA

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	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 applicant's expense.			
66.	Prior to approval of Improvement Plans, prepare a Water Supply Study, to the satisfaction of the Sacramento County Water Agency.	Water Supply Study	Prior to Improvement Plan Approval	SCWA
67.	Two points of water connection will be required for any phase of the development. Final connection points shall be coordinated with Sacramento County Water Agency (SCWA) prior to Improvement Plan submittal and shall be supported by a Water Supply Study reviewed and approved by SCWA.	Water Connections	Prior to Improvement Plan Approval	SCWA
68.	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.	Setbacks	Prior to Improvement Plan Approval	SMUD
69.	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.).	Clearance	Prior to Improvement Plan Approval	SMUD
70.	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 .	Siting Requirements	Prior to Improvement Plan Approval	SMUD
71.	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).	Phasing Plan	Prior to Improvement Plan Approval	SMUD

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72.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.	Phasing Plan	Prior to Improvement Plan Approval	SMUD
73.	Development phases submitted for new service should include all lots fronting streets.	Phasing Plan	Prior to Improvement Plan Approval	SMUD
74.	All fencing along the edges of open space area, including residential fencing along the greenbelt, shall be visually open and transparent (permeable) to provide uninterrupted views from adjacent land uses and allow observation of public areas to aid security. As required by the Rio Del Oro Specific Plan Development Standards and Design Guidelines (Section 3.1.3.5 Walls and Fencing).	Walls/Fences	Prior to Approval of Improvement Plans	Planning
75.	Applicant shall provide an updated Arborist and Valley Elderberry Longhorn Beetle (VELB) Survey Report to be utilized as part of the Oak Tree Mitigation and Monitoring Plan for Rio Del Oro Phases 2 and 5.	VELB Survey Report	Prior to Approval of Improvement Plans	Planning
Prior to Issuance of Building Permit				
76.	LAND DEDICATION/EASEMENTS: All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The applicant shall provide a minimum 12-foot-wide maintenance service roads with 2-foot DG shoulders along the entire stormwater basins and channels to be conveyed. No conditional easements shall be placed on these drainage parcels.	Land Dedication Easements	Prior to Issuance of Building Permit	Public Works
77.	Secure City of Rancho Cordova Public Works Department approval of final grading plans, as required by City Ordinance	Final Grading Plans	Prior to Issuance of the first Building Permit	Public Works
78.	Applicant shall prepare and submit improvement plans and construct or bond for the dedicated landscape corridors, trails and other open	Improvement Plans	Prior to Issuance of the first	Public Works

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	space facilities, according to the approved tentative map, and to the satisfaction of the City Engineer. Improvement plans shall include, but not limited to, all streets, water, sewer, storm drain, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase. Design datum shall be NAD-83 and NAVD-88. A. The following specifications and improvements shall be applied to the project as shown on the Project Phasing Plan, including but not limited to: • Trails must be located above the 10-year flood plain. • Provide trail wayfinding signage and mile markers as provided by the City. • Open fencing shall be required along all open space, drainage corridors and parkways, constructed in accordance with the plans and specifications approved by the City of Rancho Cordova, unless otherwise specified in these conditions. • Limits of development impacted by utility cuts in pavement shall be restored using Type 1 Slurry – Residential Roads and Type 2 Slurry – Arterial Roads. • Provide street crossings to access trail along the north boundary at or near Streets 17, 28, 29, and 30. • Provide second trail on the east side of drainage channel (running north-south) and include public access connections at Court 23, Court 24, and Court B. • Provide bicycle/pedestrian connection to Mechanical Drive per the Specific Plan Phasing Strategy, and as shown in the Project Phasing Plan. • Existing sidewalks, curbs, gutters, and ramps at the intersection of Sunrise Boulevard & Rio Del Oro Parkway and pedestrian connection to Mechanical Drive shall be improved for compliance with current ADA standards and City/County development standards.		building permit for each phase, consistent with the triggers outlined on Project Phasing Plan	

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	• Provide maintenance vehicle access and bicycle/pedestrian connection on Sunrise Blvd near Refinement Road. • Provide traffic rated channel crossings at Court 22 and Street 26. • The installation of a drainage pump station and extension of wet utilities to High School/Middle School lot.			
79.	Prior to issuance of the first building permit within a TM phase: All streets and improvements shown on the TM phasing plan, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to first occupancy all streets and improvements shown on the TM phasing plan shall be fully constructed and completed to the satisfaction of the City Engineer. At the discretion of the Public Works Department, the final lift of asphalt only (e.g. upper approximately 1.5 inches of asphalt) may be deferred to prior to the first occupancy. The structural section shall be designed to accommodate construction traffic and loads until such time that the finish lift of asphalt concrete is installed.	Street Improvements	Prior to Issuance of the First Building Permit	Public Works
80.	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 Fees	Prior to Issuance of the First Building Permit	Public Works
81.	Complete Rancho Cordova Parkway improvements identified in the Rio Del Oro Phase 5A and Phase 5B improvement plans prior to the first building permit for Phase 2.	Rancho Cordova Pkwy	Prior to the issuance of the first building permit for each phase, consistent with the triggers outlined in the Project Phasing	Public Works

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			Plan	
82.	City to provide Transportation Development Impact Fee (TDIF) credits for traffic signals in the amount available in the City's TDIF program for the intersections of: • Sunrise Boulevard & Rio Del Oro Parkway • Rio Del Oro Parkway & Street C • Rio Del Oro Parkway & Street D • Rio Del Oro Parkway & Rancho Cordova Parkway • Rancho Cordova Parkway & Street A	Traffic Signals	Prior to the Issuance of Any Building Permits	Public Works
83.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to Issuance of Building Permit	Sac Metro Fire
84.	The Landowner shall enter into a Park Development Agreement (PDA) with the Cordova Recreation and Park District or as necessary modify an existing agreement as may be appropriate. The PDA shall address, among other things, the design and improvement of all parks with the Project, the Landowner's obligation to construct such parks if they are "turnkey", the timing of the park construction, and the credits and reimbursements to which the Landowner shall be entitled to in connection with the construction of such park improvements upon the property. Landowner shall pay the costs of preparing the PDA.	Park Development Impact Fees	Prior to Issuance of Building Permit	CRPD
85.	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.	Development Fees	Prior to Issuance of Building Permit	SCWA
86.	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 (Municipal Code Title 23, Chapter 23.716)	Landscaping Ordinance	Prior to Issuance of Building Permit	SCWA
87.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits	Fees	Prior to issuance of Building Permit	SacSewer

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Prior to Final Inspection / Occupancy				
88.	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, 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 Certification with approved plans	Prior to Final Building Inspection of the first unit	Public Works
89.	Install public improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Public Improvements	Prior to Final Inspection of the First Unit	Public Works
90.	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.	Water Conservation Certification	Prior to Final Building Inspection	Public Works
91.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Roof	Prior to Final Occupancy	Fire
92.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street. Minimum size of the numbers shall not be less than 6 inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to Final Occupancy	Fire

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93.	Grant the improved landscaped lots within the phase of construction to the City of Rancho Cordova as shown on the approved tentative map and tentative map phasing plan and provide a maintenance entity with an ongoing funding source. The maintenance entity shall be approved and found acceptable by City representatives. Annexation to a current Lighting and Landscape District or a Mello Roos Community Finance District may be possible and is the preferred course of action.	Landscaped Lots	Upon Completion of and Prior to Acceptance of Improvements	Public Works
94.	Record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a digital file containing said plans in AutoCAD and pdf format, and a GIS Shape file shall be submitted and approved by the Public works Department.	Drawings of Grading and Improvement Plans	Upon Completion of and prior to Acceptance of the Improvements	Public Works
95.	Applicant/Owner/Developer shall repair and replace all right-of-way damages caused by the construction of the building to the satisfaction of the Public Works Department. Damages include, but are not limited to: pavement, sidewalks, curbs, and gutters.	Right-Of-Way Repairs	Prior to Occupancy	Public Works
Advisory				
96.	All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction.	Rules and Regulations	Advisory	Sac Metro Air District
97.	Future construction of the project will require Building Department submittals and permits for all retaining walls, sound walls, signage, onsite lighting, power pedestals and sprinkler controls.	Building Permits	Advisory	Building and Safety
98.	Installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Security Gates	Advisory	Sac Metro Fire
99.	The project has an approved Level 2 sewer study. Any changes to the approved study may require an addendum.	Sewer Study	Advisory	SacSewer

Rio Del Oro Parcel 78

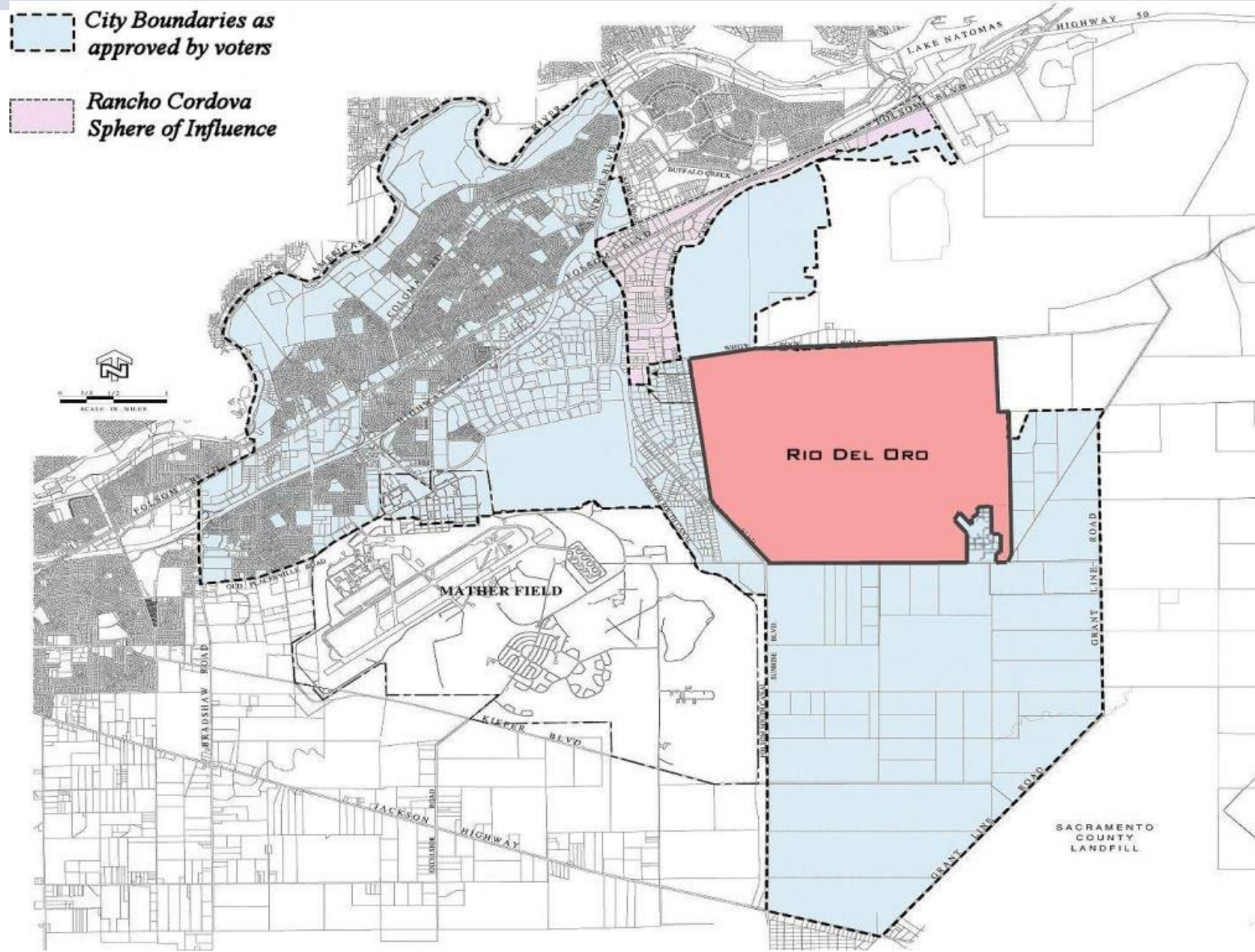
PLND-0723-0077: Tentative Subdivision Map

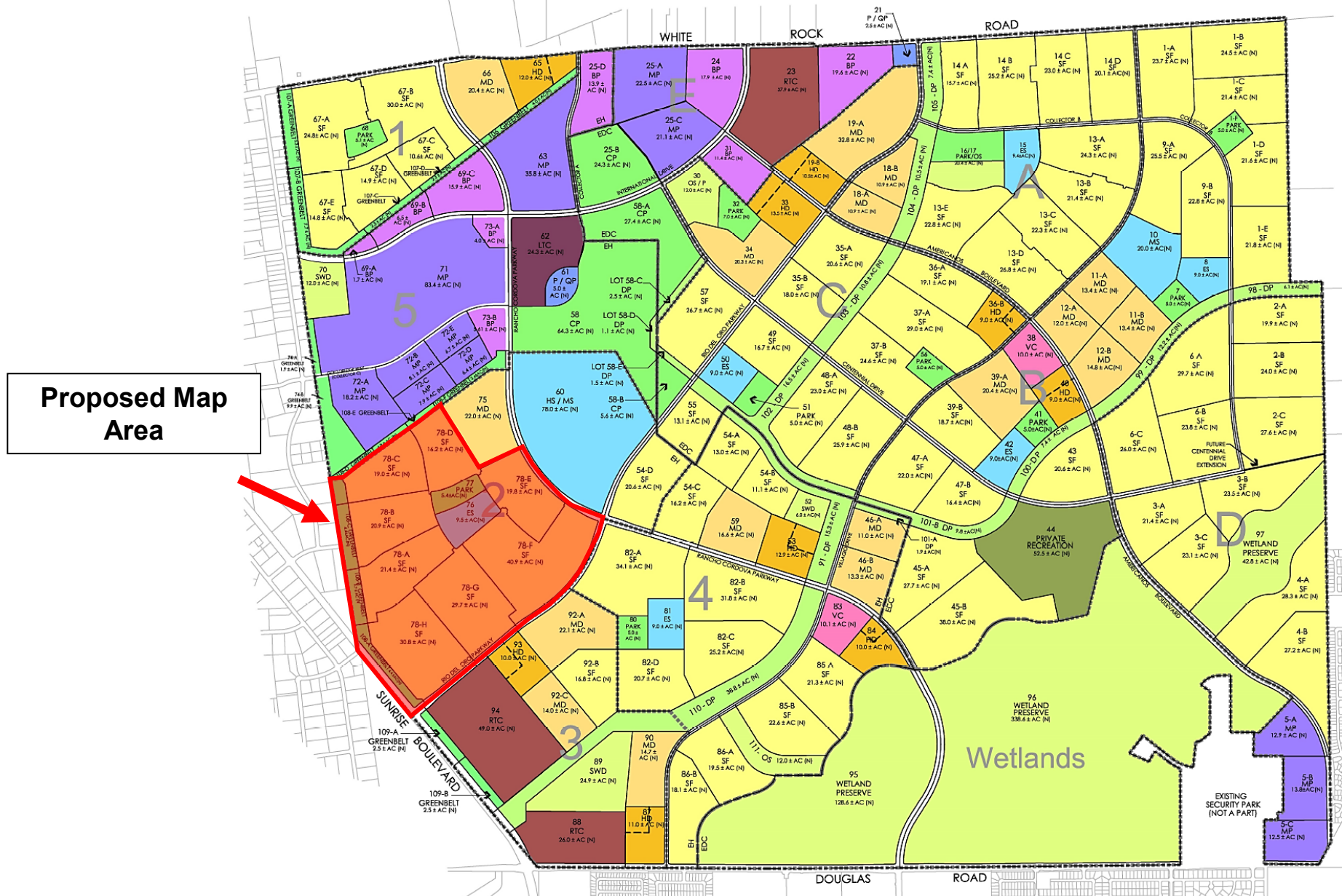
Nick Sosa, Associate Planner
August 14, 2024

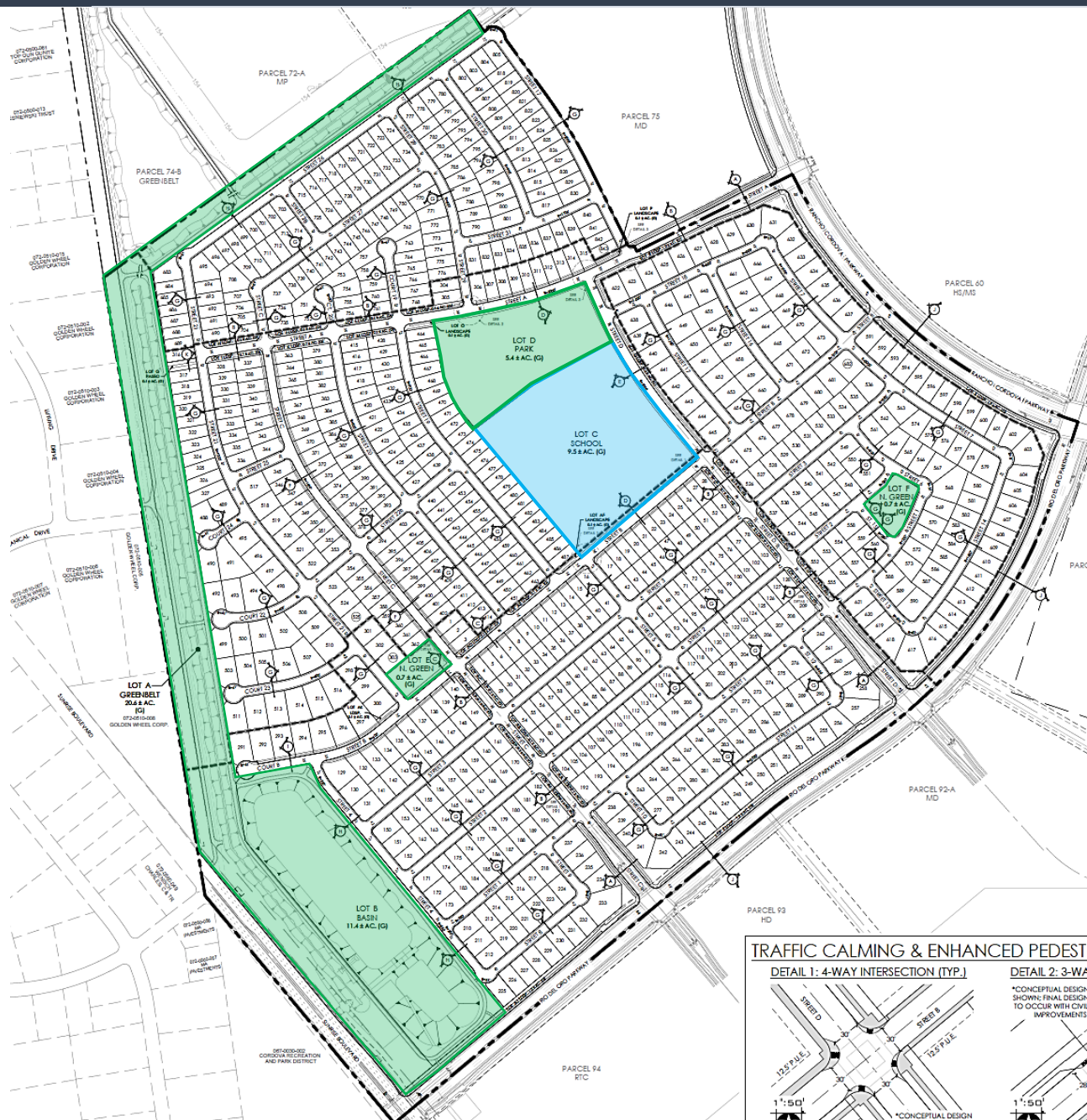


Project Request

- The Applicant is requesting approval of a Tentative Subdivision Map for a 240.2 acre portion of an existing parcel (APN: 072-0370-107-0000).
- The proposal will result in 843 residential lots, 1 school lot, 1 park lot, a detention basin, and 2 neighborhood green lots, along with associated greenbelts, open space, and landscape lots.

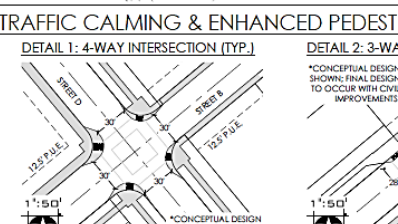






LAND USE SUMMARY

UNIT/LOT NO.	LAND USE	LOT SIZE	UNITS ACRES (G)	GROSS DENSITY (DU/AC)
1	LOW DENSITY RESIDENTIAL	47'X110'	473	-
		62'X110'	258	-
		75'X110'	112	-
SUBTOTAL	-	-	843	173.9
A	GREENBELT	-	-	20.6
B	DETENTION BASIN	-	-	11.4
C	SCHOOL	-	-	9.5
D	PARK	-	-	5.4
E-F	NEIGHBORHOOD GREEN	-	-	1.4
G	PASEO	-	-	0.1
H-AK	LANDSCAPE CORRIDOR	-	-	8.5
RW	MAJOR RIGHT-OF-WAY	-	-	9.5
SUBTOTAL	-	-	-	66.4
TOTAL	-	-	843	240.3



- The proposed map is consistent with the allowed densities established for Single-Family (SF) Zoning by the Rio Del Oro Specific Plan (RDOSP), for which an Environmental Impact Report (EIR) (SCH# 2003122057) was certified.
- No substantial new information that would result in new or more severe adverse impacts.
- The proposed project would be exempt from CEQA review under CEQA State Guidelines Section 15183, “Projects Consistent with a Community Plan, General Plan, or Zoning”

- Determine the project Exempt per Section 15183, “Projects Consistent with a Community Plan, General Plan or Zoning”
- Adopt the resolution approving the Tentative Subdivision Map for the Rio Del Oro Parcel 78 (Project No. PLND-0723-0077) subject to the findings, Project Plans and Conditions of Approval.

THANK YOU

Questions?



MEMORANDUM

ITEM 8.2.



DATE: August 14, 2024

TO: Planning Commission Members

FROM: Chance Finley-Ross, Assistant Planner

SUBJECT: A RESOLUTION PROVIDING A RECOMMENDATION TO CITY COUNCIL FOR THE ADOPTION OF AN ORDINANCE AMENDING TITLE 23, ZONING CODE, ARTICLE 9 SPECIFIC USE PROVISIONS OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE (CEQA EXEMPT PURSUANT TO SECTION 15061(B)(3))

RECOMMENDATION

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

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
2. Adopt an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code, Section 23.901.060 of the Rancho Cordova Municipal Code

RESULT OF RECOMMENDED ACTION

The Ordinance will be scheduled for a public hearing at the next regular City Council meeting. The City Council will introduce the Ordinance and waive the first reading. 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, Article 9 Specific Use Provisions, Section 23.901.060 Accessory dwelling units.

BACKGROUND

Periodically, amendments to the Municipal Code are necessary to address ambiguities, provide clarification, and to be consistent with customary practice or comply with changes in State law. Changes to State legislation regarding Accessory Dwelling Units (ADU) over the past few years have aimed to reduce barriers to property owners constructing these types of housing units. The City's current ADU regulations were reviewed for consistency with recent ADU State legislation, therefore the amendments proposed are mostly clean up.

ANALYSIS

Section 23.901.060 Accessory Dwelling Unit (ADU) Ordinance Update

An updated Section 23.901.060 Accessory Dwelling Units has been prepared to ensure the Zoning Code meets State ADU requirements. Primary revisions to this section include updates to Planning Commission Staff Report – Page 1 of 3

the maximum height allowances for detached and attached ADUs to remain consistent with recent updates to state law, as well as updates to off-street parking requirements, updates to deed-restriction applicability, and updates to referenced and applicable state law sections. The revisions also contain minor grammatical and structural revisions for improved clarity to the Accessory Dwelling Unit section.

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 sections with proposed changes are included in the attached documents as excerpts from the Rancho Cordova Zoning Code. As a note, Attachment 3 includes all the amendments in a non-track change format. This is provided as an exhibit to the Ordinance.

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 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 Zoning 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 Code Text Amendment to amend Title 23 Zoning Code, Section 23.901.060 of the Rancho Cordova Municipal Code

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. ____-2024

A RESOLUTION OF THE PLANNING COMMISSION IF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 23, ZONING CODE, ARTICLE 9 SPECIFIC USE PROVISIONS OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE

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

WHEREAS, Title 23 Chapter 23.901 Residential Uses Section 23.901.060 Accessory Dwelling Units of the Municipal Code, sets forth provisions for Accessory Dwelling Units; and

WHEREAS, The Ordinance would amend Section 23.901.060 to make the accessory dwelling unit provisions consistent with State law and to make minor grammatical and structural changes for improved clarity; and

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 23.901 Residential Uses, Section 23.901.060 Accessory Dwelling Units of the Rancho Cordova Municipal Code based upon the following findings and evidence:

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

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set

forth in the proposed ordinance does not approve any physical development and it would not result in 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 Zoning 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 Zoning Code Amendments ("Amendment") are consistent with the General Plan. The amendments would address inconsistencies, delete text 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 Zoning Code and are consistent with other applicable provisions of the Zoning Code.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 14th day of August 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. ____-2024

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA AMENDING TITLE 23, ZONING CODE, ARTICLE 9 SPECIFIC USE
PROVISIONS OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE**

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, Title 23 Chapter 23.901 Residential Uses, Section 23.901.060 Accessory Dwelling Units of the Municipal Code, sets forth provisions for Accessory Dwelling Units; and

WHEREAS, The Ordinance would amend Section 23.901.060 to make the accessory dwelling unit provisions consistent with State law and to make minor grammatical and structural changes for improved clarity; and

WHEREAS, on Month Date, 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, “[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 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 Zoning 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 Zoning Code 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 Zoning Code and are consistent with other applicable provisions of the Zoning Code.

Section 3. Amendments to Title 23 Zoning Code

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

Section 4. Severability

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

Section 5. Effective Date

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

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

ITEM 8.2.

ATTACHMENT 2

AYES:

NOES:

ABSENT:

ABSTAIN:

David Sander, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

DRAFT

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.

23.901.060 Accessory dwelling units.

A. Purpose and Intent. This section establishes regulations and a ministerial review process for accessory dwelling units. Accessory dwelling units are intended to expand housing opportunities for low-income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the architectural character of the area.

B. Applicability. This section applies to all accessory dwelling units, including junior accessory dwelling units, as defined.

C. Where Permitted. Accessory dwelling units are permitted by right in any zoning district which permits single-family or multifamily homes.

D. Relationship to General Plan and Zoning.

1. Any accessory dwelling unit which conforms with the requirements of this chapter shall be deemed to be consistent with the General Plan designation and zoning for the parcel, regardless of any limitations on residential density imposed by the General Plan or zoning.
2. Accessory dwelling units shall not be counted when determining residential density for conformance with General Plan or zoning.

E. Permits and Approval.

1. Ministerial Action. Approval or denial of an accessory dwelling unit or junior accessory dwelling unit is a ministerial action and subject to compliance with the standards in this section.
2. Building Permit. All accessory dwelling units or junior accessory dwelling units shall require a building permit, subject to all the standard application and processing fees and procedures that apply to building permits generally. No other separate planning-related permit is required.
3. Issuance of Permit. The city shall issue a building permit for an accessory dwelling unit within 60 calendar days from the date on which the city received a completed submittal package application, unless either:
 - a. The applicant requests a delay, in which case the 60-day time period is put on hold for the period of the requested delay; or
 - b. The application to create an accessory dwelling unit or junior accessory dwelling unit is submitted with an application to create a new single-family or new multifamily dwelling on the parcel. The city may delay acting on the permit application for the accessory dwelling unit or junior accessory dwelling unit until the city acts on the permit application to create the new single-family or new multifamily dwelling on the parcel.

F. Definitions. The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:

1. “Accessory dwelling unit or ADU means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single-family or multifamily dwelling unit that is the primary dwelling unit or will be situated. An accessory dwelling unit also includes the following: (a) an efficiency unit, as defined in Section [17958.1](#) of the Health and Safety Code, and (b) a manufactured home, as defined in Section [18007](#) of the Health and Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section [66313](#).
2. “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same parcel. This definition shall be interpreted as consistent with and including the definition of accessory structure found in Government Code Section [66313](#).
3. “Car share” means a program that allows customers hourly access to shared vehicles from a dedicated home location, with the vehicles required to be returned to that same location at the end of the trip.
4. “Efficiency kitchen” means a cooking facility that includes all of the following:
 - a. A cooking facility with appliances.
 - b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
5. Efficiency Unit. As defined in Section [17958.1](#) of the Health and Safety Code.
6. Junior Accessory Dwelling Unit or JADU. A “junior accessory dwelling unit” means a unit that is contained entirely within a single-unit primary dwelling. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the primary dwelling. This definition shall be interpreted as consistent with and including the definition of junior accessory dwelling unit found in Government Code Section [66313](#).
7. “Living area” means the interior habitable area of a dwelling unit including basements and attics, but does not include a garage or any accessory structure. This definition shall be interpreted as consistent with and including the definition of living area found in Government Code Section [66313](#).
8. “Passageway” means a pathway that is unobstructed, clear to the sky and extends from a street or alley to one entrance of the accessory dwelling unit. This definition shall be interpreted as consistent with and including the definition of passageway found in Government Code Section [66313](#).
9. “Primary dwelling” means an existing or proposed residential structure on a lot with an accessory dwelling unit.
10. “Public transit” means a location, including but not limited to a bus stop or train station, where the public may access buses, trains, subway, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
11. Single-Unit and Multi-Unit. “Single-unit” means the same as a single-family dwelling and “multi-unit” means multifamily dwellings with two or more units.
12. “Tandem parking” means two or more automobiles parked on a driveway or in any other location on a parcel, lined up behind one another.

G. Types of Accessory Dwelling Units. The following are the types of accessory dwelling units:

1. Accessory dwelling unit, attached and detached, as defined below.
 - a. Attached. An accessory dwelling unit that is attached to an existing or proposed primary dwelling, such as through a shared wall, floor, or ceiling, including attached garages, storage areas or similar uses, or within an accessory structure. An attached accessory dwelling unit can be created by converting a portion of an existing primary dwelling, by constructing a new primary dwelling with an integral accessory dwelling unit, or by constructing an addition to an existing primary dwelling.
 - b. Detached. An accessory dwelling unit that is physically detached or separated from the primary dwelling. Detached includes a second-story addition above an existing detached structure. A detached accessory dwelling unit can be new construction or the conversion or expansion of an existing structure.
2. Junior Accessory Dwelling Unit. An attached accessory dwelling unit is a unit that meets specific criteria as specified below.
 - a. Maximum of 500 square feet in size.
 - b. Contained entirely within a single-unit primary dwelling.
 - c. Has a separate entrance from the main entrance to the primary dwelling.
 - d. Has a bathroom that is either in the junior ADU or in the primary dwelling.
 - e. Includes an efficiency kitchen.

H. Number of Accessory Dwelling Units or Junior Accessory Dwelling Units per Lot or Parcel in Zones Which Allow Single-Family Homes. The following number of accessory dwelling units apply in all zoning districts that allow single-family homes as a permitted use:

1. One attached or detached accessory dwelling unit shall be allowed on a parcel with a primary dwelling unit.
2. One junior accessory dwelling unit shall be allowed on a parcel with a primary dwelling.
3. Up to one attached or detached accessory dwelling unit and one junior accessory dwelling unit shall be allowed on a single parcel.

I. Type and Number of Accessory Dwelling Units per Lot with an Existing Multifamily Home. The following apply to accessory dwelling units in all zoning districts that allow multifamily homes as a permitted use:

1. Accessory Dwelling Units.
 - a. At least one ADU or up to 25 percent of the existing multifamily units shall be allowed within an existing multifamily dwelling.
 - b. Accessory dwelling units in a multifamily development may be created only through the conversion of parts of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.

2. Detached Accessory Dwelling Units.

- a. Up to two detached accessory dwelling units shall be allowed on a parcel with existing multifamily structures, subject to compliance with the development standards for detached accessory dwelling units in this chapter.
- b. If the existing multifamily dwelling has a rear or side setback of less than four feet, no modification of the existing multifamily dwelling shall be required as a condition of approving the application to construct an accessory dwelling unit.

J. Development Standards for Attached and Detached Accessory Dwelling Units. The following standards apply to accessory dwelling units:

1. Attached Accessory Dwelling Units.

- a. Location. Attached accessory dwelling units shall be located on the same lot or parcel as an existing or proposed primary dwelling unit and be attached to the primary dwelling unit by at least one wall or by a ceiling (above or below the primary dwelling unit) on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.
- b. Size. The total floor area of an attached accessory dwelling unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an accessory dwelling unit that provides more than one bedroom. If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling. These limits do not include up to 150 square feet of area added to the primary dwelling for the sole purpose of providing ingress and egress to the accessory dwelling unit.
- c. Setbacks.
 - i. Front yard setback: Per the zoning district standard for the primary dwelling.
 - ii. Side yard: Four feet.
 - iii. Rear yard: Four feet.
 - iv. No setback shall be required for an existing living area or accessory structure, or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
- d. Height. 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower. This height requirement shall not require the city to allow an accessory dwelling unit to exceed two stories
- e. Access. An attached accessory dwelling unit shall have direct exterior access separate from the main entrance to the primary dwelling.
- f. Design. Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.
- g. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

h. Fire Sprinklers. An attached accessory dwelling unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.

i. Landscape. Landscaped areas within setbacks shall meet the requirements of this code.

j. Before permit issuance, the city shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the city's form.

k. No provisions within this section, including lot coverage or legal nonconformity, shall preclude an attached minimum 800-square-foot accessory dwelling unit that is at least 16 feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.

2. Detached Accessory Dwelling Unit Development Standards.

a. Location. Detached accessory dwelling units shall be located on the same lot or parcel as an existing or proposed primary dwelling on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

b. Size. A detached accessory dwelling unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

c. Setbacks.

i. Front yard setback: Per the zoning district standard for the primary dwelling.

ii. Side yard: Four feet.

iii. Rear yard: Four feet.

c. Height. The maximum height of a detached accessory dwelling unit shall be:

- i. 16 feet for new structures built specifically as an accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit. Existing structures taller than 16 feet can be converted to an accessory dwelling unit consistent with the requirements of this chapter.
- ii. 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor.
- iii. 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

e. Design. Detached accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.

f. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

g. Fire Sprinklers. An attached accessory dwelling unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.

h. Landscape. All setback areas shall be landscaped as required by this code.

i. Before permit issuance, the city shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the city's form.

j. Building Separation. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of 800 square feet, maximum of 16 feet in height with four-foot side and rear yard setbacks.

k. No provisions within this section, including lot coverage or legal nonconformity, shall preclude a detached minimum 800-square-foot accessory dwelling unit that is at least 16 feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.

3. Junior Accessory Dwelling Unit Development Standards.

a. Location. Shall be located on the same lot or parcel as a primary dwelling unit and be within the walls of the single-family residence, including an attached garage, of the primary dwelling unit by at least one wall or by a ceiling. The junior accessory dwelling unit may be located above or below the primary dwelling unit.

b. Size. Maximum of 500 square feet of living area.

c. Setbacks. If the primary dwelling unit is expanded to create the junior accessory dwelling unit, the addition shall maintain setbacks of four feet from side and rear yards or the same setback as the existing structure, whichever is less. Front setback shall be the same as the existing structure or per the zoning district for the primary structure, whichever is less. Larger setbacks shall apply if required by fire or building codes on a case-by-case basis.

d. Access. A junior accessory dwelling unit shall have a separate entrance separate from the main entrance to the primary dwelling.

e. Kitchen. Each junior accessory dwelling unit shall include an efficiency kitchen which must include (i) a cooking facility with appliances and (ii) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

f. Utilities.

i. A junior accessory dwelling unit shall not be considered a separate or new dwelling unit for the purposes of calculating connection fees or capacity charges for utilities, including water, sewer, or power service, or impact fees.

ii. No new or separate utility connection between the junior accessory dwelling unit and the utility shall be required, although the property owner may voluntarily install a submeter for the junior accessory dwelling unit.

iii. Any utility charges or fees shall be consistent with state law.

g. Parking. No additional off-street parking is required for the junior accessory dwelling unit.

h. Owner Occupancy and Deed Restriction.

- i. A person with legal or equitable title to the primary dwelling shall reside on the property in either the primary dwelling or junior accessory dwelling unit as that person's legal domicile and permanent residence.
- ii. The owner occupancy requirement does not apply if the property is entirely owned by a governmental agency, land trust, or nonprofit housing organization.
- iii. Prior to issuance of a building permit for a junior accessory dwelling unit, a deed restriction shall be recorded in the chain of title of the primary single-unit property. The form of the deed restriction shall be approved by the city attorney pursuant to Government Code Section [66333](#).
- iv. The deed restriction shall run with the land and shall be enforced against future property owners.

K. Impact Fees.

1. Impact Fee Requirements.

- a. No city-imposed impact fees shall be charged for an accessory dwelling unit that is less than 750 square feet in size.
- b. For accessory dwelling units 750 square feet or larger, city-imposed impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.
- c. Impact fees do not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

L. Required Parking for Accessory Dwelling Units.

1. Number of Parking Spaces. Parking for accessory dwelling units shall be provided per the following:

- a. One off-street parking space, covered or uncovered, is required for each attached and detached accessory dwelling unit or bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.
- b. Notwithstanding any other section, no off-street parking is required for an attached or detached accessory dwelling unit if one or more of the following applies:
 - i. The accessory dwelling unit is located within one-half-mile walking distance of public transit, including transit stations and bus stations.
 - ii. When on-street parking permits are required by the city, but not offered to the occupant of the accessory dwelling unit.
 - iii. The accessory dwelling unit is part of the proposed or existing primary residence.
 - iv. The accessory dwelling unit is located within an architecturally and historically significant historic district.
 - v. When there is a car share vehicle located within one block of the accessory dwelling unit.

- vi. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this chapter.
 - c. Off-street parking shall be permitted in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.
2. When a garage, carport, or covered parking structure is demolished to allow for the construction of an accessory dwelling unit or for the conversion of a structure to an accessory dwelling unit it shall not be required to be replaced.
3. Guest parking spaces shall not be required for accessory dwelling units under any circumstances. [Ord. 17-2021 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.060)].

Rancho Cordova

Municipal Code Amendments

TRACK CHANGES

23.901.060 Accessory dwelling units.

A. Purpose and Intent. This section establishes regulations and a ministerial review process for accessory dwelling units. Accessory dwelling units are intended to expand housing opportunities for low-income and moderate-income or elderly households by increasing the number of rental units available within existing neighborhoods while maintaining the architectural character of the area.

B. Applicability. This section applies to all accessory dwelling units, including junior accessory dwelling units, as defined.

C. Where Permitted. Accessory dwelling units are permitted by right in any zoning district which permits single-family or multifamily homes.

D. Relationship to General Plan and Zoning.

1. Any accessory dwelling unit which conforms with the requirements of this chapter shall be deemed to be consistent with the General Plan designation and zoning for the parcel, regardless of any limitations on residential density imposed by the General Plan or zoning.

2. Accessory dwelling units shall not be counted when determining residential density for conformance with General Plan or zoning.

E. Permits and Approval.

1. Ministerial Action. Approval or denial of an accessory dwelling unit or junior accessory dwelling unit is a ministerial action and subject to compliance with the standards in this section.

2. Building Permit. All accessory dwelling units or junior accessory dwelling units shall require a building permit, subject to all the standard application and processing fees and procedures that apply to building permits generally. No other separate planning-related permit is required.

3. Issuance of Permit. The city shall issue a building permit for an accessory dwelling unit within 60 calendar days from the date on which the city received a completed submittal package application, unless either:

a. The applicant requests a delay, in which case the 60-day time period is put on hold for the period of the requested delay; or

b. The application to create an accessory dwelling unit or junior accessory dwelling unit is submitted with an application to create a new single-unit family or new multifamily dwelling ~~dwelling~~ on the parcel. The city may delay acting on the permit application for the accessory dwelling unit or junior accessory dwelling unit until the city acts on the permit application to create the new single-unit family or new multifamily dwelling on the parcel ~~dwelling~~.

F. Definitions. The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:

1. "Accessory dwelling unit or ADU means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single-family or multifamily dwelling unit that is the primary dwelling unit or will be situated. An accessory dwelling unit also includes the following: (a) an efficiency unit, as defined in Section [17958.1](#) of the Health and Safety Code, and (b) a manufactured home,

as defined in Section [18007](#) of the Health and Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section [66313.65852.2](#).

2. “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same parcel. This definition shall be interpreted as consistent with and including the definition of accessory structure found in Government Code Section [6631365852.2](#).

3. “Car share” means a program that allows customers hourly access to shared vehicles from a dedicated home location, with the vehicles required to be returned to that same location at the end of the trip.

4. “Efficiency kitchen” means a cooking facility that includes all of the following:

- a. ~~A cooking facility with appliances. A sink with a drain.~~
- b. ~~A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit. An appliance for cooking.~~
- c. ~~A food preparation counter.~~
- d. ~~Food storage cabinets that are of reasonable size in relation to size of the unit.~~

5. Efficiency Unit. As defined in Section [17958.1](#) of the Health and Safety Code.

6. Junior Accessory Dwelling Unit or JADU. A “junior accessory dwelling unit” means a unit that is contained entirely within a single-unit primary dwelling. A junior accessory dwelling unit may include separate sanitation ~~facilities, or facilities or~~ may share sanitation facilities with the primary dwelling. This definition shall be interpreted as consistent with and including the definition of junior accessory dwelling unit found in Government Code Section [6631365852.22](#).

7. “Living area” means the interior habitable area of a dwelling unit including basements and attics, but does not include a garage or any accessory structure. This definition shall be interpreted as consistent with and including the definition of living area found in Government Code Section [6631365852.2](#).

8. “Passageway” means a pathway that is unobstructed, clear to the sky and extends from a street or alley to one entrance of the accessory dwelling unit. This definition shall be interpreted as consistent with and including the definition of passageway found in Government Code Section [6631365852.2](#).

9. “Primary dwelling” means an existing or proposed residential structure on a lot with an accessory dwelling unit.

10. “Public transit” means a location, including but not limited to a bus stop or train station, where the public may access buses, trains, subway, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

11. Single-Unit and Multi-Unit. “Single-unit” means the same as a single-family dwelling and “multi-unit” means multifamily dwellings with two or more units.

12. “Tandem parking” means two or more automobiles parked on a driveway or in any other location on a parcel, lined up behind one another.

G. Types of Accessory Dwelling Units. The following are the types of accessory dwelling units:

1. Accessory dwelling unit, attached and detached, as defined below.

a. Attached. An accessory dwelling unit that is attached to an existing or proposed primary dwelling, such as through a shared wall, floor, or ceiling, including attached garages, storage areas or similar uses, or within an accessory structure. An attached accessory dwelling unit can be created by converting a portion of an existing primary dwelling, by constructing a new primary dwelling with an integral accessory dwelling unit, or by constructing an addition to an existing primary dwelling.

b. Detached. An accessory dwelling unit that is physically detached or separated from the primary dwelling. Detached includes a second-story addition above an existing detached structure. A detached accessory dwelling unit can be new construction or the conversion or expansion of an existing structure.

2. Junior Accessory Dwelling Unit. An attached accessory dwelling ~~unit that~~unit is a unit that meets specific criteria as specified below.

a. Maximum of 500 square feet in size.

b. Contained entirely within a single-unit primary dwelling.

c. Has a separate entrance from the main entrance to the primary dwelling.

d. Has a bathroom that is either in the junior ADU or in the primary dwelling.

e. Includes an efficiency kitchen.

H. Number of Accessory Dwelling Units or Junior Accessory Dwelling Units per Lot or Parcel in Zones Which Allow Single-Family Homes. The following number of accessory dwelling units apply in all zoning districts that allow single-family homes as a permitted use:

1. One attached or detached accessory dwelling unit shall be allowed on a parcel with a primary dwelling unit.

2. One junior accessory dwelling unit shall be allowed on a parcel with a primary dwelling.

3. Up to one attached or detached accessory dwelling unit and one junior accessory dwelling unit shall be allowed on a single parcel.

I. Type and Number of Accessory Dwelling Units per Lot with an Existing Multifamily Home. The following apply to accessory dwelling units in all zoning districts that allow multifamily homes as a permitted use:

1. ~~Attached~~ Accessory Dwelling Units.

a. At least one ADU or up to 25 percent of the existing multifamily units shall be allowed within an existing multifamily dwelling.

b. ~~Attached~~a Accessory dwelling units in a multifamily development may be created only through the conversion of parts of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.

2. Detached Accessory Dwelling Units.

- a. Up to two detached accessory dwelling units shall be allowed on a parcel with existing multifamily structures, subject to compliance with the development standards for detached accessory dwelling units in this chapter.
- ~~a-b.~~ If the existing multifamily dwelling has a rear or side setback of less than four feet, no modification of the existing multifamily dwelling shall be required as a condition of approving the application to construct an accessory dwelling unit.

J. Development Standards for Attached and Detached Accessory Dwelling Units. The following standards apply to accessory dwelling units:

1. Attached Accessory Dwelling Units.

- a. Location. Attached accessory dwelling units shall be located on the same lot or parcel as an existing or proposed primary dwelling unit and be attached to the primary dwelling unit by at least one wall or by a ceiling (above or below the primary dwelling unit) on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.
- b. Size. The total floor area of an attached accessory dwelling unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an accessory dwelling unit that provides more than one bedroom. If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling. These limits do not include up to 150 square feet of area added to the primary dwelling for the sole purpose of providing ingress and egress to the accessory dwelling unit.
- c. Setbacks.
 - i. Front yard setback: Per the zoning district standard for the primary dwelling.
 - ii. Side yard: Four feet.
 - iii. Rear yard: Four feet.
 - iv. No setback shall be required for an existing living area or accessory ~~structure~~structure, or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
- d. Height. 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower. This height requirement shall not require the city to allow an accessory dwelling unit to exceed two stories~~Per the zoning district standard for the primary dwelling.~~
- e. Access. An attached accessory dwelling unit shall have direct exterior access separate from the main entrance to the primary dwelling.
- f. Design. Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.
- g. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

h. Fire Sprinklers. An attached accessory dwelling unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.

i. Landscape. Landscaped areas within setbacks shall meet the requirements of this code.

j. Before permit issuance, the city shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the city's form ~~pursuant to Government Code Section 65852.2.~~

k. No provisions within this section, including lot coverage or legal nonconformity, shall preclude an attached minimum 800-square-foot accessory dwelling unit that is at least 16 feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.

2. Detached Accessory Dwelling Unit Development Standards.

a. Location. Detached accessory dwelling units shall be located on the same lot or parcel as an existing or proposed primary dwelling on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

b. Size. A detached accessory dwelling unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.

c. Setbacks.

i. Front yard setback: Per the zoning district standard for the primary dwelling.

ii. Side yard: Four feet.

iii. Rear yard: Four feet.

~~c.~~ d. Height. The maximum height of ~~an a detached~~ accessory dwelling unit shall be:

i. -16 feet for new structures built specifically as an accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling -unit. Existing structures taller than 16 feet can be converted to an accessory dwelling unit consistent with the requirements of this chapter.

ii. 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor.

~~iii.~~ 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

e. Design. Detached accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.

f. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

g. Fire Sprinklers. An attached accessory dwelling unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.

h. Landscape. All setback areas shall be landscaped as required by this code.

i. Before permit issuance, the city shall be provided with a copy of the recorded deed restriction, which shall run with the land, using the city's form, ~~pursuant to Government Code Section 65852.2.~~

j. Building Separation. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of 800 square feet, maximum of 16 feet in height with four-foot side and rear yard setbacks.

k. No provisions within this section, including lot coverage or legal nonconformity, shall preclude a detached minimum 800-square-foot accessory dwelling unit that is at least 16 feet in height with four-foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.

3. Junior Accessory Dwelling Unit Development Standards.

a. Location. Shall be located on the same lot or parcel as a primary dwelling unit and be within the walls of the single-family residence, including an attached garage, of the primary dwelling unit by at least one wall or by a ceiling. The junior accessory dwelling unit may be located above or below the primary dwelling unit.

b. Size. Maximum of 500 square feet of living area.

c. Setbacks. If the primary dwelling unit is expanded to create the junior accessory dwelling unit, the addition shall maintain setbacks of four feet from side and rear yards or the same setback as the existing structure, whichever is less. Front setback shall be the same as the existing structure or per the zoning district for the primary structure, whichever is less. Larger setbacks shall apply if required by fire or building codes on a case-by-case basis.

d. Access. A junior accessory dwelling unit shall have a separate entrance separate from the main entrance to the primary dwelling.

e. Kitchen. Each junior accessory dwelling unit shall include an efficiency kitchen which must include (i) a cooking facility with appliances and (ii) a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

f. Utilities.

i. A junior accessory dwelling unit shall not be considered a separate or new dwelling unit for the purposes of calculating connection fees or capacity charges for utilities, including water, sewer, or power service, or impact fees.

ii. No new or separate utility connection between the junior accessory dwelling unit and the utility shall be required, although the property owner may voluntarily install a submeter for the junior accessory dwelling unit.

iii. Any utility charges or fees shall be consistent with state law.

g. Parking. No additional off-street parking is required for the junior accessory dwelling unit.

h. Owner Occupancy and Deed Restriction.

i. A person with legal or equitable title to the primary dwelling shall reside on the property in either the primary dwelling or junior accessory dwelling unit as that person's legal domicile and permanent residence.

ii. The owner occupancy requirement does not apply if the property is entirely owned by a governmental agency, land trust, or nonprofit housing organization.

iii. Prior to issuance of a building permit for a junior accessory dwelling unit, a deed restriction shall be recorded in the chain of title of the primary single-unit property. The form of the deed restriction shall be approved by the city attorney pursuant to Government Code Section ~~6633365852.2~~.

iv. The deed restriction shall run with the land and shall be enforced against future property owners.

K. Impact Fees.

1. Impact Fee Requirements.

a. No city-imposed impact fees shall be charged for an accessory dwelling unit that is less than 750 square feet in size.

b. For accessory dwelling units 750 square feet or larger, city-imposed impact fees shall be charged proportionately in relation to the square footage of the primary dwelling.

c. Impact fees do not include any connection fee or capacity charge charged by a local agency, special district, or water corporation.

L. Required Parking for Accessory Dwelling Units.

1. Number of Parking Spaces. Parking for accessory dwelling units shall be provided per the following:

a. One off-street parking space, covered or uncovered, is required for each attached and detached accessory dwelling unit or bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.

b. Notwithstanding any other section, no off-street parking is required for an attached or detached accessory dwelling unit if one or more of the following applies:

i. The accessory dwelling unit is located within one-half-mile walking distance of public transit, including transit stations and bus stations.

ii. When on-street parking permits are required by the city, but not offered to the occupant of the accessory dwelling unit.

iii. The accessory dwelling unit is part of the proposed or existing primary residence.

iv. The accessory dwelling unit is located within an architecturally and historically significant historic district.

v. When there is a car share vehicle located within one block of the accessory dwelling unit.

- vi. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this chapter.

c. Off-street parking shall be permitted in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

2. When a garage, carport, or covered parking structure is demolished to allow for the construction of an accessory dwelling unit or for the conversion of a structure to an accessory dwelling unit it shall not be required to be replaced.

3. Guest parking spaces shall not be required for accessory dwelling units under any circumstances. [Ord. 17-2021 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.060)].

23.901.065 Junior accessory dwelling units.

Repealed by Ord. 1-2022. [Ord. 4-2017 § 3 (Exh. B)].

MEMORANDUM



ITEM 9.1.

DATE: August 14, 2024
TO: Planning Commission Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **DISCUSSION REGARDING THE FUTURE DEVELOPMENT OF THE WAEGELL PROPERTY**

RECOMMENDATION

Receive information on the future development of the Waegell property.

RESULT OF RECOMMENDED ACTION

City staff and the project team will provide a presentation on the history of the property and potential future development of the site.

BACKGROUND

The Waegell property encompasses approximately 1,344 acres of land at the southern portion of the City boundary. The land is located within the Grant Line North Planning Area of the General Plan, which also includes around 500 acres of land in the unincorporated area of Sacramento County. The planning area estimates a population of 16,600 people, 6,916 dwelling units and 3,634 jobs. The plan area does not designate specific land uses for the parcels. However, it states a variety of residential densities and commercial development should be incorporated into future development of the site.

In 2007, the City began processing a request from Lewis Planned Communities for a new Specific Plan that was known as Arboretum. From 2007 until late 2015, development of the plan consisted of various study sessions, land use map revisions and preparation of an environmental impact report. The last land use plan that was submitted proposed a mix of residential densities with 4,717 dwelling units, 48 acres of commercial and 69 acres of office uses. Lewis Planned Communities ceased all work on the proposed specific plan towards the end of 2015 and the proposed plan did not receive any approvals.

A new project team, led by Reynen & Bardis has approached the City with the desire to develop the Waegell property. There have been some initial meetings with City staff on potential densities and housing types, land uses, site constraints and necessary entitlements. At the southern border of the City limits, the Waegell property is the last vacant land in that area to go through the entitlement phase of development. The current General Plan and Grant Line North Planning Area was adopted in 2006. Since adoption and the last Lewis Planned Communities proposed land use plan, it's anticipated that the vision and desired development outcomes for the area may have changed. The City Council held a study session on the future development of the site on July 1st of this year and provided the development team and staff with what their vision and desired development outcomes are for the property. This included; incorporating

aspects of the new urbanism style of development; a variety of housing densities and types with varying development standards, including executive housing; cohesive pedestrian connectivity; various amenities that could be utilized by all residents of the City; and retention of Blodgett Reservoir. The purpose of this discussion is to provide the Planning Commission with an introduction of the project site and development team. The project team will present their general project overview and conceptual layout for potential future development of the Waegell property.

ATTACHMENT(S)

1. Presentation

Waegel Property Discussion

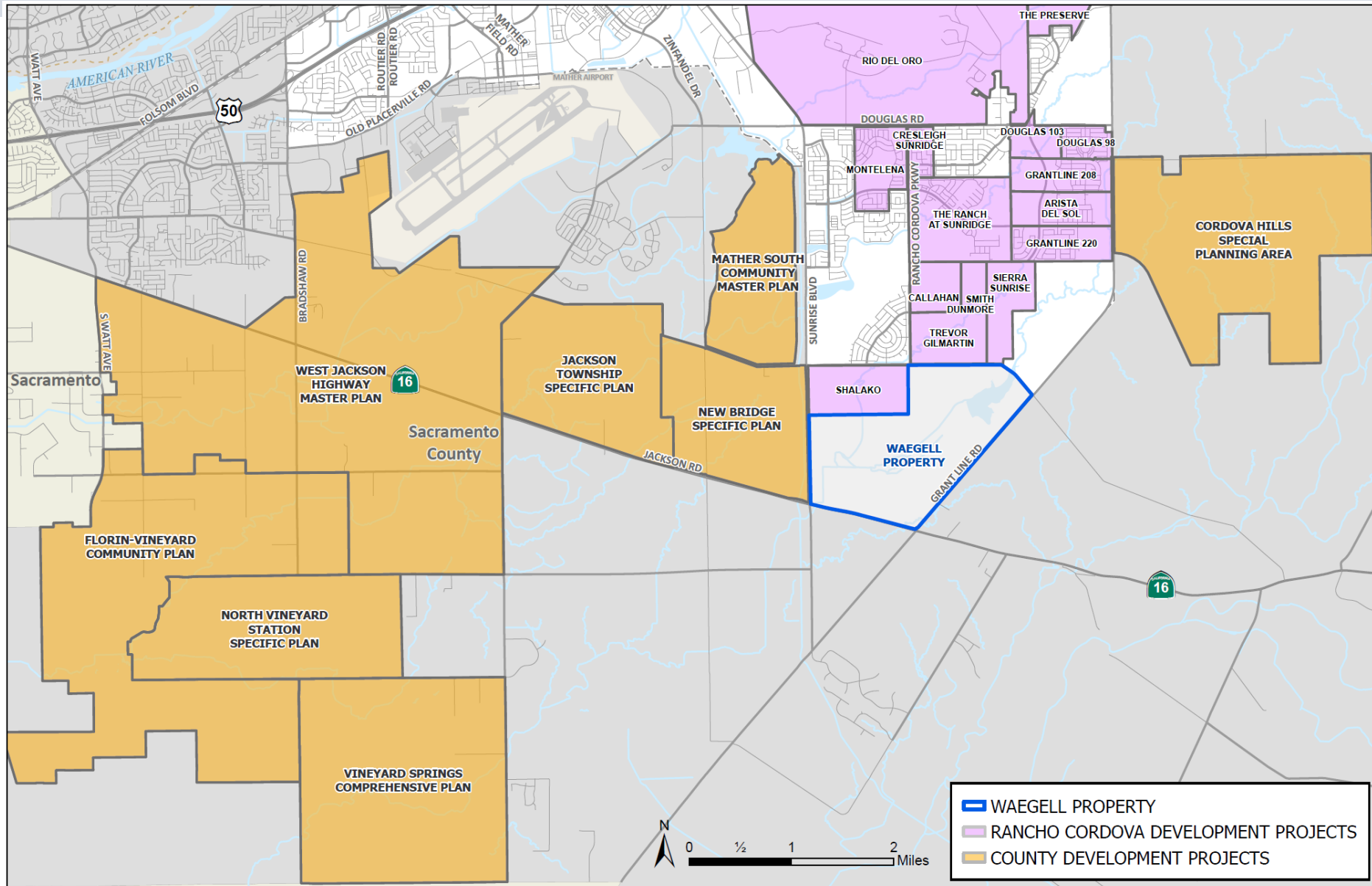
**Darcy Goulart, Planning Manager
Arlene Granadosin-Jones, Senior Planner
August 14, 2024**



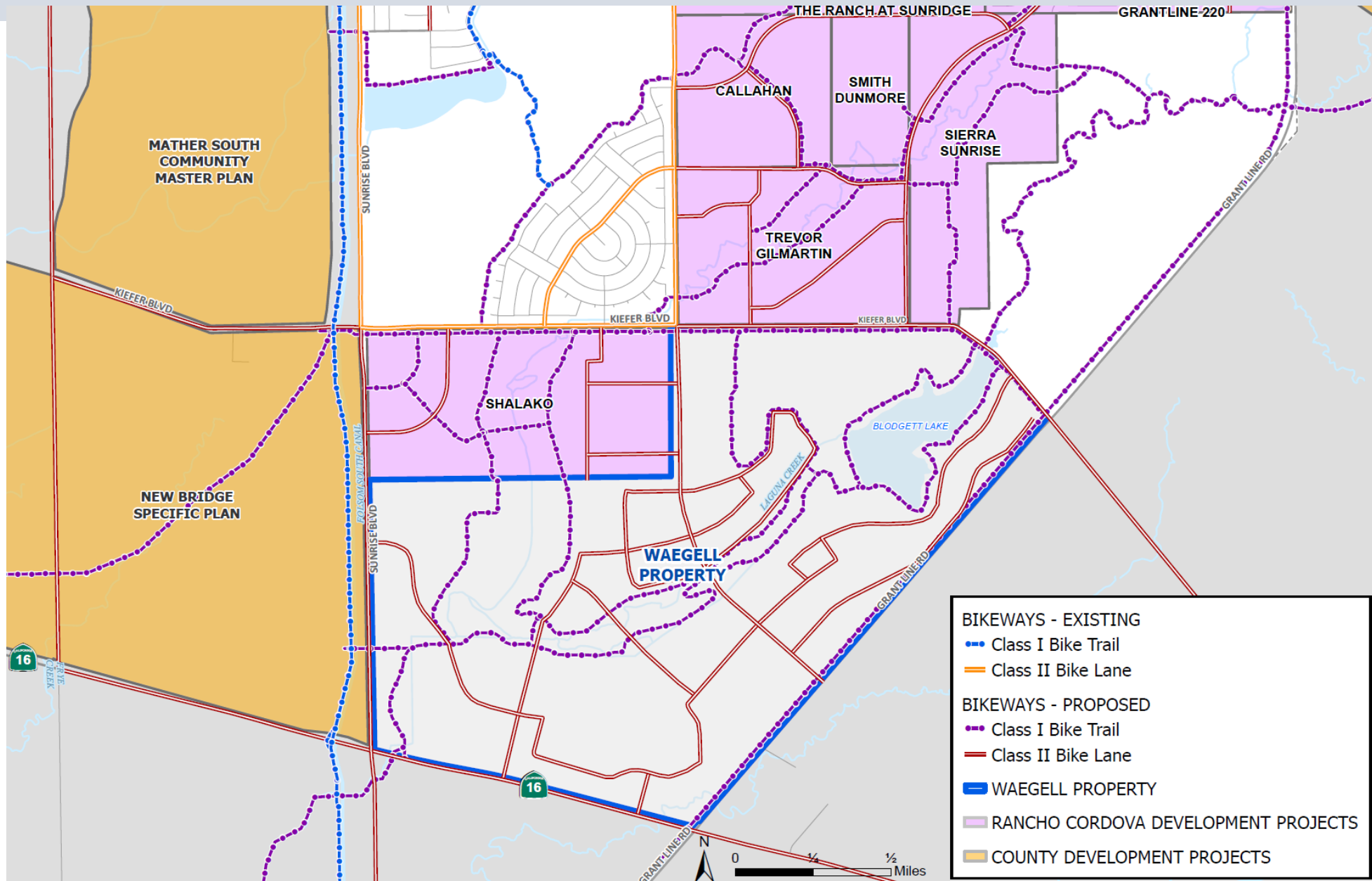
- Receive a presentation from staff and the applicant on the Waegell Property Specific Plan conceptual land use layout.



Surrounding Development



Surrounding Connectivity

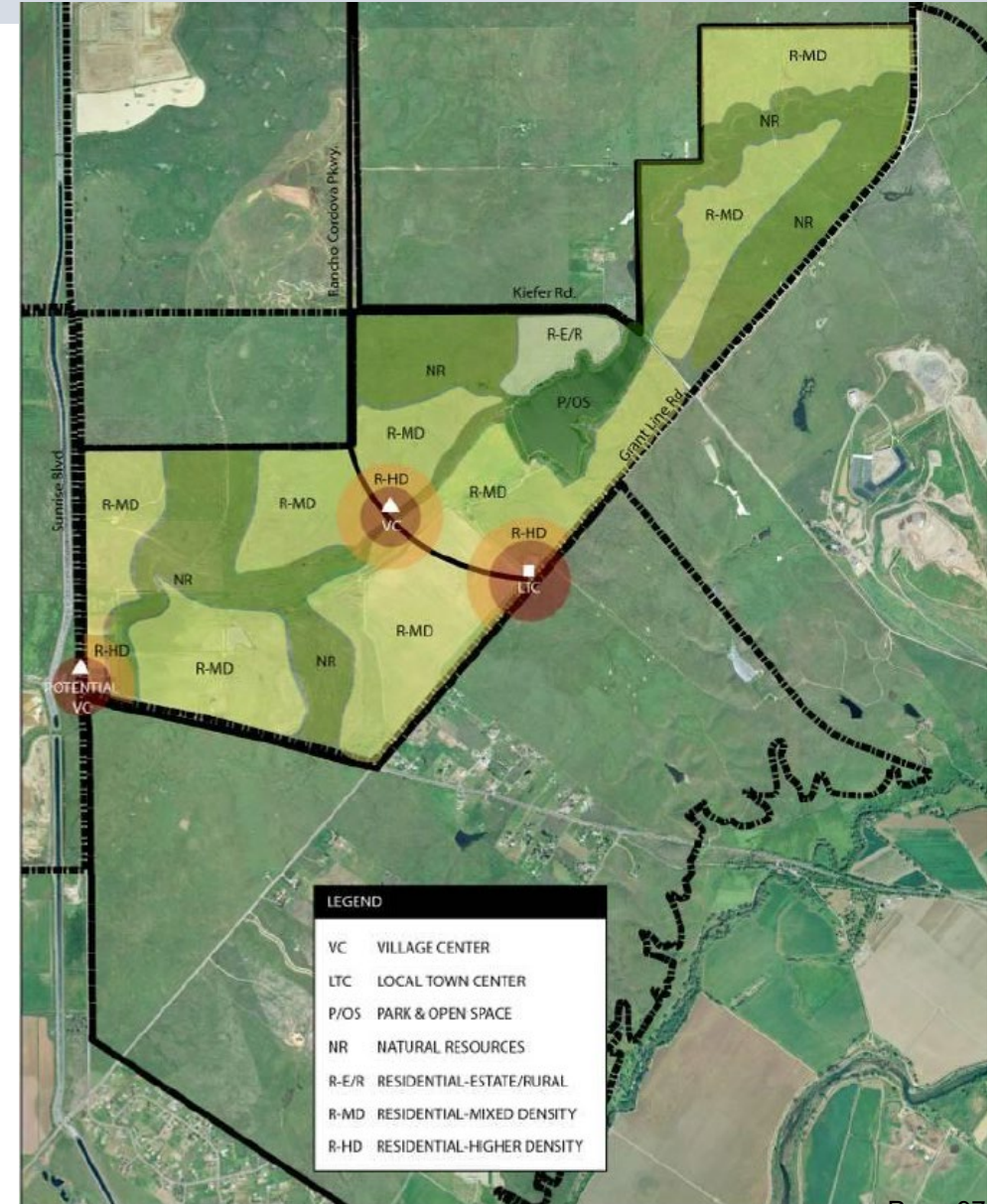


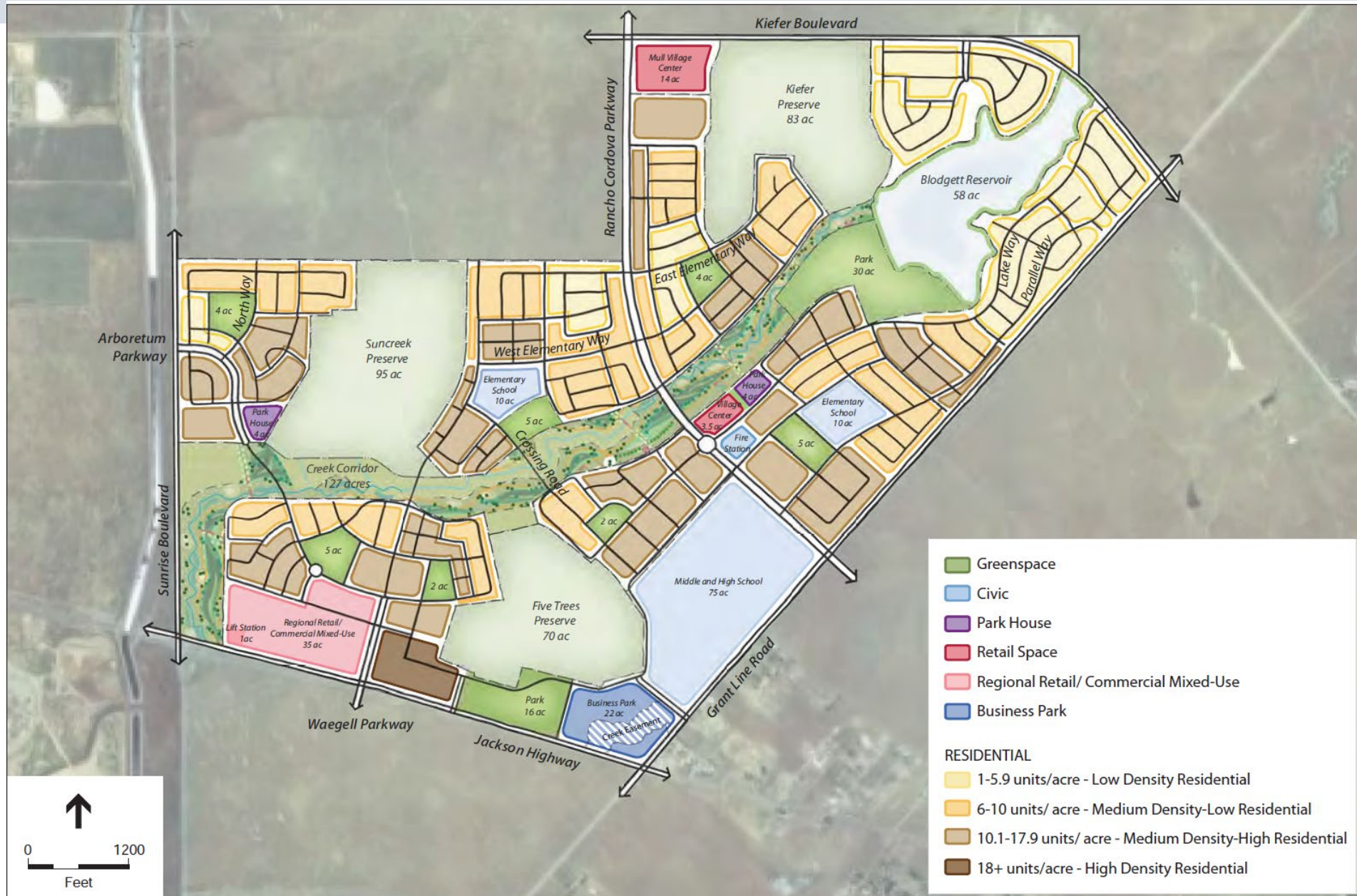
Anticipated Development Statistics

- 1,846 acres
- Dwelling units – 6,916 units
- Average density – 5.23 du/acre
- Est. Population – 16,601 people
- Employment – 3,634 jobs

Environmental Conditions

- Vernal pools
- Wetlands
- Orcutt grass
- Onsite preserves





Arboretum Land Use Summary

Land Use	Acreage	Units – Total 4,717 units
Low Density Residential	152 ac.	689 units
Medium Density Residential	269 ac.	2,207 units
Medium Density/High Density Residential	100 ac.	1,821 units
Commercial	48 ac.	
Office	69 ac.	
Parks	60 ac.	
Laguna Creek Corridor	143 ac.	
Blodgett Reservoir	58 ac.	
Wetland Preserve	244 ac.	

- July 1st Study Session
 - New Urbanism
 - Variety of housing density and types (executive housing)
 - Unique development standards – varying setbacks and streetscapes
 - Cohesive pedestrian connectivity
 - Amenities that could be utilized by all City residents
 - Incorporate Blodgett Reservoir

- **Reynen & Bardis** – 50 years of experience and over 10,000 lots developed in the Sacramento area
- **Hock Construction Management**, Les Hock – project management and lot development. Numerous master planned communities around Sacramento
- **Walters Land Planning**, Bruce Walters and **Black Oak Design**, Jason Cole – Land planning and specific plan
- **MacKay & Somps**, Holger Fuerst – Engineering and project management
- **ECORP Consulting** – Environmental consultant
- **Avdis & Cucchi**, Nick Avdis – Attorney and project management
- **MMS Strategies**, Michelle Smira – Project strategy and management

R | B**H O M E S**

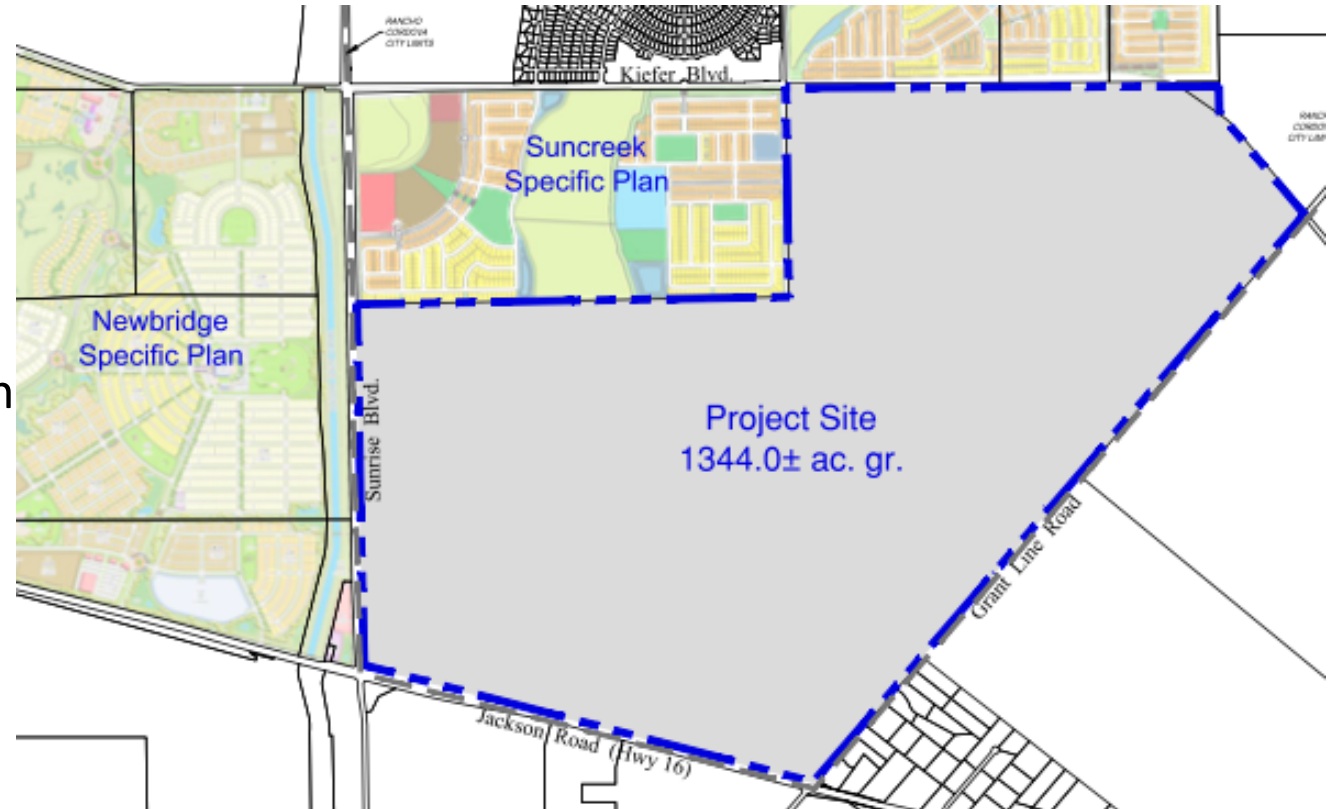
AVDIS & CUCCHI, LLP
LAND USE + REAL ESTATE + ADVOCACY

MACKEY & SOMPS
ENGINEERS PLANNERS SURVEYORS

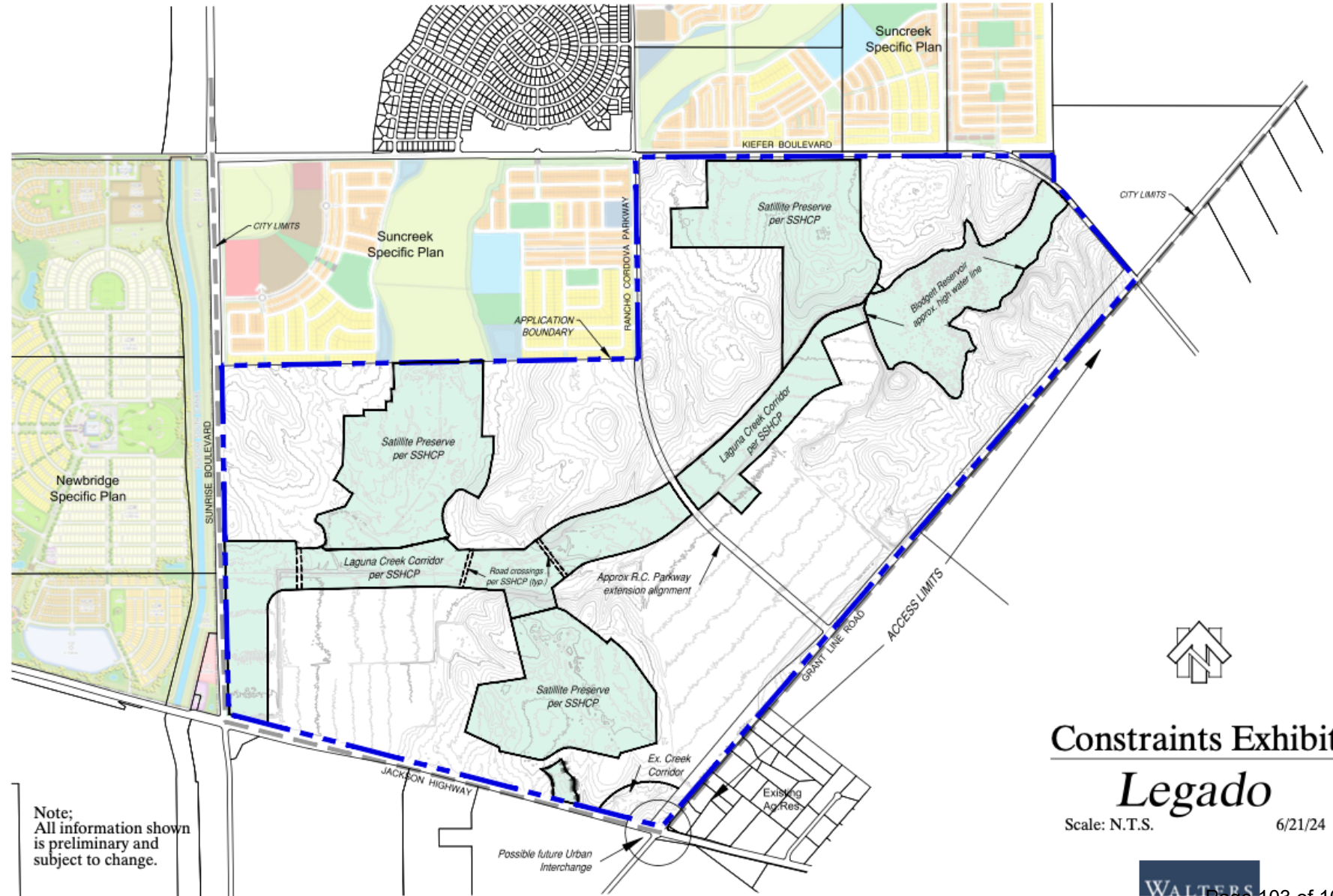


ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

- Over 1,300 acres
- Southern portion of Rancho Cordova
- Bordered by Sunrise, Jackson, and Grant Line
- Surrounded by approved Specific Plans



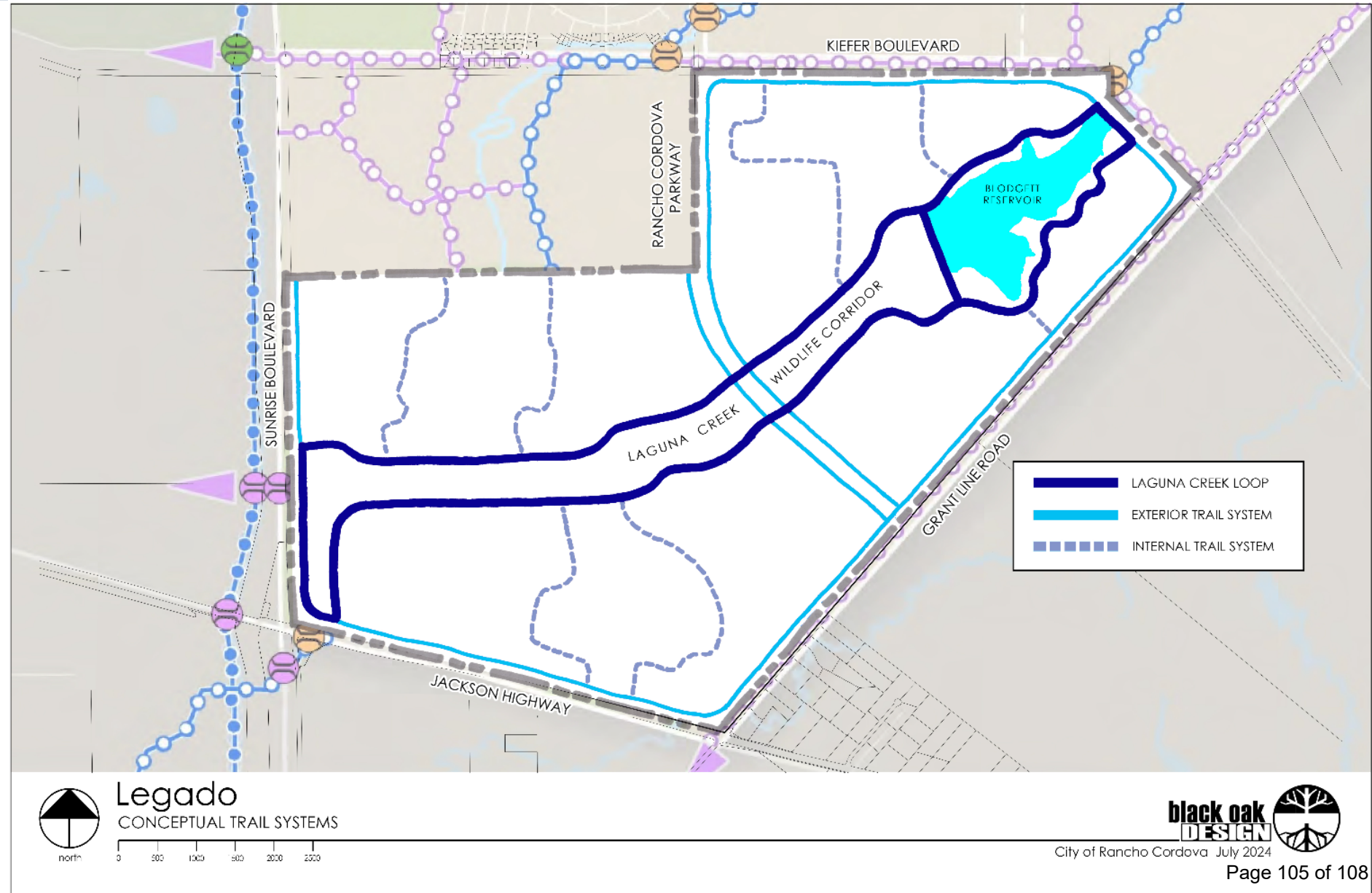
- Over 50% of the property absorbed by preserve, Laguna Creek corridor, Blodgett Reservoir, and major roadways



- Identifying 7 key areas for residential villages
- Numerous greenways and parks throughout
- Comprehensive trail system and community connectivity



- Circulation and connectivity to surrounding communities
- Internal and exterior trail system
- Looped trail system around Laguna Creek





- Development Team will finalize submittal package for processing.
 - General Plan Amendment
 - Specific Plan
 - Development Agreement
 - Large Lot and Small Lot Tentative Subdivision Maps
 - Major Design Review
 - Environmental Impact Report (EIR)
 - Habitat Conservation Plan Permit
- Issue a Request for Proposal (RFP) for the EIR.

THANK YOU

Questions & Discussion

