

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, July 23, 2025

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

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, July 23, 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, Dave Huhn, Tegan Knifton, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

2. PLEDGE OF ALLEGIANCE

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

3. PRESENTATIONS

- 3.1. **Subject:** Planning Commissioner Tegan Knifton's Birthday on June 3, 2025.
- 3.2. **Subject:** Planning Commissioner Dave Huhn's Birthday on June 6, 2025.
- 3.3. **Subject:** Planning Commissioner Elliott Stevenson's Birthday on June 30, 2025.

4. 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.

5. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of June 11, 2025.
Recommendation: Adopt the minutes.

6. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 6.1. **Subject:** A Resolution Providing a Recommendation to City Council for the Adoption of an Ordinance Amending Title 23, Zoning Code, Article 9 Specific Use Provisions of the City of Rancho Cordova Municipal Code (Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3)).

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

- 1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3); and
- 2. Adopt a Resolution recommending approval if an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code, Section 23.910.040 of the Rancho Cordova Municipal Code.

7. PUBLIC HEARING ITEMS

None.

8. REGULAR CALENDAR ITEMS

- 8.1. **Subject:** Discussion for Proposed Project at Grantline 220 Regional Town Center (RTC).
Recommendation: No formal recommendation is being made by Staff at this time. Staff is requesting Planning Commission feedback regarding the proposed project and direction on

how staff should move forward.

9. **COMMISSION COMMENTS/IDEAS/QUESTIONS**
10. **DIRECTOR'S REPORT**
11. **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.cityofranhocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

August 13, 2025	5:30 PM Regular Meeting
August 27, 2025	5:30 PM Regular Meeting
September 10, 2025	5:30 PM Regular Meeting
October 8, 2025	5:30 PM Regular Meeting
November 12, 2025	5:30 PM Regular Meeting
December 10, 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 July 23, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on July 18, 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 July 18, 2025 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: July 23, 2025
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF JUNE 11, 2025**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. June 11, 2025 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, June 11, 2025

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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

DRAFT MINUTES

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

Chair Frechette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:32 PM.

Planning Commission Members Present: Surender Devarapalli, Dave Huhn, Tegan Knifton, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

Planning Commission Members Absent: Rehana Rehman

Staff Members Present: Arlene Granadosin-Jones, Plamer Hilton, Brittany Mariscal, Nick Sosa, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Stauss led the pledge.

3. PUBLIC COMMENT

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

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 4.1 by Stauss second by Huhn;
Motion passed with a 5:0 vote.

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, June 11, 2025

ATTACHMENT 1

AYES: Huhn, Knifton, Stauss, Stevenson, Frechette
NOES: None
ABSENT: Rehman
ABSTAIN: Devarapalli

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of May 14, 2025.

Recommendation: Adopt the minutes.

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

None.

6. **PUBLIC HEARING ITEMS**

None.

7. **REGULAR CALENDAR ITEMS**

Chair Frechette requested that the order of the regular calendar items be modified and item 7.2 be heard first. The Planning Commission agreed to this change.

- 7.2. **Subject:** Discussion and Direction for Zoning Code Updates for Mobile Food Vendors.

Recommendation: No formal recommendation is being made by Staff at this time. Staff is requesting that the Planning Commission review current code regulations and processes and provide feedback on proposed code modifications for mobile food vendors regulations within the City's Zoning Code.

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

1. Brian Danzl
2. Diann Rogers
3. Janine Anderson

Chair Frechette closed the public comment period.

ACTION: Input was received regarding Discussion and Direction for Zoning Code Updates for Mobile Food Vendors.

- 7.1. **Subject:** Discussion and Direction of the Planning Commission Pursuant to Public Resources Code Section 21151.2, Regarding the Acquisition of Suncreek Middle/High School Site by Elk Grove Unified School District.

Recommendation: Receive a report on the Suncreek middle/high school site and direct staff to prepare a letter to the Elk Grove Unified School District.

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

ACTION: Motion to direct staff to prepare the letter for Elk Grove Unified School District by Stevenson second by Knifton;
Motion passed with a 6:0 vote.

AYES: Devarapalli, Huhn, Knifton, Stauss, Stevenson, Frechette
NOES: None
ABSENT: Rehman
ABSTAIN: None

8. **COMMISSION COMMENTS/IDEAS/QUESTIONS**

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, June 11, 2025

ATTACHMENT 1

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

9. DIRECTOR'S REPORT

Planning Manager Arlene Granadosin-Jones gave her report.

10. ADJOURNMENT

Chair Frechette adjourned the meeting at 6:43 PM.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 6.1.



DATE: July 23, 2025

TO: Planning Commission Members

FROM: Nick Sosa, Senior Planner
Brittany Mariscal, Code Enforcement Supervisor

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

RECOMMENDATION

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

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
2. Adopt a Resolution recommending approval of an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code, Section 23.910.040 of the Rancho Cordova Municipal Code

RESULT OF RECOMMENDED ACTION

With the adoption of the Resolution recommending approval, the Ordinance will be scheduled for a public hearing at the next regular City Council meeting. The City Council will introduce the Ordinance and waive the first reading. The Ordinance will then be scheduled for a second reading and adoption at a subsequent City Council meeting. Approval of the Ordinance would amend Title 23 Zoning Code, Article 9 Specific Use Provisions, Section 23.910.040 Mobile Food Vendors.

BACKGROUND

In July 2024, Staff was directed by City Council to review the City's mobile food vendor regulations to update regulations to provide additional flexibility and opportunities for vendors within the City. After research and outreach was completed, Staff presented to City Council for discussion in September of 2024, and presented draft code amendments to the Planning Commission in June of 2025 for any additional feedback prior to bringing these amendments forward for formal approval.

During Planning Commission discussion, there were no concerns with the proposed updates to Planning Commission Staff Report – Page 1 of 5

development standards and regulations of the zoning code. However, upon hearing public comment and community feedback, there were concerns with the cost of fees required to operate a Mobile Food Truck within the City. Although a fee analysis was not included as part of the research for the proposed code amendments, Staff did look into a general comparison of fee costs in neighboring jurisdictions, as requested by Planning Commission. This comparison is shown below.

Agency	Mobile Food Vendor Permit Fee	Background Check Req	Additional Notes/Costs
City of Rancho Cordova	\$318 New / \$286 Annual	Yes	TUP \$241 (Removed with new code amendments) Background Check \$44
City of Sacramento	Business Operations Tax (BOT) – Varies Annually based on last year's income	Yes	Driver permit \$185, Vehicle Permit \$205, Background Check \$88 (in addition to BOT) Background Check not required for renewals
City of Elk Grove	General Business License (\$16 - 2 years) Special Business License (SBL) (\$125 yearly every year background)	Yes	
City of Citrus Heights	\$108 New / \$84.08 Annual	No	Food Commissary Req (No fee) – Used to be a SBL
City of West Sacramento	\$281 First time Business License Itinerant Vendor badge \$52 for the year. Business License \$80 annual renewal and \$10 Itinerant Vendor badge renewal	Yes	Initial Business License \$80 for City. \$201 on behalf of Yolo County Environmental Health.
Required for all Mobile Food Vendors in Sacramento County	<i>Environmental Health Management Department (Health Department/EMD)</i> <i>Permit Cost: Annual Fee \$770 (Per EMD 7.25)</i>		

As was mentioned during public comment, the City's Business License Fee does appear to be higher than those in surrounding areas as a mobile food vendor requires a Special Business License which also includes a background check. No changes are proposed as part of these code amendments, however Staff will continue to look into opportunities to reduce these fees where possible for these types of vendors.

Additionally, there were also mentions of possible reciprocity between jurisdictions where one jurisdiction recognizes the approvals and certifications of another jurisdiction. This is also outside of the scope of the zoning code amendments presented at this time. However, this is another opportunity that Staff will continue to explore as an option for added flexibility and efficiency for mobile food vendors.

ANALYSIS

Section 23.910.040 Mobile Food Vendor Ordinance Update

An updated Section 23.910.040 “Mobile Food Vendors” has been prepared to reflect the comments and feedback received from both City Council and Planning Commission discussions. These changes apply only to mobile food vendors and provide added flexibility and clarification of the City’s standards and regulations. These modifications are listed below.

After receiving the feedback of the Council and the Community, as well as reviewing regulations of neighboring jurisdictions, Staff has drafted proposed modifications to the Mobile Food Vendor section of the Code to address concerns as much as possible. Changes include a mixture of added flexibility but also some added restrictions. Highlights of these proposed modifications are as follows:

New Allowances

- Time limitations have been extended from two (2) hours to now four (4) hours.
- Vendors, included as part of an event, are not limited to four (4) hours and can match the hours of the event.
- New Temporary Structure allowances:
- Two A-Frame Signs are allowed per vendor.
- Tables and chairs no longer required to obtain a TUP
- Shade canopies are also allowed for customers in combination with tables and chairs.

New Restrictions

- All vendors and temporary structures must maintain on-site circulation, adequate paths of travel, clear vision triangles, and a clean area.
- Mobile Food Vendors are only allowed in non-residential areas unless part of a special event permit.
- Are not allowed within the immediate vicinity of an event during the time of that event unless the vendor was included as part of the event permit.
- Are not allowed within the immediate vicinity of a farmers market unless included as part of the Farmer’s Market permit.
- Are not allowed within the public right of way
- TUP required if more than one vendor on any given parcel.
- When applying for a business license, Applicant must include a copy of their EMD Application and Approval.

There was also interest in Food Truck Events within the City. Other jurisdictions have developed re-occurring special events for food trucks to gather in a single location. These events typically involve multiple food trucks and may take place monthly, weekly, or daily. These are typically not managed by the City but may be encouraged through more flexible Code requirements and a permitting process that may permit re-occurring events for an extended period of time. So in an

effort to allow additional flexibility for these types of events, the following allowance has also been added as a modification to the code.

- Food Truck Events may apply for a TUP for up to 3 days a week for one year or may apply for an Administrative Use Permit to extend beyond a year.

Attachment 4 includes all draft amendments, shown in track changes. Draft amendments are shown with track changes with new draft language underlined and language proposed for removal with strikethroughs. Only those sections with proposed changes are included in the attached documents as excerpts from the Rancho Cordova Zoning Code. As a note, Attachment 3 includes all the amendments in a non-track change format. This is provided as an exhibit to the Ordinance.

ENVIRONMENTAL ANALYSIS

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

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

RECOMMENDED MOTIONS

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

1. Find the project Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3); and
2. Adopt a Resolution recommending approval of an Ordinance for a Zoning Text Amendment to amend Title 23 Zoning Code, Section 23.910.040 of the Rancho Cordova Municipal Code

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. ____-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, PROVIDING A RECOMMENDATION TO CITY COUNCIL FOR THE ADOPTION OF AN ORDINANCE AMENDING TITLE 23, ZONING CODE, ARTICLE 9 SPECIFIC USE PROVISIONS OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE

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

WHEREAS, Title 23, Chapter 23.910 Retail, Service, Convenience Store, and Office Uses, Section 23.910.040 Mobile Food Vendors of the Municipal Code, sets forth provisions for Mobile Food Vendors, including food trucks within the City; and

WHEREAS, The Ordinance would amend Section 23.910.040 to clarify mobile food vending standards and regulations and provide additional flexibility for vendors within the City; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rancho Cordova hereby recommends that the City Council adopt the attached Ordinance amending Title 23, Chapter 23.910 Retail, Service, Convenience Store, and Office Uses, Section 23.910.040 Mobile Food Vendors of the Rancho Cordova Municipal Code based upon the following findings and evidence:

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

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may

have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City’s General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Zoning Code amendments are exempt from review under CEQA and no further environmental review is necessary.

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

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 23rd day of July 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lee Frechette, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. ____-2025

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

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

Section 1. Purpose and Declarations.

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

WHEREAS, Title 23 Chapter 23.910 Retail, Service, Convenience Store, and Office Uses Section 23.910.040 Mobile Food Vendors of the Municipal Code, sets forth provisions for Mobile Food Vendors, including food trucks within the City; and

WHEREAS, The Ordinance would amend Section 23.910.040 to clarify mobile food vending standards and regulations and provide additional flexibility for vendors within the city; and

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

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

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

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

forth in the proposed ordinance does not approve any physical development and it would not result in direct or indirect physical changes in the environment. Any specific development projects that may result from these changes will be subject to environmental review. The proposed amendments are consistent with the City's General Plan. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Zoning Code amendments are exempt from review under CEQA and no further environmental review is necessary.

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

Section 3. Amendments to Title 23 Zoning Code

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

Section 4. Severability

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

Section 5. Effective Date

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

ITEM 6.1.

ATTACHMENT 2

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of ____, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Siri Pulipati, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

23.910.040 Mobile food vendors.

A. Purpose. The purpose of this section is to regulate mobile food vendors to ensure that operations do not conflict with the functional aspects of commercial site and building operations and that the operation is limited to a short time period.

B. Applicability. Development standards herein shall apply to all mobile food vendors and shall be applied as conditions as part of a business license.

C. Standards.

1. Time Allowance: The maximum time period for a vendor in a single location is four hours.
 - A. Mobile food vendors included as part of an approved Temporary Use Permit (TUP) or permitted through a permit with the Cordova Recreation and Parks District, are allowed to exceed four hours and can correlate with the hours listed for the approved event.
2. Vendor shall be able to demonstrate property owner permission.
3. Temporary Structures: On-site A-Frame signs as well as temporary tables and chairs are allowed during operating hours so long as they comply with the following development standards:
 - A. All temporary structures shall maintain at least one four-foot wide clear path of travel for pedestrians.
 - B. All temporary structures shall be outside of any clear vision triangle.
 - C. All temporary structures shall be outside of any drive aisle and shall not impair any on-site circulation.
 - D. Signs and structures shall not interfere with ADA parking spaces, ramps or other ADA required paths of travel.
 - E. Shade Structures are allowed in conjunction with tables and chairs and must be adequately secured and anchored. Shade structures must also be structure sound and stable.
 - F. A-Frame signs shall be limited to a maximum of 2 per mobile food vendor and must adhere to development standards listed in RCMC 23.743.100.
4. Mobile food vendors shall provide adequate a trash receptacles for patrons to dispose of any trash and must also ensure that the area is kept clean during hours of operation and upon leaving the location.
5. Vehicles cannot be parked at a private residence if more than two-axle vehicle. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A)].
6. Location: Mobile food vendors shall only be allowed within non-residential ares unless approved as part of a special event permit. Mobile food vendors shall also be located outside of the following areas:
 - A. Within the immediate vicinity of an area designated for a temporary use permit issued by the city for temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, events, or outdoor concerts. A prohibition of mobile food vending pursuant to this subsection shall only be effective for the limited duration of the temporary special permit. The vendors included within the approved permit must adhere to approval requirements of that permit.
 - B. Within the immediate vicinity of a permitted certified farmers' market or a permitted swap meet during the limited operating hours of that certified farmers' market or swap meet. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted

pursuant to that chapter. A “swap meet” means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article.

C. Public Right-of-Way

7. Business License:

- A. Mobile food vendors shall obtain a business license and must provide a copy of their Environmental Management Department (Health Department) application and approval that shows days/hours of operation and approved property locations. Additionally, mobile food vendors shall adhere to all applicable State and Department of Health requirements and standards.

8. Use Permit Requirements: A Temporary Use Permit is required if more than one mobile food vendor is located on the same parcel at any given time. Temporary Use Permit must be obtained prior to operation.

- A. Food Truck Events: Events promoted through a licensed Event Planning Company may apply for a Temporary Use Permit for up to 3 days per week for one year as a trial period or may apply for a permanent even through an Administrative Use Permit. All food trucks must be located on a safe and solid surface.

23.910.040 Mobile food vendors.

A. Purpose. The purpose of this section is to regulate mobile food vendors to ensure that operations do not conflict with the functional aspects of commercial site and building operations and that the operation is limited to a short time period.

B. Applicability. Development standards herein shall apply to all mobile food vendors and shall be applied as conditions as part of a business license.

C. Standards.

1. Time Allowance: The maximum time period for a vendor in a single location is ~~two~~ four hours.
 - A. Mobile food vendors included as part of an approved Temporary Use Permit (TUP) or permitted through a permit with the Cordova Recreation and Parks District, are allowed to exceed four hours and can correlate with the hours listed for the approved event.
2. Vendor shall be able to demonstrate property owner permission.
3. No freestanding signs are permitted. Temporary Structures: On-site A-Frame signs as well as temporary tables and chairs are allowed during operating hours so long as they comply with the following development standards:
 - A. All temporary structures shall maintain at least one four-foot wide clear path of travel for pedestrians.
 - B. All temporary structures shall be outside of any clear vision triangle.
 - C. All temporary structures shall be outside of any drive aisle and shall not impair any on-site circulation.
 - D. Signs and structures shall not interfere with ADA parking spaces, ramps or other ADA required paths of travel.
 - E. Shade Structures are allowed in conjunction with tables and chairs and must be adequately secured and anchored. Shade structures must also be structure sound and stable.
 - ~~A-F.~~ A-Frame signs shall be limited to a maximum of 2 per mobile food vendor and must adhere to development standards listed in RCMC 23.743.100.
4. No tables or chairs are permitted at site locations. Temporary tables and chairs are permitted if approved with a temporary use permit. Mobile food vendors shall provide adequate a trash receptacles for patrons to dispose of any trash and must also ensure that the area is kept clean during hours of operation and upon leaving the location.
5. Vehicles cannot be parked at a private residence if more than two-axle vehicle. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A)].
6. Location: Mobile food vendors shall only be allowed within non-residential ares unless approved as part of a special event permit. Mobile food vendors shall also be located outside of the following areas:
 - A. Within the immediate vicinity of an area designated for a temporary use permit issued by the city for temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, events, or outdoor concerts. A prohibition of mobile food vending pursuant to this subsection shall only be effective for the limited duration of the temporary special permit. The vendors included within the approved permit must adhere to approval requirements of that permit.

B. Within the immediate vicinity of a permitted certified farmers' market or a permitted swap meet during the limited operating hours of that certified farmers' market or swap meet. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter. A "swap meet" means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article.

C. Public Right-of-Way

7. Business License:

A. Mobile food vendors shall obtain a business license and must provide a copy of their Environmental Management Department (Health Department) application and approval that shows days/hours of operation and approved property locations. Additionally, mobile food vendors shall adhere to all applicable State and Department of Health requirements and standards.

8. Use Permit Requirements: A Temporary Use Permit is required if more than one mobile food vendor is located on the same parcel at any given time. Temporary Use Permit must be obtained prior to operation.

A. Food Truck Events: Events promoted through a licensed Event Planning Company may apply for a Temporary Use Permit for up to 3 days per week for one year as a trial period or may apply for a permanent even through an Administrative Use Permit. All food trucks must be located on a safe and solid surface.

MEMORANDUM

ITEM 8.1.



DATE: July 23, 2025

TO: Planning Commission Members

FROM: Nick Sosa, Senior Planner

SUBJECT: DISCUSSION FOR PROPOSED PROJECT AT GRANTLINE 220 REGIONAL TOWN CENTER (RTC)

RECOMMENDATION

No formal recommendation is being made by Staff at this time. Staff is requesting Planning Commission feedback regarding the proposed project and direction on how staff should move forward.

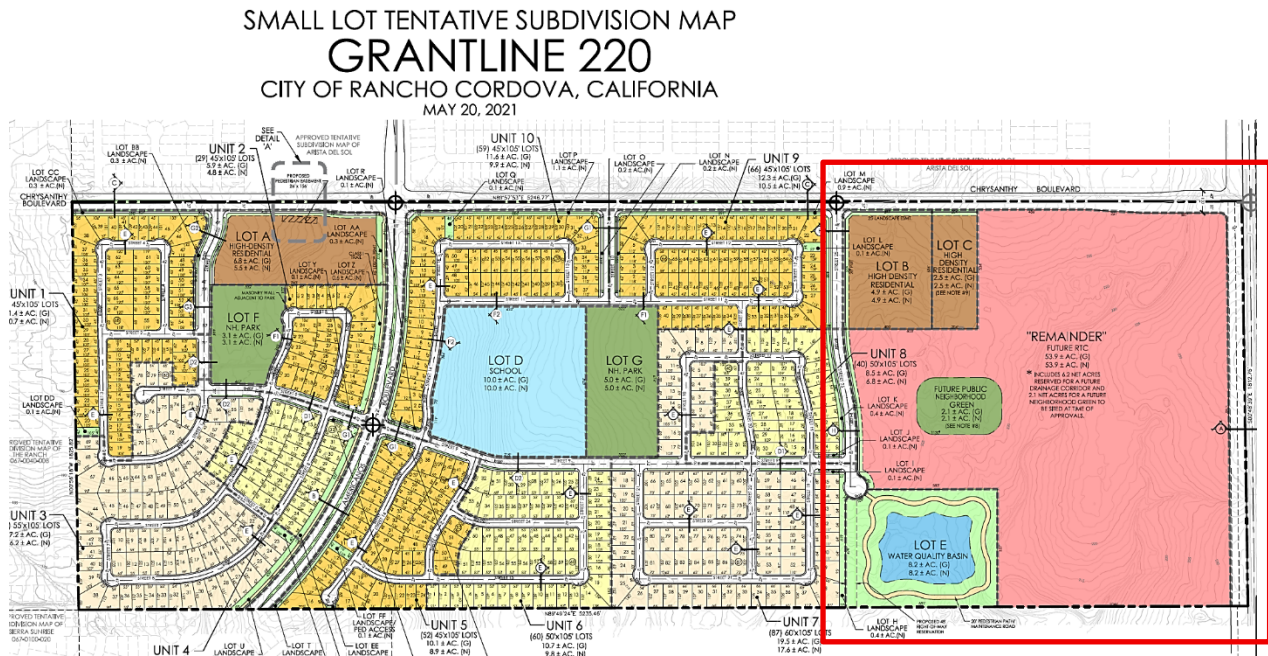
RESULT OF RECOMMENDED ACTION

As a result of the discussion, Staff and the Applicant will utilize the direction given to determine how to move forward with the proposed Grantline 220 Regional Town Center project.

BACKGROUND

The RTC area was included as a remainder lot in the original Grantline 220 Tentative Subdivision Map approved in 2021, but was noted as a future Regional Town Center within the Suncreek Specific Plan. The area totaled approximately 54 acres of commercial area with additional acres designated for high density residential, a water quality basin, and a neighborhood green (**See Figure 1**).

Figure 1: Original Grantline 220 Map Approval



The Suncreek Specific Plan has designated the “REMAINDER” area shown in **Figure 1** as Center Form Based District C (District C) which is intended to serve the planned development in the southeast edge of the city (*Volume I: Section 3.4.3 of the Suncreek Specific Plan*) and meet a regional need for shopping, entertainment, and other large destination uses. Additionally, the intent of Center District C is further described in *Volume II: Section 1.6.10* and further details that the District could include offices, large format retail, a large entertainment complex, or a combination of these. The site could also accommodate a large pedestrian scale “village” that includes components of the larger retail and office uses but also includes clusters of businesses oriented to a network interconnected by pedestrian promenades and pathways.

In addition to the commercial uses described in the above two sections of the Suncreek Specific Plan, permitted uses within the RTC zoning designation also allows for residential uses as part of the encouraged mixed-use development. Multi-family dwelling, single-family dwelling, and two-family dwellings are permitted by right within the zone as shown in Table 23.313-1 below from the City’s Zoning Code. However, the development standards listed in Table II. 1-1 below for District C, show a minimum density of 20 du/acre up to a maximum density of 38.7 du/acre which implies higher density housing such as townhomes, apartments, or other multi-plex housing.

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

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	PCMC 23.901.020
Dwelling, Multifamily	p ¹	p ^{1,2}	p ^{1,2}	N	N	p ¹	p ¹	p ¹	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	PCMC 23.901.060
Dwelling, Single-Family	p ¹	p ^{1,2}	p ^{1,2}	N	N	p ¹	p ¹	p ¹	
Dwelling, Two-Family	p ¹	p ^{1,2}	p ^{1,2}	N	N	p ¹	p ¹	p ¹	

Table II. 1-1 Center Form Based District Development Standard

	District C Regional Town Center Standard	District A and B Village Center Standard
Max block length	820 ft.	800 ft.
Max block perimeter	2,800 ft.	1,950 ft.
Max pedestrian block length	440 ft.	600 ft.
Residential density		
Min density	20 du/acre	CMR 12.1 du/ac MDR 6.1 du/ac ¹
Max density	38.7 du/acre	25 du/acre
Minimum building frontage		
Primary street	60%	60%
Side street	50%	45%
Floor Area Ratio (FAR)		
Minimum FAR	0.25 ²	0.25 ²
Maximum FAR	2.0	1.0
Building height		
Minimum height	20 ft.	20 ft.
Maximum height	75 ft.	60 ft.
Building Setbacks		
Minimum Front Setback	0 ft.	0 ft.
Minimum Side Setback	0 ft.	0 ft.

NEW APPLICATION SUBMITTAL

On December 16, 2024, the Planning Division received an application for a large and small lot Tentative Map for the Regional Town Center (RTC) portion of the Grantline 220 subdivision. The proposed maps included 2 multi-family residential sites, an 8.3-acre commercial site, fire station site, neighborhood park, detention basin, 292 compact single-family residential workforce units, and various areas of open space and trails. The map can be found in **Figure 2** below followed by the land use summary for the proposed project listed as **Figure 3**.

Figure 2: Proposed Tentative Subdivision Map

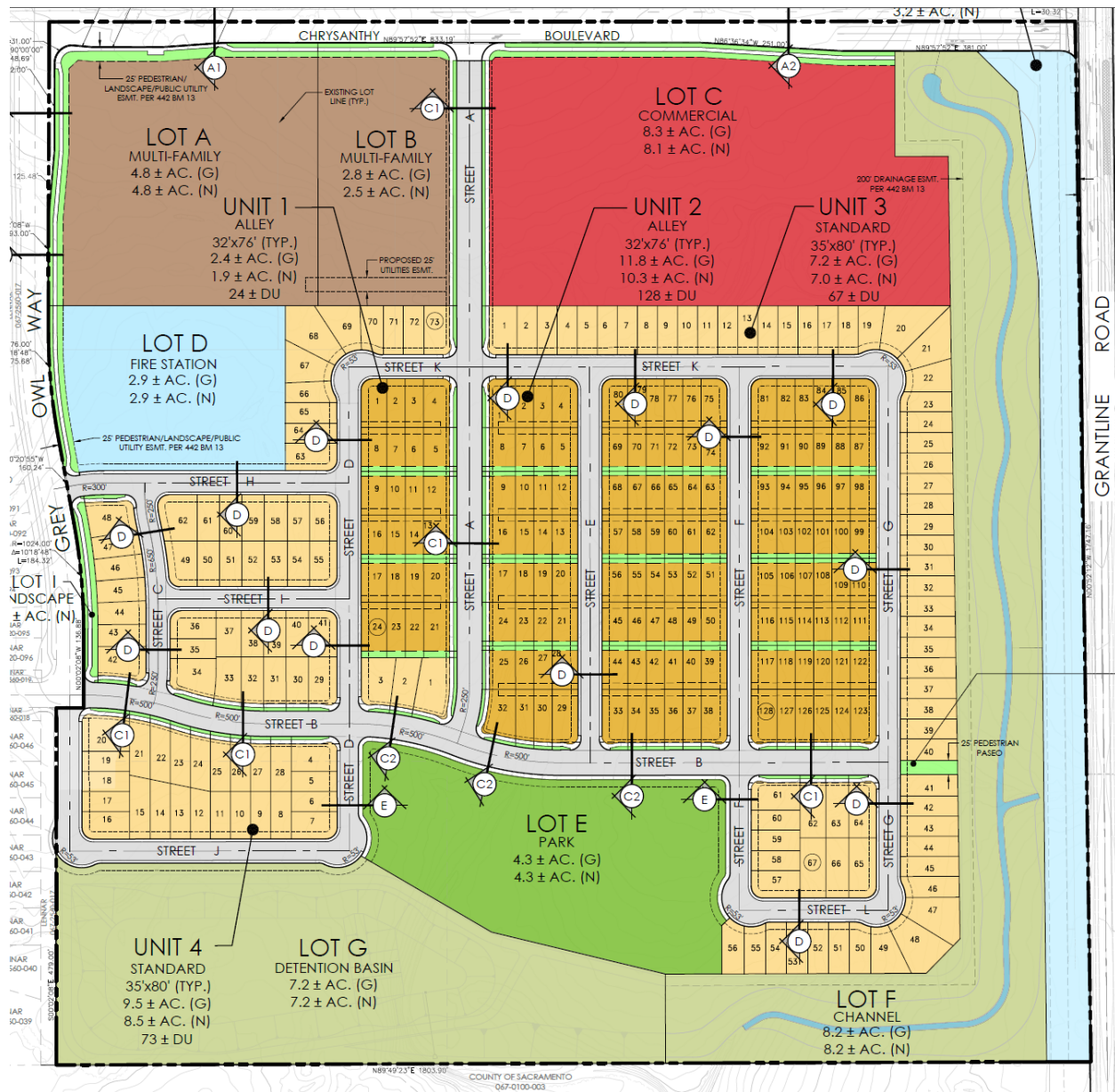


Figure 3: Proposed Land Use Summary

LAND USE SUMMARY										
UNIT/ LOT NO.	LAND USE	GENERAL PLAN	SPECIFIC PLAN	TARGET DENSITY	GROSS ACRES ±	NET ACRES ±	ESTIMATED DWELLING UNITS	GROSS DENSITY	NET DENSITY	
1	SMALL LOT WORKFORCE ALLEY HOUSING (ALLEY) (32'x76' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	12.0-20.0 DU/AC	2.4	1.9	24 DU	10.0 DU/AC.	12.6 DU/AC.	
2	SMALL LOT WORKFORCE ALLEY HOUSING (ALLEY) (32'x76' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	12.0-20.0 DU/AC	11.8	10.3	128 DU	10.8 DU/AC.	12.4 DU/AC.	
3	SMALL LOT WORKFORCE HOUSING (STANDARD) (35'x80' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	8.0-15.0 DU/AC	7.2	7.0	67 DU	9.3 DU/AC.	9.6 DU/AC.	
4	SMALL LOT WORKFORCE HOUSING (STANDARD) (35'x80' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	8.0-15.0 DU/AC	9.5	8.5	73 DU	7.7 DU/AC.	8.6 DU/AC.	
SUBTOTAL					30.9	27.7	292 DU	9.4 DU/AC.	10.5 DU/AC.	
A	MULTI-FAMILY	SUNCREEK PRESERVE PLANNING AREA	HIGH DENSITY RESIDENTIAL	18.0-40.0 DU/AC	4.8	4.8	125 DU	26.0 DU/AC.	26.0 DU/AC.	
B	MULTI-FAMILY	SUNCREEK PRESERVE PLANNING AREA	HIGH DENSITY RESIDENTIAL	18.0-40.0 DU/AC	2.8	2.5	73 DU	26.0 DU/AC.	29.1 DU/AC.	
SUBTOTAL					7.6	7.3	198 DU	26.0 DU/AC.	27.1 DU/AC.	
C	COMMERCIAL	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER		8.3	8.1				
D	FIRE STATION	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER		2.9	2.9				
E	PARK	SUNCREEK PRESERVE PLANNING AREA	PARKS AND OPEN SPACE		4.3	4.3				
F	OPEN SPACE (CHANNEL)	SUNCREEK PRESERVE PLANNING AREA	PUBLIC/QUASI-PUBLIC		8.2	8.2				
G	OPEN SPACE (BASIN)	SUNCREEK PRESERVE PLANNING AREA	PUBLIC/QUASI-PUBLIC		7.2	7.2				
H	INTERCHANGE	SUNCREEK PRESERVE PLANNING AREA	RIGHT-OF-WAY		3.2	3.2				
I-J	LANDSCAPE LOT	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER		-	0.3				
PRIVATE ALLEYS					-	1.4				
PRIMARY RESIDENTIAL STREETS (STREET A AND STREET B)					-	2.0				
CHRYSANTHY BOULEVARD					1.8	1.8				
SUBTOTAL					35.9	39.4				
TOTAL					74.4 AC.	74.4 AC.	490 DU'S	12.7 DU/AC.	14.0 DU/AC.	

NOTE: GROSS ACREAGE AND DENSITY EXCLUDES CHRYSANTHY BLVD. NET ACREAGE AND DENSITY EXCLUDES CHRYSANTHY BLVD., PRIMARY RESIDENTIAL STREETS, PRIVATE ALLEYS, AND LANDSCAPE LOTS.

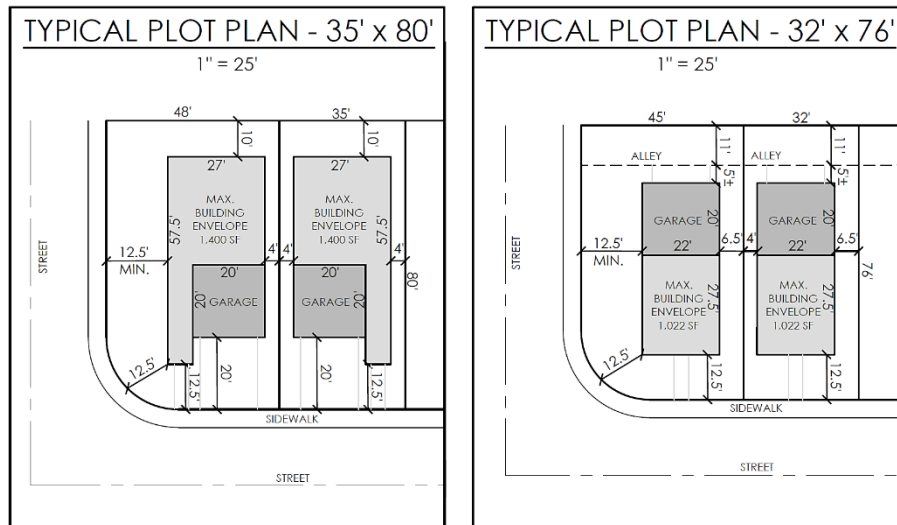
As part of their project submittal, the Applicant has provided a market analysis to justify the significant reduction in commercial acreage for the site (See Attachment 3). The market analysis took into consideration surrounding commercial uses, including anticipated commercial areas outside of the City's jurisdiction such as Braden/Cordova Hills. The analysis questioned whether the area can sustain the amount of commercial area that was designated in Grantline 220 and ultimately it showed that a commercial area of that size would not be able to be accommodated. According to the Market Analysis that was provided, with large commercial areas being constructed across Grant Line Road in Sacramento County jurisdiction, the full commercial area for Grantline 220 would not be sustainable. However, it does not specify as to how much commercial could be sustained within the Grantline 220 area.

With the results of the market analysis the applicant has reduced the commercial area from approximately 45.6-acres of developable property to approximately 8.3 acres of commercial area. For comparison, the table below provides a few local shopping centers in the City and their total acreage.

Shopping Center	Gross Acreage
Anatolia Marketplace	14.5
Raley's Shopping Center	13.3
Sprouts Shopping Center	6.01

Much of the reduction in commercial space has been replaced with small lot workforce housing as shown in both the lighter and darker golds in **Figure 2**. The typical lot size for these designations is 35' wide x 80' deep and 32' wide x 76' deep as shown in the typical plot plan below in **Figure 4**. It's important to note that these plot plans are preliminary and no housing product is proposed with this project.

Figure 4: Typical Plot Plans



As mentioned earlier, the RTC zone does allow for single family housing however, the District C development standards require a minimum density of 20 du/acre. As shown in the land use summary above, the small lot single family housing proposed is only providing a density of 10.5 du/acre which does not meet current standards. If the project was to move forward, a Specific Plan Amendment would be required to reduce the allowable minimum density.

QUESTIONS FOR COMMISSION

1. Given the intent of the Sun Creek Specific Plan for District C, what feedback does the Planning Commission have on the reduction of commercial space?
2. Is the Planning Commission supportive of small lot single family workforce housing in this area?
3. What feedback does the Planning Commission have if the project moves forward?

RECOMMENDED MOTION

No formal recommendation is being made by Staff at this time. Staff is requesting Planning Commission feedback regarding the proposed project and direction on how staff should move forward.

ATTACHMENT(S)

1. Presentation
2. Project Plans
3. Grantline 220 RTC Market Analysis

Grantline 220 RTC

PLND 1224-0116 TSM Discussion

**Nick Sosa, Senior Planner
July 23, 2025**



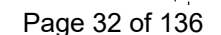
- Staff and the Applicant are looking for feedback and direction regarding the proposed reduction of commercial area within the Grantline 220 Regional Town Center.
- The direction requested would be whether the Planning Commission is supportive of the proposed Tentative Subdivision Map as proposed or if the Commission would like to see modifications to the application.

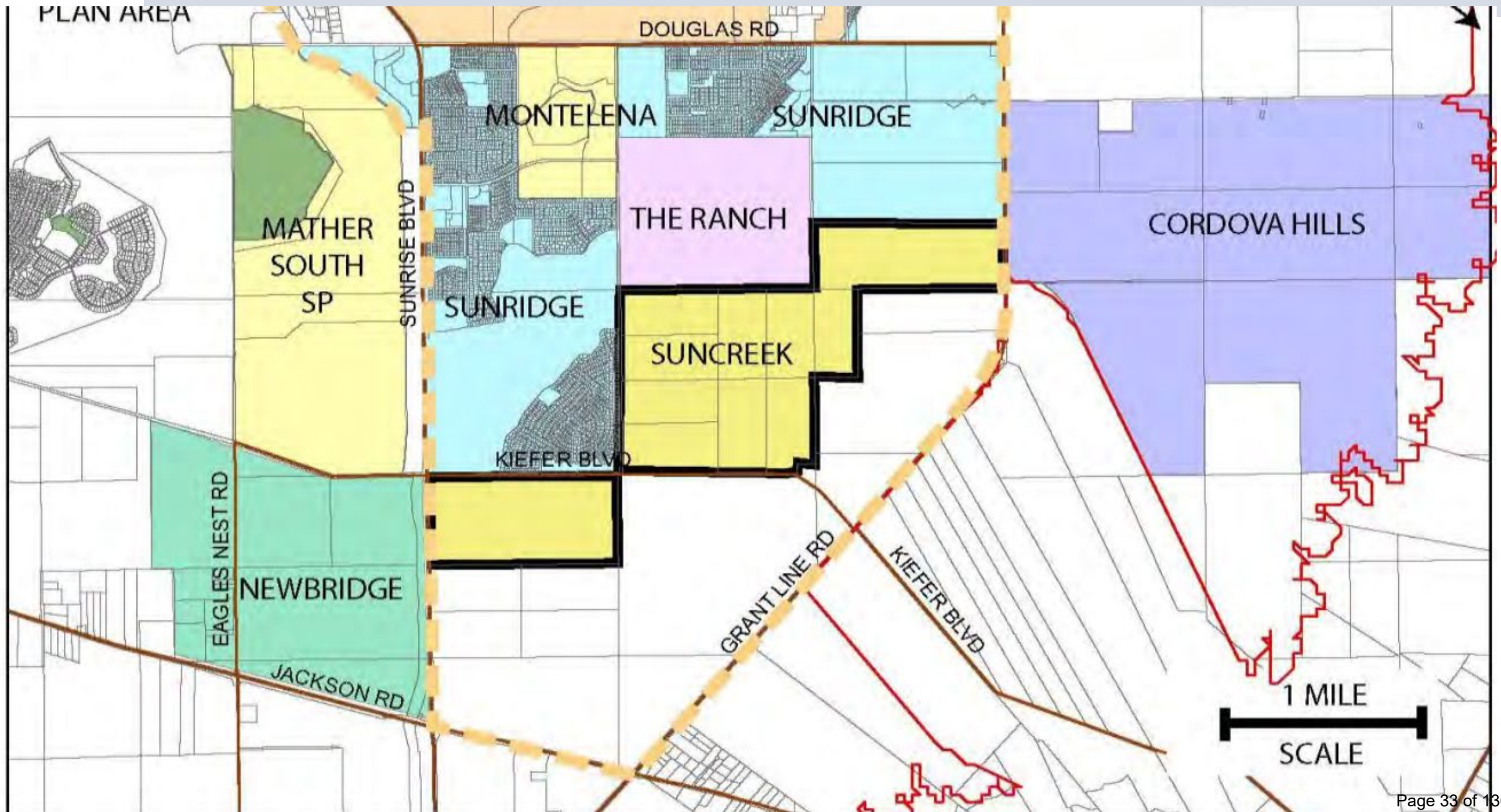
- The Regional Town Center area was included as a “Remainder Lot” in the original Grantline 220 Tentative Subdivision Map (TSM).
- Within the Suncreek Specific Plan, this area was noted as a future Regional Town Center (RTC) and includes approximately 54 acres of commercial area and additional acres designated for high density residential, a water quality basin, and neighborhood green.

GRANTLINE 220

CITY OF RANCHO CORDOVA, CALIFORNIA

MAY 20, 2021





- The RTC site within the Suncreek Specific Plan is designated as “Center Form Based District C” (District C) intended to meet a need for regional shopping, entertainment, and large destination uses.
- The RTC zoning designation does allow for residential uses as part of the encouraged mixed-use development, however, development standards for District C show a minimum density of 20 du/acre with a maximum density of 38.7 du/acre which implies higher density housing such as townhomes, apartments, and other multi-plex housing.

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

Land Use Category	RMU	CMU	OPMU	OIMU	LIBP	VC	LTC	RTC	Specific Use Regulations
Residential Uses									
Adult Day Care Home	P	N	N	N	N	N	N	N	
Caretaker Housing	P	P	P	P	P	P	P	P	FCMC 23.901.020
Dwelling, Multifamily	p ¹	p ^{1,2}	p ^{1,2}	N	N	p ¹	p ¹	p ¹	
Dwelling, Accessory Unit	P	N	N	N	N	N	N	N	FCMC 23.901.060
Dwelling, Single-Family	p ¹	p ^{1,2}	p ^{1,2}	N	N	p ¹	p ¹	p ¹	
Dwelling, Two-Family	p ¹	p ^{1,2}	p ^{1,2}	N	N	p ¹	p ¹	p ¹	

Table II. 1-1 Center Form Based District Development Standard

	District C Regional Town Center Standard	District A and B Village Center Standard
Max block length	820 ft.	800 ft.
Max block perimeter	2,800 ft.	1,950 ft.
Max pedestrian block length	440 ft.	600 ft.
Residential density		
Min density	20 du/acre	CMR 12.1 du/ac MDR 6.1 du/ac ¹
Max density	38.7 du/acre	25 du/acre
Minimum building frontage		
Primary street	60%	60%
Side street	50%	45%
Floor Area Ratio (FAR)		
Minimum FAR	0.25 ²	0.25 ²
Maximum FAR	2.0	1.0
Building height		
Minimum height	20 ft.	20 ft.
Maximum height	75 ft.	60 ft.
Building Setbacks		
Minimum Front Setback	0 ft.	0 ft.
Minimum Side Setback	0 ft.	0 ft.

- On December 12, 2024, the Planning Division received an application for a Tentative Subdivision Map (TSM) for the RTC area.
- The Application showed a reduction of the commercial area from approximately 54 acres to 8.1 acres, a 4.3-acre park, and 292 residential lots.
- The map also includes 2 multi-family lots, a fire station, a detention basin and drainage channel.

Applicant Presentation

GRANTLINE 220 RTC | City of Rancho Cordova Planning Commission Workshop July 23, 2025

Applicant:

AKT Investments, Inc.

Grantline & Chrysanthy Investors, LLC

Urban Planner

Stan Mette, Principal Planner

Wood Rodgers, Inc.



Source: Cordova Recreation & Parks

GRANTLINE 220 RTC | SUNCREEK SPECIFIC PLAN

2013 - SUNCREEK SPECIFIC PLAN APPROVED

- ACOE REQ'D WIDER DRAINAGE CANAL
- LIMITED VISIBILITY & ACCESS to RTC

2021 - SUNCREEK SPECIFIC PLAN AMENDED

2021- GRANTLINE 220 TENTATIVE MAP APPROVED

- **845 DU's Total**
- **272 MF DU's**
- **573 SF DU's**
- **53.9 AC RTC WAS DESIGNATED AS REMAINDER**

2022 - SUNCREEK SPECIFIC PLAN AMENDED



SUNCREEK SPECIFIC PLAN

APPROVED

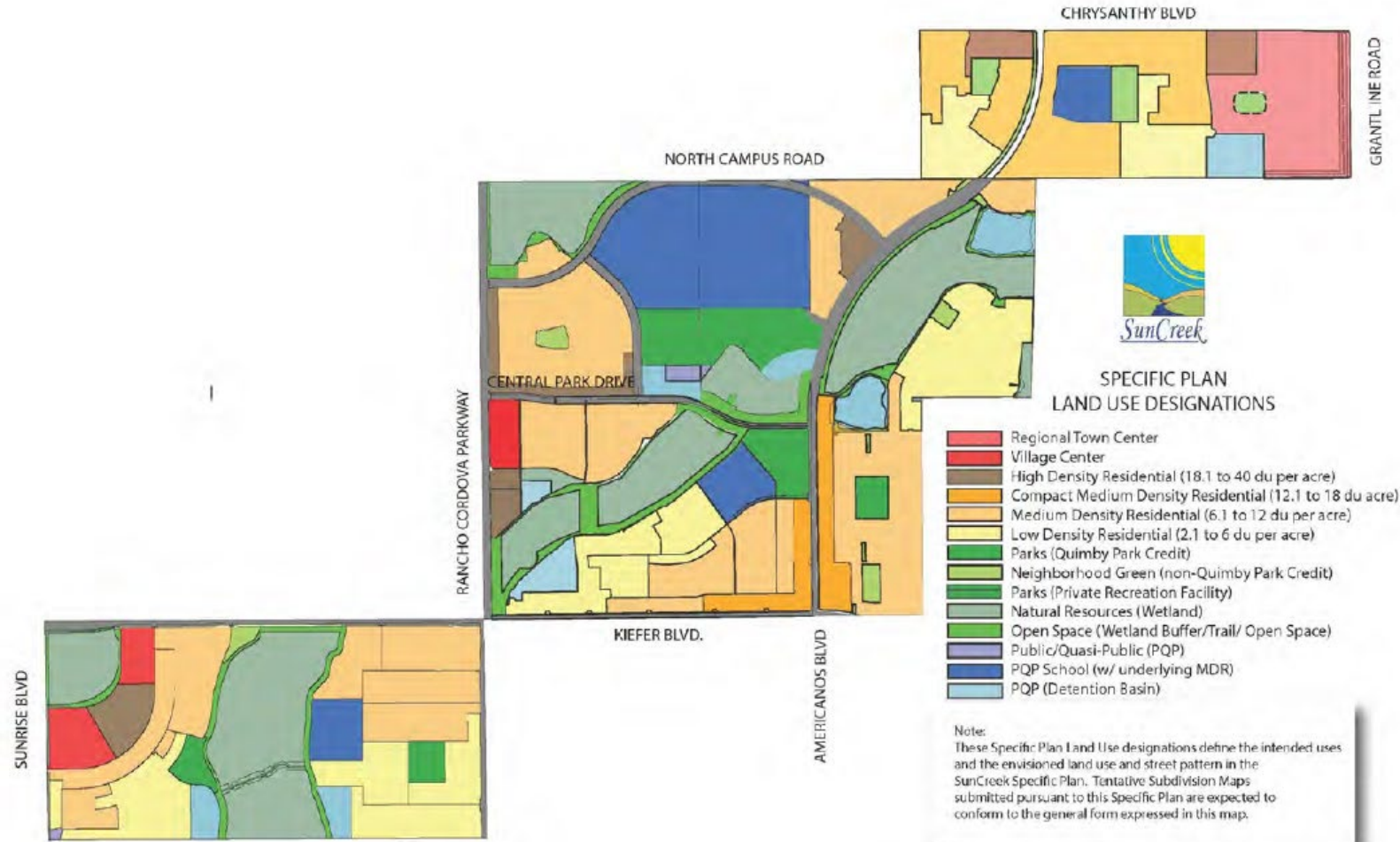
VOLUME I
AND
VOLUME II



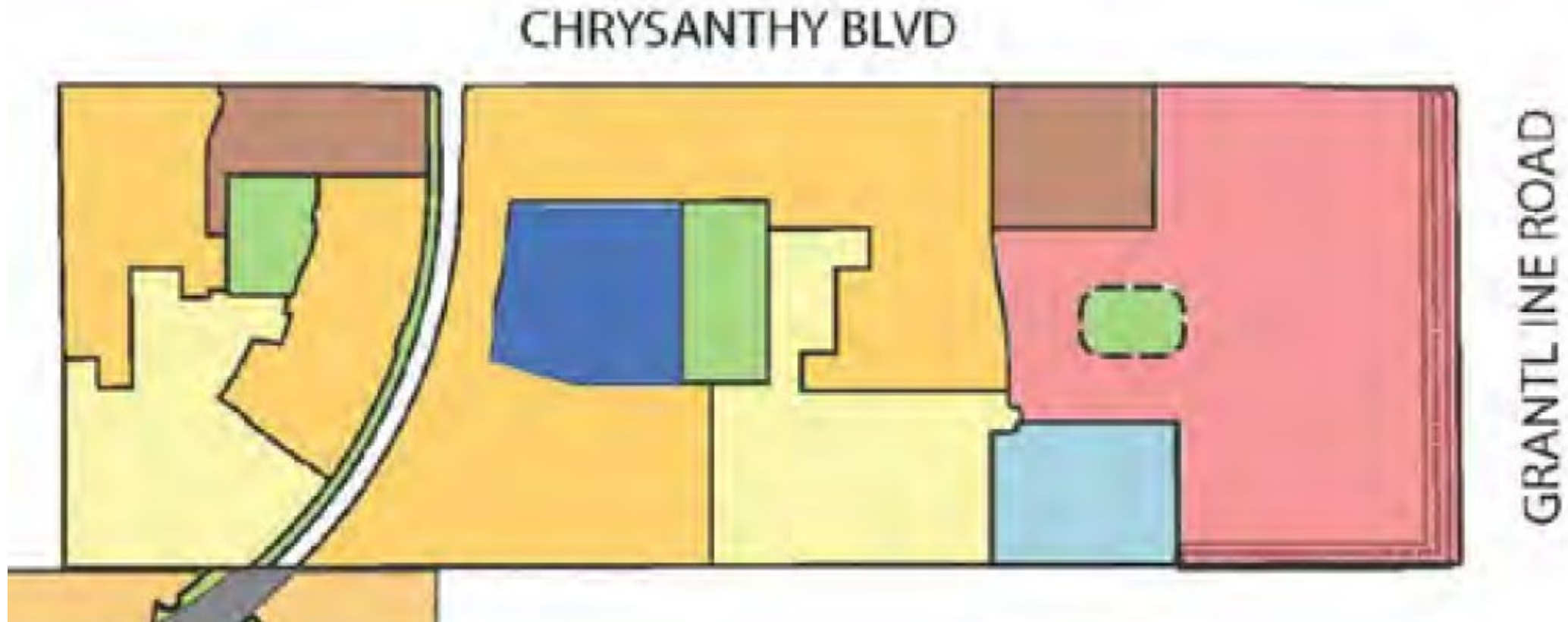
December 2, 2013
Amended June 21, 2021, and December 19, 2022

GRANTLINE 220 RTC | SUNCREEK SPECIFIC PLAN

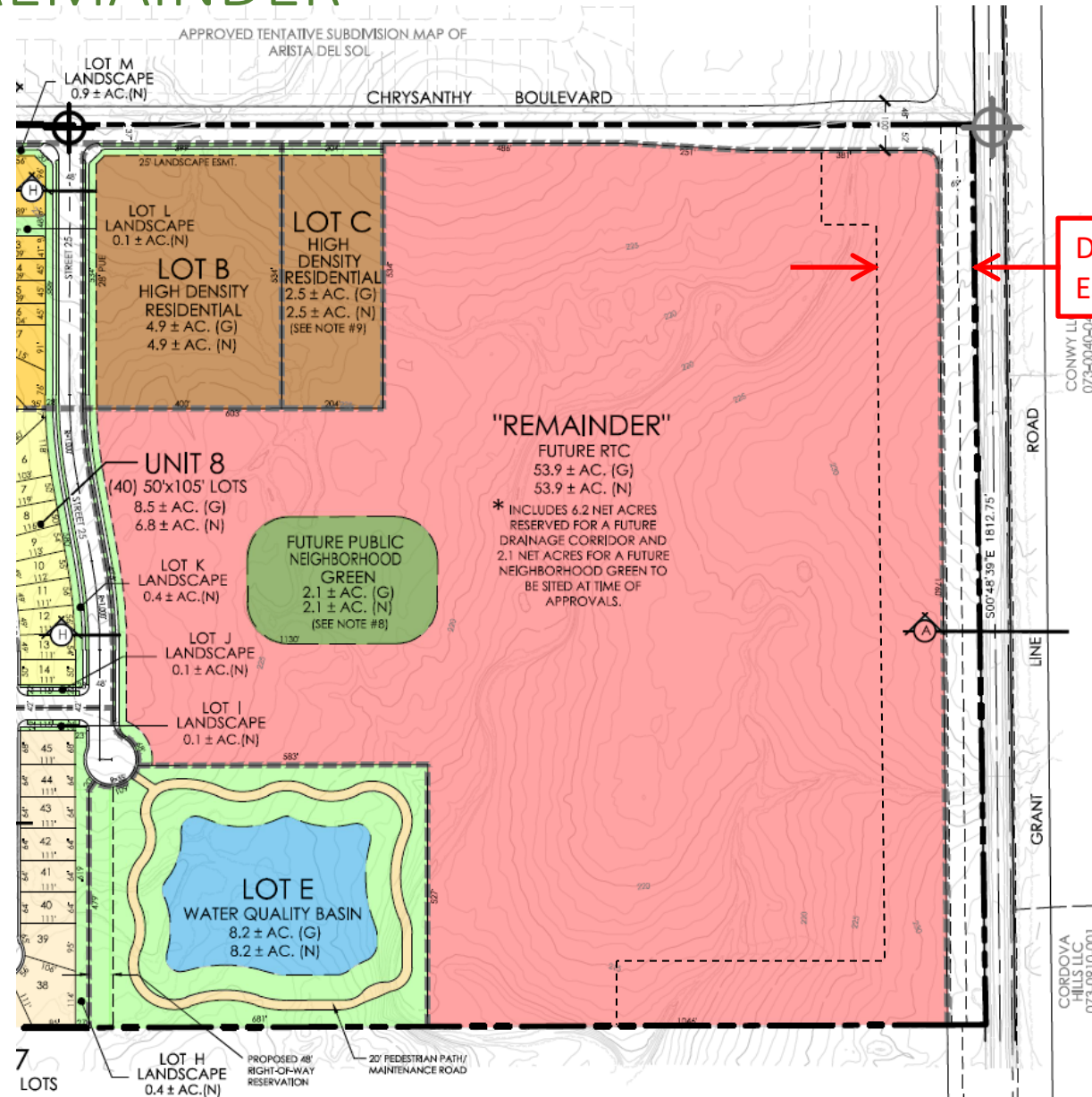
Figure 3-1, Specific Plan Land Use Designations



GRANTLINE 220 RTC | SUNCREEK SPECIFIC PLAN

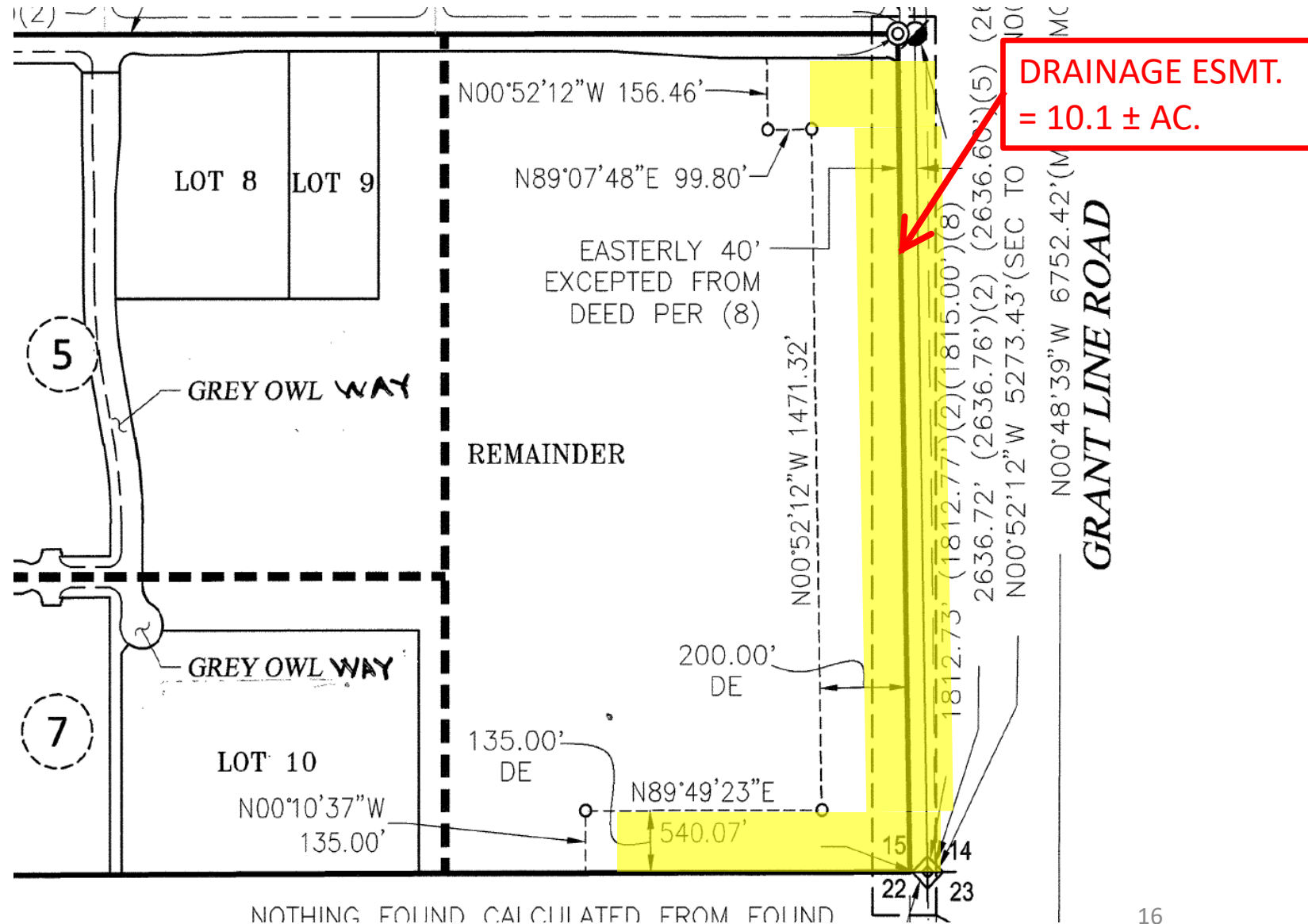


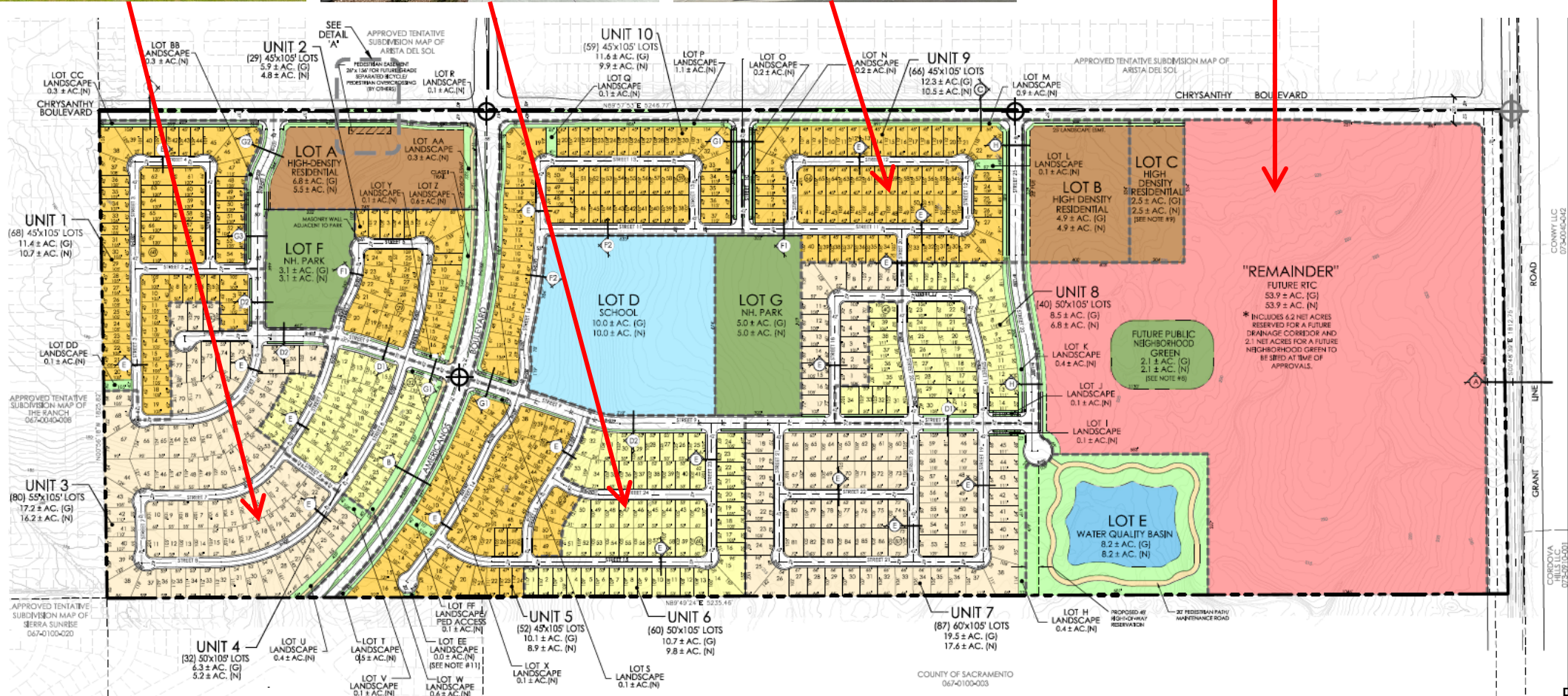
GRANTLINE 220 RTC | REMAINDER FUTURE RTC



ITEM 8.1. GRANTLINE 220 RTC | LARGE LOT FINAL MAP

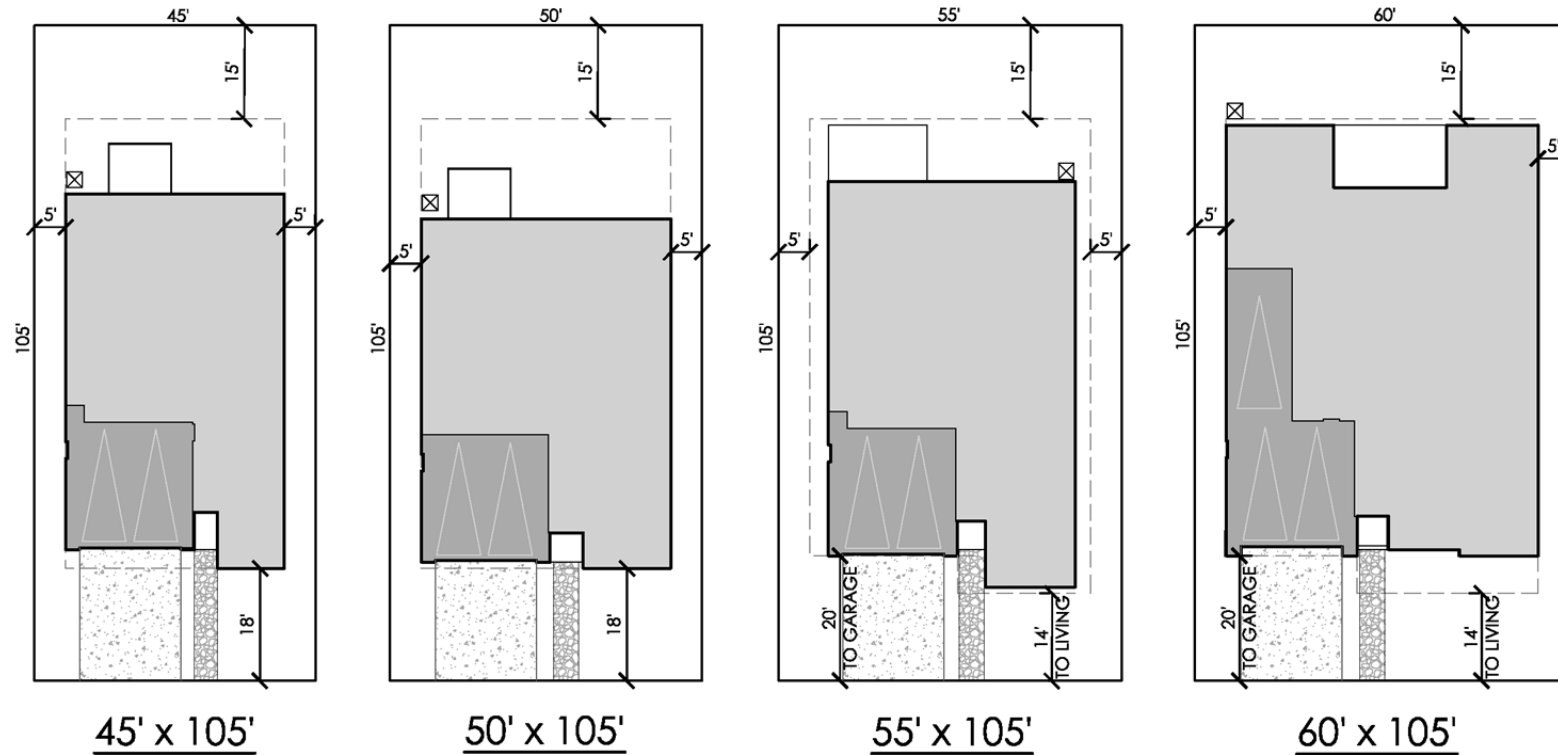
ATTACHMENT 1



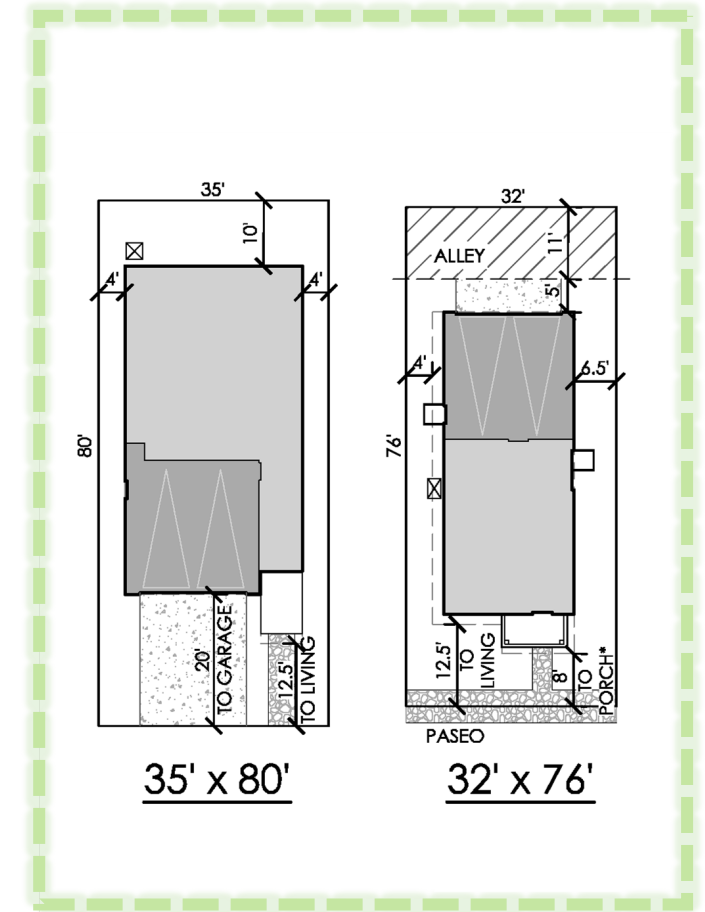


GRANTLINE 220 RTC | LOT SIZE COMPARISON

APPROVED GRANTLINE 220



PROPOSED GRANTLINE 220 RTC



GRANTLINE 220 RTC | 2021 APPROVED SMALL LOT TENTATIVE SUBDIVISION MAP

LAND USE SUMMARY

UNIT/ LOT DESIGNATION	LAND USE	LOT SIZE (TYP)	GENERAL PLAN	SPECIFIC PLAN	ZONING	AREA (G)	AREA (N)	DWELLING UNITS	DENSITY
1	SINGLE FAMILY RES.	45' X 105'	MDR	MDR (6.1-18.0 DU/AC)	RD-7	11.4	10.7	68	6.4
2	SINGLE FAMILY RES.	45' X 105'	MDR	MDR (6.1-18.0 DU/AC)	RD-7	5.9	4.8	29	6.0
3	SINGLE FAMILY RES.	55' X 105'	LDR	LDR (2.1-6.0 DU/AC)	RD-5	17.2	16.2	80	4.9
4	SINGLE FAMILY RES.	50' X 105'	MDR	MDR (6.1-18.0 DU/AC)	RD-7	6.3	5.2	32	6.2
5	SINGLE FAMILY RES.	45' X 105'	MDR	MDR (6.1-18.0 DU/AC)	RD-7	10.1	8.9	52	5.8
6	SINGLE FAMILY RES.	50' X 105'	MDR	MDR (6.1-18.0 DU/AC)	RD-7	10.7	9.8	60	6.1
7	SINGLE FAMILY RES.	60' X 105'	LDR	LDR (2.1-6.0 DU/AC)	RD-5	19.5	17.6	87	4.9
8	SINGLE FAMILY RES.	50' X 105'	MDR	MDR (6.1-18.0 DU/AC)	RD-7	8.5	6.8	40	5.9
9	SINGLE FAMILY RES.	45' X 105'	MDR	MDR (6.1-18.0 DU/AC)	RD-7	12.3	10.5	66	6.3
10	SINGLE FAMILY RES.	45' X 105'	MDR	MDR (6.1-18.0 DU/AC)	RD-7	11.6	9.9	59	6.0
SUBTOTAL						113.5	100.4	573	5.7
A	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0)	HDR	6.8	5.5	122	22.2
B	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0)	HDR	4.9	4.9	97	19.8
C	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0)	HDR	2.5	2.5	53	21.2
SUBTOTAL						14.2	12.9	272	21.1
D	SCHOOL	-	MDR	MDR (6.1-18.0 DU/AC)	RD-7	10.0	10.0		
E	WATER QUALITY BASIN	-	P/QP	PUBLIC/ QUASI-PUBLIC	CS	8.2	8.2		
F	NEIGHBORHOOD PARK (CRPD)	-	POS,NR	PARKS & OPEN SPACE	POS	3.1	3.1		
G	NEIGHBORHOOD PARK (CRPD)	-	POS,NR	PARKS & OPEN SPACE	POS	5.0	5.0		
-	REMAINDER	-	RTC	REGIONAL TOWN CENTER	RTC	53.9	53.9		
H-FF	LANDSCAPE LOT	-	LDR/MDR/HDR	LDR/MDR/HDR	RD-5/RD-7/HDR	-	7.3		
STREET 1, 9, & 25	PUBLIC INTERIOR STREET	-	LDR/MDR/HDR	LDR/MDR/HDR	RD-5/RD-7/HDR	-	7.1		
GRANT LINE ROAD, CHRYSANTHY BOULEVARD, & AMERICANOS BOULEVARD						11.1	11.1		
SUBTOTAL						91.3	105.7		
TOTAL						219.0 AC.	219.0 AC.	845 DU	

NOTE: NET ACREAGE & DENSITY CALCULATIONS EXCLUDE CHRYSANTHY BOULEVARD, GRANT LINE ROAD, AMERICANOS BOULEVARD, STREET 1, 9, 25 & LANDSCAPE LOTS.



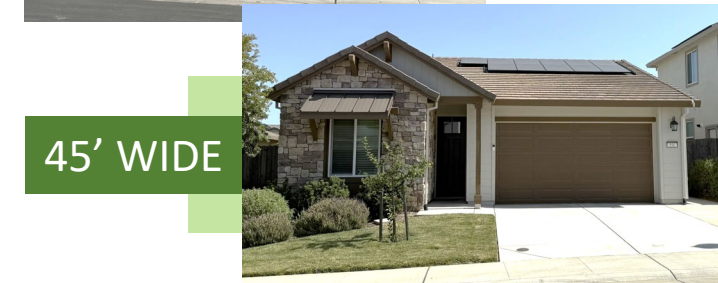
60' WIDE



55' WIDE



50' WIDE



45' WIDE

GRANTLINE 220 RTC | 2005 SUNCREEK SPECIFIC PLAN | ORIGINAL VISION, ANTICIPATED REVISION

The RTC designation reflects the current City planning vision for this site; however, there are a number of factors that may affect the design of the planned uses.

- *The footprint of the intersection or interchange of Chrysanthy Boulevard and Grant Line Road is not yet established.*
- *In addition, any direct access from Grant Line Road would be prohibited, and the access from Chrysanthy Boulevard to the site would not be less than one quarter mile west of Grant Line. The effect of these two factors would significantly affect the design of the site by focusing on the primary traffic entry to a single location.*
- *Further planning will be required prior to development, including a more detailed design analysis subject to the SCSP Volume I Section 9.6 SunCreek Specific Plan Administration*

GRANTLINE 220 RTC | 2005 SUNCREEK SPECIFIC PLAN | ORIGINAL VISION, ANTICIPATED REVISION

COMMUNITY VISION

Figure 2-2 Land Plan Concept Produced by the SunCreek Charette (March 2005)



GRANTLINE 220 RTC | 2005 SUNCREEK SPECIFIC PLAN | ORIGINAL VISION, ANTICIPATED REVISION

The “Charette”, a planning exercise conducted by the City in March 2005, applied design principles that guide the SunCreek Land Use Plan.

2005 - CHARETTE PLAN DESIGNATED SITE AS RESIDENTIAL

POST 2005 - CITY DESIGNATED 54+ Acres as RTC



- *The district could include offices, large format retail, a large entertainment complex, or a combination of these.*
- *The site could also accommodate a large pedestrian scale “village” that includes components of the larger retail and office uses, but also includes clusters of businesses oriented to a network of interconnected by pedestrian promenades and pathways.*
- *There are multiple alternative approaches that may be applied to this site.*
- *Future land use mixes of the District, and the scale will require an in-depth planning process....*

POST 2005 - ACOE REQUIRED WIDER DRAINAGE CANAL

LIMITED VISIBILITY & ACCESS to RTC

GRANTLINE 220 RTC | 2022 SUNCREEK SPECIFIC PLAN | ORIGINAL VISION, ANTICIPATED REVISION

- Project Site is currently designated as Center District C in the SCSP
- Center District C includes a planned major employment and retail center along Grant Line Road and Chrysanthy Boulevard.
- Current zoning designations are Regional Town Center (RTC) and High Density Residential (HDR).

Table 3-1 Land Use Designations

General Plan Land Use Designation		Specific Plan Land Use Category		RCMC Title 23 Zoning Designations
SunCreek Specific Plan	Public/Quasi-Public	Public/Quasi Public	(P/QP)	Community Services (CS)
		Detention Basins		
	Parks and Open Space, Natural Resources	Parks and Open Space	(POS)	Parks and Open Space (POS)
		Neighborhood Greens		
		Natural Resources	(NR)	Parks and Open Space (POS)
	Low Density Residential	Low Density Residential (2.1 to 6 du/acre)	(LDR)	RD-3, RD-4, RD-5, RD-6
	Medium Density Residential	Medium Density Residential 6.1 to 12 du/acre)	(MDR)	RD-7, RD-10, Medium Density Residential (MDR)
		Schools		
	Medium Density Residential	Compact Medium Density Residential 12.1 to 18 du/acre)	(CMDR)	RD-15, RD-20, Medium Density Residential (MDR)
	High Density Residential	High Density Residential (18.1 to 40 du/acre)	(HDR)	RD-20, RD-25, RD-30, High Density Residential (HDR)
	Village Center	Village Center	(VC)	Village Center
	Regional Town Center	Regional Town Center	(RTC)	Regional Town Center

Source: RCMC, Title 23-Zoning Code Table 23.301-1: Zoning Districts

GRANTLINE 220 RTC | SUNCREEK SPECIFIC PLAN |

District A & B , ANTICIPATED REVISION

- Project Site is currently designated as Center District C in the SCSP.
- Center District C includes a planned major employment and retail center along Grant Line Road and Chrysanthy Boulevard.
- Current zoning designations are Regional Town Center (RTC) and High Density Residential (HDR).
- Small Lot Residential Use:
 - Districts A & B Allow Small Lot Residential (6.1 to 12.1 du/ac)
 - District C Does Not.
 - Will PC Consider Small Lot Residential as Part in District C?

	District C Regional Town Center Standard	District A and B Village Center Standard
Max block length	820 ft.	800 ft.
Max block perimeter	2,800 ft.	1,950 ft.
Max pedestrian block length	440 ft.	600 ft.
Residential density		
Min density	20 du/acre	CMDR 12.1 du/ac MDR 6.1 du/ac ¹ .
Max density	38.7 du/acre	25 du/acre
Minimum building frontage		
Primary street	60%	60%
Side street	50%	45%
Floor Area Ratio (FAR)		
Minimum FAR	0.25 ² .	0.25 ² .
Maximum FAR	2.0	1.0
Building height		
Minimum height	20 ft.	20 ft.
Maximum height	75 ft.	60 ft.
Building Setbacks		
Minimum Front Setback	0 ft.	0 ft.
Minimum Side Setback	0 ft.	0 ft.

GRANTLINE 220 RTC | 2022 SUNCREEK SPECIFIC PLAN | ORIGINAL VISION, ANTICIPATED REVISION

Current zoning designations are **Regional Town Center (RTC)** and **High Density Residential (HDR)**.

Table 3-2 Summary of Permitted Uses in the SunCreek Specific Plan

Specific Plan Land Use Designation		Summary of Permitted Uses ¹
(P/QP)	Public/Quasi Public	Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(POS)	Parks and Open Space	Parks, Paseos, Open Space, Resource Preservation, Detention Basins
(NR)	Natural Resources	Resource Preservation, Detention Basins
(LDR)	Low Density Residential (2.1 to 6 du/acre)	Single Family Dwellings, Duplex and Halfplex Dwellings, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins.
(MDR)	Medium Density Residential 6.1 to 12 du/acre)	Small Lot Single Family Dwellings, Townhomes, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins.
(CMDR)	Compact Medium Density Residential 12.1 to 18 du/acre)	Town homes, Garden Apartments, Small Lot Single Family Dwellings, Patio Homes, Paseo Homes, Duplexes, Halfplexes, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(HDR)	High Density Residential (18.1 to 40 du/acre)	Town homes, Apartments, Live/Work Dwellings, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations, Detention Basins
(VC)	Village Center	Retail and Service Commercial, Offices, Children and Senior Day Care Centers, Recreation Centers, Churches, Schools, Parks, Private Schools, Public Utilities, Libraries, Fire Stations
(RTC)	Regional Town Center	Retail and Service Commercial, Offices
¹ : This table is not regulatory and is included for summary purposes only. Allowed uses and permitting requirements for said uses are established in RCMC Title 23. In the event a use is listed above but not allowed by Title 23, the regulations in Title 23 shall prevail.		

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

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

GRANTLINE 220 RTC | MARKET STUDY | The Gregory Group

Scope of Work | March 2025

- All current and proposed Commercial Projects.
- 3.25-mile and 5.0-mile radius.
- Projects were analyzed within three categories including:
 - 1. Existing (Projects that are built and open to the public)**
 - 2. Proposed (Listed in the Specific Plan)**
 - 3. Under-Construction (Projects that have all approvals and are currently grading and/or built)**
- Estimate of the household retail spending.
- Demographic analysis of the defined market area that includes population, households, and income.
- Review of the Retail Projects / Existing and under-construction.
- Estimate of demand for Retail Space at the subject project.
- Estimate of the current state of the Office Market in the City and Highway 50 corridor.

Challenges & Opportunities | March 2025

Challenges: *"Within a 5.0-mile radius of the subject site..."*

<i>Cordova Hills is currently grading at the site of the new Town Center which is planned to include 178.4 acres of commercial uses including shops, offices, lifestyle retail, restaurants and residential.</i>	<i>194,100 square feet of existing retail(all in the subject market area).</i>	<i>There is an abundance of retail and office space planned.</i>
<i>New Commercial Development is Under Construction across the street from the subject project.</i>	<i>483,939 square feet of retail under-construction and 2,979,673 square feet of proposed retail.</i>	<i>The over abundance of commercial space may provide a disincentive for retailers to locate in the subject project.</i>
<i>8,286,671 square feet of office space.</i>	<i>There may be a limited amount of new retail and office development required.</i>	<i>22.1% vacancy rate in the city of Rancho Cordova.</i>

GRANTLINE 220 RTC | MARKET STUDY | THE GREGORY GROUP

Challenges & Opportunities | March 2025

Opportunities:

There is the potential for greater traffic flow and visibility which would allow local commercial uses along the corridor to be in demand.

A nearby community (Cordova Hills) given the scale and plan as compared to the subject project.

A neighborhood retail complex can provide a community center especially when combining retail (goods, services, and experiences) with entertainment, food and gathering spots.

Will provide much of the retail and office uses related to the corridor.

The eastern portion can draw from a greater area with a larger number of households especially further east of Sunrise Boulevard and further south of Douglas Road.

GRANTLINE 220 RTC | MARKET STUDY | THE GREGORY GROUP

Recommendations | March 2025

Recommendations:

It is recommended that no commercial space be developed at the subject and that the site be utilized for higher density attached and detached housing.

However, if commercial development is required, development of less than 100,000 square feet of retail space would be appropriate with no development of office space.

ITEM 8.1.

GRANTLINE 220 RTC

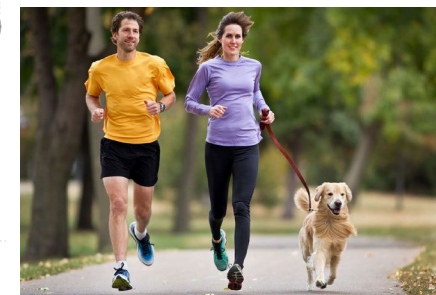
- Stand Alone Community
- Lifestyle Com/Retail Center
- MF Housing
- Small Lot SF Housing
- Fire Station
- Centrally Located Park
- Open Space W/ Trails
- On-Site Channel/ Detention Basin



Source: Cordova Recreation & Park District

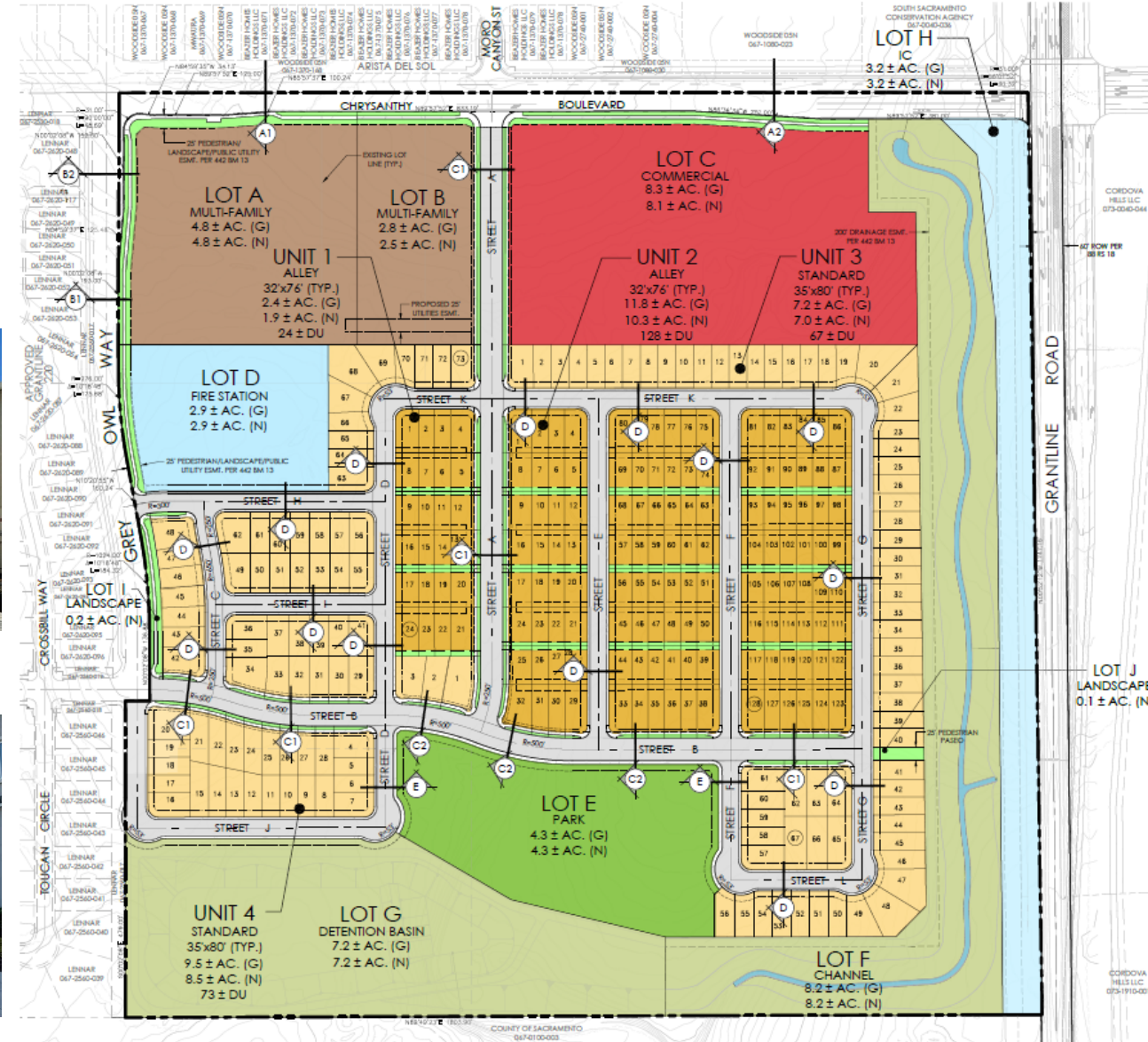


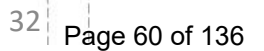
Source: Natural Farm



Source: Daily Paws

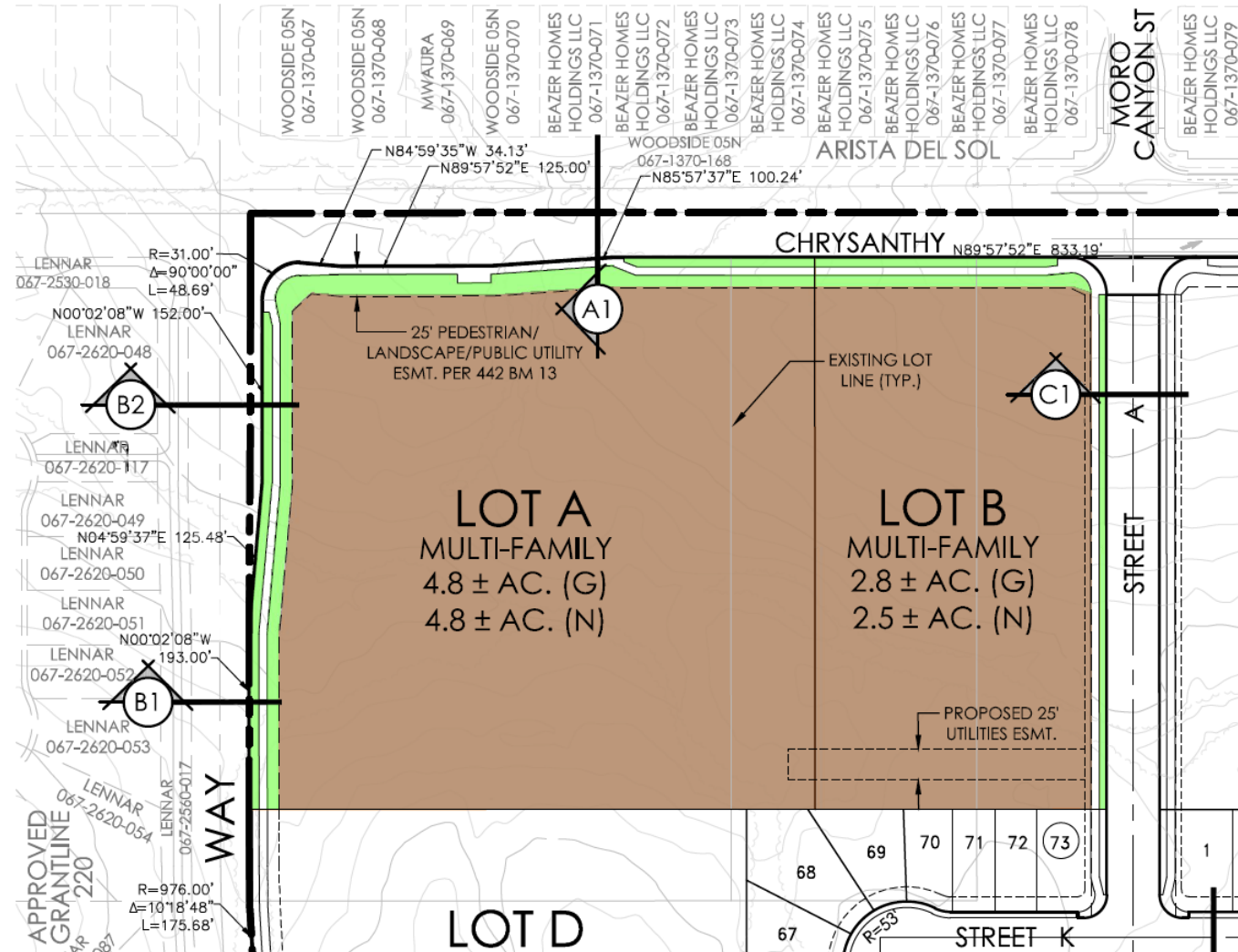
ITEM 8.1 GRANTLINE 220 RTC | PROPOSED SMALL LOT TENTATIVE SUBDIVISION MAP





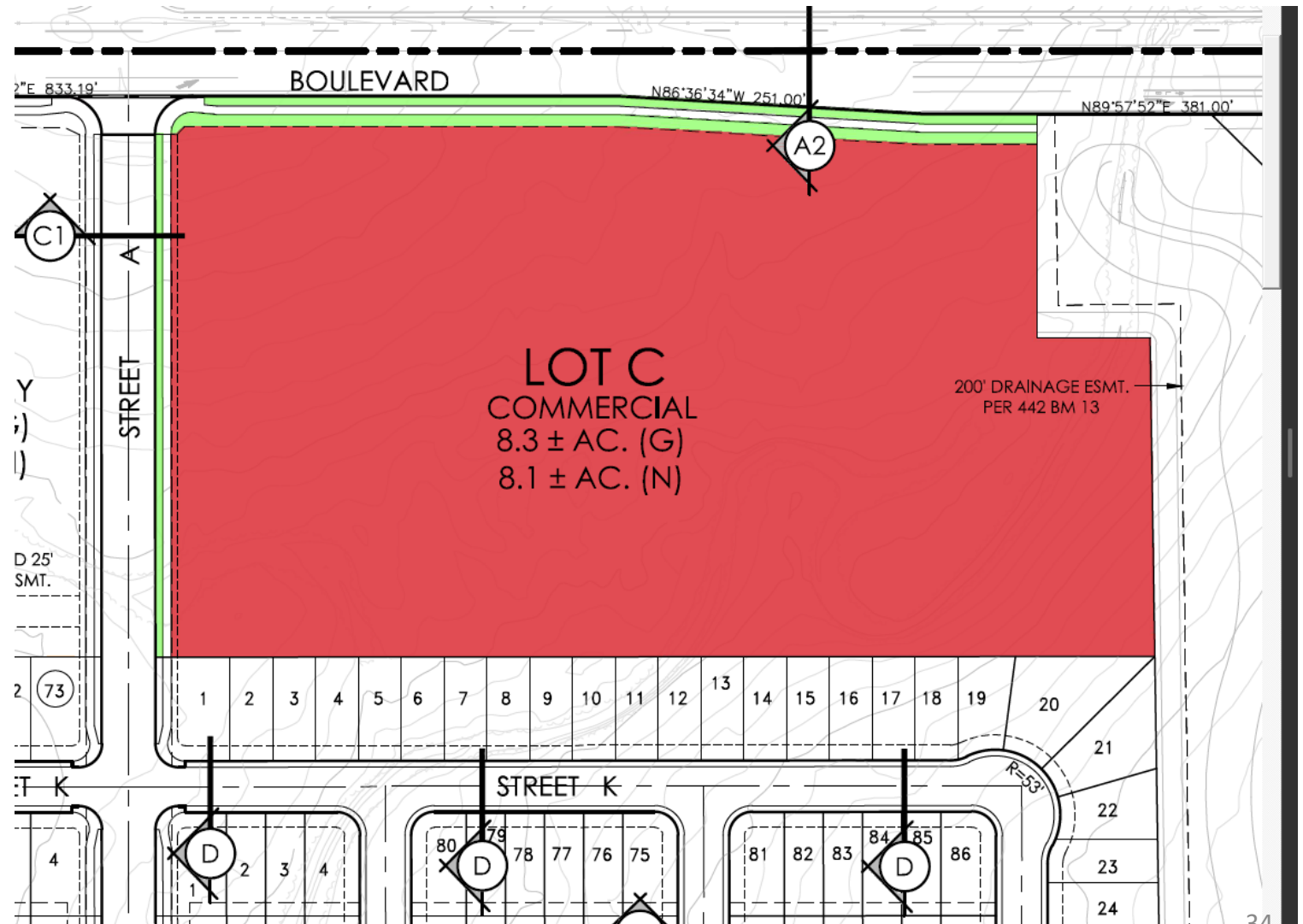
- 7.3 Acres / 190 DU's Total
- Proposed Density is 26 DU's/Acre
- 18-40 DU'S/Acre is allowed
- Lot A (4.8 Net Acres/ 125 DU's)
- Lot B (2.5 Net Acres/65 DU's) *
- Applicant Will Consider An Increase In Density

*To Be Dedicated to the City per AHA

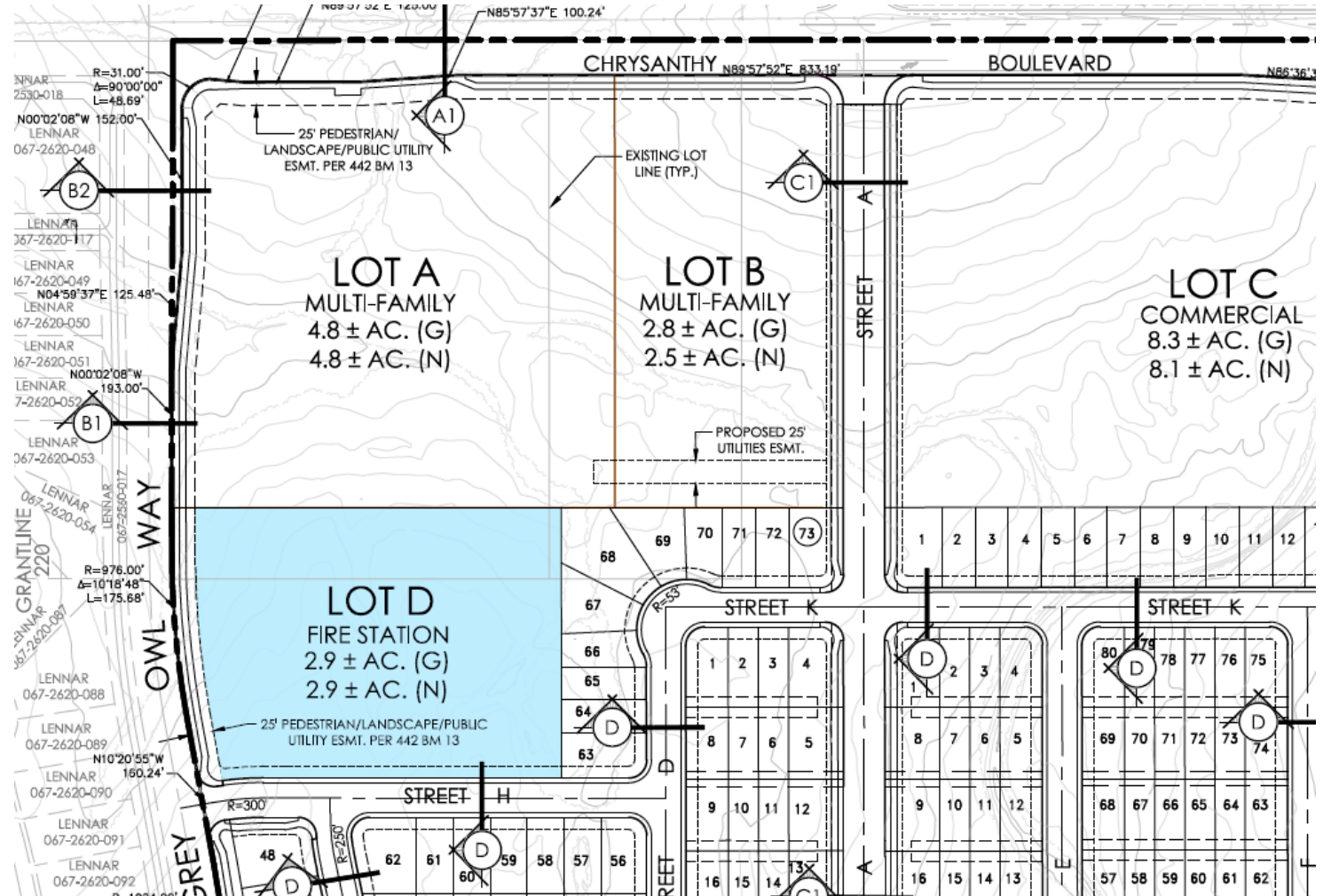


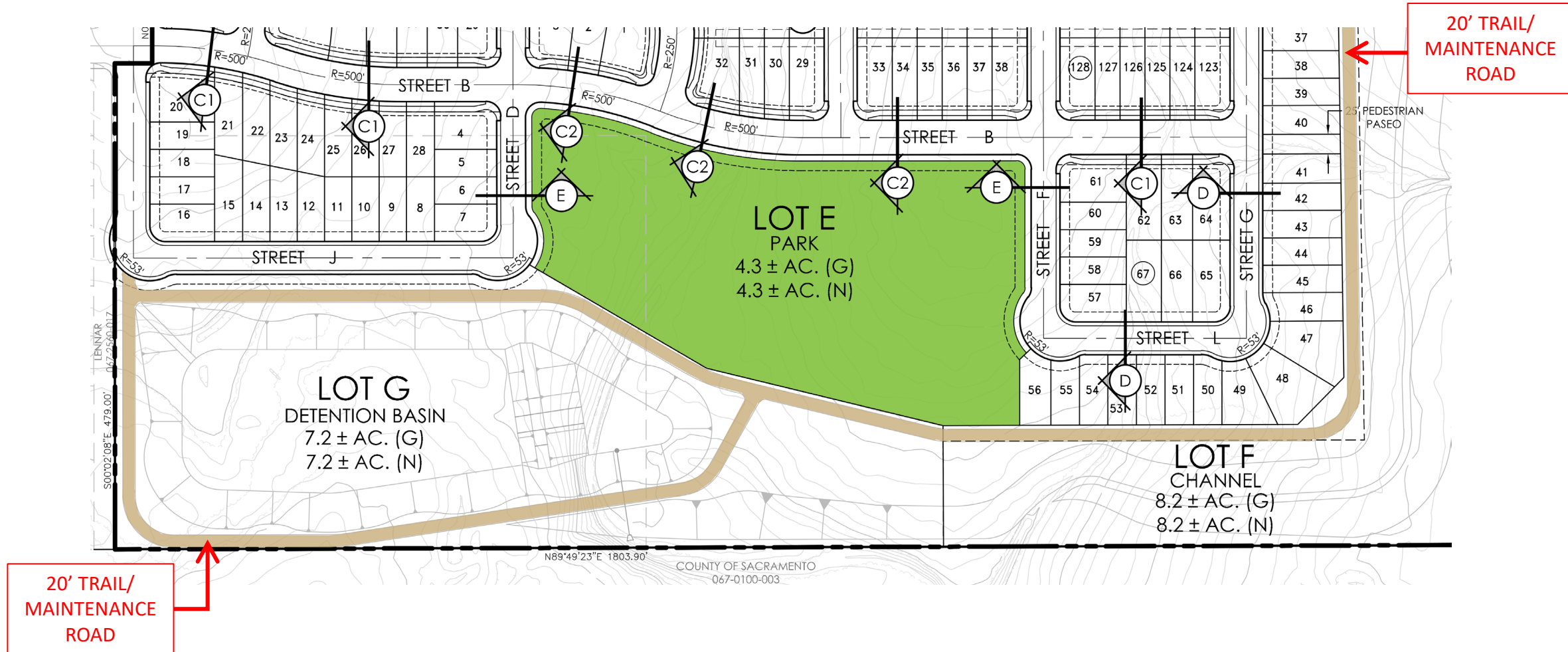
GRANTLINE 220 RTC | FUTURE LIFESTYLE/NEIGHBORHOOD-SERVING COMMERCIAL CENTER | Lot C

- Sized To Meet Market Demand
- To Provide Neighborhood Services for a Complete Community



- Sac Metro Fire District
- 2.9 Net Acre Site
- Needed to Serve Community
- Improve Response Times
- 500' from Signalized Grey Owl Way/Chrysanthy Blvd Intersection





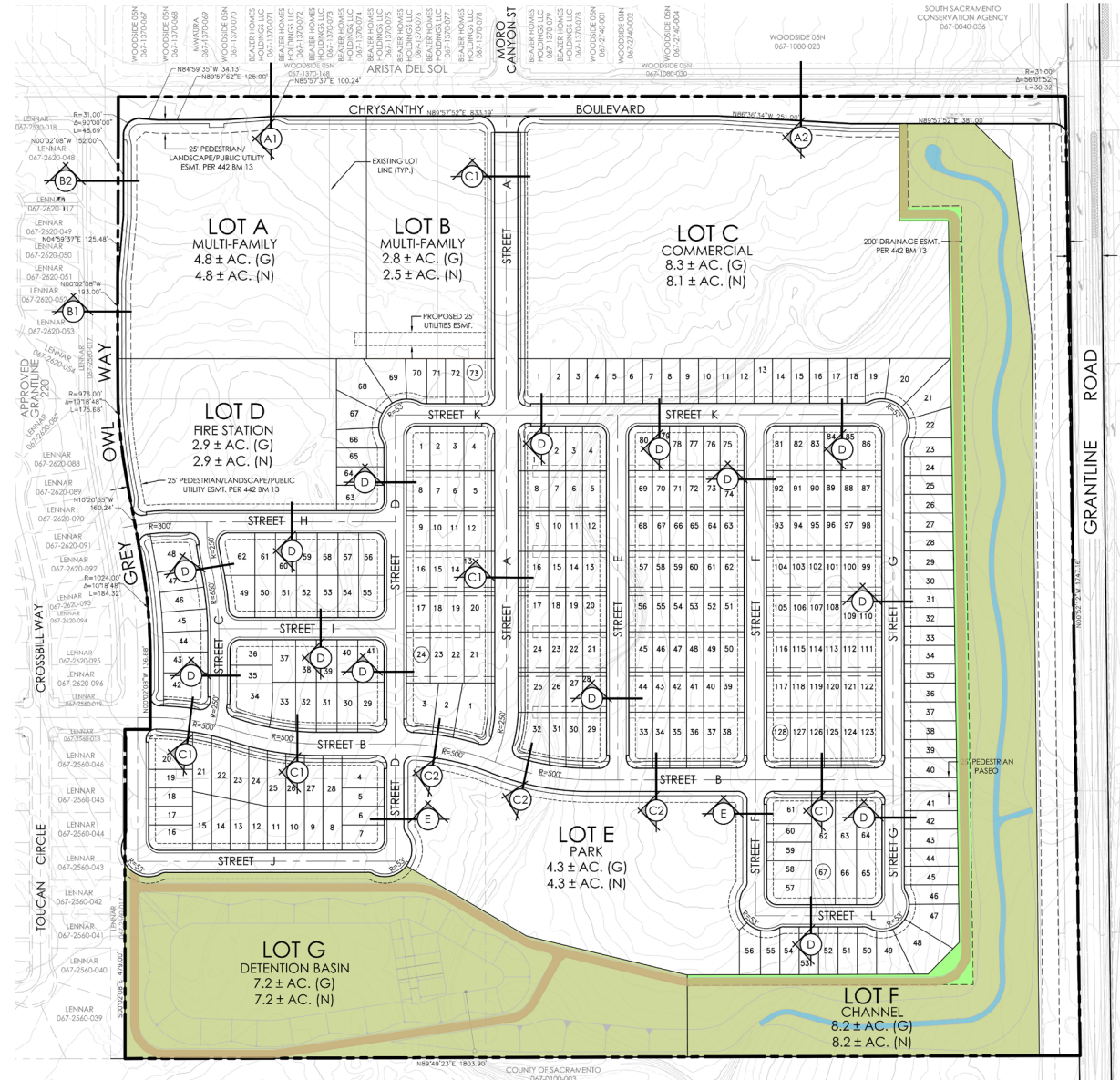
- 4.3 Net Acres (+2.2 Acres)
- Meets Project Quimby Obligation

- To be dedicated to CRPD
- Preliminary Approval from CRPD

GRANTLINE 220 RTC | OPEN SPACE & DETENTION FACILITY

Lot F & G

- 15.4 Net Acres
- Provides Flood Control & Water Quality
- Dual Purpose Trail/Maintenance Road



GRANTLINE 220 RTC

REGIONAL TRAILS



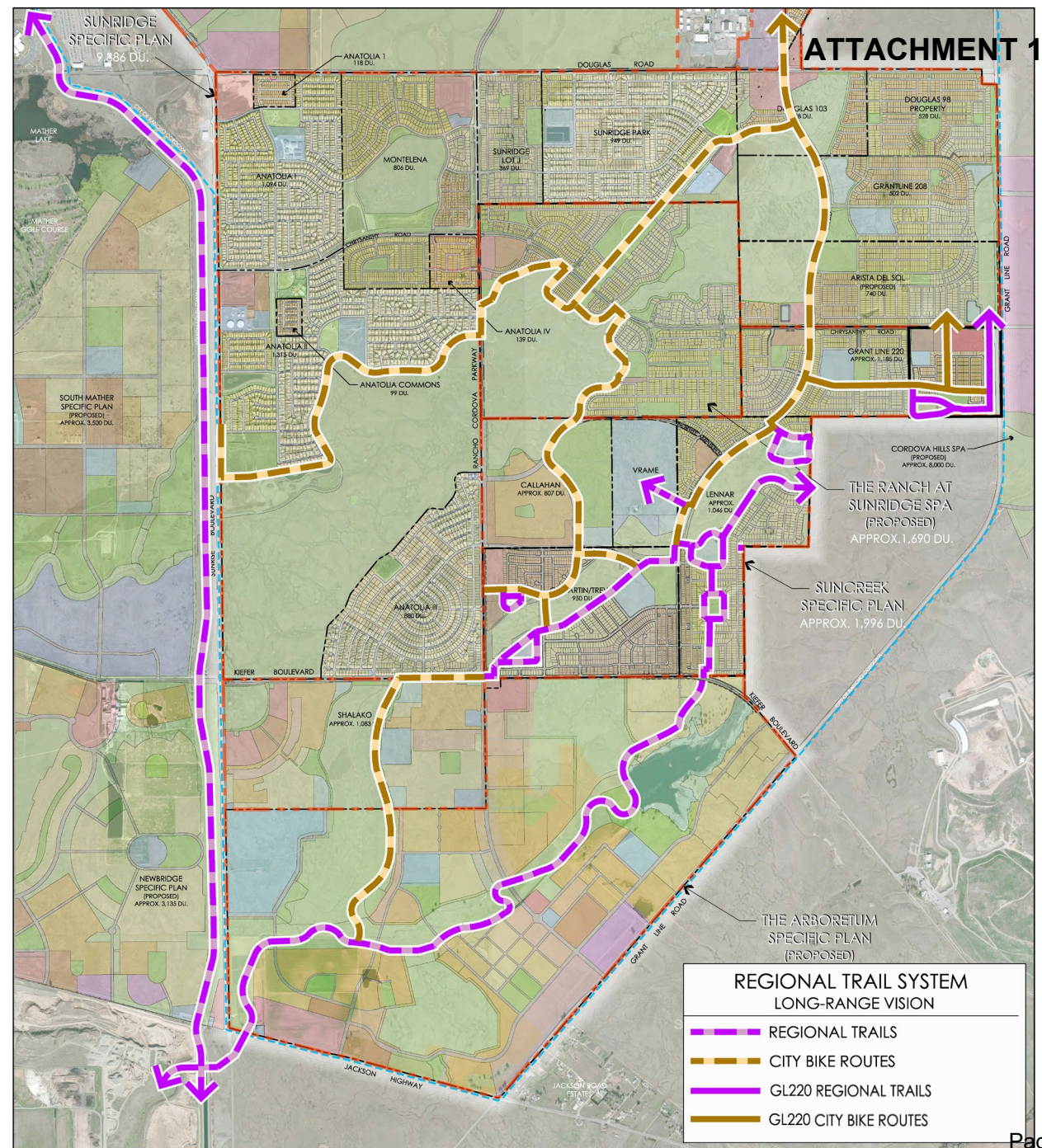
Source: PeopleForBikes



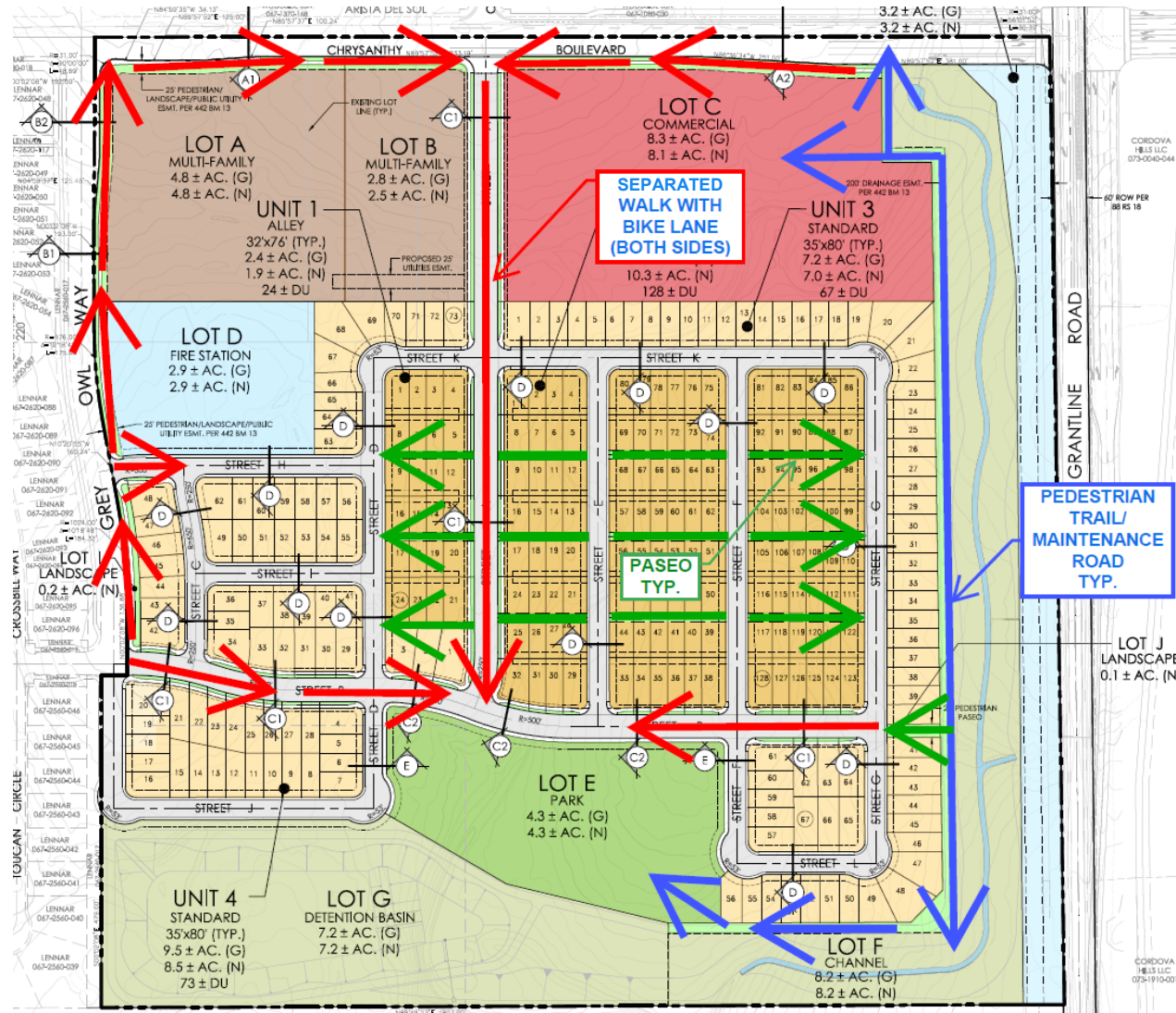
Source: Go Gaston NC



Source: BETA Group



GRANTLINE 220 RTC | TRAILS AND CONNECTIVITY



Source: ASICS



Source: Arlington Transportation Planners







- General Plan, Suncreek Specific Plan, and Zoning land use designations are **Regional Town Center** (RTC).
- Proposed land uses are allowed under the property's current General Plan, Specific Plan, and zoning designations.
- Residential uses are allowed within the **RTC** zone in all other areas in the City.
- Permitted uses within the **RTC** according to the RCMC chapter 23.510.040 include (among other uses) retail/commercial, medium density residential (6.1-18 units/acre) and high density residential (20.1+ du/ac).
- Will the PC consider directing Planning Staff to support the Proposed Tentative Map and to prepare appropriate conditions of approval for your future consideration.

Tonight's Request

Staff requests that Planning Commission provide feedback on the proposed Application.

1. Is the Planning Commission supportive of the reduction in commercial area?
2. Would the Planning Commission support a Specific Plan Amendment for reduced residential density for this area?
3. How would the Commission like Staff to move forward with this application?

Next Steps

- Once Staff has received direction from the Commission, Staff will continue to work with the Applicant on which direction to take the application and any requested modifications.

THANK YOU

Questions & Discussion



TENTATIVE SUBDIVISION MAP
GRANTLINE 220 - RTC
CITY OF RANCHO CORDOVA, CALIFORNIA
DECEMBER 12, 2024

PROJECT NOTES

OWNER
GRANTLINE & CHRYSANTHY INVESTORS, LLC
C/O AKT INVESTMENTS
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95826
PHONE: (916) 383-2500

APPLICANT/ SUBDIVIDER
GRANTLINE & CHRYSANTHY INVESTORS, LLC
C/O AKT INVESTMENTS
7700 COLLEGE TOWN DRIVE, SUITE 101
SACRAMENTO, CA 95826
CONTACT: ANGELO CHRISTIE
PHONE: (916) 383-2500
EMAIL: ANGELOC@AKTDEV.COM

PLANNER/ENGINEER
WOOD RODGERS INC
3301 C STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: STAN METTE/
MICHAEL MOTRONI PE 73891
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
067-2530-008, -009, -010, -016

AREA
74.4 ± ACRES GROSS

EXISTING USE
VACANT

PROPOSED USE
SEE LAND USE SUMMARY

**EXISTING/ PROPOSED
GENERAL PLAN DESIGNATION**
RTC

EXISTING/ PROPOSED ZONING
RTC

EXISTING/ PROPOSED SPECIFIC PLAN
RTC

NUMBER OF PROPOSED PARCELS
302 PARCELS

PARK DISTRICT
CORDOVA RECREATION & PARK DISTRICT

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

SCHOOL DISTRICT
FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
1945 BIRKMONTE DRIVE
RANCHO CORDOVA, CA 95742
(916) 294-9000

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

STORM DRAINAGE
CITY OF RANCHO CORDOVA DRAINAGE SERVICES
2729 PROSPECT PARK DR
RANCHO CORDOVA, CA 95670
(916) 851-8710

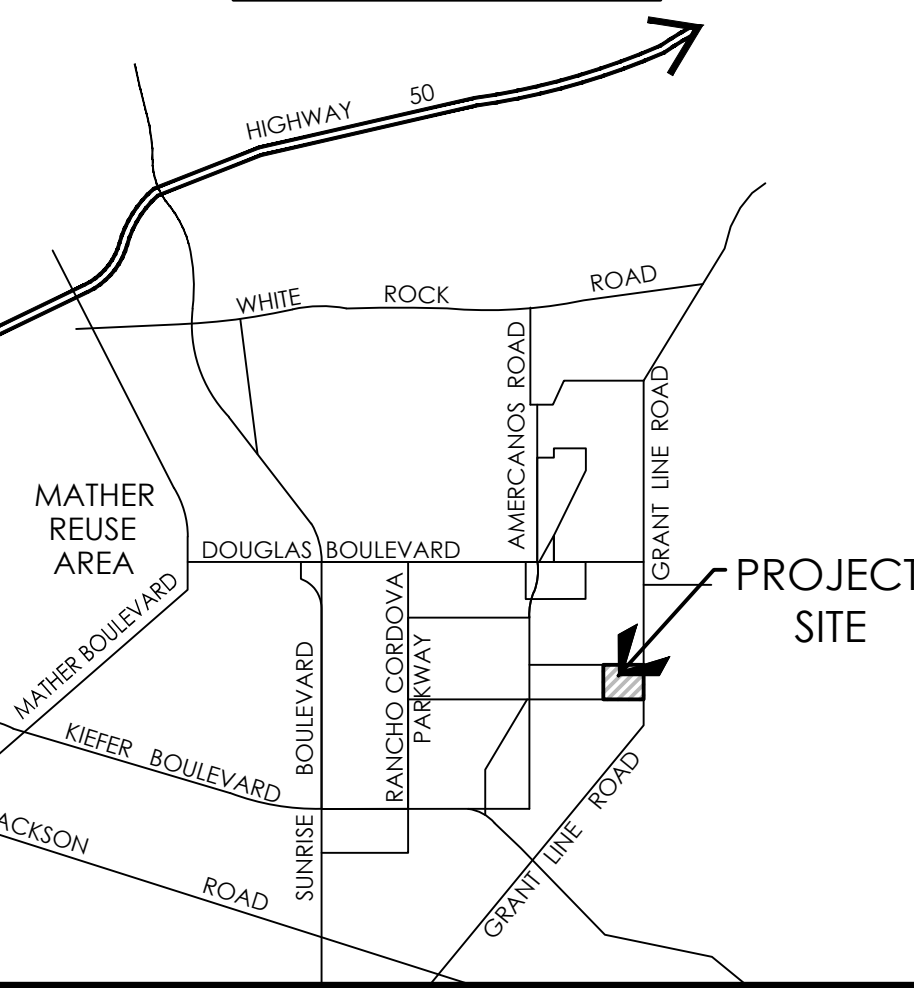
WATER
SACRAMENTO COUNTY WATER AGENCY
827 7TH STREET, ROOM 301
SACRAMENTO, CA 95814
(916) 874-6851

ELECTRICITY
SMUD
6301 S STREET
SACRAMENTO, CA 95817
(888) 742-7683

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

- NOTES:
- 1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
 - 2) OWNER SHALL DEDICATE ALL EASEMENTS AND I.O.D.'S NECESSARY TO PROVIDE ALL UTILITIES.
 - 3) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 - 4) THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - 5) THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PRODUCED BY GEOMAPS ON NOVEMBER 2003.
 - 6) P.U.E.'S ARE PROPOSED FOR DEDICATION AS SHOWN OR AS OTHERWISE APPROVED.
 - 7) TITLE INFORMATION SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY STEWART TITLE OF CALIFORNIA, INC. AND DATED OCTOBER 23, 2023.
 - 8) LOT B TO BE DEDICATED TO THE CITY OF RANCHO CORDOVA PER DEVELOPMENT AGREEMENT.
 - 9) LOT E TO BE DEDICATED TO CORDOVA RECREATION & PARK DISTRICT (CRPD).

VICINITY MAP

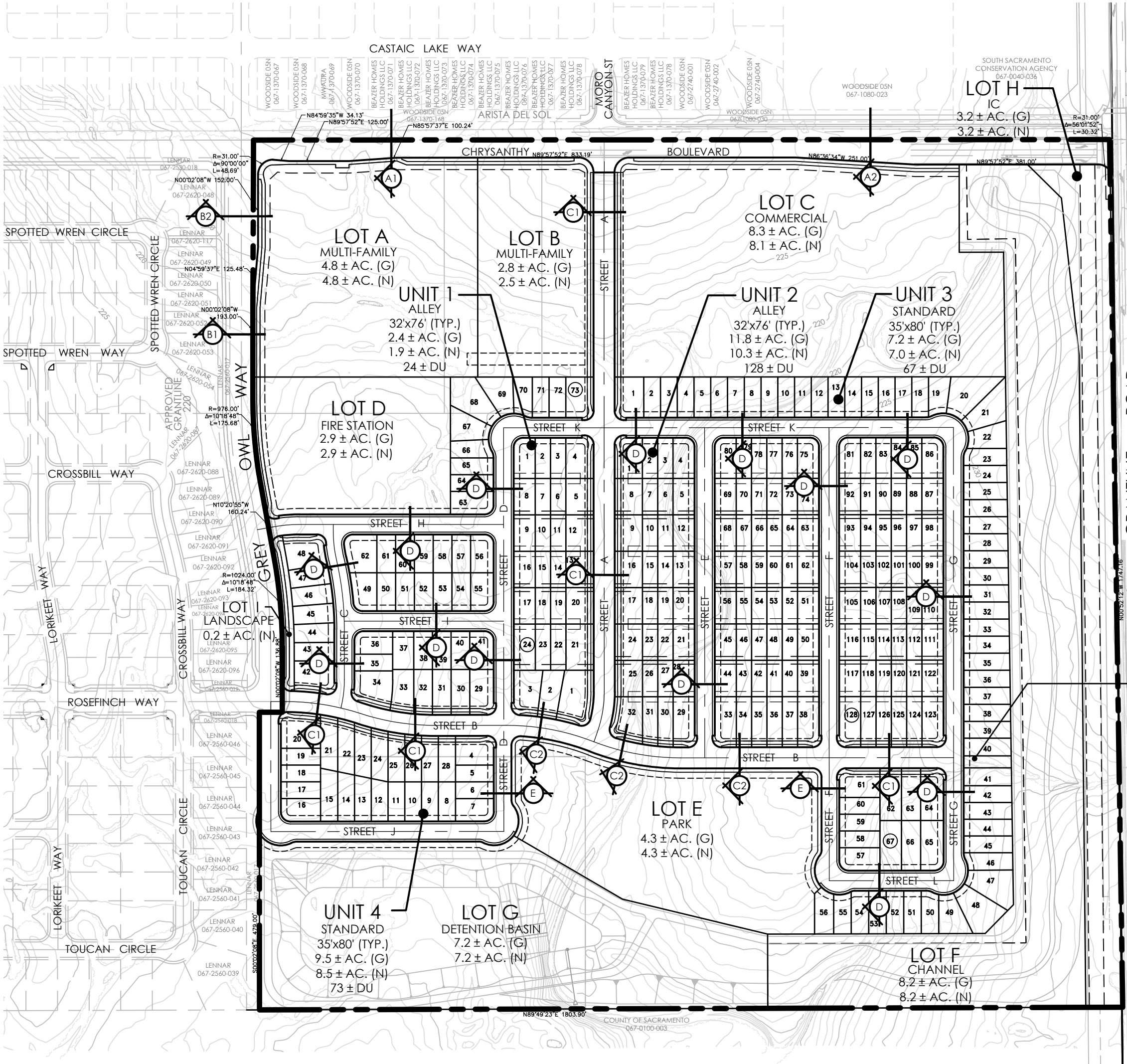
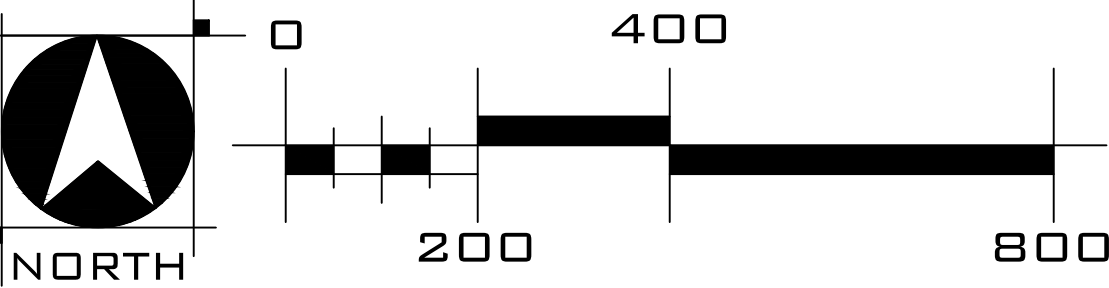


SURVEYOR'S STATEMENT

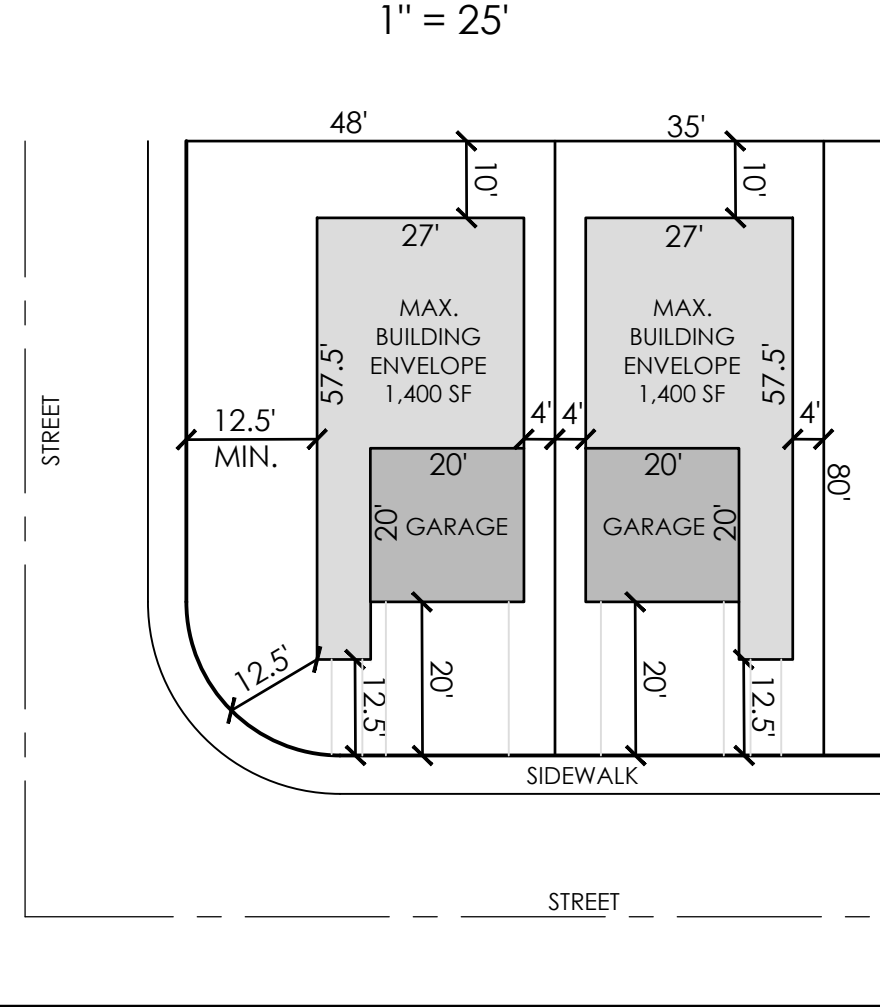
I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORTS ISSUED BY STEWART TITLE OF CALIFORNIA, INC., DATED OCTOBER 23, 2023. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

SHEET INDEX

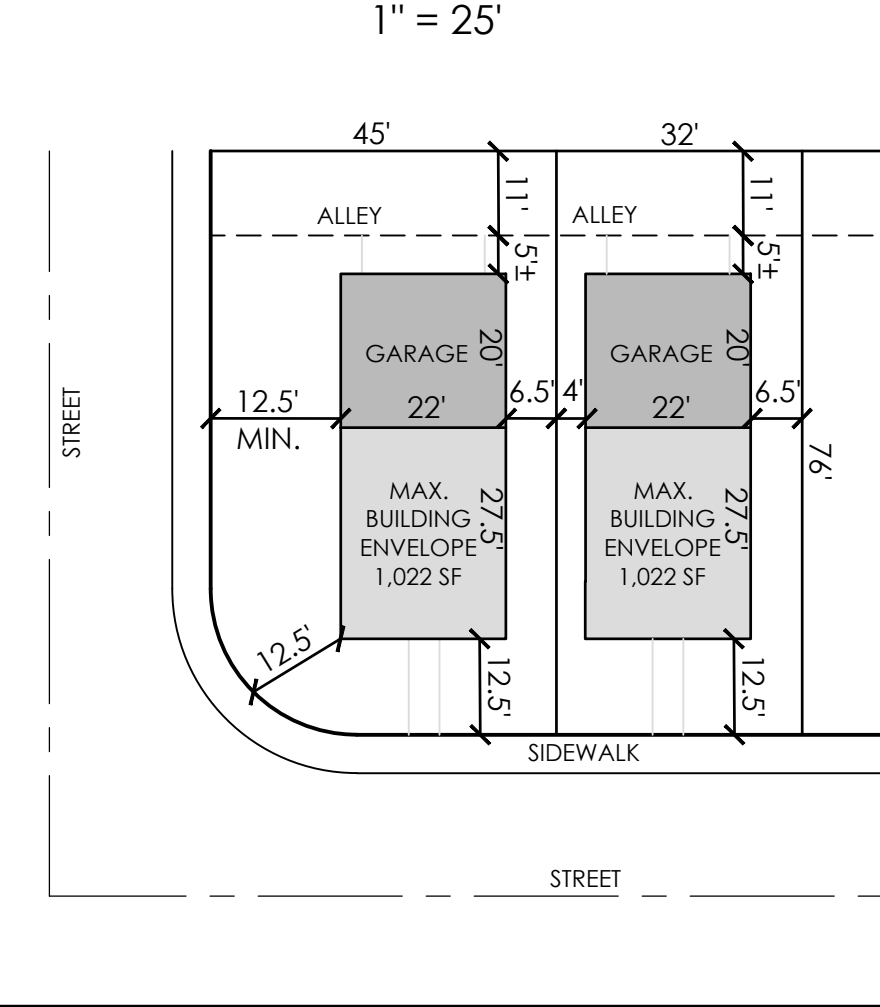
- 1 COVER SHEET
- 2 EXISTING CONDITIONS EXHIBIT
- 3 LARGE LOT TENTATIVE SUBDIVISION MAP
- 4 TENTATIVE SUBDIVISION MAP
- 5 TENTATIVE SUBDIVISION MAP (COLOR)
- 6 PRELIMINARY GRADING & DRAINAGE EXHIBIT
- 7 PRELIMINARY GRADING & DRAINAGE SECTIONS
- 8 PRELIMINARY WATER & SEWER EXHIBIT



TYPICAL PLOT PLAN - 35' x 80'



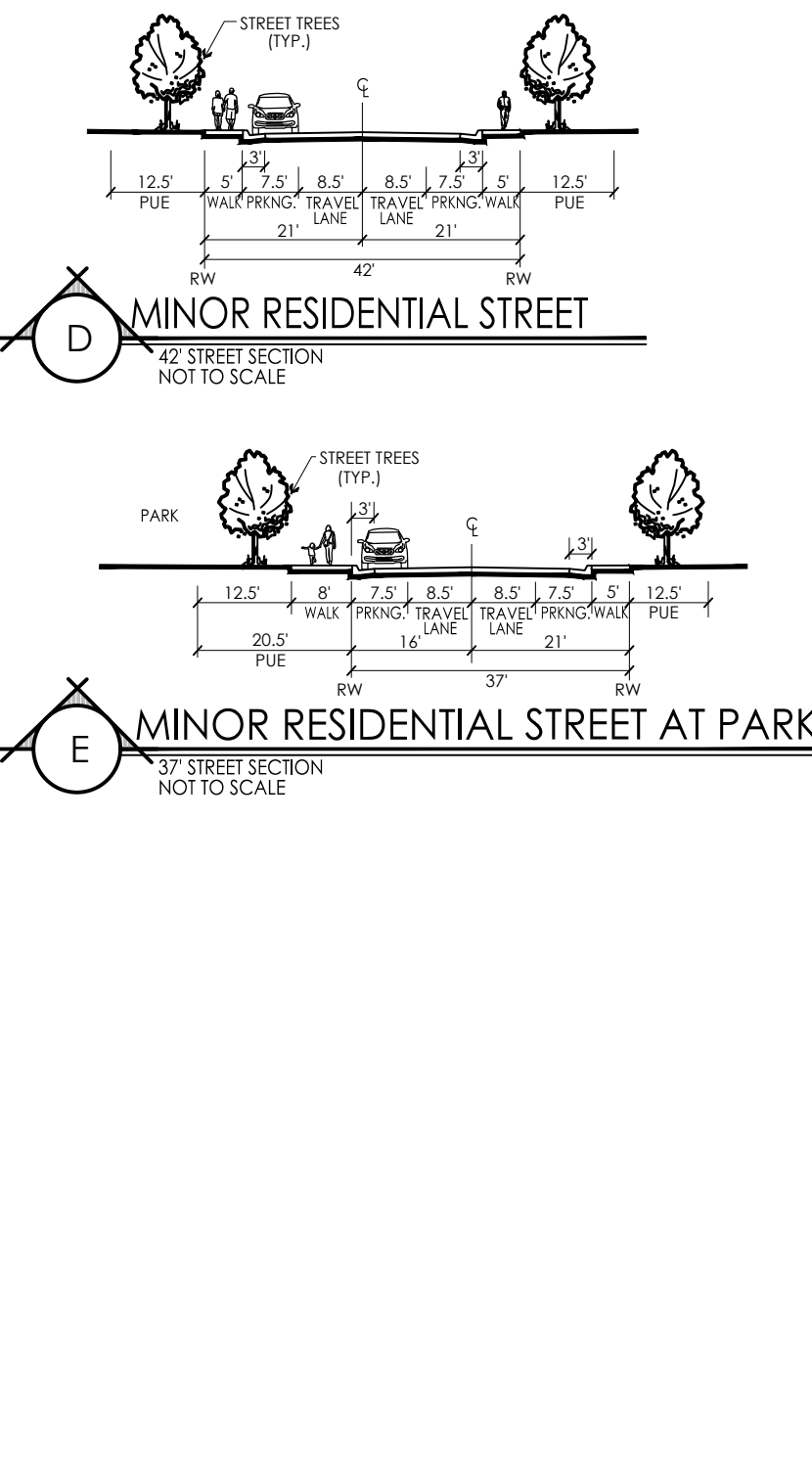
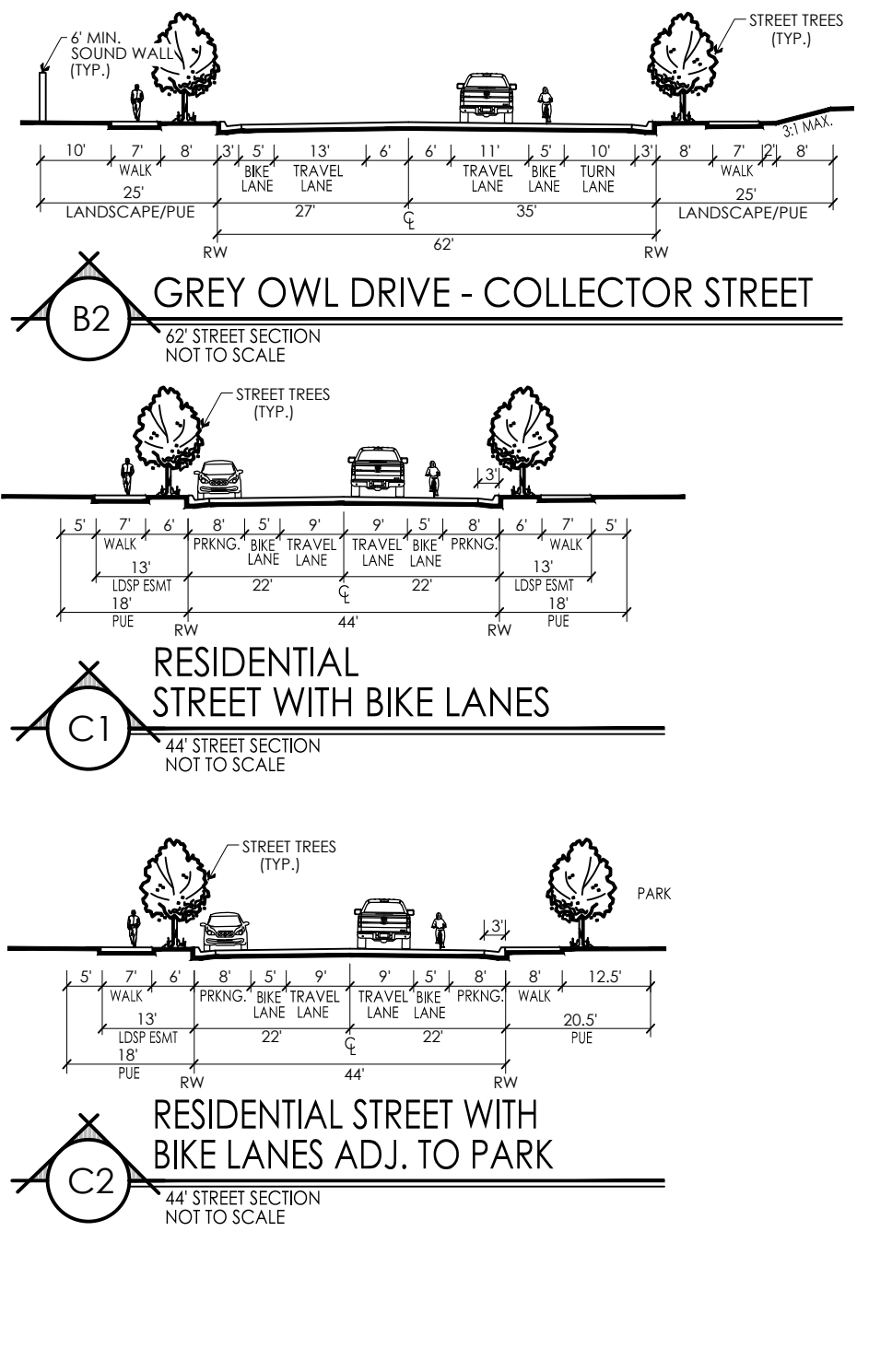
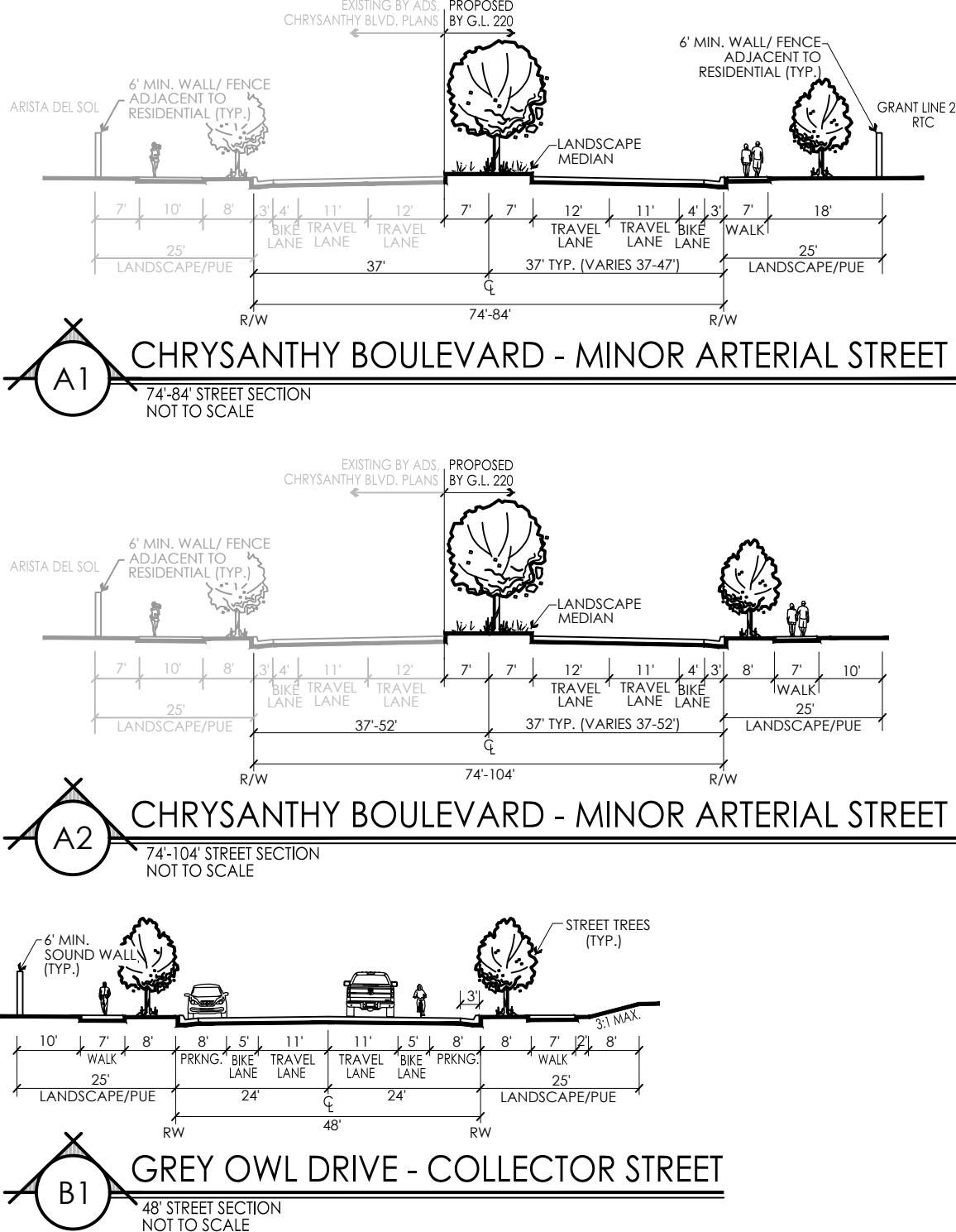
TYPICAL PLOT PLAN - 32' x 76'



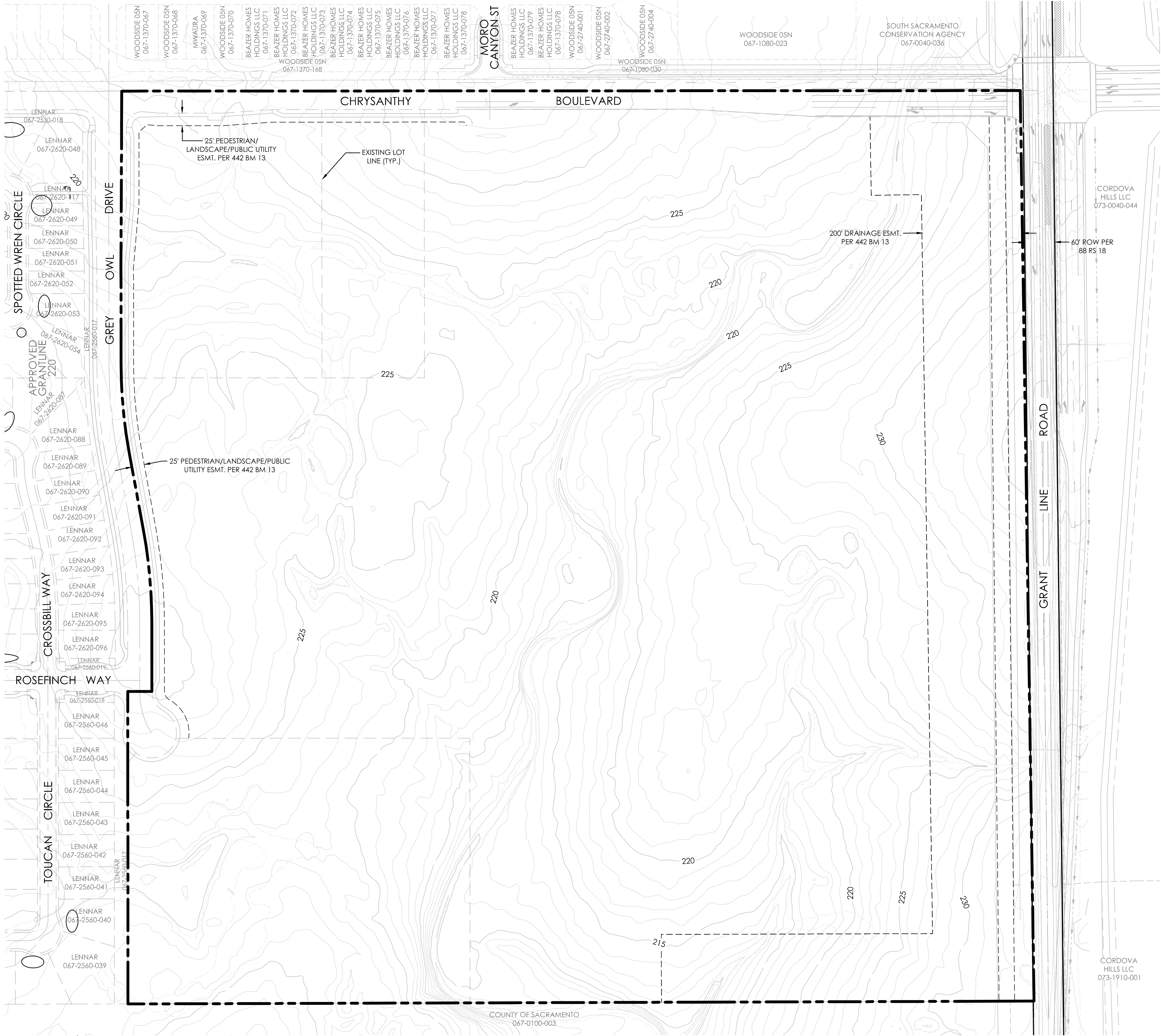
LAND USE SUMMARY

UNIT/ LOT NO.	LAND USE	GENERAL PLAN	SPECIFIC PLAN	TARGET DENSITY	GROSS ACRES ±	NET ACRES ±	ESTIMATED DWELLING UNITS	GROSS DENSITY	NET DENSITY
1	SMALL LOT W ORKFORCE ALLEY HOUSING (ALLEY) (32'x76' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	120-200 DU/AC	2.4	1.9	24 DU	100 DU/AC	126 DU/AC
2	SMALL LOT W ORKFORCE ALLEY HOUSING (ALLEY) (32'x76' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	120-200 DU/AC	11.8	10.3	138 DU	106 DU/AC	124 DU/AC
3	SMALL LOT W ORKFORCE HOUSING (STANDARD) (35'x80' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	80-150 DU/AC	7.2	7.0	67 DU	93 DU/AC	96 DU/AC
4	SMALL LOT W ORKFORCE HOUSING (STANDARD) (35'x80' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	80-150 DU/AC	9.5	8.5	73 DU	77 DU/AC	86 DU/AC
SUBTOTAL					30.9	27.7	292 DU	9.4 DU/AC	10.5 DU/AC
A	MULTI-FAMILY	SUNCREEK PRESERVE PLANNING AREA	HIGH DENSITY RESIDENTIAL	180-400 DU/AC	4.8	4.8	125 DU	26.0 DU/AC	26.0 DU/AC
B	MULTI-FAMILY	SUNCREEK PRESERVE PLANNING AREA	HIGH DENSITY RESIDENTIAL	180-400 DU/AC	2.8	2.5	73 DU	26.0 DU/AC	29.1 DU/AC
SUBTOTAL					7.6	7.3	198 DU	26.0 DU/AC	27.1 DU/AC
C	COMMERCIAL	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	8.3	8.1				
D	FIRE STATION	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	2.9	2.9				
E	PARK	SUNCREEK PRESERVE PLANNING AREA	PARKS AND OPEN SPACE	4.3	4.3				
F	OPEN SPACE (CHANNEL)	SUNCREEK PRESERVE PLANNING AREA	PUBLIC/QUASI-PUBLIC	8.2	8.2				
G	OPEN SPACE (BASIN)	SUNCREEK PRESERVE PLANNING AREA	PUBLIC/QUASI-PUBLIC	7.2	7.2				
H	INTERCHANGE	SUNCREEK PRESERVE PLANNING AREA	RIGHT-OF-WAY	3.2	3.2				
I	LANDSCAPE LOT	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	-	0.3				
J	PRIVATE ALLEYS	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	-	1.4				
K	PRIMARY RESIDENTIAL STREETS (STREET A AND STREET B)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	-	2.0				
L	CHRYSANTHY BOULEVARD	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	-	1.8				
SUBTOTAL					35.9	39.4			
TOTAL					74.4 AC.	74.4 AC.	490 DU'S	12.7 DU/AC.	14.0 DU/AC.

NOTE: GROSS ACRES AND DENSITY EXCLUDES CHRYSANTHY BLVD. NET ACRES AND DENSITY EXCLUDES CHRYSANTHY BLVD., PRIMARY RESIDENTIAL STREETS, PRIVATE ALLEYS, AND LANDSCAPE LOTS.



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767
SHEET 1 OF 8

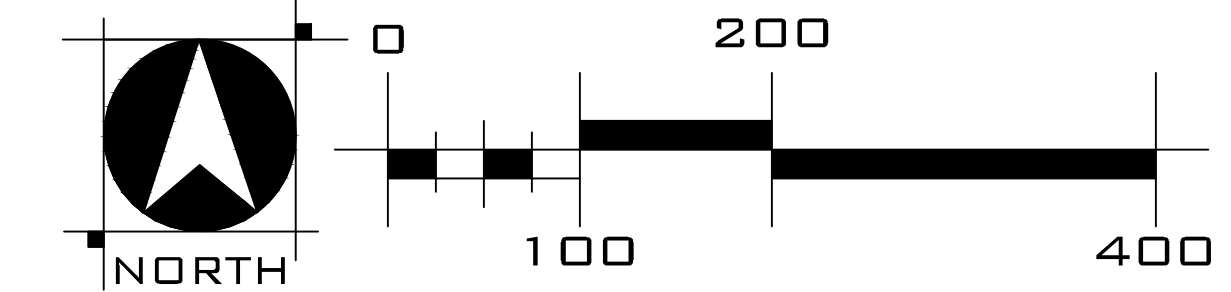
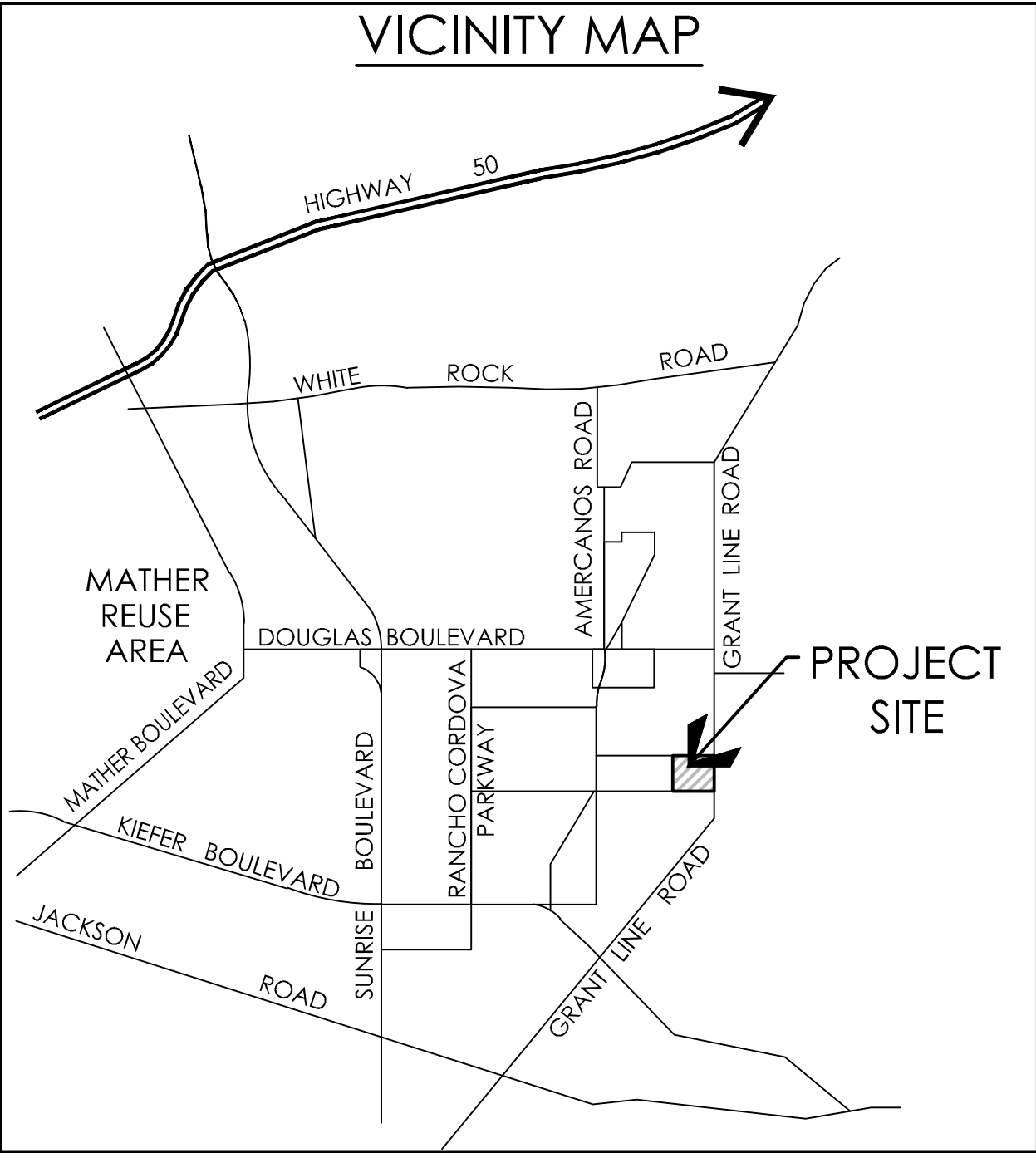


EXISTING CONDITIONS

GRANTLINE 220 - RTC

CITY OF RANCHO CORDOVA, CALIFORNIA

DECEMBER 12, 2024





WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95818
Tel 916.341.7760
Fax 916.341.7767

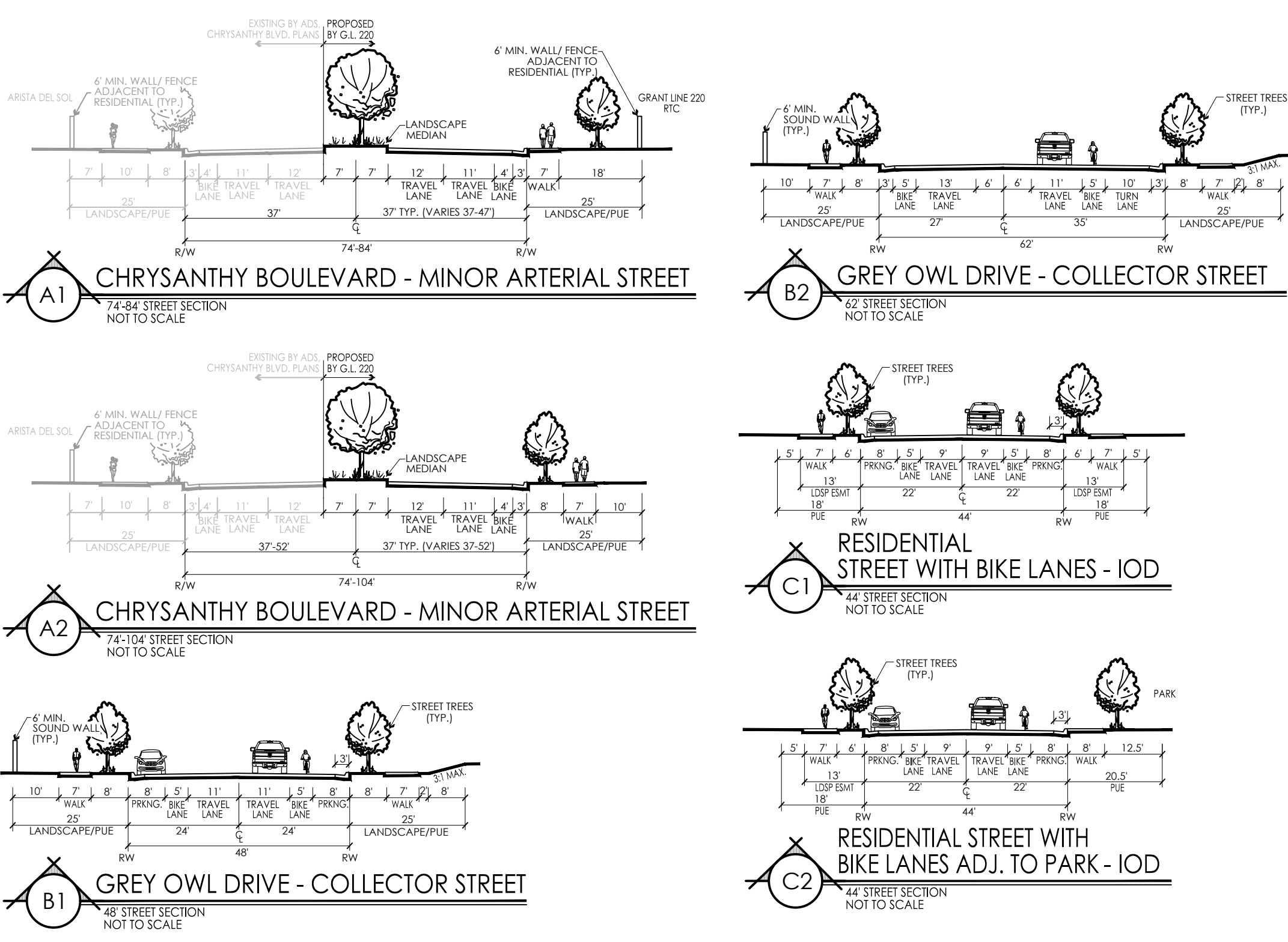
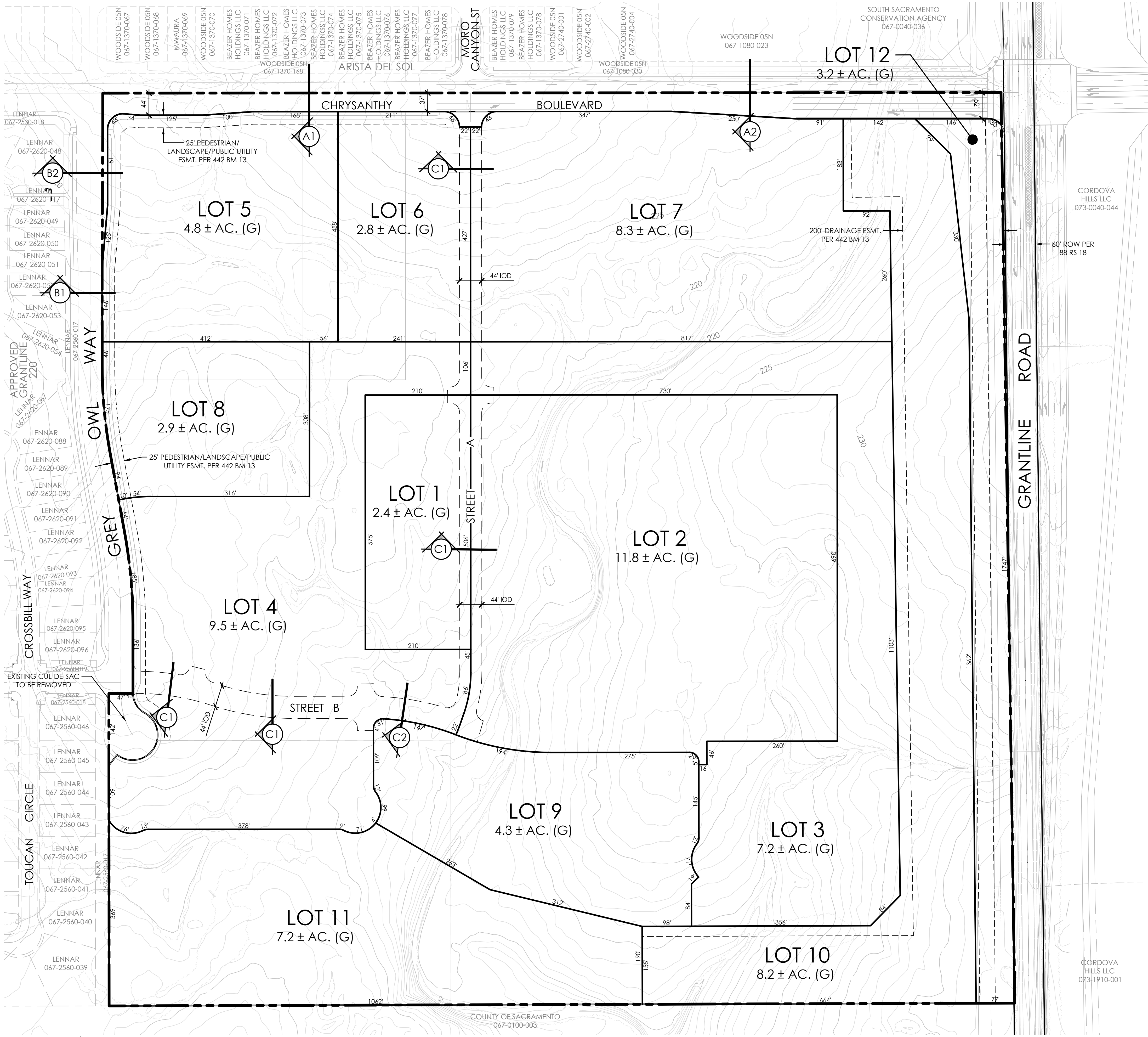
SHEET 2 OF 8

LARGE LOT TENTATIVE SUBDIVISION MAP

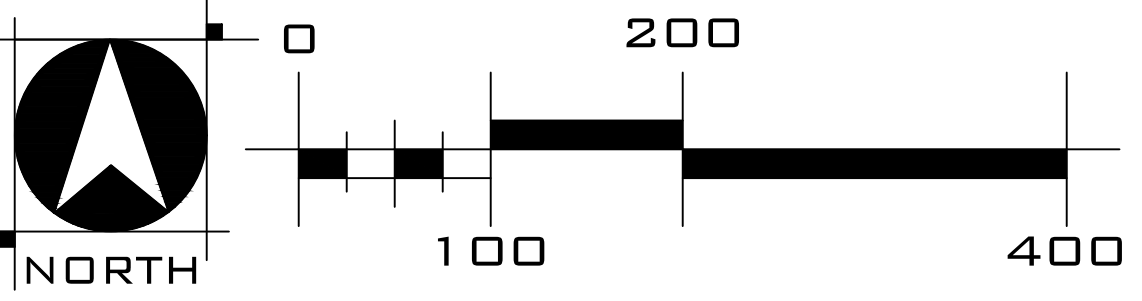
GRANTLINE 220 - RTC

CITY OF RANCHO CORDOVA, CALIFORNIA

DECEMBER 12, 2024



LAND USE SUMMARY		
LOT NO.	LAND USE	GROSS ACRES ±
1	SMALL LOT WORKFORCE ALLEY HOUSING	2.4
2	SMALL LOT WORKFORCE ALLEY HOUSING	11.8
3	SMALL LOT WORKFORCE HOUSING	7.2
4	SMALL LOT WORKFORCE HOUSING	9.5
5	MULTI-FAMILY	4.8
6	MULTI-FAMILY	2.8
7	COMMERCIAL	8.3
8	FIRE STATION	2.9
9	PARK	4.3
10	OPEN SPACE (CHANNEL)	8.2
11	OPEN SPACE (BASIN)	7.2
12	INTERCHANGE	3.2
-	CHRYSANTHY BOULEVARD	1.8
TOTAL		74.4 AC.



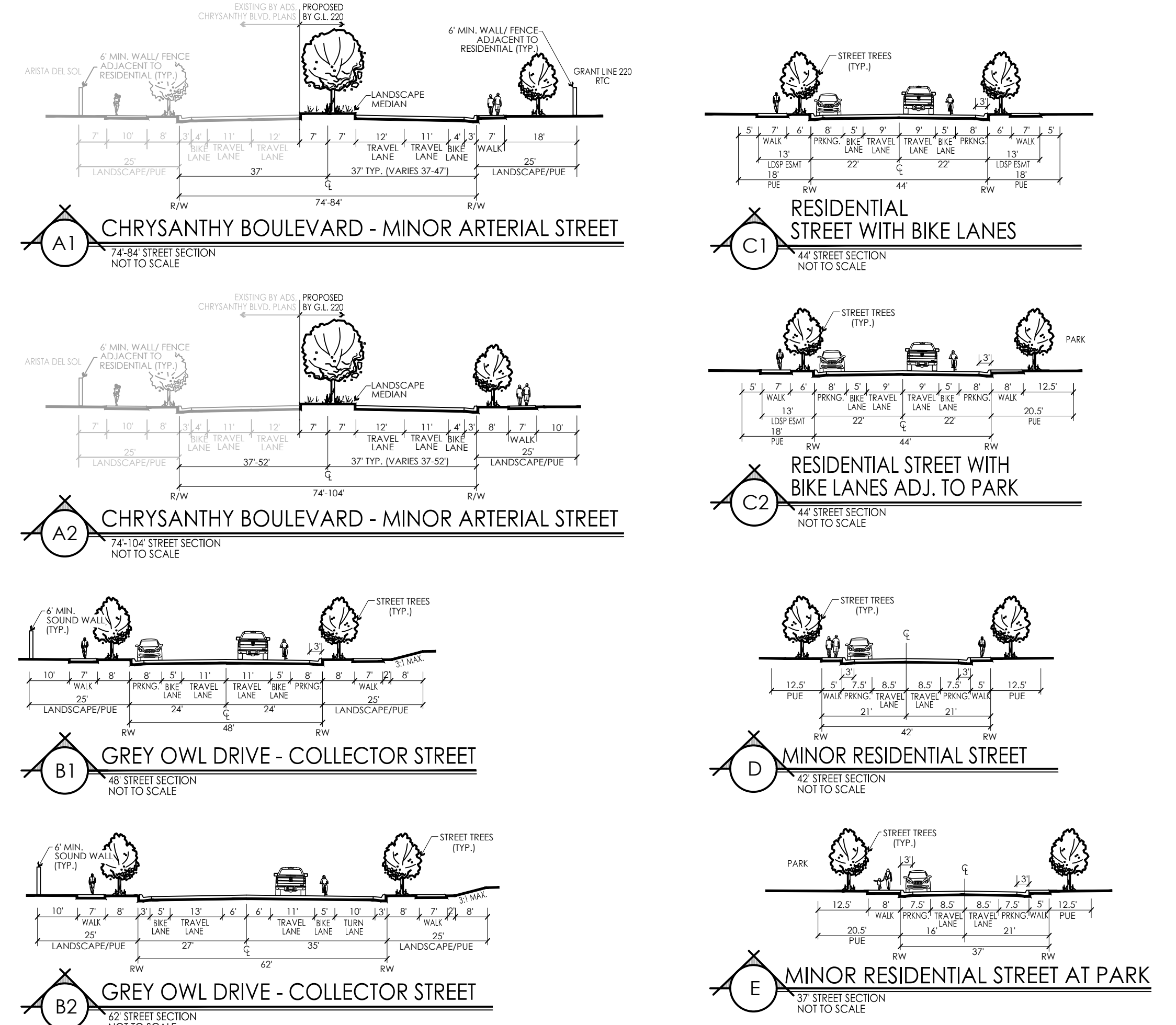
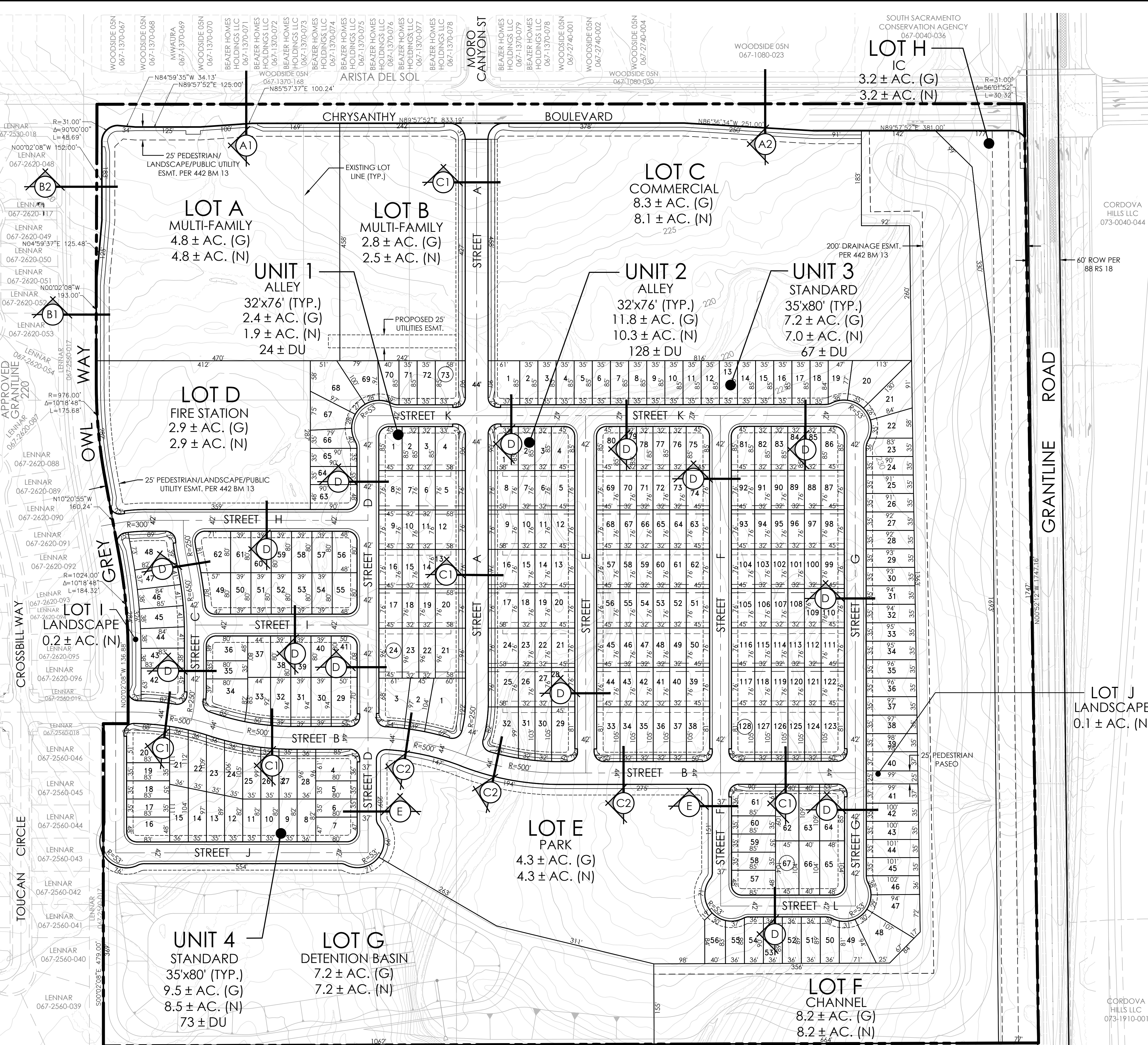
WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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Sacramento, CA 95816

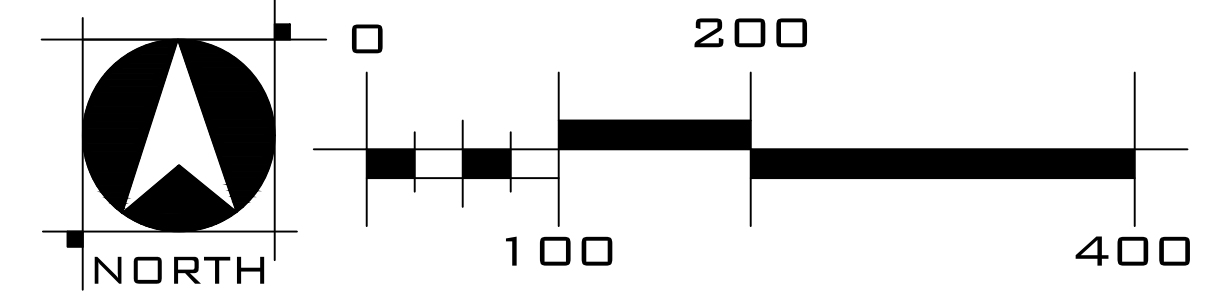
Tel 916.341.7760
Fax 916.341.7767

TENTATIVE SUBDIVISION MAP
GRANTLINE 220 - RTC
CITY OF RANCHO CORDOVA, CALIFORNIA
DECEMBER 12, 2024

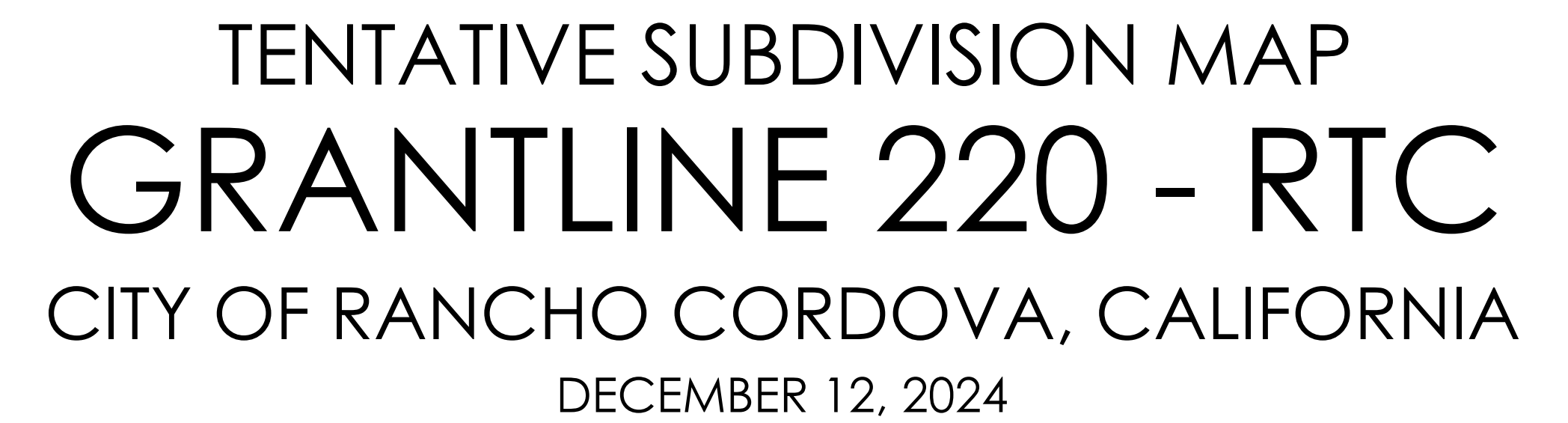


LAND USE SUMMARY									
UNIT/ LOT NO.	LAND USE	GENERAL PLAN	SPECIFIC PLAN	TARGET DENSITY	GROSS ACRES ±	NET ACRES ±	ESTIMATED DWELLING UNITS	GROSS DENSITY	NET DENSITY
1	SMALL LOT WORKFORCE ALLEY HOUSING (ALLEY) (32'x76' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	12.0-20.0 DU/AC	2.4	1.9	24 DU	10.0 DU/AC	12.6 DU/AC
2	SMALL LOT WORKFORCE ALLEY HOUSING (ALLEY) (32'x76' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	12.0-20.0 DU/AC	11.8	10.3	128 DU	10.8 DU/AC	12.4 DU/AC
3	SMALL LOT WORKFORCE HOUSING (STANDARD) (35'x80' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	8.0-15.0 DU/AC	7.2	7.0	67 DU	9.3 DU/AC	9.6 DU/AC
4	SMALL LOT WORKFORCE HOUSING (STANDARD) (35'x80' TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	8.0-15.0 DU/AC	9.5	8.5	73 DU	7.7 DU/AC	8.6 DU/AC
SUBTOTAL					30.9	27.7	292 DU	9.4 DU/AC	10.5 DU/AC
A	MULTI-FAMILY	SUNCREEK PRESERVE PLANNING AREA	HIGH DENSITY RESIDENTIAL	18.0-40.0 DU/AC	4.8	4.8	125 DU	26.0 DU/AC	26.0 DU/AC
B	MULTI-FAMILY	SUNCREEK PRESERVE PLANNING AREA	HIGH DENSITY RESIDENTIAL	18.0-40.0 DU/AC	2.8	2.5	73 DU	26.0 DU/AC	29.1 DU/AC
SUBTOTAL					7.6	7.3	198 DU	26.0 DU/AC	27.1 DU/AC
C	COMMERCIAL	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	-	8.3	8.1	-	-	-
D	FIRE STATION	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	-	2.9	2.9	-	-	-
E	PARK	SUNCREEK PRESERVE PLANNING AREA	PARKS AND OPEN SPACE	-	4.3	4.3	-	-	-
F	OPEN SPACE (CHANNEL)	SUNCREEK PRESERVE PLANNING AREA	PUBLIC/QUASI-PUBLIC	-	8.2	8.2	-	-	-
G	OPEN SPACE (BASIN)	SUNCREEK PRESERVE PLANNING AREA	PUBLIC/QUASI-PUBLIC	-	7.2	7.2	-	-	-
H	INTERCHANGE	SUNCREEK PRESERVE PLANNING AREA	RIGHT-OF-WAY	-	3.2	3.2	-	-	-
I-J	LANDSCAPE LOT	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	-	-	0.3	-	-	-
PRIVATE ALLEYS		SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	-	-	1.4	-	-	-
PRIMARY RESIDENTIAL STREETS (STREET A AND STREET B)		SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	-	-	2.0	-	-	-
CHRYSANTHY BOULEVARD		SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	-	1.8	1.8	-	-	-
SUBTOTAL					35.9	39.4	-	-	-
TOTAL					74.4 AC.	74.4 AC.	490 DU'S	12.7 DU/AC.	14.0 DU/AC.

NOTE: GROSS ACREAGE AND DENSITY EXCLUDES CHRYSANTHY BLVD. NET ACREAGE AND DENSITY EXCLUDES CHRYSANTHY BLVD., PRIMARY RESIDENTIAL STREETS, PRIVATE ALLEYS, AND LANDSCAPE LOTS.

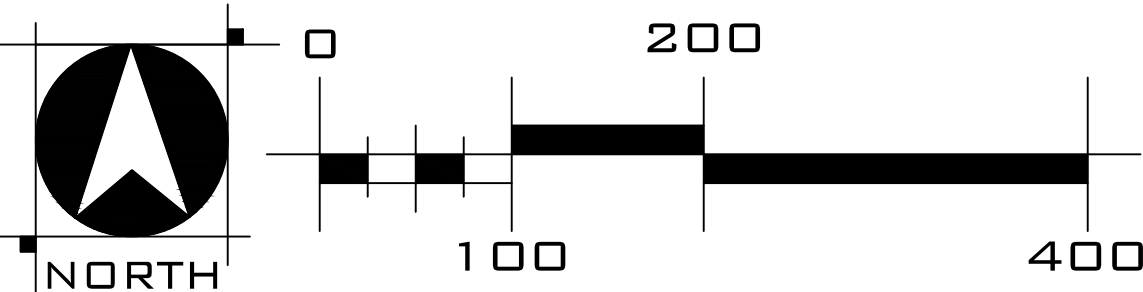


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SHEET 4 OF 8



LAND USE SUMMARY										
UNIT/ LOT NO.	LAND USE	GENERAL PLAN	SPECIFIC PLAN	TARGET DENSITY	GROSS ACRES ±	NET ACRES ±	ESTIMATED DWELLING UNITS	GROSS DENSITY	NET DENSITY	
1	SMALL LOT WORKFORCE ALLEY HOUSING (ALLEY) (32x76 TYP.	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	12.0-20.0 DU/AC	2.4	1.9	24 DU	10.0 DU/AC.	12.6 DU/AC.	
2	SMALL LOT WORKFORCE ALLEY HOUSING (ALLEY) (32x76 TYP.	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	12.0-20.0 DU/AC	11.8	10.3	128 DU	10.8 DU/AC.	12.4 DU/AC.	
3	SMALL LOT WORKFORCE HOUSING (STANDARD) (35x80 TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	8.0-15.0 DU/AC	7.2	7.0	67 DU	9.3 DU/AC.	9.6 DU/AC.	
4	SMALL LOT WORKFORCE HOUSING (STANDARD) (35x80 TYP.)	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER	8.0-15.0 DU/AC	9.5	8.5	73 DU	7.7 DU/AC.	8.6 DU/AC.	
SUBTOTAL					30.9	27.7	292 DU	9.4 DU/AC.	10.5 DU/AC.	
A	MULTI-FAMILY	SUNCREEK PRESERVE PLANNING AREA	HIGH DENSITY RESIDENTIAL	18.0-40.0 DU/AC	4.8	4.8	125 DU	26.0 DU/AC.	26.0 DU/AC.	
B	MULTI-FAMILY	SUNCREEK PRESERVE PLANNING AREA	HIGH DENSITY RESIDENTIAL	18.0-40.0 DU/AC	2.8	2.5	73 DU	26.0 DU/AC.	29.1 DU/AC.	
SUBTOTAL					7.6	7.3	198 DU	26.0 DU/AC.	27.1 DU/AC.	
C	COMMERCIAL	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER		8.3	8.1				
D	FIRE STATION	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER		2.9	2.9				
E	PARK	SUNCREEK PRESERVE PLANNING AREA	PARKS AND OPEN SPACE		4.3	4.3				
F	OPEN SPACE (CHANNEL)	SUNCREEK PRESERVE PLANNING AREA	PUBLIC/QUASI-PUBLIC		8.2	8.2				
G	OPEN SPACE (BASIN)	SUNCREEK PRESERVE PLANNING AREA	PUBLIC/QUASI-PUBLIC		7.2	7.2				
H	INTERCHANGE	SUNCREEK PRESERVE PLANNING AREA	RIGHT-OF-WAY		3.2	3.2				
I-J	LANDSCAPE LOT	SUNCREEK PRESERVE PLANNING AREA	REGIONAL TOWN CENTER		-	0.3				
PRIVATE ALLEYS					-	1.4				
PRIMARY RESIDENTIAL STREETS (STREET A AND STREET B)					-	2.0				
CHRYSANTHY BOULEVARD					-	1.8				
SUBTOTAL					35.9	39.4				
TOTAL					74.4 AC.	74.4 AC.	490 DUS	12.7 DU/AC.	14.0 DU/AC.	

NOTE: GROSS ACREAGE AND DENSITY EXCLUDES CHRYSANTHY BLVD. NET ACREAGE AND DENSITY EXCLUDES CHRYSANTHY BLVD., PRIMARY RESIDENTIAL STREETS, PRIVATE ALLEYS, AND LANDSCAPE LOTS.

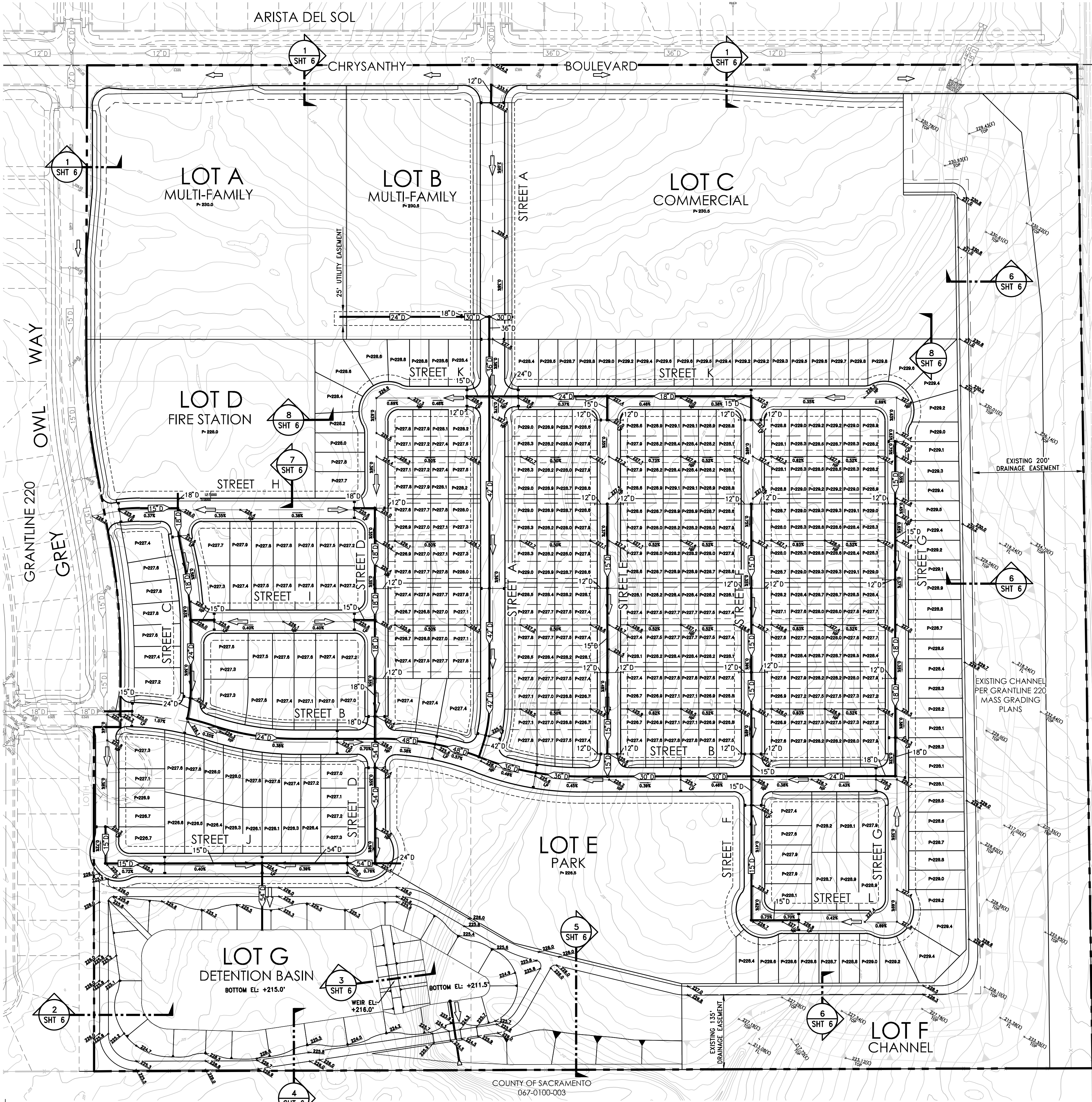


PRELIMINARY GRADING & DRAINAGE EXHIBIT

GRANTLINE 220 - RTC

CITY OF RANCHO CORDOVA, CALIFORNIA

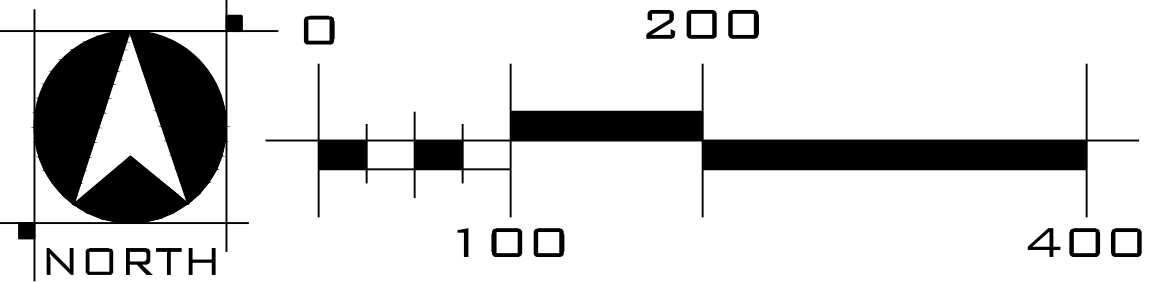
DECEMBER 12, 2024



LEGEND

	PAD GRADE
	PROPOSED STREET GRADE
	EXISTING GRADE
	STORM DRAIN PIPE & SIZE
	STORM DRAIN MANHOLE WITH DRAIN INLETS
	SLOPE BANK
	MAJOR ROAD OVERLAND RELEASE
	RTC BOUNDARY LINE

- NOTES**
- DRAIN NETWORK SHOWN IS PRELIMINARY AND SUBJECT TO REVISION BASED ON THE FINAL APPROVED DRAINAGE STUDY FOR THE PROJECT.
 - ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



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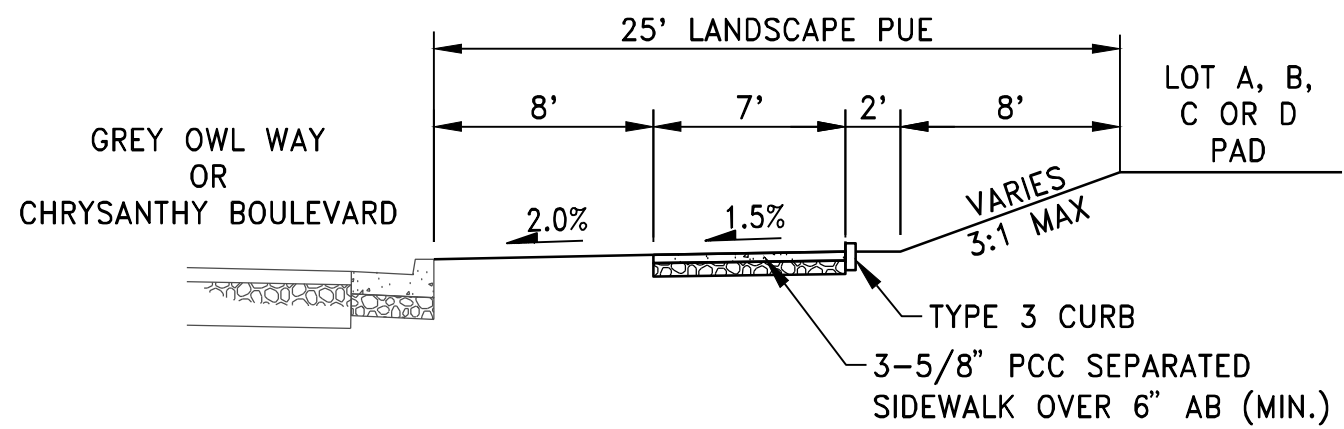
Tel 916.341.7760
Fax 916.341.7767
SHEET 6 OF 8

PRELIMINARY GRADING & DRAINAGE EXHIBIT

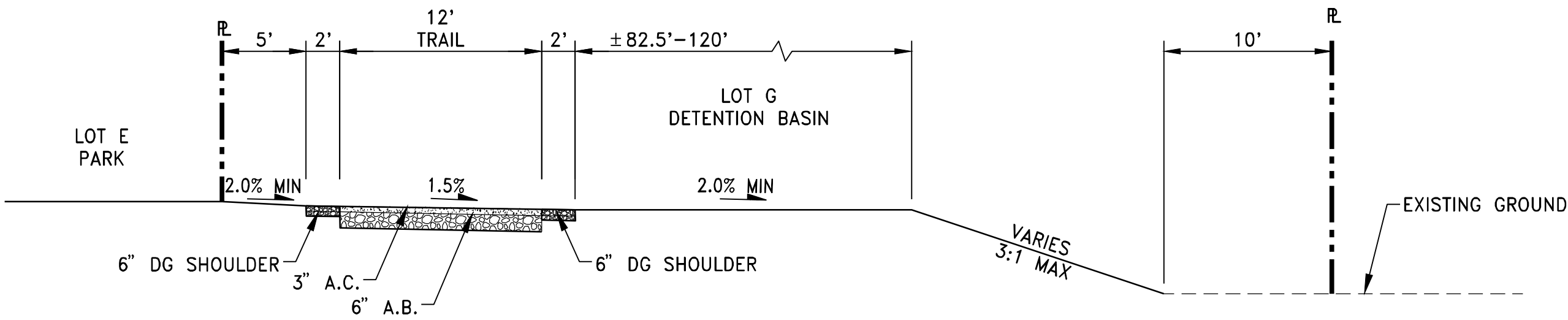
GRANTLINE 220 - RTC

CITY OF RANCHO CORDOVA, CALIFORNIA

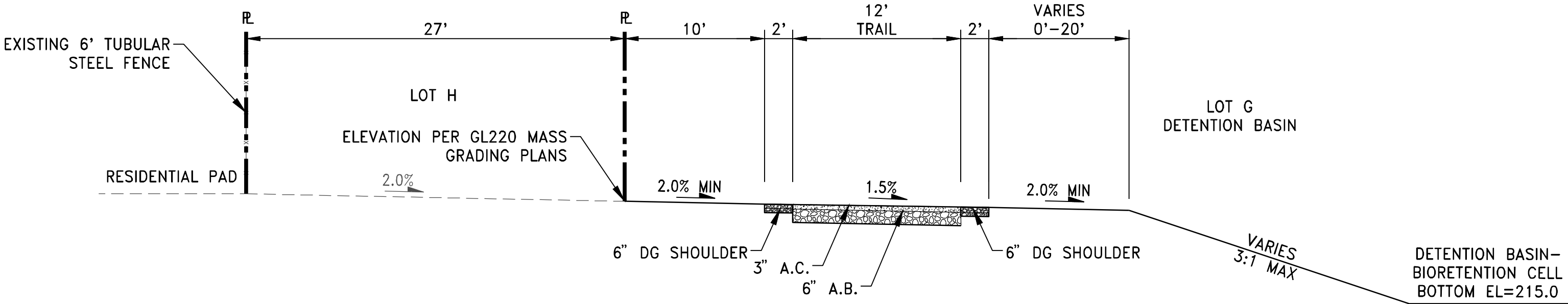
DECEMBER 12, 2024



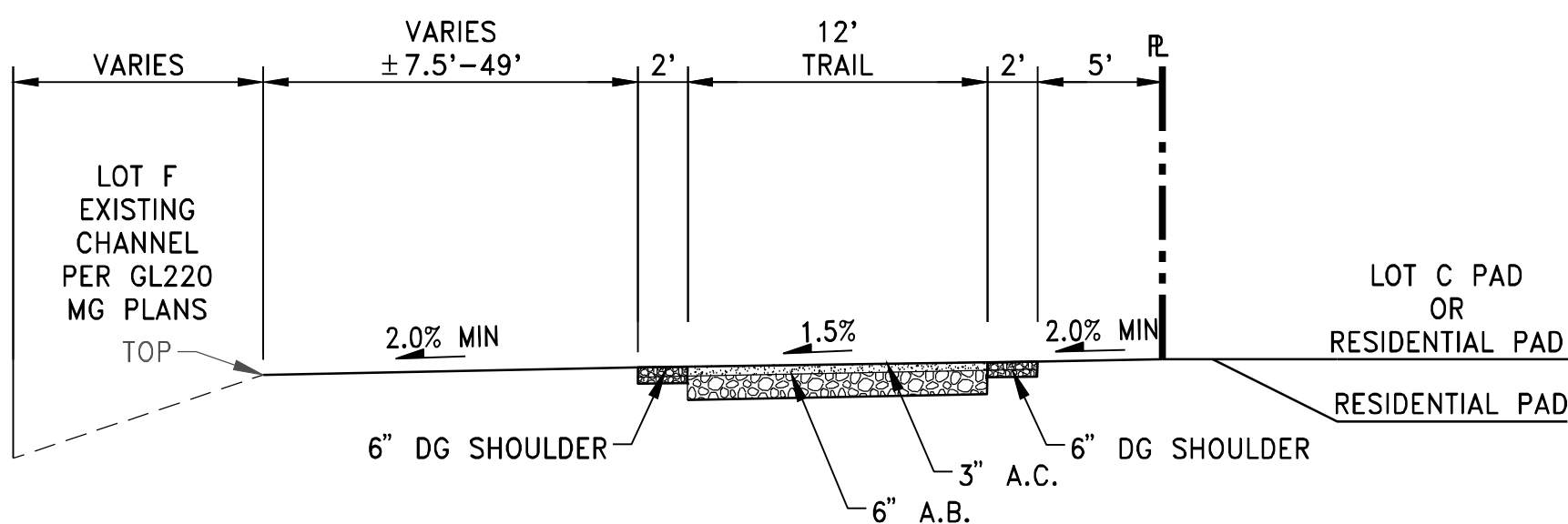
1 **LOT A & B BOUNDARY - GREY OWL WAY/CHRYSANTHY BOULEVARD**
SCALE: NOT TO SCALE



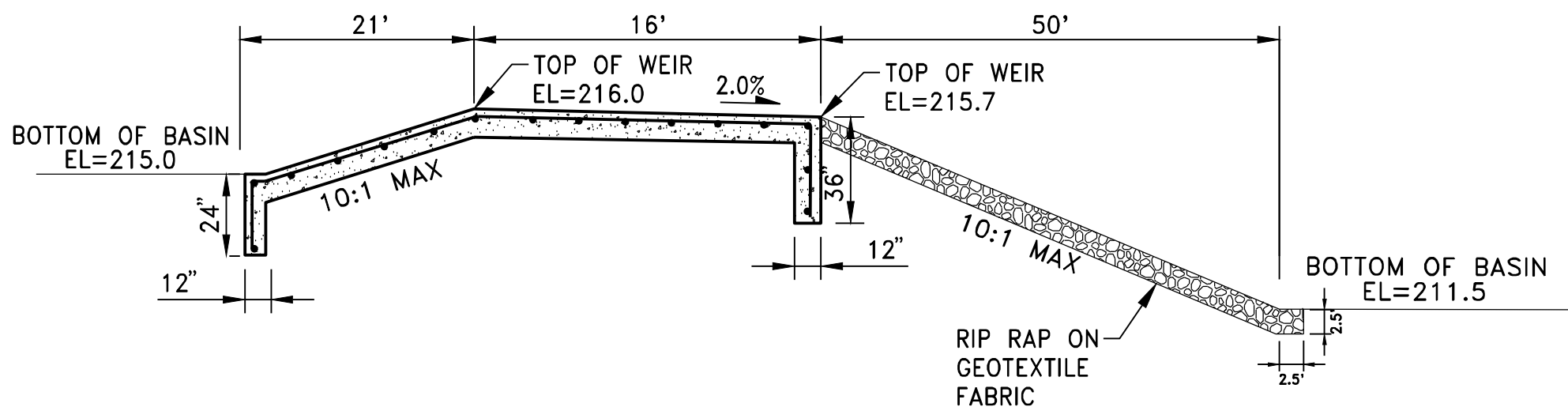
5 **LOT G - SOUTH BOUNDARY**
SCALE: NOT TO SCALE



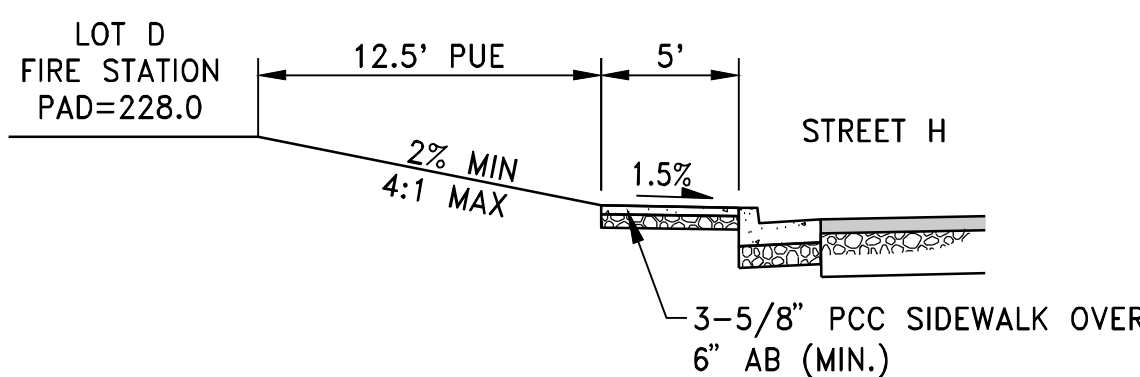
2 **WESTERN BOUNDARY**
SCALE: NOT TO SCALE



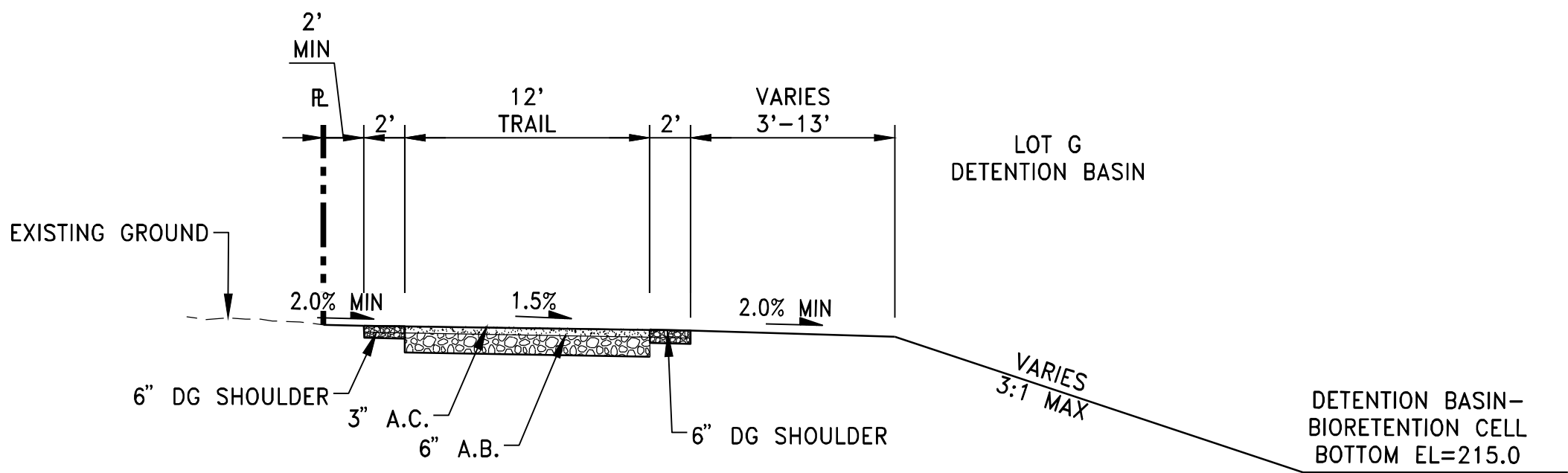
6 **LOT F - SOUTH & EAST BOUNDARY**
SCALE: NOT TO SCALE



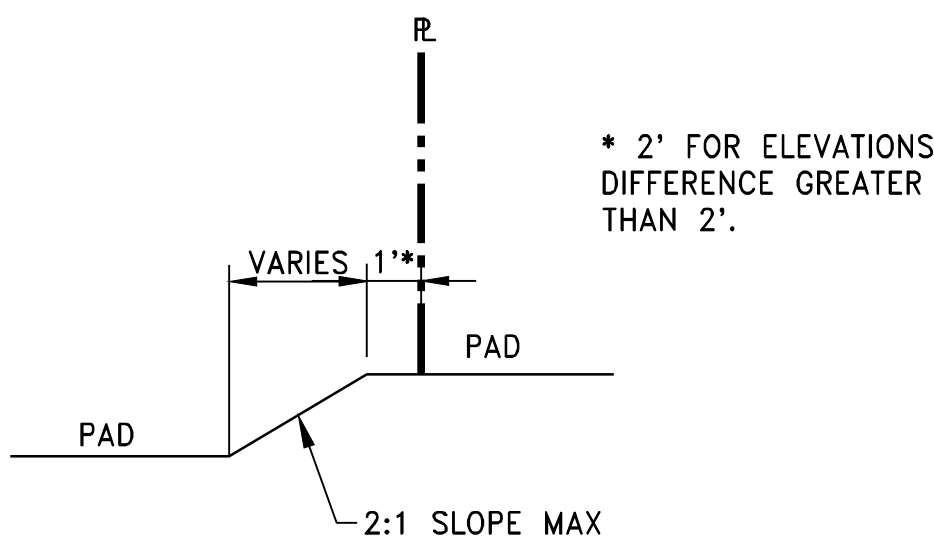
3 **DETENTION BASIN - WEIR**
SCALE: NOT TO SCALE



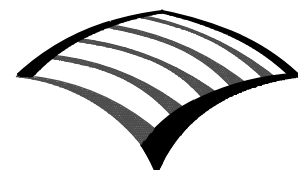
7 **LOT D & STREET H DETAIL**
SCALE: NOT TO SCALE



4 **LOT G DETENTION BASIN - SOUTH BOUNDARY**
SCALE: NOT TO SCALE



8 **LOT AND REAR YARD DETAIL**
SCALE: NOT TO SCALE



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SHEET 7 OF 8

PRELIMINARY WATER & SEWER EXHIBIT

GRANTLINE 220 - RTC

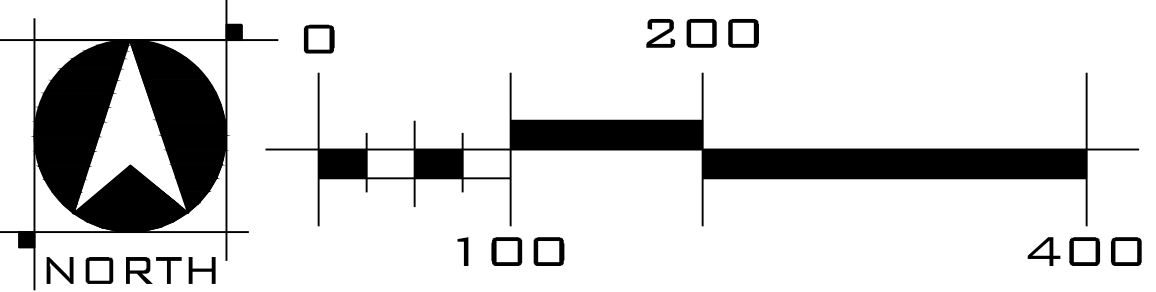
CITY OF RANCHO CORDOVA, CALIFORNIA

DECEMBER 12, 2024



LEGEND

- SANITARY SEWER PIPE & SIZE (INCHES)
- SEWER MANHOLE
- WATER PIPE & SIZE (INCHES)
- BLOW OFF VALVE
- GATE VALVE
- BUTTERFLY VALVE
- FIRE HYDRANT
- RTC BOUNDARY LINE



COUNTY OF SACRAMENTO
067-0100-003

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SHEET 8 OF 8

March 2025

Grantline 220 Property

Prepared for Grantline & Chrysanthy 220 Investors, LLC

City of Rancho Cordova, California

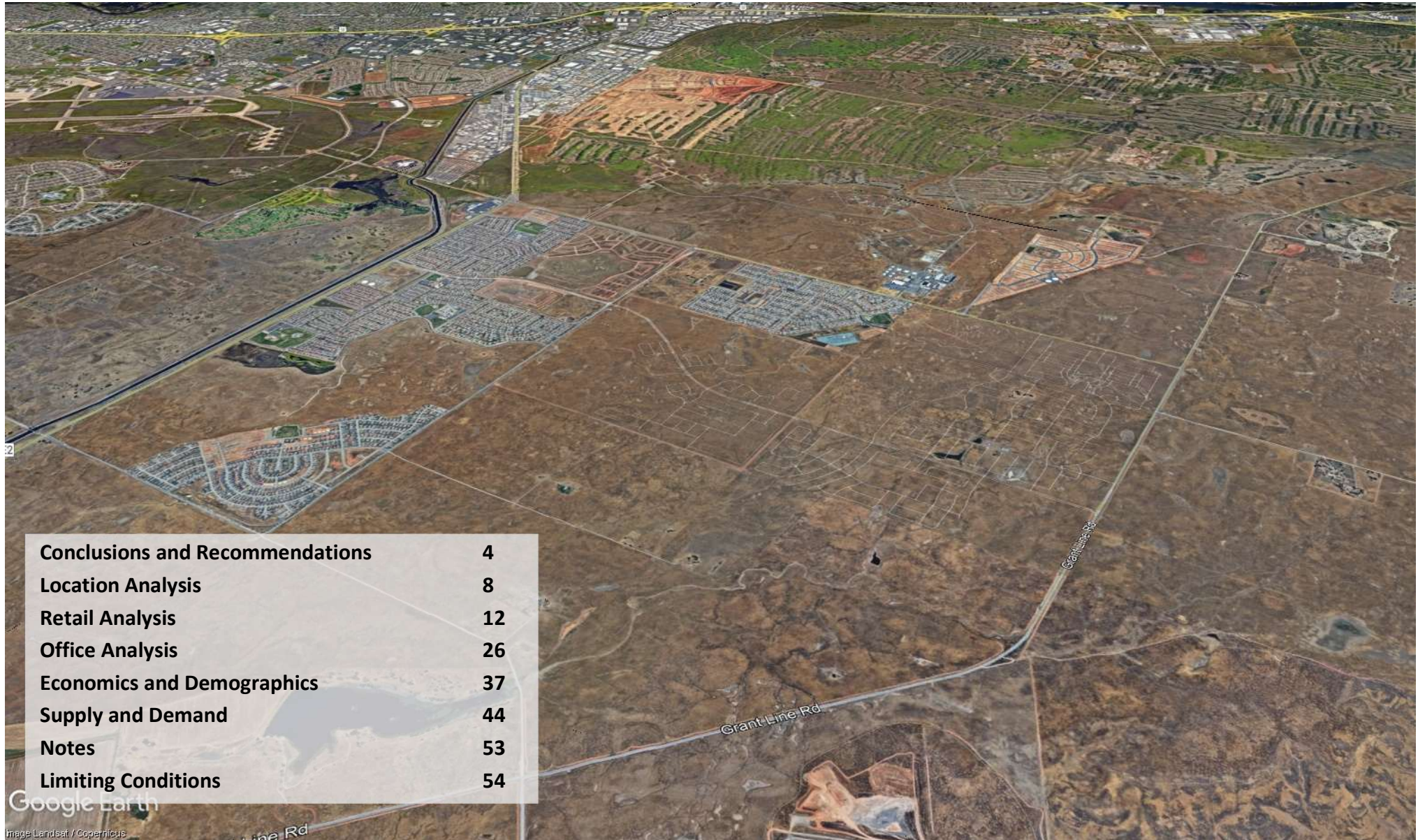


This analysis was prepared by The Gregory Group, a market research firm that specializes in providing information and consulting services to the building industry. The Gregory Group provides quarterly market analysis for northern California; compiles a quarterly new-home database for MSA's within northern California and performs consulting and feasibility analysis throughout northern California.

The Gregory Group was commissioned by Grantline & Chrysanthy 220 Investors, LLC to perform this Market Assessment related to the SunCreek Specific Plan and the Grantline 220 property located south of Chrysanthy Boulevard and west of Grant Line Road in the City of Rancho Cordova. This analysis will be concerned with the 45.6-acre net developable property currently zoned as Regional Town Center.

The Mixed-Use Regional Town Center parcel was originally planned to include 471,755 square feet of commercial buildings with 424,580 square feet of retail and 47,176 square feet of office. However, the current plan involves downsizing the parcel to 8.1-acres (net) and 88,209 square feet of retail, and although residential uses are permitted in the zoning, no residential uses have been assigned by the specific plan. The remaining acreage within the parcel may eventually be planned as residential.

The primary purpose of this analysis is to provide an overview of commercial development (retail and office) within the subject project market area to determine the opportunity for commercial development (retail) at the subject project. Recommendations (based on estimated demand) will be related to the size (both acreage and square footage) of the parcel and buildings. Ultimately, based on the subject project analysis, an appropriate parcel size and building size will be recommended and the recommendations may be different than the current and/or revised plan



Conclusions and Recommendations

ITEM 8.1. Conclusions and Recommendations Challenges and Opportunities

The primary purpose of this analysis is to determine the demand for neighborhood commercial (office and retail) at the subject location within the SunCreek Specific Plan and for the Grantline 220 Property in the City of Rancho Cordova. With a location in the southern section of the City of Rancho Cordova (generally south of Douglas Road and east of Sunrise Boulevard), new housing has been very popular with buyers for many years and in fact, the Rancho Cordova new-home market is one of the fastest growing in the Sacramento Region (on par with Roseville, Folsom and Elk Grove). This hasn't always been the case as development was slow to resume after the Great Recession and planned communities worked their way through the planning process. In addition, two local neighborhood retail centers have opened in the past couple of years to supply goods and services to the residents in the area. But the question remains, with all the additional acres and square feet of retail (and office) space planned within the existing and proposed planned communities, is neighborhood retail and office needed at the subject location.

To accomplish the above, several tasks were undertaken;

- A review of all current and proposed commercial projects within a 3.25-mile radius and a 5.0-mile radius of the subject site. Given that the subject market area is largely undeveloped, the 3.25- and 5.0- mile radii were chosen to capture the current development (including the recent commercial development) and the proposed development planned. This provides for a more complete picture of all potential, and relevant, commercial development in the subject project market area. The projects were analyzed within three categories including Proposed (listed in the specific plan, Under-Construction (projects that have all approvals and are currently being graded and/or built) and Existing (projects that are built and open to the public).
- An estimate of the household retail spending within the defined market areas.
- A demographic analysis of the defined market area that includes population, households, income.
- A review of the retail projects that are existing and under-construction including land size, building square footage, FAR (Floor Area Ratio), percentage use based on retail space, food space and big-box space (grocery), primary anchors, visibility/adjacency, and freeway access.
- An estimated demand for retail space at the subject project.
- An estimate of the current state of the office market in the City of Ranch Cordova and the Highway 50 corridor.

When considering the subject project and the identified subject market area, there are several challenges and opportunities associated with future commercial development:

Challenges

South Rancho Cordova is primarily a residential community with limited neighborhood retail, services, restaurants, entertainment and recreation. The City of Rancho Cordova and Sacramento County (including the cities of Sacramento, Rancho Cordova and Folsom) offers an abundance of regional space at several malls and lifestyle centers. Within a 5.0-mile radius of the subject site, there is currently 194,100 square feet of existing retail (all in the subject market area), 483,389 square feet of retail under-construction, and 2,972,673 square feet of proposed retail. In addition, there is 8,286,671 square feet of office space and a 22.1% vacancy rate in the City of Rancho Cordova.

The subject project is in south Rancho Cordova and is surrounded by a significant amount of future residential development including the communities of Sunridge, SunCreek and The Ranch (all existing communities) and Mather South, Newbridge, Arboretum, Rio Del Oro Cordova Hills (rebranded as Braden). There will be a need for more commercial space in the area, but there is an abundance of retail and office space planned as growth continues outward from the Douglas Road and Sunrise Boulevard area and there may be a limited amount of new retail and office development required. The over abundance of commercial space may provide a disincentive for retailers to locate in the subject project.

New Commercial Development is Under Construction across the street from the subject project. Cordova Hills is currently grading at the site of the new Town Center which is planned to include 178.4-acres of commercial uses including shops, offices, lifestyle retail, restaurants and residential. This commercial center offers the scale to provide a much more enjoyable and synergistic environment than the nearby subject project. This would ultimately result in retailers and office uses opting for the grander Cordova Hills center than the limited availability at the subject project.

There is a continued surge in on-line shopping. According to the US Census Bureau, 16.4% of all retail sales in the Fourth Quarter of 2024 were on-line (a growth rate of 9.4% year-over-year and a growth rate of only 3.8% for total retail sales). Eighty-one percent of the US population shops on-line with Gen-Z and millennials leading the way followed by Gen-X. The continuation of retail purchases on-line will continue to erode the physical presence of traditional retail space.

Opportunities

A neighborhood retail complex can provide a community center especially when combining retail (goods, services and experiences) with entertainment, food, and gathering spots (play areas, a focal point/fountain type ornamentation, parks and open space).

The eastern portion of the SunCreek planned community (and the Grantline 2020 Property) can draw from a greater area with a larger number of households especially further east of Sunrise Boulevard and further south of Douglas Road where there is an immediate lack of current retail development (although this will not be the case in the future as there is significant retail and office planned just to the east across Grantline Road in the Cordova Hills project).

Given the planned future development of the SouthEast Connector Expressway along Grantline Road, there is the potential for greater traffic flow and visibility which would allow local commercial uses along the corridor to be in demand. However, it is anticipated that the Cordova Hills community directly across Grantline Road will provide much of the retail and office uses related to the corridor given the scale and plan as compared to the subject project.

A desirable community and an exceptional living environment. An aspirational community in which to live, work and shop.

The Regional Town Center development at the subject location (in the SunCreek Specific Plan and the Grantline 220 Property) south of Chrysanthy Boulevard and west of Grant Line Road is planned to include 45.6 net acres and 424,580 square feet of retail space and 47,176 acres of office space (a combined total of 471,755 square feet). To determine the viability of retail and office development at the subject project, an analysis of the supply and demand within a 3.25-mile and 5.0-mile radius was undertaken for the retail space and within the City of Rancho Cordova for the office space.

This analysis reveals that when considering under-construction, proposed and existing retail space within a 3.25-mile radius, there is a current oversupply of retail space of 1,436,127 square feet (and an oversupply of 2,226,242 square feet within a 5.00-mile radius). This makes sense as existing residential accounts for only a portion of this demand with most of future retail planned within future planned communities. In fact, if only retail that is under-construction and existing and the total buildout of housing within the 3.25-mile radius was considered, there would be an undersupply of 273,744 square feet—a square footage that is easily supplied by the many future planned communities. The estimated demand for new retail now and in the future is easily outpaced by the estimated future supply. Based on current retail trends (including the growth of on-line shopping, delivery services, etc.), there will be a significant oversupply of retail space in the subject market area and those projects that offer the best synergy of scope and scale (such as the Branden Town Center for example) will likely prosper.

In addition, the current and projected dynamics associated with the office market (an abundance of square footage in the City of Rancho Cordova and the Highway 50 corridor, high vacancy rates and the fast-changing attitudes associated with work including work-from-home and hybrid-work), suggests that there is very limited demand for new office space in the City of Rancho Cordova and the Highway 50 corridor and certainly in the smaller sized parcel associated with the subject project. There is no real synergy associated with the subject site for office development, and based on current trends, there is unlikely to be in the future.

Based on current development patterns, major and neighborhood retail and office development other than the subject project will be within the emerging planned communities to the north, east, south and west and that retail and office demand will be more significant in these other areas than within the subject project. Therefore, based on a proportional analysis of future household growth within a 3.25-mile radius of the subject site (and a 5.00-mile radius and the City of Rancho Cordova), there is believed to be no demand for retail and office development within the Grantline 220 Property at the subject location. The oversupply is significant and the location of future retail and office within the immediate area of the subject project (across Grant Line Road) will far outpace the demand for the more limited space that is available at the subject project.

Given the above demand scenario, it is recommended that no commercial space be developed at the subject project and that the site be utilized for higher density attached and detached housing. This will serve several purposes, first, the commercial site is surrounded by a major throughfare and new retail across Grant Line Road (in Cordova Hills) and new higher density housing will act as a buffer between the existing lower density housing and the commercial uses, second the site will act as a buffer between the future SouthEast Connector Expressway and the existing residential to the west, and thirdly, higher density housing provides more affordable and attainable housing options to buyers in an area that is seeing consistent price increases (along with higher interest rates). Higher density residential at densities between 8.0 and 12.0 units per acre for detached homes and between 12.0 and 18.0 units per acre for attached homes, would be appropriate.

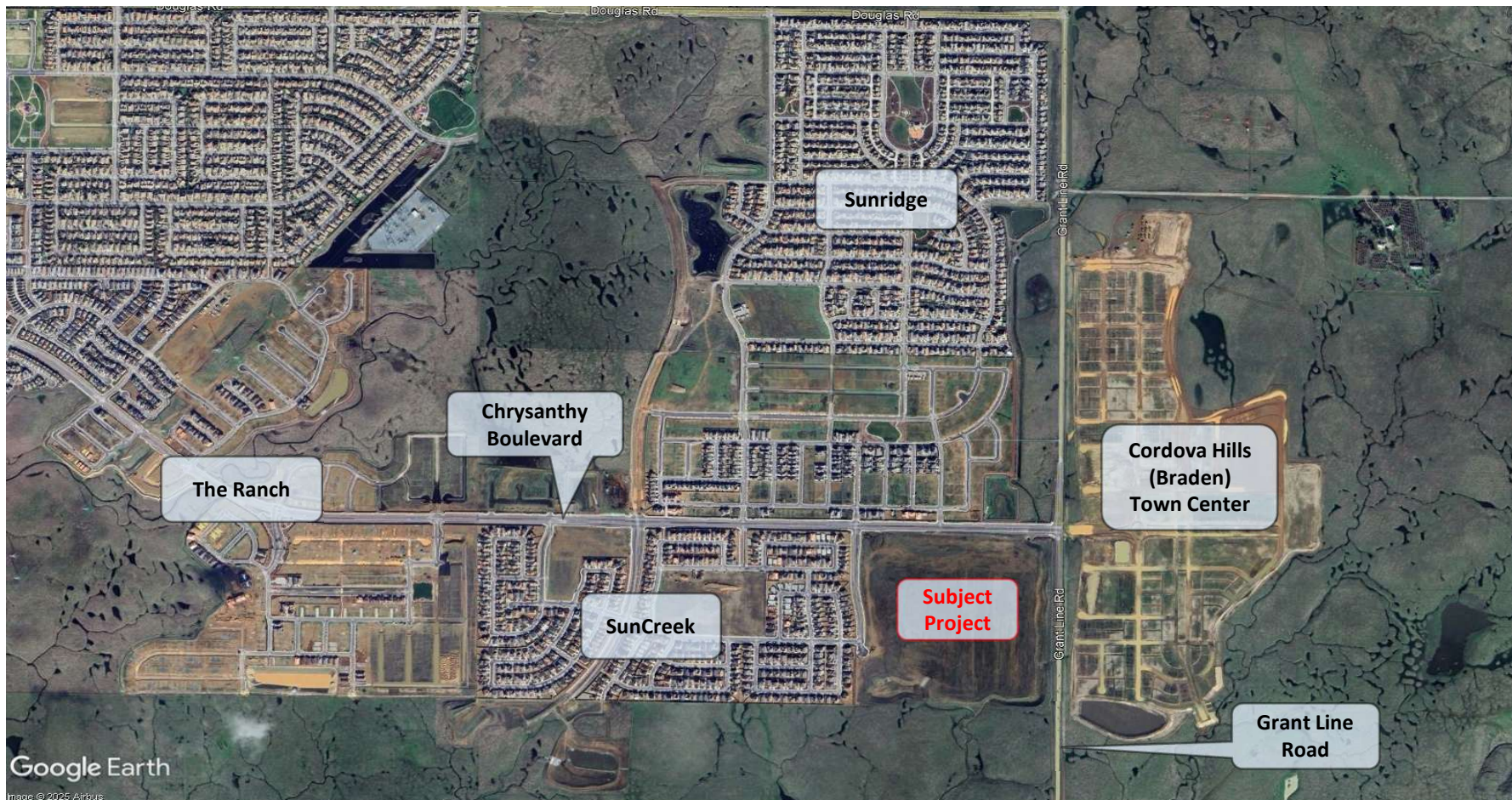
However, if commercial development it required, development of less than 100,000 square feet of retail space would be appropriate with no development of office space. In terms of uses, it is recommended that the space be dedicated to retail and food services (fast food, coffee, and local food service).

Location Analysis

ITEM 8.1. Location Analysis City of Rancho Cordova

The subject project consists of a 45.6-acre net developable property that is currently zoned as Regional Town Center and is located south of Chrysanthy Boulevard and west of Grant Line Road in the City of Rancho Cordova. The parcel is planned to include 471,755 square feet of commercial buildings with 424,580 square feet of retail and 47,176 square feet of office. The many attributes of the City of Rancho Cordova and the subject property includes:

- The quiet, less hectic and less congested lifestyle that is close to the Sacramento Region including employment, services, transportation corridors, conveniences, entertainment and recreation;
- The community-centric location that allows residents to raise a family or transition into empty-nester, move-down or retiree.
- Housing that includes traditional residential on all sizes of lots and all housing types.
- A convenient location that is close to existing neighborhood and regional services as well as varied recreational and entertainment options.



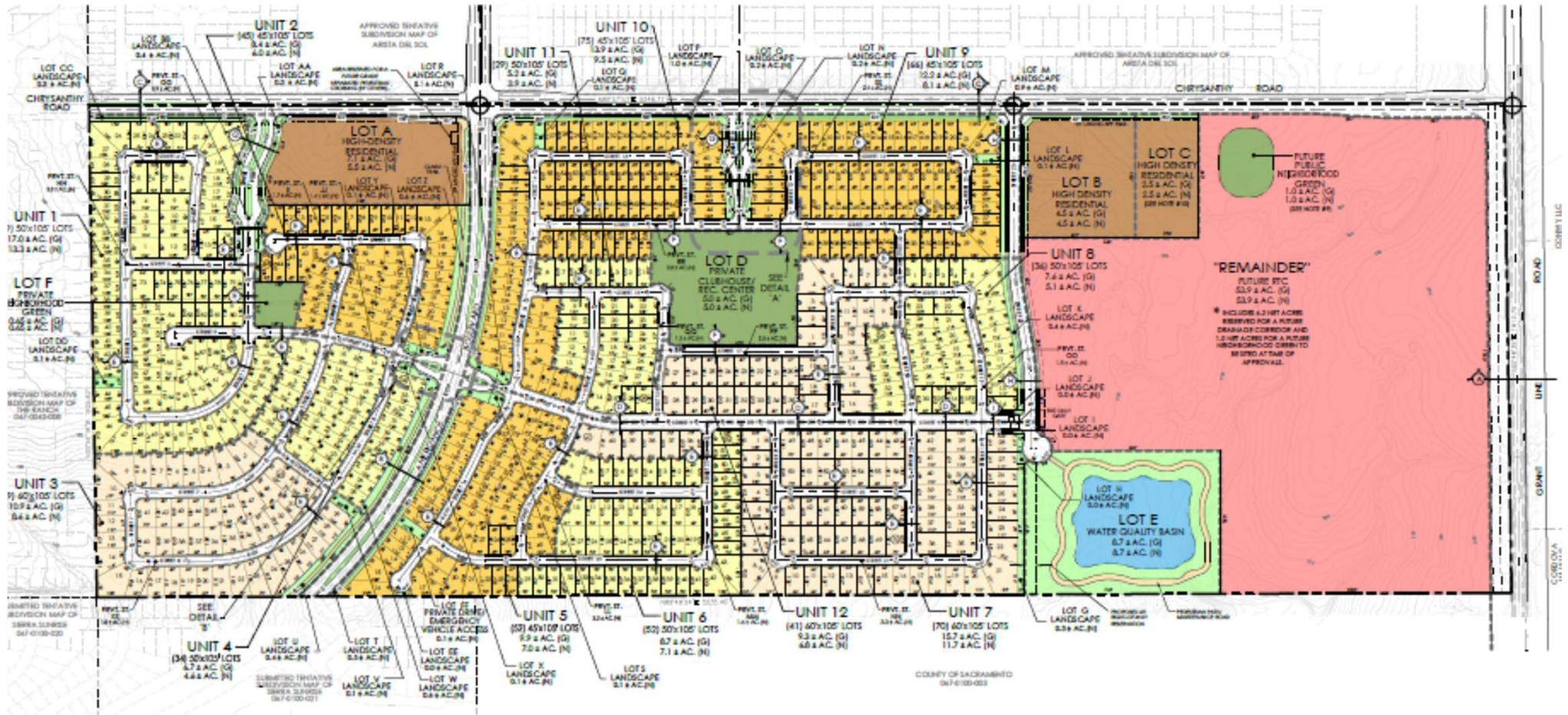
ITEM 8.1. Location Analysis Subject Site

The subject property provides good visibility at the corner of Chrysanthy Boulevard and Grant Line Road in the eastern section of current development in Rancho Cordova. The subject site includes 45.6-acres with a Regional Town Center zoning that is planned to include office and retail space to serve the local community. However, recently the new community of Cordova Hills (renamed Braden) has recently begun construction of the Town Center located directly to the east of the subject site across Grant Line Road. Cordova Hills is planned to include 483,389 square feet of retail uses in addition to office, restaurants and entertainment. It is hard to imagine, with the Cordova Hills project being developed as an integrated lifestyle center, that there will be demand for retail (and office) at the subject site based on location alone.



Image © 2025 Airbus

SMALL LOT TENTATIVE SUBDIVISION MAP
GRANTLINE 220
CITY OF RANCHO CORDOVA, CALIFORNIA
AUGUST 26, 2020



Retail Analysis

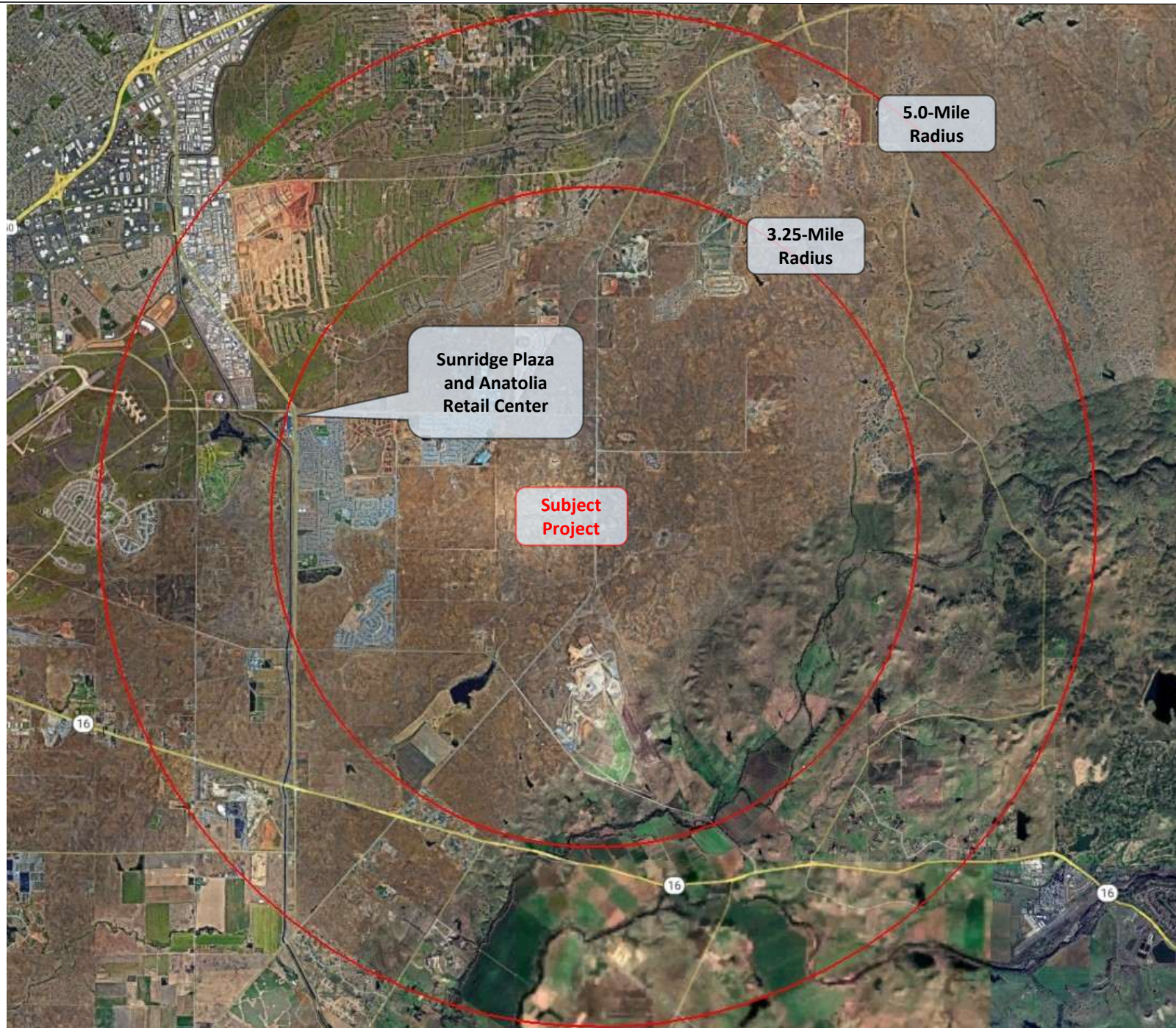
A summary analysis of current retail projects within the defined market area for projects that are either existing or under-construction reveals the following:

- There are only two active retail centers on the subject market area with an average land acreage of 13.9-acres (an average of 604,831 square feet), ranging from 13.3 to 14.5-acres (a range from 579,348 to 630,313 square feet).
- The average building size of all buildings within the retail centers is 97,050 square feet ranging from 96,724 to 97,376 square feet.
- By type of use, the average square footage is as follows:
 - Retail Space: an average of 30,664 square feet (representing 31.6% of the total space).
 - Food Space: an average of 18,554 square feet (representing 19.1% of the total space).
 - Big Box Space (grocery): an average of 47,833 square feet (representing 49.3% of the total space).
- The average FAR (Floor Area Ratio) is 16.0% (ranging from a low of 15.3% to a high of 16.8%).

The two projects have a larger percentage of food space (an average of 49.3%) due to the demand for local grocery shopping and the lack of close by grocery shopping. In addition, food services including drive-through, have a lower percentage (an average of 19.1%) due to locational factors, zoning issues and the design of the centers and a greater percentage of general retail space (an average of 31.6%). While these two new projects do not necessarily make a trend (the demand for any type of local retail in the Sunrise Boulevard and Douglas Road area has been substantial for many years), the movement toward more availability of big-box space (including grocery) and neighborhood retail (with services), makes sense.

In terms of design, other than larger parcels that are designed as lifestyle centers (like The Fountains at Roseville and the Palladio in Folsom), the neighborhood retail centers are designed in a traditional manner; with buildings around the edges and parking in the middle. It can be difficult in smaller parcel sizes with limited retail uses, to provide for a true lifestyle experience, but smaller sites can still benefit from good design:

- Walking paths (from the surrounding neighborhood and within the center);
- Wider sidewalks on main corridors where retail is prominent;
- Indoor/outdoor dining space (to take advantage of the excellent weather);
- More inviting architecture at the street (not just the back of the building, but an invitation from the street through the sidewalk to the patio into the space or an inward focused design with parking behind that is less intrusive);
- Common areas that include a focus (green area, fountain, play area, gather spot, etc.) where people and families can meet and mingle, or listen to a concert and where children can play;
- For smaller neighborhood centers, an appropriate mix of retailers that provides for the greatest user experience and specialty use (food and coffee, entertainment such as Paint and Sip and fitness such as F45 or a yoga studio and services such as hair and nail salon; the cleaners may be best in a traditional neighborhood center);



ITEM 8.1.
Retail Analysis
Project Summary

Parameters:	Market Area Summary (Totals)		Market Area Summary (Average)		Market Area Summary (Min/Max)	
Project Status:	--		--		--	
Land Acreage:	27.8		13.9		13.3	14.5
Land Square Feet:	1,209,661		604,831		579,348	630,313
Building Square Feet:	194,100		97,050		96,724	97,376
Retail Space:	61,327	31.6%	30,664	31.6%	24,600	36,727
Food Space:	37,107	19.1%	18,554	19.1%	16,449	20,658
Big Box Space (Grocery, etc.):	95,666	49.3%	47,833	49.3%	39,991	55,675
FAR (Average):	16.0%		16.0%		15.3%	16.8%
Vacant Square Footage:	79,083		39,542		10,608	68,475
Percent Vacant:	40.7%		40.7%		10.9%	70.8%

Project Name: Location:	Sunridge Plaza S/Douglas Road W/Sunrise Boulevard		Anatolia Retail Center S/Douglas Road E/Sunrise Boulevard	
Project Status:	Existing		Existing/Under Construction	
Land Acreage:	13.3		14.5	
Land Square Feet:	579,348		630,313	
Building Square Feet:	97,376		96,724	
Retail Space:	36,727	37.7%	24,600	25.4%
Food Space:	20,658	21.2%	16,449	17.0%
Big Box Space (Grocery, etc.):	39,991	41.1%	55,675	57.6%
FAR:	16.8%		15.3%	
Vacant Square Footage:	10,608		68,475	
Percent Vacant:	10.9%		70.8%	

ITEM 8.1.
Retail Analysis
Project Summary

The primary retail anchors tend to be grocery stores within larger retail centers, and single use facilities (drug stores, medical, etc.) within smaller retail centers. Some centers are located within an existing residential neighborhood (interior or along a minor neighborhood corridor), but most are located along a major neighborhood corridor or a regional artery (such as the two listed in this analysis). Freeway access to all centers is most direct to Highway 50 via Sunrise Boulevard, but as the south Rancho Cordova and surrounding Sacramento County areas builds out, future retail centers will be located not only on major corridors, but within neighborhood residential areas.

Based on local observation, regional and national retail trends highlighted by ULI and CBRE, and actual and proposed retail development in the subject project market area, there are several major sectors of retail use that are popular today and anticipated to grow in the future including:

- **Food:** Strong restaurant and grocery performance. This includes grocery stores like Safeway, Raley's and Nugget and food establishments like Starbucks (drive-thru), Chick Fil-A, Jacks Urban Eats, and The Habit.
- **Furniture and Home:** Still strong but the rate of growth is slowing. While this category includes establishments like Home Depot, it also includes smaller retail spaces that offer specialty stores like carpet, mattress, and lighting.
- **Fashion:** Both upscale and discounters are growing.
- **Faces:** Cosmetics, and personal services are still strong and expanding and includes places like Ulta and Sephora.
- **Fitness and Wellness:** Has bounced back from the COVID surge and subsequent flattening. Larger locations like 24-hour fitness and Lifetime, but also smaller studios like F45 Training, Yoga and pilates studios.
- **Fun:** Entertainment and experiences are still good and expanding.

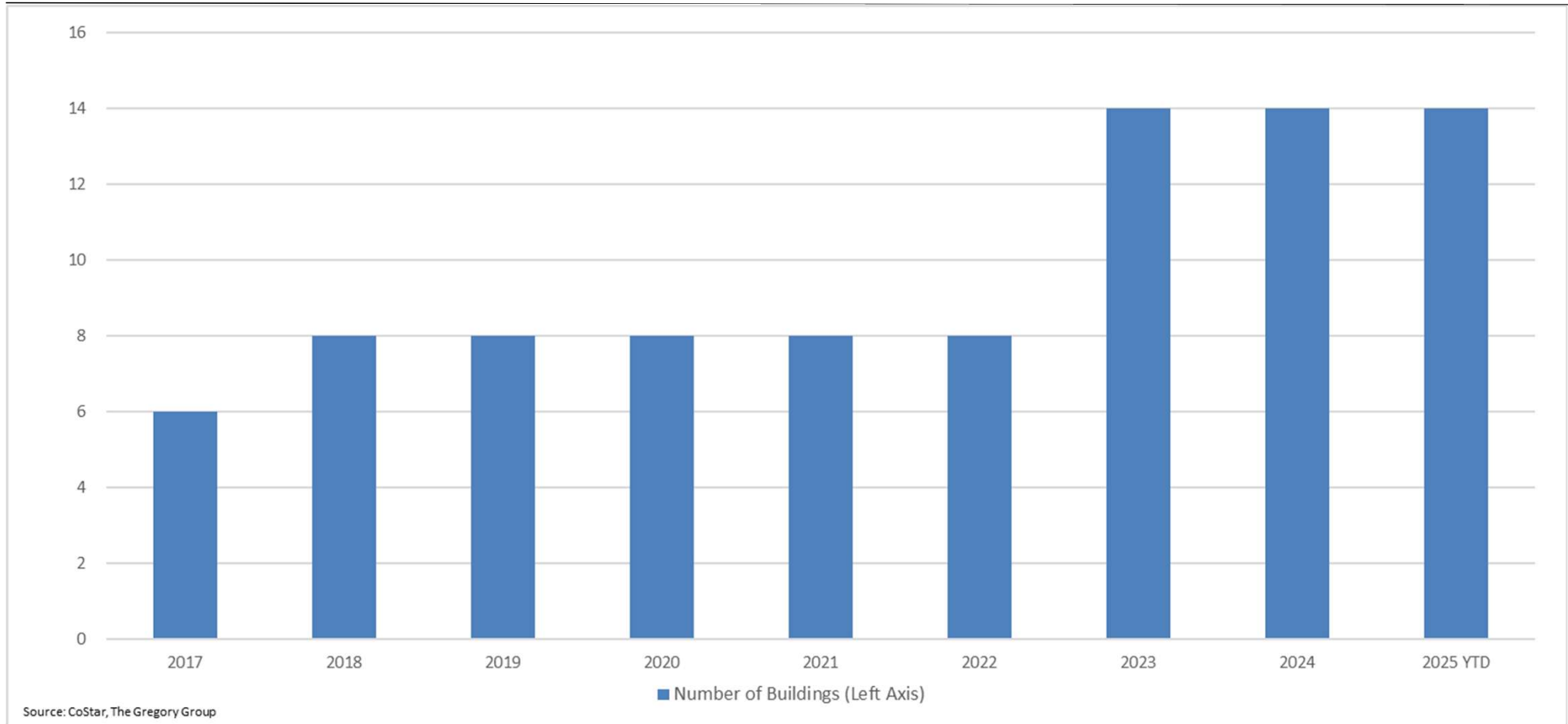
Project Name: Location: Category	Sunridge Plaza S/Douglas Road W/Sunrise Boulevard	Anatolia Retail Center S/Douglas Road E/Sunrise Boulevard
Project Status:	Existing	Existing/Under Construction
Building Square Feet:	97,376	96,724
Site Acreage:	13.3	14.5
Retail Anchors:		
Primary:	Raley's	Unleased
Other:	Starbucks	McDonalds
Other:	Chase Bank	Chevron
Other:	Auto Zone	Pacific Dental
Visibility/Adjacency:	Major Neighborhood Intersection	Major Neighborhood Intersection
Freeway Access:	3.9-Miles to Hwy 50	3.9-Miles to Hwy 50



ITEM 8.1.
Retail Analysis
Summary Table

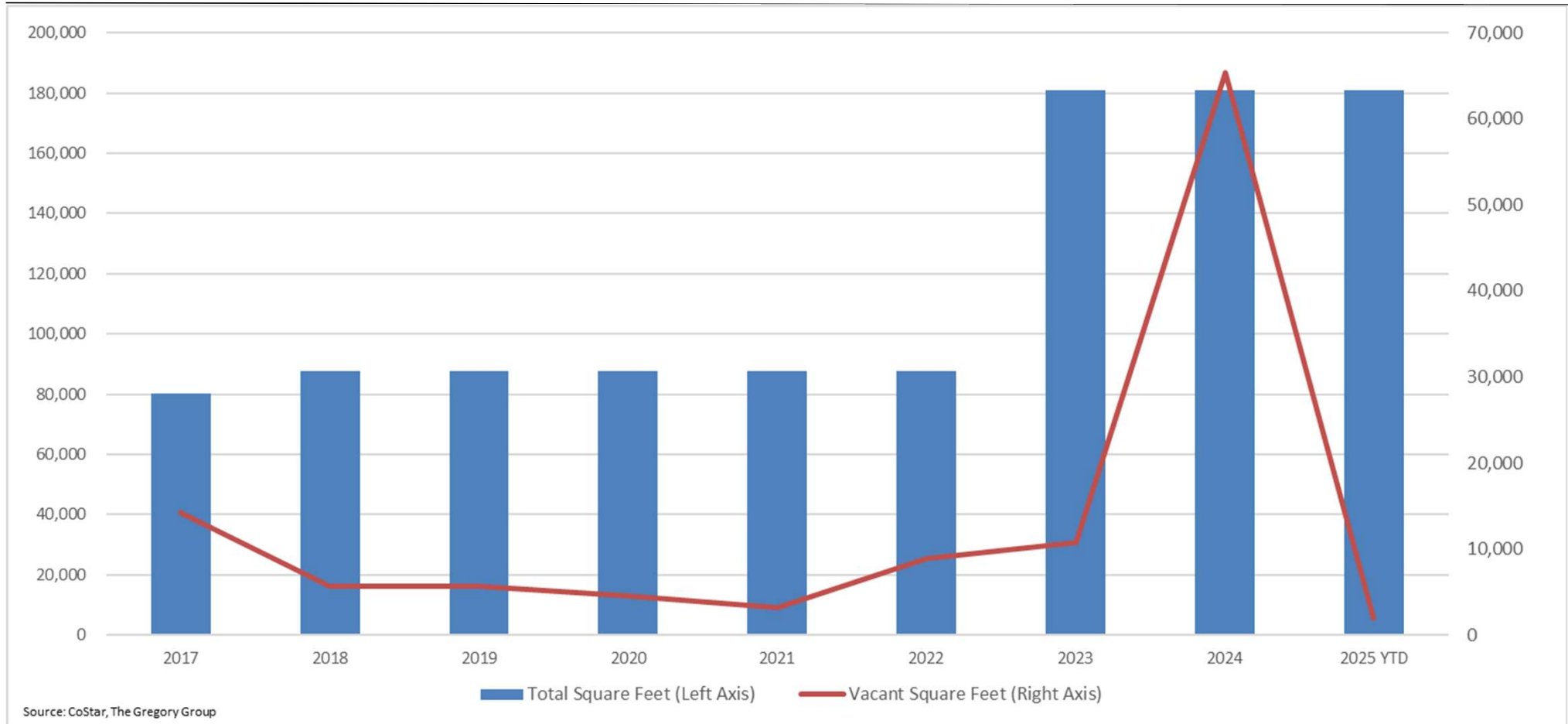
Rancho Cordova 3.25-Mile Radius Year	Number of Buildings	Total Square Feet	Vacant Square Feet	Percent Vacant	Net Absorption Square Feet	Base Rent Per Square Foot	Growth Rate
2017	6	80,277	14,177	17.7%	66,100	-	--
2018	8	87,815	5,725	6.5%	15,990	-	--
2019	8	87,815	5,725	6.5%	-	-	--
2020	8	87,815	4,527	5.2%	1,198	-	--
2021	8	87,815	3,244	3.7%	1,283	-	--
2022	8	87,815	8,905	10.1%	(5,661)	-	--
2023	14	181,040	10,795	6.0%	91,335	\$45.47	--
2024	14	181,040	65,362	36.1%	(54,567)	\$43.30	-4.8%
2025 YTD	14	181,040	1,887	1.0%	63,475	\$44.52	2.8%

ITEM 8.1.
Retail Analysis
Number of Buildings -- Graph

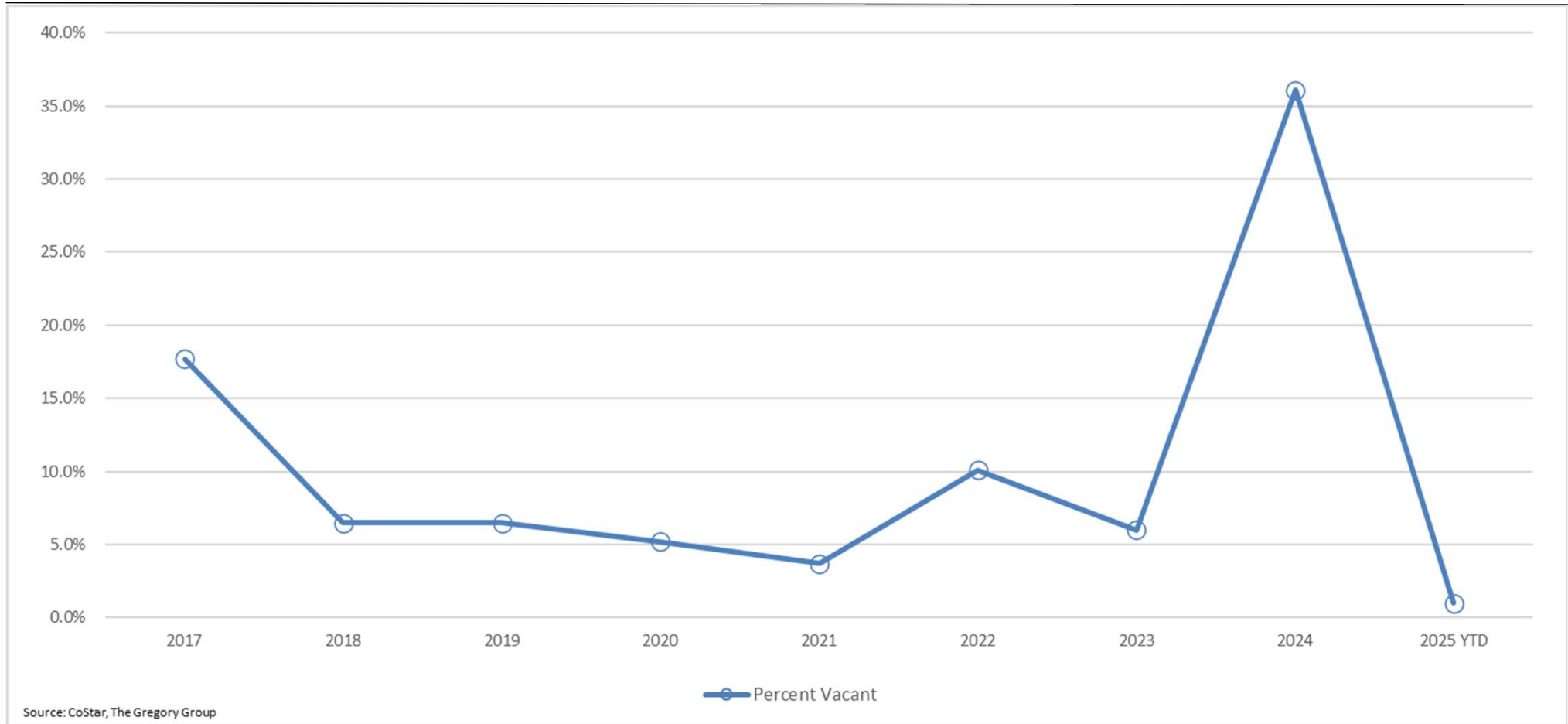


ITEM 8.1.
Retail Analysis

Total and Vacant Square Footage -- Graph

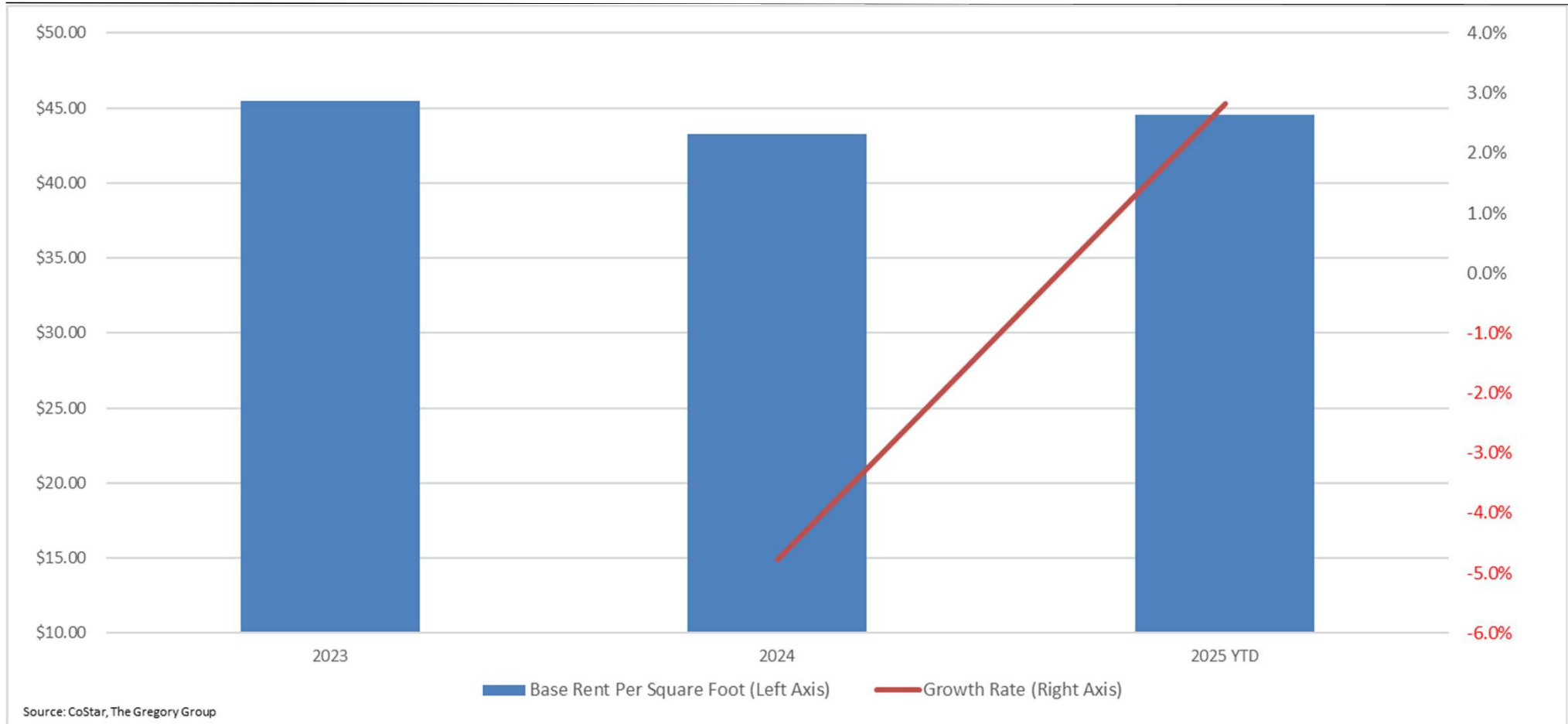


ITEM 8.1.
Retail Analysis
Percent Vacant -- Graph

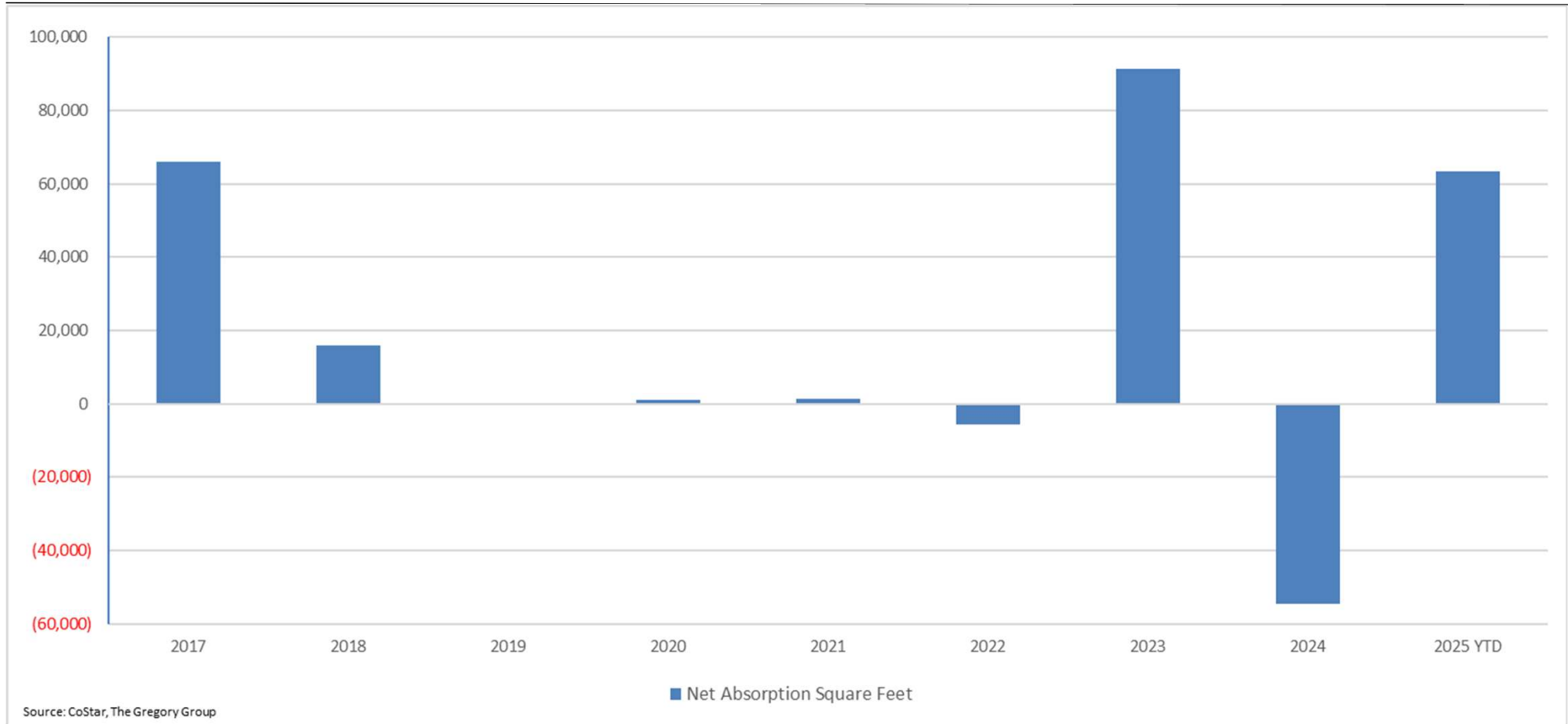


ITEM 8.1.
Retail Analysis

Base Rent and Growth Rate -- Graph



ITEM 8.1.
Retail Analysis
Net Absorption -- Graph

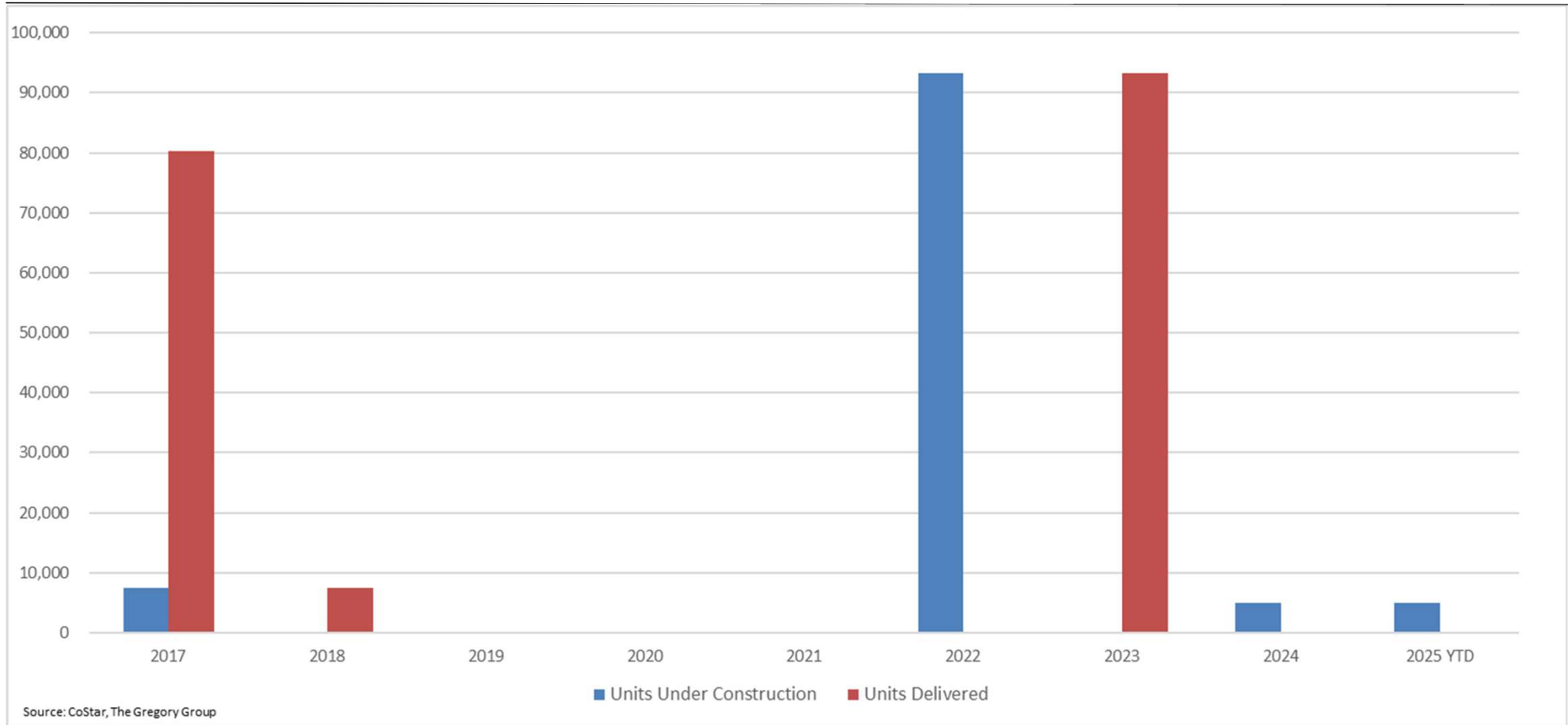


ITEM 8.1.
Retail Analysis
Summary Table

Rancho Cordova 3.25-Mile Radius Year	Number of Buildings	Total Square Feet	Units Under Construction	Units Delivered
2017	6	80,277	7,538	80,277
2018	8	87,815	-	7,538
2019	8	87,815	-	-
2020	8	87,815	-	-
2021	8	87,815	-	-
2022	8	87,815	93,225	-
2023	14	181,040	-	93,225
2024	14	181,040	5,000	-
2025 YTD	14	181,040	5,000	-

ITEM 8.1.
Retail Analysis

Under Construction and Deliveries -- Graph



Office Analysis

A slightly different approach is taken when analyzing office space. It is logical and essential to consider a radius around the subject site when considering retail space as most of the local community retail will be utilized by those that live in the neighborhood. However, employment uses are different and in fact, most people that work in an office will do so outside of their immediate neighborhood. Therefore, The minimum boundaries for office is the entire City of Rancho Cordova. While a city limit may not always be the most efficient boundary when considering employment, the City of Ranch Cordova is an exception based on its location along Highway 50 (the Highway 50 corridor is a major employment center in the Sacramento Region).

Within the City of Rancho Cordova there are (as of 2025 year-to-date) 163 building with a total of 8,286,671 square feet. Of the total square feet in all the available buildings, there is 1,827,739 square feet that is vacant (a vacancy rate of 22.1%). Interestingly, the past three years have posted the highest vacancy rates since 1998 when the survey began. The vacancy rate was 22.6% in 2023, 22.4% in 2024 and 22.1% currently—the lowest vacancy rate was in 2000 at 6.8%. The higher vacancy rates for the past three years reflect the dramatic changes that have occurred since the pandemic of 2000 when employees were sent home for work and many have not returned. In fact, the current trend, despite some companies requiring employees to be back in the office, is for a longer-term trend of work-from-home full time and for hybrid-work (working a few days in the office and a few days at home). It is also interesting to note that in 2023, the net absorption was a negative 389,385 square feet, followed by an increase of only 10,376 in 2024 and an increase of 32,261 in 2025 year-to-date. In fact, between 2020 and 2025, net absorption was a negative 486,409 square feet and since 2013 only 285,000 square feet have been constructed and delivered in the city.

Also worth noting is when considering the entire Highway 50 corridor between Howe Avenue and El Dorado Hills Boulevard there are 434 building with a total of 20,507,022 square feet with 3,214,608 square feet of vacant space (a vacancy rate of 15.7%). Between 2020 and 2025 year-to-date there has been a negative 863,307 square feet of net absorption and since 2013 only 357,233 square feet of new delivered office space in the entire Highway 50 corridor.

The overall trends in the local market are also reflected in the greater Sacramento Region, the State of California and even the US. And there does not appear to be any significant relief in the office market as recent sales have been much less than what was paid in past years and renters are requiring significant enticements to stay in an existing space or when leasing a new space. Despite, some companies and the State government “requiring” workers back in the office, it still appears to be a select few as most workers who are working remotely or hybrid enjoy the freedom, the lack of a commute, the greater control over their lives and are generally as productive (or more so) then they were in the office full-time. There can certainly be a case for younger workers to have better mentorship when in the office, greater collaboration with in-house working conditions and the social aspects of a full office, but there are also downsides that have become major sticking points with employees (especially younger employees) including time wasted on commuting, a lack of privacy in an office work environment (specifically noise and interruptions), limited ability to take breaks for a doctor's visit, to pick up children or run errands (and work other times to make up for any lost hours) and maybe the biggest factor, especially for working parents, the added cost associated with daycare (which has risen significantly since the pandemic).

Finally, there does appear to be two segments of the office market that are bucking the lethargic trend in office leasing. First, for companies that rely on maintaining an office space and who can afford it, there is a strong desire to be in a “A” complex. This would include not only location, and tenant improvements, but also added features such as a good gym, a place to eat, walkability to local services, etc. Those that can afford “A” space are demanding these features, while those that are more cost reliant, are opting for bottom “B” or “C” spaces as they are not as concerned with the upgrades and are more concerned with cost. Secondly, given the increase in individual owner small businesses (including consultants, etc.), office condos a have become very popular and are often selling and renting at values greater than traditional space in basic buildings. There are some building owners that are converting space to condos and either selling or renting this space and this has proven successful in the right location.

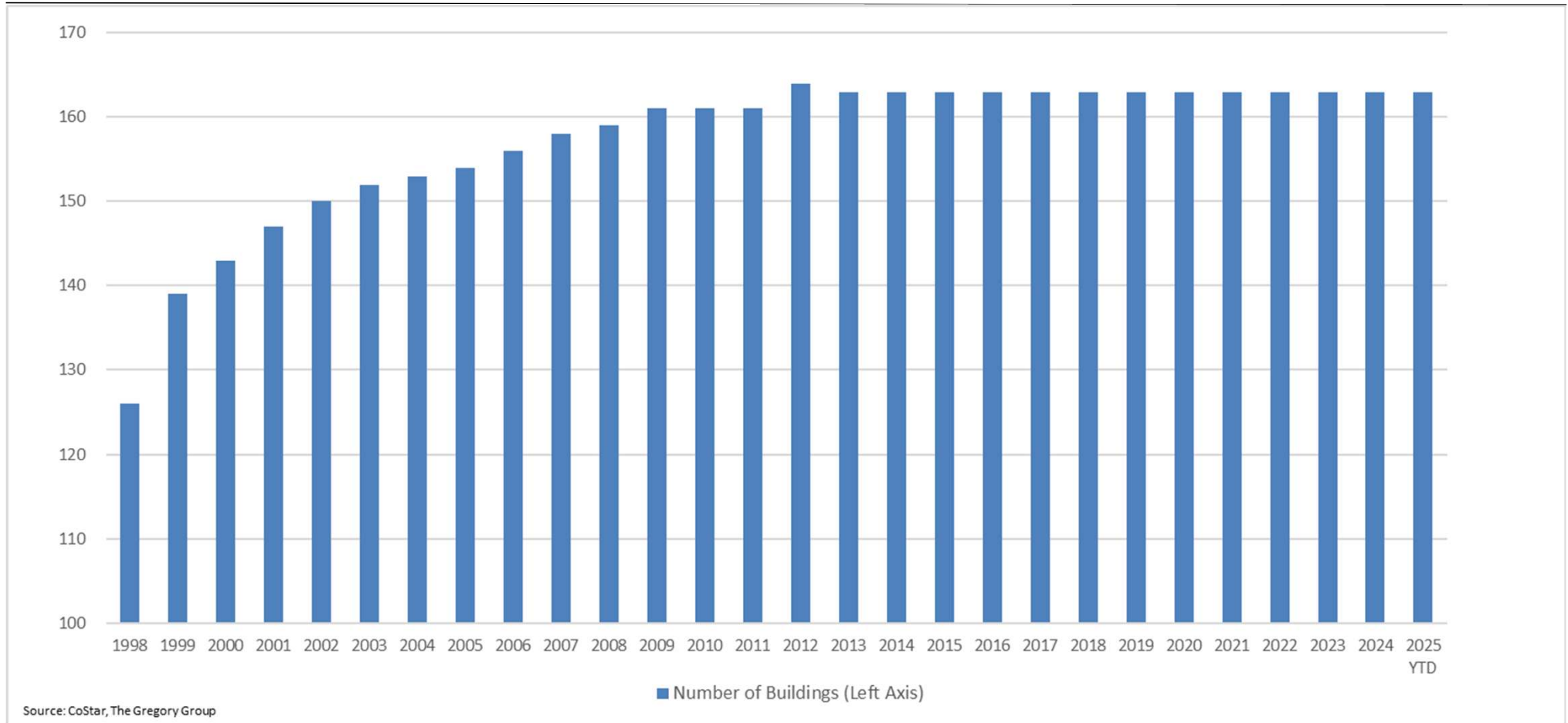
ITEM 8.1.
Office Analysis
Project Summary -- Map



ITEM 8.1.
Office Analysis
Summary Table

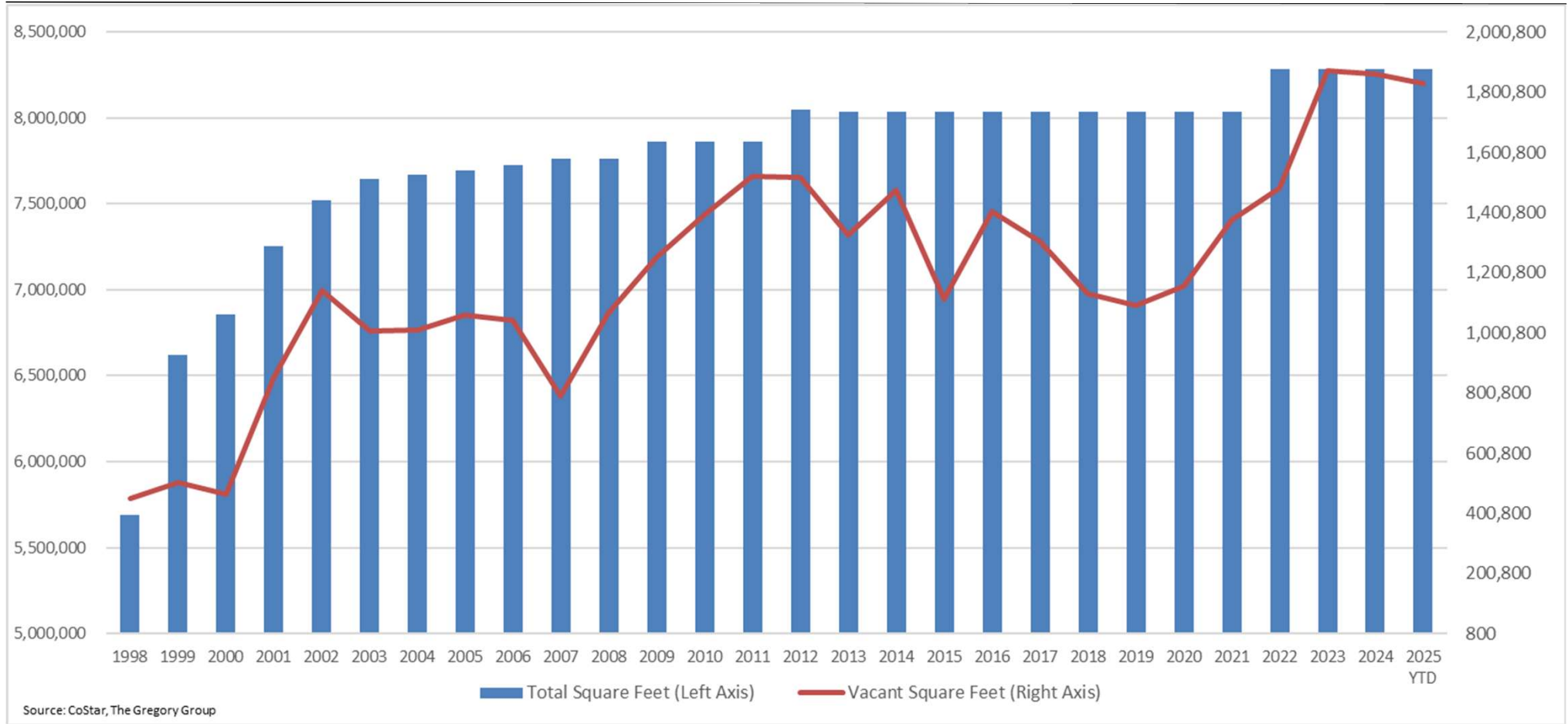
Rancho Cordova Year	Number of Buildings	Total Square Feet	Vacant Square Feet	Percent Vacant	Net Absorption Square Feet	Base Rent Per Square Foot	Growth Rate
1998	126	5,691,024	450,920	7.9%	(144,678)	\$18.19	--
1999	139	6,622,589	504,257	7.6%	878,228	\$16.37	-10.0%
2000	143	6,855,845	464,469	6.8%	273,044	\$17.86	9.1%
2001	147	7,253,307	854,234	11.8%	7,697	\$19.53	9.4%
2002	150	7,519,514	1,140,408	15.2%	(19,967)	\$19.45	-0.4%
2003	152	7,645,234	1,005,967	13.2%	260,161	\$19.19	-1.3%
2004	153	7,667,552	1,010,216	13.2%	18,069	\$18.19	-5.2%
2005	154	7,695,741	1,060,779	13.8%	(22,374)	\$17.80	-2.1%
2006	156	7,726,457	1,042,794	13.5%	48,701	\$20.17	13.3%
2007	158	7,759,984	789,581	10.2%	286,740	\$20.88	3.5%
2008	159	7,762,984	1,067,362	13.7%	(256,299)	\$20.80	-0.4%
2009	161	7,861,839	1,249,837	15.9%	(83,620)	\$20.38	-2.0%
2010	161	7,861,839	1,393,896	17.7%	(144,059)	\$19.94	-2.2%
2011	161	7,861,839	1,521,309	19.4%	(145,895)	\$19.11	-4.2%
2012	164	8,045,646	1,516,734	18.9%	188,382	\$18.64	-2.5%
2013	163	8,037,146	1,327,478	16.5%	180,756	\$18.64	0.0%
2014	163	8,037,146	1,474,189	18.3%	(146,711)	\$18.57	-0.4%
2015	163	8,037,146	1,111,785	13.8%	362,404	\$18.94	2.0%
2016	163	8,037,146	1,404,521	17.5%	(292,736)	\$19.36	2.2%
2017	163	8,037,146	1,304,737	16.2%	99,784	\$19.71	1.8%
2018	163	8,037,146	1,130,358	14.1%	174,379	\$20.51	4.1%
2019	163	8,037,146	1,091,805	13.6%	38,553	\$21.11	2.9%
2020	163	8,037,146	1,157,276	14.4%	(65,471)	\$22.00	4.2%
2021	163	8,037,146	1,374,483	17.1%	(217,207)	\$22.42	1.9%
2022	163	8,286,671	1,480,991	17.9%	143,017	\$21.90	-2.3%
2023	163	8,286,671	1,870,376	22.6%	(389,385)	\$21.34	-2.6%
2024	163	8,286,671	1,860,000	22.4%	10,376	\$21.21	-0.6%
2025 YTD	163	8,286,671	1,827,739	22.1%	32,261	\$21.16	-0.2%

ITEM 8.1.
Office Analysis
Number of Buildings -- Graph

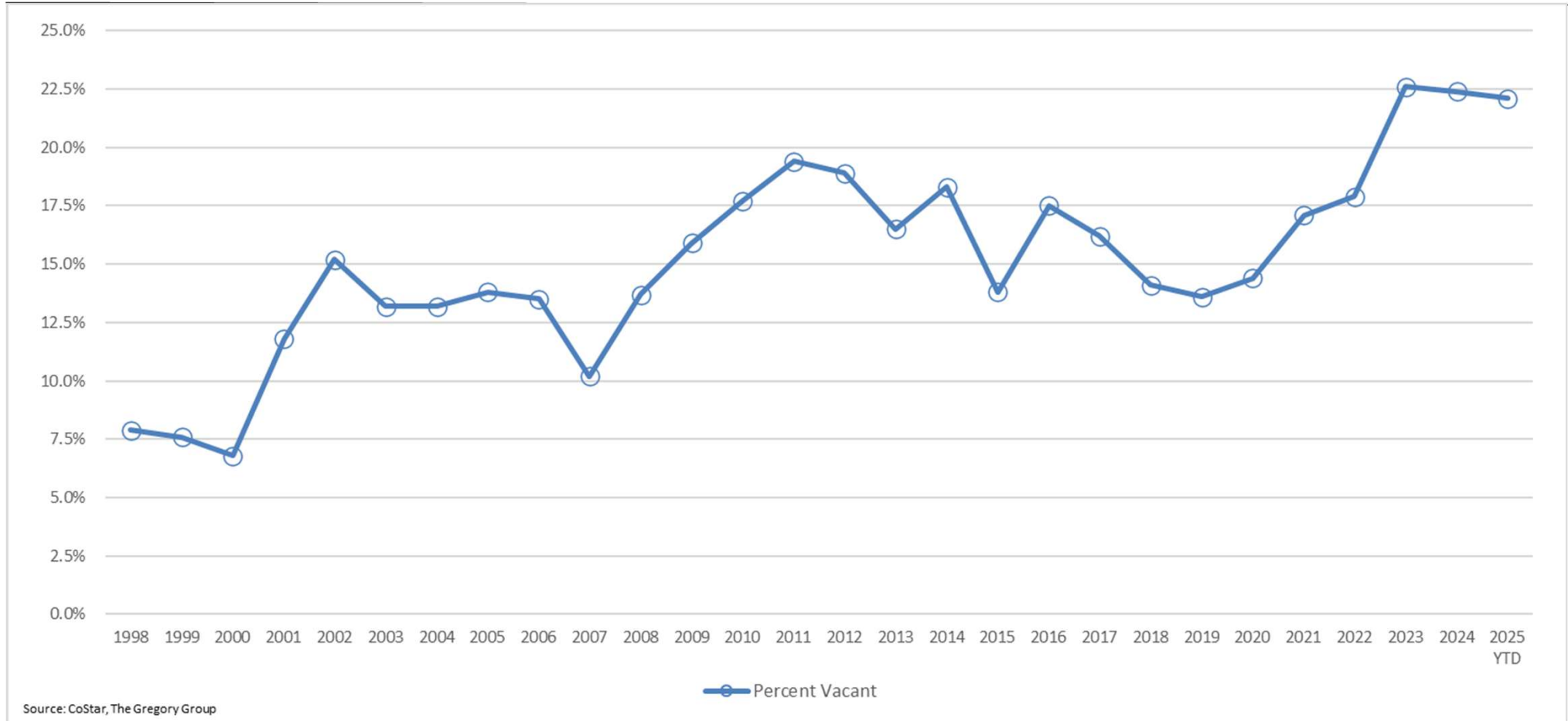


ITEM 8.1.
Office Analysis

Total and Vacant Square Footage -- Graph

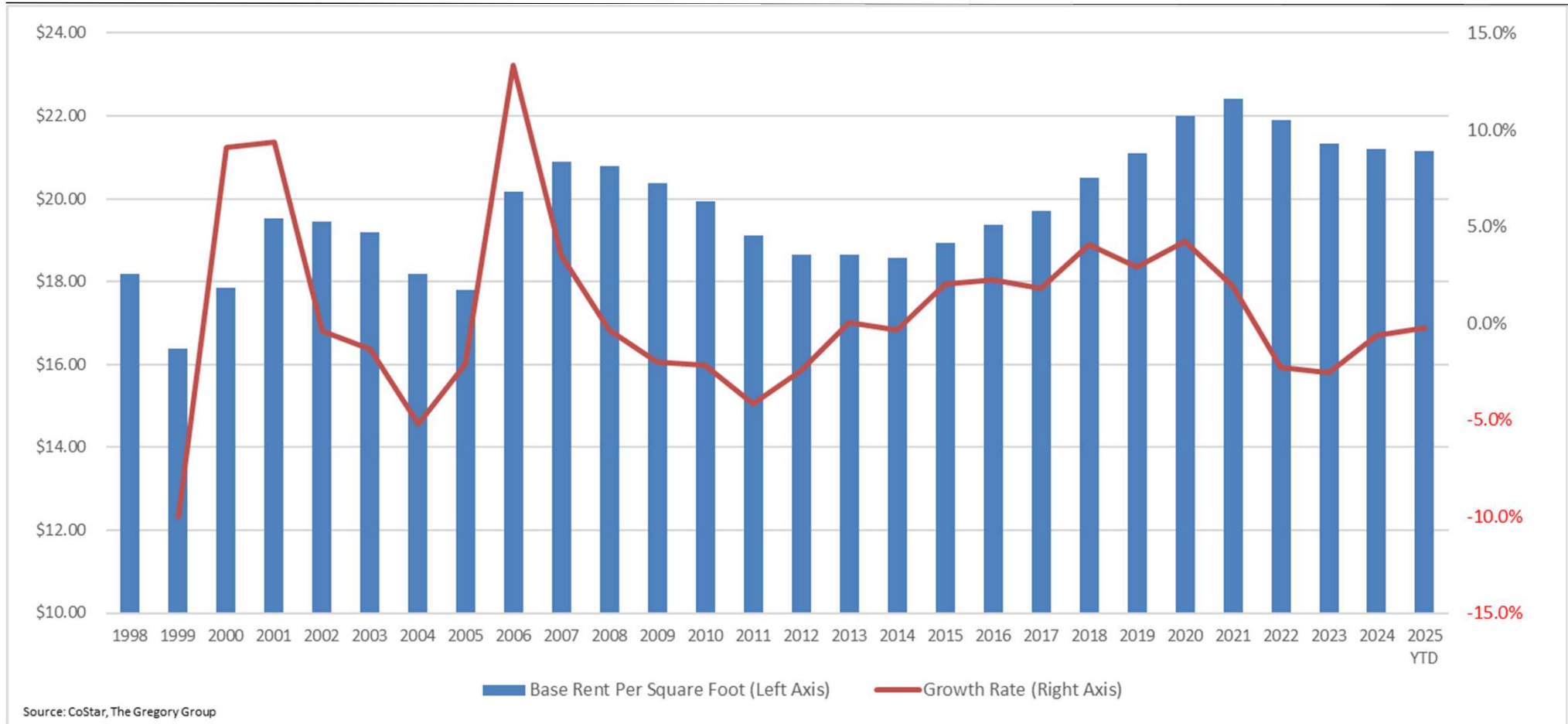


ITEM 8.1.
Office Analysis
Percent Vacant -- Graph

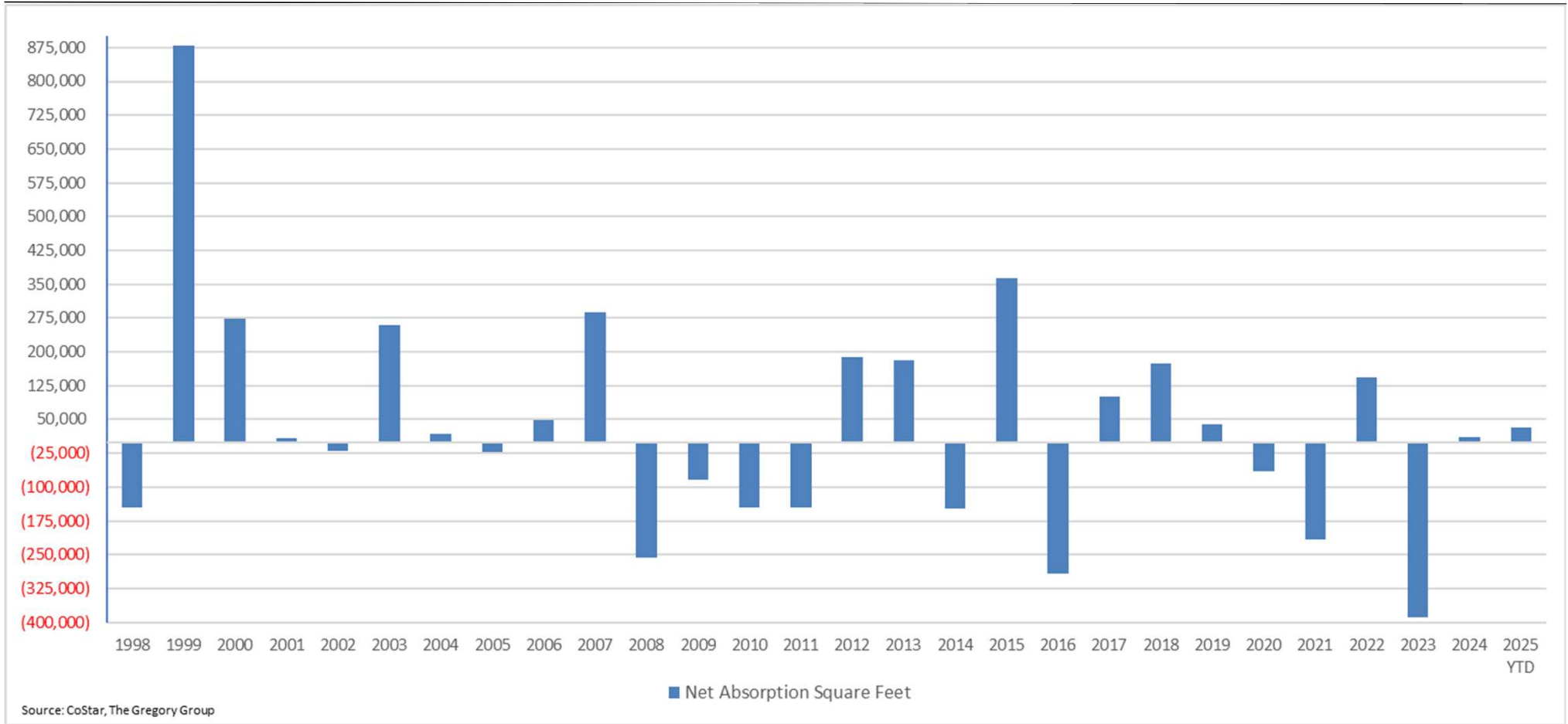


ITEM 8.1.
Office Analysis

Base Rent and Growth Rate -- Graph



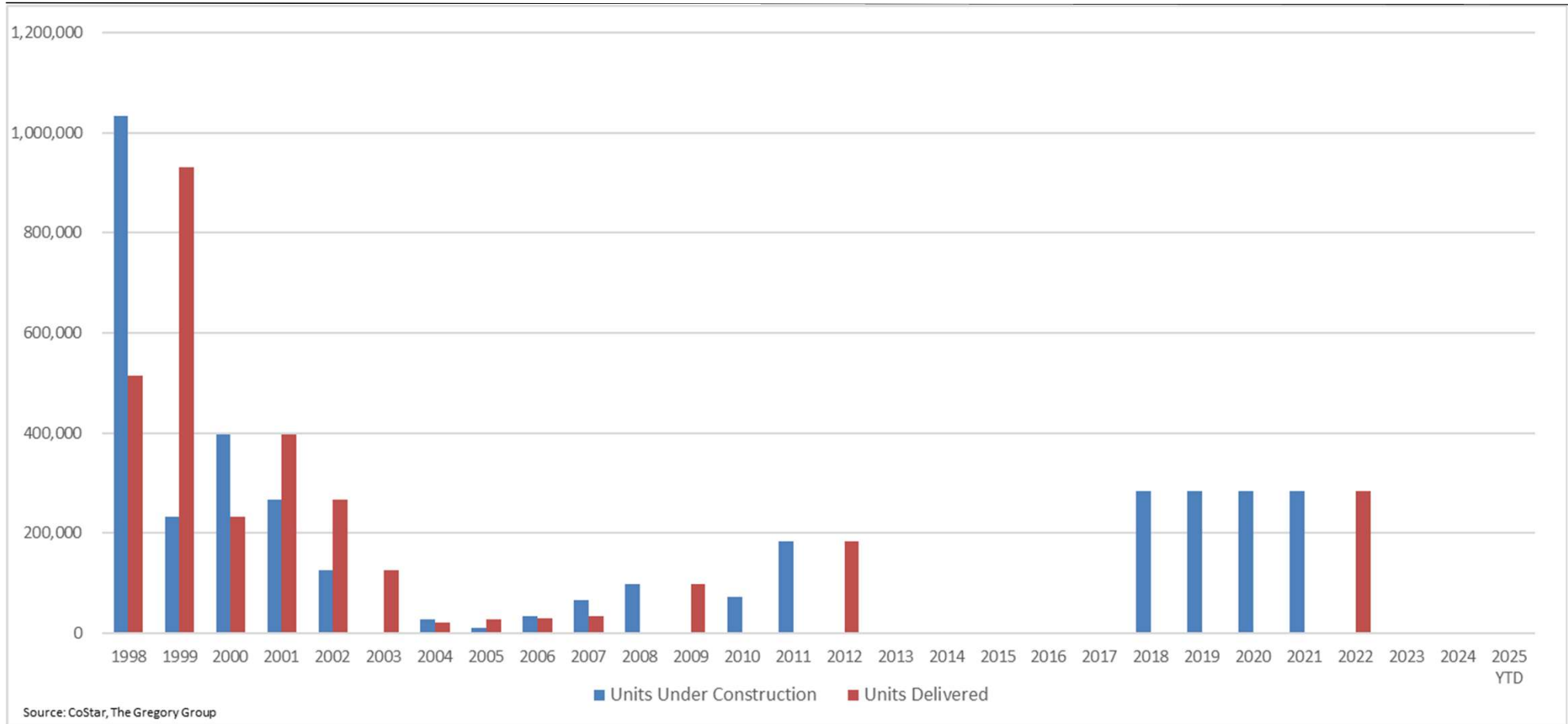
ITEM 8.1.
Office Analysis
Net Absorption -- Graph



ITEM 8.1.
Office Analysis
Summary Table

Rancho Cordova Year	Number of Buildings	Total Square Feet	Units Under Construction	Units Delivered
1998	126	5,691,024	1,034,405	514,927
1999	139	6,622,589	233,256	931,565
2000	143	6,855,845	397,462	233,256
2001	147	7,253,307	266,207	397,462
2002	150	7,519,514	125,720	266,207
2003	152	7,645,234	-	125,720
2004	153	7,667,552	28,189	22,318
2005	154	7,695,741	11,136	28,189
2006	156	7,726,457	33,527	30,716
2007	158	7,759,984	66,000	33,527
2008	159	7,762,984	98,855	3,000
2009	161	7,861,839	-	98,855
2010	161	7,861,839	72,000	-
2011	161	7,861,839	183,807	-
2012	164	8,045,646	-	183,807
2013	163	8,037,146	-	-
2014	163	8,037,146	-	-
2015	163	8,037,146	-	-
2016	163	8,037,146	-	-
2017	163	8,037,146	-	-
2018	163	8,037,146	285,000	-
2019	163	8,037,146	285,000	-
2020	163	8,037,146	285,000	-
2021	163	8,037,146	285,000	-
2022	163	8,286,671	-	285,000
2023	163	8,286,671	-	-
2024	163	8,286,671	-	-
2025 YTD	163	8,286,671	-	-

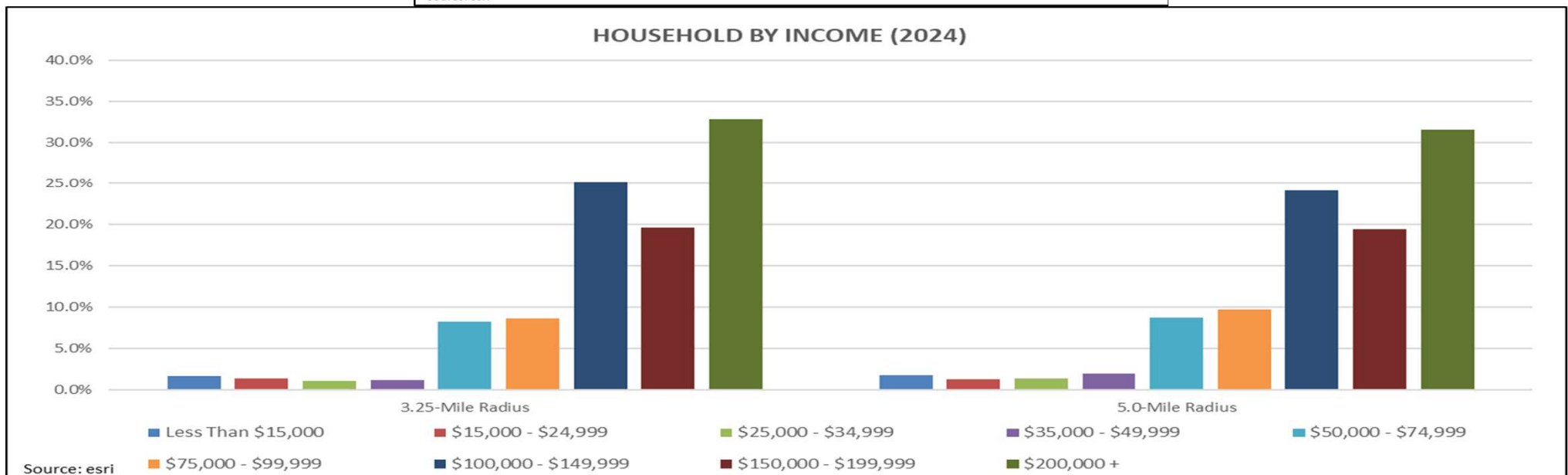
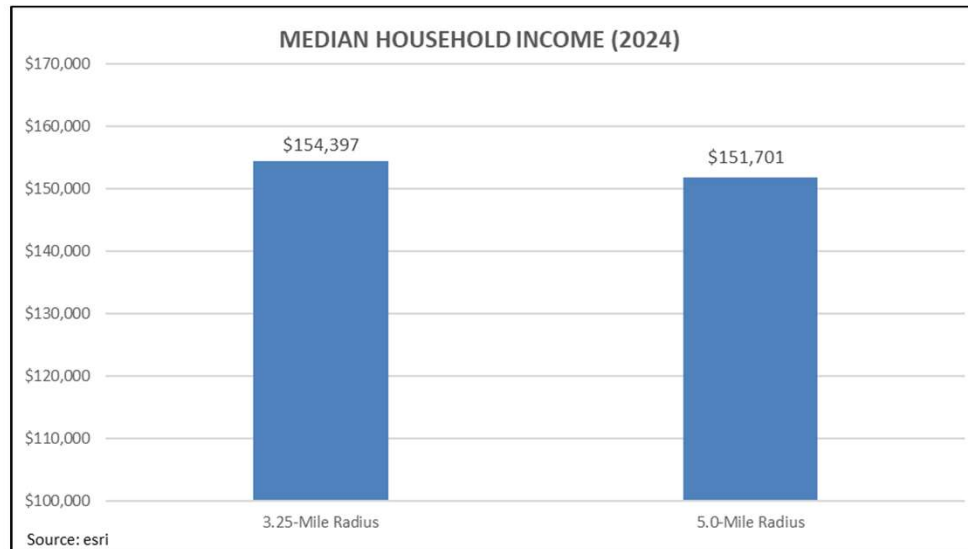
ITEM 8.1.
Office Analysis
Under Construction and Deliveries -- Graph



Economics and Demographics

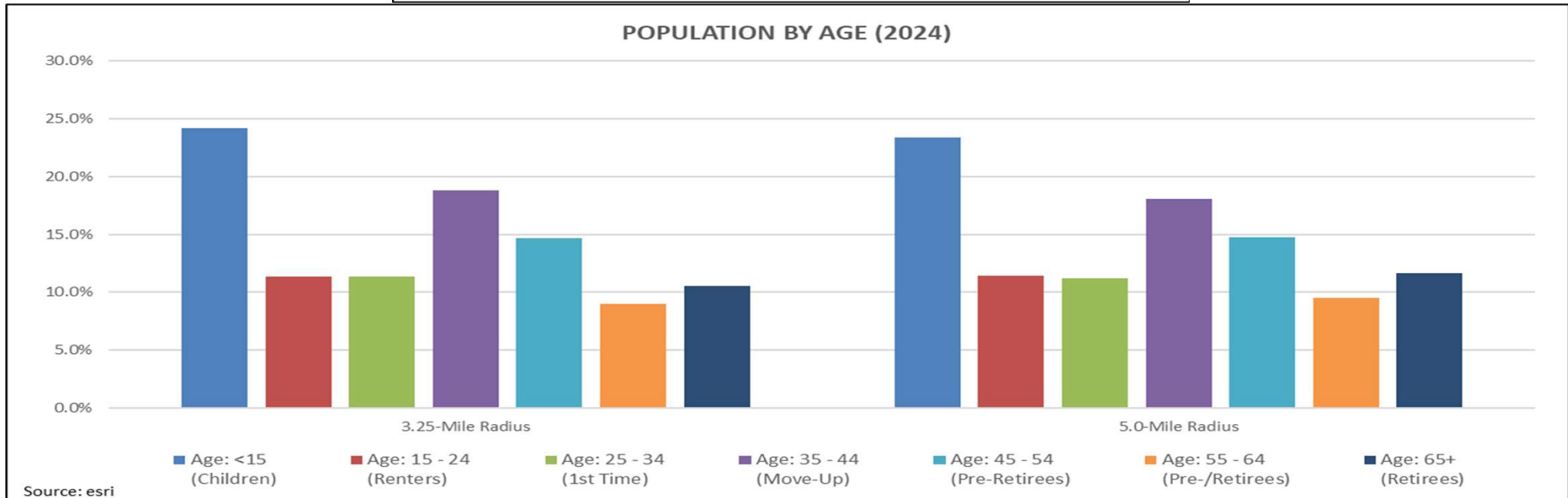
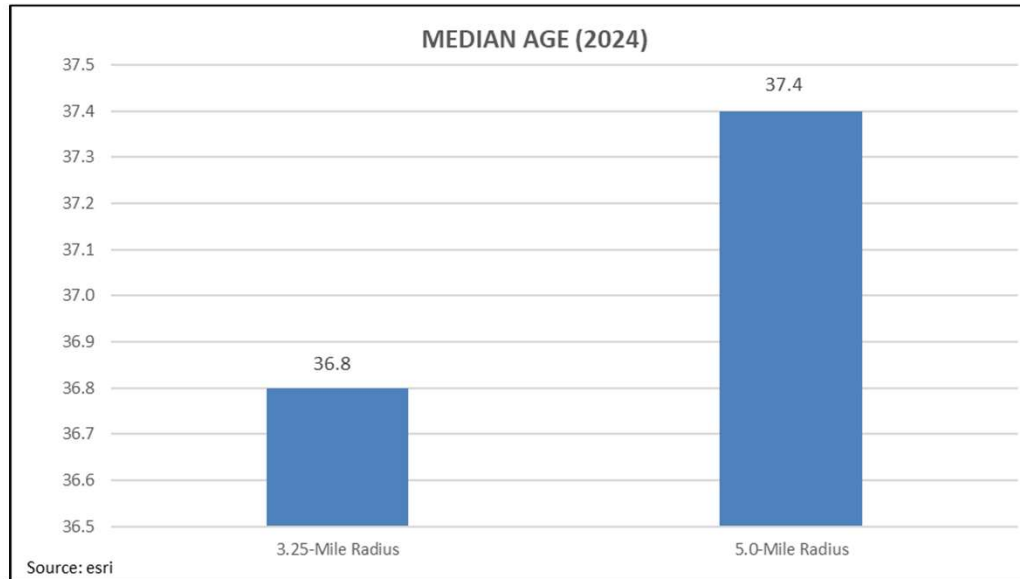
ITEM 8.1. Economics and Demographics Household Income

An analysis of several economic and demographic factors help to illuminate who the buyers are in the subject market area and their economic and demographic status as it relates to their potential value to neighborhood retail expenditures. The median household income is greater in a 3.25-mile radius of the subject site than in the comparable 5.0-mile radius as the wider geographical area begins to encompass some existing residential neighborhoods (the median income is 1.8% greater in the 3.25-mile radius area). As expected, there are similarities between the two geographical areas with both posting greater than 30% of the households with an income that is greater than \$200,000. This is followed by nearly 25% in the \$100,00 and \$149,999 and then nearly 20% in the \$150,000 to \$199,999 category.



ITEM 8.1. Economics and Demographics Age

Not surprisingly given the existing and established neighborhoods, the median age within a 3.25-mile radius trends younger (36.8-years) than in the 5.0-mile radius (37.4-years). When considering population by age, both geographical areas track with the less than 15-years of age category being the largest (due to the amount of young and growing families in the area), followed by the 35 to 44 years age category and finally the 45 – 54 years age category—a clear indication that move-up buyers make up a large percentage of the buyer pool in Rancho Cordova.



ITEM 8.1. Economics and Demographics Buyer Population

Based on the relevant economic and demographic data, regional and national trends and retail industry trends, the following trends are prevalent in the local Rancho Cordova Market area:

- The buyer population consists primarily of move-up and pre-retiree buyers between the ages of 35 and 54 years with school aged children (all grade levels) flowed by buyers at both ends of the buyer spectrum including first-time buyers (young singles and couples) and last-time buyers (move-down, empty-nester and retiree buyers).
- The buyers are choosing a location in Rancho Cordova due to several factors including availability of new housing, relative affordability of housing, proximity to employment and other services, schools and the family orientation and focus of the community. Most buyers are current Highway 50 corridor and Sacramento County residents along with the greater Sacramento Region, but also buyers moving from the coastal areas of northern California (primarily the San Francisco Bay Area).
- These younger buyers (millennials and Gen-X buyers) engage in distinct retail shopping experiences that includes:
 - Ecommerce: the increase in on-line shopping has been occurring for many years with no signs of abating. As of the Fourth Quarter of 2024, 16.4% of total retail sales are on-line (only 6% in the First Quarter of 2014). On-line retail sales are up 9.4% year-over-year versus only 3.8% for total retail sales. Eighty-one percent of the population shops on-line, but Gen-Z and Millennials (Followed by Gen-X) make up the largest share. The top three on-line purchases by men are clothes/sporting goods, computers/technology and travel and for woman the top three categories are clothes/sporting goods, travel and household goods. On-line purchases will continue to grow and are becoming more mobile.
 - Experiences: ever since COVID there has been a subtle shift away from things toward experiences. This certainly includes travel, but also local experiences such as Topgolf, escape rooms, axe throwing, etc. Many of these facilities are in regional and neighborhood centers.
 - Neighborhood Services: including hair and nail salons, cleaners, massage, food service, etc.
 - Local Entertainment: including wine bars, coffee shops, kid friendly activities, etc.
 - Regional Shopping: including Target, Walmart, Grocery, malls, etc.
 - Fitness: This category includes the larger fitness facilities (Lifetime, etc.) but also smaller facilities for yoga, cycling, weights, palates, etc.

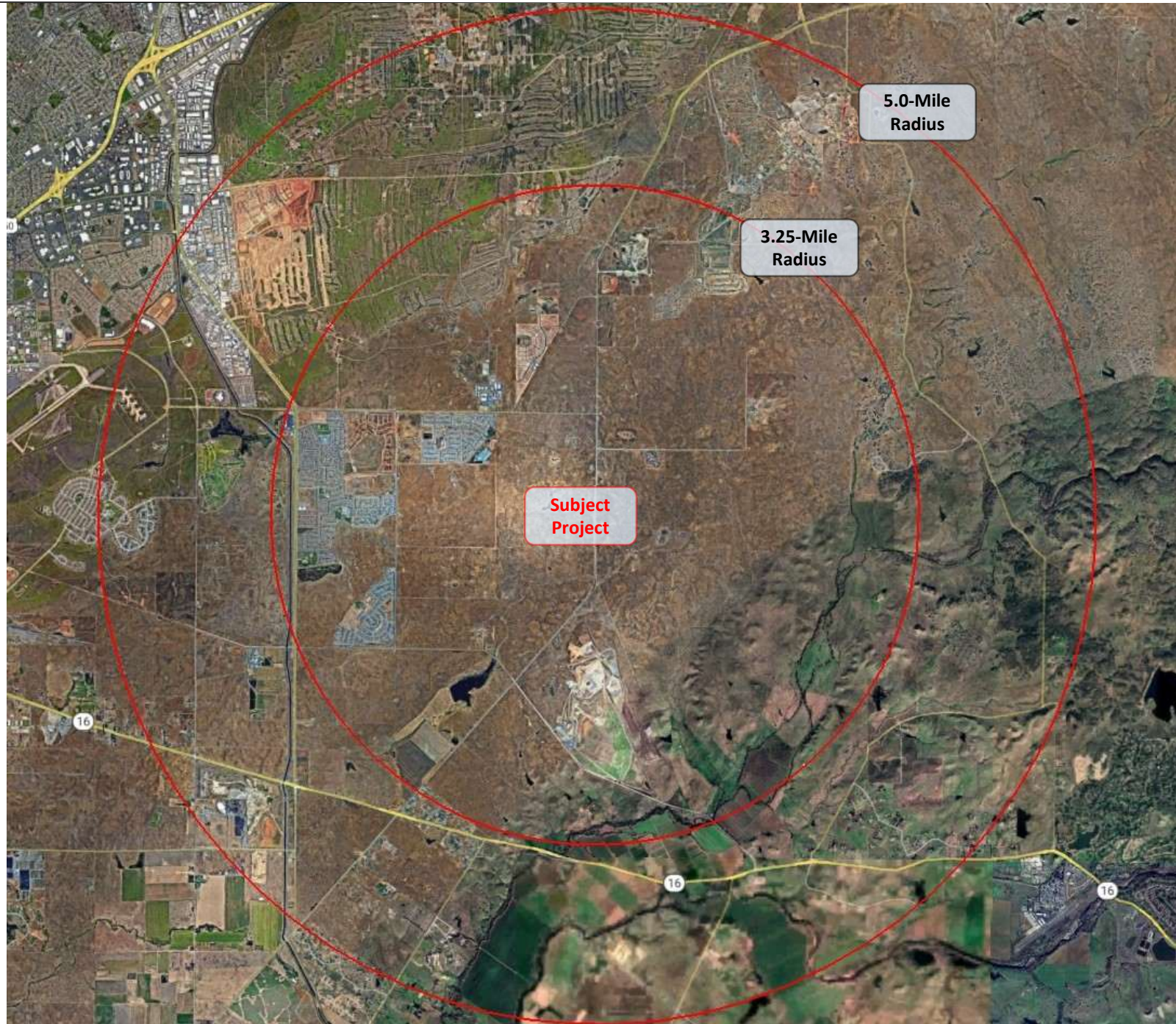
Some of the above uses (but not all) should be available within a 5.0-mile radius of the subject project as the community builds out. However, it is anticipated that ecommerce will continue to increase and coupled with the anticipated age range of buyers to the subject market area, will capture a greater number of local buyers. This may ultimately result in a lower demand for neighborhood retail services than originally projected.

ITEM 8.1.
Economics and Demographics
2024 Estimate and 2029 Projection – 3.25-Mile Radius

ECONOMIC AND DEMOGRAPHIC INFORMATION -- 3.25-MILE RADIUS				
Category	2024 Estimate		2029 Projection	
	Number	Percent	Number	Percent
Population				
Population	20,134	--	22,430	--
Grow th 2024 - 2029	--	--	--	11.4%
Population by Age				
Age 0 - 4	1,426	7.1%	1,477	6.6%
Age 5 - 9	1,701	8.4%	1,687	7.5%
Age 10 - 14	1,751	8.7%	1,815	8.1%
Age 15 - 19	1,324	6.6%	1,539	6.9%
Age 20 - 24	948	4.7%	1,134	5.1%
Age 25 - 34	2,279	11.3%	2,842	12.7%
Age 35 - 44	3,789	18.8%	3,561	15.9%
Age 45 - 54	2,964	14.7%	3,567	15.9%
Age 55 - 64	1,820	9.0%	2,193	9.8%
Age 65 - 74	1,374	6.8%	1,538	6.9%
Age 75 - 84	590	2.9%	850	3.8%
Age 85 and over	168	0.8%	227	1.0%
24 and Under	7,150	35.5%	7,652	34.2%
Age 45 - 64	4,784	23.7%	5,760	25.7%
65 and over	2,132	10.5%	2,615	11.7%
Median Age	36.8	--	37.2	--
Households				
Households	6,037	--	6,837	--
Grow th 2024 - 2029	--	--	--	13.3%
Average Household Size	3.33	--	3.27	--
Household Income				
Less Than \$15,000	105	1.7%	122	1.8%
\$15,000 - \$24,999	83	1.4%	70	1.0%
\$25,000 - \$34,999	67	1.1%	62	0.9%
\$35,000 - \$49,999	74	1.2%	75	1.1%
\$50,000 - \$74,999	502	8.3%	436	6.4%
\$75,000 - \$99,999	523	8.7%	522	7.6%
\$100,000 - \$149,999	1,518	25.1%	1,539	22.5%
\$150,000 - \$199,999	1,184	19.6%	1,378	20.2%
\$200,000 and Greater	1,979	32.8%	2,633	38.5%
Median Household Income	\$154,397	--	\$167,315	--
Average Household Income	\$192,458	--	\$216,323	--
Housing Units				
Owner Occupied	5,437	90.1%	6,135	89.7%
Renter Occupied	600	9.9%	702	10.3%
Source: esri				

ITEM 8.1.
Economics and Demographics
2024 Estimate and 2029 Projection – 5.0-Mile Radius

ECONOMIC AND DEMOGRAPHIC INFORMATION -- 5.0-MILE RADIUS				
Category	2024 Estimate		2029 Projection	
	Number	Percent	Number	Percent
Population				
Population	23,360	--	25,752	--
Grow th 2024 - 2029	--	--	--	10.2%
Population by Age				
Age 0 - 4	1,589	6.8%	1,644	6.4%
Age 5 - 9	1,907	8.2%	1,881	7.3%
Age 10 - 14	1,973	8.4%	2,034	7.9%
Age 15 - 19	1,535	6.6%	1,736	6.7%
Age 20 - 24	1,123	4.8%	1,295	5.0%
Age 25 - 34	2,621	11.2%	3,237	12.6%
Age 35 - 44	4,220	18.1%	4,000	15.5%
Age 45 - 54	3,452	14.8%	4,038	15.7%
Age 55 - 64	2,230	9.5%	2,606	10.1%
Age 65 - 74	1,706	7.3%	1,904	7.4%
Age 75 - 84	773	3.3%	1,074	4.2%
Age 85 and over	233	1.0%	305	1.2%
24 and Under	8,127	34.8%	8,590	33.3%
Age 45 - 64	5,682	24.3%	6,644	25.8%
65 and over	2,712	11.6%	3,283	12.8%
Median Age	37.4	--	37.8	--
Households				
Households	7,068	--	7,872	--
Grow th 2024 - 2029	--	--	--	11.4%
Average Household Size	3.30	--	3.27	--
Household Income				
Less Than \$15,000	129	1.8%	142	1.8%
\$15,000 - \$24,999	90	1.3%	75	1.0%
\$25,000 - \$34,999	97	1.4%	85	1.1%
\$35,000 - \$49,999	139	2.0%	124	1.6%
\$50,000 - \$74,999	624	8.8%	534	6.8%
\$75,000 - \$99,999	686	9.7%	665	8.4%
\$100,000 - \$149,999	1,702	24.1%	1,707	21.7%
\$150,000 - \$199,999	1,371	19.4%	1,594	20.3%
\$200,000 and Greater	2,230	31.6%	2,945	37.4%
Median Household Income	\$151,701	--	\$164,928	--
Average Household Income	\$188,043	--	\$212,602	--
Housing Units				
Ow ner Occupied	6,329	89.5%	7,038	89.4%
Renter Occupied	739	10.5%	834	10.6%
Source: esri				



Supply and Demand

ITEM 8.1.
Supply and Demand
Proposed Retail Development

To understand the supply and demand dynamics within the subject project market area an analysis of existing and proposed retail space within a 3.25-mile and 5.0-mile radius was undertaken. There are three classifications for the surveyed data including:

- **Proposed:** which includes essentially all space allocated for future retail development within the surveyed market area. Within the proposed retail development, there are no concrete or submitted plans for the retail space, and therefore, exact information on square footage or entry dates are unknown.
- **Under Construction:** Projects that have begun grading and building and have approvals and known lot and building sizes. Many are also in the leasing phase with some tenants in place.
- **Existing:** these projects may have recently opened or have existed for many years.

Within each classification, there are several categories of information that has been collected. This includes project and location information, but also the distance from the subject project, lot size (acres and square footage), building square footage, FAR (Floor Area Ratio), lot status and any relevant comments. The lot size and building size was known for the existing projects and the under-construction projects but is unknown for the proposed/planned projects. In these cases, a FAR value of 17% was utilized to back into an estimated building size. The proposed project information was gathered from the specific plans of the communities of Sunridge, SunCreek, The Ranch, Mather South, Newbridge, Arboretum, Rio Del Oro and Cordova Hills (rebranded as Braden). The tables on the following pages outline the proposed, under-construction and existing retail development within the subject market area.

ITEM 8.1.
Supply and Demand
Proposed Retail Development

Project	Developer	Location	Parcel Number	Miles From Subject	Zoning	Lot Size Acres	Lot Size Square Feet	Building Size	FAR (Floor Area Ratio)	Lot Status	Comments
Sunridge Plaza	--	S/Douglas Rd W/Sunrise Blvd	--	3.20	Commercial	13.30	579,348	97,376	16.8%	Existing	Project is anchored by Raley's and includes Starbucks, Chase Bank and Auto Zone.
Anatola Retail Center	--	S/Douglas Rd E/Sunrise Blvd	--	3.20	Commercial	14.50	631,620	96,724	15.3%	Existing	An anchor store is available and other stores include McDonalds, Chevron and Pacific Dental.
SunCreek Specific Plan (Subject Project)	AKT Development	S/Chrysanthy Blvd W/Grant Line Rd	--	0.00	RTC	53.90	2,347,884	424,580	18.1%	Proposed	Building square footage includes retail (424,580 square feet) and office (47,755 square feet). Regional Town Center (RTC).
SunCreek Specific Plan	--	S/Central Park Dr E/Rancho Cordova Pkwy	--	2.15 - 3.25	VC	24.30	1,058,508	179,946	17.0%	Proposed	The 24.3-acres also includes a second site that is S/Kiefer Blvd and E/Sunrise Blvd. Village enter (VC).
Sunridge	--	Various	--	0.16 - 3.00	CMU Emp Center Commercial	29.88	1,301,573	221,267	17.0%	Proposed	Entire site is 119.5-acres, but it is estimated that only up to 25% of the site will be for potential retail uses. Commercial Mixed-Use (CMU).
Sunridge	--	Various	--	1.25	Community Commercial	26.30	1,145,628	194,756	17.0%	Proposed	All sites are 54.1-acres, but two sites are already developed with the remaining sites equal to 26.3-acres.
The Ranch	K. Hovnanian Homes	S/Chrysanthy Blvd E/Rancho Cordova Pkwy	Village 24	1.90	Commercial	4.27	186,001	25,296	13.6%	Proposed	--
The Ranch	K. Hovnanian Homes	S/Chrysanthy Blvd E/Rancho Cordova Pkwy	Village 25	1.90	Commercial	1.14	49,658	6,753	13.6%	Proposed	--
Mather South Community Master Plan	--	N/Kiefer Blvd W/Sunrise Blvd	PA26/PA27	3.71	Commercial-- Retail	21.06	917,374	185,000	20.2%	Proposed	There is an additional 600,000 square feet of office space planned.
New bridge Specific Plan	--	N/Jackson Road W/Sunrise Blvd	N-20	3.75	Commercial (C)	9.10	396,396	120,000	30.3%	Proposed	There is an additional 310,000 square feet of office and mixed-use residential space planned.

ITEM 8.1.
Supply and Demand
Proposed Retail Development

Project	Developer	Location	Parcel Number	Miles From Subject	Zoning	Lot Size Acres	Lot Size Square Feet	Building Size	FAR (Floor Area Ratio)	Lot Status	Comments
New bridge Specific Plan	--	N/Jackson Road W/Sunrise Blvd	S-20	4.30	Commercial (C)	7.70	335,412	40,000	11.9%	Proposed	There is an additional 310,000 square feet of office and mixed-use residential space planned.
New bridge Specific Plan	--	N/Jackson Road W/Sunrise Blvd	S-21	3.99	Commercial (C)	3.50	152,460	30,000	19.7%	Proposed	There is an additional 310,000 square feet of office and mixed-use residential space planned.
Arboretum	--	N/Jackson Hwy E/Sunrise Blvd	--	2.54	Commercial	3.50	152,460	25,918	17.0%	Proposed	--
Arboretum	--	N/Jackson Hwy E/Sunrise Blvd	--	3.75	Commercial	8.75	381,150	64,795	17.0%	Proposed	The site is 35-acres, but it is estimated that only up to 25% of the site will be for potential retail uses.
Rio Del Oro	Elliott Homes	N/Douglas Rod E/Sunrise Blvd	36	3.25	Village Commercial (VC)	10.00	435,600	74,052	17.0%	Proposed	The project includes an additional 90.4-acres of Business Park and 269.5-acres of Industrial Park
Rio Del Oro	Elliott Homes	N/Douglas Rod E/Sunrise Blvd	83	2.84	Village Commercial (VC)	10.00	435,600	74,052	17.0%	Proposed	The project includes an additional 90.4-acres of Business Park and 269.5-acres of Industrial Park
Rio Del Oro	Elliott Homes	N/Douglas Rod E/Sunrise Blvd	62	4.22	Local Town Center (LTC)	24.30	1,058,508	179,946	17.0%	Proposed	The project includes an additional 90.4-acres of Business Park and 269.5-acres of Industrial Park
Rio Del Oro	Elliott Homes	N/Douglas Rod E/Sunrise Blvd	23	3.87	Regional Town Center (RTC)	37.90	1,650,924	280,657	17.0%	Proposed	The project includes an additional 90.4-acres of Business Park and 269.5-acres of Industrial Park
Rio Del Oro	Elliott Homes	N/Douglas Rod E/Sunrise Blvd	88	3.13	Regional Town Center (RTC)	26.00	1,132,560	192,535	17.0%	Proposed	The project includes an additional 90.4-acres of Business Park and 269.5-acres of Industrial Park
Rio Del Oro	Elliott Homes	N/Douglas Rod E/Sunrise Blvd	94	3.58	Regional Town Center (RTC)	49.00	2,134,440	362,854	17.0%	Proposed	The project includes an additional 90.4-acres of Business Park and 269.5-acres of Industrial Park

ITEM 8.1.
Supply and Demand
Proposed Retail Development

Project	Developer	Location	Parcel Number	Miles From Subject	Zoning	Lot Size Acres	Lot Size Square Feet	Building Size	FAR (Floor Area Ratio)	Lot Status	Comments
Brandon (Cordova Hills Specific Plan)	Somers West	E/Grant Line at Chrysanthy Blvd	--	0.00	Town Center (TC)	89.20	3,885,552	483,389	12.4%	Under Construction	The entire Town Center is 178.4-acres, but it is estimated that only up to 50% will be for potential retail uses. The Town Center is planned to include shops, offices, lifestyle retail and restaurants.
Brandon (Cordova Hills Specific Plan)	Somers West	E/Grant Line at Chrysanthy Blvd	--	0.65	Flex Commercial (FC)	9.30	405,108	65,222	16.1%	Proposed	Flex Commercial can include residential at 20 units per acre.
Brandon (Cordova Hills Specific Plan)	Somers West	E/Grant Line at Chrysanthy Blvd	--	0.65	Flex Commercial (FC)	3.40	148,104	23,844	16.1%	Proposed	Flex Commercial can include residential at 20 units per acre.
Brandon (Cordova Hills Specific Plan)	Somers West	E/Grant Line at Chrysanthy Blvd	--	0.97	Flex Commercial (FC)	14.50	631,620	111,200	17.6%	Proposed	Flex Commercial can include residential at 20 units per acre.
Brandon (Cordova Hills Specific Plan)	Somers West	E/Grant Line at Chrysanthy Blvd	--	0.96	Flex Commercial (FC)	11.00	479,160	90,000	18.8%	Proposed	Flex Commercial can include residential at 20 units per acre.
Totals/Averages:						505.80	22,032,648	3,650,162	16.6%		
Totals/Averages (Proposed):						388.80	16,936,128	2,972,673	17.6%		
Totals/Averages (Planned):						0.00	0	0	0.0%		
Totals/Averages (Under Construction):						89.20	3,885,552	483,389	12.4%		
Totals/Averages (Existing):						27.80	1,210,968	194,100	16.0%		
Totals/Averages (Within a 3.25-Mile Radius):						344.49	15,005,984	2,386,910	15.9%		

For the retail projects within the defined market area (the 5.0-mile radius), there is a lot size total of 505.80-acres or 22,032,648 square feet (and 3,650,162 building size square feet). This results in an average FAR of 16.6% for the total market area and an 15.9% FAR for the 3.25-mile radius (with 344.49-acres or 15,005,984 square feet and 2,386,9110 building size square feet). For the entire market area, proposed development accounts for 81.4% of the building square footage, while under-construction accounts for 13.2% and existing retail accounts for 5.3%. It should also be noted that there are no time restrictions on the data; while it is understood that the categories of existing and under-construction are all either developed or coming soon, the proposed retail development may be many years and even decades into the future before all development is completed.



ITEM 8.1.
Supply and Demand
Household Retail Spending

To arrive at a potential demand for retail space, an analysis of household retail spending was undertaken. Several categories were chosen based on information provide by esri within the 3.25-mile and 5.0-mile radius and from data supplies from the Consumer Expenditure Surveys and the Bureau of Labor Statistics. The average total estimated expenditure for the 3.25-mile radius was \$46,589.07 per household per year (\$45,535.05 for the 5.0-mile radius) with food capturing 41.3% of the total followed by apparel and services (17.1%), transportation (11.1%), and entertainment and recreation (10.5%). Every item within a given category was not selected and all items selected were chosen by the consultant.

Household Retail Spending (Per Household)/1	Subject Site	Subject Site
Category	3.25-Mile Radius	5.0-Mile Radius
Apparel and Services:	\$7,945.76	\$7,727.74
Computer:	\$518.32	\$505.70
Entertainment and Recreation:	\$4,897.60	\$4,795.57
Food:	\$19,226.80	\$18,810.60
Health:	\$1,056.67	\$1,033.51
Household Furnishings and Equipment:	\$3,434.70	\$3,352.47
Household Expenditures:	\$2,788.57	\$2,737.27
Transportation:	\$5,185.46	\$5,069.20
Other:	\$1,535.19	\$1,502.99
Total:	\$46,589.07	\$45,535.05
Source: esri (values do not always include all of the items in the given category). Amounts are per year per household.		
Note/1: Total retail spending at any location within the given radius including in-person, on-line, local, regional, etc.		

ITEM 8.1. Supply and Demand Demand

Based on the preceding information, a demand and supply analysis was constructed and includes potential retail demand by radius (3.25-mile and 5.0-mile). The following parameters were considered for the analysis:

- Existing households were estimated from esri data and future households were based on the number of proposed units in the existing communities of Sunridge, SunCreek and The Ranch and the proposed communities of Cordova Hills (Braden), Mather South, Newbridge, Arboretum and Rio Del Oro. No estimate of timing was considered for the future estimate.
- Total expenditures were based on the previous table and multiplied by the household information.
- 30% of retail expenditures will occur within neighborhood retail centers versus on-line shopping, regional centers, malls, etc.
- 75% of neighborhood retail center activity will occur within the given radius.
- Based on an average annual sales of \$325 per square foot for retail space, the total supportable square feet was calculated.
- Finally, based on the total of potential future supply of retail space, there is a potential oversupply of 1,436,127 square feet of retail space within a 3.25-mile radius of the subject site and 2,226,242 square feet within a 5.0-mile radius of the subject site at buildout of all residential units and commercial sites.

While the results are approximate based on the future timing of both residential and commercial development, the consistent retail expenditure values (not adjusting for future retail spending changes or inflation) and capture ratios that may change with greater on-line shopping, etc. it does provide an overall and general preview of future retail demand; and that demand appears to be substantially lower than the current existing and future specific plan supply would provide. The table on the following page outlines this analysis.

ITEM 8.1.
Supply and Demand
Demand

Demand Analysis	Subject Site	Subject Site
Category	3.25-Mile Radius	5.00-Mile Radius
Existing Households/1	6,037	7,068
Estimated Future Households/2	23,441	38,101
Persons per Household/3	3.33	3.30
Total Existing Retail Expenditures/4	\$281,258,216	\$321,841,733
Total Future Retail Expenditures/4	\$1,092,094,390	\$1,734,930,940
Assumed Percentage at Neighborhood Centers/5	30%	30%
Amount of Neighborhood Commercial Centers	\$412,005,781.68	\$617,031,802.02
Assumed Capture Rate/6	75%	75%
Expenditures within the Trade Area	\$309,004,336	\$462,773,852
Average Annual Sales Per Square Foot	\$325.00	\$325.00
Total Supportable Square Feet	950,783	1,423,920
Existing and Potential Future Supply/7	2,386,910	3,650,162
Potential Oversupply (At Buildout)	1,436,127	2,226,242
Note/1: Source ersi Note/2: Includes the estimated units (households) within the radius based on the specific plans for the existing communities of Sunridge, SunCreek and The Ranch and the proposed communities of Cordova Hills (Braden), Mather South, New bridge, Arboretum and Rio Del Oro. Note/3: Source ersi Note/4: Based on household retail spending, sourced from ersi Note/5: Neighborhood retail expenditures capture 30% of all retail expenditures (on-line, regional, etc.). Note/6: The percentage of neighborhood retail spending that is within the radius. Note/7: Includes all potential development based on existing and specific plan information in the future regardless of the timing.		

Notes

The Sacramento MSA includes the four counties of El Dorado, Placer, Sacramento and Yolo

The Sacramento Region includes the six counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba

All projections are provided by The Gregory Group

Sources include US Bureau of Economic Analysis, US Bureau of Labor Statistics, US Bureau of Census, Thomson Reuters/University of Michigan, Board of Governors of the Federal Reserve, NAHB/Wells Fargo Bank, National Association of Realtors, Zillow Real Estate Research, California Association of Realtors, Federal Reserve Bank of St. Louis, California Department of Finance, Google Maps, esri, CoStar, Sacramento County, City of Rancho Cordova, American FactFinder, MLS (Trends), The Gregory Group

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