

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, February 12, 2025

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Havasu 95 Speedway - Safety Committee Office

7260 Dub Campbell Parkway, Lake Havasu City, Arizona, 86406

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranhocordova.zoom.us/j/87563639433>
Webinar ID: 875 6363 9433
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 875 6363 9433

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, February 12, 2025. 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.

AGENDA

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

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

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

The Clerk will conduct the swearing in of Rehana Rehman.

3. PLANNING COMMISSION REGULAR MEETING - ROLL CALL

Planning Commission Members - Surender Devarapalli, Lee Frechette, Dave Huhn, Tegan Knifton, Rehana Rehman 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 December 11, 2024.

Recommendation: Adopt the minutes.

7. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 7.1. **Subject:** 3501 Recycle Road Tentative Parcel Map (CEQA Exemption 15315 "Minor Land Division") - Project No. PLND-1224-0114 - Located at the Southeast corner of Fitzgerald Road and Recycle Road.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Categorical Exemption 15315 "Minor Land Divisions" of the California Environmental Quality Act (CEQA); and
2. Adopt the Resolution for the Tentative Parcel Map at 3501 Recycle Road

8. PUBLIC HEARING ITEMS

- 8.1. **Subject:** Sunridge Plaza AutoZone Major Design Review (CEQA Exempt Per Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act Guidelines (CEQA)) - Project No. PLND-0824-0105 - Located at 4004 Sunrise Boulevard.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act Guidelines (CEQA); and
2. Adopt the Resolution approving the Major Design Review for the Sunridge Plaza AutoZone.

9. REGULAR CALENDAR ITEMS

- 9.1. **Subject:** Selection of 2025 Chair and Vice Chair.

Recommendation: Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the 2025 calendar year.

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

February 26, 2025	5:30 PM Regular Meeting
March 12, 2025	5:30 PM Regular Meeting
March 26, 2025	5:30 PM Regular Meeting
April 9, 2025	5:30 PM Regular Meeting
May 14, 2025	5:30 PM Regular Meeting
June 11, 2025	5:30 PM Regular Meeting
July 9, 2025	5:30 PM Regular Meeting
August 13, 2025	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 February 12, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on February 7, 2025 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 February 7, 2025 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 6.1.

DATE: February 12, 2025
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION
MEETING OF DECEMBER 11, 2024**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. December 11, 2024 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

**PLANNING COMMISSION MEETING**
Wednesday, December 11, 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:

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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, December 11, 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 Chambers at 5:31 p.m.

ITEM 6.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, December 11, 2024

ATTACHMENT 1

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

Planning Commission Members Absent: None

Staff Members Present: Chance Finley-Ross, Darcy Goulart, Palmer Hilton, Nick Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Knifton led the pledge.

3. PUBLIC COMMENT

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

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 4.1 by Frechette second by Tripette
Motion passed with a 7:0 vote.

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of November 13, 2024.

Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING 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 5.1 by McGarvey second by Knifton;
Motion passed with a 7:0 vote.

- 5.1. **Subject:** The Preserve Major Design Review, Adjustment, and Special Development Permit Amendment (CEQA Exempt Pursuant to Section 15183. Projects Consistent with the Community Plan, General Plan or Zoning and Section 15182. Residential Projects Pursuant to a Specific Plan) — Project No. PLND-0924-0108 – Located North of Edington Drive and West of Raymer Way.

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 Section 15182, “Residential Projects Pursuant to a Specific Plan” of the CEQA Guidelines; and
2. Adopt the Resolution approving the Major Design Review, Adjustment, and Special Development Permit Amendment for The Preserve.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** Sun River Church Remodel Major Design Review and Conditional Use Permit Amendment (CEQA Exempt Pursuant to Section 15301. Existing Facilities) - Project No. PLND-0624-0101 - Located at 11223 Trinity River Drive.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15301 “Existing Facilities” of the

ITEM 6.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, December 11, 2024

ATTACHMENT 1

CEQA Guidelines; and

2. Adopt the Resolution approving the Major Design Review and CUP Amendment for the Sun River Church Remodel.

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 Frechette second by Huhn;
Motion passed with a 7:0 vote.

- 6.2. **Subject:** Mather Veterans Village Phase 4 - Major Design Review (CEQA Exempt per Public Resource Code 21080.040 "Affordable Housing Projects and Rezoning Exemption" and CEQA Categorical Exemption 15332 "In-Fill Development Projects") - Project No. PLND-0824-0104 - Located at the southeast corner of Bleckely Street and Schirra Avenue.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per Public Resources Code (PRC) 21808.040 and Categorical Exemption 15332 of the California Environmental Quality Act (CEQA); and
2. Adopt the Resolution for the Mather Veterans Village Phase 4 Major Design Review.

Vice Chair Frechette recused himself from item 6.2 due to a conflict of interest related to his personal interest.

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

1. Don Black

Chair Stauss closed the public comment period.

ACTION: Motion to approve item 6.2. by Tripette second by McGarvey;
Motion passed with a 6:0

AYES: Devarapalli, Huhn, Knifton, McGarvey, Tripette, Stauss

NOES: None

ABSENT: None

RECUSE: Frechette

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Community Development Director Darcy Goulart provided her report.

9. ADJOURNMENT

Chair Stauss adjourned the meeting at 6:41 p.m.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 7.1.



DATE: February 12, 2025

TO: Planning Commission Members

FROM: Nick Sosa, Senior Planner

SUBJECT: 3501 RECYCLE ROAD TENTATIVE PARCEL MAP (CEQA EXEMPTION 15315 "MINOR LAND DIVISION") – PROJECT NO. PLND-1224-0114 – LOCATED AT THE SOUTHEAST CORNER OF FITZGERALD ROAD AND RECYCLE ROAD

PROPERTY OWNER:	APPLICANT/DEVELOPER:
VMZ Development LLC	Vachayan Zakaryan
3440 Recycle Road	3430 Sunrise Boulevard
Rancho Cordova, CA 95742	Rancho Cordova, CA 95742

PROJECT:	3501 Recycle Road - Tentative Parcel Map
FILE:	PLND-1224-0114
LOCATION:	3501 Recycle Road
APN:	072-0570-038-0000
PLANNER:	Nick Sosa, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project Exempt per Categorical Exemption 15315 "Minor Land Divisions" of the California Environmental Quality Act (CEQA); and
2. Adopt the Resolution for the Tentative Parcel Map at 3501 Recycle Road

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request to subdivide an existing 1.46+/- acre parcel into two separate parcels as shown in the Tentative Parcel Map.

BACKGROUND

The project is zoned M-2 (Heavy Industrial/Manufacturing) and is located at 3501 Recycle Road within the South Sunrise Special Planning Area (SSSPA) **Figure 1: Project Site Location**. The property includes two existing dismantler businesses with separate dismantling yards, parking, access, and buildings. The buildings were built in 1992 and are approximately 5,000 square feet each.

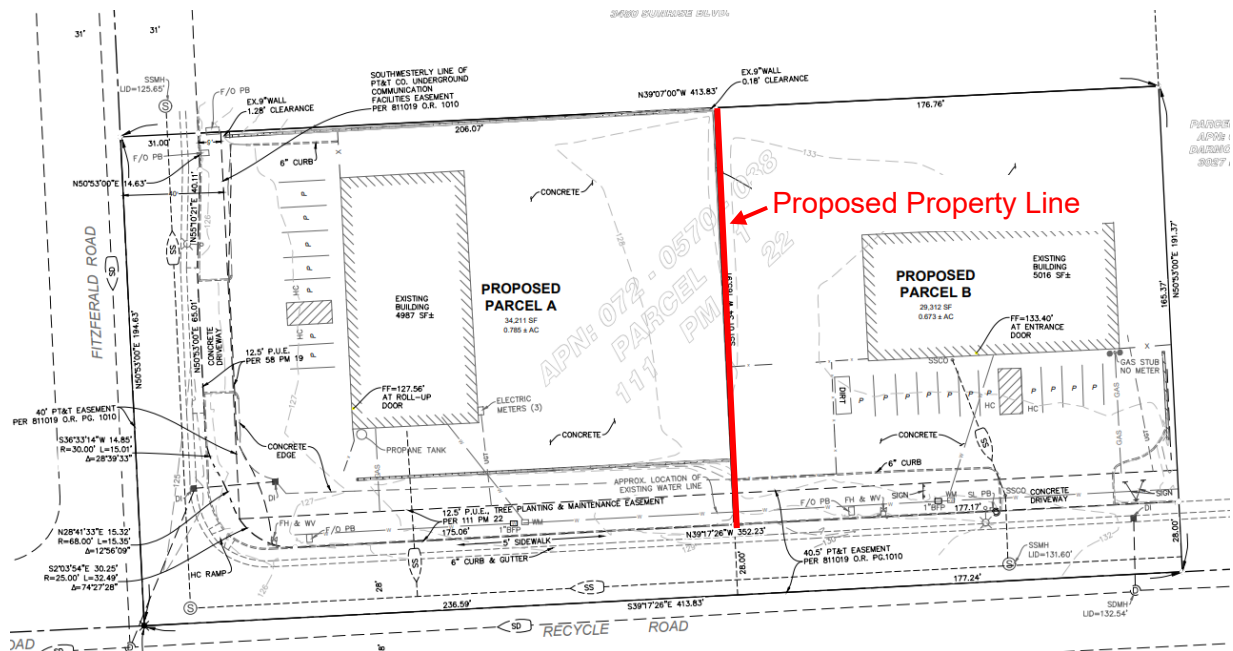
Figure 1: Project Site Location



PROJECT DESCRIPTION

The applicant is requesting to split the existing 1.46 +/- acre parcel into two separate parcels each with existing buildings on-site. Parcel A would be 0.785+/- acres and Parcel B would be 0.673+/- acres (See Figure 2: Proposed Parcel Subdivision). No physical on-site modifications are proposed with this map.

Figure 2: Proposed Parcel Subdivision



REQUIRED PERMITS AND REGULATORY BASIS

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

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

ANALYSIS

The proposed Tentative Parcel Map is to divide an existing 1.46+/- acre parcel into two separate parcels. This application is only for the division of the lot and no physical improvements or changes in use are proposed at this time.

General Plan: The project site is in the Sunrise Boulevard South Planning Area (SBSPA) designation of the City's General Plan. The SBSPA includes various commercial and industrial uses, including an existing cluster of auto dismantling and recycling west of Sunrise and home improvement and building material uses east of Sunrise. Target uses for this area are industrial, office mixed-use, and commercial mixed-use. The project property currently includes two dismantlers on-site which is consistent with these target uses and the existing cluster of auto dismantling west of Sunrise. This Tentative Parcel Map will not affect the existing uses and will only divide the property into two separate parcels.

Zoning Code: The project site is zoned M-2 (Heavy Industrial/Manufacturing) which is consistent with the General Plan SBSPA. The purpose of this zone is to provide an appropriate area for intensive industrial uses that may be undesirable and incompatible near residential uses or mixed-use districts. The existing dismantling uses are allowed within this zone.

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
3501 Recycle Road (Project Site)	Auto Dismantling	Sunrise Boulevard South Planning Area (SBSPA)	M-2 (Heavy Industrial/Manufacturing) South Sunrise Special Planning Area (SSSPA)
North	Auto Dismantling	Sunrise Boulevard South Planning Area (SBSPA)	M-2 (Heavy Industrial/Manufacturing) South Sunrise Special Planning Area (SSSPA)
East	Auto Body Shop	Sunrise Boulevard South Planning Area (SBSPA)	M-2 (Heavy Industrial/Manufacturing) South Sunrise Special Planning Area (SSSPA)
South	Auto Dismantling	Sunrise Boulevard South Planning Area (SBSPA)	M-2 (Heavy Industrial/Manufacturing) South Sunrise Special Planning Area (SSSPA)
West	Auto Dismantling	Sunrise Boulevard South Planning Area (SBSPA)	M-2 (Heavy Industrial/Manufacturing) South Sunrise Special Planning Area (SSSPA)

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

FISCAL IMPACT

The City anticipates that this project will result in additional revenues created from the potential sale of the new parcels and through taxes collected for each new parcel.

ENVIRONMENTAL

The applicant is requesting the division of an existing property that is fully developed with existing buildings and businesses. No physical improvements or changes of the existing uses are proposed with this submittal. The project is exempt under Section 15315 "Minor Land Division". The Tentative Parcel Map consists of the division of property in an urbanized area zoned industrial into four or fewer parcels, in this case two parcels, and is consistent with all General Plan, Zoning, and local development standards.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission:

1. Determine the project Exempt per Categorical Exemption 15315 "Minor Land Divisions" of the California Environmental Quality Act (CEQA); and
2. Adopt the Resolution for the Tentative Parcel Map at 3501 Recycle Road (PLND-1224-0114) subject to the findings and evidence in the resolution, Tentative Parcel Map (Exhibit A) and Conditions of Approval (Exhibit B).

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE 3501 RECYCLE ROAD TENTATIVE PARCEL
MAP, PROJECT NO. PLND-1224-0114**

WHEREAS, Vachayan Zakaryan (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Tentative Parcel Map lot split for an existing property at 3501 Recycle Road (Assessor's Parcel Number: 072-0570-038-0000); and

WHEREAS, the existing property is zoned M-2 (Heavy Industrial/Manufacturing) within the South Sunrise Special Planning Area (SSSPA); and

WHEREAS, the property is approximately 1.46+/- acres in size and currently has 2 auto dismantlers with existing buildings on-site; and

WHEREAS, the Applicant is requesting to split this property into Parcel A, 0.785+/- acres and Parcel B, 0.673+/- acres. Each proposed parcel includes a building, dismantling yard, parking, and access; and

WHEREAS, the lot split does not involve any physical improvements or change in use of the property; and

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

WHEREAS, the property is fully developed with existing buildings, utilities, and access with no physical modifications or changes in use proposed, and consists of the division of property in an urbanized area consistent with all applicable standards and regulations and therefore has been determined to be exempt under CEQA exemption 15315, minor land division; 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 THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA does authorize that the Planning Commission approves the 3501 Recycle Road Tentative Parcel Map (Exhibit A), subject to the following findings and attached Conditions of Approval (Exhibit B):

- A. Finds the project is exempt under Section 15315 "Minor Land Division". The Tentative Parcel Map consists of the division of property in an urbanized area zoned industrial into four or fewer parcels, in this case two parcels, and is consistent with all General Plan, Zoning, and local development standards. There are no physical improvements or changes of the existing uses proposed with this submittal.
- B. Section 66474 of the California Subdivision Map Act 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

map, none of the required findings were found to be true. The following evidence supports the map request:

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

Evidence: The proposed project is consistent with the General Plan and the land use designation specified for this parcel. The property includes two existing dismantler businesses with separate dismantling yards, parking, access, and buildings that are approximately 5,000 square feet each. These uses will not be affected by the proposed parcel split. No physical modifications are proposed with this parcel map. Both lots are consistent with the current zoning, South Sunrise Special Planning Area, and General Plan.

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

Evidence: The proposed Tentative Parcel Map is consistent with the existing development standards of the General Plan designation of Sunrise Boulevard South Planning Area and the zoning development standards of the M-2 (Heavy Industrial/Manufacturing) zone. The resulting parcels will continue to be consistent with building setbacks and height within the zoning development standards.

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

Evidence: The site is physically suitable to subdivide. The existing parcel is developed and is proposed to be split into two separate parcels. Each parcel will have its own building, parking, storage yard, and access.

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

Evidence: The project does not propose any physical modifications to the property or changes in use, therefore the density as well as intensity of the property will remain the same.

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

Evidence: The proposed project does not involve any physical improvements or changes in use at this time. The site is currently occupied by two Auto Dismantling businesses and no environmental resources will be affected by this lot division. The proposed project is exempt from further environmental review pursuant to Section 15315 (Minor Land Division) of the California Environmental Quality Act (CEQA).

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

Evidence: The proposed Tentative Parcel Map will not cause any serious health problems. The property is already developed as heavy industrial with two existing dismantler businesses with separate dismantling yards, parking, access, and buildings that are approximately 5,000 square feet each. No areas on-site will be disturbed as part of this parcel map.

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

Evidence: The proposed parcels both have adequate access to public right of way. No additional easements are required.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 12th day of February 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

3501 RECYCLE ROAD, CITY OF RANCHO CORDOVA
SACRAMENTO COUNTY, CALIFORNIA 95742
DECEMBER, 2024 CWE CORP. SCALE: 1"=20'



	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	EASEMENT
	FENCE
	EXISTING BLOCK WALL
	FOUND MONUMENT
	DIMENSION POINT - NOTHING FOUND OR SET
	STORM DRAIN MANHOLE
	SEWER MANHOLE
	STORM DRAIN DRAIN INLET
	SEWER SYSTEM CLEAN-OUT
	WATER VALVE
	WATER METER
	BFP VALVE
	FIRE HYDRANT
	SIGN
	BOLLARD
	STREET LIGHT
	ELECTRICAL PULL BOX

BFP	BLOW-OFF PREVENTION VALVE
FH	FIRE HYDRANT
SDMH	STORM DRAIN MANHOLE
DI	STORM DRAIN DROP INLET
SSCO	SANITARY SEWER CLEANOUT
WV	WATER VALVE
F/O	FIBER OPTIC
SF	SQUARE FEET
SL	STREET LIGHT
PB	PULL BOX
UGT	UNDERGROUND GAS & TELEPHONE

CECO PROPERTIES LLC
930 GLEN DR. #130
FOLSOM, CA. 95630

CWE CORP.
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661
PH. (916) 772-7800



EXISTING - ONE (1) INDUSTRIAL LOT
PROPOSED - TWO (2) INDUSTRIAL LOTS

PARCEL 1 - GROSS	80,282 SF 1.843 AC
NET	63,523 SF 1.458 AC

PROPOSED	
PARCEL A - GROSS	46,008 SF 1.056 AC
NET	34,211 SF 0.785 AC
PARCEL B - GROSS	34,274 SF 0.787 AC
NET	29,312 SF 0.673 AC

072-0570-038

OCTOBER 10, 2020

CITY OF RANCHO CORDOVA

M-2 HEAVY INDUSTRIAL

FOLSOM-CORDOVA UNIFIED

CORDOVA RECREATION & PARK DISTRICT

SACRAMENTO SEWER DISTRICT

COUNTY OF SACRAMENTO

M-2 HEAVY INDUSTRIAL

HEAVY INDUSTRIAL

HEAVY INDUSTRIAL

CITY OF RANCHO CORDOVA, SACRAMENTO COUNTY

SACRAMENTO METROPOLITAN FIRE DISTRICT

EXISTING BUILDINGS ON PROPOSED PARCELS A & B ARE
NOT FIRE SPRINKLER'ED

EXISTING BUILDINGS ON PROPOSED PARCELS A & B ARE
AUTO DISMANTLING WAREHOUSES

PROPOSED PARCELS A & B ARE AUTO DISMANTLING

THIS AREA IS IN ZONE X, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREA OF LESS THAN ONE SQUARE MILE. PER FEMA FLOOD MAP 06067C0209H DATED 08/16/2012

RAMSET & 7/8" METAL DISC STAMPED "CO. B.M. 1B-90" LOCATED IN TOP BACK VERTICAL CURB & GUTTER OVER DI @ THE EAST END OF CURB RETURN @ SOUTHEAST CORNER OF FITZGERALD RD. & SUNRISE BLVD.

ELEVATION: 126.20 NAVD 88

AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS

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

ITEM 7.1.

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
General Conditions				
1.	The approved entitlement is for a Tentative Parcel Map, to subdivide one (1) parcel (APN 072-0570-038-0000) into two separate parcels as described in the Planning Commission staff report dated February 12, 2025 and Tentative Parcel Map (Exhibit A) with the conditions herein, for project number PLND-1224-0114.	Project Description	On-Going	Planning
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning/ Building /Public Works
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Finance
5.	The Tentative Parcel Map approval is valid for three years from the date of Planning Commission approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Expiration Date	Three years, commencing with the date of approval	Planning/ Public Works

Conditions of Approval		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
6.	- SMUD has existing underground 12kV facilities on the Project Site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 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. - 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity. - 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.	Existing Electrical Facilities and Requirements	On-Going	SMUD

Conditions of Approval	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
• 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. • 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.). • 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. Landscaping improvements placed within the IOD or 12.4-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning , removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. • 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.			

Conditions of Approval	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
• The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. • The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. • The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and height limit of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. • The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. • The Applicant shall grant to SMUD a Grant of Easement to cover the existing and proposed (new transformer) electrical facilities on Parcels A and B. SMUD shall prepare and submit the easement document for Ownership signature. The Grant of Easement shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, a height restriction of fifteen feet at full			

ITEM 7.1.

ATTACHMENT 3 Exhibit B to the Resolution

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	maturity, and weed abatement. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. Note – if necessary, SMUD will mark the ground with the location of underground facilities. Please call 811 to have these facilities marked. A new pad-mounted transformer will need to be installed on proposed parcel “A” to provide and maintain service to the existing building on proposed parcel “A”.			
7.	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.	Sewer	On-Going	SASD
8.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or Grass-Crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Fire	On-Going	Sacramento Metro Fire District
9.	The existing parcel is subject to localized flooding and any new construction shall meet the requirements of the City of Rancho Cordova Floodplain Management Ordinance. This requirement will also apply to the parcels resulting from the lot split.	Future Construction Requirements	On-Going	Public Works
10.	Future site improvements that require a building permit will trigger a requirement for the repair or replacement of substandard or damaged sidewalk, curbs, gutters, driveways and ADA sidewalk ramp along the property frontage to the satisfaction of the Public Works Department. An encroachment permit will be required to	Future Construction Requirements	On-Going	Public Works

ITEM 7.1.**ATTACHMENT 3
Exhibit B to the Resolution**

Conditions of Approval		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	accomplish this work. This requirement will apply to the parcels resulting from the lot split.			
Prior to Recordation of the Parcel Map				
11.	Indicate existing storm drain lateral sizes on tentative map.	Storm Drain	Prior to Recordation of the Parcel Map	Public Works
12.	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 Access	Prior to Recordation of the Parcel Map	Sacramento Metro Fire District

MEMORANDUM

ITEM 8.1.



DATE: February 12, 2025

TO: Planning Commission Members

FROM: Chance Finley-Ross, AICP, Associate Planner

SUBJECT: **SUNRIDGE PLAZA AUTOZONE MAJOR DESIGN REVIEW (CEQA EXEMPT PER SECTION 15332 "IN-FILL DEVELOPMENT PROJECTS" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES (CEQA)) – PROJECT NO. PLND-0824-0105 – LOCATED**

PROPERTY OWNER:	APPLICANT/DEVELOPER:
Sunridge Station LP	Kevin Murphy (AutoZone Representative)
11501 Northlake Drive	123 South Front Street
Cincinnati, OH 45249	Memphis, TN 38103

PROJECT:	Sunridge Plaza AutoZone – Major Design Review
FILE:	PLND-0824-0105
LOCATION:	4004 Sunrise Boulevard
APN:	067-1050-008-0000
PLANNER:	Chance Finley-Ross, AICP, Associate Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project Exempt per Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act Guidelines (CEQA); and
2. Adopt the Resolution approving the Major Design Review for the Sunridge Plaza AutoZone.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for a Major Design Review for the construction of an automotive parts retail building within the Sunridge Plaza shopping center.

PROJECT BACKGROUND

The proposed project site is situated on 0.87 acres of vacant land located in the northwest corner of the Sunridge Plaza shopping center, south of Douglas Road at 4004 Sunrise

Boulevard (as shown in **Figure 1** below). The project site is General Commercial (GC), which is consistent with the zoning of the rest of the Sunridge Plaza shopping center. The Sunridge Plaza shopping center was originally approved on April 19, 2004 (RC 03-028) and included approval for development of this site for a 'Pad 1' building area. The applicant proposed a new, more modern design and a new maximum building footprint for the building, and therefore they were required to apply for a new Design Review entitlement.

Other surrounding uses include vacant open space land located on the other side of Douglas Road to the north, commercial and auto-centric uses to the east, commercial and residential uses to the south, and open space to the west, (See **Table 1: Surrounding Designations and Existing Uses** below).

Figure 1: Project Location



Table 1: Surrounding Designations and Existing Uses

	Existing Use	General Plan Designation	Zoning Designation
Subject Property	Vacant Lot	Commercial Mixed Use (CMU)	General Commercial (GC)
North	Vacant Land / Previously Cordova Shooting Center	Sunrise Boulevard Specific Planning Area (SBSPA)	Preserved Open Space (H)
East	Arco Service Station/Anatolia Shopping Center	Commercial Mixed Use (CMU)	General Commercial (GC)
South	Walgreens Pharmacy/Sunridge Villas	Commercial Mixed Use (CMU)	General Commercial (GC); Limited Commercial (LC) SDSP
West	Canal	Preserved Open Space (POS)	Preserved Open Space (POS)

PROJECT DESCRIPTION

A Major Design Review application was submitted by the applicant in August 2024 for a new AutoZone (Store #5410) to be located on a vacant parcel within the Sunridge Plaza shopping center. The application submittal included plans for the construction of an approximately 6,700 SF building with 15 new paved parking stalls around the south and east side of the building. The submittal also included floor plans, landscape plans, site lighting plans, preliminary civil plans, and building renderings and elevations. The project has been reviewed by City staff for the requested Major Design Review and the analysis for the entitlement is provided below.

ANALYSIS

Major Design Review

Site Plan and Architecture

As illustrated in **Figure 2** and Attachment 2, the newly proposed store comprises a single-story, 6,700-square-foot building located on the east portion of the parcel. The proposed building will have a maximum height of 34 feet at its highest point. Vehicular access to the building is facilitated via the south and east sections of the existing Sunridge Plaza parking lot. The development includes a total of 25 parking spaces, with 15 new spaces planned around the building's east and south sides. The remaining 10 parking spaces are pre-existing, constructed during the original Sunridge Plaza development. Additionally, new bicycle parking is positioned northeast of the building, while waste management services will utilize an existing trash enclosure located southwest of the parcel.

The architectural character of the building is enhanced with stone veneer accents along the base of each facade, complemented by faux shutters and corbels affixed to the prominent tower feature that highlights the store's "Craftsman Style" entry. The structure's massing is thoughtfully articulated, featuring varied wall panel heights and tower elements accentuating the building's corners. Fully transparent windows are prominently placed near the front entrance,

paired with multiple clerestory windows positioned above faux windows along the periphery of the front elevation. Faux windows are also incorporated into the rear facade to introduce visual interest and minimize monotony. To maintain consistency with other tenants and pad buildings in Sunridge Plaza, small square trellis features are integrated into the center sections of the corner tower elements.

The building's exterior palette includes a combination of base and accent colors, providing visual contrast and appeal. This deliberate use of architectural details and varied design elements ensures the building aligns with the overall aesthetic of the Sunridge Plaza development and the City's Design Guidelines.

Figure 2: Proposed Site Plan

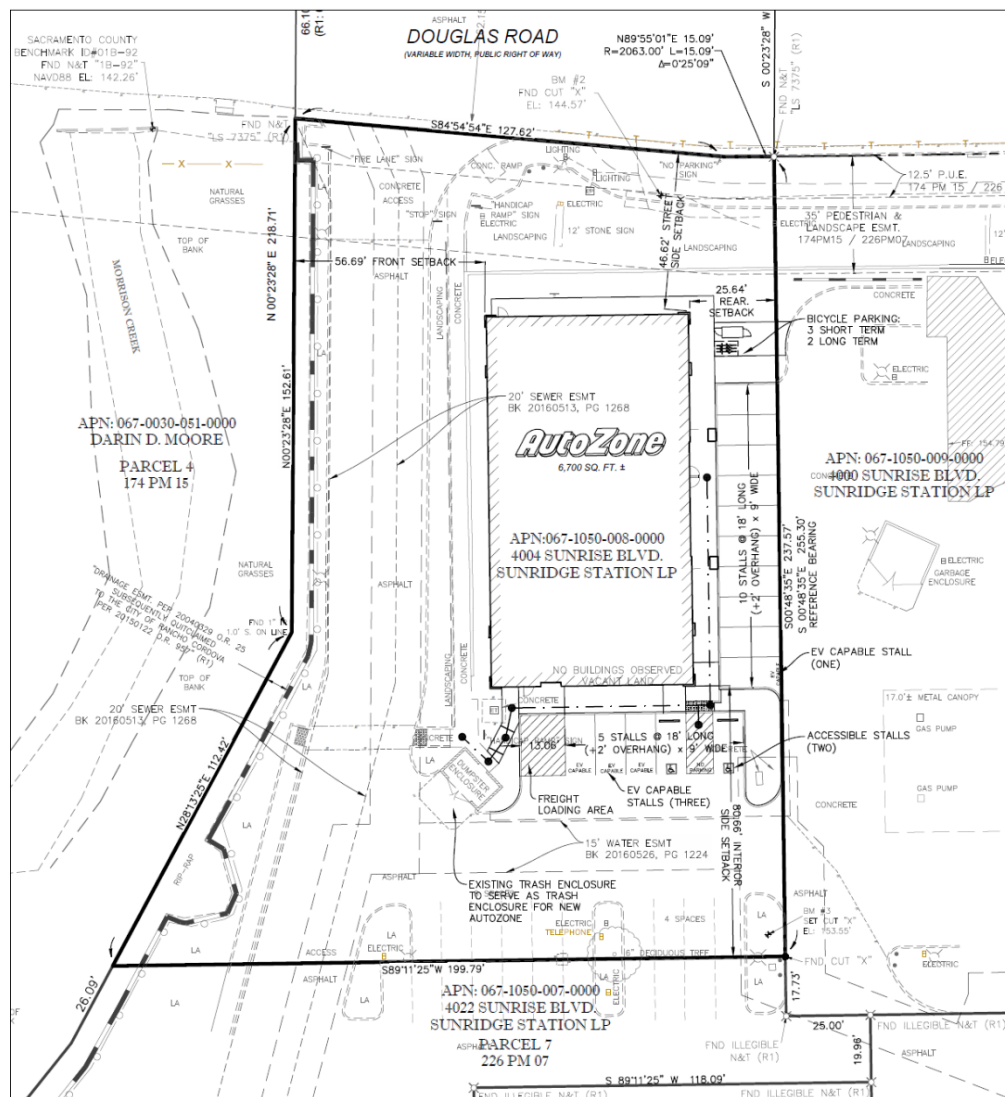
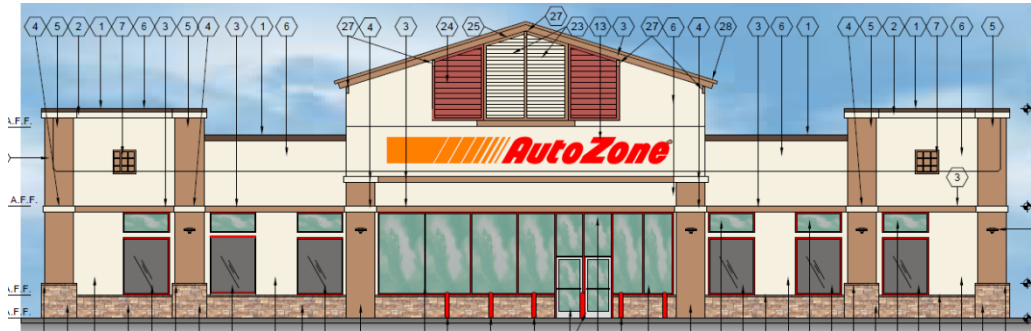
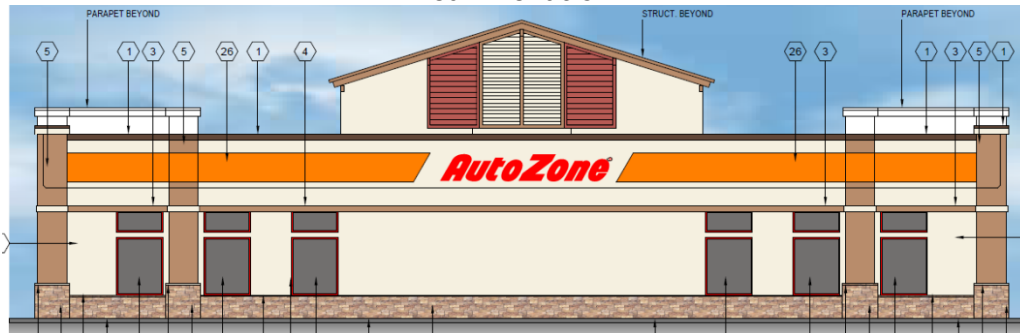


Figure 3: Color Elevations

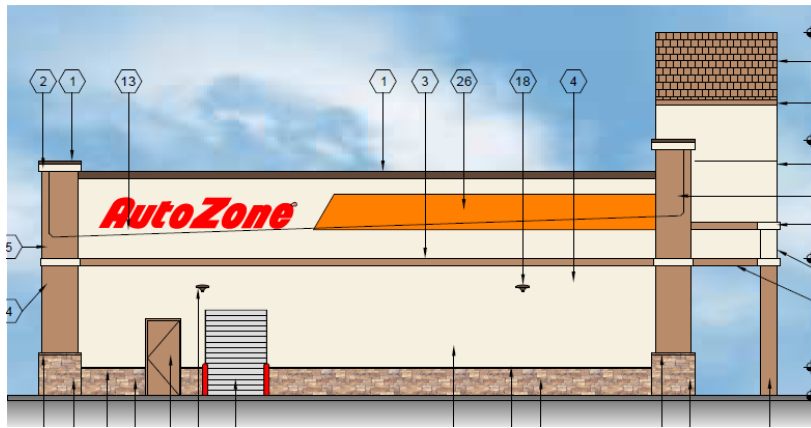
Front Elevation



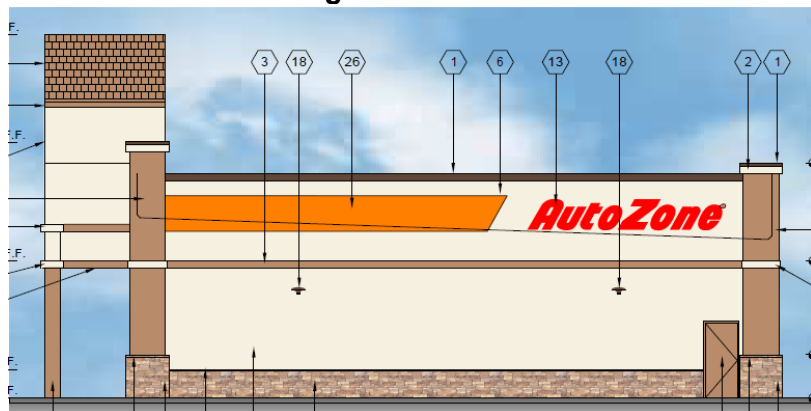
Rear Elevation



Left Elevation



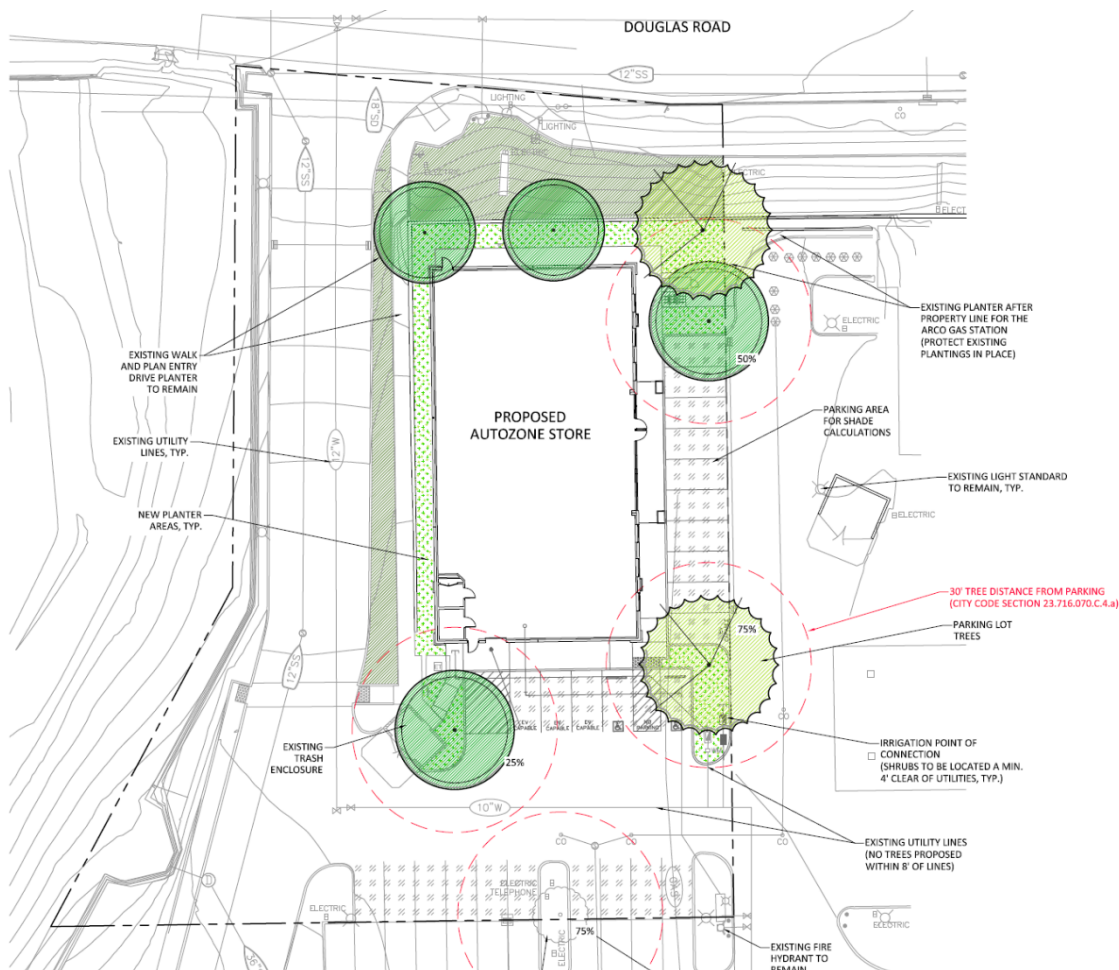
Right Elevation



Landscaping

The proposed landscaping plan incorporates shade trees, shrubs, and groundcover strategically placed throughout the property. These elements provide adequate shading to satisfy the City's Zoning Code requirements for parking lot shade coverage. Additionally, the selection of shrubs and groundcover aligns with the existing landscaping theme of the broader development, ensuring visual cohesion and an appealing environment. A snapshot of the overall landscape plan is shown below in **Figure 4** and full preliminary landscape plans are provided in Attachment 2.

Figure 4: Landscape Plan



Visual Rendering

Staff collaborated with the Applicant to produce a visual rendering of the newly proposed store. **Figure 5** illustrates the facility's visual perspective from the southeast of the property. The renderings depict a curb view that integrates landscaping and architectural features, creating an aesthetically pleasing building that complements the surrounding structures within the shopping center.

Figure 5: Southeast Perspective



GENERAL PLAN CONSISTENCY

The project site is located within the Commercial Mixed Use (CMU) designation of the General Plan. The CMU designation encourages the integration of retail and service commercial uses with office and/or residential uses. The proposed after-market automotive retail store will provide this area of the city with convenient access to retail goods. The south Sunrise area has added multiple service and shopping opportunities in recent years, and the addition of the store is expected to help provide additional needed resources to the surrounding community. The proposed store is consistent with the General Plan and is expected to be a positive addition to this area of the City's retail and commercial space.

ZONING ORDINANCE

The project site is located within the General Commercial (GC) zone district. The GC zone includes a wide variety of commercial uses and selective higher density residential uses. The GC zone is typically adjacent to major streets or to commercial areas where higher traffic demand would not adversely affect surrounding properties. An auto parts retail store would be an appropriate use as the property is located within the existing Sunridge Plaza shopping center adjacent to an existing automotive service station. Auto parts sales, as defined by the City's Zoning Code, are permitted within a General Commercial zone so long as the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall. The proposal was reviewed for consistency with all standards and guidelines applicable to this site and meets all applicable requirements.

FISCAL IMPACT

Staff anticipates that the project will have a positive fiscal impact due to the short-term and long-term positions created for the construction of the building, site, and associated features. Additionally, the City expects the proposed project to generate increased revenue through sales taxes from goods purchased onsite by customers in neighboring residential areas and travelers passing through the area.

ENVIRONMENTAL

The proposed project consists of the construction of an approximately 6,700-square-foot retail building with 15 new parking spaces. The project site is designated as Commercial Mixed Use (CMU) in the City of Rancho Cordova General Plan and is consistent with the General Plan land use designation, as well as with all applicable zoning code development standards. The project site is located in a General Commercial zoning designation, which allows for the proposed retail use. The project site is within the Rancho Cordova city limits and is not greater than five acres in size. The project site is located within an existing shopping center at the intersection of two of the City's major arterials, Sunrise Boulevard and Douglas Road. The surrounding land is largely planned for General Commercial, Regional Town Center, and Parks and Open Space to support existing and planned residential development.

The new retail building will be constructed in an existing shopping center and does not contain habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects related to traffic, noise, or air quality. Construction activity would be minor and temporary, and all activity will comply with Sacramento Metropolitan Air Quality Management District rules and regulations as well as the City's noise ordinance. The proposed project would also be adequately served by existing public services. Consequently, the proposed project meets the requirements of a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332 for "In-Fill Development Projects".

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15332 for "In-Fill Development Projects" and adopt the Resolution approving the Major Design Review for Sunridge Plaza AutoZone (PLND-0824-0105), subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2025

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING THE AUTOZONE MAJOR DESIGN REVIEW –
PROJECT NO. PLND-0824-0105**

WHEREAS, the owner representative, Kevin Murphy, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review for the construction of a new auto parts retail building, as well as associated site improvements for a vacant parcel located within the Sunridge Plaza shopping center at 4004 Sunrise Boulevard; and

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

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

WHEREAS, on February 12, 2025, the Planning Commission of the City of Rancho Cordova held a properly noticed public hearing at which it received a report from city staff regarding the Major Design Review and oral and written testimony from the public, and deliberated on the item; 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, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

- 1) Determine the CEQA exemption 15332 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.

- a) **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act Section 15332, Class 32, "In-Fill Development Projects".

Evidence The proposed project consists of the construction of an approximately 6,700-square-foot retail building with 15 new parking spaces. The project site is designated as Commercial Mixed Use (CMU) in the City of Rancho Cordova General Plan and is consistent with the General Plan land use designation, as well as with all applicable zoning code development standards. The project site is located in a General Commercial zoning designation, which allows for the proposed retail use. The project site is within the Rancho Cordova city limits and is not greater than five acres in size. The project site is located within an existing shopping center at the intersection of two of the City's major arterials, Sunrise Boulevard and Douglas Road. The surrounding land is largely planned for General Commercial, Regional Town Center, and Parks and Open Space to support existing and planned residential development.

The new retail building will be constructed in an existing shopping center and does not contain habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects related to traffic, noise, or air quality. Construction activity would be minor and temporary, and all activity will comply with

ITEM 8.1.

ATTACHMENT 1

Sacramento Metropolitan Air Quality Management District rules and regulations as well as the City's noise ordinance. The proposed project would also be adequately served by existing public services. Consequently, the proposed project meets the requirements of a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332 for "In-Fill Development Projects".

- 2) Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

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

Evidence: The proposed location is within a General Commercial (GC) zone and has been designed to follow all standards and regulations of the Rancho Cordova Zoning Code. The proposed project design is consistent with the objectives of the Commercial Mixed Use land use designation of the General Plan. An auto parts sales use is permitted within the General Commercial zoning designation by right so long as operations are conducted within a completely enclosed building or are screened from view behind a fence or a wall.

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

Evidence: The proposed project is designed to align with the existing character of the Sunridge Plaza shopping center. The building incorporates high-quality materials, including stone veneer accents, faux shutters, and corbels, reinforcing the Craftsman style. The massing of the structure is well-articulated, with varied wall heights and tower elements at key locations to create visual interest and reduce a monotonous appearance. Parking is distributed to serve both customers and employees while maintaining compliance with City zoning requirements. The proposed landscaping plan integrates shade trees, shrubs, and groundcover throughout the site to enhance aesthetics and provide necessary shading per City standards.

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

Evidence: The proposed building design aligns with the character of Sunridge Plaza and surrounding developments, featuring well-proportioned massing, articulated wall panels, and Craftsman-style elements. High-quality materials and thoughtful detailing ensure visual harmony with nearby properties. Exterior appurtenances, including the existing trash enclosure and utility areas, are effectively screened and lighting is designed for safety while minimizing glare. The project establishes a cohesive design that enhances the shopping center's aesthetic and complements the surrounding commercial area.

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

ITEM 8.1.

ATTACHMENT 1

Evidence: The site provides access to Sunrise Boulevard and Douglas Road, ensuring efficient vehicular circulation. Adequate parking for both vehicles and bicycles is provided, meeting City standards. The 2004 approval of the Sunridge Plaza development anticipated a building on this parcel and accounted for circulation impacts. The project will integrate with existing traffic patterns and will not create conflicts with vehicular, bicycle, or pedestrian movement.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 12th day of February 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Cynthia Stauss, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

DESCRIPTION	LEGEND EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
GAS LINE	XX"G	XX"G
TELEPHONE MH	---	---
SDMH	---	---
DROP INLET	---	---
2'x3' DROP INLET	---	---
DIRECTION OF SURFACE FLOW	---	---
OVERLAND RELEASE PATH	---	---
SSMH	---	---
SSCO	---	---
FIRE HYDRANT	---	---
PIV	---	---
FDC	---	---
WATER VALVE	---	---
WATER METER	---	---
CONCENTRIC REDUCER	---	---
REDUCED PRINCIPAL PRESSURE ASSEMBLY	---	---
REDUCED PRESSURE BACKFLOW PREVENTER	---	---
MONUMENT WELL	---	---
BOLLARD	---	---
GAS VALVE	---	---
UTILITY POLE	---	---
UTILITY POLE WITH LIGHT	---	---
STREET LIGHT	---	---
DOUBLE POST TOP STREET LIGHT	---	---
FENCE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOURS	---	---
JUNCTION/PULL BOX SIGN	---	---
GRADE BREAK LINE	---	---
TREE & DRIP	---	---
PIPE CAP	---	---
HANDICAP RAMP	---	---
CONTROL POINT	---	---
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT/CONCRETE)	X 157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	---	13.61 AC MATCH (E)
TRUNCATED DOMES	---	---
BUILDING	---	---
DOOR	---	---
FIRE TURNING RADII	---	INNER=25' OUTER=50'
ADA PATH OF TRAVEL	---	---
BUMPER OVERHANG	---	---

FIRE ACCESS NOTE:

FIRE ACCESS ROADWAYS SHALL BE BUILT TO BEAR A MINIMUM OF 80,000 POUNDS AND MEET THE SACRAMENTO COUNTY PUBLIC WORKS STANDARDS FOR ROADWAYS. A REPORT, PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THE ABILITY OF THE ROAD TO BEAR THE REQUIRED MINIMUM WEIGHT, SHALL BE SUBMITTED WITH ANY PLAN INDICATING CONSTRUCTION OF ROADWAY. VERIFICATION OF CONSTRUCTED ROADWAY SHALL BE PROVIDED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO FINAL APPROVAL OF THE PROJECT.

FIRE LANES SHALL BE A MINIMUM OF 20 FT CLEAR WIDTH AND 13.5 FT CLEAR HEIGHT.

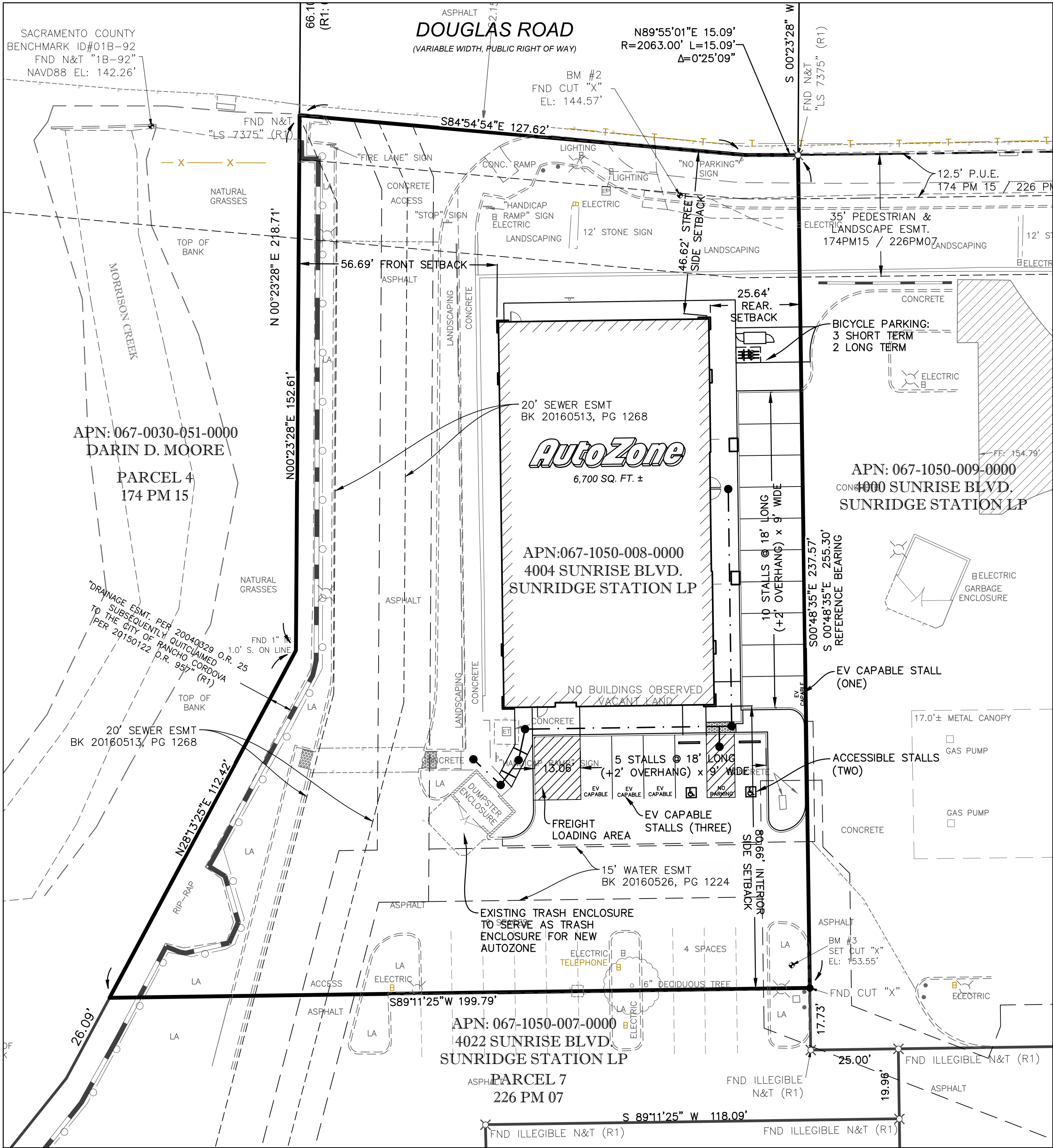
TOTAL AREA DISTURBED: 0.34 ACRES	
PRELIMINARY RAW EARTHWORK SUMMARY	
CUT: 110 CY	FILL: 55 CY
NET: 55 CY (NET EXPORT)	
NOTE: EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.	

UTILITY REPRESENTATIVES				
UTILITY	COMPANY	CONTACT	PHONE	
GAS	P.G.&E.	MIKE WILLIAMS	925-386-5013	
ELECTRIC	SMUD	JOHN YU	916-732-6321	
TELEPHONE / INTERNET	SACRAMENTO COUNTY COMMUNICATIONS	PATRICK GROFF	916-874-8514	
WATER	SACRAMENTO COUNTY WATER AGENCY	ROBERT STEEG		
SEWER	SACRAMENTO AREA SEWER DISTRICT	ERIC SCHOLTZ	916-876-6065	
DRAINAGE	CITY OF RANCHO CORDOVA PUBLIC WORKS	MARGARITA DRONOV	916-851-8897	
FIRE	SACRAMENTO METROPOLITAN FIRE DISTRICT	CHRISTENSEN BENTON	916-859-4321	



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PRELIMINARY IMPROVEMENT PLANS FOR
AUTOZONE STORE #5410
4004 SUNRISE BLVD.
RANCHO CORDOVA, CA 95742



SHEET INDEX:

- CIVIL**
- C1 PRELIMINARY SITE PLAN
 - C2 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
 - C3 PRELIMINARY WATER AND SANITARY SEWER PLAN
 - C4 FIRE ACCESS PLAN

LANDSCAPE

- P1 PRELIMINARY LANDSCAPE PLAN

ARCHITECTURAL

- A-1 FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS
PH1.0 PHOTOMETRIC PLAN
CE1 COLORED ELEVATIONS

ALTA SURVEY (BY RPLS, LLC)
FOUR SHEETS

ALTA/NSPS LAND SURVEY:

COMPLETED BY: RPLS, LLC
312 NE 145TH PLACE
EDMOND, OK 73013
PHONE: (855) 283-2333

BENCHMARK:

SACRAMENTO COUNTY NAVD88 BENCHMARK
COUNTY ID# 01B-092
NAVD 88 EL: 142.26'
RAMSET & 1/2" METAL DISC STAMPED "CO. B.M. 1B-92" LOCATED IN TOP OF EAST END OF SOUTH CONCRETE HEADWALL OF DOUBLE X-CULVERT APPROX 30' SOUTH OF CENTER OF PAVEMENT OF DOUGLAS RD. & APPROX 370' WEST OF SUNRISE BLVD. SEE L.L. S-169 (MARCH 16 1993) ADJUSTED 2-25-97 SEE LL B96 PG 105.

BENCHMARK #2
FOUND CUT "X"
EL: 144.57'
LIES 35.6% SOUTHWEST FROM THE NORTHEAST CORNER OF THE SURVEYED PROPERTY IN THE SOUTHERLY SIDE OF A SIDEWALK.

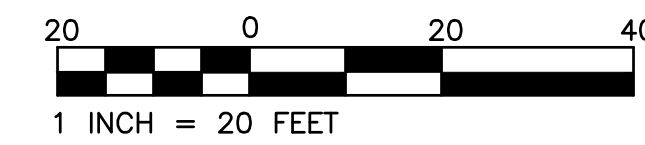
BENCHMARK #3
SET CUT "X"
EL: 153.55'
LIES NEAR THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY AT THE NORTHWEST CORNER OF A PUMP STATION AREA.

FEMA FLOOD ZONE:

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" WHICH INDICATES AN AREA OF MINIMAL FLOOD HAZARD.
MAP NUMBER: 06067C0240J
EFFECTIVE DATE: JULY 19, 2018

UNDERGROUND UTILITY NOTE:

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



BULK AREA REQUIREMENTS

LOCATION: 4004 SUNRISE BLVD., RANCHO CORDOVA, CA 95742

APN: 067-1050-008-0000

ZONE: GC - GENERAL COMMERCIAL

USE: GENERAL PLAN (NO STRUCTURE ON PROPERTY)

ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	25'	56.69'
MINIMUM INTERIOR SIDE SETBACK	0'	80.66'
MINIMUM STREET SIDE SETBACK	25'	46.62'
MINIMUM REAR SETBACK	0'	25.64'
MAXIMUM BUILDING HEIGHT	100'	42'-7"
PROPERTY AREA: 37,841 SQ. FT. (0.869 ACRES ±)		
REFERENCE IS MADE TO THE RANCHO CORDOVA ZONING CODE		

PARKING INFORMATION

VEHICLE PARKING		
ITEM	REQUIREMENTS	PROVIDED
TOTAL PARKING REQUIRED	3.6 SPACES FOR EVERY 1,000 GFA = 24.12 SPACES	25 TOTAL SPACES 15 NEW, 10 EXISTING
ACCESSIBLE PARKING	1 SPACE REQUIRED (1-25 TOTAL SPACES)	2 SPACES (1 VAN & ONE STD.)
EV CAPABLE PARKING	4 SPACES REQ'D (10-25 TOTAL SPACES)	4 SPACES
EV CHARGING STATION SPACES	0 (<25 TOTAL STALLS)	0
MINIMUM PARKING DIMENSIONS	19'x9' STANDARD 16'x8' COMPACT	SEE PLAN
MINIMUM DRIVE AISLE WIDTH	25'	25'
ACCESSIBLE SPACES	1 SPACES	5 SPACES
BICYCLE PARKING		
ITEM	REQUIREMENTS	PROVIDED
SHORT TERM	3	6
LONG TERM	2	4
PARKING STANDARDS PER RANCHO CORDOVA ZONING CODE, CALIFORNIA BUILDING CODE (2022) SECTION 11B, AND CALIFORNIA GREEN BUILDING CODE (2022)		

VICINITY MAP
NOT TO SCALE

JURISDICTION:
CITY OF RANCHO CORDOVA

PROPERTY OWNER:
SUNRIDGE STATION LIMITED PARTNERSHIP
11501 NORTHLAKE DR.
CINCINNATI, OH 45249

DEVELOPER:

AUTOZONE PARTS, INC.
123 SOUTH FRONT ST
MEMPHIS, TN 38103
CONTACT: KEVIN MURPHY
PHONE: (901) 495-7625

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
PARCEL 8 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "PARCEL MAP SUBDIVISION NO. FM-2016-001-01, BEING A PORTION OF PARCEL 1, "MATHER EAST", BOOK 174 OF PARCEL MAPS, AT PAGE 15, CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA", FILED FOR RECORD APRIL 21, 2016, IN BOOK 226 OF PARCEL MAPS, AT PAGE 7, SACRAMENTO COUNTY RECORDS, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED MAY 2, 2017, BOOK 20170502, PAGE 1231, OF OFFICIAL RECORDS.

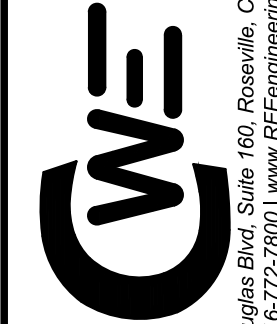
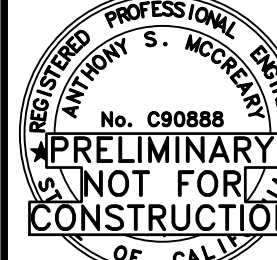
PARCEL B:
NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL A HEREINABOVE, AS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS", RECORDED MAY 14, 2004, IN BOOK 20040514, PAGE 1539, OF OFFICIAL RECORDS.

PARCEL C:
NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL A HEREINABOVE, AS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DRAINAGE EASEMENT AGREEMENT", RECORDED SEPTEMBER 14, 2009, IN BOOK 20090914, PAGE 1220, OF OFFICIAL RECORDS; AS AFFECTED BY THAT CERTAIN AMENDMENT TO DRAINAGE EASEMENT AGREEMENT RECORDED NOVEMBER 8, 2022 AS DOCUMENT 202211080491 OF OFFICIAL RECORDS; AND AS FURTHER AFFECTED BY THAT CERTAIN AMENDMENT TO DRAINAGE EASEMENT AGREEMENT RECORDED DECEMBER 16, 2022 AS DOCUMENT 202212160207 OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN 067-1050-008

NOT FOR CONSTRUCTION

BY	CHECK	NO.	REVISION
DESIGN	KSD		
DRAWN	KSD		
QUANT.			

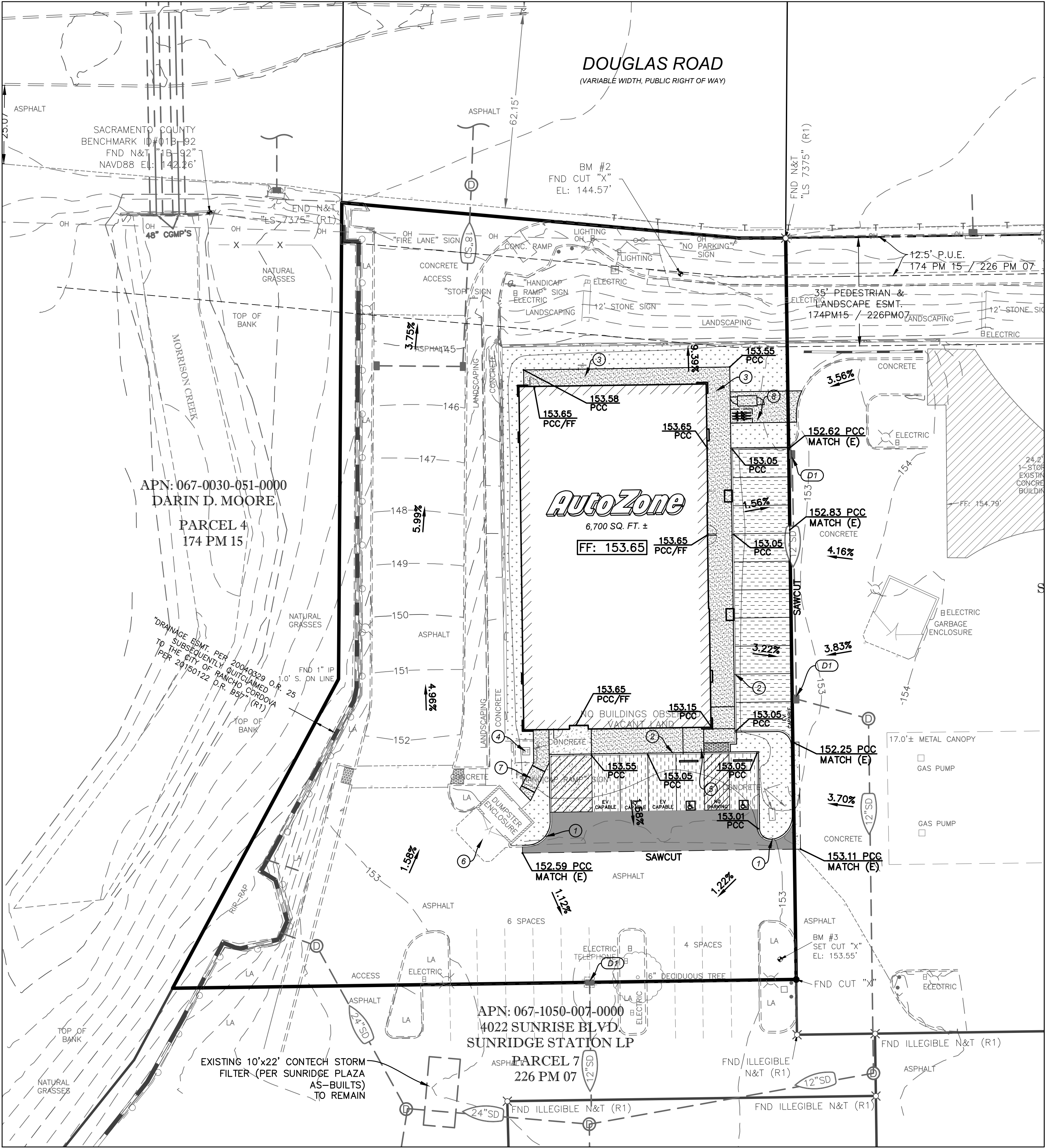


AUTOZONE PARTS, INC.
123 SOUTH FRONT ST.
MEMPHIS, TN 38103
CONTACT: KEVIN MURPHY
PHONE: 901-495-7625

AUTOZONE STORE NO. 5410
4004 SUNRISE BLVD., RANCHO CORDOVA, CA 95742
PRELIMINARY SITE PLAN

Sheet
C1
1 of 4
12-02-2024

PRELIMINARY IMPROVEMENT PLANS FOR
AUTOZONE STORE #5410
4004 SUNRISE BLVD.
RANCHO CODOVA, CA 95742



PAVING LEGEND:

- HEAVY DUTY AC
- HEAVY DUTY PCC (DRIVE AISLE AND FREIGHT LOADING AREA)
- LIGHT DUTY PCC (PARKING STALLS)
- PEDESTRIAN PCC
- LANDSCAPING
- SURFACE FLOW DIRECTION
- OVERLAND RELEASE

GRADING CONSTRUCTION KEYNOTES

- 1 BARRIER CURB
- 2 MONOLITHIC CURB AND SIDEWALK
- 3 CONCRETE SIDEWALK
- 4 EXISTING TRANSFORMER
- 5 ACCESSIBLE CURB RAMP
- 6 EXISTING TRASH ENCLOSURE
- 7 ACCESSIBLE RAMP WITH HANDRAILS
- 8 THREE (3) SHORT TERM BICYCLE RACKS AND TWO (2) LONG TERM BICYCLE LOCKERS. SEE DETAIL BELOW.

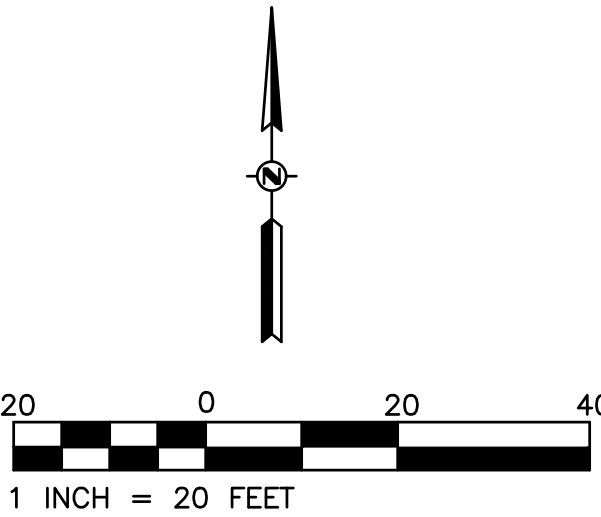
STORM DRAIN CONSTRUCTION KEYNOTES

- D1 EXISTING DRAINAGE INLET TO REMAIN. INSTALL INLET FILTER BAG FOR FULL TRASH CAPTURE (FTC).

AutoZone
AutoZone Store #5410 4004 Sunrise Blvd., Rancho Cordova, Ca
SHORT TERM BICYCLE RACK - Huntco "Rambler" or Approved Equal. 2" Sch. 40 Round Steel Pipe with round steel Flange mounts. Color: Powder coated finish "Graphite"



LONG TERM BICYCLE LOCKER - Huntco Double Bike Locker or Approved Equal. Color: Powder coated finish "Graphite"



Know what's below.
Call before you dig.
or (800) 642-2444

NOT FOR CONSTRUCTION

REVISION	NO.	CHECK	BY	DATE	APPROVED
DESIGN	KSD	TSM			
DRAWN	KSD	TSM			
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	1				
	2				



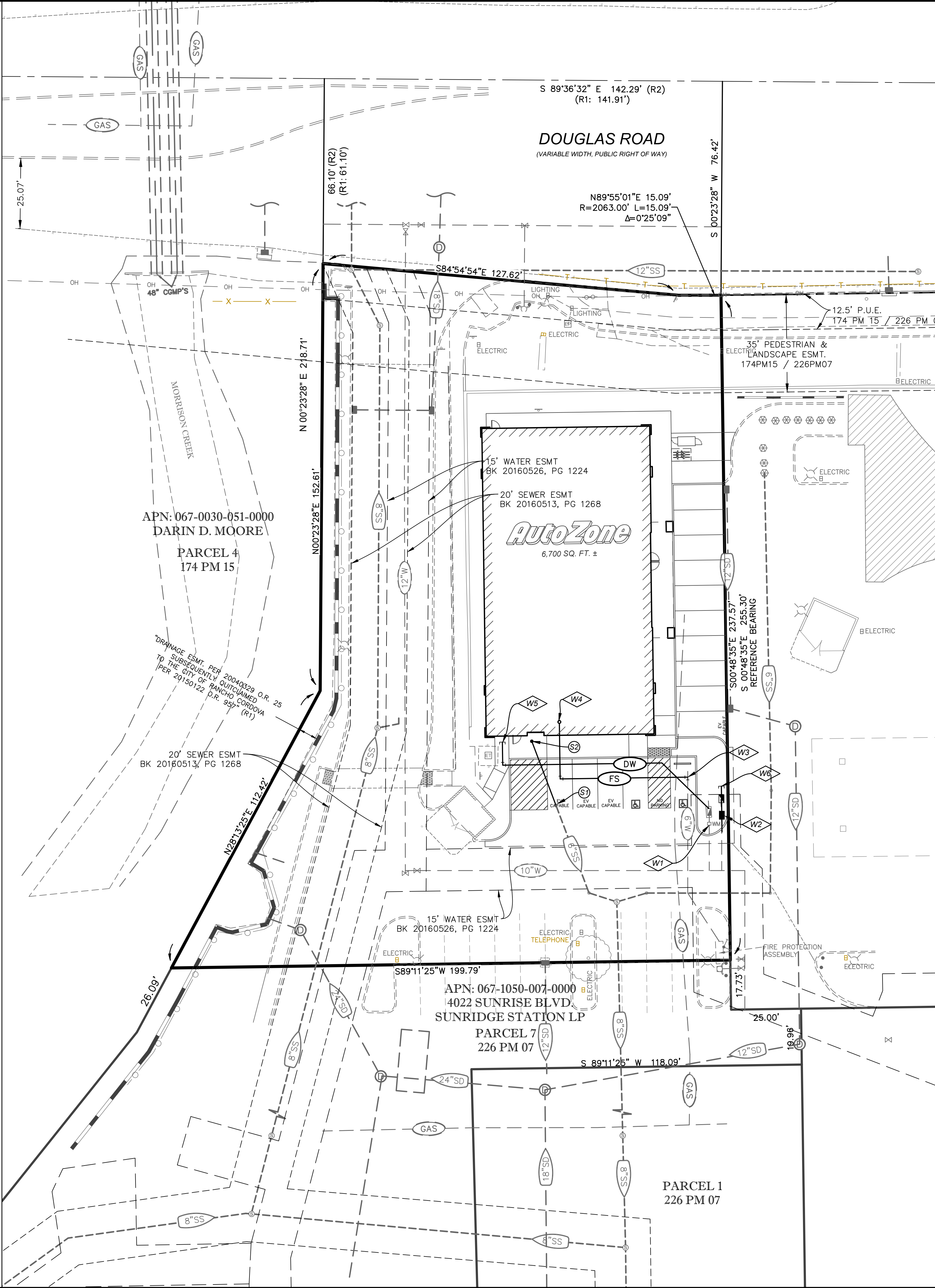
CWE
2260 Douglas Blvd. Suite 100, Roseville, CA 95661
PH: 916-772-1172
www.cwecorp.com

AUTOZONE PARTS, INC.
123 SOUTH FRONT ST.
MEMPHIS, TN 38103
CONTACT: KEVIN MURPHY
PHONE: 901-495-7625

AUTOZONE STORE NO. 5410
4004 SUNRISE BLVD, RANCHO CODOVA, CA 95742
PRELIMINARY GRADING, DRAINAGE AND PAVING PLAN

Sheet
C2
2 of 4
12-02-2024

PRELIMINARY IMPROVEMENT PLANS FOR
AUTOZONE STORE #5410
4004 SUNRISE BLVD.
RANCHO CODOVA, CA 95742

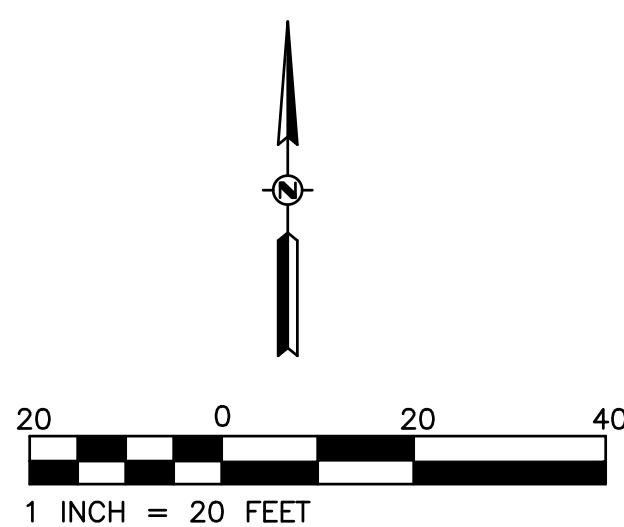


WATER CONSTRUCTION KEYNOTES:

- W1 EXISTING WATER SERVICE METER AND BACKFLOW PREVENTER TO REMAIN AND SERVE AS DOMESTIC SERVICE
- W2 EXISTING WATER SERVICE METER AND BACKFLOW PREVENTER TO BE RELOCATED WITHIN NEW PLANTER. TO SERVE AS IRRIGATION SERVICE.
- W3 CONNECT TO EXISTING 6" WATER STUB WITH NEW 6" FIRE SPRINKLER LINE.
- W4 POINT OF CONNECTION TO FIRE SPRINKLERS. INSTALL ONE-PIECE IBR.
- W5 DOMESTIC WATER SERVICE POINT OF CONNECTION TO BUILDING.
- W6 IRRIGATION WATER SERVICE POINT OF CONNECTION. SEE LANDSCAPE PLANS FOR CONTINUATION.

SANITARY SEWER CONSTRUCTION KEYNOTES:

- S1 CONNECT NEW 6" SEWER SERVICE AT EXISTING SEWER STUB.
- S2 SEWER POINT OF CONNECTION TO BUILDING. INSTALL TWO-WAY CLEANOUT.



Know what's below.
Call before you dig.
or (800) 642-2444



AUTOZONE PARTS, INC.
123 SOUTH FRONT ST.
MEMPHIS, TN 38103
CONTACT: KEVIN MURPHY
PHONE: 901-495-7625

AUTOZONE STORE NO. 5410
4004 SUNRISE BLVD, RANCHO
CODOVA, CA 95742
PRELIMINARY WATER AND
SANITARY SEWER PLAN

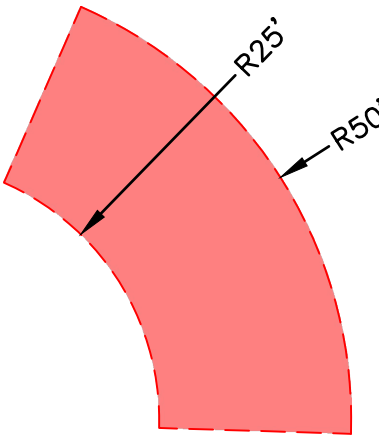
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3 of 4
12-02-2024

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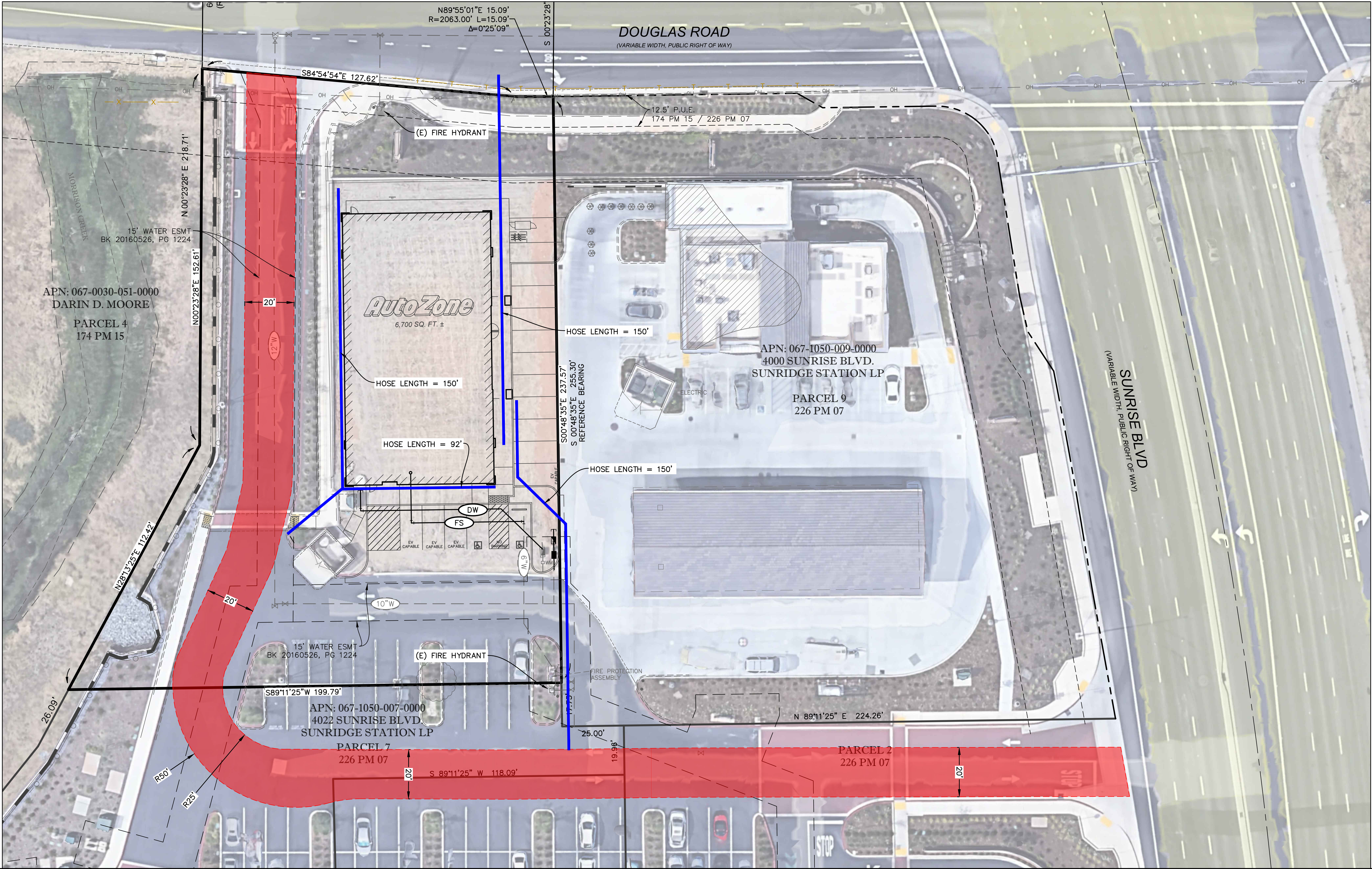
PRELIMINARY IMPROVEMENT PLANS FOR
AUTOZONE STORE #5410
4004 SUNRISE BLVD.
RANCHO CODOVA, CA 95742

LEGEND:

FIRE ACCESS ROAD
(WITH FIRE TURNING RADII)

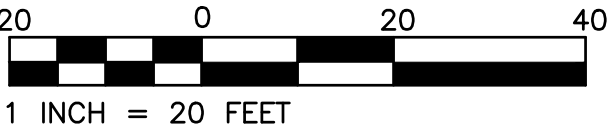


HOSE LENGTH





**Know what's below.
Call before you dig.
or (800) 642-2444**



AUTOZONE PARTS, INC.
123 SOUTH FRONT ST.
MEMPHIS, TN 38103
CONTACT: KEVIN MURPHY
PHONE: 901-495-7625

AUTOZONE STORE NO. 5410
4004 SUNRISE BLVD, RANCHO
CODOVA, CA 95742

FIRE ACCESS PLAN

Sheet
C4
4 of 4
12-02-2024

NOT FOR CONSTRUCTION

0 1 2
ORIGINAL SCALE IS IN INCHES

DESIGN KSD
DRAWN KSD
QUANT. TSM

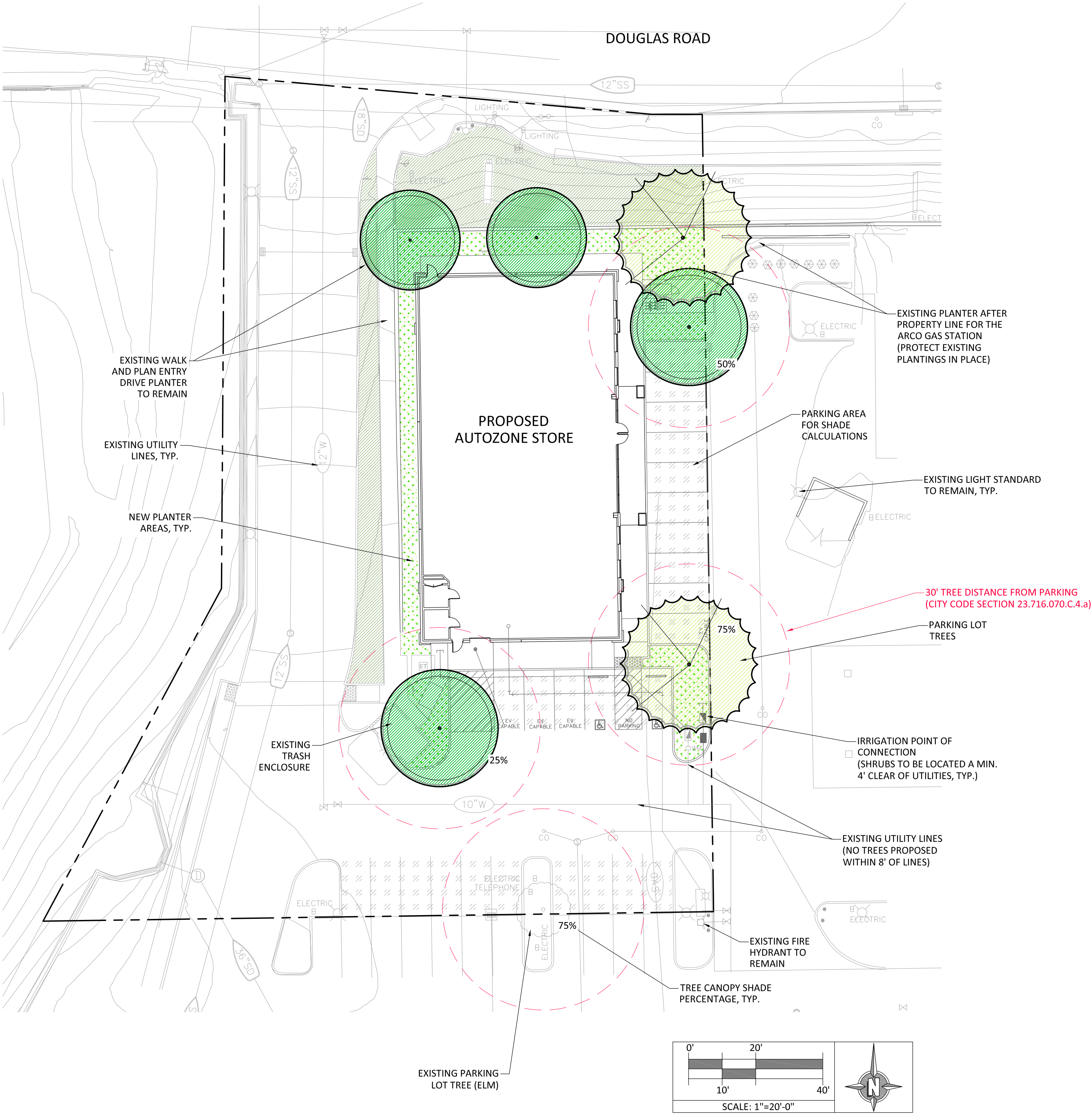
CHECK NO. TSM
BY DATE

REVISION

APPROVED

AUTOZONE STORE #5410

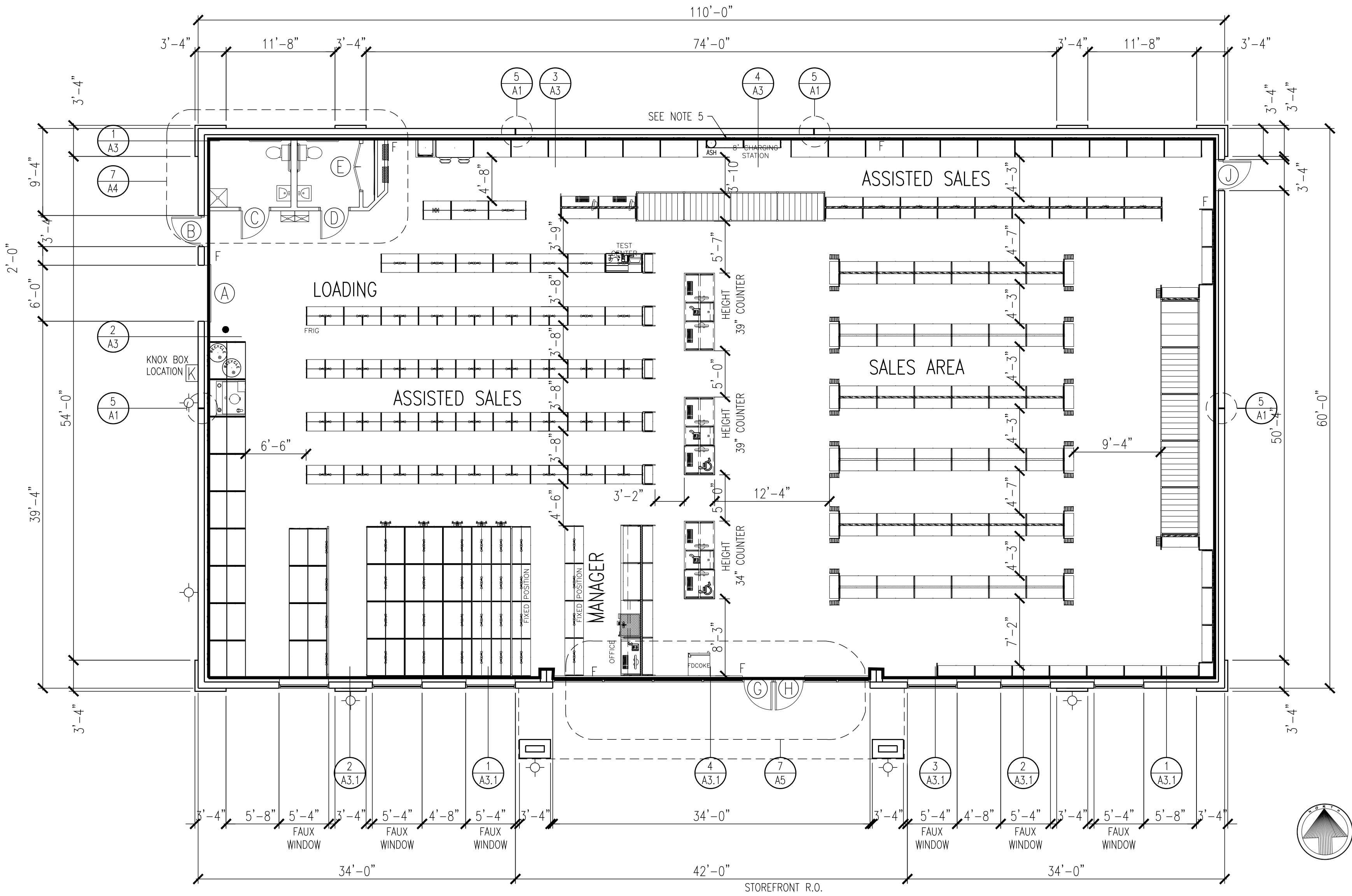
4004 SUNRISE BOULEVARD, RANCHO CORDOVA, CALIFORNIA 95742
APN: 067-1050-008-0000



PLANT LEGEND					
SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	WATER USE*	REMARKS
	TREES				
	PISTACIA CHINENSIS 'RED PUSH'/ CHINESE PISTACHE	15 GAL	4	LOW	STANDARD 35'Tx35'W
	QUERCUS WISLIZENI/ INTERIOR LIVE OAK	24" BOX	2	LOW	STANDARD 50'Tx50'W
TREE REQUIREMENTS 6 TREES PROPOSED. • (2) 24" BOX REQUIRED- 25%. (2) 24" BOX CONTAINERS PROPOSED. • (2) EVERGREEN SPECIES REQUIRED- 30%. 2 EVERGREEN SPECIES PROPOSED.					
SHRUBS					
	DIETES BICOLOR/ FORTNIGHT LILY	1 GAL	--	LOW	30"Tx36"W
	LAVANDULA ANGUSTIFOLIA/ENGLISH LAVENDER	5 GAL	--	LOW	30"Tx30"W
	NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO	5 GAL	--	LOW	30"Tx30"W
	PENNISETUM 'LITTLE BUNNY'/ FOUNTAIN GRASS	5 GAL	--	LOW	2'Tx2'W

- PRELIMINARY LANDSCAPE NOTES**
1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
 2. FINAL PLANTING AND IRRIGATION DESIGN PLANS SHALL BE PROVIDED DURING THE PERMIT PHASE OF DESIGN.
 3. ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY.
 4. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
 5. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
 6. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES PLANTED WITHIN 10' OF PAVING OR HARDSCAPE.
 7. ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
 8. A SOILS TEST SHALL BE PROVIDED DURING CONSTRUCTION (AFTER GRADING OPERATIONS ARE CONCLUDED) TO DETERMINE SOIL FERTILITY AND ACTUAL SOIL AMENDMENTS TO BE ADDED DURING PLANTING.
 9. NO TURF IS PROPOSED.
 10. NATURAL SLOPES ON SITE DO NOT EXCEED 5' IN ELEVATION.
 11. NO EXISTING TREES ARE PROPOSED TO BE REMOVED WITH THE SITE IMPROVEMENTS.
 12. FINAL IRRIGATION PLANS SHALL DESIGN LOW-FLOW DRIP EMITTERS FOR PROPOSED SHRUB PLANTINGS AND BUBBLER IRRIGATION FOR TREES. TREES AND SHRUBS SHALL BE DESIGNED ON SEPARATE HYDROZONES CONTROLLED BY A HUNTER IRRIGATION CONTROLLER EQUIPPED WITH SOLAR SYNC TECHNOLOGY TO CONFORM TO MWELI REQUIREMENTS.
 13. APPLY PRE-EMERGENT TO ALL NON-SEEDED LANDSCAPE AREAS PRIOR TO PLANTING.
 14. INSTALL A WEED CONTROL LAYER IN ALL BARK AND/OR ROCK AREAS.
 15. TOTAL LANDSCAPE AREA: 2,009 SQUARE FEET

PARKING TREE CANOPY SHADE PROVIDED				
TREE	100%	75%	50%	25%
PISTACHE	0 x 962 = 0	2 x 722 = 1,444	1 x 481 = 481	1 x 240 = 240
SHADE CALCULATIONS (MINIMUM 50% SHADE COVERAGE REQUIRED AT TREE MATURITY)				
PARKING AREA: 4,128 SF	TOTAL SHADE PROVIDED: 2,165 SF		SHADE PERCENTAGE: 52%	



NOTE:
F = NEW DRY CHEMICAL FIRE EXTINGUISHER. GENERAL CONTRACTOR TO INSTALL ONE KIDDE 10 lb #46620420 AT BATTERY CHARGING AND KIDDE 5 lb #FC-340M-VB AT ALL OTHER LOCATIONS. INSTALL EITHER ON WALL SURFACE, FIXTURE UPRIGHT OR ALUMINUM MULLION. MOUNTING HEIGHT = 3'-6" ABOVE FINISHED FLOOR TO TOP OF EXTINGUISHER.

1/8" = 1'-0"

FLOOR PLAN

- 1. REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS AND REQUIREMENTS REGARDING FOUNDATIONS, WALL REINFORCING, BOND BEAMS, LINTELS, AND ROOF FRAMING.
- 2. REFER TO CIVIL DRAWINGS FOR LOCATIONS AND DETAILS OF SIDEWALKS, PIPE GUARDS, ETC., AS WELL AS FINISH FLOOR ELEVATION AND EXTERIOR FINISHED GRADES AROUND THE BUILDING.
- 3. INSTALL 6" WIDE, 20 GAUGE GALVANIZED SHEET METAL STRIP BETWEEN THE BACK OF THE GYPSUM BOARD AND THE FACE OF THE METAL STUD AROUND THE ENTIRE PERIMETER OF THE BUILDING, AS WELL AS BOTH SIDES OF THE CURTAIN WALL. TOP OF STRIP TO BE 93" ABOVE FINISHED FLOOR. REFER TO SHEET A-4 FOR DETAILS OF CURTAIN WALL.
- 4. SEE SHEET M-2 FOR LOCATION OF NON FREEZE YARD HYDRANT AND INSTALLATION REQUIREMENTS.
- 5. INSTALL 1/2" x 4'-0" x 8'-0" AC PLYWOOD HORIZONTALLY WITH THE LONG EDGE ON THE FLOOR AND THE END JOINT CENTERING ON A STUD. APPLY PLYWOOD TO THE METAL STUDS WITH SCREWS TO FACILITATE FUTURE REPLACEMENT. PROVIDE "J" MOLD WHERE PLYWOOD AND GYPSUM BOARD MEET. SEE INTERIOR ELEVATIONS SEE 3/A4 DETAIL.
- 6. INSTALL TWO 4' x 8' SHEETS OF BLACK FRP VERTICALLY BEHIND BATTERY RACK. SEE SECTION 09986 OF THE SPECIFICATIONS AND INTERIOR ELEVATIONS ON SHEET A-4.
- 7. SEE SPECIFICATIONS FOR INFORMATION ON ITEMS NOT COMPLETELY DELINEATED ON THE DRAWINGS.

1/8" = 1'-0"

2 FLOOR PLAN NOTES

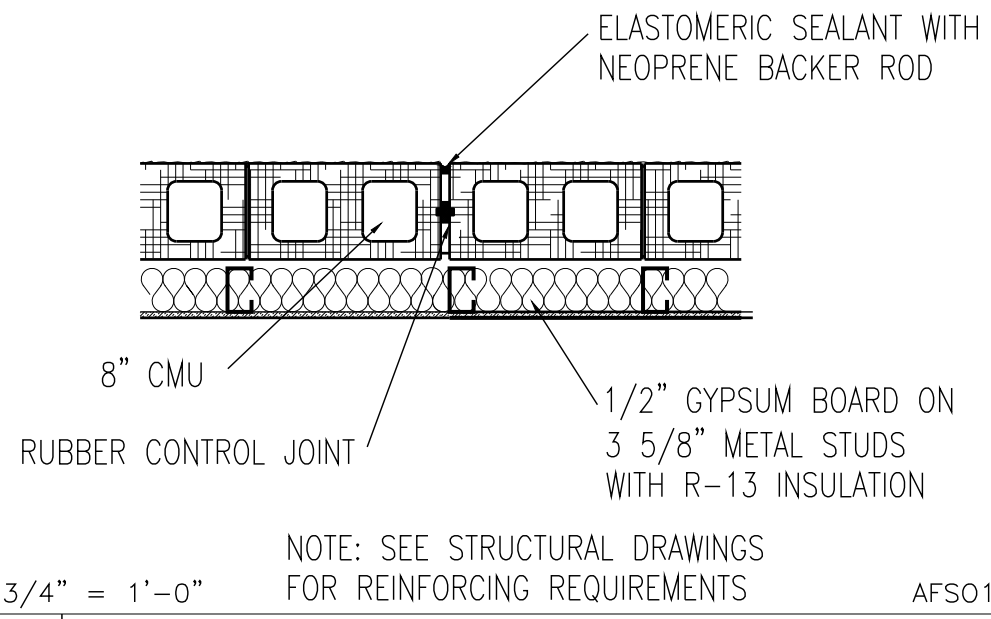
LOCATION	FLOOR		BASE		WALLS		CLG.		REM.
	SEALED CONCRETE	VINYL TILE	VINYL	QUARRY TILE	GYPSUM BOARD	FIBER- REINFORCED PANELS	METAL DECK	GYPSUM BOARD	
SALES AREA		●	●		●		●		
REST ROOMS	●		●			●		●	

3/16" = 1'-0"

3 ROOM FINISH SCHEDULE

MARK	LOCATION	SIZE	TYPE	FRAME	JAMB DET.	HEAD DET.	REMARKS
(A)	DELIVERY	6'-0" x 8'-0"	STEEL OVERHEAD ROLL-UP	STEEL ANGLE	8/A1	7/A1	
(G) (H)	ENTRANCE DOOR	3'-0"x7'-0" x 1'-3/4"	ALUMINUM W/ GLASS	ALUMINUM	REFER TO SHEET A5 FOR STOREFRONT ELEVATIONS AND DETAILS		CLOSERS: MOUNT ON INSIDE - LCN 4041, W/ 4040-18T MOUNTING PLATE LOCKS: CYLINDER LOCK, BEST COMPANY IE-6A4 PUSH BAR: BOTH SIDES MANUFACTURER'S STD. PULLS: MANUFACTURER'S STANDARD
(E)	PHONE CLOSET (PAIR) UNDERCUT DOORS 1"	2'-6"x6'-8" x 1'-3/4"	S.C. WOOD	HOLLOW METAL	8/A1	8/A1 SIM.	HINGE: FULL MORTISE, NRP HAGER #1279 LOCK SET: ACTIVE LEAF-BEST 83T DEADBOLT SURFACE BOLTS: IVES #SB360-T TOP & BOTTOM 8", US 26D, (INACTIVE LEAF)
(C) (D)	RESTROOM DOOR UNDERCUT DOORS 1"	3'-0"x6'-8" x 1'-3/4"	S.C. WOOD	HOLLOW METAL	8/A1	8/A1 SIM.	HINGE: FULL MORTISE, HAGER #1279 LOCK SET: ADA COMPLIANT. LEVER HANDLE. HAGER #3540 - US26D - WTN ASA #626
(B) (J)	EMERGENCY EXIT	3'-0"x7'-0" x 1'-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1 SIM.	HINGE: FULL MORTISE, NRP HAGER #1279 BB PUSH BAR EXIT DEVICE: ADVANTEX 40 SERIES CLOSER: LCN #P4040XP PUSH SIDE OF DOOR EXIT DEVICE FOR DOOR "B" WILL HAVE AN INTEGRAL SOUNDER, OTHER MAN DOORS WILL NOT

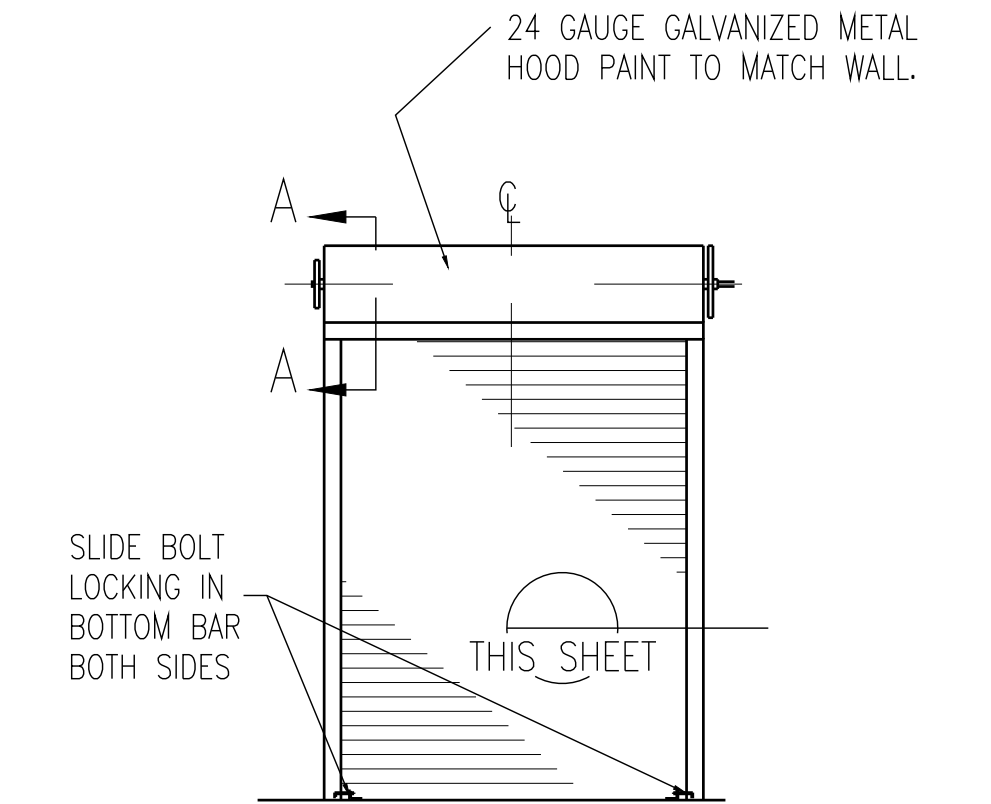
4 DOOR SCHEDULE



NOTE: SEE STRUCTURAL DRAWINGS FOR REINFORCING REQUIREMENTS

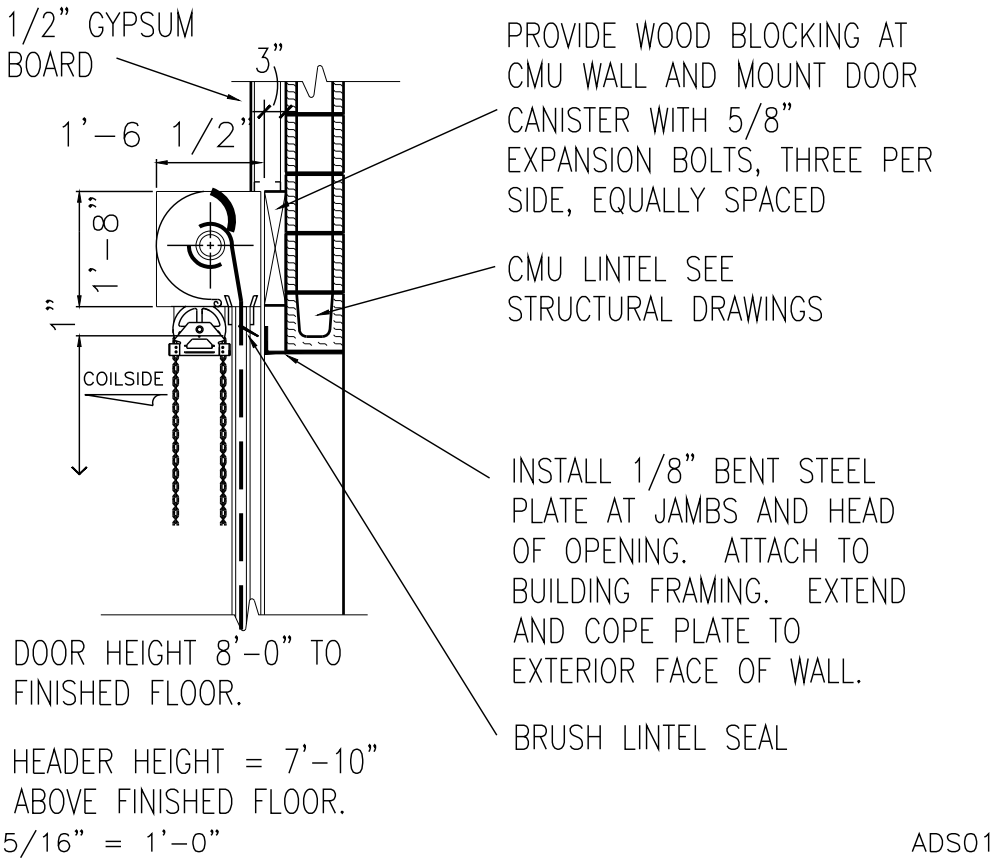
5 EXPANSION JOINT DETAIL

CHAIN OPERATED INSULATED DOOR SURFACE MOUNTED

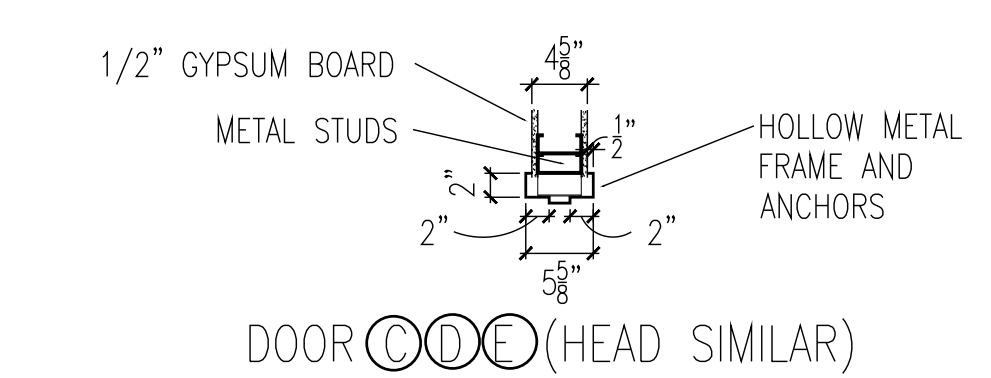
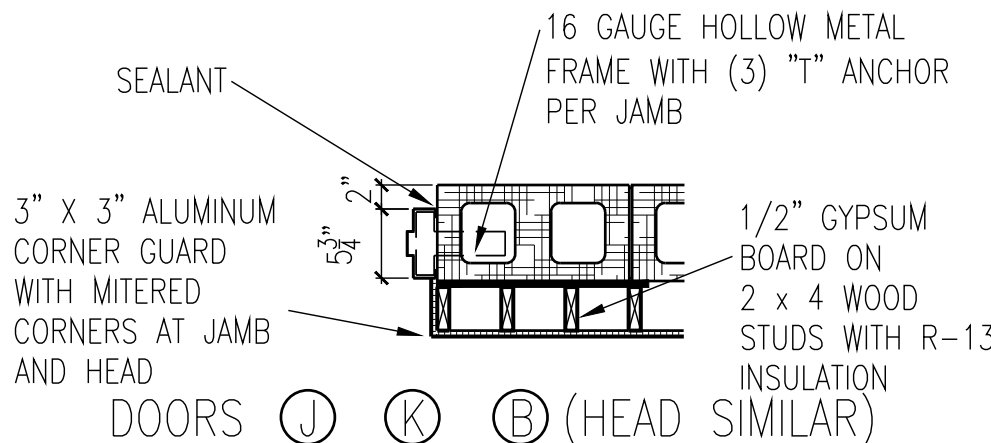
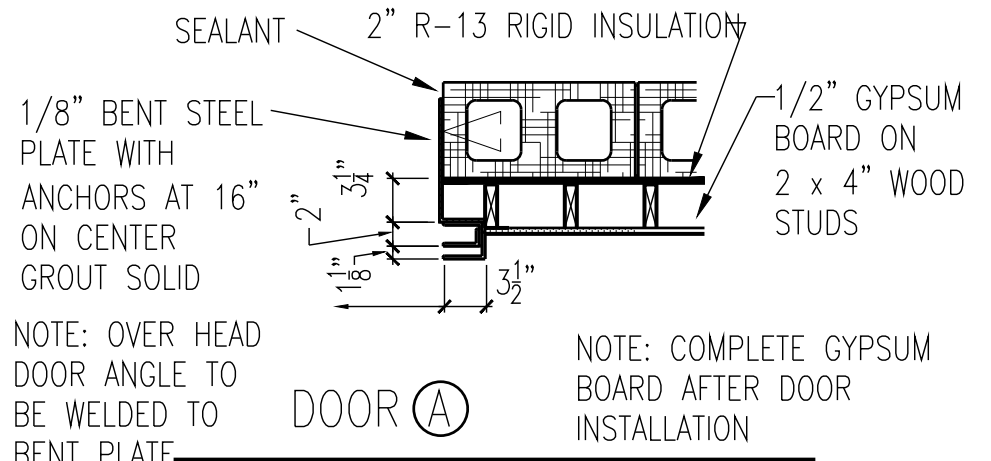


6 OVERHEAD DOOR ELEVATION

NOTE: GENERAL CONTRACTOR TO INSTALL 6" X 8'-0" ALUMINUM CHAIN GUARD ON WALL AT OPERATING SIDE

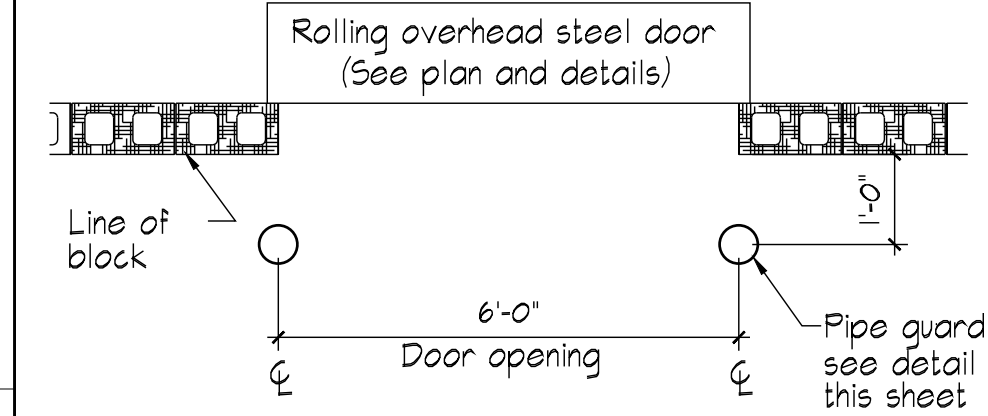


7 OVERHEAD DELIVERY DOOR (A)

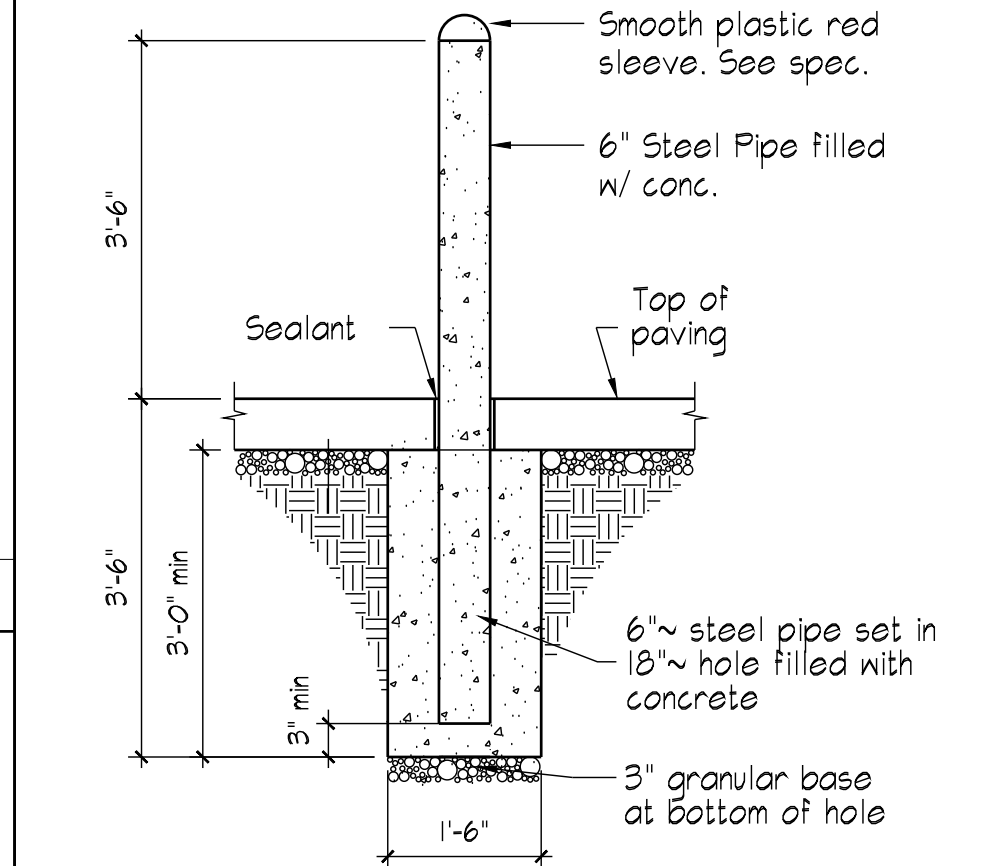


3/4" = 1'-0"

8 JAMB DETAILS



9 PIPE GUARD @ SERVICE DOOR



10 TYPICAL PIPE GUARD SECTION

REVISIONS

1	•	
2		
3		

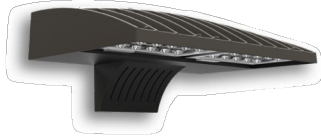
AutoZone Store No. 5410
SUNRISE BLVD
RANCHO CORDOVA CA 95742

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-6500 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 1-844-326-3826 ext 9429
Cindy.saucy@construction.com

05/15/24

6W2-L

A-1



D-Series Size 1 LED Wall Luminaire



d®series

Specifications Luminaire

Width: 13-3/4" (34.9 cm)

Weight: 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)

Weight: 5 lbs (2.3 kg)

Depth: 4" (10.2 cm)

Height: 6-3/8" (16.2 cm)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSKW1 LED 20C 1000 40K T3M MVOLT DBDXTD

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSKW1 LED	10C 10 LEDs (low engine) 20C 20 LEDs (two engines) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ² 120 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ¹ PRB 180° motion/ambient light sensor, <15 mrg ht ¹² PRBHS Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16:1 ¹² PRBHSV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16:1 ¹² ELCW Emergency battery backup (includes external component enclosure, CA title 20 Noncompliant ¹⁰)	

Other Options

Shipped installed

SF Single face (120, 277 or 347V)^{1,8}
DF Double face (208, 240 or 480V)^{1,8}
HS House side shield¹¹
SPD Separate surge protection¹²

Shipped separately¹¹

BSW Bird deterrent spikes
VG Vandal guard
DGL Diffused drop lens

Finish - standard

DBDZO Dark bronze
DBLDO Black
DNALD Natural aluminum
DNWHD White

DSDD Sandstone
DBRDO Textured dark bronze
DBLRO Textured black
DNATD Textured natural aluminum

DWHGD Textured white
DSSTO Textured sandstone

Accessories

Ordered and shipped separately.

DSKW1S House side shield (one per light engine)
DSKWBU Bird deterrent spikes
DSKWVG Vandal guard accessory

NOTES
1 20C 1000 is not available with PRB, PRBHS, PRBHSV or PRBHSV.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single face (SF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PRB or PRBHS.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocell (PTC) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PRB or PRBHS).
7 Reference Motion Sensor table on page 3.
8 Cold weather (SCC) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES files located on product page at www.lithonia.com.
9 Not available with ELCW.
10 Not available with ELCW.
11 Also available as a separate accessory; see Accessories information.
12 Not available with ELCW.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SEEV (3378) • www.lithonia.com

DSKW1 LED
Rev. 2/05/20

Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	A		10	Lithonia Lighting	WallPack DSKW1 LED 10C 1000 40K T3M MVOLT	DSKW1 LED WITH 1 LIGHT ENGINE, 10 LEDs, 1000mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	1	3043	0.95
	B		7	NOTE: EXISTING SITE LIGHT FIXTURE MAKE/MODEL/SPECs CAN NOT BE CONFIRMED. PHOTOMETRICS ARE AN ESTIMATE BASED ON EXISTING LIGHT FIXTURE LOCATIONS.					

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max	Min/Max	Min/Avg
TOTAL SITE AREA		2.8 fc	6.2 fc	0.5 fc	12.4:1	5.6:1	0.5:1	0.08	0.18

AutoZone
6,700 SQ. FT. ±

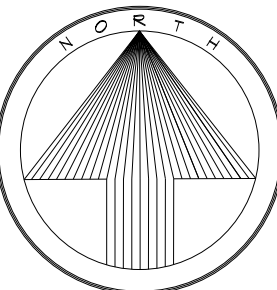
APN: 082-1089-007-0000

TELEPHONE

Public Right of Way

© COPYRIGHT 2009

OWNER:
AutoZone Parts, Inc
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103



PREPARED FOR:
AutoZone STORE DEVELOPMENT

Store No.: 5410
4004 SUNRISE BLVD
RANCHO CORDOVA
CA 95742

SCALE: NTS

REVISIONS

1.

2.

3.

4.

5.

6.

7.

ARCHITECT: GC

DRAFTSMAN: MA

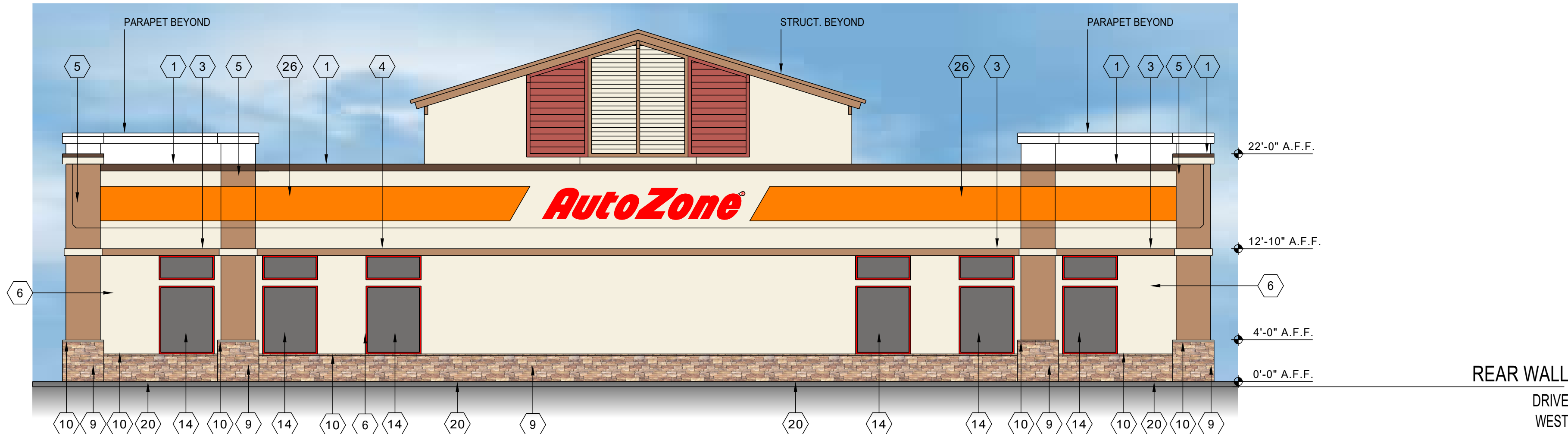
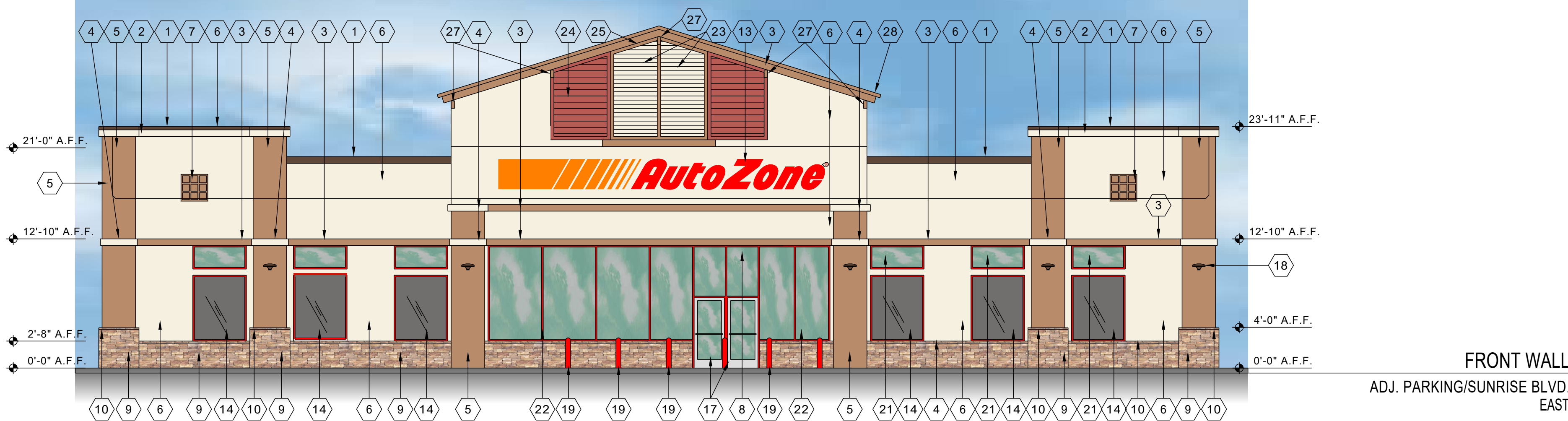
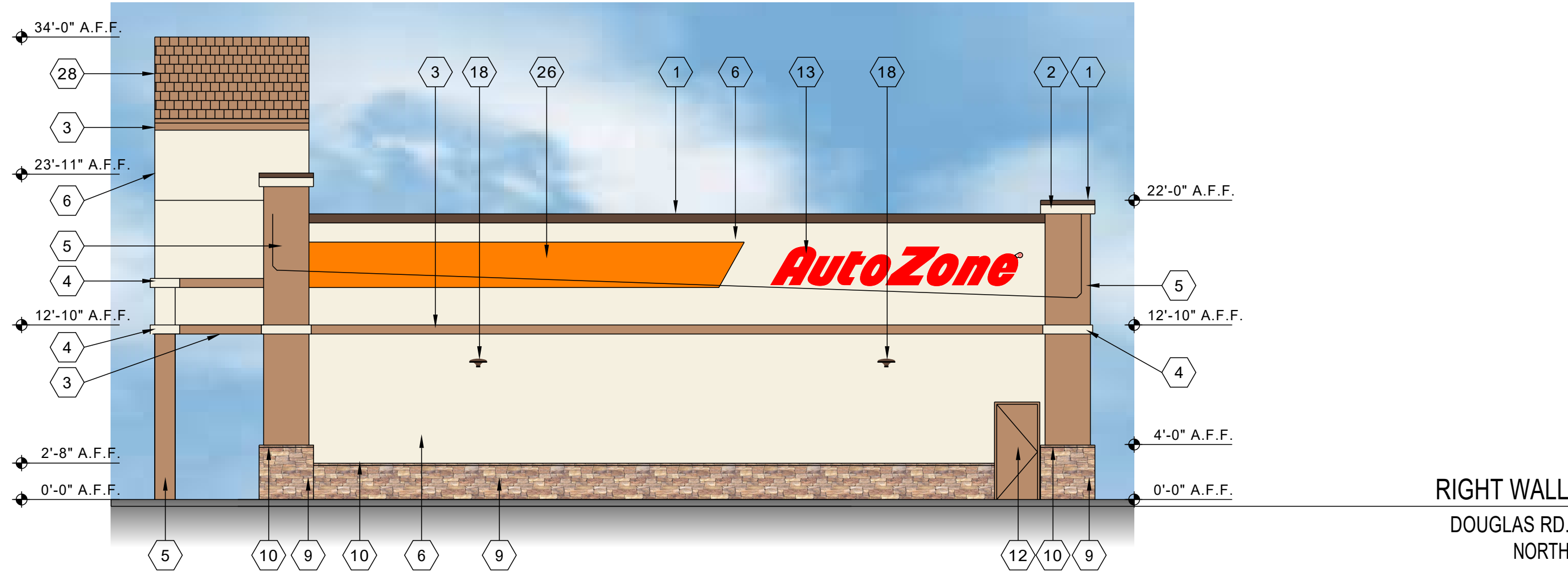
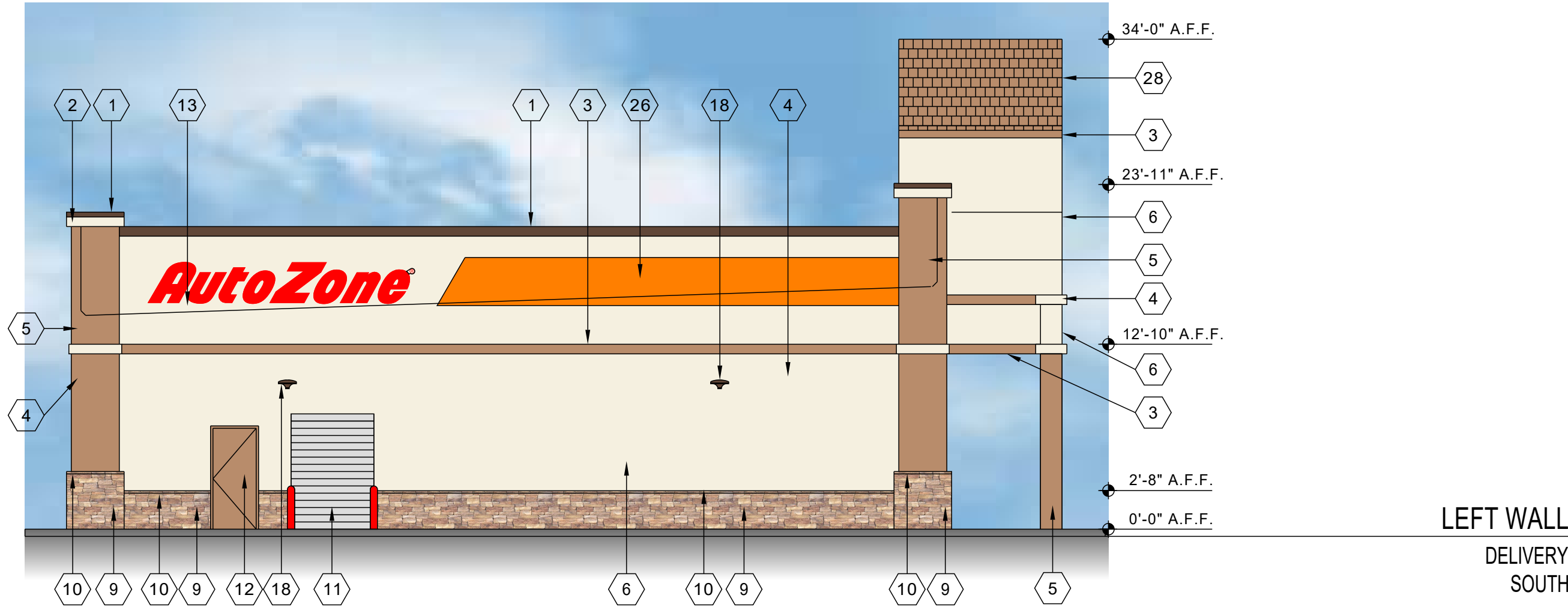
CHECKED BY: MA

DATE
05/15/24
PROTOTYPE SIZE
PROTO-6W2-L

PH1.0

Page 40 of 61

® COPYRIGHT 2007



- 1 ONE PIECE COMPRESSION TRIM COPING
COLOR: BLACK
- 2 STUCCO FINISH CORNICE
COLOR: SW6091 (RELIABLE WHITE)
- 3 STUCCO FINISH CORNICE
COLOR: SW6088 (NUT HATCH)
- 4 STUCCO FINISH BAND
SW6091 (RELIABLE WHITE)
- 5 STUCCO FINISH
COLOR: SW6088 (NUT HATCH)
- 6 STUCCO FINISH
COLOR: SW6091 (RELIABLE WHITE)
- 7 DECORATIVE VENT/TRELLIS CONSISTENT WITH BUILDINGS
IN DEVELOPMENT. SEE ADJEACENT STARBUCKS FOR
REFERENCE. COLOR: SW6088 (NUT HATCH)
- 8 STORE ADDRESS - 6" WHITE
REFLECTIVE NUMBERS
- 9 STACKED STONE VENEER, LEDGESTONE,
CULTURED STONE, CARAMEL COUNTRY,
CSV-20007
- 10 2 1/2" x 18" TRIM STONE
CULTURED STONE, TAUPE, SWT-1375
- 11 OVERHEAD DELIVERY
DOOR-ANODIZED FINISH
- 12 HOLLOW METAL DOORS & FRAMES
COLOR: SW6088 (NUT HATCH)
- 13 36" AUTOZONE RED PAN CHANNEL LETTERS AND
ORANGE STRIPES
- 14 FAUX WINDOWS WITH RED FRAMES
AND BLACK OPAQUE GLAZING.
- 15 STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM
COLOR: RED. DOORS TO BE CLEAR ANODIZED
- 16 38" AUTOZONE RED PAN
CHANNEL LETTERS
- 17 GLASS AND ALUMINUM DOORS - CLEAR
ANODIZED FINISH
- 18 WALL MOUNTED LED LIGHT FIXTURE
- 19 BOLLARD WITH RED PLASTIC SLEEVES
- 20 SCUPPER & DOWNSPOUT
- 21 CLERESTORY WINDOW - EVERGREEN
GLASS
- 22 ALUMINUM STOREFRONT - RED KYNAR
FINISH
- 23 PAINTED JAMESHARDIE HARDI BOARD SIDING
COLOR: SW6091 (RELIABLE WHITE)
- 24 PAINTED JAMESHARDIE HARDI BOARD SIDING
COLOR: SW9694 (WILD POPPY)
- 25 PAINTED JAMESHARDIE HARDIETRIM BOARD
COLOR: SW6091 (RELIABLE WHITE)
- 26 PAINT ORANGE
- 27 WOOD CORBEL, PAINT SW6088 (NUT HATCH)
- 28 PREFINISHED CONCRETE ROOF TILES, CEDARLITE
600 "IRONWOOD" BY BORAL

REVISIONS

REV	REV	REV	REV
1	2	3	4
REV1	REV2	REV3	REV4
1	2	3	4
REV1	REV2	REV3	REV4

AutoZone Store No. 5410
SUNRISE BLVD

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-6500 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
McGraw - Hill Construction Tel. 615-884-1017
www.construction.com

05/15/2024

6W2-L

CE1

RANCHO CORDOVA CA 95742
COLORED ELEVATIONS

TITLE LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of Rancho Cordova, County of Sacramento, State of California, and is described as follows:

PARCEL A:

PARCEL 8 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "PARCEL MAP SUBDIVISION NO. FM- 2016-001-01, BEING A PORTION OF PARCEL 1, "MATHER EAST", BOOK 174 OF PARCEL MAPS, AT PAGE 15, CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA", FILED FOR RECORD APRIL 21, 2016, IN BOOK 226 OF PARCEL MAPS, AT PAGE 7, SACRAMENTO COUNTY RECORDS, AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED MAY 2, 2017, BOOK 20170502, PAGE 1231, OF OFFICIAL RECORDS.

PARCEL B:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL A HEREINABOVE, AS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS", RECORDED MAY 14, 2004, IN BOOK 20040514, PAGE 1539, OF OFFICIAL RECORDS.

PARCEL C:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL A HEREINABOVE, AS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "DRAINAGE EASEMENT AGREEMENT", RECORDED SEPTEMBER 14, 2009, IN BOOK 20090914, PAGE 1220, OF OFFICIAL RECORDS; AS AFFECTED BY THAT CERTAIN AMENDMENT TO DRAINAGE EASEMENT AGREEMENT RECORDED NOVEMBER 8, 2022 AS DOCUMENT 202211080491 OF OFFICIAL RECORDS; AND AS FURTHER AFFECTED BY THAT CERTAIN AMENDMENT TO DRAINAGE EASEMENT AGREEMENT RECORDED DECEMBER 16, 2022 AS DOCUMENT 202212160207 OF OFFICIAL RECORDS.

THE LAND SURVEYED IS THE SAME LAND AS SHOWN ON THE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1203825-MICH WITH AN EFFECTIVE DATE OF 12/15/2023.

MISCELLANEOUS NOTES

- N1
1. THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO DOUGLAS ROAD AND EASEMENT ACCESS TO SUNRISE BOULEVARD, WHICH ARE DEDICATED PUBLIC ROADS OR HIGHWAYS, WITH NO GAPS, GORES OR OVERLAPS.
- N2
2. THE NEAREST INTERSECTION TO THE SUBJECT PROPERTY IS AT DOUGLAS ROAD AND SUNRISE BOULEVARD LOCATED APPROXIMATELY 180 FEET EAST OF THE PROPERTY. (TABLE A ITEM #14)
- N3
3. THE GROSS LAND AREA OF THIS PROPERTY IS 37,841± SQUARE FEET OR 0.8687± ACRES. (TABLE A ITEM #4)
- N4
4. THERE ARE NO BUILDINGS OR STRUCTURES LOCATED ON THIS PROPERTY. NO ADDRESS OF THIS PROPERTY WAS PHYSICALLY OBSERVED OR NOTED. (TABLE A ITEM #2)
- N5
5. THE BUILDINGS SHOWN ON THIS SURVEY REFLECT THE EXTERIOR DIMENSIONS ALONG WITH THE SQUARE FOOTAGE OF EACH BUILDING AS LOCATED AT GROUND LEVEL. MEASURED HEIGHTS OF ALL BUILDINGS ARE NOTED TO THE HIGHEST POINT OF THE BUILDING ABOVE GROUND LEVEL. (TABLE A ITEM #7A, 7B1, & 7C)
- N6
6. ALL SUBSTANTIAL FEATURES AND IMPROVEMENTS LOCATED AND OBSERVED ON SITE AND WITHIN FIVE FEET OF THE PROPERTY BOUNDARIES ARE SHOWN. THERE WERE NO OBSERVED AREAS OF SUBSTANTIAL REFUSE AT THE TIME OF THE SURVEY. (TABLE A ITEM #8)
- N7
7. THERE WERE NO OBSERVED PARTY WALLS WITH ADJACENT LAND OWNERS. (TABLE A ITEM #10)
- N8
8. OWNER INFORMATION WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS LAND TITLE SURVEY WAS PREPARED. (TABLE A ITEM #13)
- N9
9. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY. (TABLE A ITEM #16)
- N10
10. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY. (TABLE A ITEM #17)
- N11
11. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUNDS AT THE TIME OF THIS SURVEY. NO CEMETERIES, GRAVESITES, AND BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR.
- N12
12. THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING TANKS OR DRAINAGE FIELDS.
- N13
13. THE BOUNDARY OF THE SURVEY PROPERTY AS DESCRIBED FORMS A MATHEMATICALLY CLOSED FIGURE. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD. THE PARCELS ARE CONTIGUOUS WITH NO GAPS OR GORES.
- N14
14. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- N15
15. THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN THE PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN THE BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL. (TABLE A ITEM #9)

PARKING							
REGULAR	COVERED	COVERED HANDICAPPED	HANDICAPPED	COMPACT	MOTORCYCLE	PARTIAL	TOTAL
10	0	0	0	0	0	0	10

SURVEY PREPARED BY:
RPLS, LLC
312 NE 145TH PLACE, EDMOND, OK 73013
PHONE: 855-283-2333 / FAX: 405-947-8636
EMAIL: INFO@LENDERSURVEYS.COM

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 060772, MAP NUMBER 06067C0240J, WHICH BEARS AN EFFECTIVE DATE OF 07/19/2018, AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTPS://WWW.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS. (TABLE A ITEM #3)

SURVEY RELATED ITEMS CORRESPONDING TO "SCHEDULE B SECTION TWO EXCEPTIONS" IN THE TITLE COMMITMENT

- 17
17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. SZC-2002-0014, AN ORDINANCE OF THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, AMENDING THE ZONING CODE OF SACRAMENTO COUNTY, ORDINANCE NO. 83-10, AS AMENDED, CHANGING THE LAND USE ZONE OF CERTAIN PROPERTY " RECORDED JULY 31, 2002 AS BOOK 20020731, PAGE 482 OF OFFICIAL RECORDS.
AFFECTS SURVEYED PROPERTY. SUBJECT TO TERMS CONTAINED THEREIN.
- 18
18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. SCZ-2002-0015, AN ORDINANCE OF THE COUNTY OF SACRAMENTO AMENDING THE ZONING CODE OF SACRAMENTO COUNTY, ORDINANCE NO. SCZ 83-10, AS AMENDED, TO ESTABLISHED A SPECIFIC PLANNING AREA, KNOWN AS SUNRISE SPECIFIC PLAN, TITLE VI, CHAPTER 7, ARTICLE 7" RECORDED JULY 31, 2002 AS BOOK 20020731, PAGE 483 OF OFFICIAL RECORDS.
AFFECTS SURVEYED PROPERTY. SUBJECT TO TERMS CONTAINED THEREIN.
- 19
19. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP SUBDIVISION NO. RC-03-004 RECORDED FEBRUARY 13, 2004 AND ON FILE IN BOOK 174, PAGE 15, OF PARCEL MAPS. FOR: PUBLIC UTILITY, 100 YEAR FLOOD PLAIN, PEDESTRIAN AND LANDSCAPING AND INCIDENTAL PURPOSES.
AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.
- 20
20. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF LANDSCAPE MAINTENANCE EASEMENT" RECORDED FEBRUARY 26, 2004 AS BOOK 20040226, PAGE 1677 OF OFFICIAL RECORDS.
AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.
- 21
21. AN EASEMENT FOR DRAINAGE CANAL OR DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 29, 2004 AS BOOK 20040329, PAGE 0025 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SACRAMENTO AFFECTS: AS DESCRIBED THEREIN PURSUANT TO THAT CERTAIN QUITCLAIM DEED, DATED JULY 1, 2014, RECORDED JANUARY 22, 2015, IN BOOK 20150122, PAGE 0957, OF OFFICIAL RECORDS, SAID EASEMENT RIGHT WAS CONVEYED TO THE CITY OF RANCHO CORDOVA, A MUNICIPAL CORPORATION.
AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.
- 22
22. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF JOINT DEVELOPMENT AGREEMENT" RECORDED MAY 14, 2004 AS BOOK 20040514, PAGE 1538 OF OFFICIAL RECORDS.
AFFECTS SURVEYED PROPERTY. SUBJECT TO TERMS CONTAINED THEREIN.
- 23
23. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 14, 2004 AS BOOK 20040514, PAGE 1539 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
DOCUMENT NOT PROVIDED. UNABLE TO ADDRESS.
- 24
24. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MITIGATION MONITORING AND REPORTING PROGRAM AND CONDITIONS OF APPROVAL FOR THE MATHER EAST PARCEL MAP" RECORDED JUNE 30, 2004 AS BOOK 20040630, PAGE 1895 OF OFFICIAL RECORDS.
AFFECTS SURVEYED PROPERTY. SUBJECT TO TERMS CONTAINED THEREIN.
- 25
25. THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT TO PRESERVE A PUBLIC EASEMENT IN PORTION OF SUNRISE BOULEVARD AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JULY 26, 2007 AS BOOK 20070726, PAGE 0935 OF OFFICIAL RECORDS.
DOES NOT AFFECT SURVEYED PROPERTY. PLOTTED HEREON FOR CLARITY.
- 26
26. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "DRAINAGE EASEMENT AGREEMENT" RECORDED SEPTEMBER 14, 2009 AS BOOK 20090914, PAGE 1220 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 8, 2022 AS BOOK 20221108, PAGE 491 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 16, 2022 AS BOOK 20221216, PAGE 207 OF OFFICIAL RECORDS.
AFFECTS SURVEYED PROPERTY & OVERALL SHOPPING CENTER. PLOTTED HEREON. (ALSO KNOWN AS PARCEL C OF THIS COMMITMENT)
- 27
27. A DOCUMENT ENTITLED "RESOLUTION OF RETROCESSION OF LEGISLATIVE JURISDICTION" RECORDED NOVEMBER 05, 2012 AS BOOK 20121105, PAGE 0050 OF OFFICIAL RECORDS.
DOES NOT AFFECT SURVEYED PROPERTY. CLOSEST RELATIVE DESCRIPTION APPEARS TO BE IN SECTION 18, TOWNSHIP 8 NORTH, RANGE 7 EAST.
- 28
28. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP SUBDIVISION NO. FM-2016-001- 01 RECORDED APRIL 21, 2016 AND ON FILE IN BOOK 226, PAGE 7, OF PARCEL MAPS. FOR: PUBLIC UTILITY AND INCIDENTAL PURPOSES.
AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.
- 29
29. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT OF COVENANTS, CONDITIONS AND ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS" RECORDED APRIL 27, 2016 AS BOOK 20160427, PAGE 0755 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 28, 2016 AS BOOK 20160928, PAGE 0983 OF OFFICIAL RECORDS.
AFFECTS SURVEYED PROPERTY. SUBJECT TO TERMS CONTAINED THEREIN.
- 30
30. AN EASEMENT FOR CONSTRUCTION, MAINTENANCE AND USE OF SANITARY SEWER SYSTEMS AND INCIDENTAL PURPOSES, RECORDED MAY 13, 2016 AS BOOK 20160513, PAGE 1268 OF OFFICIAL RECORDS. IN FAVOR OF: SACRAMENTO AREA SEWER DISTRICT AFFECTS: AS DESCRIBED THEREIN
AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.
- 31
31. AN EASEMENT FOR CONSTRUCTION, MAINTENANCE AND USE OF WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED MAY 26, 2016 AS BOOK 20160526, PAGE 1224 OF OFFICIAL RECORDS. IN FAVOR OF: SACRAMENTO COUNTY WATER AGENCY AFFECTS: AS DESCRIBED THEREIN
AFFECTS SURVEYED PROPERTY. PLOTTED HEREON.
- 32
32. AN EASEMENT FOR ELECTRICAL AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 14, 2016 AS BOOK 20160714, PAGE 0794 OF OFFICIAL RECORDS. IN FAVOR OF: SACRAMENTO MUNICIPAL UTILITY DISTRICT AFFECTS: AS DESCRIBED THEREIN
AFFECTS SURVEYED PROPERTY. BLANKET OVER PARCELS 1-9, PARCEL MAP 229/07, DESCRIBES A 5' EASEMENT BUT NO LOCATION.

STATEMENT OF ENCROACHMENTS

NO VISIBLE ENCROACHMENTS WERE OBSERVED OR NOTED AT THE TIME OF THE SURVEY.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

SURVEYOR ASSUMES NO RESPONSIBILITY FOR UNMARKED OR NONVISIBLE UTILITIES THAT MAY CROSS THE AREAS SHOWN ON THIS SURVEY.

ZONING

A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY. (TABLE A ITEM #6(a) #6(b)) THE SURVEYED PROPERTY APPEARS TO LIE WITHIN THE "GENERAL COMMERCIAL (GC)" ZONE AND APPEARS TO BE SUBJECT TO THE FOLLOWING:

FRONT/STREET SIDE/CORNER SETBACK: 25FT
SIDE AND REAR: 0FT
SIDE AND REAR, ABUTTING AGRICULTURAL OR RESIDENTIAL USE OR ZONE: 25FT
MAXIMUM BUILDING HEIGHT: 100FT (150FT W REVIEW)

SEE CITY OF RANCHO CORDOVA WEBSITE FOR MUNICIPAL CODE, APPLICABLE USES, AND PARKING REQUIREMENTS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THE PURPOSES OF THIS SURVEY IS THE EAST LINE OF PARCEL 8, 226 PM 07, SHOWN HEREON AS SOUTH 00°48'35" EAST.

ALTA/NSPS LAND TITLE SURVEY
FOR
AUTOZONE

STORE NUMBER: 5410

PROPERTY ADDRESS:

4004 SUNRISE BOULEVARD, RANCHO CORDOVA, CALIFORNIA 95742

ALTA SURVEY BASED AND RELIED ON
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT, NUMBER NCS-1203825-MICH
CONTAINING AN EFFECTIVE DATE OF DECEMBER 15, 2023.

CERTIFICATION

TO: DS SUNRIDGE L.P., A DELAWARE LIMITED PARTNERSHIP; AUTOZONE PARTS, INC., A NEVADA CORPORATION; AND FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18, 19 & 20 OF TABLE A THEREOF.



RPLS, LLC
312 NE 145th Place, Edmond, OK 73013
Phone: 855-283-2333 / Fax: 405-947-8636
Email: info@LenderSurveys.com

THE FIELDWORK WAS COMPLETED ON: 05/04/2024.

DATE OF PLAT OR MAP: (TO BE DATED UPON SIGNATURE)

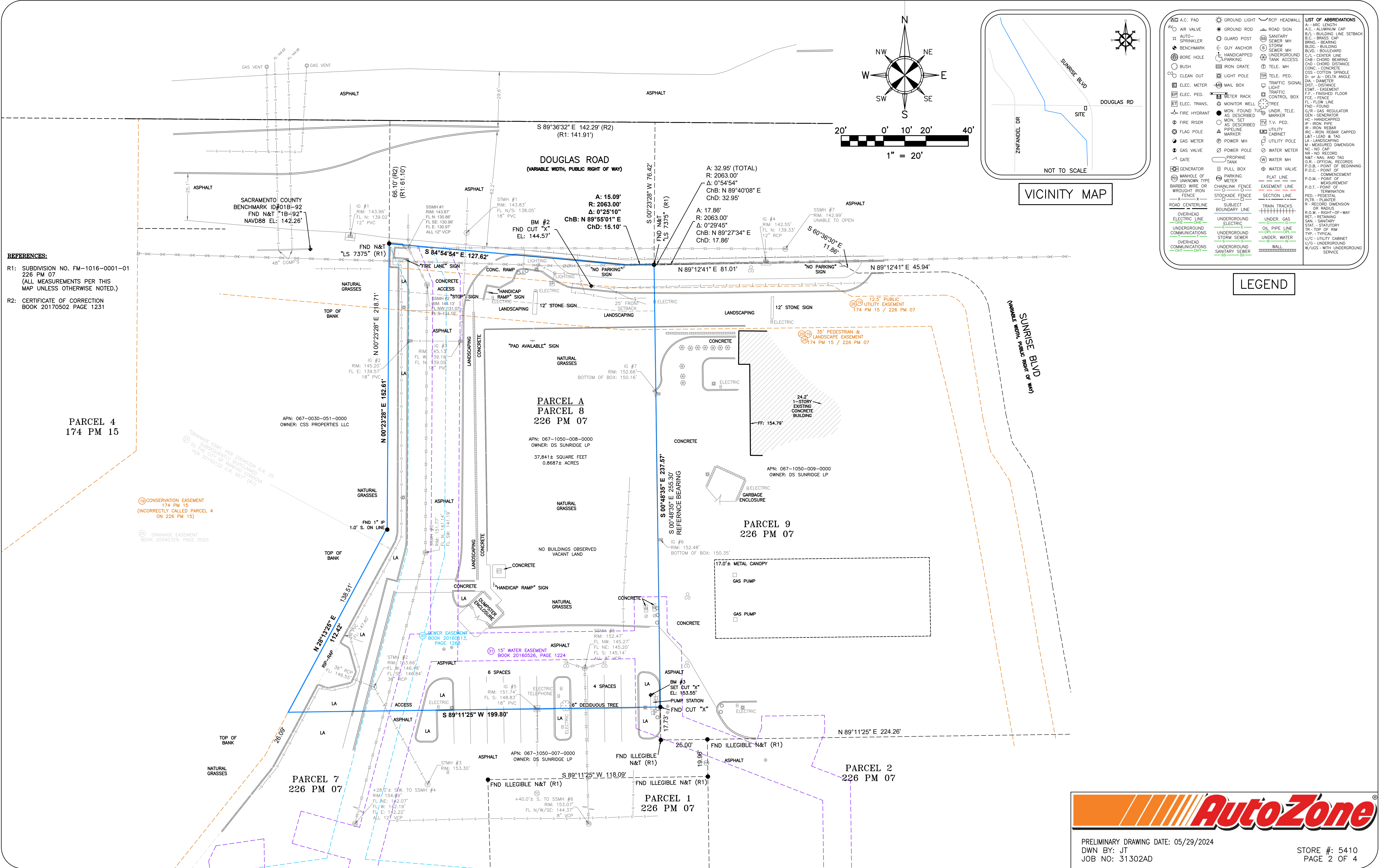
SURVEYOR: SCOTT E. OHANA
P.L.S. NO.: 7526
STATE OF REGISTRATION: CALIFORNIA

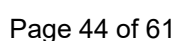
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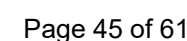


PRELIMINARY DRAWING DATE: 05/29/2024
DWN BY: JT
JOB NO: 31302AD

STORE #: 5410
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<u>Conditions of Approval</u>		Category	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	The approved entitlement is for a Major Design Review Permit for the new Sunridge Plaza AutoZone store to be located at 4004 Sunrise Boulevard (APN: 067-1050-008-0000). The project shall be constructed and implemented consistent with the Project Plans (<u>Exhibit A</u>) as described in the Planning Commission staff report dated February 12, 2025, and attached Project Plans (<u>Exhibit A</u>) with conditions herein (<u>Exhibit B</u>), for project number PLND-0824-0105.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance	General	On-Going	Planning

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	Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Major Design Review permit approval is valid for a period of three (3) years from the date of Planning Commission approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
6.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
7.	Noise, odor, and vibration sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F) and the Chapter 23.737 of City's Zoning Code.	Noise, Odor, & Vibration	On-Going	Code Enforcement /Building/ Planning
8.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
9.	The buildings shall be maintained and kept free of fading or any other flaw that negatively affects the appearance of the structures. Should any of these flaws take place, the materials or paint must be replaced or repaired in a timely manner and with materials consistent with the original approval and of equitable quality.	Maintenance	On-Going	Planning
10.	Any vegetation damaged or destroyed by construction activities shall be replaced with like or comparable plant materials, and if damage occurs off-site, the replacement plants shall be approved by the property owner and the Planning Division, prior to occupancy approval in accordance with RCMC 23.716.080.	Landscaping	On-Going	Planning
11.	Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on an adjoining site shall be completely removed and the site cleaned, prior to occupancy approval.	Architectural	On-Going	Planning/ Building

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12.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Damage	On-Going	Public Works
13.	Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.	Sewer	On-Going	SASD
14.	SacSewer prohibits gates that prevent access within sewer easements unless the District standards for accessibility through gates are met.	Sewer	On-Going	SASD
15.	Any use of SacSewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SacSewer sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.	Sewer	On-Going	SASD
16.	Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.	Sewer	On-Going	SASD
17.	If the proposed trash enclosure will contain a drain to the sewer, it must be covered.	Sewer	On-Going	SASD
18.	Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.	Sewer	On-Going	SASD
19.	Water supply will be provided by the Sacramento County Water Agency. Applicant shall provide public water service to each building.	Water Service	On-Going	SCWA
20.	The Sacramento Municipal Utility District (SMUD) has provided the following conditions for this project: 1. SMUD has existing overhead 69kV facilities along Douglas Blvd. that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost	Utilities	On-Going	SMUD

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	of relocation. 2. SMUD has existing underground 12kV facilities along Douglas Blvd. and on the project parcel 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. 3. 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. 4. 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. 5. 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. 6. 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. 7. 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.). 8. 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			

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	(PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. 9. 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 10. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. 11. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. 12. 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. 13. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. 14. The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.			
Prior to Approval of Improvement Plans				
21.	Stormwater Quality– During Construction: The applicant shall prepare an Erosion and Sediment Control Plan (ESCP) to be executed through all phases of grading and	Stormwater	Prior to Approval of Improvement Plans	Public Works

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	project construction. The ESCP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the ESCP and the City's Improvement Standards.			
22.	The ESCP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal. This system shall be implemented by qualified professionals with training and proven experience in this field.	Stormwater	Prior to Approval of Improvement Plans	Public Works
23.	Drainage System Design: The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Drainage	Prior to Approval of Improvement Plans	Public Works
24.	All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the plans and hydraulic computations must be provided to estimate the flow depths along the overland release paths. The calculations must be in	Drainage	Prior to Approval of Improvement Plans	Public Works

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	conformance with Section 9-15 of the Improvement Standards.			
25.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as “private” in the improvement plans.	Stormwater	Prior to Approval of Improvement Plans	Public Works
26.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Fire Access	Prior to Approval of Improvement Plans	Sac Metro Fire
27.	Provide a note on the plan that reads, “Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project.	Fire Access	Prior to Approval of Improvement Plans	Sac Metro Fire
28.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Fire Access	Prior to Approval of Improvement Plans	Sac Metro Fire
29.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial	Sewer	Prior to Approval of Improvement Plans	SASD

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	buildings.			
30.	All public sewer easements must be at least 20 feet in width and will require continuous access for installation and maintenance. SacSewer will only provide maintenance in public rights-of-way and SacSewer dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.	Sewer	Prior to Approval of Improvement Plans	SASD
31.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.	Sewer	Prior to Approval of Improvement Plans	SASD
32.	Permanent structures, walls, signs and footings will not be permitted within the existing SacSewer easement area.	Sewer	Prior to Approval of Improvement Plans	SASD
33.	All manholes not within public right of way must be accessible with an all-weather access roads.	Sewer	Prior to Approval of Improvement Plans	SASD
34.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.	Sewer	Prior to Approval of Improvement Plans	SASD
35.	Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.	Sewer	Prior to Approval of Improvement Plans	SASD
36.	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 Service	Prior to Approval of Improvement Plans	SCWA
Prior to Issuance of Building Permit				
37.	A building permit is required for the proposed project. The Applicant shall coordinate with the Building and Safety Division to obtain a building permit and meet all building code standards.	Building Permit	Prior to Issuance of Building Permits	Planning/Building
38.	Final building plans shall include an overall parking plan. Overall parking plan shall comply with RCMC Chapter 23.719 or	Parking	Prior to Issuance of Building Permit	Planning/ Building

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	adjustment criteria.			
39.	The Project shall provide an accurate photometric plan showing foot-candle readings every 10 feet within the property and 10 feet beyond the property lines with the building permit submittal and shall also meet the following applicable requirements for Outdoor Lighting: • Nuisance Prevention: All outdoor lighting shall be designed, located, installed, directed downward or toward structures, shielded, and maintained in order to prevent glare, light trespass, and light pollution. • Maintenance: Fixtures and lighting shall be maintained in good working order and in a manner that serves the original design intent. • Shielding: All outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site. • Levels of Illumination: Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. • Levels of Illumination: Entryways and exterior doors of non-residential structures shall be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius on each side of the door at ground level. • Energy-Efficient Fixtures Required: Outdoor lighting shall utilize energy-efficient (high pressure sodium, metal halide, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or	Outdoor Lighting	Prior to Issuance of Building Permits	Planning

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	greater efficiency) fixtures and lamps. All new outdoor lighting fixtures shall be energy-efficient with a rated average bulb life of not less than 10,000 hours.			
40.	All trash enclosures and refuse areas shall comply with zoning code and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view. All enclosures shall be locked when not in use.	Architectural	Prior to Issuance of Building Permits	Planning/ Building
41.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building/Public Works
42.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning
43.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Division. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and streetlights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and rights-of-way.	Architectural	Prior to Issuance of Building Permits	Planning
44.	Bicycle Parking (short and long term) shall be installed in accordance with RCMC 23.719.115 and the approved plans. All parking shall be located near main entrances and not impede	Bicycle Parking	Prior to Issuance of Building Permits	Planning

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	onsite automobile and pedestrian access. The final design and location will be reviewed and approved by the Planning Division.			
45.	A final landscape plan shall be submitted to the Planning Division in conjunction with improvement plan and or building permit submittal and approved by the Planning Division prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscaping	Prior to Issuance of Building Permits	Planning/Public Works
46.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Civil plan shall include an ADA access plan • All facilities, including but not limited to, sidewalk, driveways, etc. shall be upgraded to meet current ADA requirements and City Standards. • Replacement of damaged pavement along property frontage to the satisfaction of The Public Works Department • All improvements to be designed and constructed to the satisfaction of the Public Works Department. • Complete installation of all improvements shown on the improvement plan to satisfaction of the City prior to occupancy	Improvement Plans	Prior to Issuance of Building Permits	Public Works
47.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing	Funding	Prior to Issuance of Building Permits	Public Works (CFD NO. 2008-1

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	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 lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's Communities Facilities District No. 2008-1 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Dalia Fadl at (916) 851-8718 with regard to the process to satisfy this condition of approval.			ROAD MAINTENANCE)
48.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Fire Access	Prior to Issuance of Building Permits	Sac Metro Fire
49.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	Plan Submittal	Prior to Issuance of Building Permits	Sac Metro Fire
50.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. Programs are available that support the economic vitality and job growth in the region by reducing sewer impact fees for eligible commercial and industrial customers.	Sewer	Prior to Issuance of Building Permits	SASD

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	Please visit www.sacsewer.com/confluenceregional-partnership-program to learn more.			
51.	CC&R's must be approved by the City and recorded assuring maintenance of shared driveways, common drive aisles, common lighting, common landscaping, sewers, drains and water systems.	Sewer	Prior to Issuance of Building Permits	SASD
52.	Prior to the issuance of building permits require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Water Service	Prior to Issuance of Building Permits	SCWA
53.	Prior to the issuance of building permits require efficient cooling systems, re-circulating pumps for fountains and ponds as a condition of service.	Water Service	Prior to Issuance of Building Permits	SCWA
54.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water Service	Prior to Issuance of Building Permits	SCWA
55.	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).	Water Service	Prior to Issuance of Building Permits	SCWA
Prior to Final Building Inspection				
56.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division.	Architectural	Prior to Final Building Inspection	Planning
57.	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.	Landscaping	Prior to Final Building Inspection	Planning/ Public Works
58.	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	Landscaping	Prior to Final Building Inspection	Public Works

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	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.			
59.	Submit record drawings of grading and improvement plans (1 full size & 1 half size hard copy), including AutoCAD, Electronic PDF, and GIS shape files, or equivalent to the satisfaction the Public Works Department. Coordinate system shall be California State Plane Zone II, NAD-83.	Record Drawings	Prior to Final Building Inspection	Public Works
60.	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.	Damages	Prior to Final Building Inspection	Public Works
61.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Addressing	Prior to Final Building Inspection	Sac Metro Fire
Advisory				
62.	Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	General	Advisory	Sac Metro Fire
63.	Subsequent applications, including time extensions, may be subject to additional SMFD Fire Conditions beyond those listed above. Fire conditions will only be added when significant life safety issues require remediation.	General	Advisory	Sac Metro Fire

MEMORANDUM



ITEM 9.1.

DATE: February 12, 2025
TO: Planning Commission Members
FROM: Darcy Goulart, Community Development Director
SUBJECT: **SELECTION OF 2025 CHAIR AND VICE CHAIR**

RECOMMENDATION

Nominate and make a motion to appoint one member of the Planning Commission to serve as the Planning Commission Chair and one member to serve as the Vice Chair for the 2025 calendar year.

RESULT OF RECOMMENDED ACTION

Upon nomination and a motion, one member of the Planning Commission will serve as the Chair and one as the Vice Chair for the 2025 calendar year.

BACKGROUND

The Planning Commission will need to nominate a Chair and a Vice Chair to serve for the 2025 calendar year. The responsibilities of the Chair include procedural duties, such as presiding over meetings. It is the Chair's responsibility to run an orderly meeting and conduct the Planning Commission's business in a fair and timely manner. The Chair also maintains order of the meeting, manages public comment, keeps the agenda moving and often summarizes what has been heard by the public and fellow commissioners prior to calling for a motion on a particular item. The responsibility of the Vice Chair is to fill in for the Chair when he or she is unable to attend the meeting or participate in a particular item. Previous discussions by the Planning Commission earlier this year related to the rotation of the Chair resulted in the Planning Commission agreeing that as part of their procedures, the existing Vice Chair would move into the Chair for the next calendar year. The final procedures have not yet been adopted by Resolution, so for purposes of this meeting, the Planning Commission will need to nominate a Chair, as well as a Vice Chair. The person nominated for each role will need to accept the nomination and then a motion and roll call vote can be made.

ATTACHMENT(S)

None