CITY OF RANCHO CORDOVA

PLANNING COMMISSION MEETING
Wednesday, March 25, 2026

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://cityofranchocordova.zoom.us/j/85981792272
  Webinar ID: 859 8179 2272
- By phone: +1 669 900 6833 or +1 253 215 8782
  Webinar ID: 859 8179 2272

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@cityofranchocordova.org no later than 2:00 p.m. on Wednesday, March 25, 2026. Written comments received no later than 2:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 2:00 p.m. will be distributed to the Planning Commission.

AGENDA

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

Planning Commission Members - Surender Devarapalli, Lee Frechette, Dave Huhn, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Tegan Mauldin

2. PLEDGE OF ALLEGIANCE

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

3. PUBLIC COMMENT

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the Planning Commission is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of February 25, 2026.
Recommendation: Adopt the minutes.

4.2. **Subject:** 2025 General Plan Annual Report to Include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.
Recommendation: No formal action will be taken. By receiving this report, the Planning Commission is satisfying its obligation under State law. The purpose of the report is to provide an annual accounting of the General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigiation Plan.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

6.1. **Subject:** Coloma At Rio Del Oro Parcel 66 — Major Design Review Amendment — Project No. PLND-1125-0143 (Exempt Pursuant to Section 15182 "Residential Projects Pursuant to a Specific Plan" of the California Environmental Quality Act (CEQA) Guidelines) – Located at the Southeast Corner of the Intersection at White Rock Road and Rancho Cordova Parkway.
Recommendation: Determine the project exempt per Section 15182, “Residential Projects Pursuant to a Specific Plan” of the California Environmental Quality Act (CEQA) Guidelines; and Adopt the Resolution approving the Major Design Review Amendment for Coloma at Rio Del Oro Parcel 66.

6.2. **Subject:** Steelridge Specific Plan Amendment and Tentative Subdivision Map Amendment - Project No. PLND-0625-0132 (Exempt Pursuant to Section 15183 "Project Consistent with a Community Plan or Zoning" of the California Environmental Quality Act (CEQA) Guidelines) - Northeast corner of Rancho Cordova Parkway and Kiefer Boulevard, within the Suncreek Specific Plan Area.
Recommendation: Staff recommends that the Planning Commission adopt the Resolution recommending that City Council:

1. Determine the project Exempt from CEQA per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified; and
2. Waive the first reading and introduce an Ordinance for the Specific Plan Amendment to the Suncreek Specific Plan; and
3. Adopt the Resolution approving the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment with associated exhibits.

6.3. **Subject:** Stone Creek Quick Quack Car Wash Findings for Denial of the Conditional Use Permit & Minor Design Review – Project No. PLND-0525-0129 – Located at 3384 Zinfandel Drive (Exempt Pursuant to Section 15332 “In-Fill Development Projects” of the California Environmental Quality Act (CEQA) Guidelines).

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

8. DIRECTOR'S REPORT

9. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

UPCOMING MEETINGS

April 8, 2026	5:30 P.M. Regular Meeting
May 13, 2026	5:30 P.M. Regular Meeting
June 10, 2026	5:30 P.M. Regular Meeting
July 8, 2026	5:30 P.M. Regular Meeting
August 12, 2026	5:30 P.M. Regular Meeting
September 9, 2026	5:30 P.M. Regular Meeting
October 14, 2026	5:30 P.M. Regular Meeting
November 12, 2026	5:30 P.M. 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 March 25, 2026 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on March 19, 2026 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed March 19, 2026 at Rancho Cordova, California.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 4.1.

DATE: March 25, 2026

TO: Planning Commission Members

FROM: Kelly Whitman, Planning Commission Clerk

SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 25, 2026**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. February 25, 2026 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA

PLANNING COMMISSION MEETING
Wednesday, February 25, 2026

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 Mauldin called the Regular meeting to order in the David B. Roberts Council Chambers at 5:30 P.M.

Planning Commission Members Present: Lee Frechette, Dave Huhn, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Tegan Mauldin

Planning Commission Members Absent: Surender Devarapalli

Staff Members Present: Chance Finley-Ross, Darcy Goulart, Arlene Granadosin-Jones, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Rehman led the pledge.

3. PUBLIC COMMENT

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

1. Larry Leroy Ladd
2. Mayor Garrett Gatewood

Chair Mauldin closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Mauldin opened the public comment period. Seeing no speakers, Chair Mauldin

closed the public comment period.

ACTION:	Motion to approve item 4.1 by Rehman second by Huhn; Motion passed with a 5:0 vote.
AYES:	Frechette, Huhn, Rehman, Stevenson, Mauldin
NOES:	None
ABSENT:	Devarapalli
ABSTAIN:	Stauss

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of February 11, 2026.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

6.1. **Subject:** Stone Creek Quick Quack Car Wash – Conditional Use Permit & Minor Design Review – Project No. PLND-0525-0129 – Located at 3384 Zinfandel Drive (Exempt Per Section 15332 “In-Fill Development Projects” of the California Environmental Quality Act (CEQA) Guidelines).
Recommendation: Staff recommends that the Planning Commission determine the project exempt per Section 15332 “In-fill Development” of the California Environmental Quality Act (CEQA) Guidelines; and Adopt the Resolution approving the Conditional Use Permit (CUP) and Minor Design Review for the Stone Creek Quick Quack Car Wash.

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

1. Larry Leroy Ladd
2. Steven Davis
3. Valerie Knippschild
4. Lindsey Mandigo
5. Kristi Talbert
6. Kathleen Webster
7. James Garcia
8. Alan Poppe
9. Marilyn Metzger
10. Anonymous Member of the public
11. Anonymous Member of the public
12. James Garcia
13. James Garcia
14. James Garcia
15. Timothy Johnson
16. Gina Duran
17. Tabitha Jensen

Chair Mauldin closed the public comment period.

Chair Mauldin reopened the public comment period to allow the addition of a project comment that was received in October 2025.

1. Vera

Chair Mauldin closed the public comment period

ACTION:	Motion to approve item 6.1. by Stevenson second by Mauldin; Motion failed with a 3:3 vote.
AYES:	Rehman, Stevenson, Mauldin
NOES:	Frechette, Huhn, Stauss
ABSENT:	Devarapalli
ABSTAIN:	None

ACTION:	Motion to continue item 6.1. to the March 25, 2026 Regular Planning Commission Meeting and directed to staff to prepare findings for denial by Stauss second by Huhn; Motion passed with a 6:0 vote.
AYES:	Frechette, Huhn, Rehman, Stauss, Stevenson, Mauldin
NOES:	None
ABSENT:	Devarapalli
ABSTAIN:	None

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

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

8. DIRECTOR'S REPORT

Planning Manager Arlene Granadosin-Jones provided her report.

9. ADJOURNMENT

Chair Mauldin adjourned the meeting at 7:00 P.M.

_____
Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 4.2.

DATE: March 25, 2026

TO: Planning Commission Members

FROM: Nick Sosa, Senior Planner

SUBJECT: **2025 GENERAL PLAN ANNUAL REPORT TO INCLUDE THE HOUSING ELEMENT AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN ANNUAL REPORT**

RECOMMENDATION

No formal action will be taken. Staff is providing the 2025 General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan as required by State law.

RESULT OF RECOMMENDED ACTION

No formal action will be taken. By receiving this report, the Planning Commission is satisfying its obligation under State law. The purpose of the report is to provide an annual accounting of the implementation of the City's General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan.

BACKGROUND

State law requires that the City complete an annual review of the General Plan by April 1st of each year, covering the previous calendar year. The purpose of the review is to:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the progress towards its implementation;
- Describe the City's progress in meeting its Regional Housings Needs Allocation (related to areas zoned to allow for affordable housing); and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

Further, State law requires that the City submit the report to the California Governor's Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development (HCD). Completion of the report may make the City eligible for various State grants and other funding programs.

The 2025 annual report covers the calendar year (Planning Year) 2025 (January 1 to December 31). As in previous reports, City staff has included a summary outlining the major accomplishments of the City in 2025 related to General Plan implementation. The annual report also includes information on the status of residential construction compared to the City's obligation under the current Regional Housing Needs Allocation (RHNA). The tables used to collect and report this data are required by HCD.

The Multi-Jurisdictional Hazard Mitigation Plan (HMP) assesses natural hazards of concern to Sacramento County and cities within; evaluates risk to life safety, public health, property, and the environment; and evaluates mitigation measures to reduce these risks and vulnerabilities, minimize losses, and increase community resilience. Included in this report is an annual review of the HMP describing the City's progress on the Hazard Mitigation Plan Action Items.

SUMMARY

General Plan

The City of Rancho Cordova is currently updating the General Plan through a comprehensive process with an expected completion date of the latter half of 2027.

Topics addressed in the comprehensive update includes, but is not limited to:

- Updated citywide land uses,
- Updated citywide goals and policies on transportation, conservation, open space, economic development, etc.,
- Identification of new City priorities,
- Profile of existing conditions and challenges; and
- Updated implementation actions to achieve the City's vision.

The update also includes an extensive community outreach and public engagement program to ensure participation from a variety of citizens, stakeholders, community groups, and partner agencies throughout the community. The status of the current General Plan Implementation is provided in Attachment 2.

Housing Element

The City of Rancho Cordova completed the 6th Cycle update to the Housing Element for the period of 2021-2029 and received HCD certification on September 27, 2021. Staff will continue implementation of existing programs and actions and will begin implementation of any new programs and actions identified in the Housing Element. Detailed status of Housing Element implementation is provided in Attachment 3 and Attachment 4. Staff will also continue to monitor the production of housing units at the income levels required by the Regional Housing Needs Allocation (RHNA).

The number of units produced during the 2025 calendar year are listed in **Table 1: RHNA Allocation and Production for Housing Element Cycle 2021-2029** below. Affordable housing projects continue to face a challenging competitive environment for available affordable housing grant funding. However, additional State funding for affordable housing is anticipated to be available over the next several years and staff expect to proceed with planning for one or more new projects in the next few years.

Table 1: RHNA Allocation and Production for Housing Element Cycle 2021-2029

Income Level	RHNA Allocation	2021 Housing Progress	2022 Housing Progress	2023 Housing Progress	2024 Housing Progress	2025 Housing Progress	TOTAL UNITS Housing Progress	Total Remaining RHNA
Very Low	2,115	0	0	18	0	0	18	2,097
Low	1,274	0	0	95	0	64	159	1,115
Moderate	1,684	125	15	256	154	182	732	952
Above Moderate	3,994	168	606	459	1,017	522	2,772	1,222
Total Units	**9,067**	**293**	**621**	**828**	**1,171**	**768**	**3,681**	**5,386**

Multi-Jurisdictional Hazard Mitigation Plan

The annual review of the Action Plan has been updated to show the 2025 status in Attachment 5. The Multi-Jurisdictional Hazard Mitigation Plan update process was completed in October 2021 with the City adopting the updated HMP on March 7, 2022.

ATTACHMENT(S)

1. 2025 General Plan and Housing Element Annual Report
2. 2025 General Plan Implementation Action Table
3. 2025 Housing Element Status Action Table
4. 2025 Housing Element Annual Progress Report
5. City of Rancho Cordova (HMP) Action Plan 2025 Status

CITY OF RANCHO CORDOVA
2025 GENERAL PLAN ANNUAL REPORT

PREPARED BY THE PLANNING DEPARTMENT
COMPLETED MARCH 2026

PLANNING COMMISSION

Tegan Mauldin, Chair
Elliott Stevenson, Esq., Vice-Chair
Surender Devarapalli, Commissioner
Dave Huhn, P.E., Commissioner
Rehana Rehman, Commissioner
Cynthia Stauss-Vlassopoulos, Commissioner
Lee Frechette, Commissioner

CITY COUNCIL

Garrett Gatewood, Mayor
Linda Budge, Vice Mayor
Joe Little, Council Member
David Sander, Council Member
Sirisha Pulipati, Council Member

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INTRODUCTION

PURPOSE OF THE ANNUAL REPORT

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to "Build a City." As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires the City to complete an Annual Report by April of each calendar year and submit the report to the Office of Land Use and Climate Innovation (previously Office of Planning and Research) and the Department of Housing and Community Development. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City's progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

State law requires that the General Plan Annual Report be completed and submitted to the State by April 1st of each year. The report covers the previous calendar year for which it is being completed. This Annual Report looks at the City's progress towards implementing its General Plan during the 2024 planning period.

RECOMMENDATIONS

The City has started the comprehensive General Plan update process and has engaged a consultant to assist with all aspects of the multi-year project. The update process has an expected completion date of fall/winter 2026.

Topics addressed in the comprehensive update may include, but are not limited to:

- Updated citywide land uses,
- Updated citywide goals and policies on transportation, conservation, open space, economic development, etc.,
- Identification of new City priorities,
- Profile of existing conditions and challenges; and
- Updated implementation actions to achieve the City's vision.

A copy of the current Implementation Program table has been included with this report to indicate the status of all General Plan policies. This includes the implementation plan for the 2021-2029 Housing Element Update.

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

Upon incorporation in July 2003, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan for the City. The resulting plan was adopted on June 26, 2006. More than 50 workshops, stakeholder meetings, study sessions, and public hearings were held to understand the vision and desires for Rancho Cordova and to develop the blueprint to build the future City.

The General Plan for Rancho Cordova includes not only the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space) but additional topics of special and unique concern to the community, including urban design, economic development, air quality, historic and cultural resources, and infrastructure, services, and finance. As the basis for local government decision-making, the plan includes goals and policies by which projects are analyzed against and actions to be taken by the City necessary to achieving the overall vision for the community.

DEPARTMENTAL RESPONSIBILITIES

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. Each action item identified in the General Plan has been tasked to one or more City departments. The General Plan includes an Implementation Matrix that lists each of the action items in the plan and identifies the responsible agency, timing, and funding source for each action. City departments responsible for implementation of the General Plan include the:

- City Manager's Office
- Planning Department
- Building Department
- Public Works Department
- Finance Department
- Economic Development Department
- Redevelopment Agency; (no longer valid)
- Housing Division
- Neighborhood Services Division
- Police Department.
- Communications
- Other Agencies/Committees to be established by the Council

There are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and not directly responsible for implementation of the General Plan, the City coordinates its activities with these other agencies and relies upon

their assistance for the full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Sacramento Metropolitan Fire District
- Cordova Recreation and Parks District
- Sacramento Area Sewer District
- Golden State Water
- Sacramento County Water
- Sacramento Municipal Utility District
- Folsom-Cordova Unified School District
- Elk Grove Unified School District
- Sacramento City Unified School District
- San Juan Unified School District
- Sacramento County
- Sacramento Area Council of Governments
- Sacramento Regional Transit
- CA Department of Transportation

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend any of its mandated elements of General Plan up to four times per calendar year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

There were no General Plan amendments included in 2025. This annual report includes the General Plan and Housing Element reports as required by State law.

GENERAL PLAN ELEMENTS AND IMPLEMENTATION PROGRESS

ELEMENT SUMMARY

The General Plan for Rancho Cordova includes twelve elements that cover a variety of topics as provided for in State law. Table 1 lists these elements and shows how they relate to the State requirements (State General Plan Guidelines). The contents of these elements are summarized below. Through the General Plan update, the City will include a new Environmental Justice Element, which is a new requirement per state law. The Environmental Justice Element aims to ensure all Rancho Cordova residents have access to a healthy environment, nutritious food, recreation, and ways to get involved in the community.

TABLE 1
ELEMENTS OF THE GENERAL PLAN AND RELATIONSHIP TO STATE LAW

Elements of the Rancho Cordova General Plan	Topics Required by State Law							
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Optional Topic
Land Use	X			O	O			
Urban Design	O							X
Economic Development	O		O					X
Housing			X					
Circulation		X	O					
Open Space, Parks, and Trails		O	O		X			
Infrastructure, Services, and Finance		O	O					X
Natural Resources	O			X				
Cultural and Historic Resources	O							X
Safety	O						X	
Air Quality	O	O						X
Noise	O	O				X		

Notes:

X - Indicates that this element directly addresses the State required topic

O - Indicates that information in this element is related to the State required topic

Section 1-Introduction

This section contains general history and background into the City, but does not contain action programs that require annual monitoring.

Section 2-Land Use Element

The Land Use Element provides the central framework for the General Plan and serves as a compass to guide planners, the general public, and decision makers on the desired pattern of development in Rancho Cordova. It describes both existing and future land use activity, the latter of which was designed to achieve the City's long-range goals for physical development. This Element also identifies the distribution, location, and intensity of all land uses types throughout the City. Text, maps, and diagrams establish the blueprint for future land uses within the City and describe how these uses are integrated with the other General Plan elements and policies.

Section 3-Urban Design Element

The Urban Design Element provides policies and design concepts relating to the form and character of new private development and public improvements, along with focused plans for areas of the City in need of special design attention. The Element also includes policies and implementation programs aimed at creating Rancho Cordova as a unique place with a strong, memorable character.

Section 4-Economic Development Element

The Economic Development Element attempts to identify the City's strengths and weaknesses as it seeks to provide a full range of employment, housing, retail/service, and entertainment options to residents. The Element establishes goals, policies, and actions to improve the City's prosperity, maintain regional competitiveness, ensure accessibility to assets, market the City, and, perhaps most importantly, set fair and equitable rules for development. This Element is also intended to create wealth for the citizens of Rancho Cordova by providing opportunities to increase property values, fully utilize their properties, offer continuing education opportunities, and support entrepreneurship.

Section 5-Housing Element

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to satisfy the Regional Housing Needs Allocation requirements. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve the identified housing issues.

Section 6-Circulation Element

The Circulation Element describes existing and future transportation conditions and systems. The Element establishes goals, policies, and actions that will guide the City's circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities. The text, maps, and diagrams are a basis for the development of the City's transportation network.

Section 7-Open Space, Parks, and Trails Element

The Open Space, Parks, and Trails Element identifies the need to maintain existing open space and natural recreational areas, as well as to create additional areas for the enjoyment of residents and the protection of the environment. The goals, policies, and actions provided are intended to achieve the City's vision of open spaces that are accessible to all members of the community. This Element establishes a policy framework and action program for the improvement, expansion, and maintenance of the City's open space.

Section 8-Infrastructure, Services, and Finance Element

This Element seeks to identify the ideal level and type of infrastructure and service provision necessary to achieving the goal of becoming a first-rate city. It also explores possible mechanisms to finance infrastructure and service improvements. The goals, polices, and actions contained in the Element set forth methods for ensuring that Rancho Cordova provide the highest service levels possible.

Section 9-Natural Resources Element

The Natural Resources Element identifies the ways in which Rancho Cordova will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also attempts to balance the present needs of resource users with the need for resource conservation for the common good. The goals, policies, and actions in this Element will foster the preservation of Rancho Cordova's many valuable natural resources, including wildlife, habitat, water resources, soils, and mineral resources.

Section 10-Cultural and Historic Resources Element

The Cultural and Historic Resources Element seeks to identify and protect locally important sites, buildings, and memorabilia that reflect the history of the community. It also seeks to honor the people of Rancho Cordova by promoting the inclusion of cultural arts into the fabric of the community as a component that contributes to the overall quality of life for residents, workers, and visitors. The Element provides goals, policies, and actions designed recognize and preserve the history of the area and celebrate the diversity of the City's population.

Section 11-Safety Element

The Safety Element seeks to recognize and remedy both present and anticipated concerns about the on-going well being of City residents, employees, and visitors. The goals, policies, and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards. The Multi-Jurisdictional Hazard Mitigation Plan is included in the Safety Element. Additionally, this Element addresses safety and hazards related to airport land use, groundwater contamination, traffic and pedestrian accidents at interfaces with rail lines, the potential release of hazardous materials into the community, and general issues related to police and fire protection services.

Section 12-Air Quality Element

The Air Quality Element establishes a framework for how the City will improve air quality in the Planning Area and work with other communities in the region and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to improve air quality in the Sacramento Valley Air Basin. This Element also underscores the effects that land use patterns and the resulting transportation behavior have on air quality. The goals, policies, and actions outlined in this Element focus on improving air quality through embracing regional coordination, "smart growth" land use concepts, transportation demand management, energy conservation, cleaner industries and vehicles, and public education.

Section 13-Noise Element

The goal of the Noise Element is to identify the major sources of noise within the City and discuss the City's role in ensuring comfortable and safe noise levels throughout the community. The goals, policies, and actions provided will, when implemented, improve the noise environment in the Planning Area.

Section 14-Implementation Element

This section contains a complete list of the action programs contained within each element. The implementation element was intending to assist staff in monitoring the progress of those programs.

STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN

Attached with this report is the 2024 Implementation Program progress assessment. While some of the programs have been completed or remain incomplete, many of the programs within the General Plan remain active and ongoing.

REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

To address state-wide housing needs, the State of California requires regions to address housing issues and needs based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and the unincorporated counties their "fair share" of the region's projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocation is broken down into four household income groupings over the planning period.

The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of housing to all economic segments of its population. State law requires that the City identify its progress in meeting its share of the regional housing needs allocation and identify local efforts to remove governmental constraints to housing. The City's General Plan Housing Element identifies solutions to meeting these objectives and reflects the 2021-2029 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

2021-2029 REGIONAL HOUSING NEEDS PLAN

The Sacramento Area Council of Governments (SACOG), along with the City and the other jurisdictions in the region, prepared the Regional Housing Needs Plan (RHNP) for the 2021-2029 planning period. The 2021-2029 RHNP for the Sacramento region identified a total number of dwelling units as the City's "fair share" of the regional needs total. Table 2 identifies the breakdown of this number for each of the four income categories covered by the RNHA for the City.

TABLE 2
CITY OF RANCHO CORDOVA
SHARE OF THE REGIONAL NEEDS ALLOCATION
FOR 2021-2029

Income Group	2021-2029 RHNA
Very Low	2,115 units
Low	1,274 units
Moderate	1,684 units
Above Moderate	3,994 units
Total	9,067 units

Source: SACOG, Regional Housing Needs Plan for Sacramento County; City of Rancho Cordova.

The RHNP and RHNA requires the City to identify a suitable amount of land needed to build the number of units allocated to the City under the RHNA. The Housing Element was updated and certified by HCD in 2021 to reflect the 2021-2029 RHNA.

Table 3 summarizes the number of units permitted in the City in 2025 by income category and dwelling type. Table 4 summarizes the cumulative total number of units permitted in the City during the current RHNA planning period. All numbers are based on issuance of building permits from January 1 to December 31 of the given year.

TABLE 3
ANNUAL BUILDING ACTIVITY REPORT SUMMARY
NEW CONSTRUCTION
VERY LOW-, LOW-, AND MIXED-INCOME MULTIFAMILY PROJECTS

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	
SF	O	0	64	182	522	768	0		0	768
MF	R	0	0	0	0	0			0	
Total of Moderate and Above Moderate		0	0	182	524	768				
Total Extremely Low-Income Units		0	0	0	0					

*Building permits issued from January 1, 2025 to December 31, 2025. New permits include 768 single family detached homes.

TABLE 4
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

Income Level		RHNA Allocation by Income Level	2021 Year 1	2022 Year 2	2023 Year 3	2024 Year 4	2025 Year 5	2026 Year 6	2027 Year 7	2028 Year 8	2029 Year 9	Total Units to Date (All Years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,115	0	0	18	0	0					18	2,097
	Non-Deed Restricted		0	0	0	0	0					0	
Low	Deed Restricted	1,274	0	0	63	0	0					63	1,115
	Non-Deed Restricted		0	0	32	0	64					96	
Moderate	Deed Restricted	1,684	0	0	0	0	0					0	952
	Non-Deed Restricted		125	15	256	154	182					732	
Above Moderate		3,994	168	606	459	1,017	522					2,772	1,222
Total RHNA by COG		9,067											
Total Units			293	621	828	1,171	768					3,681	
Remaining Need for RHNA Period													5,386

REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors. The Citywide Zoning Code includes land use districts, regulations, and standards that allow for alternative housing products at higher densities and facilitate the provision of live-work units and mixed-use developments.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
II – LAND USE ELEMENT					
LU 1.1.1	Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.	PL	Ongoing	GF	Ongoing. The City completes regular Zoning Code Updates as needed and is currently in the middle of a General Plan Update to be completed in 2027.
LU.1.1.2	Utilize the PLACE^{3}S land use model to track General Plan implementation with respect to Land Use and analyze the impact of new development on existing uses and the City roadway network. Update the model on a quarterly basis with newly constructed development projects to maintain accuracy of the model.	PL	Ongoing	GF	Completed, but other resources are also under consideration to determine proper land use and their impacts. The City launched a new permitting system in August 2021 and is currently assessing potential improvements to assist with project review and tracking.
LU.1.1.3	Regularly update the General Plan Land Use Map and other related maps in the General Plan with the latest parcel information from the County's Assessor's Office, regardless of General Plan Amendment activity. Updates to the parcel lines, when no adjustments have been made with respect to land uses.	PL	Ongoing	GF	The parcel and zoning maps have been updated, the maps within the General Plan have been relatively unchanged. The City started the General Plan update process in May 2024. Any updates will be accurately reflected in the General Plan Land Use Map and other related maps.
LU.1.1.4	Amend the Zoning Code text to include the appropriate findings required for General Plan land use and text amendment requests.	PL	2006 / 2007	GF	Completed. ZC 23.155.040
LU 1.2.2	Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.	PL	Ongoing	GF	Ongoing. The City started the General Plan update process in May 2024 with an anticipated completion in 2027.
LU.1.2.2	Establish a comprehensive plan for an economically viable mix of land uses in and around Mather Airport.	PL / ED	2007	GF	Ongoing. Improvements have been completed to the Mather area and new projects have been approved to improve vitality in the region. A comprehensive plan has not been established that reviews the economic viability of the land uses included in the Mather SPA approved by Sacramento County. The Sacramento Council of Governments (SACOG), serving as the Airport Land Use Commission, updated the Mather Airport Land Use Compatibility Plan in August 2022.
LU.1.3.1	Identify target businesses and industries that diversify the City's employment base and create incentives to locate in Rancho Cordova.	ED	Ongoing	GF	Completed and Ongoing. Based on the Economic Development Strategic Plan

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					approved in November 2024, target industries were selected.
LU.1.3.2	Designate new and existing office developments as mixed-use to encourage the compatible integration of residential and commercial retail and service uses in proximity to jobs.	PL	2006 / 2007	AF	Office uses are permitted within various mixed-use zones with some zones allowing residential and/or light industrial and retail uses. This analysis is also under review as part of the General Plan Update to be completed in 2027.
LU.1.4.1	Establish performance and development standards in the Zoning Code and guidelines in the Citywide Design Guidelines to address compatibility between existing and proposed development and within proposed mixed-use development (vertical and horizontal).	PL	2006 / 2007	GF	Completed and Ongoing. The City started the General Plan Update in May 2024, which may include future updates to the Zoning Code and Citywide Design Guidelines.
LU.1.4.2	Create development standards and design guidelines to specifically address the compatibility of high-rise development in the Downtown Planning Area. Give special consideration to those issues unique to high-rise development, including the following: visual intrusion, distant viewshed, shadowing of adjacent properties, glare, wind tunnel effects, emergency service, interruption of electronic transmissions, traffic and parking, and noise and vibration. Recognize that urban (higher intensity) developments increase transit opportunities, increase walkability, and efficient land use, which lead to reduced automobile emissions.	PL / FD	2007 / 2008	GF	Not completed. Planning staff will continue to work with the Fire, Public Works, and Building departments to assess existing standards as a proactive solution. The City started the General Plan Update in May 2024, which may include an assessment of development standards and design guidelines for future downtown areas in the City.
LU.1.4.3	Promote the disclosure of potential land use compatibility issues in all parts of the City, such as noise, dust, odors, etc., in order to provide potential purchasers with the information necessary to make informed decisions about the property and its future land uses.	PL	2006 / 2007	GF	Ongoing. The City offers and encourages pre-application meetings between the Development Services Team and developers and business owners in order to improve communication and disclosure of potential project challenges. Other opportunities such as Zoning Verification Letters and Public Records Requests are also available.
LU.1.4.4	Develop guidelines for the buffering of incompatible land uses in ways that retain community character but do not consume large land area, create pedestrian barriers, or result in unsafe conditions.	PL / PD	2006 / 2007	GF	Completed.
LU.1.4.5	Minimize impacts between urban and agricultural uses through the use of buffers, increased setbacks, roadways, barriers, landscaping, and/or other appropriate methods to avoid conflicts.	PL	2007 / 2008	GF	Completed and implemented as part of entitlement review.
LU.1.4.6	Work with utility providers to coordinate location of transmission lines and substations during development review.	PW / PL	Ongoing	GF	Ongoing. The City continues to coordinate with the utility providers and informs development project applicants

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					to coordinate with utility providers for their proposed projects.
LU.1.5.1	Update the Zoning Code Text and Map to reflect new land use designations and distributions throughout the City as established in this General Plan.	PL	2006 / 2007	GF	Completed in 2019 and Ongoing. The City is currently conducting a General Plan Update to be completed in 2027. Once implemented, Zoning Code Texts and Maps will be updated accordingly.
LU.1.5.2	Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.	PL	Annual	GF	Ongoing.
LU.1.6.1	Ensure master planned communities include the provision of public/quasi-public land preserved for civic uses.	PL	Ongoing	AF / GF	Completed and ongoing as part of entitlement review.
LU.1.6.2	Create a site inventory identifying desired locations for a full service hospital.	CM / ED / PL	2006 / 2007 / 2008	GF	Not completed. Through a Zoning Code Amendment, Hospital use is allowed within the Convention Overlay District. The City is determining feasibility of hospital uses in other areas.
LU.1.7.1	When siting new transit-oriented developments: the development must be within one-quarter mile of a major transit stop; emphasize street-level neighborhood commercial services that serve many residents in surrounding areas; encourage employment in the urban transit-oriented development created along the transit route; create a pleasant walking environment through good land use design, short distances, amenities, and streetscape features; and provide direct, multiple linkages, especially for bicycles and pedestrians, to surrounding areas.	PL	Ongoing	GF	Ongoing. The Zoning Code permits higher densities and more intense uses within areas that are near transit. The Zoning Code also provides additional regulatory incentives such as increased densities and reduced parking requirements in areas that are near train stations. The City also follows all applicable state law for projects in proximity to transit.
LU.2.1.1	Amend the Zoning Code and Citywide Design Guidelines to include the City's smart growth principles as appropriate.	PL	2006 / 2007	GF	Ongoing. The City started the General Plan Update in May 2024, which may include future updates to the Zoning Code and Citywide Design Guidelines.
LU.2.2.1	Identify the building block components of neighborhoods, villages, and districts in the existing areas of the City and encourage redevelopment using the building blocks principles.	PL	Ongoing	GF / AF	Not Completed. Requires coordination with Public Works Street system to identify these areas.
LU.2.4.1	Establish, as a part of design review, a system or mechanism that evaluates the effectiveness of a proposed project in meeting these requirements (listed in LU.2.4).	PL	2006	AF	Ongoing as part of the entitlement review process.
LU.2.5.1	Require market studies, financing plans, phasing plans, and other associated studies as needed as part of all new major development applications in order to evaluate the need for these projects, their	PL / F	Ongoing	AF	Phasing plans and financing plans are required for master plans and specific plans. Staff reports include a "Fiscal Impact" section that indicates the

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	compliance with established City policy, and the impact of the development on the City and service providers.				potential benefit of a project taken before the City Council.
LU.2.6.1	As part of neighborhood project review, ensure that village centers are strategically located for accessibility to surrounding neighborhoods and retail viability. Village town center should ensure that neighborhood-serving commercial uses adjacent to residential areas provide quality, convenience, and community-serving retail choices in a manner that does not adversely impact neighborhood character.	PL / F	Ongoing	AF	Completed and Ongoing. The City's General Plan, various Specific Plans, and Zoning Code implement land use designations and zoning districts consistent with goals for creating and maintaining village centers adjacent to residential neighborhoods.
LU.2.7.1	Develop and adopt energy conservation performance standards that apply to new construction and focus on cost-effective measures that exceed minimum federal and state requirements, in recognition and support of the Sacramento Municipal Utility District's "Conservation Power" goals.	PL / B	2007	GF	Currently, the City enforces the provisions of the California Energy Code, and the Building Energy Efficiency Standards that are referenced within the Building and Safety Code.
LU.2.7.2	Create programs that educate developers and property owners about the advantages of "green design" on their property and within the City, and inform them on how they can incorporate such design elements into their projects. Develop incentives, such as grants, financing programs, or other mechanisms that help make "green design" realistic.	PL / B / COMMS	2007	GF	The Building & Safety Department website page directs developers and property owners to the State Green Code website for the requirements of the Green Building Standards (CALGreen**).** The City of Rancho Cordova Website was updated in 2021 and continues to be updated as needed.
LU.2.8.1	Amend the Zoning Code to include flexible parking standards and parking reductions to encourage compact development, shared parking, and higher density projects in specified locations throughout the City.	PL / PW	2006 / 2007	GF	Completed. Zoning Code Section 23.719.090 includes available parking reductions. The Zoning Code parking standards were amended in 2021 to encourage adequate parking supply for future uses but also ensure that the City would not be overparked. The City also implements all applicable State allowances for projects in proximity to transit stations.
LU.3.1.1	Identify and map target attractions and establish economic development policies and programs to attract these uses to the City.	ED	2007	GF	In 2024 a new Economic Development Strategic Plan was created to address policies and programs. Additional analysis will be created as needed.
LU.3.2.1	Establish specific policies, standards, and guidelines for quality design of all public and quasi-public uses.	PL	2007	GF	Contained within the Citywide Design Guidelines and Zoning Code. Additional guidelines may also be found as part of Specific Plan and Special Planning Areas.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
LU.3.6.1	All applications for annexations shall include a comprehensive land use plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing. In considering applications for annexation, the City shall consider whether the annexation will accomplish all of the following: - Constitute fiscally sound additions to the existing City; - Be consistent with state law and Local Agency Formation Commission policies, standards, and criteria; - Preserve neighborhood identities; - Ensure the provision of adequate municipal services; - Be consistent with General Plan and Community Plan land use policies; - Incorporate smart growth principles for sustainable economic growth while maintaining environmental integrity and providing for social equity; and - Promote fiscally sound, efficient service boundaries.	CM / PL	Ongoing	GF	The City did not received any Annexation Applications in 2025.
LU.4.1.1	Establish and maintain agreements or working relationships with SACOG, Sacramento County, and the cities of Folsom, Sacramento, and Elk Grove to facilitate a coordinated approach to land use decisions that affect each jurisdiction.	CM	Ongoing	GF	Ongoing.
LU.4.1.2	Facilitate agreements (i.e. memorandums of understanding) for critical planning topics and activities with neighboring jurisdictions and SACOG and allow for shared responsibility and an equal voice for all participants	CM	Ongoing	GF	Ongoing.
LU.4.1.3	Partner with other jurisdictions and agencies to create joint powers authorities that address issues of mutual concern (i.e. the American River Parkway) but still allow the City to maintain its voice and decision-making authority throughout the process.	CM	Ongoing	GF	Ongoing.
LU.4.1.4	Encourage neighboring jurisdictions to adopt and collect infrastructure impact fees (e.g. roadway impact fees) for all new development that will have an impact on the City infrastructure (e.g. roads).	CM	Ongoing	GF	Ongoing.
LU.5.1.1	Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas and shopping centers.	ED / PL	Ongoing	GF	Sign and Façade program was revamped in 2025 to be more responsive to business needs.
LU.5.1.2	Study, create, and implement streetscape enhancement plans that become catalyst projects for the revitalization of existing development.	PW / PL	Ongoing	CIP / Grants	Folsom Boulevard (Completed in 2020) and Mather Field Road (Completed in 2024) improvements have improved the corridor and encourage new development to the area. Sunrise Boulevard has also received enhancements as main corridor within the City.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
LU.5.1.3	Seek improvement to existing infrastructure within residential areas of the City developed prior to incorporation that are not consistent with the City's current standards.	PW	2006 / 2007 / 2008 / 2009	CIP / Grants	Staff has identified the magnitude of this extensive need and is making great progress with complete streets including bike and pedestrian facilities. The City continues to address improvements: Pavement rehab projects; streets, sidewalks, notably Zinfandel, Mather Field and White Rock Road; Sunrise Blvd. ADA ramps and storm drainage improvements.
LU.5.2.1	Conduct the studies and community input process necessary to determine the location and extent of needed redevelopment districts within the City.	ED / PL	2006	GF	The Redevelopment Agency for the City no longer exists. Studies are prepared as needed to address areas that require revitalization and rehabilitation. This information is also taken into account as part of the City's current General Plan Update.
LU.5.4.1	Conduct infrastructure surveys and, where necessary, coordinate with utility providers to create infrastructure enhancement plans, which determine shortcomings in infrastructure that could inhibit the development of mixed-use projects in already developed areas of the City.	PW / PL / ED	Ongoing	GF / CIP	Completed and Ongoing. Asset Management database for streets. Completed a full fiber map for commercial and residential. Asset management software for storm drainage has been acquired. Completed and on-going, Stormwater Capital Improvement Program Masterplan is Complete (Assesses existing storm drainage system and prioritizes the needed improvements). Complete and on-going, City completed the Local Road Safety Plan and conducting a Safety Action Plan (provides a comprehensive safety assessment of the City's roads.)
LU.5.5.1	Conduct a survey of property within the Downtown to determine where potential land assembly issues may occur and work with property owners to actively solve the problem together, with mutual benefit.	ED / PL	2007	GF	Not completed as the surveys have been completed on a case-by-case basis, but not all properties define the Downtown Planning Area vision.
LU.5.5.2	Survey property designated as a Transit-Oriented Development to determine where potential land assembly issues may occur and work with property owners to solve the problem. Coordinate access and right-of-way issues with the transit provider early in the process.	ED /PL	2007	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
LU.6.1.1	For lands within the Countryside/Lincoln Village, Sunrise Boulevard North, and Sunrise Boulevard South Planning Areas require consistency between proposed development projects and the corresponding Planning Area descriptions and Land Plans.	PL	Ongoing	GF / AF	Ongoing.
LU.6.2.1	Require the development and approval of Specific Plans or Special Planning Areas for the Aerojet, East, Glenborough, Grant Line North, Grant Line South, Grant Line West, Jackson, Mather, Rio del Oro, Suncreek/Preserve, and Westborough Planning Areas to create parcel-specific land use plans for those areas. Subsequent land use plans shall be consistent with relevant General Plan provisions and shall reflect the ideas communicated in the Conceptual Land Plans and associated planning area descriptions.	PL	Ongoing	GF / AF	Specific Plans consistent with General Plan goals have been adopted with the proposals for new construction. The City is currently processing a recent submittal for the Westborough Specific Plan area and the Legado Specific Plan area.
LU.6.3.1	Consistent with the Downtown Planning Area, create a Downtown Specific Plan that fosters the creation and success of a Downtown Rancho Cordova.	PL	2006 / 2007 / 2008	GF	Not Completed. The General Plan adopted a Downtown Planning Area (DTPA) Boundary, but a Specific Plan has not been completed. The DTPA lacks detail and contains multiple overlays (TODt, FBSP). The City started the General Plan Update in May 2024, which may include consideration of a future Downtown Planning area.
LU.6.4.1	Develop, adopt, and implement a Folsom Boulevard Specific Plan that refines the vision and creates a detailed land plan with action steps for revitalization of the corridor. The Specific Plan shall include a land plan consistent with the vision and development envelope in the General Plan as well as the Planning Area description.	PL	2006	GF	Completed. Adopted in 2013. The Folsom Boulevard Specific Plan (FBSP) is updated as needed to accommodate new growth in the City.
LU.6.4.2	Analyze development projects proposed for the Folsom Boulevard Planning Area for consistency with the planning area description for the corridor.	PL	Ongoing	AF	Ongoing.
III – URBAN DESIGN ELEMENT					
UD.1.1.1	Amend the Zoning Code and Design Guidelines to be consistent with the urban vision. Select areas where a “form based” approach to zoning is appropriate.	PL	2006 / 2007	GF	Completed per adopted Citywide Design Guidelines and Article 5 of the Zoning Code.
UD.1.1.2	Prepare and adopt guidelines and standards for residential dwellings in higher density development. Focus on maintaining livability through sensitive design that maintains privacy and minimizes conflicts between adjacent homes.	PL	2006 / 2007	GF	Completed. The adopted Citywide Design Guidelines include standards for high density development.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
UD.1.2.1	Develop neighborhood street standards that promote walking and cycling to improve quality of life and transportation choices for residents.	PW / PL	2006	GF	Completed and Ongoing. Includes Public Works standards, master plan review, Citywide Design Guidelines, and the Zoning Code. City is scheduled to adopt an Active Transportation Program Master Plan in 2026. Staff has also applied for grant funding to develop a Complete Streets Implementation Guide. Award announcement anticipated June 2026.
UD.1.2.2	Establish residential development design standards and guidelines that enhance the character and quality of projects.	PL	2006	GF	Completed as part of the Citywide Design Guidelines.
UD.1.3.1	Require the design of all residential projects with a grid or modified grid street system.	PL / PW	Ongoing	AF	Completed. However, not applicable to all projects that may have onsite constraints that prohibit this design.
UD.1.3.2	Allow for flexibility in the implementation of residential densities in a mixed density project.	PL	Ongoing	GF	Completed. The City started the General Plan Update in May 2024, which may include consideration of updated density ranges for mixed use designations.
UD.1.3.3	Discourage the use of fences/walls/gates between compatible uses.	PL	Ongoing	AF	Ongoing as part of the entitlement review process.
UD.1.5.1	Continue to use, and update as necessary, the Citywide Design Guidelines as a starting point for encouraging developments that are interconnected and relate to one another.	PL	Ongoing	GF / AF	Ongoing implementation of the Citywide Design Guidelines. The City started the General Plan Update in May 2024, which may include consideration revisions and/or additions to design guidelines.
UD.1.5.2	Revise the Zoning Code provisions to identify appropriate solutions to create compatibility between developments. The use of walls and fences to segregate uses does not inherently create compatibility.	PL	2006 / 2007	GF	Completed as part of the Citywide Design Guidelines and standards in the Zoning Code to encourage integrated developments (i.e. shopping centers, mixed-use development, etc.) especially in mixed-use zoning districts. Projects are encouraged provide creative solutions to foster compatibility.
UD.1.6.1	Create development standards and update the Design Guidelines as necessary to ensure pedestrian-friendly village and local town center designs.	PL	2006 / 2007	GF	Completed and Ongoing. The City's General Plan, various Specific Plans, and Zoning Code implement land use designations and zoning districts consistent with goals for creating

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					village centers adjacent to residential neighborhoods.
UD.2.2.1	Amend the Zoning Code text and map to implement the new mixed-use designations in this General Plan.	PL	2006 / 2007	GF	Completed. The City is currently doing a General Plan Update and once completed, Zoning Code Text and Maps will be updated to reflect the update.
UD.2.3.1	Land uses along the eastern and southern boundaries of the City shall transition down the intensity and density of development from urban to rural at the City edge.	PL	Ongoing	AF	Completed. Uses consist of low-density housing and open space preserve.
UD.2.3.2	Establish a gateway program to create a sense of entry at key locations throughout the City and promote wayfinding throughout the community. Use creative designs that respond to the character and history of the City to establish a sense of place, including gateway signage, streetscape design, site landscaping, and other features. Users should feel a sense of arrival and be welcomed to the City.	PL / ED / PW	2007	GF / CIP	Ongoing as part of entitlement review process, building permit review, and improvement plans. In 2024, City completed the Corridor Enhancement Plan for six key entry points into the City.
UD.2.3.3	Prepare and adopt design standards for pedestrian overcrossings of major roads that contribute to district character and defined gateways and promote wayfinding.	PL / PW	2006 / 2007	GF	Design standards for pedestrian at-grade, above-grade, and under-crossings exist and continue to be utilized.
UD.2.4.1	As part of the Design Review process, encourage the development of unified district themes with integrated streetscapes (including streetscape furniture), district-wide signage programs, unified architectural styles, and / or themes for a concentration of uses or open space programs.	PL / PW	Ongoing	AF	Part of the entitlement review process through design review and application of Citywide Design Guidelines.
UD.2.5.1	Prepare and adopt a Downtown Specific Plan that addresses the future uses, design standards, street design, and other characteristics of the built form.	PL	2006 / 2007 / 2008	GF	Not Completed. The GP adopted a Downtown Planning Area (DTPA) Boundary, but a Specific Plan has not been completed. The City Started the General Plan Update in May 2024, which may include consideration of a Downtown planning area.
UD.2.5.2	Work with businesses, property owners, and other stakeholders to create a vital Downtown with pedestrian- and cyclist-oriented activities and design features.	ED / PL	Ongoing	GF	Not Completed. The Zoning Code and Citywide Design Guidelines includes standards, but not specific to the Downtown Planning Area (DTPA) identified in the current GP. The City started the General Plan Update in May 2024, which may include consideration of a Downtown planning area policies.
UD.2.6.1	Develop streetscape standards that define the character of the street and promote pedestrian mobility between individual uses.	PW / PL	2006 / 2007	GF	Completed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
UD.2.6.2	Create standards for the type, spacing, etc. of trees along the street. Require development to include street trees along all frontages of the project.	PW / PL	2006 / 2007	GF	Completed. Landscaping standards are within Section 23.716 of the Zoning Code with plant and irrigation standards within Section 22.180.
UD.2.6.3	Establish standards for the use of street furniture, such as benches, light fixtures, and planters, as inviting and usable accent pieces along the street.	PW / PL	2006 / 2007	GF	Completed per Citywide Design Guidelines and Section 23.722 and 23.725 of the Zoning Code.
UD.2.6.4	Define standards for the use and dimensions of separated sidewalks.	PW	2006 / 2007	GF	Completed.
UD.2.6.5	Create enhanced medians with landscaping and lighting along corridors to promote district identity and unify individual developments.	PW	Ongoing	CIP / Grants	Ongoing.
UD.2.6.7	Promote the use of on-street parking as an alternative to large parking lots. Establish standards for size, location, and frequency of on-street parking spaces.	PW	Ongoing	AF	Ongoing.
UD.2.6.8	Develop and implement streetscape enhancement plans for Folsom Boulevard, Coloma Road, Sunrise Boulevard, Mather Field Road, and other roadways of community importance.	PW	2006 / 2007 / 2008	CIP / Grants	Completed Folsom Boulevard Streetscape Enhancements Phases I to V; Sunrise Boulevard Improvements Phase 1, 2 & 3; and Mather Field Road Improvements. Mather Field Road Enhancements is scheduled to be complete in 2026.
UD.3.1.1	Develop provisions in the Citywide Design Guidelines that illustrate how projects with architectural styles and / or themes can be designed successfully.	PL	2006	GF	Completed and Ongoing. The City continues to utilize the Citywide Design Guidelines to support distinct architectural styles and themes for future development.
UD.3.1.2	Require projects to include features and attributes that positively contribute to the image of the City.	PL	Ongoing	AF	Completed and Ongoing. The City continues to utilize the Citywide Design Guidelines to recommend features and attributes that positively support the City image.
UD.3.1.3	Require development projects to use quality materials that are long lasting to ensure a sense of permanence for each project.	PL	Ongoing	GF	Completed and Ongoing. The City continues to utilize the Citywide Design Guidelines to require proposed projects to use quality materials.
UD.3.2.1	Prepare and adopt standards and guidelines for the development of interconnected walkways, pedestrian amenities (e.g. seating, lighting, signage, landscaping), plaza areas, outdoor spaces, and commuter amenities (e.g. covered bus stops) oriented toward the pedestrian user.	PL / PW	2006 / 2007	GF	Completed and Ongoing. The Citywide Design Guidelines and Zoning Code outlines requirements and preferred examples for these types of features.
UD.3.2.2	Amend the City's Street Design Standards to include design elements that establish priority for pedestrians at road and drive aisle crossings through	PW / PL	2006	GF	Completed per the Citywide Design Guidelines, Zoning Code, and Public

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	pavement markings, differentiation in the pavement surface, and/or signage.				Works standards. The City started the General Plan Update in May 2024, which may include review of existing street design standards and guidelines.
UD.3.2.3	Prepare and adopt standards and guidelines for the orientation of commercial and mixed-use buildings, which should be close to the street with parking behind or on the side of the development and easily connected to the pedestrian- and cyclist-oriented public streetscape. Consider incorporating such provisions within a "form based" code in appropriate locations around the City.	PL	2006	GF	Completed and Ongoing per standards in Zoning Code Section 23.722 and the Citywide Design Guidelines.
UD.3.2.4	Prepare and adopt standards for cyclist-triggered lights that allow cyclists to move about the community efficiently.	PW	2006	GF / CIP	The City continues to receive grants for bicycle detection systems at traffic signals city-wide. The City will implement an Active Transportation Program Master Plan in 2026.
UD.3.3.1	Prepare and adopt guidelines for the design and integration of meaningful public spaces within commercial and mixed-use projects.	PL	2006 / 2007	GF	Completed and Ongoing. These types of guidelines and requirements are included within Specific Plans and the Zoning Code, with examples in the Citywide Design Guidelines. The City started the General Plan Update in May 2024, which may include consideration of policies and guidelines to encourage design and integration of public spaces.
UD.3.3.2	Require landscaping to be meaningful in nature, relating to the style and scale of the development and contributing to the look and feel of the City and district. Give consideration to how landscaping will mature over time.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building review process. The Zoning Code includes specific landscape requirements.
UD.3.3.3	Require site furniture that is uniform across the development and encourage furniture that is consistent across entire districts.	PL / PW	Ongoing	AF	Completed and ongoing as part of entitlement review process. Specific guidelines are included in the Citywide Design Guidelines.
UD.3.3.4	Prepare and adopt standards for project signage that promote the creation of a unique character for the project while respecting the impact of signage on neighboring properties and uses.	PL	2006 / 2007	AF	The Zoning Code includes specific sign regulations in Chapter 23.743 along with the Citywide Design Guidelines. Developments and buildings may also choose to submit for a unified sign program.
UD.3.4.1	Develop a Citywide public art program that directs the inclusion of art in private projects and coordinates the use of art in public projects.	ED/PL	2007	GF	The Arts Strategic Plan is an action-oriented document describing programs and projects to assist in achieving the vision. The Plan does the following:

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					• Provided local art display opportunities • Art, events, and cultural experiences in neighborhood greens • Creation of murals and decorative signs • Created artistic community gateways • Promotion and visibility of the arts • City Hall improvements include sconce wall lighting and an improved sound system • Completed the pilot Utility Box Art Wrap program with local artists and vendors • Supported community art events, festivals, concerts, and activities • Expanded events at the MACC • Installed art along the Art Block • Sponsored pop-up concert venues • Funded mobile art classes for youth • Provided grants to artists, schools, and nonprofits to expand the arts experiences in Rancho Cordova • Provided grants to create or enhance black box theatres, additional rehearsal space, more functional gallery space, and other facility improvements to build upon the art venues in Rancho Cordova • The City developed an Art Master Plan and Art Walk for the Zinfandel Drive Bicycle and Pedestrian Overcrossing Project.
UD.4.2.1	Develop standards and guidelines that require and illustrate compatibility between new and existing development.	PL	2006	GF	Completed and ongoing per the Zoning Code and Citywide Design Guidelines and other applicable design guidelines for Specific Plan areas and special planning areas.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
UD.4.3.1	Remove barriers to infill projects by improving existing infrastructure to accommodate new development and increases in service demands.	PL / PW/ B	Ongoing	CIP / Grants	Completed and Ongoing.
UD.4.3.2	Provide incentives that allow for higher density and intensity of development, including how to streamline the permitting process.	PL / PW / B	Ongoing	GF	Ongoing. Projects may take advantage of the City's Multifamily Streamlined Design Review process, which provides a streamlined review of multifamily developments that are determined to substantially comply with the City's multifamily design guidelines. To date, two proposed projects have taken advantage of this streamlined permit review.
UD.4.3.3	Require infill projects to comply with the City's smart growth principles and building blocks concept.	PL	Ongoing	AF	Ongoing. The City started the General Plan update in May 2024 and may include consideration of smart growth principles and how to implement these policies in the City.
UD.4.3.4	Review how proposed projects interface with existing development and ensure that the interface is positive and meaningful.	PL	Ongoing	AF	Completed and Ongoing. The review of how proposed development transitions and interfaces with existing development is part of the entitlement review process. The City applies requirements in the Zoning Code, the Citywide Design Guidelines, and any applicable Specific Plan requirements.
UD.4.3.5	Work with property owners of existing development on potential remodel/reuse of their sites so that they may become catalysts projects for development and redevelopment in the City.	ED / PL	Ongoing	GF	Ongoing. ED will commission an Office Park Study to meet demands of future workforce and employer needs in 2026.
UD.4.3.6	Consider the development and adoption of pattern books/building prototypes of desired development and design solutions. These patterns/prototypes would be pre-approved for expedited permit review and building permit issuance.	PL	2006 / 2007	GF	Not completed. Citywide Design Guidelines include suggestions but do not pre-approvals. The City started the General Plan Update in May 2024 and may include consideration for future implementation actions to support the City's urban design goals.
UD.4.4.1	Promote streetscape enhancement projects, as described in UD.2.4.6, as catalysts for change.	PW / ED	Ongoing	CIP / Grants	Completed and Ongoing. Folsom Boulevard Streetscape Enhancements Phase I to V were completed in 2020. Mather Field Road Improvements completed in 2024 and Mather Field Enhancements will be completed in 2026.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
UD.4.4.2	Work with property owners to coordinate development activities over multiple sites to help create integrated projects with common design features.	ED / PL	Ongoing	AF	Ongoing. The City coordinates large projects such as specific plans, with multiple owners when needed. Potential applicants are able to schedule pre-development meetings with the City's Development Services Team to discuss future projects.
UD.4.5.1	Encourage the development of major streets, trails, and significantly sized public spaces that preserve and take advantage of vistas.	PW / PL	Ongoing	GF / CIP	Ongoing. The Ranch SPA includes a major east west street, trails and a large preserve area. The Preserve Project- a 277-acre site proposed for single-family development sets aside 66% of the property as an open space preserve. The community also includes a trail system connecting the neighborhood to the park system which borders Morrison Creek. The newly approved Trevor-Gilmartin tentative parcel map maintains over 60 acres of wetlands. In 2025, completed the Chase Drive American River Parkway Connection project along Chase Drive from Coloma Road to the American River Parkway Trail..
UD.4.5.2	Update the Citywide Design Guidelines to address viewsheds and vistas.	PL	2006	GF	Completed. References to viewsheds and vistas are included in the Citywide Design Guidelines. Future updates may be considered as part of the General Plan update.
IV – ED ELEMENT					
ED.1.1.1	Identify key locations for transformation of existing office and retail uses to mixed-use projects that incorporate other supportive uses within large employment areas, at pulse points along Folsom Boulevard and within one-quarter mile of a major transit stop.	ED / PL	2006	GF	Completed and Ongoing. ED will commission an Office Park Study to meet demands of future workforce and employer needs in 2026. Design work is being done for the Mather Mills Project, located across the street from the Mather Light Rail Station. The City is also conducting a General Plan Update that may include additional information regarding office and retail transformations.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
ED.1.1.2	Target underutilized and vacant sites throughout the City that may be more adequately suited for other uses or a combination of uses that would be vibrant and successful	ED / PL	Ongoing	GF	Completed and Ongoing.
ED.1.1.3	Continue annexing land within the Planning Area to secure an adequate supply of land for future development, consistent with LAFCo proceedings.	CM / PL	Ongoing	GF	Completed with new land along Folsom Boulevard. Nothing has been annexed since 2012.
ED.1.2.1	Offer incentives to business owners and property owners for improving the appearance of aging shopping centers and retail space.	ED / PL	Ongoing	GF /private / CDBG	Completed and ongoing. Sign and Facade program was revamped in 2025 to better meet business needs. A new retail incentive program was approved in 2025.
ED.1.2.2	Work with the owners of Class B and large floor-plate office buildings to update their office space to attract new businesses.	ED	Ongoing	Private	As part of the 2024 Economic Development Strategic Plan and Office Park Study will be commissioned and property owners will be asked to participate in the study. The City is partnering with private industry to develop an AI ecosystem.
ED.1.2.3	Actively promote new Class A office development that serves high-end office users and provides signature building office users.	ED	Ongoing	GF	Ongoing. The Economic Development Strategic Plan approved in late 2024 will include an Office Park Study in 2026, as well as a new marketing strategy. The City is partnering with private industry to develop an AI ecosystem.
ED.1.2.4	Actively promote new office development with smaller individual and cooperative spaces to provide new opportunities for an expanding demand currently unmet in the City.	ED	Ongoing	CDBG / private	Ongoing. Economic Development Strategic Plan approved in late 2024 will include an Office Park Study in 2026, as well as a new marketing strategy. The City is partnering with private industry to develop an AI ecosystem.
ED.1.2.5	Offer incentives for new office development or redevelopment that provides on-site amenities to employees.	ED / PL	Ongoing / PR	CDBG / private	Completed and Ongoing. Will use results from the 2026 Office Park Study to identify potential incentives.
ED.1.3.1	Work with local brokers, developers, and the Chamber of Commerce to establish clusters and districts of similar uses for home improvement centers, specialty building materials show rooms, furniture retail, manufacturing and high-tech industries to further diversify the economy.	ED	Ongoing	GF	Ongoing and included in 2016 Strategic Plan Update. The 2024 Economic Development Strategic Plan focused on growing clusters in the market.
ED.1.3.2	Develop an attraction and retention program for companies that provide business-to-business (B2B) sales tax revenue to the City (e.g., business services, electronic equipment, light industrial, etc.). These companies are	ED	2007 / 2008	GF /Chamber	Ongoing and included in 2016 Strategic Plan Update. Created 2 incentive programs, the Business Incentive

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	best suited to business parks and areas of the City with heavy industrial and light industrial designations.				Program and Jobs and Talent Program, both programs were revised in 2025.
ED.1.6.1	Collaborate with local business, merchant associations, and the Chamber of Commerce to promote and advertise local events.	ED	Ongoing	GF / Chamber	Ongoing. Economic Development Strategic Plan approved in late 2024 includes developing and implementing a marketing strategy.
ED.1.6.2	Establish permanent information kiosks and event sign structures in strategic locations throughout the community to promote and advertise local events.	ED / CM	2006 / 2007 / Ongoing	GF / Grants	Determining final locations and feasibility.
ED.1.6.3	Work with the Rancho Cordova Chamber of Commerce to identify potential tourism-oriented market opportunities and to develop stronger links to regional and national tourist markets.	ED / CM	Ongoing	GF / BIDs	Completed and Ongoing. This work is being done by the Visit Rancho Cordova TBID.
ED.1.7.1	Create and maintain an economic development web page on the City's Web Site with pertinent economic and demographic information, as well as profiles of key development sites and vacant buildings available for new businesses.	ED / COMMS	Ongoing	GF	Completed and Ongoing. The City of Rancho Cordova Website was comprehensively updated in 2021. Additional clean-up and updates will be done in 2026 to meet the goals of the Strategic Plan approved in 2024.
ED.1.7.2	Create a Community Data Book with up-to-date information on available sites to attract businesses to Rancho Cordova.	ED / COMMS	2006 / 2007 / Ongoing	GF	Information on Economic Development webpage and Visit Rancho Cordova website. The City of Rancho Cordova Website was comprehensively updated in 2021. Additional clean-up and updates are completed on a periodic basis.
ED.1.7.3	Institute a zoning incentive program that may include flexible development standards, fast track processing, etc. for target uses and infill development.	PL	2006 / 2007	GF	Completed and ongoing for flexibility in Zoning Code. Planning will continue to work with ED for more incentives.
ED.1.7.4	Establish a Development Review Committee or Technical Advisory Committee to provide expedited review of development applications for targeted projects.	PL / PW / ED	2006	GF / AF	Completed. Applicants can schedule preliminary project review through the Development Services Team, which can help address project comments and concerns before formal project submittal.
ED.1.7.5	Continually monitor the redevelopment and economic development strategies to determine their effectiveness in encouraging economic diversity, and adjust policies and incentives when necessary.	ED / PL	Ongoing	GF	Ongoing and included in the Economic Development Strategic Plan approved in 2024.
ED.1.7.6	Offer incentives as part of the Rancho Cordova ED Strategy and Action Plan (e.g., fee waivers and deferrals, low interest loans, façade improvements, assembling properties, etc.) that can be used to attract businesses.	ED	Ongoing	GF	Ongoing and included in Economic Development Strategic Plan approved late 2024. Incentive Programs were updated and developed in 2025 to meet goals.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
ED.1.9.1	Work with the Sacramento Sports Commission and Cordova Recreation and Parks District to identify opportunities for new sports facilities in Rancho Cordova that will be capable of hosting major sports events.	ED / CM	2007 / 2008 / Ongoing	GF	Ongoing with all opportunities being explored. Partner with Visit Rancho Cordova and CRPD; City staff have explored the feasibility of conducting an indoor track study. Currently working with a private company to develop a sports anchored arena and entertainment district
ED.1.9.2	Evaluate the economic return and investment by the City for a major sports center or arena.	ED	2007 / 2008 / Ongoing	GF	Currently working with a private company to develop a sports anchored arena and entertainment district.
ED.1.9.3	Collaborate with the Sacramento Sports Commission and Cordova Recreation and Parks District to program existing and new parks and recreational facilities to their maximum potential (e.g., Mather Field Park, Sacramento Sports complex on Folsom Boulevard, etc.).	ED / CM	2006 / 2007 / Ongoing	GF	Ongoing.
ED.1.9.4	Work with the Chamber of Commerce's Visitor and Tourist Bureau to develop a strategy for attracting sports events to Rancho Cordova.	ED / CM	2007 / 2008 / Ongoing	GF	Responsibility of Visit Rancho Cordova.
ED.2.1.1	Work with project proponents to locate retail uses within residential projects in appropriate locations and at the appropriate scale to serve local and community retail needs.	PL / ED	Ongoing / PR	AF	Completed and Ongoing. A new retail incentive program was approved in 2025.
ED.2.1.2	Work with the Chamber of Commerce, Rancho Cordova Regional Economic Development Corporation, the City's Economic Development Committee, local brokers and developers to attract companies that will serve Rancho Cordova's specialty retail, regional and super regional needs (e.g., electronics, home décor, crafts and art, fashion-oriented department stores, children's stores, beauty and spa, auto dealers, shopping and entertainment centers, and specialty building materials, big-box home improvement), and other amenities to serve the community (e.g., restaurants, coffee shops, specialty businesses, ethnically diverse enterprises, and services).	PL / CM	Ongoing	GF	Completed and Ongoing. A new retail incentive program was approved in 2025.
ED.2.1.3	Promote and support specialty businesses and ethnically diverse enterprises throughout the City.	ED	Ongoing	GF	Completed and Ongoing. Several specialty markets currently operate in the City, including KP International Plaza, SF Market, Viva Supermarket, Mi Rancho, Sunrise Indian Market, Afghan Supermarket and Bakery, and SF Market and the Cali Saigon Mall.
ED.2.2.1	Amend the Zoning Code to include flexible zoning standards for the redevelopment of office and industrial sites with supportive services (e.g., allowed uses, setbacks, parking).	PL	2006 / 2007	GF	Completed per Mixed-Use zoning standards. These standards contain setbacks, FAR, and by-right allowance for most office uses. 2026 Office Park

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					Study results may include zoning amendment recommendations.
ED.2.3.1	Review development proposals to determine if the proposed uses are consistent with the Rancho Cordova Retail Strategy in terms of type of retail, access, visibility and benefit to Rancho Cordova.	PL / ED	Ongoing	AF	Ongoing.
ED.2.3.2	Work with businesses, Regional Transit and other transit providers to locate appropriate uses near transit.	PL / PW	Ongoing	GF	Ongoing.
ED.2.5.1	Improve and expand the shopping opportunities in Rancho Cordova by taking the following steps: - Conduct a survey of existing shopping centers to identify problem stores and centers. - Work with storeowners to clean up the existing stores and shopping centers. - Attract new retail to Rancho Cordova through marketing and economic development efforts. - Provide assistance to smaller merchants through merchandizing training. - Encourage cooperative marketing of Rancho Cordova shops (e.g., Secret Shopper).	ED	2006 / 2007 / Ongoing	GF	Sunridge Plaza center nearly complete. Improvements continue to be made to the Rivergate and Zinfandel Village shopping centers. Sprouts Farmers Market opened in Stone Creek Village. Anatolia Plaza/Marketplace continues to be under construction with new retail uses. A new retail incentive program was approved in 2025.
ED.3.1.1	Locate government offices, compatible public services, and public gathering places in Downtown Rancho Cordova.	PL / CM	Ongoing	GF	City Hall and other local government offices are within the General Plan Downtown Planning Area.
ED.3.1.2	Prepare a Downtown Marketing Plan that targets potential new businesses, including restaurants, upscale retail, high quality commercial, and entertainment venues.	ED / F	2006 / 2007	GF	Not Completed.
ED.3.1.3	Work with local businesses and property owners to create a Business Improvement District (BID) in Downtown Rancho Cordova.	ED / F	2008 / 2009	GF	Not completed due to lack of property owner interest.
ED.3.1.4	Adopt a Rancho Cordova Downtown Implementation Plan or Downtown Specific Plan that identifies appropriate land uses, incentives, development standards, and design provisions.	ED / PL	2007 / 2008	GF	Not Completed. The General Plan adopted a Downtown Planning Area (DTPA) Boundary, but a Specific Plan has not been completed.
ED.3.1.5	Identify specific factors for measuring Downtown's economic diversity and financial success (e.g., tax increment growth, new square footage, number of new businesses, new infrastructure projects, etc.).	ED	Ongoing	GF	On hold until downtown location is determined.
ED.3.1.6	Offer incentives that attract targeted uses and high-quality buildings and architecture in Downtown Rancho Cordova.	ED / PL / PW	Ongoing	GF CDBG	Included in 2016 Strategic Plan Update. Strategic Plan approved in late 2024. Office Park Study commencing in 2026.
ED.3.1.7	Support the development of specialty food stores and restaurants in the Downtown to serve Rancho Cordova employees and to meet the needs of	ED / PL	Ongoing	GF	New Economic Development Strategic Plan approved late 2024. Office Park Study commencing in 2026. A new

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	the region's diverse population, as well as the needs of the growing number of visitors to the area.				retail incentive program was approved in 2025.
ED.3.1.8	Encourage the development of new retail services in Downtown Rancho Cordova for which an unmet demand clearly exists.	ED / PL	Ongoing	GF	New Strategic Plan approved in late 2024. Office Park Study commencing in 2026. A new retail incentive program was approved in 2025.
ED.3.1.9	Foster mixed-use development with multi-family residential and commercial uses in Downtown to provide alternative housing opportunities for the community.	ED / PL / H	Ongoing	GF	On hold until downtown location is determined.
ED.3.1.10	Enhance Rancho Cordova's image and quality of life through investment in the Downtown, neighborhoods, commercial districts, parks, open spaces, community facilities, and services, and creating a high level of perceived safety and a business-friendly government.	ED / PL	Ongoing	GF	New Strategic Plan approved in late 2024. Office Park Study commencing in 2026, as well as a Marketing Strategy.
ED.3.1.11	Create economic development strategies to support the Downtown vision including, but not limited to: - Evaluating infill opportunities for underutilized parking lots. - Encouraging increased lot coverage, density and intensity. - Encouraging structured parking and increased lot coverage.	ED / PL	2007 / 2008	GF	On hold until downtown location is determined.
ED.3.2.1	Work with business and property owners in the Downtown to redevelop and improve their properties, update their architecture and facades, landscaping, parking and pedestrian amenities.	ED	Ongoing	GF/ CDBG	Ongoing for entitlement and building permit review. Façade grants will assist owners in making improvements.
ED.3.2.2	Create incentives for new development and redevelopment in the Downtown with increased density and intensity of development.	ED / PL	Ongoing	GF	On hold until downtown location is determined.
ED.3.2.3	Pursue the development of shared parking structures within the Downtown.	ED / PL	Ongoing	GF	Ongoing. On hold until downtown location is determined.
ED.3.2.4	Coordinate with the Public Works Department to complete an assessment of infrastructure deficiencies in the Downtown and along Folsom Boulevard and ensure that infrastructure is adequate to support planned intensity and density of land uses.	ED / PW	Ongoing	GF / CIP	Ongoing. There is no DTSPA; however Public Works has completed improvements to Folsom Blvd.
ED.4.1.1	Determine the appropriate type and scale for a Rancho Cordova Convention Center, based on a sound market analysis and appropriate public and private investment.	ED	2006 / 2007	GF	Ongoing. City will continue to work with Visit Rancho Cordova and other interested groups and organizations to determine feasibility. Currently working with a private company to develop a sports arena anchored entertainment district that would also support convention center uses.
ED.4.1.2	Work with the high-tech businesses in Rancho Cordova and the region, as well as convention center designers, to make sure the Rancho Cordova Convention Center has state-of-the-art technology and high-tech connectivity to serve the needs of future users.	CM / ED	2007 / 2008	GF	Will be considered once a project is proposed. Currently working with a private company to develop a sports arena anchored entertainment district

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					the arena will have state-of-the-art technology.
ED.4.1.3	Attract new hotel development to Rancho Cordova that will support conferences and entertainment venues.	ED / CM	Ongoing	GF	Ongoing. Construction of TownPlace Suites by Marriot finished in 2023. And Hyatt House received full entitlements in 2023. Currently working with a private company to develop a sports arena anchored entertainment district that will contain new hotel development.
ED.4.1.4	Review development proposals for land within the Convention Overlay for consistency with the City's desires for a convention center with conference and meeting spaces, hotels, and restaurants.	PL	Ongoing	AF	Ongoing. Currently working with a private company to develop a sports arena anchored entertainment district that would also support convention center uses, and contain hotels, retail and restaurants.
ED.4.1.5	Promote a common architectural theme and other unifying elements within the Convention Overlay.	PL	Ongoing	GF	Defined within the Folsom Boulevard Specific Plan Design Standards for the area.
ED.4.1.6	Attract fine arts, cultural and performance venues to Rancho Cordova.	CAC / ED / PL	Ongoing	GF / Grants	In December 2019, the City Council adopted the City of Rancho Cordova Arts Strategic Plan that was developed based on direction from the City Council and input from stakeholder organizations and individuals, including students. The document is an action-oriented strategic plan describing programs and projects to assist in achieving the vision. Since the plan's adoption, staff and the arts community have worked to implement the Arts Strategic Plan.
ED.4.1.7	Review development proposals for land within the western portion of the Convention Overlay designation to permit transitional uses from the Downtown Planning Area, such as research and development, retail, restaurant and professional office, as well as higher density residential to support primary uses in the Convention Overlay and Downtown areas and in keeping with the vision and subsequent planning efforts for those areas.	PL / ED	Ongoing	AF	Ongoing, work to be completed as project proposals submitted. Currently working with a private company to develop a sports arena anchored entertainment district that will contain retail, dining, and high density residential.
ED.4.1.8	Encourage residential development in appropriate locations in the Convention Overlay area to support convention, hotel, restaurant and other convention-related uses, including housing for all economic levels.	PL / ED	Ongoing	GF / AF	Ongoing. Public Works has completed numerous improvements to Folsom Boulevard to support future

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					development. Affordable housing by St. Anton completed in 2024. Mather Veteran's Village 4 will be under construction in 2025. Currently working with a private company to develop a sports arena anchored entertainment district that will contain retail, dining, and high density residential.
ED.5.1.1	Adopt the Rancho Cordova Redevelopment Plan and realize the Agency's Five-Year Implementation Plan.	ED / RA	2006 / 2011	CDBG / Grants / EPA	The Rancho Cordova Redevelopment Agency no longer exists.
ED.5.1.2	Work with developers to attract private investment to redevelopment sites.	ED	Ongoing	GF	Included in new Strategic Plan approved in late 2024.
ED.5.1.3	Supplement private and public funds through use of Community Development Block Grants and other outside funding mechanisms whenever possible to stimulate economic development in the City.	ED	Ongoing	Private / CDBG / Grants / PW / EPA	To be utilized as needed.
ED.5.1.4	Survey physical, social, and economic conditions on a regular basis to identify other potential redevelopment areas.	ED	Ongoing	GF / CDBG / Grants / PW / EPA	Included in new Economic Development Strategic Plan approved in late 2024. Office Park Strategy will help identify opportunity areas. However, the Rancho Cordova Redevelopment Agency no longer exists.
ED.5.1.5	Use the Redevelopment Plan to upgrade infrastructure and the streetscape.	ED / RA	Ongoing	GF / CDBG	The Rancho Cordova Redevelopment Agency no longer exists.
ED.6.1.1	Review development and redevelopment proposals for consistency with the Folsom Boulevard Specific Plan.	PL	Ongoing / PR	AF	Ongoing.
ED.6.1.2	Work with property owners and business associations to improve commercial areas along Folsom Boulevard, including their viability, appearance, cleanliness, and accessibility.	ED	Ongoing	RDA / GF / (BID) / CDBG / Grants / PW	Ongoing. The Folsom Boulevard streetscape improvements are complete. Sign and Façade incentive Program was revamped in 2025 to better meet business needs. A retail incentive program was approved in 2025. Public Works has received funding from SACOG for a Green Means Go Initiative on the Boulevard
ED.6.1.3	Discourage the underutilization of properties along Folsom Boulevard by offering incentives for redevelopment and intensification of uses and densities at key locations along the corridor to create the desired pulse points of activity and intensity.	ED	Ongoing	Grants / GF / (BID) / CDBG	Included in new Economic Development Strategic Plan approved in late 2024.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
ED.6.3.1	Coordinate with the development community and Redevelopment Agency to identify landowners willing to partner, sell, and / or redevelop their property to achieve greater economic and community benefit.	ED / PL / RA	Ongoing	GF	The Rancho Cordova Redevelopment Agency has been dissolved and no longer exists.
ED.6.3.2	Encourage the use of mixed-use zoning categories, land use designations, transit-oriented developments, and districts along Folsom Boulevard consistent with the Folsom Boulevard Specific Plan.	PL / ED	Ongoing / Specific Plan	GF/ AF	Completed. The Folsom Blvd. Specific Plan was approved in 2013.
ED.6.3.3	Through land use planning and zoning, establish nodes of commercial activity with new residential, office, and support services.	PL	Ongoing	GF	Outlined within the adopted Zoning Map.
ED.6.4.1	Use street corridor improvements as catalysts for economic revitalization along Folsom Boulevard.	ED / PW	Ongoing / Specific Plan / RDA Plan	CDBG / PW / Grants	The City has completed over $42 million of street improvements to Folsom Boulevard.
ED.7.1.1	Maintain an inventory of vacant and underutilized land designated for commercial, industrial, or residential uses and identify opportunities for infill development.	ED / PL	2006 / 2007 and Ongoing	GF / EPA Grants	Ongoing as updates are required to assess development potential.
ED.7.1.2	Target key underutilized or vacant parcels and buildings for rapid development and / or redevelopment, consistent with the other policies in this General Plan.	ED	Ongoing	EPA Grants / GF	Included in new Strategic Plan approved in late 2024.
ED.7.1.3	Develop guidelines for adaptive reuse of commercial, industrial, and office buildings on infill sites, including using these buildings as “live / work” studios.	PL / ED	2007 / 2008	GF	Ongoing.
ED.7.1.4	Adopt an infill policy.	PL / ED	Ongoing	GF	Ongoing.
ED.7.2.1	Establish focused public investment areas, where the City will take a more proactive role in providing basic infrastructure and shaping growth for infill sites.	ED / F	Ongoing	GF / CIP / CDBG / PW / Grants	Ongoing. Continue working with Public Works as projects arise.
ED.7.2.2	Create a fiscal analysis to determine “Return On Investment” (ROI) for each project.	F	2006 / 2007 / Ongoing	GF / AF	Ongoing.
ED.7.3.1	Prioritize and expedite the development review process for infill and redevelopment projects by streamlining the project evaluation and permitting to avoid unnecessary delays.	PL / PW / ED	2006 / 2007 and ongoing	GF and AF	Not completed, currently working on a case-by-case basis.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					In 2021, the City adopted the Multifamily Housing Streamlined Design Review Permit process to streamline review of multifamily developments that are determined to substantially comply with the multifamily design guidelines. City has the Development Services Team, comprised of internal and external departments which provides information on individual projects to streamline their submittal process.
ED.7.3.2	Within the Zoning Code establish provisions that provide flexibility for infill site development.	PL	2006 / 2007	GF	Completed as part of the Zoning Code and Folsom Boulevard Specific Plan updates.
ED.7.3.3	Use density bonuses and other incentives to stimulate infill development in target areas.	ED	Ongoing	GF / waivers / credits / loans / Grants / private (BID) / CDBG / PW	Ongoing. Per State Law, developments are able to receive density bonus and other incentives if projects meet specific criteria.
ED.8.1.1	Provide labor market information to local educational institutions and youth and adult training agencies for planning and curricula purposes on an annual basis.	ED	Ongoing / Annually	GF / education funds / Grants	Ongoing, as needed.
ED.8.1.2	Work with local educational agencies to promote the value of education, especially among youth with limited family history of higher education, in support of vocational training programs.	ED	Ongoing	GF / education funds / Grants	Ongoing. Supporting the Rancho Cordova Area Chamber of Commerce's Talent Pipeline Management (TPM) to connect the community with local jobs. Working with private entities to develop local workforce paths as part of the AI ecosystem.
ED.8.1.3	Facilitate catalyst projects by bringing together key organizations to expand vocational and technical programs in secondary schools.	ED	Ongoing	GF / education Grants / funds	Ongoing, as needed. Measure H Promise Program and Workforce Recovery Program 2021-2023. CTE Coordinators are integrated with TPM program which is convening High School, Secondary Schools and Employers. Working with private entities to develop local workforce paths as part of the AI ecosystem.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
ED.8.1.4	Promote and expand business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.	ED	Ongoing	GF / education Grants, funds	Ongoing, as needed. The City implements the Summer at City Hall program to support and encourage student internships. Working with private entities to develop local workforce paths as part of the AI ecosystem.
ED.8.1.5	Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns.	ED	Ongoing	GF	Included new Strategic Plan approved in late 2024. Working with private entities to develop local workforce paths as part of the AI ecosystem. Supporting the Rancho Cordova Area Chamber of Commerce's Talent Pipeline Management (TPM) to connect the community with local jobs.
ED.8.2.1	Work with the Chamber of Commerce, Rancho Cordova Regional ED Corporation and local businesses to support "jobs first" and "first hire" programs to optimize hiring Rancho Cordova residents.	ED / RA	Ongoing	GF	Ongoing. Supporting the Rancho Cordova Area Chamber of Commerce's Talent Pipeline Management (TPM) to connect the community with local jobs.
ED.8.2.2	Attract higher educational facilities, post high school training, and medical facilities to Rancho Cordova.	CM / ED	Ongoing	GF / education Grants / funds	Ongoing. Folsom Lake College, Rancho Cordova Phase 2 will be under construction. Folsom Lake College is partnering with a local hospital chain to train EMTs at their Rancho Cordova facility. Arizona College of Nursing located in 2024.
V – HOUSING ELEMENT					
The summary of 2021-2029 Housing Element is discussed in the supplemental Housing Element Status Update.					
VI – CIRCULATION ELEMENT					
C.1.1.1	Review and update the City's roadway cross-sections and design standards that implement the roadway types shown in the Circulation Plan.	PW	2006	GF	Complete Streets standards were completed in 2006. Staff has also applied for grant funding to develop a Complete Streets Implementation Guide. Award announcement anticipated June 2026.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
C.1.1.2	Require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects. Require the dedication of major road rights-of-way (generally, for major roads and thoroughfares) at the earliest opportunity in the development process.	PW / PL	Ongoing	AF / GF	Completed and Ongoing.
C.1.1.3	Require the dedication of additional right-of-way for intersection improvements where features such as grade separations are planned, unless otherwise approved by the City Engineer.	PW / PL	Ongoing	AF / GF	Completed and Ongoing.
C.1.1.4	Require all development projects that must perform new roadway construction or road widening to complete the entire roadway to its planned width from curb-to-curb prior to the operation of the project for which the improvements were constructed, unless otherwise approved by the City Engineer. Such roadway construction must also provide facilities adequate to ensure pedestrian safety as determined by the City Engineer.	PW / PL	Ongoing	AF / GF	Roadway phasing will be required in the newly developing area. Public Works is requiring that any phased street is a Complete Street.
C.1.1.5	Require development projects to provide funding or to construct roadway / intersection improvements to implement the City's Circulation Plan. At the City's discretion, consider the payment of established traffic impact or similar fees to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in or fully funded by the fee program.	PW / PL	Ongoing	AF / GF	The Transportation Development Impact Fee was reviewed in 2022 and projects are monitored for additional fair share cost requirements. Staff will update the TDIF Nexus Study in 2026.
C.1.1.6	Space major roadways approximately one mile apart and connector roads one-half mile apart to increase route choice and improve vehicular circulation.	PW	Ongoing	AF / GF	The city-wide Arterial Master Plan is complete.
C.1.2.1	Adopt, and update as necessary, guidelines for the preparation of traffic impact analysis for proposed development projects. Items to be addressed may include the following: - Guidelines for determining when traffic analysis is required; - Guidelines for the preparation of traffic analysis; and - Significance criteria for use in CEQA analysis of proposed projects.	PW	2006 / 2007	GF	Traffic Impact Guidelines are in place along with CEQA significance criteria.
C.1.2.2	Adopt, and update as necessary, a list of circulation improvements, including roadway improvements, pedestrian and bicycle facilities, and transit-related improvements, which the City will accept as offsets for congestion in accordance with this policy.	PW	Annual	CIP	The Roadway Circulation Plan is in place and Transit, Bicycle and Pedestrian Master Plans are completed. The City adopted a Local Road Safety Plan and Safe Routes to School Plan. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP aims to

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					create a safer, more accessible network of city streets and shared-use walking and biking paths for people of all ages and abilities. Adoption of the ATP is anticipated in 2026. The City will begin a Traffic Safety Action Plan in 2026 to update the Local Road Safety Plan.
C.1.3.1	On a regular basis, monitor existing traffic on roadways within and adjacent to the City.	PW	Ongoing	GF	The City has a traffic count monitoring program. The Traffic Management Center was completed in 2018.
C.1.3.2	Continue to update and refine the Citywide traffic model and use the model to project future traffic conditions based on existing and planned land uses within the City and in the region.	PW	Ongoing	GF	Ongoing. Several city-wide modeling efforts have been completed. The City's travel demand model will be updated in 2026/2027.
C.1.3.3	Adopt, and update as necessary, a list of roadways on which the City will not seek to achieve Level of Service D. This list may designate the Level of Service, which will be accepted on each roadway.	PW	2006 / Ongoing	CIP	The current list of roads that will not meet LOS standards includes Sunrise Boulevard and Folsom Boulevard. The list may be expanded with the current General Plan update.
C.1.8.1	Implement, and update as necessary, the Neighborhood Traffic Management Plan and the tools for implementing traffic calming in neighborhoods.	PW	2006	GF	The NTMP is in place and produces ongoing traffic calming projects. Phase V and VI projects are complete. Phase VII and VIII will be completed in 2027.
C.1.9.1	Consider the preparation and adoption of a Trip Reduction Program that identifies ways in which automobile traffic and congestion can be reduces as a way to improve mobility within the City.	PW	2006 / 2007	GF	The City partners with the 50 Corridor TMA to provide these services and the City has initiated the CordoVan.
C.1.9.2	Encourage development projects, major employers, and schools to incorporate/participate in trip reduction programs.	PW	Ongoing	GF	Participation with the 50 TMA is a standard condition of approval.
C.1.10.1	Incorporate maximum block length standards into the City's street design and/or improvement standards.	PW	2006	GF	Completed.
C.1.10.2	When blocks are designed at lengths greater than 800 feet, design shall include mid-block pedestrian and emergency vehicle connections.	PW	Ongoing	AF / GF	Enforced during the small lot tentative map improvement plan process.
C.1.11.1	Include funding in the City's Capital Improvement Plan (CIP) to construct the pedestrian and bicycle components of the roadway improvement.	PW	2006 /2007	GF / CIP	Bike, Ped and Transit elements are included in the 2022 Transportation Fee Program. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP may result in identified capital improvements to support bicycle and pedestrian

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					connections in the City. Adoption of the ATP is anticipated in 2026.
C.2.3.1	Require pedestrian circulation routes to be designed into all land plans and subdivisions to ensure that access for the pedestrian is provided. Pedestrian routes shall be interconnected and may include open spaces, parks, and trails as otherwise required by the City.	PW / PL	Ongoing	AF	Completed and ongoing as part of the entitlement review process. The City completed a Mobility Master Plan in 2019. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP aims to create a safer, more accessible network of city streets and shared-use walking and biking paths for people of all ages and abilities. Adoption of the ATP is anticipated in 2026.
C.2.3.2	Require and site pedestrian crossings of major roads at key intersections and at locations that provide priority and efficiency to the pedestrian, even at the expense of improved vehicular circulation.	PW / PL	2006 / Ongoing	AF / CIP/ GF	Completed when project must adhere to a designated crossing per the Bike and Pedestrian Master Plan. The City will implement the Active Transportation Program Master Plan in 2026/2027.
C.2.3.3	Ensure safe, efficient pedestrian connections are made between the sidewalk, parking areas, and entrances to stores, offices, and other uses as part of development design review.	PW / PL	Ongoing	AF / GF	Completed and ongoing as part of the entitlement review process. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP aims to create a safer, more accessible network of city streets and shared-use walking and biking paths for people of all ages and abilities. Adoption of the ATP is anticipated in 2026.
C.2.4.1	Prepare and adopt a Pedestrian Master Plan that sets forth a comprehensive pedestrian system and support facilities, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked improvements in the Master Plan, and update the plan every three to five years. Include minimum sidewalk widths based on development type.	PW / PL	2006 / 2007	GF	Completed March 2011. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP aims to create a safer, more accessible network of city streets and shared-use walking and biking paths for people of all ages and abilities. Adoption of the ATP is anticipated in 2026.
C.2.4.2	Coordinate the Pedestrian Master Plan and the circulation-related components of the City Open Space Standards.	PW / PL / CRPD	2006 / 2007	GF	Completed November 2013. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP aims to create a safer, more accessible

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					network of city streets and shared-use walking and biking paths for people of all ages and abilities. Adoption of the ATP is anticipated in 2026.
C.2.5.1	Prepare and adopt a Bikeway Master Plan that sets forth a comprehensive bicycle system and support facilities over the next 20 years, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked circulation improvements in the Master Plan, and update the plan every three to five years.	PW / PL	2006 / 2007	GF	Completed March 2016. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP aims to create a safer, more accessible network of city streets and shared-use walking and biking paths for people of all ages and abilities. Adoption of the ATP is anticipated in 2026.
C.2.5.2	Coordinate the Bikeway Master Plan with the circulation-related components of the City Open Space Standards.	PW / PL	2006 / 2007	GF	Ongoing.
C.2.5.3	Pursue all available sources of funding for the development and improvement of bicycle facilities. Develop projects and secure funding to improve pedestrian and bicycle safety and access around schools and transit stations.	PW	Ongoing	CIP / Grants	Ongoing. Obtained a $23M state grant for the Zinfandel Bicycle & Pedestrian Overcrossing of US 50.
C.2.5.4	Establish a Bicycle Advisory Committee to oversee creation and implementation of the Bicycle Master Plan and ensure consistency with existing policy documents, such as the General Plan.	PW	2006	GF	The Bicycling Advocates for Rancho Cordova has been established. Staff attends meetings. The City will implement the Active Transportation Program Master Plan in 2026/2027.
C.2.5.5	Coordinate City departments with stakeholders such as the County of Sacramento, Sacramento Area Council of Governments, Bureau of Reclamation, American River Parkway Committee, Cordova Recreation and Park District, Sacramento City / County Bicycle Advisory Committee, air quality agencies, Sacramento Regional Transit District, 50 Corridor Transportation Management Association, employers, residents, and cyclists in order to design, implement, and maintain the proposed bikeway system.	PW	Ongoing	GF	Staff is working with all agencies to build an integrated trail system. In 2022, SACOG included the City of Rancho Cordova and other cities in the Regional Trails Network Plan.
C.2.5.6	Provide staff resources focused on review of proposed bicycle and related facilities and their implementation and operation.	PW / PL	2006 / 2007	GF	Completed.
C.2.7.1	Include grade-separated crossings in the City's Capital Improvement Plan, and collect fees to assist in the construction of these facilities.	PW	2006	CIP / GF	Grade Separations for Bikes and Peds are included in the Fee Program.
C.2.7.2	Develop standards for grade separated pedestrian and bicycle crossings that take the pedestrian / bicycle crossing either above or below the road. When the crossing goes under the road, development standards should specify that a change is elevation is required of both the crossing and roadway, thereby splitting the necessary vertical clearance. Doing so will	PW	2006 / 2007	CIP	Developed a standard for bicycle under-crossings and continue to expand standard options. Zinfandel Drive Bicycle Crossing is in the design phase and scheduled to start construction in 2026.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	make the crossing safer and more attractive to users by allowing them to see the horizon as they make the crossing.				
C.2.7.3	Identify grade separated crossings and enhanced intersection improvements for bikeways and trails as part of the Bicycle Master Plan, Trails Master Plan, Pedestrian Master Plan, and in conjunction with development review.	PW / PL	2006 / 2007	GF	Completed as part of the Bike and Pedestrian Master Plan in 2011 and 2013. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP aims to create a safer, more accessible network of city streets and shared-use walking and biking paths for people of all ages and abilities. Adoption of the ATP is anticipated in 2026
C.2.8.1	Develop programs to encourage bicycle use in communities where significant segments of the population do not drive and where short trips are most common (e.g., through Safe Routes to Schools programs).	PW	Ongoing	GF / Grants	Working with 50 Corridor TMA and advocacy groups to expand City programs. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP aims to create a safer, more accessible network of city streets and shared-use walking and biking paths for people of all ages and abilities. Adoption of the ATP is anticipated in 2026.
C.2.8.2	Maintain roadways and bicycle-related facilities so they provide safe and comfortable conditions for the bike rider, including establishing a routine street sweeping program and maintaining lane striping for bike lanes and routes.	PW	Ongoing	CIP	Street sweeping maintenance programs in place.
C.2.8.3	Minimize road construction impacts by coordinating bike, and pedestrian facilities with roadway construction whenever feasible.	PW	Ongoing	CIP	Included in project delivery requirements.
C.2.8.4	Ensure traffic-calming projects are appropriate for bicycle and pedestrian users (e.g., address bulb-out or roundabout designs that push cyclists into traffic).	PW	Ongoing	GF / Grants	Bike Ped access is a key element in the NTMP.
C.2.8.5	Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.	PW	Ongoing	CIP	Included in Construction Standards
C.2.8.6	Enforce traffic laws to improve the safety and comfort of all road users, with a particular focus on behaviors and attitudes that cause motor vehicle / bicycle crashes.	PD	Ongoing	GF	Ongoing.
C.2.8.7	Use available accident data to monitor bicycle-related accident levels annually and focus on a reduction of fifty percent on a per capita basis over the next 20 years.	PD	Annual	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
C.2.8.8	Improve pedestrian crossings in areas of high pedestrian activity where safety is an issue.	PW	Ongoing	CIP	Addressed in the Bicycle and Pedestrian Master Plans. Local Road Safety Plan, and Safe Routes to School Plan. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP aims to create a safer, more accessible network of city streets and shared-use walking and biking paths for people of all ages and abilities. Adoption of the ATP is anticipated in 2026
C.2.8.9	Adopt a target level of bicycle use (e.g. percent of trips) and safety to be achieved within a specific timeframe, and improve data collection necessary to monitor progress.	PW / PD	Ongoing	GF	Mode split goals are established in the Bicycle Master Plan
C.2.8.10	Identify a funding source that will provide at least one crossing guard for each elementary and middle school in the City. Work with school districts to identify joint funding solutions and other partnership opportunities that facilitate pedestrian safety around schools	PD / PW	Ongoing	GF / Grants	Not Completed.
C.2.10.1	As part of the Pedestrian Master Plan, Bicycle Master Plan, and/or City Street Standards, develop improvement standards for at-grade pedestrian crossings (e.g., pedestrian bulb outs, markings, special paving, lighting, signage) with performance standards for location and frequency.	PW	2006 / 2007	GF	These standards are included in the NTMP and the BMP and PMP.
C.3.1.1	Create, implement, and update regularly a Transit Master Plan for Rancho Cordova that identifies the type of system desired for the City. Transit routes should coincide with major destinations for employment and shopping, the location of major institutions, concentrations of multi-family housing, and other land uses likely to attract public transit ridership. Bus routes should follow major roads with service to residential neighborhoods from connector streets.	PW / PL	2006	GF	The Mobility Master Plan was updated in 2019.
C.3.1.2	Work with transit providers to develop and implement the Transit Master Plan and any additional transit services within the City that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.	PW	Ongoing	GF / IF / UF / Grants	Initiated with the Rancho CordoVan and is continuing.
C.3.1.3	Pursue all available sources of funding for transit services.	PW	Ongoing	GF	Obtained a demonstration grant.
C.3.1.4	Ensure that transit service is provided in accordance with regional plans and policies, including identified transit improvements developed as part of the Sacramento County Mobility Study.	PW	Ongoing	GF / Grants	Transit planning is integrated with other transit agencies.
C.3.1.5	Review the need for additional transit lines / service in new development and require installation of needed stops through the project review process.	PW	Ongoing	AF / GF	Performed as part of the City's transit implementation efforts.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
C.3.2.1	Encourage paratransit service within the City by working with service providers to better identify service gaps and resources, and to improve response times.	PW	Ongoing	GF	The Paratransit service area was expanded and will continue to look for expansion opportunities.
C.3.3.1	Require new development and redevelopment to include public transit stations, especially light rail stations, and to promote pedestrian activity and connection between public transit and retail, office, and residential uses.	PW / PL	Ongoing	AF	The City currently has 4 light rail stations. New development is required to provide their fair share of transit improvements (i.e. additional ROW, funding) as part of the entitlement review process.
C.3.3.2	Consistent with the Transit section of the Circulation Plan and the Transit Master Plan, require development to dedicate the necessary right-of-way needed to accommodate planned transit services.	PW	Ongoing	AF	Right-of-way needs are verified in the improvement plan process.
C.3.4.1	Encourage and accept employee shuttles as a viable mitigation measure for trip reduction when proposed development cannot otherwise mitigate potential impacts to City streets.	PW / PL	Ongoing	AF / GF / IF	Vanpools and shuttles are acceptable VMT mitigations identified in the environmental impact report. Options are made easy by opting to work with the 50 TMA.
C.4.1.1	Work with the Sacramento County Airport System and the Airport Land Use Commission to improve operations at Mather Airport, consistent with the City's vision.	ED / PL	Ongoing	GF	The Airport Land Use Compatibility Plan was completed by SACOG in 2022.
C.5.3.1	Periodically undertake a detailed analysis of the improvements needed as growth occurs and the costs associated with those improvements. Update fees as necessary to ensure full funding of all required improvements.	PW	Ongoing	GF	The Transportation Impact Fee (TDIF) program was reviewed in 2022. An update to the TDIF Nexus Study will begin in 2026.
C.5.3.2	Establish a road maintenance assessment district to provide a funding source to maintain road improvements and new roads as a result of new development.	PW	2006	GF	Maintenance Districts have been established. All new projects are annexed to the district as needed.
C.6.1.1	Develop and implement a comprehensive system to monitor and evaluate the conditions and maintenance needs of the existing transportation network. Inventory and categorize the City-maintained roads by road type and condition using a pavement management system.	PW	Ongoing	GF / CIP	The City has established a Pavement Management System using a pavement condition index. Updated in 2025.
C.6.1.2	Work with SACOG to ensure that the Metropolitan Transportation Plan is coordinated with the City's Capital Improvement Plan to facilitate access to federal and state funds for circulation maintenance and improvements.	PW	Ongoing	GF	City staff has an in-depth coordination process for SACOG MTP updates.
VII – OPEN SPACE, PARKS, AND TRAILS ELEMENT					
OSPT. 1.1.1	Require developers of all new residential development to dedicate parkland at a rate of five acres of land per 1,000 population. When necessary, provide an in-lieu payment option, which allows the developer to fund the acquisition of acceptable land equal to the dedication	PL / CRPD	Ongoing	AF	Ongoing as the City continues to work with the Cordova Recreation and Parks District (CRPD) to implement open space and park requirements.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	requirement. Calculate required parkland dedication exclusive of required open space.				
OSPT. 1.1.2	Consult with the Cordova Recreation and Park District prior to determining the acceptability of lands proposed for dedication as public parkland.	PL	Ongoing	GF /AF	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
OSPT. 1.1.3	Establish a procedure for determining an appropriate in lieu fee amount that ensures CRPD will have adequate funds to purchase required parkland for which in lieu fees are paid.	PL / F / CRPD	2006	GF	Completed. Outlined within Development Agreements and required in lieu fees prior to Final Map approval.
OSPT. 1.4.1	Ensure that sufficient funding for maintenance of parks is assured prior to approval of any Final Subdivision Map that includes public parks and / or related facilities.	PL / F / CRPD	Ongoing	GF	Ongoing. This is enforced through the existing and proposed Development Agreements.
OSPT. 1.4.2	Consider creating a fee and assessment program to provide increased funding for existing parks, in collaboration with the Cordova Recreation and Park District. This could include local or regional bond measures or assessment districts, public or private grants or partnerships, homeowners associations, or other methods deemed appropriate by the City.	PL / F / CRPD	Ongoing	GF	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
OSPT. 1.5.1	Continue to work with the Cordova Recreation and Park District on this issue, and implement funding mechanisms as part of the City's review and approval of new development projects.	PL / CRPD	Ongoing	GF	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
OSPT. 1.5.2	Explore the possibility of the Cordova Recreation and Park District constructing a community pool that is usable year-round.	PL / CRPD	2007	GP / PF	The Cordova Community pool was completed and opened in June 2021.
OSPT. 1.5.3	Expand the Cordova Senior Center at the Lincoln Village Community Park, and the construction of new senior community facilities as demand for such facilities increases.	PL / CRPD	2007 / 2008	GP / PF	Improvements have been made.
OSPT. 1.6.1	Continue to work with the Cordova Recreation and Park District in the planning and execution of park and recreation facilities to accommodate a variety of regional sports venues.	PL	Ongoing	GF	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
OSPT. 1.6.2	Work cooperatively with the Sacramento Sports Commission and Chamber of Commerce Visitor and Tourist Bureau to attract and host regional sporting activities.	PL / CRPD	Ongoing	GF	Ongoing.
OSPT. 2.1.1	Adopt City Open Space Standards as an action program to implement the open space policy framework in this Element. The standards will clearly define the City's requirements for the improvement, expansion, and maintenance of open space. Such standards shall include provisions for two types of open space: 1) Mandatory Open Space, and 2) Performance Based Open Space.	PL	2006	GF	Completed. The City continues to work with CRPD to implement open space and park requirements.
OSPT. 2.1.2	-Require developers of all new residential development to dedicate parkland at a rate of 1.75 acres of land per 1,000 population, generally comprised of: - Open Turf, Tree Canopy and Dog Parks;	PL	Ongoing	AF	Ongoing. CRPD regulates the Quimby Act parkland requirement while the City regulates the open space requirement per the open space standards.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	- Neighborhood Greens; and - Communitywide Open Space.				
OSPT. 2.1.3	Consider partial credit for mandatory open space within drainage facilities when certain criteria are met.	PL	Ongoing	AF	Ongoing.
OSPT. 2.1.4	Exempt from the minimum open space requirements residential subdivisions of ten acres or less which are not part of a master-planned development meeting the minimum open space requirement, at the City's discretion.	PL	Ongoing	GF	Ongoing and under consideration for smaller projects.
OSPT. 2.1.5	Require all new development projects to provide a system of connected open space that includes greenway, trails, nodes, and green infrastructure (see City Open Space Standards), in proximity to all new residents.	PL	Ongoing	AF	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
OSPT. 2.1.6	Ensure that funding for maintenance of open space is sufficient prior to approval of any Final Subdivision Map of development that includes open space facilities or amenities.	PL / F	Ongoing	AF	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
OSPT. 2.1.7	Consider including encumbered land (such as a power line easement) that meets all other requirements for open space for inclusion in the open space system on a case-by-case basis.	PL	Ongoing	AF	Ongoing. The Ranch project is under construction that includes power line easements, trails, and open space. The trail system will link with existing trails. The Preserve Project- a 277-acre site proposed for single-family development sets aside 66% of the property as an open space preserve. The community also includes a trail system connecting the neighborhood to the park system which borders Morrison Creek. This project is also under construction.
OSPT. 2.2.1	Adopt a comprehensive Open Space Preservation Plan as the action program that clearly implements the City's open space policy framework and provides clear direction for the maintenance of open space lands.	PL / CRPD	2006 / 2007	GF	Completed through the City's Open Space Design Guidelines.
OSPT. 2.3.1	Encourage projects to accomplish the following: - Align roads and public spaces to take advantage of vistas over mitigation lands; - Site publicly accessible trails adjacent to the boundaries of mitigation lands to take advantage of the open character and uninterrupted edge of the mitigation lands; and - Consider locating public parks adjacent to mitigation lands to create a greater sense of open space and to take advantage of opportunities for vistas and trail connections.	PL / PW / CRPD	Ongoing	AF	Ongoing. The Ranch project incorporates a preserve area with trails along the preserve. The Preserve Project- a 277-acre site proposed for single-family development sets aside 66% of the property as an open space preserve. The community also includes a trail system connecting the neighborhood to the park system which borders Morrison Creek. The City continues to participate in the South Sacramento Habitat

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					Conservation Plan program to preserve key habitat areas.
OSPT. 2.3.2	Through the development review process, incorporate design features that increase visual access to natural resource mitigation lands.	PL	Ongoing	AF	Ongoing as part of the entitlement review process. The City utilizes the Zoning Code and the Citywide Design Guidelines to recommend specific design features adjacent to preserve areas.
OSPT. 3.1.1	Create and adopt a comprehensive Trails Master Plan that includes information on current resources and plans for future development, including designating locations and types of trails.	PL / PW	2006 / 2007	GF	Bicycle Master Plan completed in 2016. The City started the development of the citywide Active Transportation Plan (ATP) in September 2024. The ATP aims to create a safer, more accessible network of city streets and shared-use walking and biking paths for people of all ages and abilities. Adoption of the ATP is anticipated in 2026. 2022: Zinfandel overpass crossing was awarded $23M in design and construction funding.
OSPT. 3.1.2	Review all new development projects and public works projects and require compliance with the Trails Master Plan prior to approval.	PL / PW	Ongoing	GF	Ongoing during entitlement review process.
OSPT. 3.1.3	Provide appropriate pedestrian and bicycle linkages to existing facilities, particularly to those facilities within the American River Parkway and the Folsom South Canal.	PL / PW	Ongoing	GF / AF	Ongoing as part of the entitlement review process. The City started the General Plan update in May 2024, which will include updates to the Circulation Element.
OSPT. 3.1.4	Develop and implement a capital improvement plan to construct new bridges, grade-separated crossings, and ramps at key intersections of major trails and roadways.	PW	Ongoing	GF	Grade separated crossings are included in the ATP and in the Fee Program.
OSPT. 3.2.1	Work cooperatively with Sacramento County to fund enhancements within the American River Parkway, consistent with the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF / Grants	Ongoing.
OSPT. 3.3.1	Include funding for grade-separated and enhanced at-grade pedestrian crossings through the development review and entitlement process and pursue grants and other funding for trails.	PL / PW	Ongoing	AF	Ongoing as infrastructure needs are considered during the entitlement process and development review. The City also maintains a Capital Improvement Program that identifies available funding for future public infrastructure.
OSPT. 4.1.1	Provide staff support and / or funding to facilitate updates to the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
OSPT. 4.1.2	Identify and support programs, which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
OSPT 4.1.3	Identify and support programs which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Ongoing as the City continues to work with CRPD to implement open space and park requirements.
OSPT 4.1.4	Determine the need for special facilities for seniors (e.g., more benches and flat paved walking areas near the river).	PL / CRPD	Ongoing	GF / Grants	Ongoing as infrastructure needs are considered during the entitlement process and development review. The City also maintains a Capital Improvement Program that identifies available funding for future public infrastructure.
OSPT 4.1.5	Determine the need for special facilities for youths consistent with natural resource protection.	PL / CRPD	Ongoing	GF / Grants	Ongoing as infrastructure needs are considered during the entitlement process and development review. The City also maintains a Capital Improvement Program that identifies available funding for future public infrastructure. Recently, the City welcomed the opening of the Rancho Cordova Youth Center, which provides year round youth programs implemented by the Boys and Girls Club of Greater Sacramento and the RCPD Police Activities League.
OSPT. 4.2.1	Encourage the use of volunteers and community groups to provide maintenance and safety patrols on trails through the provision of funding and staff assistance to leverage volunteer efforts.	PL / PW / CRPD / PD	Ongoing	GF / Grants	Ongoing. City engages in Community Clean Up events to help maintain Open Space areas or local creeks.
OSPT. 4.2.2	Promote the City's world-class system of parks, trails, and open space to all users through education, marketing, and community activities.	PL / PW / CRPD / COMMS	Ongoing	GF / Grants	Ongoing. The City of Rancho Cordova Website was updated in 2024 to help promote the American River Parkway.
OSPT. 4.2.3	Support trails events and trail use through publicity, proclamations, participation, and funding, community events (e.g., Fourth of July Celebration, Kid's Day, Soil Born Farms, Anatolia-Kavala Rancho Trail) that cross community and neighborhood boundaries and help bring together various segments of the population.	PL / PW / CRPD / COMMS	Ongoing	GF / Grants	Ongoing. The City's Communications and Public Affairs Department actively promotes and supports community events via the City's website, social media, and other public information campaigns.
VIII – INFRASTRUCTURE AND FINANCE ELEMENT					

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
ISF.1.1.1	Utilize the City's Fiscal Impact of New Development (FIND) Model within the review of proposed development projects to ensure revenues associated with the project will fully fund City expenses associated with the project.	PL / F	Ongoing	AF	Not Completed.
ISF.1.1.2	Annually review the Fiscal Impact of New Development (FIND) Model and update as needed to reflect actual costs of City Services.	PL / F	Annual	GF	Not Completed.
ISF.1.1.3	Periodically evaluate the City's office and retail demand based on changing demographics and market conditions to ensure an adequate supply of land for non-residential use.	PL / ED	Ongoing	GF / RDA	Included in Strategic Plan approved in 2024 and will include an Office Park Study commencing in 2026.
ISF.2.1.1	Except when prohibited by state law, require sufficient capacity in all public facilities to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.	PL / PW	Ongoing	AF	Ongoing as infrastructure needs are considered during the entitlement process and development review. The City also maintains a Capital Improvement Program that identifies available funding for future public infrastructure.
ISF.2.1.2	Adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, water and sewer, and other public facilities.	PW	2007	GF / AF	Ongoing as infrastructure needs are considered during the entitlement process and development review. The City also maintains a Capital Improvement Program that identifies available funding for future public infrastructure.
ISF.2.1.3	Withhold public financing or assistance from projects that do not comply with the planned phasing of public facilities, and approve interim facilities only in special circumstances.	PW / ED / RA	Ongoing	AF	Ongoing as infrastructure needs are considered during the entitlement process and development review.
ISF.2.1.4	Work with utility providers to coordinate the installation or upgrading or relocation of utilities to minimize multiple trenching of city streets.	PW	Ongoing	AF	Ongoing as the City continues to work with all utility providers to coordinate the installation of utilities. During the entitlement process and development review, utility providers are provided the opportunity to review and comment on proposed projects.
ISF.2.2.1	Establish a Technical Review Committee for continued coordination with outside service agencies, including water and sewer providers, the Cordova Recreation and Park District, and the school districts, during the review of plans and development projects.	PL / PW / B	2006 / Ongoing	GF / AF	Ongoing. The Development Service Team (DST) fills this role in pre-application and application review. Meetings are at no cost and take place weekly on Thursdays at 10am.
ISF.2.3.1	Require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms. Financing should be sufficient to complete required major public facilities at their full planned	PW / F	Ongoing	GF / AF / IF	Ongoing for new development projects.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	capacities in a single phase. Major facilities include roadways of collector size or larger; all wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project; and all sewer trunk and interceptor lines and treatment plants or treatment plant capacity. - Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges. - Right of way acquisition, design, engineering, environmental compliance, and construction costs. - Drainage and other facilities related to new roadway construction. - Installation of landscaped medians, sidewalks, and streetscaping where appropriate.				
ISF.2.3.2	Require new development to fund its fair share portion of its impacts to all public infrastructure and facilities.	PL / PW / B / F	Ongoing	AF	Ongoing.
ISF.2.3.3	Include sufficient funding in fee programs and / or other finance mechanisms to cover the costs of each of the following roadway items: − Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges. − Right of way acquisition, design, engineering, environmental compliance, and construction costs. − Drainage and other facilities related to new roadway construction. − Installation of landscaped medians, sidewalks, and streetscaping where appropriate.	PW / F	Ongoing	GF / AF	Ongoing
ISF.2.4.1	The following shall be required for all legislative-level development projects, including community plans, general plan amendments, specific plans, rezonings, and other plan-level discretionary entitlements, but excluding tentative subdivisions maps, parcel maps, use permits, and other project-specific discretionary land-use entitlements or approvals: - Proposed water supplies and delivery systems shall be identified at the time of development project approval to the satisfaction of the City. The water agency or company proposing to provide service (collectively referred to as “water provider”) to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. The project applicant or water provider shall make a factual showing prior to project approval that the water provider or providers proposing to serve the development project has or have legal entitlements to the identified water supplies or that such entitlements are reasonably foreseeable by the time of subsequent, project-specific discretionary land-use entitlements or approvals. This factual showing shall also demonstrate that the water provider’s identified water supply is reasonably reliable over the long term (at least 20 years) under normal, single-dry and multiple-dry years.	PW / PL	Ongoing	AF	Ongoing per the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	- All required water treatment and delivery infrastructure for the project shall be in place at the time of subsequent, project-specific discretionary land-use entitlements or approvals. Or shall be assured prior to occupancy through the use of bonds or other sureties to the City's satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects. · Action service area, and other projects, which have received commitments for, water service. - Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.				
ISF.2.4.2	The following shall be required for project-specific discretionary land-use entitlements and approvals, including but not limited to, all tentative subdivision maps, parcel maps, or use permits: - An assured water supply and delivery system shall be available or reasonably foreseeable at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. - The project applicant, water agency (or agencies), or water company (or companies) providing water service to the project site shall make a factual showing consistent with, or the City shall impose conditions similar to, those required by Government Code section 66473.7 in order to ensure an adequate water supply for development authorized by the project. Prior to recordation of any final subdivision map, or prior to City approval of any similar project-specific discretionary land use approval or entitlement required for nonresidential uses, the project applicant or water provider shall demonstrate the availability of a long-term, reliable water supply for the amount of development that would be authorized by the final subdivision map or project-specific discretionary non-residential approval or entitlement. This assurance of water supply shall identify that the water provider has legal entitlement to the water source and that the water source is reasonably reliable (at least 20 years) under normal, dry and multiple dry years. Such demonstration shall consist of a written certification from the water provider that either existing sources are available or that needed improvements will be in place prior to occupancy.	PW / PL	Ongoing	AF	Ongoing per the entitlement review process, Conditions of Approval, Water Agency Review, and Improvement Plans.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	- Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the issuance of building permits or their financing shall be assured to the satisfaction of the City prior to the approval of the Final Map, consistent with the requirements of the Subdivision Map Act, or prior to the issuance of a similar, project-level entitlement for non-residential land uses. - Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.				
ISF.2.6 .1	Require all subdivision developments to adhere to the following provisions, to the extent permitted by state law: - Sewage / wastewater treatment capacity shall be available at the time of tentative map approval. - The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other proposed or approved projects which have received sewage treatment capacity commitment. - Onsite and offsite sewage conveyance systems required to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.	PW / PL	Ongoing	AF	Complete and ongoing per the entitlement review process, Conditions of Approval, Improvement Plans, and Sacramento Area Sewer District Review.
ISF.2.6 .2	Generally, the City shall not allow construction of independent community sewer systems to serve new development.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF.2.6 .3	Require all commercial or industrial development, as well as all residential development with lots smaller than two acres, to connect to a public sewer system.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF.2.7 .1	Coordinate with utility agencies to underground, strategically place, and screen equipment to the maximum extent feasible.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF 2.7.2	Require complete visual screening of all utility sites, facilities, and equipment, with special emphasis on screening in proximity to residential property or in view shed.	PL	Ongoing	AF	Ongoing as a Zoning Code requirement Section 23.731.080.
ISF.2.8 .1	Develop an Information Technology Strategic Plan with input from community stakeholders and experts.	F	2006 / 2007	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
ISF.2.8.2	Explore ways to improve the City's website to provide service in new ways.	CM	2006 and ongoing	GF	Ongoing. The City of Rancho Cordova Website was updated in 2021 and undergoes continuous updates as new information is available. The website is currently undergoing an ADA compliance review per State requirements.
ISF.3.1.1	City Staff shall actively work with other agencies and jurisdictions in the development / expansion and funding of a wide range of public services including, but not limited to neighborhood services, social and cultural services, special needs services, housing services, educational and community services, and recreational services.	PL / ED / H / CRPD	Ongoing	GF / Grants	Ongoing.
ISF.3.1.2	Regularly survey or otherwise identify the service needs and priorities of Rancho Cordova residents.	CM / H	Ongoing	GF	Ongoing. The current General Plan Update process includes a significant outreach effort which has gathered valuable input from Rancho Cordova Residents.
ISF.3.1.3	Pursue grants and other funding opportunities to create new services or expand existing services targeted to meet the needs of Rancho Cordova residents and employees.	CM / PL / PW / B / ED / H	Ongoing	GF	Ongoing. Created a workforce program to provide training to residents 2021 – 2023. Piloted 2 childcare programs, one to help current providers market available slots and one to create new home child care providers. Supporting the Rancho Cordova Area Chamber of Commerce's Talent Pipeline Management (TPM) to connect the community with local jobs. Working with a private entity to establish an AI ecosystem and associated workforce pipeline.
ISF.3.1.4	Encourage the co-location of public service providers into commercial, office, and mixed-use sites that are accessible to persons in need of services.	PL / ED / RA	Ongoing	GF	Ongoing – as needed.
ISF.3.2.1	Provide financial support to the existing library system to improve services for local residents and employees (e.g., extended hours).	CM / F	Ongoing	GF / Grants	Not Completed. CF fees are currently collected for new facilities.
ISF.3.2.2	Encourage the County to locate new libraries within Rancho Cordova accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.	CM / PL / PW / ED	Ongoing	GF / Grants	Ongoing.
ISF.3.2.3	Consider the establishment of a fee for public library financing based on projected employment for new non-residential development.	CM / F	2006 / 2007	GF	Not Completed.
ISF.3.2.1	Market the City's strengths and desires for development of a full-service hospital to national hospitals and medical service providers.	CM / ED / PL	2006 / Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
ISF.3.2.2	Consider the creation of economic development or redevelopment incentives to encourage the development of a full service hospital in Rancho Cordova (e.g., assembly and / or dedication of land, reduction of fees).	ED	2006 / 2007	GF	Ongoing discussion.
ISF.3.4.1	Create an organization of community volunteers at City hall by contacting local volunteer groups, coordinating activities, and facilitating the sharing of information and resources.	NS / H / COMMS	2006 / Ongoing	GF	Completed and Ongoing. In 2025, the City held their Annual Spring Service Day, which was a one day event where residents and organizing partners celebrated in Rancho Cordova and reignited the community's passion for volunteerism. Over 300 volunteers participated in various community and service projects around the City. The City's website also provide a link to Volunteer Central, which is an online portal that connects residents, community members and businesses with volunteer opportunities and community service projects.
ISF.3.4.2	Create local neighborhood advisory committees and empower leaders to enhance their community.	NS / H / PL	2006 / Ongoing	GF	Completed and Ongoing. Local Neighborhoods hold their own meeting and organize their own events. The City is available to assist upon request.
ISF.3.4.3	Create a neighborhood services education program to increase awareness about City standards and property maintenance.	NS	2007 / Ongoing	GF	Completed and Ongoing (e.g., Blight Busters, Mayor's Walk, Good Neighbor Guide).
ISF.4.1.1	Convene a focused design effort with the School Districts to establish design guidelines for schools. Key issues include: - Proper sizing of school campuses and consideration of urban school design. - Design solutions that enhance; rather than impact neighborhoods. - Address shared use of school facilities, including continued park/school combined facilities and community use of school campus libraries.	PL / School Districts / CRPD	2006 / 2007	GF	Ongoing.
ISF.4.1.2	Support the Folsom Cordova and Elk Grove Unified School Districts in siting new school facilities according to the following criteria: - Schools should be within walking distance of most residences, and should connect with trails, bikeways, and pedestrian paths. - Schools should serve as a focal point of neighborhood activity and be interconnected with churches, parks, greenways, and off-street paths whenever possible.	PL / School Districts	Ongoing	AF / GF	Ongoing as part of the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	- New schools should be placed adjacent to neighborhood and community parks whenever possible and be designed to promote joint use of appropriate facilities.				
ISF.4.1.3	Conduct focused discussion with local school districts to discuss design of pedestrian and bicycle facilities adjacent to and within the school sites	CM	2006 / 2007 / Ongoing	GF	Ongoing as part of the development review process and discussions on future capital improvements in the City.
ISF.4.2.1	Continue to pursue a single unified school district for the City's K-12 children.	CM	2006 / 2007 / Ongoing	GF	Ongoing discussions and meetings between the City and the school districts.
ISF.4.3.1	Create economic development and / or redevelopment incentives for the location and development of educational institutions in proximity to light rail and / or visible from Highway 50.	PL / ED / RA	2006 / 2007	GF	Ongoing. New educational facilities have been located in proximity to light rail stations and Highway 50 (e.g., Folsom Lake College).
ISF.4.3.2	Require Community Plans, Specific Plans, and Special Planning Areas to consider the needs of community colleges and address the feasibility and appropriateness of off-campus facilities, particularly in town centers and transit-oriented developments.	PL / ED / RA	Ongoing	AF	Ongoing. The started General Plan update in May 2024, which consider goals and policies to support educational institutions in the community.
IX – NATURAL RESOURCES ELEMENT					
NR.1.1.1	Incorporate large habitat preserves and interconnected wildlife corridors in new development areas to provide ample space for animal movement.	PL	Ongoing	AF / GF	Ongoing as part of the entitlement review process and permitting requirements under the South Sacramento Habitat Conservation Plan.
NR.1.1.2	Review projects through the entitlement process and CEQA analysis to ensure that they comply with this policy if the site contains unique habitat, creeks and / or wooded corridors.	PL	Ongoing	AF	Ongoing as part of the entitlement review process and permitting requirements under the South Sacramento Habitat Conservation Plan.
NR.1.1.3	As part of the consideration of development applications for individual Planning Areas containing habitats that support special-status plant and animal species that are planned to be preserved, the City shall require that these preserved habitats have interconnections with other habitat areas in order to maintain the viability of the preserved habitat to support the special-status species identified. The determination of the design and size of the "interconnections" shall be made by the City, as recommended by a qualified professional, and will include consultation with the California Department of Fish and Game and U.S. Fish and Wildlife Service.	PL	Ongoing	AF	Ongoing. The South Sacramento Habitat Conservation Plan (SSHCP) was approved in 2019. The City coordinates with the South Sacramento Habitat Conservation Plan Technical Advisory Committee on projects within the SSHCP area.
NR.1.1.4	Prior to the approval of any public or private development project in areas containing trees, the City shall require that a determinate survey be conducted during the nesting season (March 1 and August 31) to identify if	PL	Ongoing	AF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	active nesting by birds protected under the Migratory Bird Treaty Act (MBTA) is taking place. If all site disturbance is to occur outside this time, the actions described in this mitigation measure are not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department shall be conducted in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 100 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and Game.				
NR.1.2.1	Establish a Swainson's Hawk Ordinance in coordination with the California Department of Fish and Wildlife to establish the process of mitigating for the loss of Swainson's hawk foraging habitat based on habitat value lost to development. The ordinance will set forth a process where habitat lost to development will be mitigated through the permanent protection of equivalent or better existing habitat conditions (referred to hereafter as "mitigation lands"). The specific required mitigation ratios (habitat acreage lost versus mitigation lands) and any other provisions to mitigation process shall be established through technical studies as part of the development of the ordinance and will take into account value of habitat to be converted in relation to habitat value of the mitigation lands (e.g., relation to nesting sites), proximity of the mitigation lands to adjacent conditions affecting habitat (e.g., nearby land uses and already permanently protected lands), and other relevant factors. The ordinance will also establish standards ensuring that mitigation land will be adequately protected and managed in perpetuity (e.g., via conservation easement, deed restriction or other appropriate method), and setting forth the timing of the required provision of mitigation lands in relation with the timing of the loss of habitat in the City (as its boundaries may be changed through subsequent annexations), such that mitigation lands shall be provided no later than prior to ground disturbance.	PL	2006 / 2007	GF	Completed.
NR.1.3.1	Coordinate with non-profit groups, educational institutions, and other agencies to provide environmental education programs that inform the public about the City's natural resources, existing preserve sites, and cohabitation with common urban wildlife populations.	COMMS / PL	Ongoing	GF	Ongoing. This information on stormwater and impacts to sensitive habitats/species is included on the City website.
NR.1.4.1	Create an educational leaflet that identifies common invasive species and recommends the planting of non-invasive species.	COMMS	2006 / 2007	GF	Ongoing. The City of Rancho Cordova website provides links to the CAL-IPC list of California invasive plants. It also supports Soil Born Farm's educational gardening classes on native plants through CEIF grant funding.
NR.1.4.2	The City shall adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.	NS	2006 / 2007	GF	Completed per Section 17.12 of the Rancho Cordova Municipal Code.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
NR.1.7.1	For those areas in which special status species are found or likely to occur or where the presence of species can be reasonably inferred, the City shall require mitigation of impacts to those species that ensure that the project does not contribute to the decline of the affected species populations in the region to the extent that their decline would impact the viability of the regional population. Mitigation shall be designed by the City in coordination with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.	PL	Ongoing	AF	Ongoing.
NR.2.1.1	During the environmental review process, evaluate feasible on-site alternatives that will reduce impacts to wetland resources and effectively preserve these resources.	PL	Ongoing	AF	Ongoing.
NR.2.4.1	Develop trails and associated educational facilities (e.g., information kiosks, signage) around wetland and vernal pool preserves where possible while maintaining the integrity of sensitive natural resources.	PL / COMMS	Ongoing	GF / AF	Ongoing as part of the entitlement review process and permitting requirements under the South Sacramento Habitat Conservation Plan.
NR.2.4.2	Consider constructing elevated board walkways and other low impact trails interior to preserves, in coordination with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers.	PL	Ongoing	GF / AF	Ongoing (e.g., Anatolia-Kavala Ranch Trail)
NR.3.2.1	Develop guidelines for channel creation or modification that will ensure channel meander, naturalized side slope, and varied channel bottom elevation are considered in design.	PW / PL	2006 / 2007	GF	The Open Space Guidelines provide guidance for development along the perimeter of the open space. In addition, review for water quality requirements is part of the entitlement review process.
NR.3.2.2	Adopt and implement improvement standards for soft bottom channels.	PW / PL	2006 / 2007	GF	Completed.
NR.3.3.1	Work with affected local, state and federal agencies, including SACOG, the California Department of Water Resources, Delta Keepers and the U.S. Army Corps of Engineers, to determine when natural creek corridors can and should accommodate storm flows or if separate storm water conveyance structures are necessary.	PL / PW	2006 / 2007 / Ongoing	GF / CF	Ongoing as part of the entitlement review process and permitting requirements under the South Sacramento Habitat Conservation Plan.
NR.3.4.1	Establish performance standards for natural resource preserves that accomplish the following: - Provide sufficient width for a mowed firebreak (where necessary), adjacent passive recreation uses, and access for channel maintenance and flood control. - Offer sufficient width in and / or adjacent to preserves to allow for existing and created wildlife habitat, species sensitive to human disturbance, vegetative filtration for water quality, corridor for wildlife	PL/PW	2006 / 2007 / Ongoing	GF / CF	The Open Space Guidelines provide guidance for development along the perimeter of the open space. Review for water quality requirement is part of the entitlement review process. Weed abatement is part of stormwater program routine maintenance activities.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	habitat linkage, protection from runoff, and other impacts of urban uses adjacent to the corridor. - Allow for sufficient width adjacent to natural resource preserves to allow for trails and greenbelts. - Prohibit the placement of water quality treatment structures designed to meet pollutant discharge requirements within mitigation preserves.				
NR.3.4.2	Establish standards that allow public access in the floodplain and buffers along creek corridors and preserves. Mitigation measures shall be incorporated into environmental documents and conditions of approval that require open-view fencing adjacent to preserves.	PL	2006 / 2007	GF / CF	Ongoing as part of the entitlement review process and permitting requirements under the South Sacramento Habitat Conservation Plan.
NR.3.4.3	Establish standards and/or guidelines for development adjoining wetland preserves or creeks to maximize visibility by designing the land plan with public streets on at least one side of the corridor or preserve with vertical curbs, gutters, footpath(s), street lighting, and post and cable barriers to prevent unauthorized vehicular entry into creek corridors and preserves.	PL	2006 / 2007	GF	Specific guidelines have not been created; however, this is part of the entitlement review process (e.g., Open Space Design Guidelines and screening requirements) and part of the SSHCP permits for projects within the SSHCP area.
NR.4.1.1	Implement the City's Tree Preservation and Protection Ordinance (and update as necessary) to establish minimum requirements for preserving native trees and landmark trees in the City, including a definition of the size, species, and age requirements of landmark, oak, and other trees to be protected and/or replaced.	PW/PL	Ongoing	GF	A revised Tree Preservation Ordinance was adopted in 2017. The revised ordinance increased the number of protected trees and includes restrictions on removal and trimming of both public and private trees. This is included in Chapter 19 of the Municipal Code.
NR.4.1.2	Where feasible, require underground utility lines that are in close proximity to oaks and other landmark trees to be designed and installed to minimize impacts to trees. Work with the utility provider(s) to coordinate transmission line location and other potential impacts associated with the undergrounding of the utilities.	PW / PL	Ongoing	CF	Ongoing.
NR.4.1.3	Establish development guidelines that require all oak habitat to be avoided to the maximum extent feasible. When avoidance is not possible, require mitigation efforts that result in preservation of in-kind habitat in the Planning Area.	PL	20067/ 2008 / Ongoing	GF	Ongoing. A City arborist is on staff, additionally, a revised Tree Preservation Ordinance was adopted in 2017. The revised ordinance increased the number of protected trees and includes restrictions on removal and trimming of both public and private trees. This is included in Chapter 19 of the Municipal Code.
NR.4.2.1	Create development guidelines to establish minimum planting standards and require appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. An adopted	PL	2007 / 2008	GF	Ongoing. Currently working on standards. A City Tree List has also been adopted and is updated as needed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	Tree List should be used as a guideline for all tree plantings within the City.				
NR.4.2.2	Create development guidelines that address landscaping standards and that require appropriate tree species and densities in buffer areas. The guidelines should also ensure that medians will include native plantings and trees, and will be wide enough to support the long-term viability of the plantings.	PL	2007 / 2008	GF	Ongoing. A City arborist is on staff. Currently working on standards.
NR.4.2.3	Provide leaflets and planting guides that promote the use of drought-tolerant native vegetation in home landscaping.	COMMS / PL	2006 / 2007	GF	Completed and ongoing. The City of Rancho Cordova website offers water conservation tips for yard care, irrigation, and water-wise landscaping. It also provides a link to UC Davis's California Center for Urban Horticulture for residents to find drought-tolerant native plants.
NR.4.2.4	Discourage the use of invasive non-native species.	PL	Ongoing	GF	Ongoing as part of the entitlement review process and building permit review process (e.g., required landscape plans for new developments).
NR.4.2.5	Establish a mistletoe abatement and remediation program.	NS	2006 / 2007	GF	Not completed.
NR.4.2.6	Establish guidelines to require planting of trees to reduce “heat island” effects, in order to reduce the need for air conditioning and thus conserve energy.	PL	2007 / 2008	GF	Ongoing. Currently working on standards. Tree List has been updated and adopted.
NR.4.3.1	Achieve “Tree City USA” status. This will require the City to continue to implement the City’s Tree Preservation and Protection Ordinance (and update as necessary), appoint a board, department or commission to advise the city on tree issues, spend two dollars per capita on community forestry activities, and hold an Arbor Day celebration.	PL/ PW	2007 / 2008	GF	Completed in 2016-2017, City of Rancho Cordova listed as Tree City USA. The City has received this award 6 times with the Years Growth Award received 2 times.
NR.4.3.2	Designate local funds to educate the public on tree planting and preservation.	F / COMMS	Ongoing	GF	Ongoing. (e.g., program to plan 1 tree a day, City Arbor Day Celebration)
NR.4.3.3	Coordinate with SMUD to offer programs or other resources to provide property owners with information on proper tree selection, proper location to reduce heat transfer effects, planting and maintenance.	COMMS / PL	Ongoing	GF	Ongoing. The City’s Urban Forest Program in partnership with the Sacramento Tree Foundation and SMUD, offers free trees for residents, businesses, and organizations; free stump removal for residents; community tree-planting events; and tree advice from the City Arborist.
NR.4.3.4	Actively participate in the Sacramento County Greenprint Program.	PL / PW	Ongoing	GF	Ongoing

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
NR.5.1.1	Install water-conserving landscaping and irrigation on City-owned and operated facilities.	CM	Ongoing	GF	Ongoing.
NR.5.1.2	Require development project approvals to include a finding that all feasible and cost-effective options for conservation and water reuse are incorporated into project design.	PW / PL	Ongoing	AF	New entitlements are required to comply with the City's water conservation requirements and the State's Model Water Efficient Landscape Ordinances.
NR.5.1.3	Establish a program that requires per capita water consumption to be reduced by at least 20 percent by 2030 from 2006 baseline conditions consistent with State law. The program shall include the following measures: - Restrict water usage through metering or establishing designated watering days for the City's residences and businesses. - Promote water conservation efforts through education. - Implement standards that require low-flow appliances and fixtures in all new development. - Work with water providers and water conservation agencies to create an incentive program that encourages retrofitting existing development with low-flow water fixtures. - Require new development and landscaped public areas to utilize state-of-the-art irrigation systems that reduce water consumption (e.g., gray-water systems, etc). - Encourage drought-tolerant and native vegetation.	PW / PL	2008 / 2009	GF	Ongoing.
NR.5.1.4	Require water purveyors to include a provision for water supply monitoring and reporting in the franchise agreements.	PW	Ongoing	GF	Ongoing.
NR.5.2.1	Establish a Large-Scale Recycled Water Program and Citywide Recycled Water Distribution System Ordinance.	PW	2006 / 2007	GF	Determined not feasible.
NR.5.2.2	Coordinate with the City's water purveyors to establish a connected "purple pipe" system throughout the City's new development areas that uses recycled water.	PW	2007 / 2008 / Ongoing	GF	Determined not feasible.
NR.5.3.1	Restrict hazardous materials storage in the 100-year floodplain to prevent surface water contamination.	PW / PL	Ongoing	GF	Ongoing. This is required by law and is addressed during the project review and conditions of approval phase.
NR.5.3.2	Educate the community on laws governing the proper handling of hazardous materials, especially those laws which pertain to discharging materials into creeks.	PW / COMMS	Ongoing	GF	Ongoing. Part of the City's compliance with the NPDES permit. Regular outreach to residents and business owners through the City of Rancho Cordova Website, which is updated regularly.
NR.5.3.3	Install appropriate signage to deter the discharge of hazardous materials into storm drains.	PW	Ongoing	GF / AF	Completed and Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
NR.5.3.4	Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards. Future land uses that include on-site storage of hazardous materials and waste comply with all applicable local, state and federal regulations, including those regulating the use, storage, handling and disposal of hazardous materials.	PW / B	Ongoing	GF / AF	Public Works has expanded enforcement and education for the City's Storm Water Quality Program. Building & Safety and Code Enforcement are assisting with enforcement.
NR.5.4.1	Provide information on pollution prevention, disposal of hazardous waste and chemicals, liability and clean-up on the City's website and in educational materials and brochures.	COMMS / PW	Ongoing	GF	Ongoing and included on the City's website. The City of Rancho Cordova Website is regularly updated.
NR.5.4.2	Require clean-up of contaminated ground and surface water by current and / or past owners or polluters.	PW / PL	Ongoing	AF	Ongoing.
NR.5.4.3	Encourage pollutant cleansing companies to use the latest technologies available in order to expedite the cleansing process and do the least harm to the environment.	PW / PL	Ongoing	AF	Ongoing.
NR.5.5.1	Require development projects to contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City's urban runoff management program.	PL / PW	Ongoing	GF	Ongoing, as part of the entitlement review. The City has adopted specific drainage requirements for development projects to properly manage urban runoff and comply with the City's NPDES Permit.
NR.5.5.2	Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.	PW / PL	Ongoing	AF	Ongoing, as part of the entitlement review. The City has adopted specific drainage requirements for development projects to properly manage urban runoff and comply with the City's NPDES Permit.
NR.5.5.3	Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage systems to enhance water quality. Work with the Cordova Recreation and Park District to establish standards for integrating retention/detention basins into park sites and create examples of desirable and innovative natural drainage features.	PW / PL	Ongoing	AF	Ongoing via entitlement review. Some projects are required to incorporate these features based on size and land use.
NR.5.5.4	Require the use of best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff consistent with current state law.	PL / PW	Ongoing	AF	Ongoing per entitlement review.
NR.6.1.1	Regulate surface mining operations as required by California's Surface Mining and Reclamation Act of 1975 ("SMARA"), Public Resources Code Section 2207 (relating to annual reporting requirements), and State Mining	PL	Ongoing	GF / AF	Ongoing per entitlement review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	and Geology Board regulations for surface mining and reclamation practice.				
NR.6.1.2	Coordinate mining operations and urban development to minimize conflicts between residents and mining, particularly where mining is required before urbanization.	PL	Ongoing	AF	Ongoing as part of the specific plan and master plan review.
NR.6.1.3	Require inactive mined lands to be reclaimed to a usable condition that is readily adaptable to the future, anticipated land uses.	PL	Ongoing	GF / AF	Ongoing.
NR.6.2.1	Establish and require minimum setbacks of future and reauthorized surface mining from adjoining residential land uses.	PL	Ongoing	GF	Ongoing with entitlement and development permit process.
NR.6.2.2	Prohibit the use of cyanide-leaching systems for gold extraction.	B / PW	Ongoing	GF / AF	Ongoing.
NR.7.1.1	Develop educational programs to increase energy conservation at the household and business levels.	COMMS / B / PL	2008 / 2009	GF	Building & Safety website directs developers and property owners to the State website regarding Energy Code requirements, and incentive programs that may help defer costs.
NR.7.1.2	Develop a comprehensive program to conserve energy resources at City-operated facilities.	B / PL	2006 / 2007	GF	Ongoing with the Facilities Department. The City earned LEED (Leadership in Energy and Environmental Design) Certification for City Hall and RCPD. The City obtained the Energy Star Award for excellence in energy efficiency and earned the Sacramento Sustainable Business Award two consecutive years. The City also approved the Climate Action Plan in 2023, which includes specific measures for energy conservation at City-operated facilities.
NR.7.3.1	Offer incentives (e.g., reduced fees, expedited entitlement processing, density bonus) for plans/projects that exceed Title 24 energy efficiency requirements by ten percent.	PW / PL	Ongoing	GF / AF	Some financial incentives are given for energy efficiency. However, these incentives would not result in a project to significantly differ cost or deviate from development standards.
NR.7.4.1	Consider the following items as ways to implement this policy: - Fund a program that offers incentives for adding energy efficient systems into existing developments; - Work with local utility providers to make the public aware of energy rebate programs; and - Work with community organizations, such as SMUD, to encourage the inclusion of energy efficient systems in remodels and retrofits of existing development.	B / PL / COMMS	2008 / 2009 / Ongoing	GF	Building & Safety website directs developers and property owners to the State website regarding Energy Code requirements, and incentive programs that may help defer costs. The City of Rancho Cordova Website was updated in 2021.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
NR.8.1.1	Continue providing curbside recycling and green waste service to all single-family and duplex residences in Rancho Cordova.	CM / PW	Ongoing	GF / UF	Ongoing. Private companies provide the service with different size containers. Information is on the City website.
NR.8.1.2	Create and facilitate a series of educational workshops for the public and businesses on composting and recycling. Provide at least one program to increase recycling by occupants of multi-family housing.	COMMS / B / PL / PW	2007 / 2008 / Ongoing	GF	Ongoing. Information is on the City website which is periodically updated with new information.
NR.8.1.3	Encourage all office, commercial, and multi-family complexes to provide recycling bins and collection service for paper, plastic, glass, and metal.	B / PL /PW	Ongoing	GF	Ongoing per the entitlement review with coordination by Public Works.
NR.8.1.4	Provide recycling centers at City facilities (e.g., City Hall, libraries) that are available to the public free-of-charge.	CM / PW	2006 / 2007	GF	Ongoing and information provided on the City's website.
NR.8.1.5	Provide locations for household hazardous wastes to be recycled.	B / PW	2006 / 2007 / Ongoing	GF	Ongoing and information provided on the City's website.
NR.8.1.6	Remove impediments to successful recycling.	CM / PW	2006 / 2007	GF	Ongoing.
NR.8.2.1	Encourage the school districts within the Planning Area to support recycling at school sites by placing easily accessible recycling bins, providing educational programs on recycling, and using recycled products.	B / PL	Ongoing	GF	Ongoing.
NR.8.4.1	Ensure that at least 50 percent of the City's office supply purchases are comprised of recycled or reusable products.	CM	Ongoing	GF	Ongoing.
NR.8.5.1	Implement the State's source reduction and recycling element (required by the California Integrated Waste Management Act) and the household hazardous waste element (required by PRC 41500-41510).	CM / PW	Ongoing	GF	Ongoing per current legislation.
X – CULTURAL AND HISTORIC RESOURCES ELEMENT					
CHR.1.1.1	Establish a permanent museum or cultural center to be used to display artifacts, documents, and public art relevant to the City's history and cultural diversity.	CM / HRC	2010	GF	There is an unofficial historical society for Rancho Cordova that meets at City Hall and keeps some of the historical items at City Hall.
CHR.1.1.2	Establish a Historic Resources Commission that is responsible for facilitating the collection, preservation, and display of the City's history.	CM	2007	GF	Not Completed.
CHR.1.1.3	Commence and continue collection of the artifacts, photographs, memorabilia, and oral history of the community.	HRC	Ongoing	GF	Ongoing with different departments working with outside agencies.
CHR.1.1.4	Locate an interim facility to show and/or exhibit items of historic or cultural value. Establish exhibits for historic and cultural items at City Hall	CM / HRC	2007	GF	This has been established at City Hall.
CHR.1.1.5	Compile a thorough record of the City's incorporation, including records, documents, photos, and artifacts.	HRC	2008	GF	Progress has been made and is still ongoing.

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CHR.1.2.1	Develop and regularly update a comprehensive historic resources inventory, coordinating with other agencies as necessary. The inventory will contain a list of all locally historically significant properties, as well as historic archaeological and paleontological resources in the Planning Area and a map depicting their locations.	PL / HRC	2007 / Ongoing	GF	Ongoing. Staff has recently received direction to add to the existing inventory of historically significant properties and work on potential methods of continued preservation.
CHR.1.2.2	Pursue recognition of all eligible historic properties by the National Register of Historic Places and California Register of Historical Resources.	HRC	Ongoing	GF	Not Completed.
CHR.1.2.3	Improve and interpret Kilgore Cemetery. Interpreting the cemetery will include determining who is buried in the older portion of the site and increasing public awareness of the cemetery's significance.	CM / HRC	2008	GF	Ongoing.
CHR.1.2.4	Consider establishing review procedures for remodeling and reconstruction of buildings and other structures.	B / PL	2007 / 2008	GF	Ongoing per the entitlement and building permit review process. The Development Services Team is also used to assist with project reviews. Staff has also started discussions on this topic with the City Council.
CHR.1.3.1	Require historic resources and paleontological studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify paleontological, historic, or cultural resources in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided.	PL	PR	AF	Ongoing per the entitlement review process and CEQA requirements.
CHR.1.3.2	Incorporate the following two conditions in applicable permits for all discretionary projects. - The Planning Department shall be notified immediately if any cultural resources (e.g., prehistoric or historic artifacts) or paleontological resources (e.g., fossils) are uncovered during construction. All construction must stop in vicinity of the find and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained to evaluate the finds and recommend appropriate action. - The Planning Department shall be notified immediately if any human remains are uncovered and all construction must stop in vicinity of the find. The Planning Division shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.	PL	PR	AF	Completed per the standard conditions of approval and mitigation measures.
CHR.2.1.1	Establish a Cultural Arts Commission that will be responsible for coordinating cultural events, parades, festivals, coordinate and communicate with cultural and ethnic communities (with the City's Public	CM / COMMS	2007	GF	A Cultural Arts Commission has not been created; however, this is achieved by other means through partnership with the Cordova Community Council

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	Information Officer), and other activities as determined by the City Council..				and community artists. City Council adopted an Arts Strategic Plan in December of 2019 and it provides a roadmap for continuing to build art programs in the community. The Arts Strategic Plan identifies guiding principles, desired outcomes, a cornerstone project, types of facilities needed, the need for staff to guide current and future efforts, cultivation of artists, partnerships for the arts, city funding for art and artists, as well as near-term, mid-term, and long-term actions. Through these efforts and partnerships, the desired action is achieved.
CHR.2.1.2	Encourage development projects to include design features that identify and celebrate the different cultures that make up Rancho Cordova by updating, as necessary, the Design Guidelines to include provisions for cultural identity in development projects.	PL / CAC	PR	GF	Completed, but could provide more specifics in the design guidelines.
CHR.2.1.3	Encourage and invite cultural groups and organizations to participate/plan/operate citywide events and to showcase the City's cultural diversity at these events	CAC / COMMS	Ongoing	GF	Ongoing. The City encourages and supports local cultural groups to operate events and also works with the Cordova Community Council on large events such as iFest that provide an opportunity to showcase the region's cultural diversity as well.
CHR.2.2.1	Provide City information (news, bulletins, application forms, etc.) pursuant to programs designed to best capture the ethnic diversity of the community (i.e., in the four major languages used in the community and other languages on demand).	COMMS / CM / CAC / PL/ B/ PW	Ongoing	GF	Ongoing. The City of Rancho Cordova Website was comprehensively updated in 2021. Additional updates and enhancements will be incorporated as needed.
CHR.2.2.2	Reach out to all ethnic groups in the City and invite and encourage their participation in City government.	COMMS / CAC/ CM/ PL/ PW	Ongoing	GF	Ongoing. The City recognizes the diversity of the residents and accommodates the communication needs of ethnic groups through translation services.
CHR.3.1.1	Work with community groups to establish a performing arts center in Rancho Cordova, ideally within the Downtown or Convention Overlay.	CAC	2010	GF	A performing arts center is located at the High School. The City will continue its efforts in establishing a formal performing arts center in the City. This

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
					effort may be incorporated into the current General Plan Update.
CHR.3. 1.2	Work with local schools and other educational and youth outlets to promote artistic performances by children and artistic education programs for children. Work with school districts to establish performing arts facilities in high school and junior high school campuses.	CAC	Ongoing	GF	Not complete under CAC, but work is done under the City's outreach programs under different departments. The Mills Station Art and Cultural Center (MACC) provides Student Art Shows every year.
CHR.3. 1.3	Showcase youth artwork in public venues such as City Hall, public libraries, and other places throughout the community.	CAC	Ongoing	GF	Not complete under CAC, but work is done under the City's outreach programs under different departments. In 2024/2025, the City will develop an Art Master Plan and Art Walk for the Zinfandel Drive Bicycle and Pedestrian Overcrossing Project.
CHR.3. 1.4	As necessary, revise City ordinances to allow and promote on street visual art, dance, and theatrical performances in the Downtown. Include such provisions in the Downtown Specific Plan.	CAC / PL	2008	GF	Encouraged within the Folsom Boulevard Specific Plan, open space and design guidelines, and the Zoning Code, but not required.
CHR.3. 1.5	Work with existing theatre, music, arts, and other performing arts groups to help them find locations in Rancho Cordova.	CM / ED	Ongoing	GF	Ongoing under the City's outreach programs under different departments.
CHR.3. 2.1	Establish a Cultural Arts Commission that is responsible for establishing a public art program, directing the use of public funds for art in public places, encouraging the use of art in private development projects, and administering other cultural and artistic programs for the City as deemed appropriate by the City Council.	CM / PL	2007	GF	City Council adopted an Arts Strategic Plan in December of 2019, and it provides a roadmap for continuing to build art programs in the community. The Arts Strategic Plan identifies guiding principles, desired outcomes, a cornerstone project, types of facilities needed, the need for staff to guide current and future efforts, cultivation of artists, partnerships for the arts, city funding for art and artists, as well as near-term, mid-term, and long-term actions. Through these efforts and partnerships, the desired action is achieved.
CHR.3. 2.2	Promote the incorporation of monuments, plaques, signs, or artwork identifying Rancho Cordova's diverse history into development projects and on pedestrian and bicycle trails. Possible highlights include the area's agricultural, mining, Pony Express, and aerospace and aviation activities.	CAC / PL	Ongoing	GF	Not complete under CAC but is discussed as part of the entitlement review and internal city projects. Rio Del Oro Sign program includes sign designs with cobbles from the mine tailings as a highlight to the historic mining activities in the area.

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XI – SAFETY ELEMENT					
S.1.1.1	Conduct an evaluation, as part of the CEQA process, of the potential safety hazards of proposed development within the City and mitigate impacts as appropriate and practical to ensure a reasonable level of safety for residents, workers, and property owners.	PL	Ongoing	AF	Ongoing as new regulations and processes evolve as part of CEQA updates and case law. In addition, the City has adopted a Multi-Jurisdictional Hazard Mitigation Plan.
S.1.2.1	Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.	PD	2006 / 2007	GF	Ongoing.
S.1.2.2	Collaborate with Folsom Cordova and Elk Grove Unified School Districts, Cordova Park and Recreation District, the faith-based community, and other public entities to continue to offer public safety education classes, including but not limited to personal safety, fire safety, traffic safety, and bicycle safety.	PD / F / COMMS	Ongoing	GF	Ongoing.
S.1.3.1	Create, adopt, and update, as needed a local Emergency Management Plan identifying leadership, representatives, coordination, and action for responding to emergencies in a timely and efficient manner.	CM / PD / F	Ongoing	GF	Ongoing updates to local Emergency Management Plan.
S.1.3.2	Participate in the Standardized Emergency Management System (SEMS) and the National Incident management System (NIMS), and comply with the State of California Emergency Services Act.	PD / F	Ongoing	GF	Ongoing.
S.1.3.3	Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.	CM / PD / F	Ongoing	GF	Ongoing per the emergency preparedness plan coordinated with the Facilities Department. The Multi-Jurisdictional Hazard Mitigation Plan (HMP) update was completed in 2021 and adopted in March 2022. A Hazard Mitigation Plan Update is in progress in 2026.
S.1.4.1	Develop and update as necessary risk assessments and emergency management provisions to maintain or improve the safety rating of Rancho Cordova as a community with low risk of disruption.	CM / PD / F	Ongoing	GF	Ongoing. The Multi-Jurisdictional Hazard Mitigation Plan Update was completed in 2021 and was adopted in March 2022. A Hazard Mitigation Plan Update is in progress in 2026.
S.2.1.1	Support the construction of flood control projects when clear dangers to life and property exist.	PW	Ongoing	GF / AF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
S.2.1.2	Participate in the National Flood Insurance Program by updating the floodplain management ordinance as necessary to help reduce future flood damage. Participation in the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters, and businesses owners in Rancho Cordova.	PW	Ongoing	GF / AF	Ongoing. Revised floodplain management ordinance was adopted in 2023. The Multi-Jurisdictional Hazard Mitigation Plan Update was completed in 2021 and was adopted in March 2022. A Hazard Mitigation Plan Update is in progress in 2026.
S.2.1.3	Participate with the City of Sacramento, the Army Corps of Engineers, and other Federal, State, and local governments and agencies to develop policies to finance, construct, and plan flood improvements to eliminate flooding in the City.	PW	Ongoing	GF	Ongoing.
S.2.2.1	Disapprove new projects that would result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas, unless it can be shown that the existing drainage facilities are being improved to mitigate such impacts.	PL	Ongoing	AF	Completed and ongoing per the entitlement review.
S.2.2.2	Preclude development within the 100-year floodplain, as determined by the most recent floodplain mapping available from the Federal Emergency Management Agency (FEMA) or other acceptable source, unless otherwise approved by the City floodplain administrator based on site-specific mitigation.	PL	Ongoing	AF	Ongoing per the entitlement review process.
S.2.2.3	On flood-prone parcels, locate development on portions of the site that are not subject to flooding, consistent with other policies of this General Plan or provide an approved grading plan showing no-net-loss of floodplain storage.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.4	Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-year floodplain. Discourage the use of fill to create buildable area within the 100-year floodplain, except in extreme circumstances consistent with all other applicable policies and regulations, and after review to determine potential impacts on wildlife, habitat, and flooding on other parcels.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.5	Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.6	Preclude the creation of lots whose access will be inundated by flows resulting from a ten-year or greater storm event. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.	PW / PL	Ongoing	AF	Ongoing.
S.2.2.7	Discourage additional crossings of natural creeks in order to reduce potential flooding and access problems, except as needed to provide roadway and trail connections and preserve natural resource areas.	PL / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.8	Prohibit new and modified bridge structures that will cause an increase in water surface elevations of the 100-year floodplain, unless analysis clearly	PL / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	indicates that the physical and/or economic use of upstream property will not be adversely affected.				
S.2.3.1	Require all new urban development projects to either incorporate runoff control measures to minimize peak flows of runoff or otherwise implement Comprehensive Drainage Plans.	PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.3.2	Maintain drainage facilities in order to ensure their proper operation during storms.	PW	Ongoing	AF	Ongoing.
S.2.3.3	Prepare a Comprehensive Drainage Plan for all streams and their tributaries prior to any development within the 100-year floodplain.	PW	Ongoing	GF	Ongoing.
S.3.1.1	Continue to implement the Uniform Building Code to ensure that structures meet all applicable seismic standards.	B	Ongoing	AF	Completed and ongoing per the building permit review process.
S.3.2.1	Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints and impose appropriate measures for geologically sensitive areas. This would include necessary measures to address expansive soil conditions.	B	Ongoing	BPF	Completed and ongoing per the building permit review process.
S.3.2.2	Impose the appropriate mitigation measures for new development located in seismic and geologically sensitive areas.	B	Ongoing	BPF	Completed and ongoing per the building permit review process.
S.4.2.1	Coordinate with Regional Transit and companies with railways in the City to ensure that they implement all appropriate safety measures.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.4.2.2	Investigate improvements in crossing gates and warning devices on a regular basis.	PW	2007 / Ongoing	GF	Ongoing.
S.4.2.3	Make information on railroad crossing safety available at City Hall and on the City's website to encourage safe practices by City residents and businesses.	PW	2007 / Ongoing	GF	Created a link to the Sacramento Regional Transit website on the City website.
S.4.3.1	Evaluate the potential for grade separations at Mayhew Road, Bradshaw Road, Routier Road, Mather Field Road, and Zinfandel Drive roadway crossings.	PW	2007 / Ongoing	GF	Ongoing.
S.4.3.2	Work with RT to design grade separations appropriate for each location.	PW	2006 / 2007	BPF	Ongoing.
S.4.3.3	Include the grade separations specified in Action S.3.3.1 in the Capital Improvement Plan, and collect fees to help fund their construction.	PW	2007 / Ongoing	GF	Ongoing.
S.5.2.1	Adopt, and update as necessary, local standards for maximum acceptable exposure for the evaluation of hazardous facilities for potential to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage.	PW	2007	GF	Ongoing. Part of the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
S.5.3.1	Regularly review the City's codes to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.	B / F	Annually	GF	Ongoing. The Building & Safety Department continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to educate the public on hazardous material handling and storage. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.
S.5.3.2	During the review and approval process for development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.	PL / PW / B / F	Ongoing	AF	Completed and ongoing per the entitlement review process. Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to ensure hazardous material handling and storage policies are current with state and federal regulations. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.
S.5.3.3	Require all sites that are suspected or known to contain hazardous materials and / or are identified in a hazardous material / waste search to be reviewed, tested, and remediate for potential hazardous materials in accordance with all local, state, and federal regulations.	B / F	Ongoing	GF	Ongoing. Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to ensure hazardous material issues are dealt with expediently and are current with state and federal regulations. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.
S.5.4.1	Support the continued enforcement of permitting requirements for radioactive materials.	Fire	Ongoing	GF	Ongoing.
S.5.4.2	Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.	Fire	Ongoing	GF	Ongoing.
S.5.5.1	Require industries which store and process hazardous or toxic materials to provide a buffer zone between the materials and the property boundaries; the buffer zone must be sufficient to protect public safety, as determined by the Planning Department.	Fire / PD	Ongoing	GF	Ongoing.
S.5.5.2	Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. Locate uses	PL / F / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	requiring substantial transport of hazardous materials to direct such traffic away from the city's residential and commercial areas.				
S.5.6.1	Continue to coordinate with the State Office of Emergency Services, the State Department of Toxic Substances Control, the State Highway Patrol, County of Sacramento, the Sacramento Metropolitan Fire District, the Rancho Cordova Police Department, and other appropriate agencies in hazardous materials route planning and incident response.	CM / F / PD	Ongoing	GF	Ongoing.
S.5.6.2	Request that state and federal agencies that regulate the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.	PD / F	Ongoing	GF	Ongoing.
S.6.1.1	Limit the height of structures consistent with Federal Aviation Regulation (FAR) Part 77 regulations.	PL / B	Ongoing	GF / AF	Ongoing per the entitlement and development permit review process.
S.6.1.2	Site new land uses consistent with the CLUP for noise impacts and safety restrictions.	PL / B	Ongoing	AF / GF	Ongoing per the entitlement and development permit review process.
S.7.1.1	Adopt and periodically update development standards and design guidelines consistent with current Crime Prevention through Environmental Design (CPTED). Specifically, incorporate provisions to address the following: - Natural Surveillance. Intended to keep intruders easily observable, natural surveillance provisions maximize visibility of people, parking areas, and building entrances (e.g., doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets, front porches, adequate nighttime lighting). - Territorial Reinforcement. Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. This design concept is implemented by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and fences. - Natural Access Control. A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. This design concept is achieved by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes, and also by discouraging access to private areas with structural elements. - Target Hardening. This is accomplished by adding features that prohibit entry or access, including window locks, dead bolts for doors, and interior door hinges.	PD / PL	2007 / Ongoing	GF	Ongoing. The Ranch Cordova Police Department reviews and comments on all new proposed developments as part of the entitlement review process.
S.7.1.2	Adopt and implement a City of Rancho Cordova Uniform Security Code to ensure all structures meet applicable security standards.	PD / PL	2006 / 2007 / Ongoing	GF	Not Completed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
S.7.1.3	Adapt transit-oriented development guidelines to the needs of crime prevention to the extent possible.	PD / PL	2007 / Ongoing	GP / AF	Not Completed. However, the Rancho Cordova Police Department reviews all new developments as part of the entitlement review process.
S.8.1.1	Complete a review of police services in the City on an annual basis and provide funding for additional services as needed and in conjunction with increased development.	PD	2006 / 2007	GF	Ongoing.
S.9.1.1	Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.	FD	Ongoing	GF	Ongoing per the entitlement and development permit review process.
S.9.1.2	Continue to review projects for compliance with the Fire Code as part of the building permit process.	FD	Ongoing	AF	Ongoing.
S.9.1.3	Work with SMFD to develop high visibility fire prevention programs, including those that provide voluntary home inspections and increase awareness of home fire prevention measures.	B	Ongoing	BPF	Building & Safety continues to work closely with Metro Fire to educate the public on fire safety issues. This is also accomplished through enforcement of the California Fire Code.
S.9.1.4	Require on-site fire suppression systems for new commercial and industrial development, as well as multi-family residential development with five or more units, to reduce the dependence on fire department equipment and personnel.	FD	Ongoing	GF	Ongoing.
S.9.1.5	Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.	FD	Ongoing	GF	Ongoing.
S.9.1.6	Require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.	PD	Ongoing	GF	Ongoing.
S.9.1.7	Continue to enforce all existing codes and ordinances regarding fire protection, including building inspection and vegetation management.	B FD / NS	Ongoing	BPF / GF	Completed and ongoing per the building inspection and code enforcement process.
S.9.1.8	Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.	PW / FD	Ongoing	GF	Ongoing per the entitlement and development permit review process.
S.9.1.9	The City shall require that future projects are not initiated without assurance from the Sacramento Metropolitan Fire District that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment, water flow and pressure to the site, and adherence to Fire District construction and design requirements.	PW / PL / FD	Ongoing	GF	Ongoing per the entitlement and development permit review process. Sac Metro Fire reviews and comments on all new proposed developments.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
XII – AIR QUALITY ELEMENT					
AQ.1.1.1	Use the emissions guidelines produced by the California Air Resources Board, SMAQMD, and SACOG to ensure that City facilities and operations comply with mandated measures.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.1.1.2	Support SMAQMD in the development of improved ambient air quality monitoring capabilities, as well as the establishment of standards that more adequately address the air quality impacts of proposed project plans and proposals.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.1.1.3	Support intergovernmental efforts directed at adopting stricter standards related to lowest emission technology vehicles, and more efficient burning engines and fuels (e.g., HVAC, generators, construction equipment, stricter tailpipe emissions standards, etc.).	CM	Ongoing	GF	Ongoing.
AQ.1.1.4	Update the General Plan as necessary if updates to the Sacramento Area Regional Ozone Attainment Plan would create inconsistencies between future buildout of the General Plan Planning Area and the Attainment Plan.	PL	Ongoing	GF	The City started the General Plan update in May 2024 and may incorporate policy updates per revisions to the Attainment Plan.
AQ.1.2.1	Coordinate with SMAQMD through the environmental review process to ensure that proposed projects would not significantly affect the region's ability to meet State and federal air quality standards.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process. SMAQMD reviews and comments on all new proposed developments.
AQ.1.2.2	Require project proponents to coordinate with SMAQMD on appropriate methodologies for evaluating project emissions and air quality impacts (e.g., emissions modeling software, SMAQMD's thresholds of significance, etc.).	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process. SMAQMD reviews and comments on all new proposed developments.
AQ.1.2.3	Require all new development projects that exceed SMAQMD's thresholds of significance to incorporate design, construction material, and/or other operational features that will result in a 15 percent reduction in emissions when compared to an "unmitigated baseline" project.	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process. SMAQMD reviews and comments on all new proposed developments.
AQ.2.1.1	Support the location of ancillary employee services, including childcare, restaurants, banking facilities, and convenience markets, at major employment centers for the purpose of reducing mid-day vehicle trips.	PL / ED	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.2.2.1	Promote compact development within one-quarter to one-half mile of rail transit stations and transit stations along enhanced transit corridors.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.2.2.2	Require greenfield areas of the City to be developed in keeping with the City's Building Block Concept of livable, walk able neighborhoods with	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process;

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
	services and employment opportunities integrated within every Village of the community.				however specific “blocks” have not been defined.
AQ.2.3.1	Identify and adopt incentives for planning and implementing infill development projects within urbanized areas and near job centers and transportation nodes.	PL	2007 / 2008 / Ongoing	GF	Not Completed.
AQ.2.4.1	Provide buffers and setbacks between sensitive land uses and sources of air pollution.	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ.2.4.2	Continue to implement criteria for all new parking lots to include tree plantings that will result in 50 percent shading of parking lot surface areas within 15 years.	PL / PW	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.3.1.1	Facilitate street design that encourages biking and walking in both new and established areas.	PW / PL	Ongoing	GF / CIP	Ongoing per the entitlement and development permit review process.
AQ.3.1.2	Require all new development to be designed to enable easy pedestrian and bicycle access and circulation.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ.2.1.1	Develop and distribute user-friendly maps of the City’s existing and planned pedestrian and bicycle facilities to businesses and post on the City’s website.	COMMS	Ongoing	GF	Ongoing per the entitlement and development permit review process. Maps are provided online and at City Hall. The City’s website will be updated periodically with new information when available.
AQ.3.2.1	Provide and / or adequately advertise shuttles from local transit stations to special event and civic centers.	PW / COMMS	Ongoing	GF	Maps are provided online and at City Hall. The City’s website will be updated periodically with new information when available.
AQ.3.2.2	Encourage employers to provide: direct shuttle service to light rail; transit subsidies; bicycle facilities; ridesharing; flex schedules and alternative work schedules, including telecommuting and work-at-home programs; and preferential parking for carpools.	PW / PL	Ongoing	GF	Part of TMA
AQ.3.2.3	Support the development of Transportation Demand Management services through the City’s Transit-Related Services Tax Area that result in active marketing of transit services, ride sharing programs, bike and pedestrian facilities, transit facilities, and provision of transit subsidies that provide air quality benefits.	PW	Ongoing	Transit tax	Ongoing.
AQ.3.2.4	Require that new development pay its fair share of the cost of transit facilities and the operations and maintenance of transit services.	PW	Ongoing	AF	Ongoing.
AQ3.3.1	Encourage commercial, retail, and residential developments to participate in or create Transportation Management Associations.	PW	Ongoing	AF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
AQ.3.3.2	Recommend that business owners schedule deliveries at off-peak traffic periods.	PW	Ongoing	GF	Ongoing.
AQ.3.4.1	Require designated carpool and vanpool parking in all new office developments.	PW / PL	Ongoing	GF	Recommended during entitlement review process.
AQ.3.4.2	Consider developing a model trip reduction and air quality improvement program for City employees. The program could include flexible or compressed work schedules, commuter matching services, telecommuting options, and preferential carpool / vanpool parking, transit subsidies.	PL / PW / COMMS	2007 / 2008	GF / transit tax	City Hall location includes EV charging stations. Flexible work schedules for employees are available. The City is a member of the 50 Corridor TMA which provides additional benefits to all city employees.
AQ.4.1.1	Require energy-conserving features in the design and construction of new development. Many options exist for reducing pollution from energy-producing systems, including the following: - Requiring the use of the best available technologies to reduce air pollution standards. - Using building materials and methods that reduce emissions and improve indoor air quality (e.g., LEED certification, LEED Green Buildings, EPA Green Building, etc.). - Requiring that development projects be located and designed in a way that minimizes direct and indirect emission of air contaminants. - Installing efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units. - Utilizing automated time clocks or occupant sensors to control heating systems.	B / PW	Ongoing	GF	Completed and Ongoing. Currently the City enforces the provisions of the California Energy Code, the Green Building Standards and the Building Energy Efficiency Standards that are referenced within.
AQ.4.1.2	Encourage the use of cost-effective and innovative emission-reduction technologies in building components and design.	PW / PL	Ongoing	AF	Ongoing.
AQ.4.1.3	Support the use of building materials and methods that increase efficiency beyond State Title 24 standards.	B / PL	Ongoing	AF	Completed and Ongoing per the entitlement and building permit process review.
AQ.4.1.4	Encourage the use of “EPA Energy Star”-certified appliances.	B / COMMS	Ongoing	GF	Ongoing per the building permit process review.
AQ.4.1.5	Promote the implementation of sustainable design strategies for “cool communities,” such as installing reflective roofing or light-colored pavement and planting urban shade trees.	B / COMMS	Ongoing	GF	Completed and ongoing per the building permit process review.
AQ.4.1.6	Consider incorporating energy-conserving design and construction techniques in all City facilities.	B	Ongoing	GF	Ongoing. The City has also installed multiple EV Charging Stations on-site and has two electric vehicles available for Staff.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
AQ.4.2.1	Replace the City's fleet vehicles with new vehicles that utilize the lowest emission technology available, whenever economically feasible.	CM	Ongoing	GF / Grants	Ongoing. Vehicles are regularly updated to ensure they utilize current fuel efficiency technology. The City also has two electric vehicles available for Staff along with on-site EV Charging.
AQ.4.2.2	Consider adopting a policy that provides a preferential treatment to contractors using reduced emission equipment for City construction projects and for City contracts for services (e.g., garbage collection).	CM / B	2006 / 2007	GF	Not Completed. The City can provide initial review for projects through the Development Services Team but does not have a process for preferential treatment to contractors using reduced emission equipment for City construction projects and for City contracts for services.
AQ.4.2.3	Encourage lowest emission technology buses in public transit fleets.	CM	Ongoing	GF	Ongoing.
AQ.4.2.4	Promote developments and street systems that support the use of neighborhood electric vehicles.	PW / PL	Ongoing / PR	AF	Not Completed.
AQ.4.2.5	Adopt an ordinance that limits the amount of time diesel-powered trucks, buses, and other heavy vehicles may idle in accordance with California Air Resources Control Board rules for mobile TAC sources, and that restricts placing new sensitive receptors within the proximity of known toxic air contaminant (TAC) producing facilities and land uses. Sensitive receptors shall be located a safe distance from TAC sources as described in California Air Resources Board guidelines and Sacramento Air Quality Management District requirements.	PW	2007 / 2008	GF	Ongoing per the entitlement review process.
AQ.4.4.1	Enforce construction-related air quality mitigation measures adopted through the CEQA process.	PL	Ongoing	AF	Ongoing.
AQ.5.1.1	Provide air quality information on the City's website, including links to public information provided by SMAQMD and the California Air Resources Board.	COMMS	Ongoing	AF	Ongoing. The City's website will be updated periodically with new information when available.
AQ.5.1.2	Encourage employers to post flyers about carpools, vanpools, and other modes of transportation that contribute to improved air quality in locations that are easily visible to employees.	COMMS	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
XIII – NOISE ELEMENT					
N.1.1.1	Adopt a Noise Ordinance with noise level performance standards, including maximum allowable noise exposure, ambient vs. nuisance noise, method of measuring noise, and enforcement procedures.	PL / CM	2007	GF	Noise is regulated per Rancho Cordova Municipal Code Section 6.68 (Noise Control).
N.1.2.1	Require new development of noise-creating uses to conform to the City's maximum noise levels.	PL	Ongoing	AF	Ongoing as part of the entitlement process.
N.1.2.2	Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards.	PL	Ongoing	AF	Ongoing as part of the entitlement process.
N.1.2.3	Require any potential noise impacts identified during the acoustical analysis to be mitigated in the project design to the maximum extent feasible.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process. Noise impact analysis is also required per CEQA analysis.
N.1.3.1	Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics, and must estimate existing and projected cumulative noise levels and compare those levels to the policies within this Element.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N.1.3.2	Require any noise impacts identified in the acoustical analysis to be mitigated in conjunction with the project design.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and CEQA review process.
N.1.4.1	Limit construction activity to the hours of 7 a.m. to 7 p.m. weekdays and 8 a.m. to 6 p.m. weekends when construction is conducted in proximity to residential uses.	PL / PW / B	Ongoing	AF / BPF	Completed and ongoing per the Noise Element and Municipal Code requirements.
N.1.4.2	Consider restricting the hours of operation of loading docks, trash compactors, and other noise-producing uses in commercial areas that are adjacent to residential uses.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process.
N.1.4.3	Require stationary construction equipment and construction staging areas to be set back from existing noise-sensitive land uses.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process.
N.1.6.1	Develop guidelines, strategies, and standards specifically related to maintaining acceptable noise levels in higher density development. Consider design and construction standards that minimize noise conflicts between residents with shared walls or floors / ceilings.	PL / B	2007	GF	Ongoing. There are indirect regulations and guidelines (i.e., sound wall, landscaping, UBC requirements), but not specific to higher density developments.
N.2.1.1	Encourage placement of light rail lines below the grade of the roadway in order to reduce noise impacts.	PW / PL	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2025
N.2.2.1	Assess the significance of the noise increase of all roadway improvement projects in existing areas according to the following criteria: - Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and - Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and - Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant.	PL / B	Ongoing	AF / BPF	Completed and ongoing per the entitlement review.
N.2.3.1	Adopt a Citywide noise reduction program to reduce traffic noise and other noise levels.	PL / PW	2007 / 2008	GF	Not completed. However, the City is implementing rubberized asphalt in certain sections on thoroughfares. The rubber asphalt reduces vehicle tire noise.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Goal H.1	**Seek a balance of housing opportunities appropriate for the range of jobs available and planned in the city.**				
Policy H.1.1	Improve the City's jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City.				
Action H.1.1.1	The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.	General Fund	Economic Development Department	Inquire with employers once every two years.	The City Economic Development Department receives California Employment Development Department (EDD) data with salary information in relation to industries and communicates regularly with the larger employers within the city. Generally there is a need for additional housing and affordable housing, which the City is pursuing through additional actions below.
Policy H.1.2	Maintain adequate sites that support a range of housing types appropriate for the City's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.2.1	Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher. This minimum high density acreage requirement is calculated to satisfy projected RHNA to the City. Additionally the City will require a minimum of 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly. For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project's requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre. For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:	General Fund, Local Housing Trust Fund	Planning Department, Housing Division	Ongoing, as residential applications are received.	The City has met the high-density set-asides in all of the new Development Entitlements that have been recently approved or are currently under review. As part of the development review process, all new housing projects are reviewed for their compliance to these housing standards. No residential development projects of 100 gross acres or more were submitted in 2024. In 2025 the City is working with the last two large future development areas that do not have development entitlements in preliminary conversations to ensure that future entitlement applications will be in compliance with this action.
	Sites must be zoned exclusively residential.				
	Acres used to satisfy RHNA requirements will be required to maintain set minimum densities.				
	Sites must be of sufficient size to accommodate a minimum of 16 units per site.				
	Sites must be proximate to public transportation routes which provide ready access to fixed rail.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H.1.3	Promote a broader range of housing options for executives.				
Action H.1.3.1	The City's Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	General Fund	Planning Department	Ongoing, as projects are processed though the Planning Department.	The Suncreek and Rio Del Oro Specific Plans were approved in 2013 and 2016, respectively. These plans include a variety of housing types and densities, ranging from 6.1 dwelling units per acre (du./acre) to 40 du./acre. As addressed in the 2021-2029 Housing Element land use and sites inventory, the City's current zoning standards, accompanied with vacant land, has the capacity to meet the City's fair share of the housing needs within the current planning cycle.
Policy H.1.4	Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development				
Action H.1.4.1	As part of an ongoing effort to promote transit-oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in the same community. o Density Bonus - The TOD overlay provides substantial density bonus up to 80 units per acre for projects that are within one-quarter of a mile of transit stations.	General Fund	Public Works, Housing Division, Planning, and Economic Development departments	The City will coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes.	The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to Regional Transit access points. The Crossings at New Rancho, an affordable multifamily project near the Zinfandel light rail station, was

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	o SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines.				completed and is currently occupied. The City purchased a 10- acre TOD property in 2018 and has plans to provide housing and community uses at this site. The Sunrise Crossings Apartments, an 82-unit affordable housing development, was completed and as of late 2024 is fully occupied and is adjacent to the Sunrise light rail station. In 2024 the Vivo Apartments converted a hotel into low- and moderate-income apartments within a quarter mile of the Sunrise light rail station. Additionally, the Mills Crossing affordable housing project will provide approximately 60 multifamily units serving households earning up to 80% of the area medium income. The project is located directly across the street from the Mather Field light rail station and within one mile of the proposed Horn light rail station, further supporting transit-oriented housing opportunities. Mills Crossing will
	o Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low- and very low-income residents living in the City's affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development).				
	o Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportations options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					expand affordable housing options for residents who live and work within the community. In addition, all new master plans and specific plans currently under review contain a variety of multimodal transportation options that focus on linkages (i.e., bike to bus, bus to light rail) to improve connectivity and usage of existing transit systems. The City also maintains its existing TOD overlay, allowing up to 80 dwelling units per acre within a quarter-mile of transit stations.
Policy H.1.5	Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project's plan for providing affordable housing.				
Action H.1.5.1	The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.	General Fund	Housing Division, Planning and Economic Development Departments	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.	The City has negotiated Affordable Housing Plans (AHPs) with the developers of the Suncreek Specific Planning Area, Rio del Oro, and The Ranch

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement.				Special Planning Area, as per Housing Element standards. Future Specific Plans will also include AHPs. The total of these three areas with AHPs is 5,080 affordable units at build out. Legado Specific Plan is under dicussion for an anticpated submittal in 2026/2027. The AHP for this area has been agreed to in concpet pending the formal submittal.
	The Affordable Housing Plan shall specify and include the following:				
	1) A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low , moderate-, and above moderate-income households				
	2) The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project.				
	3) Program options within project-specific Affordable Housing Plans may include but are not limited to the following:				
	The timing for completion of affordable housing obligations includes the following considerations: - Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.), prioritizing production in areas of high opportunity. - Land dedication (on-site and off-site). - Rehabilitation of existing residential structures located within existing City neighborhoods. - Payment of in-lieu fees.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. - For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing.				
	4) At the City Council's discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income.				
	5) In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to:				
	Density bonuses Fee waivers or deferrals (as reasonably available) Expedited processing/priority processing Reduced parking standards Technical assistance with accessing funding Modifications to development standards (on a case-by-case basis) Other incentives				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.5.2	The City will annually monitor and revise as necessary, the Affordable Housing Plan negotiation and development process to ensure that the planning process does not pose a constraint on the development of housing.	General Fund	Housing Division	Annually monitor the Affordable Housing Plan.	Staff monitors the current processes and applications annually and has not identified any constraints to the development of housing.
Action H.1.5.3	Together with the developer and nonprofit partners, including but not limited to, Mercy Housing, Nations Finest, Bridge Housing, Sacramento Self Help Housing, Urban Housing Communities (UHC), and Related California, the City will use maximum efforts to seek available resources to support the construction of affordable housing production for feasible projects, including, but not limited to, state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund). The City will also commit to convening an annual meeting with affordable housing developers to solicit information on what is needed from the City to support affordable housing production in the City and will collaborate, help, and support applications for funding to complete projects and will assist in identifying sites for development in high resource areas.	State and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund)	Housing Division	Apply for funding as programs are available, annually meet with housing developers, collaborate on application support as projects come forward.	The City is currently working on six affordable development projects with six developers totaling 664 units. The City is leveraging local funds by using its Local Housing Trust Fund, PLHA, City fee incentives, and the HOME Consortium to support and assist developer partners in securing federal and state tax credits. In 2025 the City, in partnership with Mercy Housing, submitted a Homekey+ application for 70 units of permanent supportive housing for homeless and disabled veterans and has received a notice of award as of September 2025. The City has also provided staff assistance to the Asteria Flats project for a CDLAC application for 236 units in a high opportunity area and is

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					in the process of identifying local funds to support the completion of that project. The City held an annual meeting with the City Council and affordable housing developers on August 26, 2025 to discuss additional local funding sources for affordable housing including deferred impact fees and community facility district exemptions. The City has identified a 7-acre parcel in the Ranch Specific Plan Area and has negotiated the dedication of that property to the City for affordable housing. That land transfer will occur in 2025 and will lead to a new affordable housing project in a high opportunity area of at least 210 units.
Action H.1.5.4	Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing consistent with current state law. The City will encourage developers in high resource areas to take advantage of the density bonus and promote affordable housing in these areas.	General Fund	Housing Division	Ongoing, as projects are processed through the Community Development Department. Comply with State Law by July 2022.	The Zoning Ordinance was amended in 2021. This Action is complete.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H.1.6	Allow housing developments with at least 20 percent affordable housing by right on lower-income housing sites that have been counted in previous housing element cycles, consistent with AB 1397.				
Action H.1.6.1	The City will monitor sites previously counted in the past two housing elements, specifically sites A-1, C-1, D-1, and D-2.	General Fund	Housing Division	Ongoing, as projects are processed through the Community Development Department.	The sites are being monitored for housing development project applications. One application requesting by-right approvals was processed in 2023 and staff will work with the developer on the project in compliance with AB1397. Site C-1 has a submitted application under SB 330 that is currently under review for 440 total units, 252 are proposed to be affordable. Site D-2 has approved entitlements for 57 single-family homes and is currently under construction. As of June 2025, units are beginning to be occupied. Site A-1 and D-1 have not had any interest in 2025.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
GOAL H.2	**ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION/REINVESTMENT OF THE CITY'S EXISTING RESIDENTIAL NEIGHBORHOODS**				
Policy H.2.1	Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units).				
Action H.2.1.1	The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City. The City will market the program in the R/ECAP north of Folsom Boulevard and areas of concentrated poverty to assist residents with the cost of repairs and thus reduce risk of displacement due to costs or housing condition.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Division, Neighborhood Services Division and Economic Development Department	Apply for funding as Notices of Funding Available (NOFAs) are released. Publicize available funding on the City's website as it becomes available.	During the previous Housing Element Cycle, the city made a total of 12 loans through its CalHOME-funded home rehabilitation program. These loans provided funds to low-income homeowners in need of health and safety repairs. The City will reinvest program income from this program during the current Housing Element Cycle and look into applying for additional CalHOME funding in future funding cycles. More than 66 single-family homes are rehabilitated each year through the City's CDBG and other grant programs. In addition, the City has strongly encouraged rental housing owners and managers to re-invest and upgrade rental

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					housing stock through the Rental Housing Inspection Program.
Action H.2.1.2	Continue the use of the City's Emergency Repair Program to provide health and safety repairs for households falling in the extremely low- , very low-, and low-income ranges. This is a grant for mobile home owners and single family homeowners to address immediate health and safety problems.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Division, Neighborhood Services Division and Economic Development Department	The City will provide loans as funding becomes available each year.	The Critical Repair Program, funded in part by the City's CDBG allocation, funded 18 home repairs during 2025. These grants fund roof repairs and other emergency health and safety repairs for extremely low-, very low-, and low-income owners of single-family and mobile homes. This program is continuing in 2026 and is proposed to be continued in 2027. The City also funds this program with local funding through the Community Enhancement and Investment Fund and signed a multi-year contract in 2024 for $300,000 to continue this program.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.2.1.3	Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City's website. Continue to make information available to the community about other revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation with targeted marketing in areas of concentrated rehabilitation need and poverty to assist residents with the costs of repairs and reduce displacement risk.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Division, Neighborhood Services Division and Economic Development Department	Ongoing, as community improvement days occur and new programs become available.	In 2025 the City's Volunteer Program worked with local businesses and residents to provide residential improvement and revitalization programs to impacted neighborhoods. The City's Beautification program repaired 14 homes during the last planning cycle. The City's Volunteer Program organized residential improvement and revitalization, such as Re-build Day, Proactive Engagement Program, and other clean-up and beautification projects. These projects engaged volunteers from local businesses, residents, and church organizations. Over 4,529 trees have been planted in the City since 2016 in partnership with the Sacramento Tree Foundation.
Action H.2.1.4	Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	General Fund	Planning and Building Departments	Implemented as part of the project processing and review of individual development applications.	The Planning Department has continuously used CPTED standards as part of the design

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					review process for new entitlements and has applied these safety design standards to numerous use permits and design review applications at both staff-level review and projects that went before the City Council for approval. Additionally, the City continues to consult with the City's police department for further CPTED and other safety standards.
Policy H.2.2	Continue to implement the Folsom Boulevard Specific Plan.				
Action H.2.2.1	Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following:	General Fund	Housing Division, Neighborhood Services Division, and Economic Development Department	Scanning for opportunities and communicating with private property owners is ongoing. Discussions with special districts and agencies to be completed by the end of 2023.	The City continuously worked with both property owners and developers along Folsom Blvd. to identify development opportunities. The City has encouraged private owners to make frontage and landscape improvements along the boulevard. Additionally, one multifamily affordable housing project was completed on Folsom Blvd in 2024. Another builder has an approved project but is applying for grant funding to complete the project.
	- Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed-use and reuse in that corridor - Land banking where and when opportunities arise - Continue to reach out to private property owners to encourage a sale or development of their properties - Communicate with special districts on barriers they add to development in Rancho Cordova, through design guidelines or impact fees charged				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- Pursue grant funding where available to address environmental issues				As part of the General Plan update, the City is conducting a multi-family and mixed-use code study along the Folsom Boulevard corridor and within designated green zone areas to evaluate development standards and infrastructure capacity. This effort focuses on activating underutilized sites by updating zoning and development regulations to support higher-density housing, mixed-use opportunities, and more efficient land use consistent with long-term housing and mobility goals. Other actions the city is taking or has taken are as follows: • invested $42 million to repave, add sidewalks, and beautify Folsom Blvd. • acquired substandard buildings and properties and demolished blight on at

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					least five sites. • working on the Mills Crossing project on an approximately 10-acre TOD site that will include A mix of commercial and at minimum 100 housing units, 60 of which are planned to be affordable through a partnership with Related California. • funding a shopping cart removal service at a high level to ensure shopping carts are removed within hours. • funding two Homeless Outreach Navigators and created a Homeless Outreach Team within the Police Department to specifically

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					• address homeless issues on Folsom Blvd. • working with other government agency partners, such as the Los Rios Community College and Sacramento Metro Fire to aid in the development of sites they own on Folsom Blvd.
Policy H.2.3	Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.				
Action H.2.3.1	Continue a proactive code enforcement program aimed at ensuring code compliance and general housing habitability. The Neighborhood Services Division will facilitate place-based revitalization by identifying high priority multifamily projects (in terms of law enforcement, code enforcement, and blight conditions) and will pursue the transformation or conversion of properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds. The City will target these efforts in areas of concentrated poverty, overpayment, and rehabilitation need and will connect any residents displaced by the loss of subsidized affordable housing units with all other available affordable housing programs in the City.	General Fund	Housing Division	Annually identify properties. Continue to proactively inspect all rental property on a consistent basis, currently on a 3- or 7-year rotation depending on the number of units at a property.	Throughout the previous Housing Element period, the City's Rental Housing Inspection program has continued to strongly encourage rental housing property owners and managers to make necessary health and safety improvements, focusing on properties with the highest calls for service. The City has also been formulating ordinances that would include services of a community prosecutor

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	In addition, the City will continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties.				and other fee-based site review to continue to bolster that encouragement. The City proactively inspects all apartment complexes every three years, rental properties of 1-8 units every five years, and short-term rentals annually to ensure health and safety standards are met. Rental properties must repair any deficiencies, or they are ultimately not allowed to operate as rental properties.
Policy H.2.4	Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.				
Action H.2.4.1	The City will continue to undertake the following programs and activities during the planning period of the Housing Element. The efforts listed here represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts use existing City and local resources as well as additional resources from the public and private sector should they become available. o Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.	Local Housing Trust Fund, CDBG	Housing Division and Neighborhood Services Division	Annually	The City has developed an affordable housing monitoring plan, and since 2018 has provided monitoring to City-funded affordable housing programs. To date, no units have converted to market rate. The City continues to monitor and to update its information regarding at-risk and

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	o Maintain and annually update the inventory of "at-risk" projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee).				other affordable housing units. The City continues to meet with nonprofit developers and other stakeholders and look for funding to maintain existing and at-risk affordable units and develop new affordable housing.
	o Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.				
	o Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants.				
	o Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards.				
	o Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Contact property owners annually. Identify nonprofit partners and pursue funding on a project basis.				
	o Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).				
	o Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	o Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal state, or local levels to preserve at-risk units on a project-by-project basis. o Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 6 months, and 12 months.				
Action H.2.4.2	In an effort to increase the supply of affordable housing to mitigate displacement risk for lower income households due to housing costs and limited supply, the City will work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects that need rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	General Fund, Local Housing Trust Fund and other subsidies as available	Housing Division	Meet annually with interested individuals, nonprofit housing corporations, and for-profit developers.	Throughout the Housing Element period, the City has continuously worked with both for-profit and non-profit developers to identify potential rehabilitation projects. City staff continually reviews the market for multifamily properties for sale that could be converted. Once a project is identified City staff will reach out to nonprofit and for-profit partners to analyze the opportunity and discuss further steps. The City has coordinated with Mercy Housing, Mutual Housing, Bridge Housing, Urban Housing Communities, CalCHA, and others on this effort. In 2023 and 2024 the City worked with Spark Studio Design to consider the feasibility of housing

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					development on small vacant lots, and acquiring an existing commercial building to redevelop as housing, however the costs were determined to be higher per unit than the other projects that the City is supporting. With limited funding available these concepts were not furthered into projects.
Action H.2.4.3	In an effort to preserve the affordable housing stock, the City will contact the manufactured housing and mobile-home park owners every five years to assess their interest in selling and inquire about their interest in redevelopment of the property.	General Fund, Local Housing Trust Fund, and other subsidies as available	Housing Division	Monitor owner interest in preserving manufactured housing and mobile-home parks every five years.	The City has executed Mobile Home Space Rent Stabilization Memorandums of Understanding (MOUs) with all of the Mobile Home Parks within the City to stabilize rent increases. The City created an Annual Mobile Home Report to monitor rent increases pursuant to the MOUs, which are tied to the Consumer Price Index and set within a range of **3% to 6%**. Park Owner contacts will be maintained to assess interest in selling parks as appropriate.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
GOAL H.3	**PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTI-FAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL NEEDS GROUPS.**				
Policy H.3.1	Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.				
Action H.3.1.2	The City has identified sites G-1, and G-2, in the Land Inventory (see Tables A-20, A-21, and A-22 in Appendix A), as appropriate to meet a portion of the City's moderate income RHNA. These sites are mixed-use sites and require a Conditional Use Permit (CUP) to allow for residential development in the OPMU zone. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and, annually, and upon consultation with developers, and should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find an alternative site.	General Fund	Planning Department	Annually monitor the CUP process to ensure it does not pose a constraint to any of the sites listed.	The City is continuing to monitor these sites for potential housing development applications. The land use process has not been identified as a significant barrier. The City did not receive interest in these sites in 2025. In 2024 the City issued a CUP for multifamily housing for homeless veterans on a site adjacent to site J-1.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.1.3	Update Sections 23.901.060 and 23.901.065 of the City's Zoning Code to comply with AB 68, AB 881, SB 13, AB 587, AB 671, and AB 670 (2019), including approving ADUs and Junior ADUs ministerially and amending development standards and restrictions on owner-occupancy, as well as decreasing the allowable parking requirements. Additionally, the City will promote ADUs on the City's website and at the planning counter and will target marketing in high resource areas to encourage construction of affordable housing types to facilitate mobility from low to high resource areas.	General Fund	Housing Division	By December 2021	The Zoning Code was amended in 2021 to comply with these new State laws. This Action is complete.
Action H.3.1.4	To assist the development of housing for lower income households on larger sites (over 10 acres), primarily in Specific Plans, the City will facilitate land divisions and lot line adjustments, resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. The City will offer the following incentives for the development of affordable housing which may include but is not limited to: • Streamlining and expediting the approval process for land division for projects that include affordable housing units, • Ministerial review of lot line adjustments, • Deferral of fees related to the subdivision for projects affordable to lower income households, • Providing technical assistance to acquire funding, and	A combination of General Fund, grants such as Community Development Block Grant (CDBG), future housing funds and other funds as they become available.	Housing Division	Develop the incentive program by December 2022, provide incentives throughout planning period, as projects are submitted.	No developers contacted the City in 2025 to discuss affordable housing projects on larger sites over 10 acres or the possibility of lot line adjustments to make a project more feasible. The incentives listed are currently being made available.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	• Modification of development requirements.				
Policy H.3.2	Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.				
Policy H.3.3	Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), persons with developmental disabilities, large households, people experiencing homelessness, farmworkers, and single-parent households.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.3.1	Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will continue to provide a reasonable accommodation procedure in the Municipal Code to provide relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required. The City will amend the Reasonable Accommodation ordinance to ensure compliance with State Law which will include, but is not limited to, review of the approval findings, removal of the associated fee, and review of the public hearing process. The City will also add the definition of family to the Zoning Code that does not limit family by size or blood relation. Additionally, the City will provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements.	General Fund	Planning Department, Building Department, and Housing Division	Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department. Amend the Reasonable Accommodation Ordinance by December 2021.	The City has continuously worked to accommodate individuals that require reasonable accommodations consistent with the provision of the zoning code. During the previous Housing Element period, there were no formal reasonable application submittals. This program has been updated to comply with State law and the required changes were made in 2021. The City has sponsored two supportive housing projects that are targeting groups that have a high percentage disabled population: seniors and homeless veterans. The first three phases of the Mather Veterans Village are complete totaling 146 units of permanent supportive housing and transitional housing. The City is working on a fourth phase of the Mather Veterans Village in 2025 that will consist of 70 units for homeless and

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					disabled senior veteran households. The City has committed 2 million dollars to this project. As of September 2025 this project has received a notice of award for state Homekey+ funding. The project will be under construction in early 2026.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.3.2	Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include: □ 24-hour on-site management □ Room limitation to single occupancy, with allowance for overnight guests □ Requirements for monthly tenancies □ Units must be 250–300 square feet in size and include kitchen or bathroom □ Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units The Planning Department and Housing Division will review development standards to see if they act as a constraint as SRO applications are submitted.	General Fund, Local Housing Trust Fund, CDBG	Housing Division and Planning Department	Implemented as part of project processing and review of individual development applications	The City has not seen market interest in developing SRO type housing except for student housing. The City did not receive any SRO applications or inquiries during this period. A 420-unit student housing SRO dormitory on an infill property within the City's central business district was approved in 2020 but the developer has not started construction on the project.
Action H.3.3.3	Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and will amend the Zoning Code to comply with Government Code Section 65583.(a)(4) and permit emergency shelters in the Light Industrial (M-1) zone by-right, without discretionary review and ensure that parking standards are sufficient to accommodate all staff, provided they do not require more parking for emergency shelters than other residential or commercial uses within the M-1 zone. The City	General Fund, State Emergency Shelter Program, HUD, other specialized funding	Housing Division	Participate in regional coordination on an annual basis. Amend the Zoning Code to allow emergency shelters in the M-1 by-right by May 2021 and develop managerial standards for homeless facilities, amend the Zoning Code to address transitional and supportive housing types consistent with State Law by July 2021.	The City participates in the Continuum of Care through Sacramento County. Transitional housing facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	will also establish managerial standards for homeless facilities that will include the following: o Maximum number of beds; o Size and location of on-site waiting and intake areas; o Provision of on-site management; o Proximity to other shelters; o Length of stay; o Lighting; and o Security during hours when the shelter is open Additionally, the City will amend the Zoning Code to define transitional and supportive housing types and permit supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone and allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, as applicable.				are required to have a management plan. The City is the physical location of the Mather Community Campus. Sacramento County and Volunteers of America and Next Move Homeless Services operate four separate programs at this location, including a transitional housing program, a veteran's transitional housing program, and a transitional age youth housing and services center. The Zoning Code was amended to comply with this action in 2021.
Action H.3.3.4	Per AB 101 (2019), amend the City's Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code 65660-65668.	General Fund	Housing Division	By January 2022	The Zoning Ordinance was amended in 2021 to comply with State law. This Action is complete.
Action H.3.3.5	To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Ordinance and amend to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee/farm	General Fund	Housing Division	By January 2022	The Zoning Ordinance was amended in 2021 to comply with State law. This Action is complete.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.				
Action H.3.3.6	The City will review development standards (building height, lot coverage, etc.), specifically to evaluate and modify as appropriate to achieve maximum densities.	General Fund	Housing Division	By January 2022, and annually thereafter.	The City acquired 5 sites along Folsom Blvd in the infill areas of the City in 2021. These sites may be considered for housing projects. In 2022 the City evaluated its development standards in relation to these sites and determined that the existing development standards do not pose a constraint to achieving realistic project densities. Rather market constraints such as cost of construction continue to pose a larger constraint. In 2023 and 2024 the City worked with an architect to conceptualize a housing development on one of these sites and confirmed that market constraints remain the largest obstacle. In 2025, in coordination with the General Plan update, the City is advancing a multi-family and mixed-use code study along the Folsom

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					Boulevard corridor and within designated green zone areas. The study aims to better utilize underused sites by adjusting zoning and development standards to support higher-density housing and mixed-use development aligned with the City's long-term growth objectives.
Policy H.3.4	The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation.				
Action H.3.4.1	The City will continue implementation of its Analysis of Impediments to Fair Housing Choice to Affirmatively Further Fair Housing as part of a regional effort in consortium with Sacramento County and the City of Citrus Heights. The Plan is part of a fair housing effort that the City began in fiscal year 2012–2013 and that was continued	General Fund, CDBG funds	Housing Division	Continue to implement the City's AI on an ongoing basis and review progress twice within the planning period. Produce and distribute materials by December 2022, route fair housing complaints on a complaint basis. Refer to	The City has taken a regional approach by partnering with neighboring jurisdictions and organizations, such as Project Sentinel, 211

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	by the City's participation in the Sac Valley Fair Housing Collaborative's Analysis of Impediments to Fair Housing Choice (AI). In order to implement the Plan and continue to affirmatively further fair housing the City will take a variety of actions, including:			bullets for specific metrics and milestones.	Connect, Legal Services of Northern California, and the Sacramento Housing and Redevelopment Agency. Through these partnerships, the City has been able to attain scale and leverage funding for robust Fair Housing enforcement. The City's partners for fair housing activities including 211, and Project Sentinel, provide fair housing services in multiple non-English languages. Fair housing cases received by the City's partners are reported to the City on a quarterly basis. As fair housing cases are processed they are assisted or referred to the appropriate entities for filing. Fair housing cases are reported to the City on a quarterly basis. The City also meets with the fair housing partners on a bimonthly basis and includes discussion of
	- Implement Actions 1.4.1, 2.1.1, 2.1.3, 2.2.1, and 2.3.1 and the AI for a comprehensive and regional approach to affirmatively further fair housing including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk for special needs groups and lower income households and overpayment (Actions 2.4.2 and 3.1.3) and facilitating affordable housing in high opportunity areas (Actions 1.2.1, 1.5.1, 1.5.3, and 1.5.4).				
	- By March 2022, translate all fair housing materials into non-English languages that are prominent in Rancho Cordova; continue multi-lingual production, marketing, and distribution of fair housing materials as updates are made.				
	- As fair housing cases are received, refer intake to the City's Fair Housing Representative				
	- As potential fair housing cases are processed by the City, work with the complainant to file with the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc.				
	- Work with fair housing providers such as Sacramento Self-Help Housing, HUD Office of Fair Housing and Equal Opportunity, and California Department of Fair Employment and Housing, on a quarterly basis to track fair housing complaints and identify areas of fair housing law in need of increased enforcement.				
	- As funding is available, annually apply for funding opportunities for neighborhoods of concentrated poverty such as rehabilitation, parks, and transit.				

2025 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- Meet with the Folsom-Cordova Unified School District by June 2022 to develop strategies to attract and retain high quality teachers and promote diversity of staff and students to serve low-income areas. Additionally, the City will provide materials to affordable housing developers on standard teacher, and other lower-income workers, salaries to encourage development of housing affordable to teachers.				fair housing violation trends in need of increased enforcement. In 2025 the City continued the fair housing services provided by 211 Connect via the Renter's Helpline by providing additional languages to the fair housing materials, contacting additional properties with marketing materials, and performing additional fair housing testing to respond to source of income and reasonable accommodation complaints frequently identified each year since 2021. Fair housing complaints received by the City continue to be forwarded to Project Sentinel or Legal Servies of Northern California as appropriate and tracked on a quarterly basis. The Mills Crossing project is a planned 60-unit multifamily affordable housing development located
	- By June 2022, develop a targeted program to connect lower-income residents to homeownership opportunities in their community.				
	- By December 2022, develop a code enforcement process in which code enforcement staff will follow up with landlords to ensure repairs are made so that the unit can be occupied.				
	- Provide annual training on fair housing laws and discrimination at public meetings.				
	- Annually provide information to landlords and property managements on the benefits of accepting Housing Choice Vouchers, with a particular emphasis on marketing this information at rental properties in high resource areas, to facilitate housing choice mobility throughout the city.				
	- As part of the APR process in year 2025, evaluate the City's fair housing objectives and adjust as appropriate.				

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					in a neighborhood of concentrated poverty and represents a strategic investment in housing equity and neighborhood revitalization. In addition to providing new affordable housing, the project includes planned pedestrian and bicycle improvements that will enhance safety, connectivity, and access to community resources for current and future residents. The City continues to implement the Rental Housing Inspection program to ensure that units failing to meet life and safety requirements are repaired. The City Attorney provided an update on new housing laws in 2025 to the City Council and the public at a public meeting. Staff will provide additional training to the Planning Commission at a public meeting in February 2025. In 2025 staff evaluated the City's fair housing objectives and based

2025 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					on discussions with the City's fair housing partners, the quarterly reports and fair housing violation trends, has determined that no changes to the current fair housing objectives is necessary.
GOAL H.4	**PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.**				
Policy H.4.1	Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.				
Action H.4.1.1	Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	General Fund	Planning and Building Departments	Ongoing, provide information as programs are available	The Planning Department and Building Department have continuously coordinated efforts to encourage energy efficiency in design. In 2021 the City began work on creating its first Climate Action Plan. This plan was adopted in 2023 and includes significant collaboration with SMUD to identify potential mitigation strategies and actions to conserve energy and move to lower

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					energy carbon sources. The City coordinates with SMUD for advertisement and distribution with information on SMUD's time of day rates to reduce peak period energy demand.
GOAL H.5	**PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.**				
Policy H.5.1	Partner with private organizations to encourage housing investment in the City.				
Action H.5.1.1	Continue to use the local housing trust to fund projects as funding is available. The housing trust is funded by for-profit and non-profit partners including major employers as well as funding from potential in-lieu fees and land grants from new developments. The City will explore other specific funding sources in an effort to support the local housing trust fund.	General Fund	Housing Division	Ongoing as funding is available. Explore possible funding sources by 2023.	The City has established a trust that is funded through the Housing Trust Development Impact Fees. The Affordable Housing Plans include an in-lieu fee for each market rate housing unit, land dedication, and land purchase options. The first residential fees under adopted AHPs were collected in 2021. Nonresidential fees have continuously been collected and the City is currently working on four

2025 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					affordable housing projects that may receive an allocation of these funds as necessary to compete for Low-Income Housing Tax Credits and other State funding.
Policy H.5.2	Pursue state and federal funding sources needed to achieve the desired range of housing choice.				
Action H.5.2.1	Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis (see Funding Source and Time Frame that follow). The City will collaborate with nonprofit organizations and agencies, such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, and CalHome programs, the state Multifamily Housing Program, California Housing Finance Agency programs (such as HELP), tax-exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, Affordable Housing Sustainable Communities Program, California Community Housing Agency, and various other HUD programs for special-needs groups.	Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, Multifamily Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds	Housing Division	Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFAs) are released from HCD	The City has continuously submitted applications for grants and other affordable housing funding, including: • HOME • CalHOME • Infrastructure Infill grant • Affordable Housing Sustainable Communities • Tax Credits • ProHousing Incentive Pilot Program • Permanent Local Housing Allocation In 2023 City subsidized projects applied for or were awarded funding from the Sacramento County HOME Consortium. This

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					project is continuing to apply for state tax credits. In addition to this effort, another affordable housing project was awarded tax-exempt bonds and four-percent Low-Income Housing Tax Credits to support the development of additional multifamily housing. In 2025 the City supported a successful funding application for Homekey+ funding, and as of September 2025 may have another project with a successful CDLAC award. The City was also supporting a third project for an AHSC funding application but was unable to submit an application this year.
Action H.5.2.2	Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions.	CDBG, HOME and other funds (as funding becomes available to the City)	Housing Division	Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.	The City contacts financial institutions operating within the City to learn more about local CRA programs and discuss any issues or obstacles for using CRA funds in Rancho Cordova. The City has created a Housing webpage with

2025 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					homebuyer assistance program information, that local banks offer affordable mortgage and down payment programs for low- and moderate-income households. Banks operating in Rancho Cordova contacted in 2024 did not report offering special or innovative homebuyer programs for low-income households.
Policy H.5.3	Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.				
Action H.5.3.1	To promote the development of affordable housing, the City will market available incentives by advertising on the City's website, publishing brochures and making referrals. The incentives for developers may include: □ Financial assistance (based on availability of housing funds) □ Expedited development review □ Streamlined processing □ Density bonuses Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households. The City will also establish a regular forum and meet biannually to learn from affordable housing developers on what incentives they need to develop in the City.	General Fund	Housing Division and Planning Department	Offer incentives as projects are processed through the Planning Department. Forum with nonprofit developers every two years.	The City has continuously worked to encourage development of affordable housing projects as funds and resources become available. The City's multifamily streamlined design guidelines approval process has been successfully used on three multifamily projects in the last two years to provide an expedited ministerial design review approval.

2025 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					The City regularly provides available density bonus incentives and concessions in compliance with state law. The City met with affordable housing developers in 2024 to learn what additional incentives are needed. Developers noted the need for additional project based vouchers and changes to state grant program to make projects in Rancho Cordova more competitive.
Action H.5.3.2	The City will create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals, including duplexes to midrise developments. Additionally, the City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.	General Fund, SB 2 funding	Housing Division and Planning Department	December 2021	The Zoning Ordinance was amended in 2021 to incorporate the new by-right multifamily design guidelines and SB 25 approval process. This Action is complete.
Policy H.5.4	Require non-residential development to provide for the affordable housing needs generated or contributed to by their development.				
Action H.5.4.1	The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following:	General Fund	Housing Division	Determine the viability of updating the Housing Trust Development Impact Fee by end of fiscal year 2021. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.	The City assessed the opportunity to update the Housing Trust Development Impact Fee but did not update the fee. It was determined that the current impact fee

2025 Housing Element Annual Report

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	□ An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types; □ A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code; □ A fee component to cover administrative costs; □ An annual inflationary adjustment; □ Exempt uses; and □ Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.				meets the desires of the City and balances putting additional fee burdens on nonresidential development. The City is aware that Sacramento County has updated their fee with increased rates and an annual inflator. The City will continue to monitor the implementation of those fee updates as it monitors whether the City's current impact fee should be updated. Funds will be allocated to development projects as needed in order to maximize competitiveness with State funding programs. Fee program funding is allowed to be used for pre-development, construction and permanent financing of affordable housing. A homebuyer assistance program has been explored but has been determined to be too technically challenging to be feasible. The current disparity between home prices and household incomes

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
					and high mortgage interest rates requires a very high local funding subsidy to operate a successful affordable homebuyer program. Relative to the local subsidies needed to fund new multifamily rental housing is a much more efficient use of limited public funding to produce the most number of affordable housing units.

Please Start Here

General Information	
Jurisidiction Name	Rancho Cordova
Reporting Calendar Year	2025
Contact Information	
First Name	Ka
Last Name	Vang
Title	Management Analyst
Email	kvang@cityofranchocordova.org
Phone	916-851-8902
Mailing Address	
Street Address	2729 Propsect Park Drive
City	Rancho Cordova
Zipcode	95670

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Rancho Cordova	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	64
Moderate	Deed Restricted	0
	Non-Deed Restricted	182
Above Moderate		522
Total Units		**768**

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	755	452
2 to 4 units per structure	0	0	0
5+ units per structure	236	0	151
Accessory Dwelling Unit	0	12	5
Mobile/Manufactured Home	0	0	0
Total	**236**	**767**	**608**

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	13	12
Not Indicated as Infill	754	755

Housing Applications Summary	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	785
Total Housing Units Approved:	785
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	1	236
Discretionary	4	549

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	144
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	4
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Rancho Cordova	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4					5						6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	29	0	29	0	320	0	0	0	407	785	785	0						
	067-0430-018-0000	Southeast corner of Chrysanthy Blvd & Sunrise Blvd	Asteria Flat Multi-Family	MSDR-1222-0001	MH	O	9/12/2025	0	0	29	0	29	0	176	0	0	0	2	236	236	0	NONE	No	No	N/A	Approved	Ministerial	
	072-3910-057 through -065, 072-3920-021 through -033, 072-3920-051, 072-3920-052, 072-3920-073, 072-3920-074, 072-4500-001 through -042, and a portion of 072-3880-008	West of Rancho Cordova Parkway, South of Tarcoles Way, East of Irazu Way and North of of International Drive	Rio Del Oro Parcels 67B & 67C DR	PLND-0425-0125	SFD	O	9/24/2025	0	0	0	0	0	0	0	0	0	0	107	107	107	0	NONE	No	No	No	Pending	Discretionary	
	072-0680-048, 072-0260-057, -058, -059, & -060	Northeast corner and Southwest corner at the intersection of Kilgore Road and International Drive	Capital Village Residences TSM, DR	PLND-0725-0134	SFD	O	7/24/2025	0	0	0	0	0	0		0	0	0	166	166	166	0	NONE	No	No	No	Pending	Discretionary	
	067-0030-078-0000	11650 Douglas Road	Rancho Cordova Apartments DRA	PLND-0725-0135	MH	R	7/31/2025	0	0	0	0	0	0	144	0	0	0	0	144	144	0	NONE	No	Yes	N/A	Withdrawn	Discretionary	
	072-4370-001-0000	Southeast corner of White Rock Road and Rancho Cordova Parkway	Coloma at Rio Del Oro DRA	PLND-1125-0143	SFD	O	11/7/2025	0	0	0	0	0	0	0	0	0	0	132	132	132	0	NONE	No	No	No	Pending	Discretionary	

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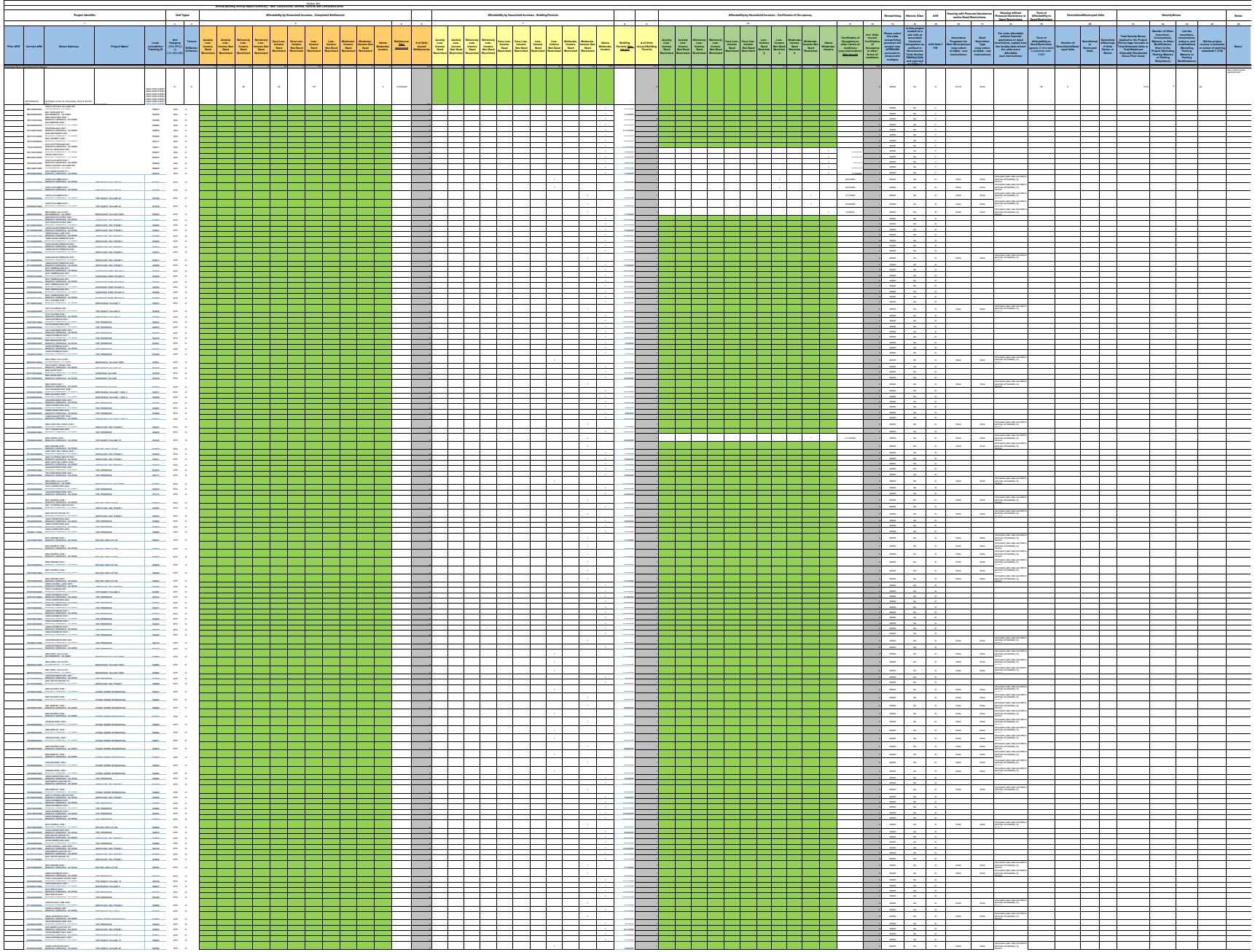
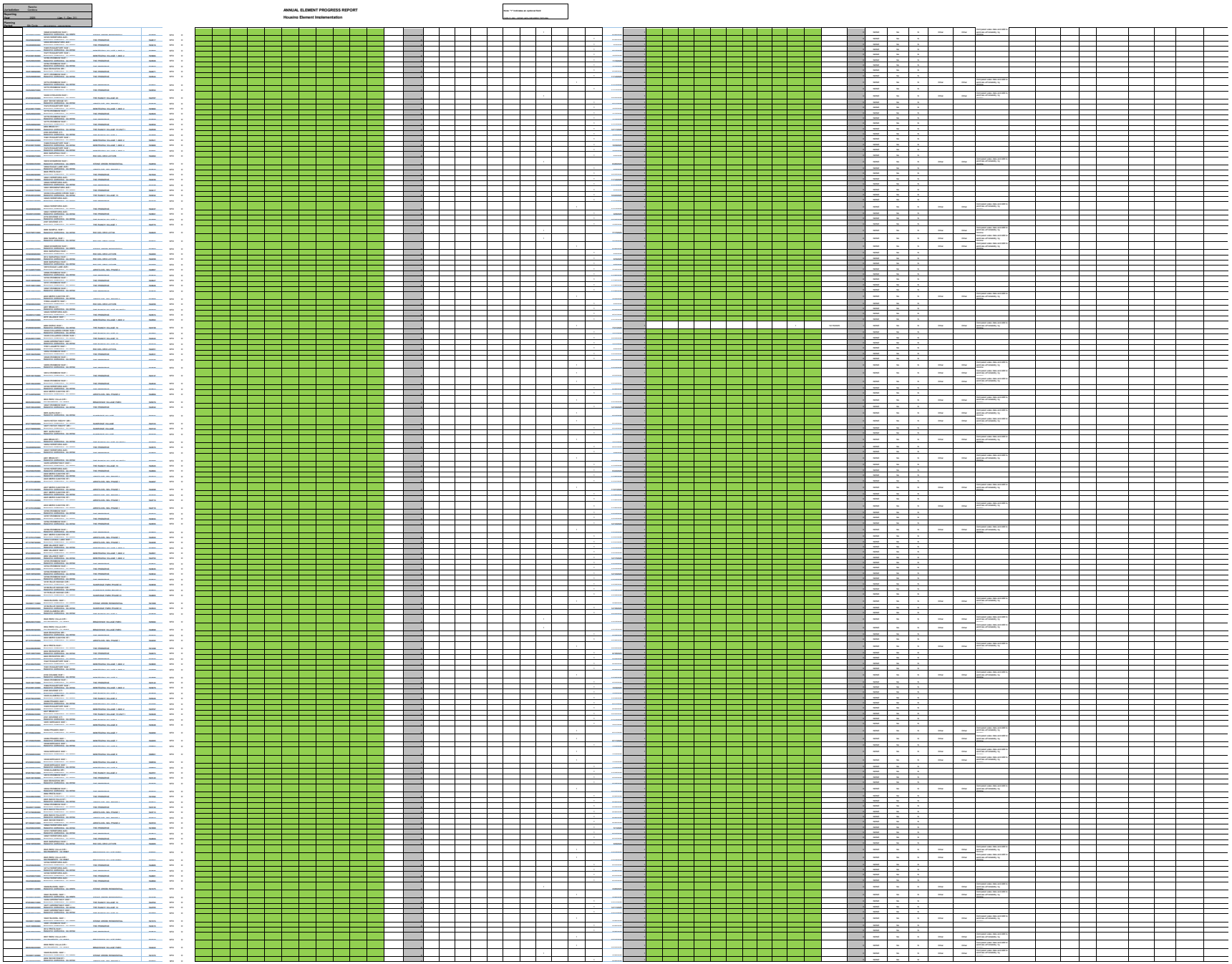
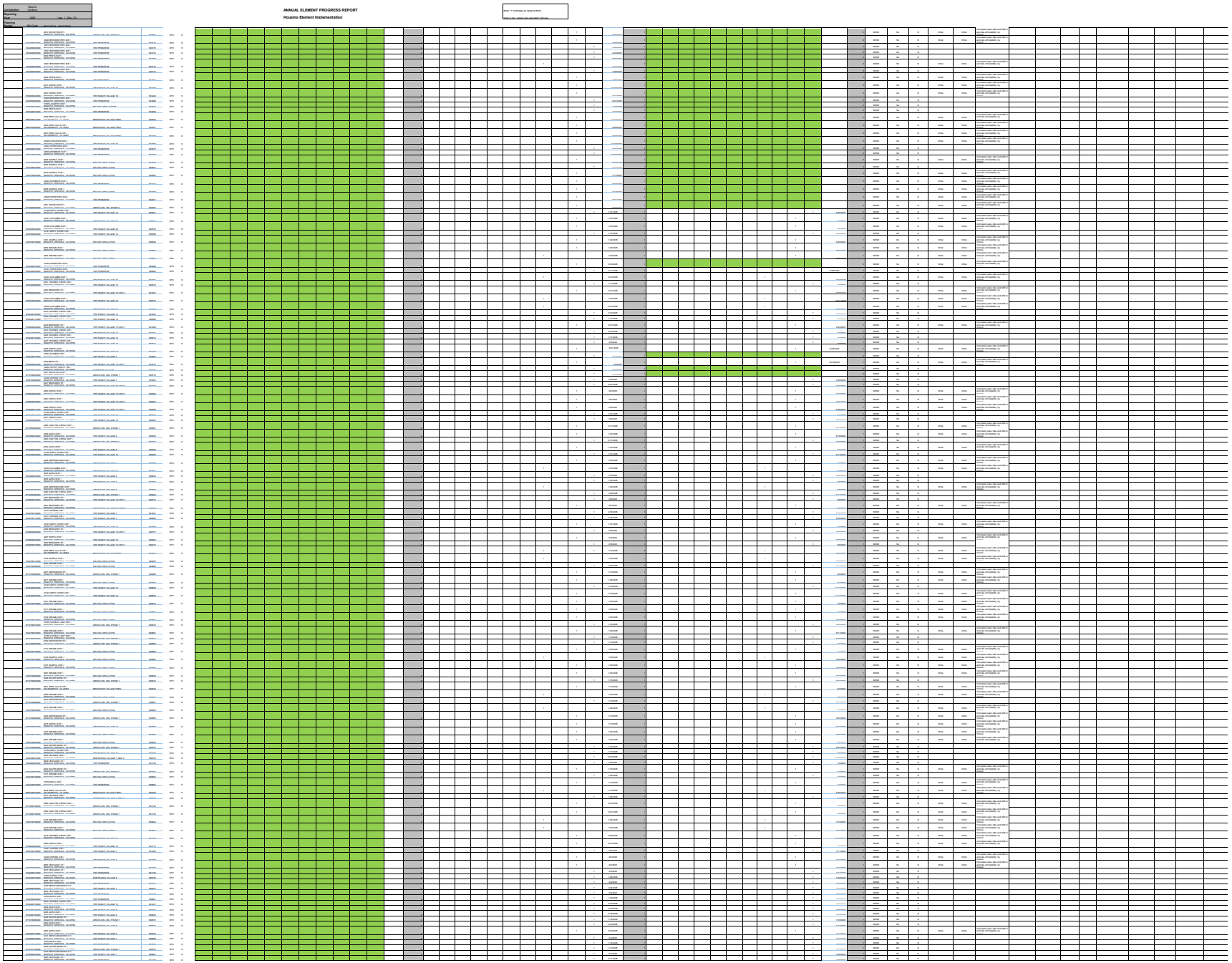




ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation



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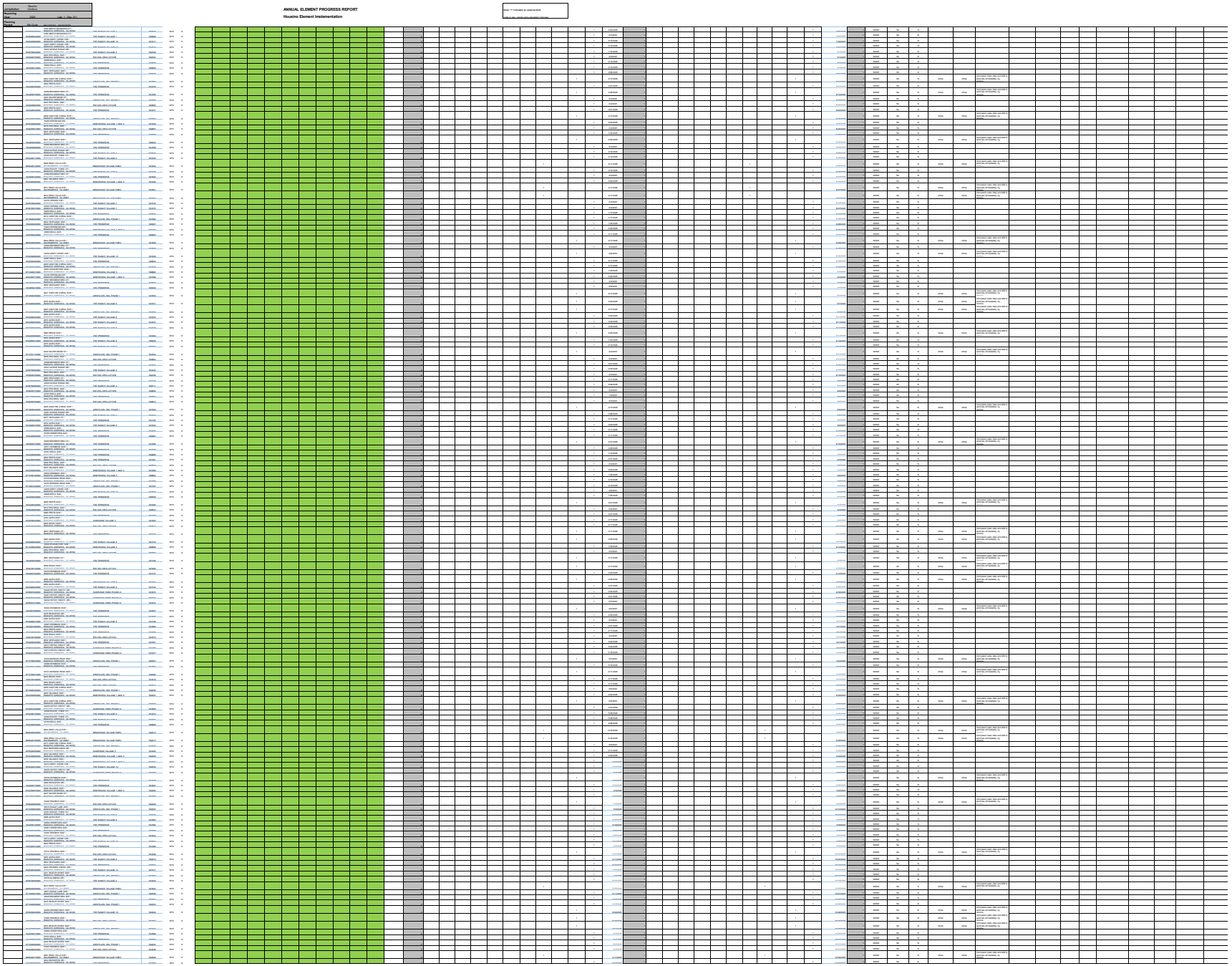
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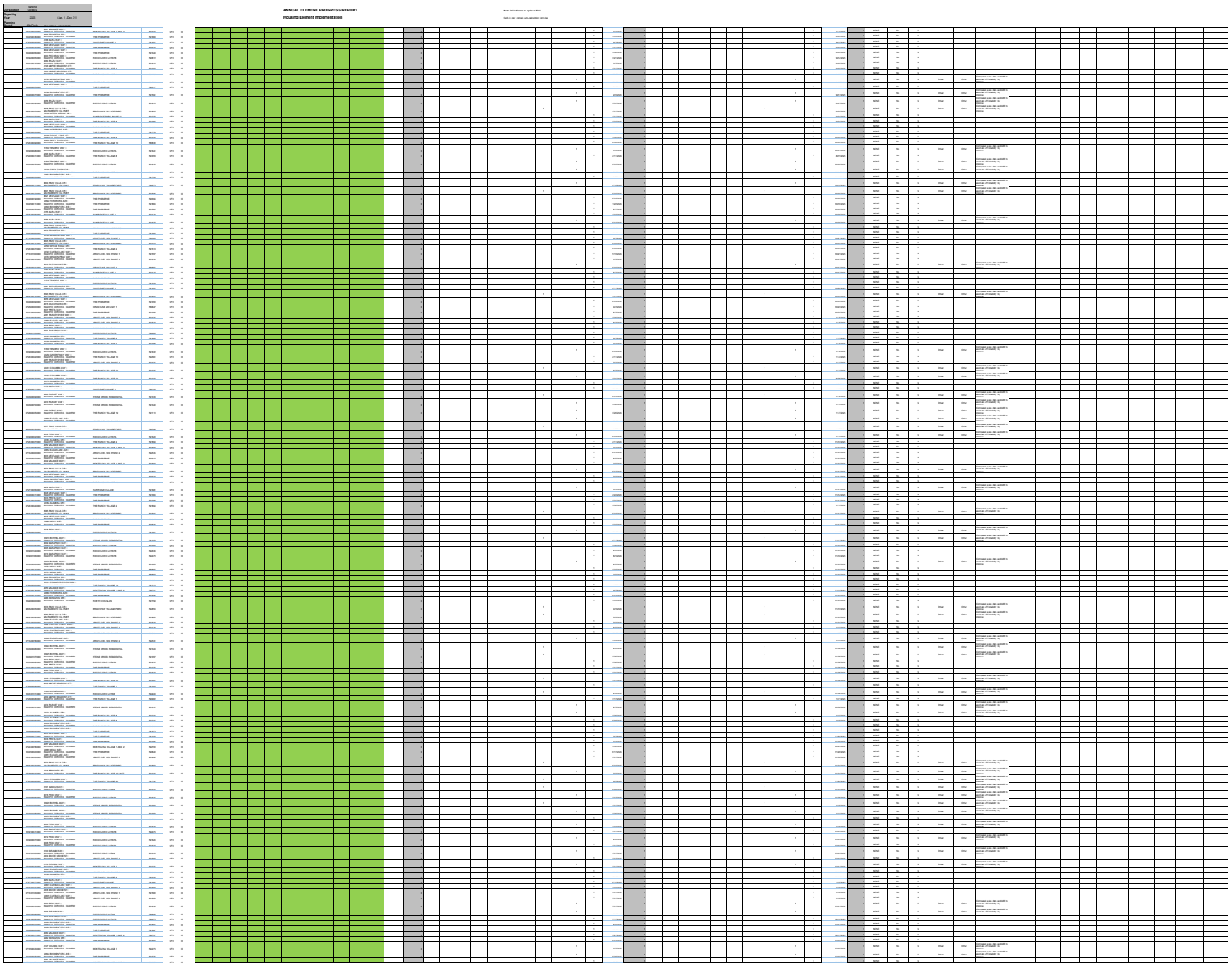
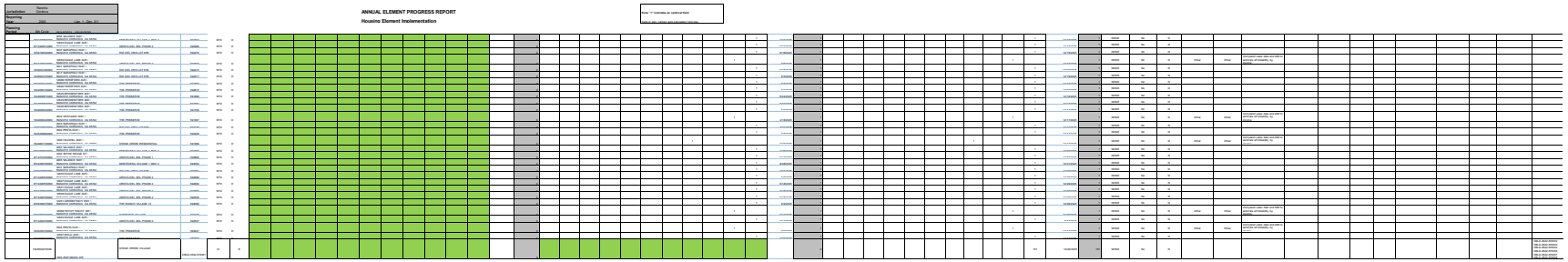

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation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Jurisdiction	Rancho Cordova	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-05/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted		-	-	-	18	-	-	-	-	-	-	18	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	2,115	-	-	-	-	-	-	-	-	-	-	**18**	**2,097**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	1,274	-	-	-	63	-	-	-	-	-	-	**159**	**1,115**
	Non-Deed Restricted		-	-	-	32	-	64	-	-	-	-		
Moderate	Deed Restricted	1,684	-	-	-	-	-	-	-	-	-	-	**732**	**952**
	Non-Deed Restricted		-	125	15	256	154	182	-	-	-	-		
Above Moderate		3,994	-	168	606	459	1,017	522	-	-	-	-	**2,772**	**1,222**
Total RHNA		**9,067**												
Total Units			**-**	**293**	**621**	**828**	**1,171**	**768**	**-**	**-**	**-**	**-**	**3,681**	**5,386**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Rancho Cordova	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Rancho Cordova	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Action H.1.5.4	Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing consistent with current state law. The City will encourage developers in high resource areas to take advantage of the density bonus and promote affordable housing in these areas.	The Zoning Ordinance was amer	6th Cycle	Continuous	The Zoning Ordinance has been updated to comply with State Law. Promotion of the density bonus opportunities is ongoing.	Units	236	https://www.codepublishing.com/CA/RanchoCordova/
Action H.3.3.1	Per Chapter 1.1.0 of the zoning Code (Entitlements), the City will continue to provide a reasonable accommodation procedure in the Municipal Code to provide relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupany by, or with supportive services for individuals with disabilities as required. The City will amend the Reasonable Accommodation ordinance to ensure compliance with State Law which will include, but is not limited to, review of the approval findings, removal of the associated fee, and review of the public hearing process. The City will also add the definition of family to the Zoning Code that does not limit family by size or blood relation. Additionally, the City will provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements.	This program has been updated	6th Cycle	Continuous	The City has continuously worked to accommodate individuals that require reasonable accommodations consistent with the provision of the zoning code. During the previous Housing Element period, there were no formal reasonable application submittals. This program has been updated to comply with State law and the required changes were made in 2021. The City has sponsored two supportive housing projects that are targeting groups that have a high percentage disabled population: seniors and homeless veterans. The first three phases of the Mather Veterans Village are complete. The City received an application for a 4th and 5th phase of the Veterans Village in 2022 and is in discussions with Sacramento County to acquire adjacent sites potentially for additional housing development projects. The fourth phase will be 70 units for homeless and disabled senior veteran households. The City has committed 2 million dollars to this project and anticipates this phase will be under construction in 2025.	Persons	128	
Action H.3.3.3	Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and will amend the Zoning Code to comply with Government Code Section 65583.(a)(4) and permit emergency shelters in the Light Industrial (M-1) zone by-right, without discretionary review and ensure that parking standards are sufficient to accommodate all staff, provided they do not require more parking for emergency shelters than other residential or commercial uses within the M-1 zone. The City will also establish managerial standards for homeless facilities that will include the following: Maximum number beds; Size and location of on-site waiting and intake areas; Provision of on-site management; Proximity to other shelters; Length of stay; Lighting; and Security during hours when the shelter is open. Additional, the City will amend the Zoning Code to define transitional and supportive housing types and permit supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of hte same type in the same zone and allow supportive housing without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, as applicable.	nce was amended in 2021 to con	6th Cycle	Continuous	The City participates in the Continuum of Care through Sacramento County. Transitional housing facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities are required to have a management plan. The City is the physical location of the Mather Community Campus. Sacramento County and Volunteers of America and Next Move Homeless Services operate four separate programs at this location, including a transitional housing program, a veteran's transitional housing program, and a transitional age youth housing and services center. The Zoning Code was amended to comply with this action in 2021.	Meetings	12	https://www.cityofranchocordova.org/residents/community-topics/addressing-homelessness
Action H.3.3.4	Per AB 101 (2019), amend the City's Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code 65660-65668.	nce was amended in 2021 to con	6th Cycle	In Progress	The Zoning Ordinance was amended in 2021 to comply with State law. This Action is complete.	Other		https://www.codepublishing.com/CA/RanchoCordova/
Action H.5.3.2	The City will create multifamily design guidelines that will create a process for all multifamily residential projects to receive by-right approvals, including duplexes to midrise developments. Additionally, the City will establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.	amended in 2021 to comply with S	6th Cycle	In Progress	The Zoning Ordinance was amended in 2021 to incorporate the new by-right multifamily design guidelines and SB 25 approval process. This Action is complete.	Other	3	https://www.codepublishing.com/CA/RanchoCordova/

Jurisdiction	Cordova	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Cordova	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Rancho Cordova	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Moderate Income RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0		

Jurisdiction	Rancho Cordova	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Rancho Cordova		**NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns**	Note: "+" indicates an optional field
Reporting Period	2025	(Jan. 1 - Dec. 31)		Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Rancho Cordova	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total Additional Beds Created Due to Density Bonus**	**Notes**
Summary Row: Start Data Entry Below														

Jurisdiction	Rancho Cordova	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Jurisdiction	Rancho Cordova	**NOTE: This table needs to be completed with any sites within your jurisdiction that were newly added to a National, State, or Local register of historic places within the reporting year. If none, leave blank.**	Note: "+" indicates an optional field
Reporting Period	2025 (Jan. 1 - Dec. 31)		Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table L
Historical Resources

Parcel Identifier		Designation				Size	Notes
1		2				3	4
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**	**Historic Site Period**	**Areas of Significance**	**Parcel Size (in acres)**	**Notes**
Summary Row:							

Jurisdiction	Rancho Cordova	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ 272,568.87	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Climate Action Plan	$140,000	$140,000	Completed	REAP	Project completed in September 2023.
Artist affordable housing feasibility and market study	$65,000	$65,000	Completed	None	Project completed in September 2023.
Integrated Development Planning	$1	$0	Other (Please Specify in Notes)	None	We did not move forward with this project.
Planning Equipment Upgrade	$67,567.87	$67,567.87	Completed	None	Project completed in September 2023.

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	29
	Non-Deed Restricted	0
Very Low	Deed Restricted	29
	Non-Deed Restricted	0
Low	Deed Restricted	176
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		2
Total Units		**236**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	64
Moderate	Deed Restricted	0
	Non-Deed Restricted	182
Above Moderate		522
Total Units		**768**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	3
	Non-Deed Restricted	38
Moderate	Deed Restricted	0
	Non-Deed Restricted	113
Above Moderate		454
Total Units		**608**

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
1	Adoption of the LHMP into the Safety Element of the General Plan by reference or incorporation	All Hazards	High	Planning	Local	As soon as possible (by the end of 2018)	Completed Dec 2018
2	Enhance Public Education and Awareness of Natural Hazards and Public Understanding of Disaster Preparedness * text as written in LHMP 2021*	Multi-hazard	High	City of Rancho Cordova in partnership with County	Local, grants	Ongoing/ annual public awareness campaign	Ongoing
3	Sunrise Blvd Widening Kiefer to Jackson	Flooding	Med	Public Works	Fed, State, and Local	Within 5 years	Design Phase is ongoing. Begin construction in 2028
4	City Disaster Debris Management Plan	Multi-hazard	Med	Public Works	FEMA, Local	Completed	Completed
5	Transportation Interconnectivity; ensure interconnectivity and road standards are maintained for disaster preparedness/evacuations	Multi-hazard	High	Planning and Public Works	Local	On-going	On-going, through the subdivision review process
6	Intergovernmental Agreement between County and the City	Multi-hazard	Med	Public Works	FEMA, Local	MOU Completed	Completed
7	Land Use; as the City grows towards the south and east, cluster development and open space will be encouraged.	Multi-hazard	High	Planning	Local	On-going	On-going, through the Specific Plan and Special Planning area entitlements and subdivision reviews
8	Post disaster training for staff	Multi-hazard	High	Planning	Local	On-going	On-going.

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
9	Update/Maintain Emergency Operation Plan (EOPs). Assemble key City staff to form a team to update and maintain EOPs	Multi-hazard	Med	Public Works to include all City Depts.	Local	Next 5 years	City of Rancho Cordova is part of the Sacramento County Emergency Operation Area Plan (EOA). Staff attend training classes (On-Going).
10	Increase Everbridge (Reverse 911 system to provide message alerts) Enrollment	Multi-hazard	Med	Public Information Officer	Local	FY 16/17	On-Going
11	Develop and maintain a database to track community vulnerability	Gas infrastructure and facilities	Med	IT Dept, Public Works; GIS, Police and Fire	Local	1 Month	Part of the Hazard Mitigation Plan
12	Landscape and Irrigation requirements for City owned facilities. (Develop a new drought policy)	Drought	Med	Public Works, Facility Dept, Finance	Local	Next 5 years	New facilities comply with the drought tolerant landscape.
13	Landscape Ordinance and Model Water Efficient Landscape Ordinance Implementation	Drought	High	Planning	Local	On-going	On-going, revised from turf to bark, rock, drought plants in residential front yards. Public Works staff collects MELO Certificates from projects when complete and submits Annual Reports to CA DWR.

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
14	Restrict Impervious Surfaces in Front Yards	Drought and flooding	Med	Planning	Local	On-going	On-going, front yard restrictions on driveway pavement
15	Porous pavement and vegetative buffers (encourage the use of porous pavement, vegetative buffers, and islands in large parking areas)	Drought and flooding	Med	Planning	Local	On-going	On-going
16	Storm Water Pump Station Infrastructure Upgrades (purchase 4 portable generators)	Flooding	High	Public Works	Local	Completed in 2025	Project Completed. City applied for and received a FEMA CALOES grant in 2022 to purchase 4 backup generators, completed in February 2025. Pump station improvements project notice of completion filed in October 2025.
17	SB-5 Urban Level of Flood Protection	Flooding	High	Public Works	Local	Completed in 2017	Completed 2017
18	Channel Vegetation Management and Erosion Control	Flooding	Med	Public Works	Local	Next 5 years	On-going
19	Adoption of Hydromodification and Low Impact Development (LID) Standards	Flooding and Drought	Med	Public Works	Local	Next 5 years	Completed in 2018
20	Stormwater Capital Improvement Master Plan Implementation	Flooding	High	Public Works	Local	Next 20 years (Masterplan	Initiated in 2018. Completed in early

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
	(identify existing flooding problems and priority list of recommendations for capital improvement projects)					completed in March 2021)	2021. City will seek grant funding to correct stormwater issues from the Master Plan. The City continues to implement certain improvements within active CIP projects.
21	Sunrise Blvd & Monier Circle Drainage Improvements	Flooding	High	Public Works	Local	Next 3 years	Design for detention basin is complete. City applied for and received FEMA CALOES grant to design and construct the detention basin, submitted design Phase 1 deliverables in December 2023. Currently awaiting FEMA approval for Phase II.
22	Roundabouts (Encourage round-abouts in place of traffic signals where appropriate). The study evaluates existing intersections	High wind and storm (evacuation)	Med	Planning/Public Works	Local	On-going through development process	The Citywide Roundabout Feasibility Study

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
	for the feasibility of a roundabout and will provide guidance for future roundabouts within new subdivision layouts.						was completed in early 2024.
23	Dam Failure Mitigation and Preparedness for Evacuations	Dam Failure	High	Planning/Public Works	Local, grants	Next 5 Years	Project manager has been identified. Maps will incorporate Dam and Fire risk evacuations
24	Wildfire Weed Reduction and Resiliency	Wildfire	High	Public Works/ Code Enforcement	Local, grants	Next 5 Years	Code Enforcement regularly sends notices to property owners ahead of fire season and conducts enforcement when necessary. City contractors perform weed abatement actions on city facilities.

MEMORANDUM

ITEM 6.1.

DATE: March 25, 2026

TO: Planning Commission Members

FROM: Eileen Ly, Assistant Planner

SUBJECT: **COLOMA AT RIO DEL ORO PARCEL 66 — MAJOR DESIGN REVIEW AMENDMENT — PROJECT NO. PLND-1125-0143 (EXEMPT PURSUANT TO SECTION 15182 "RESIDENTIAL PROJECTS PURSUANT TO A SPECIFIC PLAN" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES) – LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION AT WHITE ROCK ROAD AND RANCHO CORDOVA PARKWAY**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Elliott Homes Communities LLC 340 Palladio Parkway, Suite 521 Folsom, CA 95630	Anthony Cabrera, Elliott Homes, Inc. 340 Palladio Parkway, Suite 521 Folsom, CA 95630

PROJECT:	The Applicant, Elliott Homes, Inc., is requesting an amendment to their previously approved Major Design Review for 132 residential lots within the Coloma at Rio Del Oro subdivision on the southeast corner of the intersection at White Rock Road and Rancho Cordova Parkway. The proposed amendment includes the addition of two new plan types to the existing four plan types that were previously approved. The newly proposed plan types will occupy portions of the 45' X 80' lots of the Coloma at Rio Del Oro subdivision. The request includes two new single-story plan types, with Plan 5 to include three architectural styles, and Plan 6 to consist of two architectural styles. The proposed plan types include architectural styles such as Bungalow, Farmhouse, and Contemporary, and range between 1,211 square feet to 1,663 square feet. No changes to the previously approved Landscape Plans for Coloma at Rio Del Oro are proposed.
FILE:	PLND-1125-0143
LOCATION:	Southeast corner of the intersection at White Rock Road and Rancho Cordova Parkway
APN:	072-4370-001-0000 through 072-4370-132-0000
ZONING:	Medium Density Residential (6.1-18.0 Dwelling Units per Acre Maximum), Rio Del Oro Specific Plan (RDOSP)
PLANNER:	Eileen Ly, Assistant Planner

RECOMMENDATION

Determine the project exempt per Section 15182, “Residential Projects Pursuant to a Specific Plan” of the California Environmental Quality Act (CEQA) Guidelines; and Adopt the Resolution approving the Major Design Review Amendment for Coloma at Rio Del Oro Parcel 66.

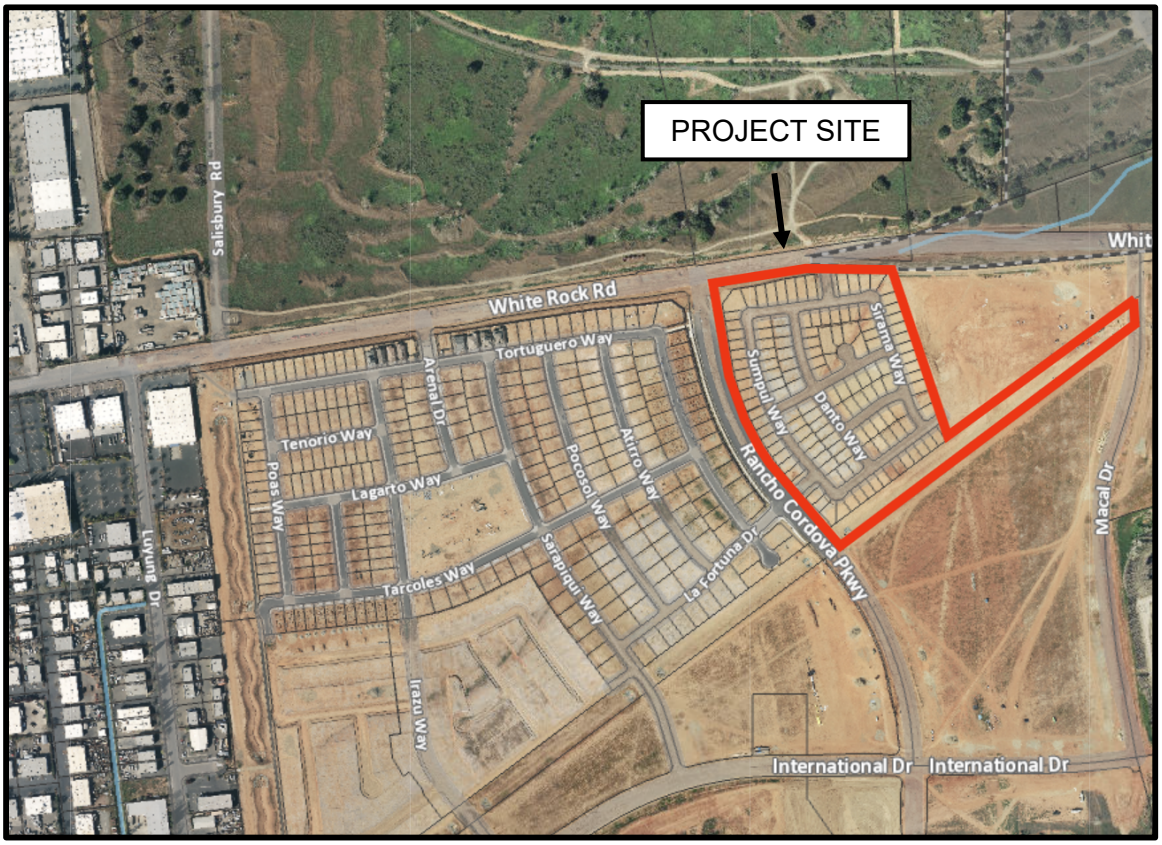
RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant’s request for a Major Design Review Amendment to include two new house plans located within the Coloma at Rio Del Oro Parcel 66 community area. Approval would allow the applicant to pursue necessary building permits for new construction.

BACKGROUND

The Rio Del Oro Parcel 66 Tentative Subdivision Map (TSM) for the subdivision was approved on June 21, 2021, and is located in the northwest portion of the overall Rio Del Oro Specific Plan Area (See **Figure 1: Parcel 66 Location and Tentative Subdivision Map**). The 26.6-acre subdivision map includes 132 single-family homes along with 4 acres of greenbelt and 1.6 acres of landscape corridors. Located at the southeast corner of White Rock Road and Rancho Cordova Parkway, the Coloma at Rio Del Oro Parcel 66 Subdivision is currently under construction as shown in **Figure 1**.

Figure 1: Coloma at Rio Del Oro Project Location



The Coloma at Rio Del Oro Parcel 66 Major Design Review was originally approved by the Planning Commission on November 13, 2024, and included four house plan types. The Applicant is requesting an amendment to the previously approved plans, which consisted of 4 house plan types, with three elevations each, to incorporate two new house plan types, Plan 5 and Plan 6.

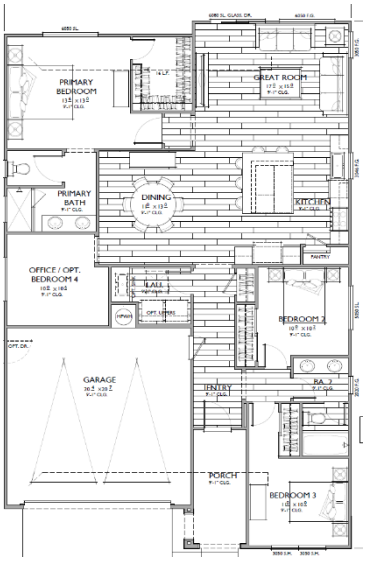
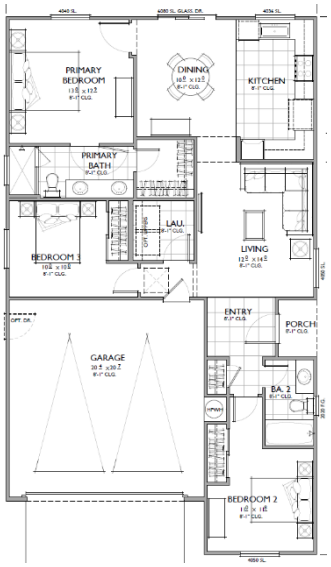
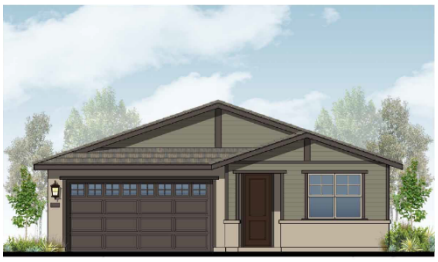
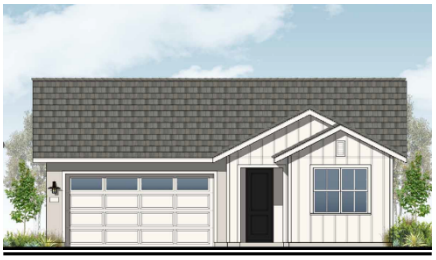
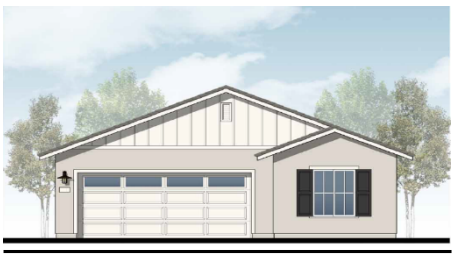
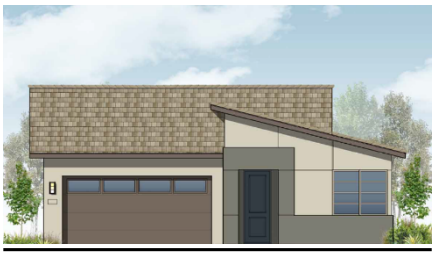
MAJOR DESIGN REVIEW AMENDMENT

The previously approved Coloma at Rio Del Oro Parcel 66 Major Design Review included 132 single-family homes with 4 house plans comprised of various architectural styles, including Bungalow, Farmhouse, and Contemporary. The subdivision consists of a typical lot size of 45' X 80', and each floor plan was approved to be available in three architectural styles and is summarized by the following details:

- Plan 1 – A 3-bedroom, two-bathroom single-story house plan with a two-car garage, 33 sq. ft. porch, and is 1,262 sq. ft. in size.
- Plan 2 – A 3-bedroom, two-bathroom single story house plan with a two-car garage, 44 sq. ft. porch, and is 1,407 sq. ft. in size.
- Plan 3 – A 3-bedroom, two-and-a-half-bathroom, two-story house plan with a two-car garage, 89 sq. ft. porch, and is 1,683 sq. ft. in size.
- Plan 4 – A 3-bedroom, two-and-a-half-bathroom, two-story house plan with a two-car garage, 45 sq. ft. porch, and is 1,794 sq. ft. in size.

The proposed amendment includes two additional floor plans, as shown in **Figure 2**. The new house plans introduce two additional single-story home products to better respond to market conditions and introduce more housing opportunities for first-time and workforce buyers. Plan 5 is 1,663 square feet in size and proposes three architectural styles including Bungalow, Farmhouse, and Contemporary. Plan 6 is 1,211 square feet and includes two architectural styles which are Bungalow and Farmhouse. The proposed designs provide architectural details and building materials that are consistent with the approved Coloma at Rio Del Oro Parcel 66 house plans. All house floor plans, including the two additional new floor plans, and elevations (front, side, rear elevations) for each floor plan are shown in the attached Design Review Booklet (Attachment 2).

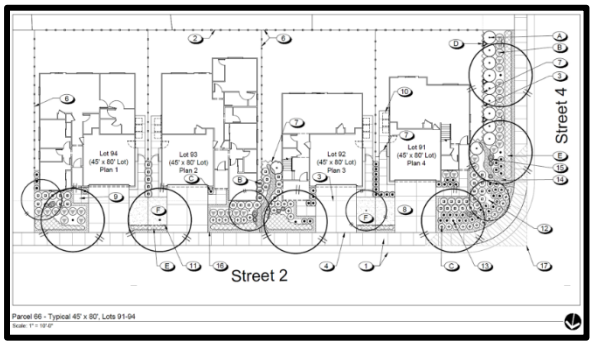
Figure 2: Coloma at Rio Del Oro Parcel 66: Additional House Plan Types

	Plan 5 (1,663 SF)	Plan 6 (1,211 SF)
Floor Plan		
Bungalow		
Farmhouse		
Contemporary		

Landscape Design

The project does not propose any changes to the approved Landscape Plans for the Coloma at Rio Del Oro Major Design Review. The plan provides a variety of drought tolerant trees, shrubs, and ground cover that fills front and street side yards of production homes and will add to the visual interest of the streetscape. The previously approved plans were reviewed by the City's landscape consultant for compliance with all applicable sections of the Rancho Cordova Landscape Ordinance, as well as the City's Arborist to ensure that the species and variety of trees proposed are appropriate in spacing within front yards and would not create any future issues once grown to maturity. As part of the landscaping installation, the project has been conditioned to install weed barrier under the proposed ground cover in front yard as well as the street side yards for corner lots, to minimize weed growth and bark runoff. **Figure 3** identifies the approved typical landscape plan detail. The full detail of the landscape plans including plant size and plant species can be seen in Attachment 2 – Project Plans.

Figure 3: Typical Landscape Plans



ADDITIONAL ANALYSIS

The proposed Major Design Review Amendment to the Coloma at Rio Del Oro Parcel 66 project has been reviewed for consistency with the following documents.

Design Guidelines

The City of Rancho Cordova utilizes Design Guidelines to provide guidance for projects in areas such as building placement and orientation, streetscape variety, garage placement, and façade design. The Applicant has reviewed the design guidelines presented within the Rio Del Oro Specific Plan as well as the City's overall design guidelines and has presented products that provide a clear architectural style and a streetscape that is consistent with the surrounding area and maintains the visual interest of the overall neighborhood in the following ways:

- The design is visually interesting and establishes streetscape variety through various roof lines, architecturally enhanced features, differing floor plans, and provides two to three architectural style options for each proposed plan.
- The proposed home products have a garage door that does not extend beyond the primary living area of the home.
- Each home is designed with either living space forward or living space level with the garage to ensure that the garage façade is not the focal point of the home.
- Garage doors are articulated with paneling, metal detailing, contrasting color and recessed from the garage door frame.

- The project is conditioned so that no two identical floor plans and building elevations within a master home plan series shall be located directly adjacent to one another.
- Proposed elevations utilize horizontal architectural elements to soften massing.
- Façade materials are wrapped a minimum distance of 4 feet along the side yard elevations.

General Plan Consistency

The project site is located within the Rio Del Oro Specific Plan (RDOSP) with a Medium Density Residential (MD) designation (6.1-18 DU/AC). The density and lot size of the project was reviewed as part of the Tentative Subdivision Map approval. The scope of the proposed project is to incorporate two additional house plan types to the approved house plans for Coloma at Rio Del Oro Parcel 66, and no changes to the use or density of the project is proposed as part of this application. Therefore, the proposed Major Design Review Amendment is consistent with the General Plan.

Zoning and Specific Plan

The Applicant is requesting a Major Design Review Amendment to add additional house plans to a previously approved master home plan for a single-family residential subdivision, as required by Rancho Cordova Municipal Code (RCMC) Chapter 23.110.180. The subject property is zoned Medium Density (MD) residential within the RDOSP, which allows for the accommodation of a variety of housing types such as cluster, courtyard, and other attached and detached housing products. The proposed amendment for Coloma at Rio Del Oro Parcel 66 complies with the required density range for MD zoning districts and is consistent with the requirements and standards of both the Zoning Code and the RDOSP, including height and setback requirements. The project introduces additional variety of single-story floor plans and color schemes that create a unique streetscape through providing varying building heights between the single-story and two-story plan types. As proposed, the project does not request any modifications to any codes or development standards and is consistent with both the Zoning Code and Rio Del Oro Specific Plan.

ENVIRONMENTAL

The Coloma at Rio Del Oro Parcel 66 Major Design Review Amendment would be exempt from CEQA review under CEQA State Guidelines Section 15182, “Residential Projects Pursuant to a Specific Plan.” Furthermore, the proposal is consistent with the development densities established by the City’s General Plan and zoning, as well as the Rio Del Oro Specific Plan (RDOSP), for which an Environmental Impact Report (EIR) was certified (State Clearinghouse #2003122057). The proposed residential project has been analyzed and determined to be in conformity with what was reviewed as part of the original EIR for the RDOSP and therefore no further environmental analysis is required.

FISCAL IMPACT

Approval of the Major Design Review Amendment for the construction of production homes within the Coloma at Rio Del Oro Parcel 66 area will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community. While the project will generate additional demands for municipal services,

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

RECOMMENDED MOTION

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15182, “Residential Projects Pursuant to a Specific Plan” and adopt the resolution approving the Major Design Review Amendment for Coloma at Rio Del Oro Parcel 66 (Project No. PLND-1125-0143) subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. XX-2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW AMENDMENT FOR THE COLOMA AT RIO DEL ORO PARCEL 66 PROJECT NO. PLND-1125-0143

WHEREAS, Elliott Homes Inc., (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review Amendment approval for the Coloma at Rio Del Oro Parcel 66 residential subdivision; and

WHEREAS, the Applicant is proposing two new floorplans to the previously approved Major Design Review (PLND-0824-0102, approved November 13, 2024) in addition to the approved four floorplans to be incorporated within the Coloma at Rio Del Oro Parcel 66 subdivision; and

WHEREAS, the proposed residential project is in conformity with what was reviewed as part of the Specific Plan EIR, and therefore is exempt under CEQA exemption 15182, Residential Projects Pursuant to a Specific Plan; and

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

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

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

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

1. Determine the CEQA exemption 15182 is an adequate exemption according to the Guidelines of the California Environmental Quality Act (CEQA).

    a) **Finding**: The project site has been analyzed and is exempt per California Environmental Quality Act (CEQA) exemption 15182 Residential Projects Pursuant to a Specific Plan.

    Evidence: The project is exempt from CEQA per section 15182, Residential Projects Pursuant to a Specific Plan. The City Council adopted Resolution 92-2010 certifying a Final Environmental Impact Report/Environment Impact Statement (EIR/EIS) (State Clearinghouse #2003122057) for the Rio Del Oro (RDO) Specific Plan, pursuant to the California Environmental Quality Act (CEQA). The proposed residential project has been analyzed and has been determined to be in conformity with what was reviewed as part of the original EIR. No further environmental analysis is required.

2. Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following Findings and Evidence, as

required by Zoning Code Section 23.141.070 and additional approval findings for single-family residential subdivisions as listed in Zoning Code Section 23.141.075.

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

   Evidence: The project site is located within the Rio Del Oro Specific Plan Area and is designated Medium Density Residential (6.1 – 18.0 DU/AC). The proposed project is for 132 single-family homes within an area of 26.6 acres provides a density of 6.5 DU/AC which is within the allowable range for the medium density zoning designation. The proposed Major Design Review Amendment does not propose changes in use or density for the project. In addition, the project is consistent with the Rio Del Oro Specific Plan development standards as well as the applicable areas of the City of Rancho Cordova Design Guidelines and architectural detail requirements.

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

   Evidence: The Applicant is amending the approved Coloma at Rio Del Oro Parcel 66 Major Design Review Packet to include two new single-story floor plans. The amendment will allow the development to include 6 different floor plans with architectural styles such as Farmhouse, Contemporary, and Bungalow. The proposed designs include complementary color schemes and architectural details to create variation within the subdivision and are consistent with the other previously approved plans and the surrounding neighborhoods. As proposed, the project will not alter the approved site design and landscaping from the Coloma at Rio Del Oro Parcel 66 Major Design Review approval (PLND-0824-0102). Conditions of Approval (Exhibit B) have been included and remain consistent with the previously approved Conditions of Approval.

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

   Evidence: The proposed residential architecture for the new floorplans establishes a clear design concept and is compatible with adjacent subdivisions in the area. The proposed single-story floorplans range between 1,211 square feet to 1,663 square feet and provides architectural styles that are consistent with the approved floorplans (Bungalow, Farmhouse, and Contemporary) and will create an aesthetically appealing streetscape that would establish a standard for future anticipated commercial and additional residential areas nearby.

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

   Evidence: The subdivision map for Coloma at Rio Del Oro Parcel 66 was approved (Resolution 109-2021) prior to this Design Review Amendment. Vehicular, bicycle

and pedestrian circulation were evaluated as part of this prior approval. The requested Design Review Amendment entitlement will not impede any of the previously approved transportation modes of circulation.

E. **Finding**: The residential subdivision is well integrated with the city's street network.

Evidence: The subdivision map for Rio Del Oro Parcel 66 was approved in 2021 and was evaluated for proper access and infrastructure to serve the project area. The subdivision will be integrated to the City's street network and will have adequate access to Rancho Cordova Parkway and White Rock Road as well as internally throughout the subdivision.

F. **Finding**: Unique neighborhood environments are created.

Evidence: The project integrates two new floorplans with various architectural styles (Bungalow, Farmhouse, and Contemporary) and also includes a total of 12 color schemes. By providing different floorplans, architectural elevations, and color schemes, it encourages a vast variety of streetscape combinations that create a unique and interesting neighborhood all while maintaining continuity across the subdivision.

G. **Finding**: Traditional or modern architectural styles are consistently applied.

Evidence: The project proposes a bungalow and farmhouse design which are considered traditional architectural styles with color schemes that blend in with the surrounding area. In addition to these traditional styles, the project also includes a contemporary design which is considered a modern style that incorporates variation within the floorplans and provides similar color schemes that continue to blend in with the surrounding area.

H. **Finding**: Pedestrian-friendly environments are created.

Evidence: The proposed project will create pedestrian-friendly environments. The project is for a Major Design Review Amendment to the Coloma at Rio Del Oro Parcel 66 subdivision and many of the pedestrian spaces and amenities have already been added and reviewed as part of the approved Tentative Subdivision Map. Furthermore, the project provides a pedestrian connection to Rancho Cordova Parkway as well as a pedestrian connection to the greenbelt located along the southeast border of the subdivision. The project also includes a lush tree line along sidewalks external to the subdivision that creates a walkable and welcoming environment for pedestrians in the area.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 25th day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Tegan Mauldin, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk

BUNGALOW

FARMHOUSE

CONTEMPORARY

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PLAN 5
Front Elevations

RIO DEL ORO - COLOMA
Rancho Cordova , California

0 2 4 8

258.21074

01.21.26

Elliott Homes
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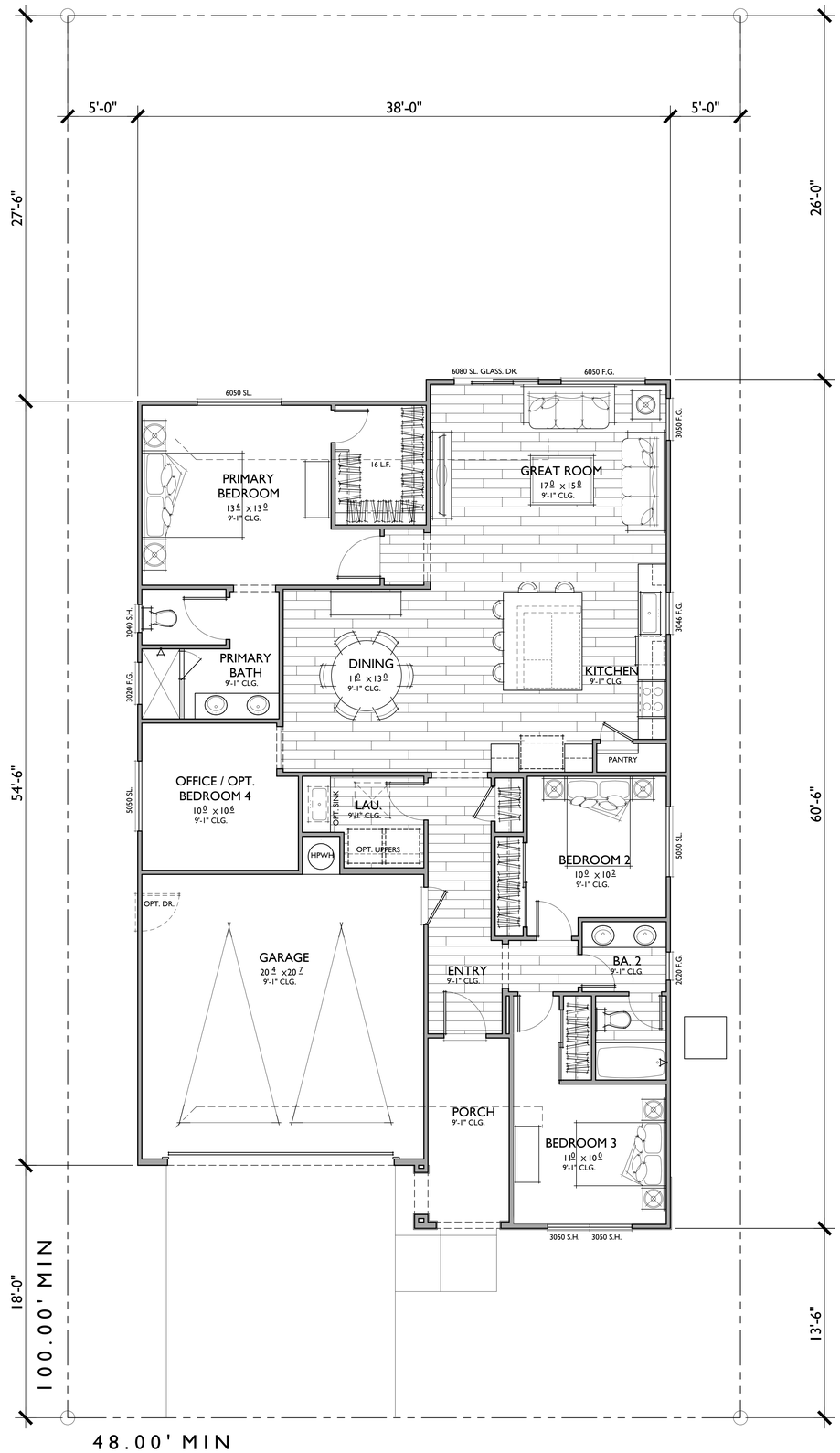

PLAN 5

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,663 SQ. FT.**
2 - CAR GARAGE	434 SQ. FT.
PORCH	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 5

Reflects Bungalow Elevation

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Rancho Cordova , California

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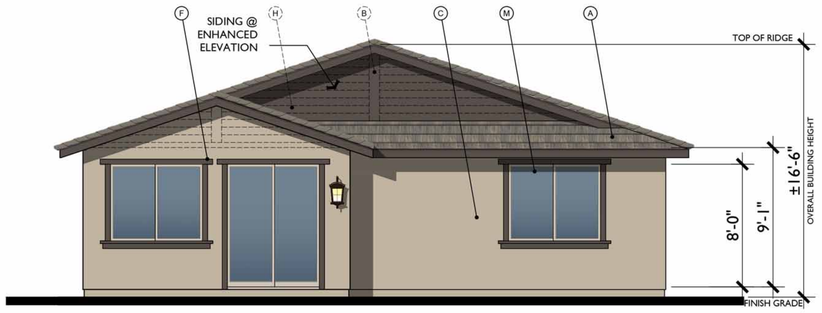

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A - BUNGALOW

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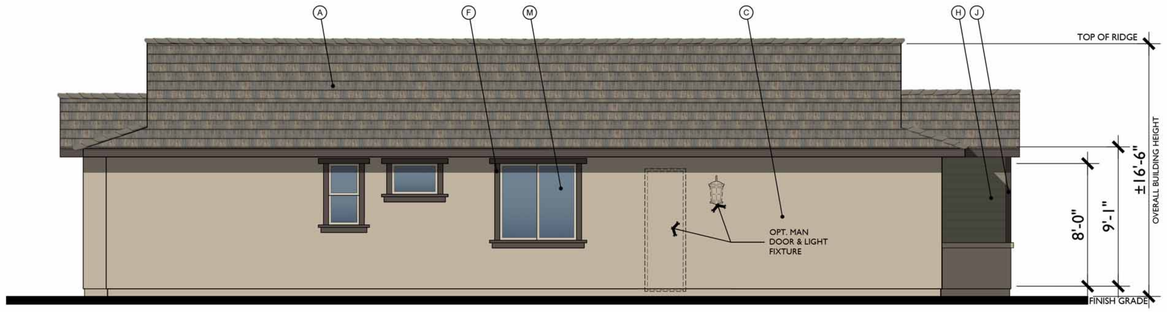

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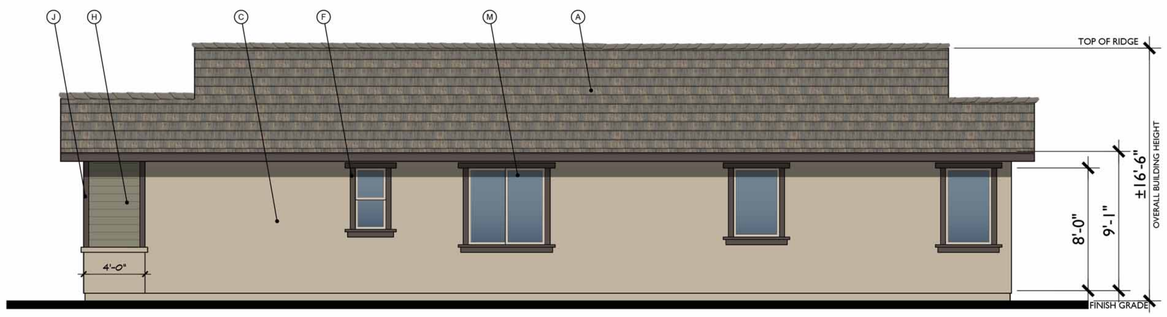

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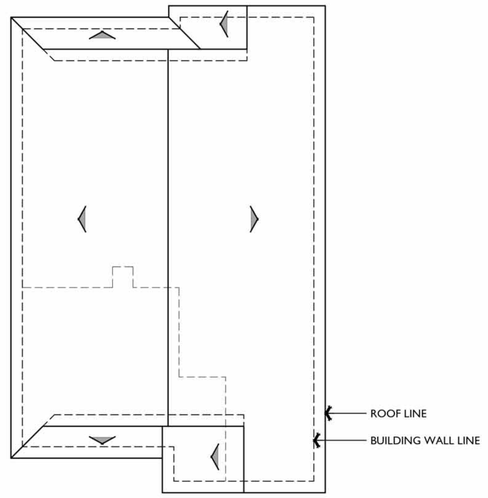

ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 18"
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 5

Bungalow Elevation

RIO DEL ORO - COLOMA

Rancho Cordova , California

0 2 4 8

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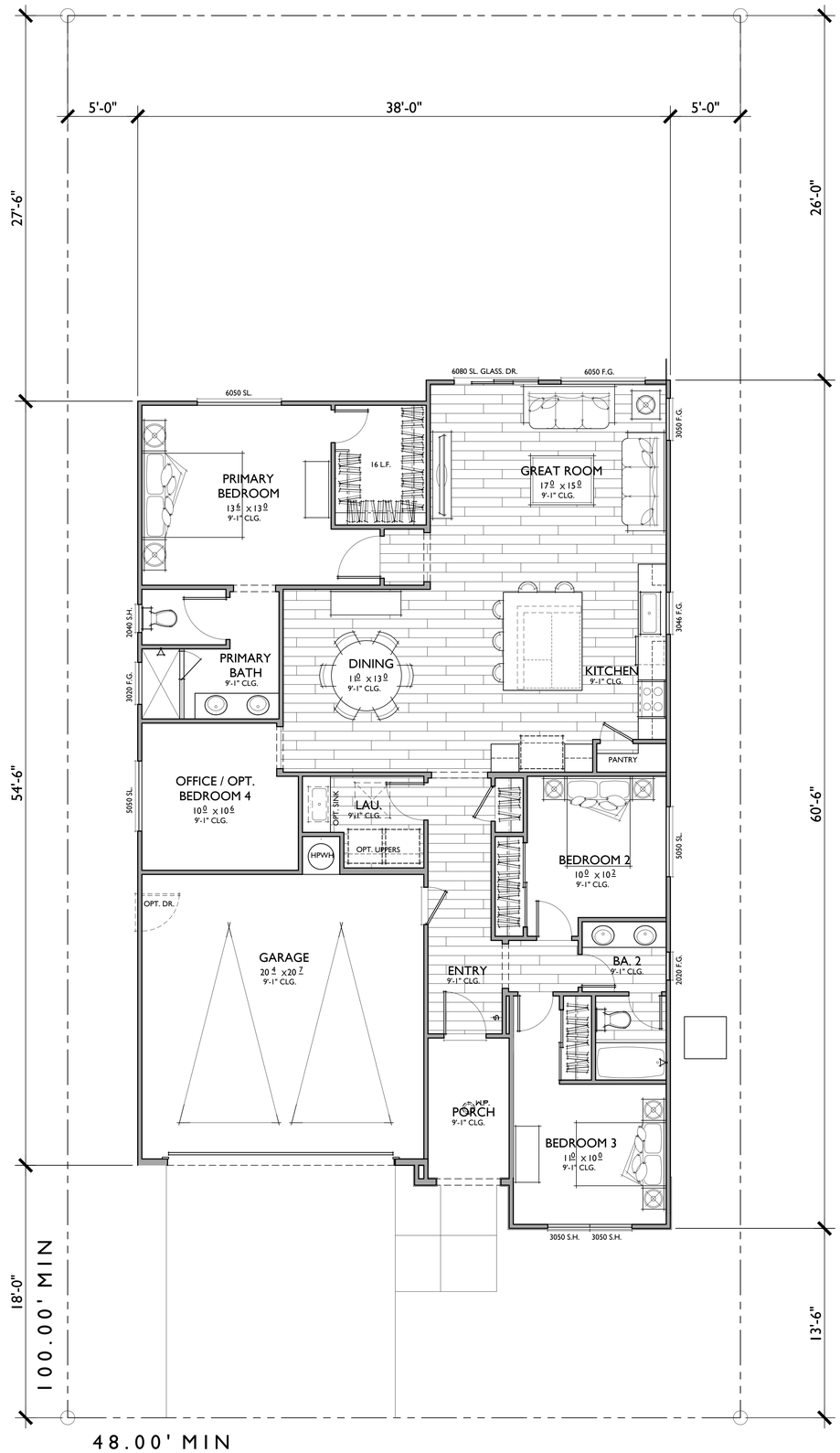

PLAN 5

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,663 SQ. FT.**
2 - CAR GARAGE	434 SQ. FT.
PORCH	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 5

Reflects Farmhouse Elevation

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Rancho Cordova , California

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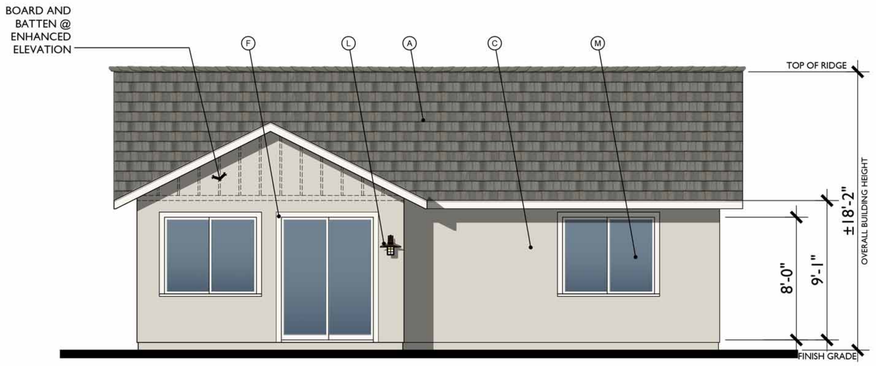

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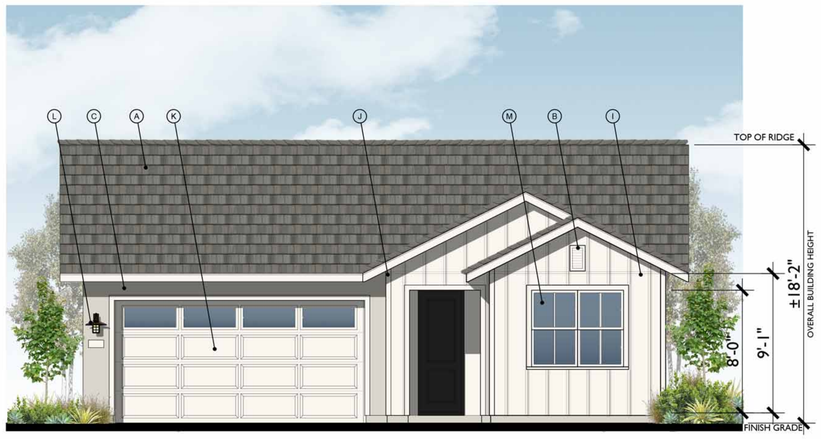

FRONT

B - FARMHOUSE

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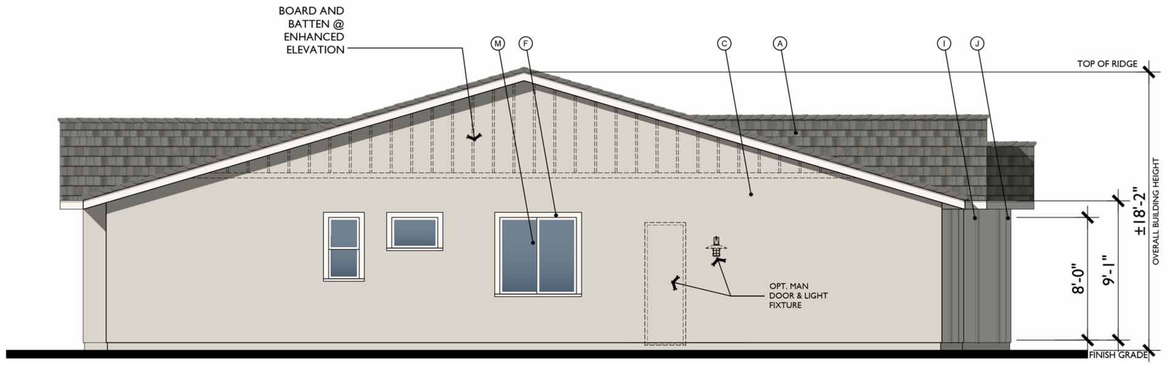

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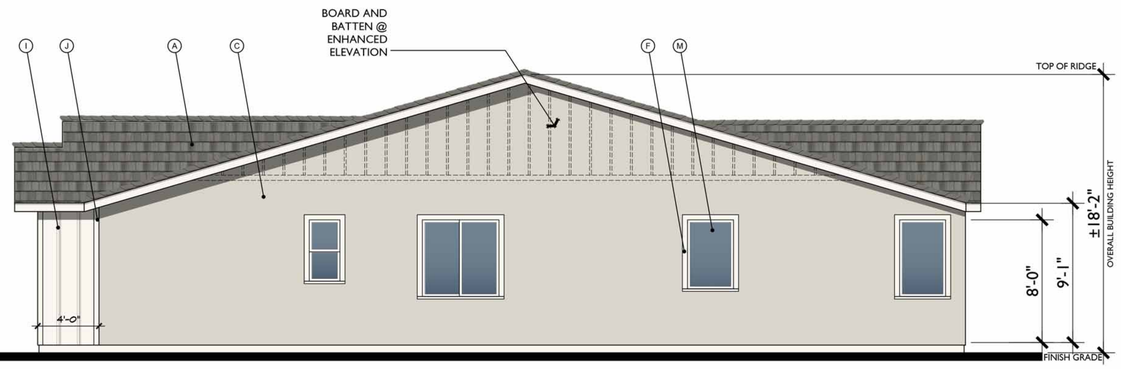

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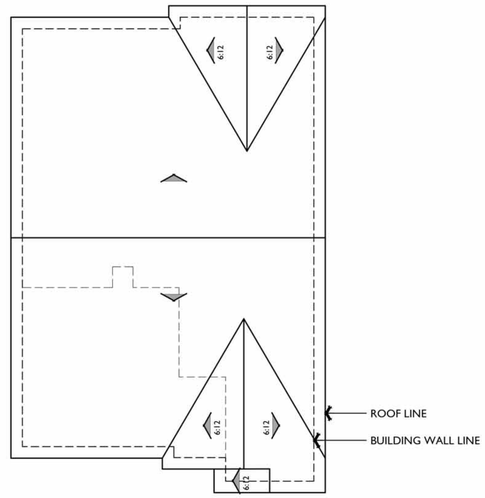

ROOF PLAN B

1/8"=1'-0"

PITCH: 3.5:12 U.N.O.
RAKE: 18"
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 5

Farmhouse Elevation

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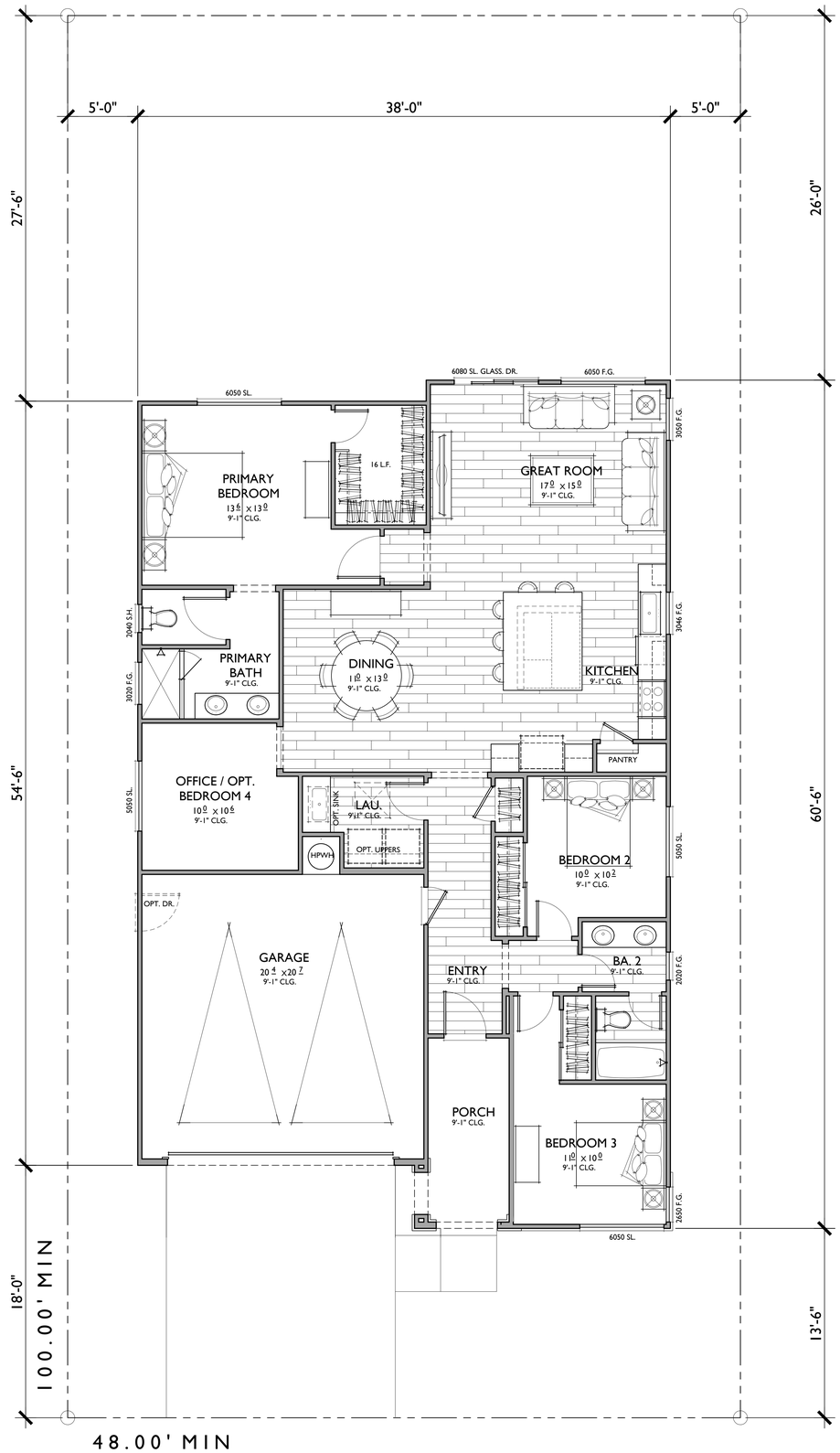

PLAN 5

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE

TOTAL LIVING	**1,663 SQ. FT.**
2 - CAR GARAGE	434 SQ. FT.
PORCH	83 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 5

Reflects Contemporary Elevation

RIO DEL ORO - COLOMA

Rancho Cordova , California

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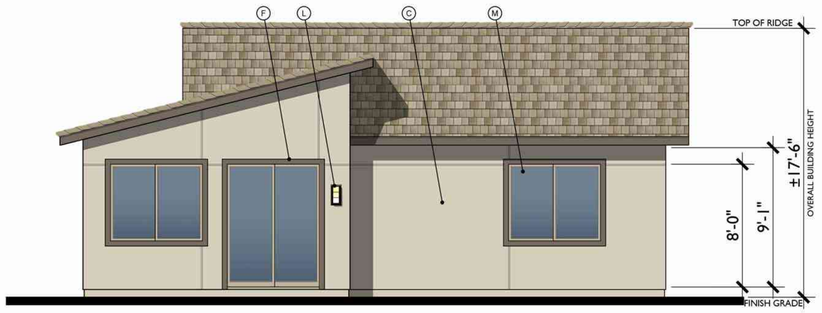

REAR

FRONT

C - CONTEMPORARY

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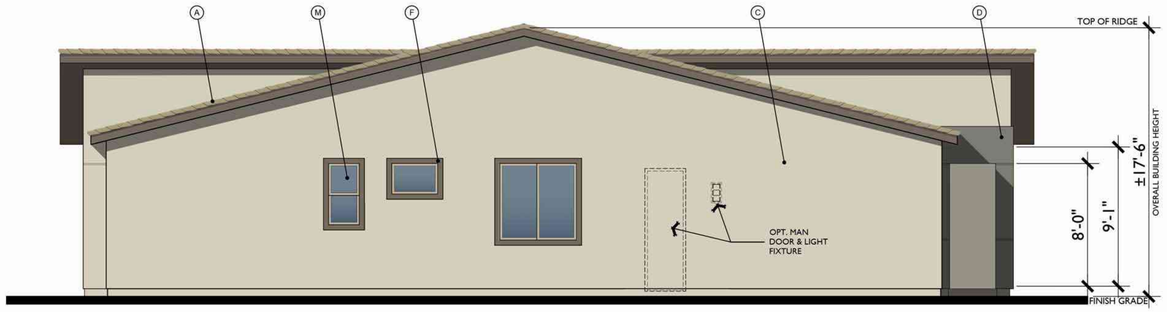
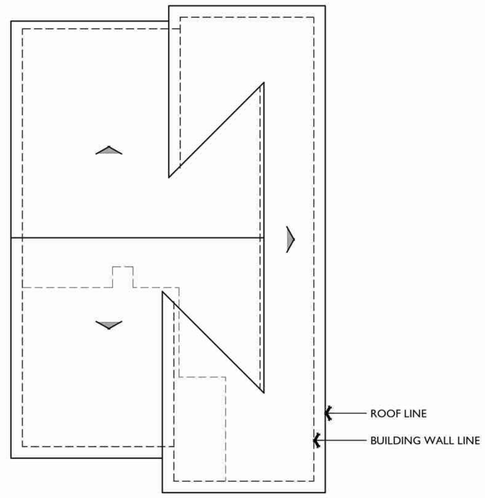


LEFT

RIGHT



ROOF PLAN C

1/8"=1'-0"

PITCH: 3:12 U.N.O.
RAKE: 18"
EAVE: 18
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 5

Contemporary Elevation

RIO DEL ORO - COLOMA

Rancho Cordova , California

0 2 4 8

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BUNGALOW

FARMHOUSE

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PLAN 6
Front Elevations

RIO DEL ORO - COLOMA

Rancho Cordova , California

0 2 4 8

258.21074

01.21.26

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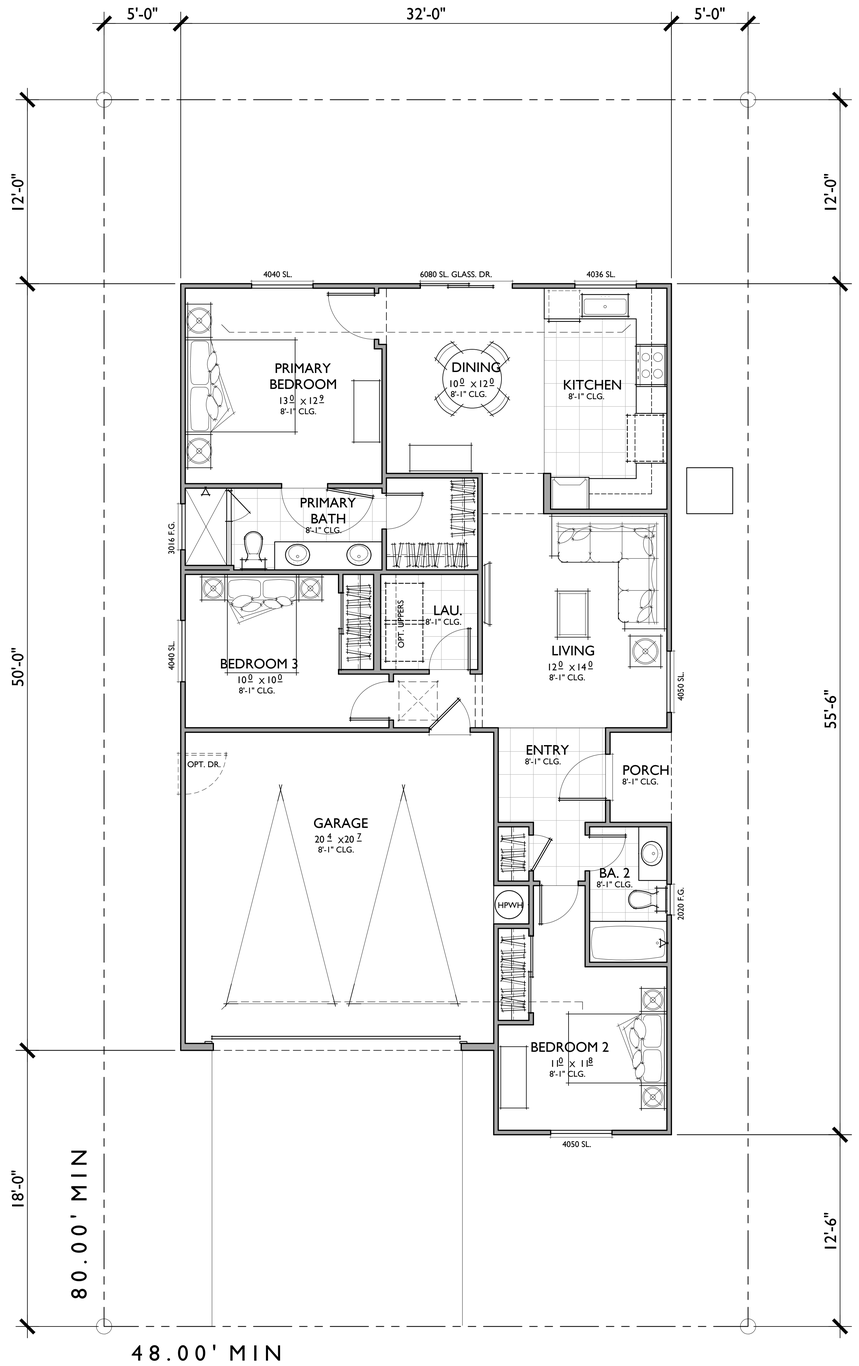

PLAN 6

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,211 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
PORCH	23 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 6
Reflects Bungalow Elevation

RIO DEL ORO - COLOMA
Rancho Cordova , California

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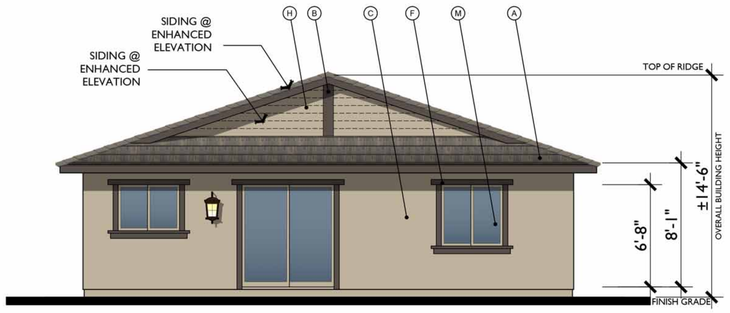

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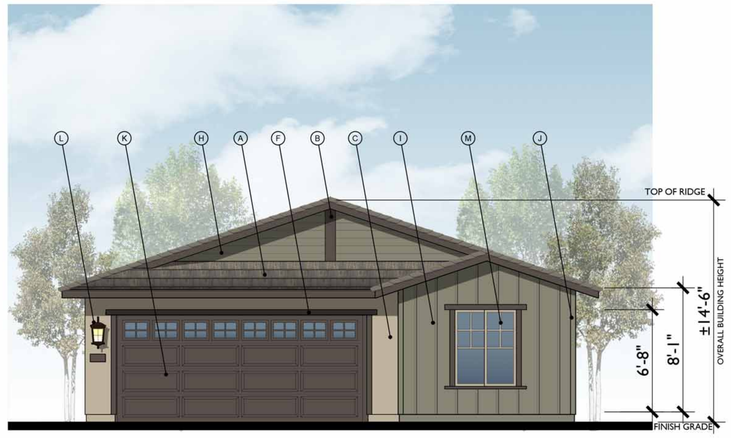
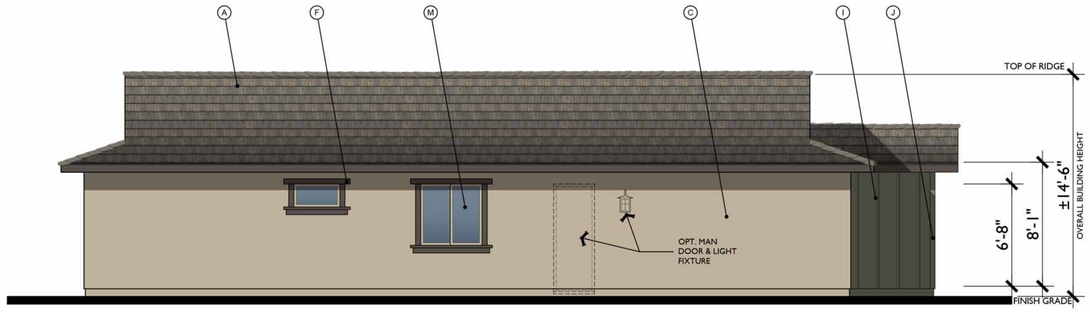


FRONT

A - BUNGALOW

1/4"=1'-0"



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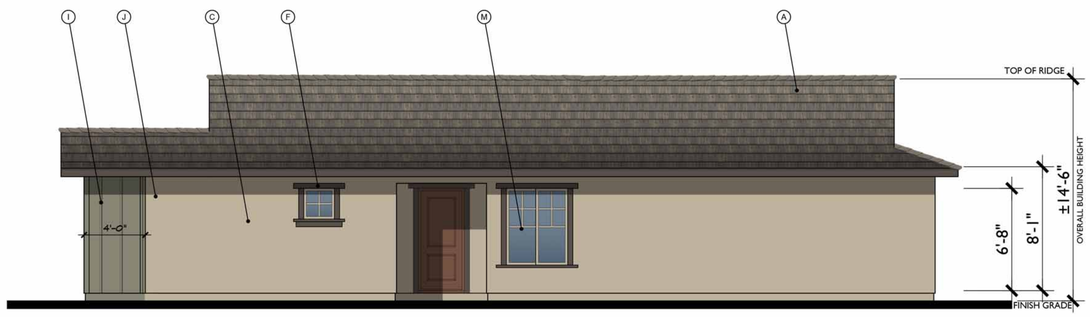

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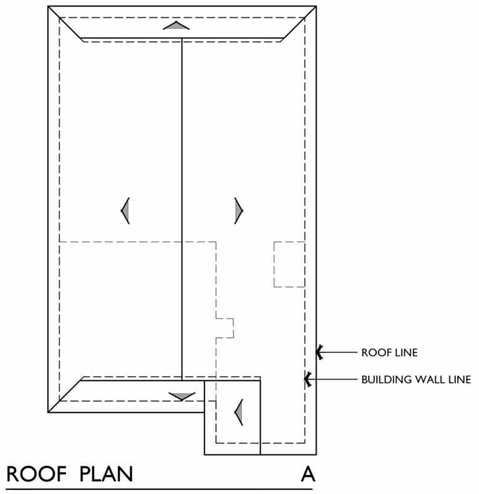

ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12 U.N.O.
RAKE: 18"
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 6

Bungalow Elevation

RIO DEL ORO - COLOMA

Rancho Cordova , California

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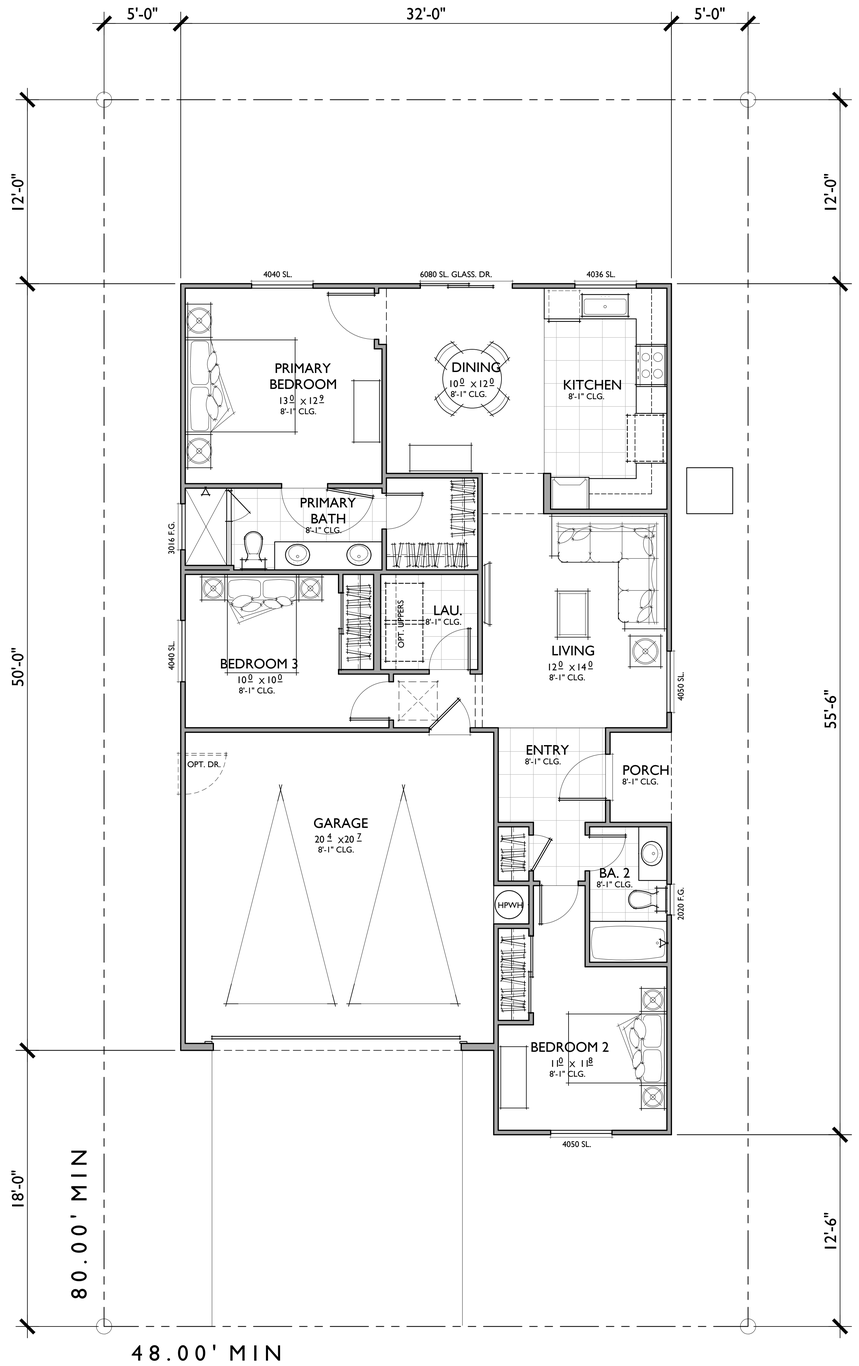

PLAN 6

3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	**1,211 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
PORCH	23 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 6

Reflects Farmhouse Elevation

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Rancho Cordova , California

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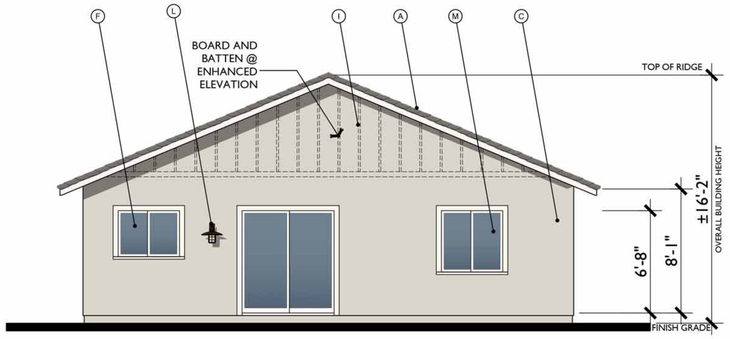

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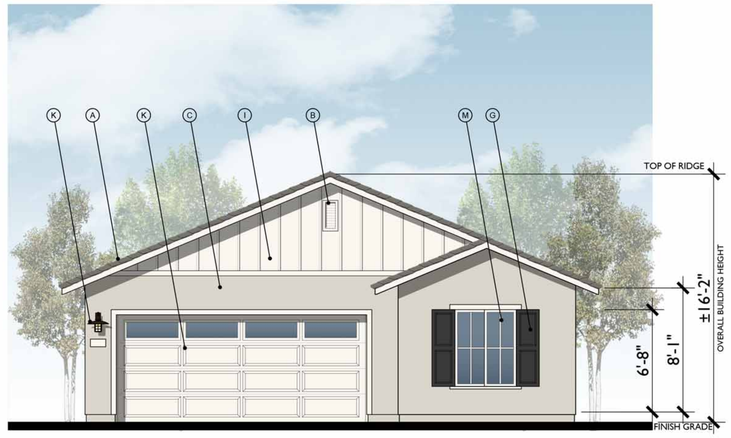
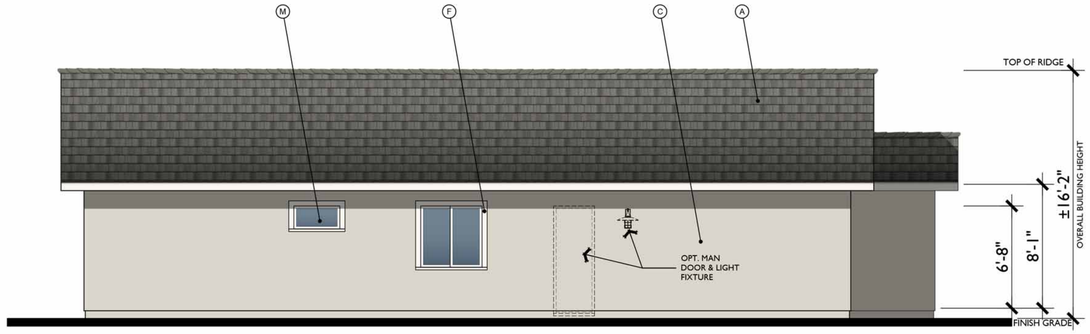


FRONT

B - FARMHOUSE

1/4"=1'-0"



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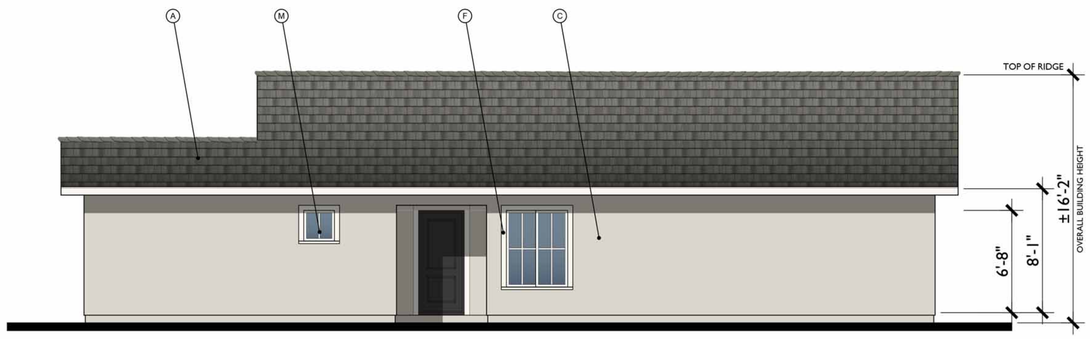

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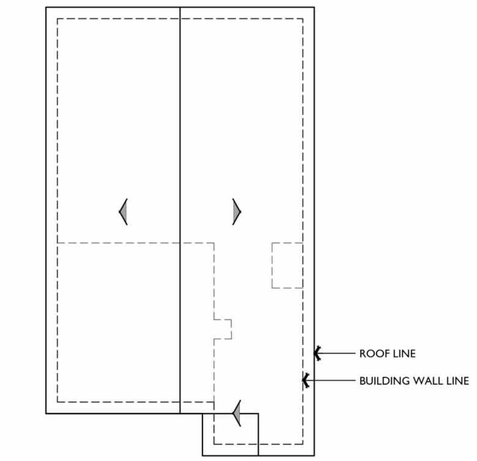

ROOF PLAN B

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 18"
EAVE: 18"
ROOF MATERIAL: COMPOSITE SHINGLE

MATERIAL LEGEND

A. COMPOSITE SHINGLES
B. GABLE END DETAIL
C. STUCCO
D. ACCENT STUCCO
E. POTSHELF
F. FOAM TRIM
G. COMPOSITE SHUTTER
H. HORIZONTAL SIDING
I. BOARD AND BATTEN
J. CEMENTITIOUS TRIM
K. ROLL UP GARAGE DOOR
L. LIGHT FIXTURE
M. VINYL WINDOW

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PLAN 6

Farmhouse Elevation

RIO DEL ORO - COLOMA

Rancho Cordova , California

0 2 4 8

258.21074

01.21.26

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DIGITAL BOARDS

RIO DEL ORO PARCEL 66

RANCHO CORDOVA, CALIFORNIA | 258.21074

07.31.2024

THE PROJECT WILL USE THE SAME COLOR SCHEMES AS THE APPROVED COLOMA AT RIO DEL ORO PARCEL 66 PROJECT (PLND-0824-0102)

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COLOR SELECTION CHART

ROOF: EAGLE **T-24 COMPLIANT AREF >.17**
PAINT: **DUNN EDWARDS**
GARAGE VINYL STRIP: TO MATCH GARAGE DOOR COLOR
GUTTER & DOWNSPOUTS: PAINT TO MTACH ADJACENT

JULY 25, 2024
***REVISED JULY 31(ALL ROOFS T-24 COMPLIANT, PAINT TO DUNN EDWARDS)**

	SCHEMES 1-4 ARE 'A' ELEVATIONS BUNGALOW				SCHEMES 5-8 ARE 'B' ELEVATIONS FARMHOUSE				SCHEMES 9-12 ARE 'C' ELEVATIONS CONTEMPORARY			
SCHEME #	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
FASCIA, TAILS, HEADERS, BEAMS, POSTS, TRIM & GARAGE DOORS	DET601 CHARCOAL BRIQUETTE	DEC756 WEATHERED BROWN	DE6232 ABSTRACT WHITE	DET628 CHARCOAL SKETCH	DEW358 MILK GLASS	DEW341 SWISS COFFEE	DE6377 BOAT ANCHOR	DET675 PUEBLO WHITE	DET631 COCOA POWDER	DET611 IRON-IC	DEW341 SWISS COFFEE	DET629 FADE TO BLACK
SHUTTERS & ENTRY DOORS	DE6343 SALEM BLACK	DEA159 RICH MOCHA	DE6392 MINK	DEA183 DARK SHADOW	DEA187 BLACK	DET680 ESPRESSO MACCHIATO	DEA148 SUNKEN SHIP	DE6301 HIDDEN FOREST	DET571 MORRO BAY	DEA158 NORTHERN TERRITORY	DE6293 VELVET CLOVER	DET598 GOOD NIGHT!
BASE STUCCO	DEC773 HEATHER	DE6214 PIGEON GRAY	DET603 CHURCH MOUSE	DEC760 DESERT GRAY	DEC774 SHADY	DE6220 POROUS STONE	DE6228 PLAY ON GRAY	DET692 KILN DRIED	DET641 DORIC WHITE	DE6206 DESERT SUEDE	DET625 RECLAIMED WOOD	DEC771 SHAGGY BARKED
ACCENT STUCCO	----------	----------	----------	----------	----------	----------	----------	----------	DET511 DAPPLE GRAY	DEW346 SWAN WHITE	DET626 METAL FRINGE	DEW351 ANTIQUE WHITET
SIDING	DE6229 CALICO ROCK	DET510 GUNSMOKE	DE6334 LONG LAKE	DET626 METAL FRINGE	DEW358 MILK GLASS	DEC798 TALIESIN BLUE	DE6377 BOAT ANCHOR	DEA159 RICH MOCHA	----------	----------	----------	----------
ROOF	SHP 9713 AREF - .18	5634 AREF - .17	5679 AREF - .21	5809 AREF - .18	5699 AREF - .17	**5880 AREF - .21**	**5699 AREF - .17**	**5804 AREF - .21**	**4804 AREF - .21**	**4689 AREF - .17**	**4884 AREF - .18**	4697 AREF - .17
WINDOW FRAME	TAN	TAN	TAN	TAN	WHITE	WHITE	WHITE	WHITE	TAN	TAN	TAN	TAN
GUTTERS & DOWNSPOUT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT	PAINT TO MATCH ADJACENT

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SCHEME 1 | 'A' BUNGALOW ELEVATIONS

ROOF
EAGLE - SHP 9713

BASE STUCCO
DEC773 HEATHER

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET601 CHARCOAL BRIQUETTE

FRONT DOOR & SHUTTERS
DE6343 SALEM BLACK

SIDING
DE6229 CALICO ROCK

RIO DEL ORO PARCEL 66

RANCHO CORCOVA, CALIFORNIA | 258.21074

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SCHEME 2 | 'A' BUNGALOW ELEVATIONS

ROOF
EAGLE - 5634

BASE STUCCO
DE6214 PIGEON GRAY

FASCIA, HEADERS, TRIM & GARAGE DOOR
DEC756 WEATHERED BROWN

FRONT DOOR & SHUTTERS
DEA159 RICH MOCHA

SIDING
DET510 GUNSMOKE

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SCHEME 3 | 'A' BUNGALOW ELEVATIONS

ROOF
EAGLE - 5679

BASE STUCCO
DET603 CHURCH MOUSE

FASCIA, HEADERS, TRIM & GARAGE DOOR
DE6232 ABSTRACT WHITE

FRONT DOOR & SHUTTERS
DE6392 MINK

SIDING
DE6334 LONG LAKE

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SCHEME 4 | 'A' BUNGALOW ELEVATIONS

ROOF
EAGLE - 5809

BASE STUCCO
DEC760 DESERT GRAY

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET628 CHARCOAL SKETCH

FRONT DOOR & SHUTTERS
DEA183 DARK SHADOW

SIDING
DET626 METAL FRINGE

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SCHEME 5 | 'B' FARMHOUSE ELEVATIONS

ROOF
EAGLE - 5699

BASE STUCCO
DEC774 SHADY

FASCIA, HEADERS, TRIM & GARAGE DOOR
DEW358 MILK GLASS

FRONT DOOR & SHUTTERS
DEA187 BLACK

SIDING
DEW358 MILK GLASS

RIO DEL ORO PARCEL 66

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SCHEME 6 | 'B' FARMHOUSE ELEVATIONS

ROOF
EAGLE - 5880

BASE STUCCO
DE6220 POROUS STONE

FASCIA, HEADERS, TRIM & GARAGE DOOR
DEW341 SWISS COFFEE

FRONT DOOR & SHUTTERS
DET680 ESPRESSO MACCHIATO

SIDING
DEC798 TALIESIN BLUE

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SCHEME 7 | 'B' FARMHOUSE ELEVATIONS

ROOF
EAGLE - 5699

BASE STUCCO
DE6228 PLAY ON GRAY

FASCIA, HEADERS, TRIM & GARAGE DOOR
DE6377 BOAT ANCHOR

FRONT DOOR & SHUTTERS
DEA148 SUNKEN SHIP

SIDING
DE6377 BOAT ANCHOR

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SCHEME 8 | 'B' FARMHOUSE ELEVATIONS

ROOF
EAGLE - 5804

BASE STUCCO
DET692 KILN DRIED

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET675 PUEBLO WHITE

FRONT DOOR & SHUTTERS
DE6301 HIDDEN FOREST

SIDING
DEA159 RICH MOCHA

RIO DEL ORO PARCEL 66

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SCHEME 9 | 'C' CONTEMPORARY ELEVATIONS

ROOF
EAGLE - 4804

BASE STUCCO
DET641 DORIC WHITE

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET631 COCOA POWDER

FRONT DOOR & SHUTTERS
DET571 MORRO BAY

ACCENT STUCCO
DET511 DAPPLE GRAY

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SCHEME 10 | 'C' CONTEMPORARY ELEVATIONS

ROOF
EAGLE - 4689

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET611 IRON-IC

FRONT DOOR & SHUTTERS
DEA158 NORTHERN TERRITORY

BASE STUCCO
DE6206 DESERT SUEDE

ACCENT STUCCO
DEW346 SWAN WHITE

RIO DEL ORO PARCEL 66

RANCHO CORCOVA, CALIFORNIA | 258.21074

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SCHEME 11 | 'C' CONTEMPORARY ELEVATIONS

ROOF
EAGLE - 4884

FASCIA, HEADERS, TRIM & GARAGE DOOR
DEW341 SWISS COFFEE

FRONT DOOR & SHUTTERS
DE6293 VELVET CLOVER

BASE STUCCO
DET625 RECLAIMED WOOD

ACCENT STUCCO
DET626 METAL FRINGE

RIO DEL ORO PARCEL 66

RANCHO CORCOVA, CALIFORNIA | 258.21074

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SCHEME 12 | 'C' CONTEMPORARY ELEVATIONS

ROOF
EAGLE - 4697

BASE STUCCO
DEC771 SHAGGY BARKED

FASCIA, HEADERS, TRIM & GARAGE DOOR
DET629 FADE TO BLACK

FRONT DOOR & SHUTTERS
DET598 GOOD NIGHT!

ACCENT STUCCO
DEW351 ANTIQUE WHITE

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Parcel 66 Street Tree and Fencing Master Plan

THE PROJECT WILL UTILIZE THE SAME LANDSCAPING WITHIN THE APPROVED LANDSCAPE PLANS FROM THE COLOMA AT RIO DEL ORO PARCEL 66 PROJECT (PLND-0824-0102)

Street Tree Legend

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Primary Street Trees (including public street frontage)						
	Acer buergerianum	Trident Maple	24" Box		M	25'h x 25'w
	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	24" Box		M	35'h x 25'w
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" Box		L	35'h x 30'w
	Magnolia grandiflora 'St. Mary'	St. Mary Magnolia	24" Box		M	25'h x 25'w
	Ulmus propinqua 'Emerald Sunshine'	Emerald Sunshine Elm	24" Box		M	30'h x 25'w
	Zelkova serrata 'City Sprite'	City Sprite Saw Leaf Zelkova	24" Box		M	25'h x 20'w
Secondary Street Trees						
	Lagerstroemia indica 'Catawba'	Catawba Crape Myrtle	24" Box	Standards	L	15'h x 15'w
	Laurus 'Saratoga'	Saratoga Laurel	24" Box	Standards - Min. Branching Height 5' x 3' wide	L	25'h x 20'w
	Magnolia grandiflora 'St. Mary'	St. Mary Magnolia	36" Box	Standards	M	25'h x 25'w
	Magnolia stellata 'Royal Star'	Royal Star Magnolia	36" Box	Standards	M	15'h x 12'w

Note:
1. Refer to White Rock Road Landscape Improvement Plans and Rancho Cordova Parkway Improvement Plans prepared by The HLA Group for tree planting design at public street frontage.
2. A minimum of 30% of all proposed trees shall be evergreen.
3. Additional Primary and Secondary trees may be added to this list per the City of Ranch Cordova Master Street Tree List.
4. Required utility clearances include the following:
   - 4.1. All trees shall be planted at least 6 feet from driveways.
   - 4.2. Large canopy trees shall be 15'-0" clear of all light standards,
   - 4.3. Smaller canopy trees shall be 10'-0" clear of all light standards,
   - 4.4. 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.) but 8' is preferred,
   - 4.5. 15' from fire hydrants,
   - 4.6. 10' from front of stop signs

Fencing Legend

Symbol	Description	Symbol	Description
	Good Neighbor Wood Fence (square symbol). Contractor to verify location/layout with Owner's Representative.		Enhanced Wood Fence/Wood Gate (zig-zag symbol). Contractor to verify location/layout with Owner's Representative.
	Masonry Soundwall per master developer streetscape improvement plans (not a part of these landscape plans).		Tubular Steel Fence (circle symbol). Contractor to verify location/layout with Owner's Representative.

Note: Fencing and soundwall layout is diagrammatic and is intended to show fencing type only. Not a part of these landscape plans.

Rio Del Oro Parcel 66 - by Elliott Homes

Conceptual Landscape Plan

Rancho Cordova, California

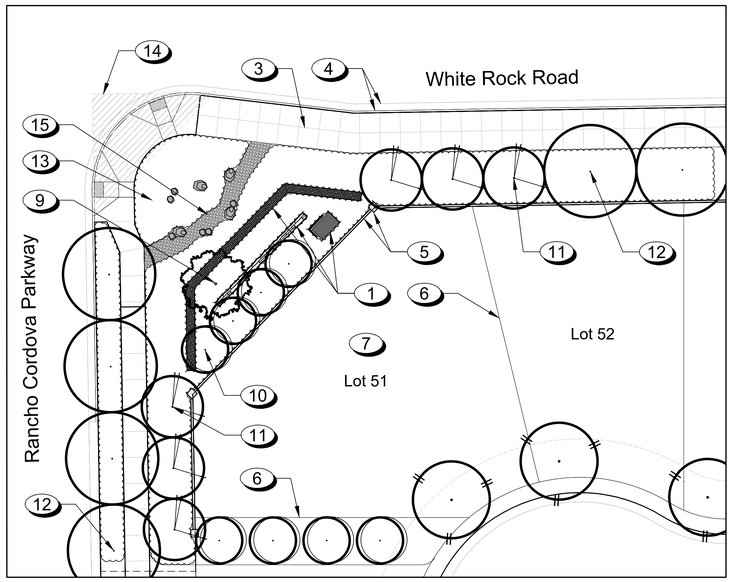
The HLA Group Landscape Architects & Planners, Inc.
555 University Avenue, Suite 154 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com

LICENSED LANDSCAPE ARCHITECT
CRLA 3757
6.30.26
9.25.24
STATE OF CALIFORNIA

September 25, 2024

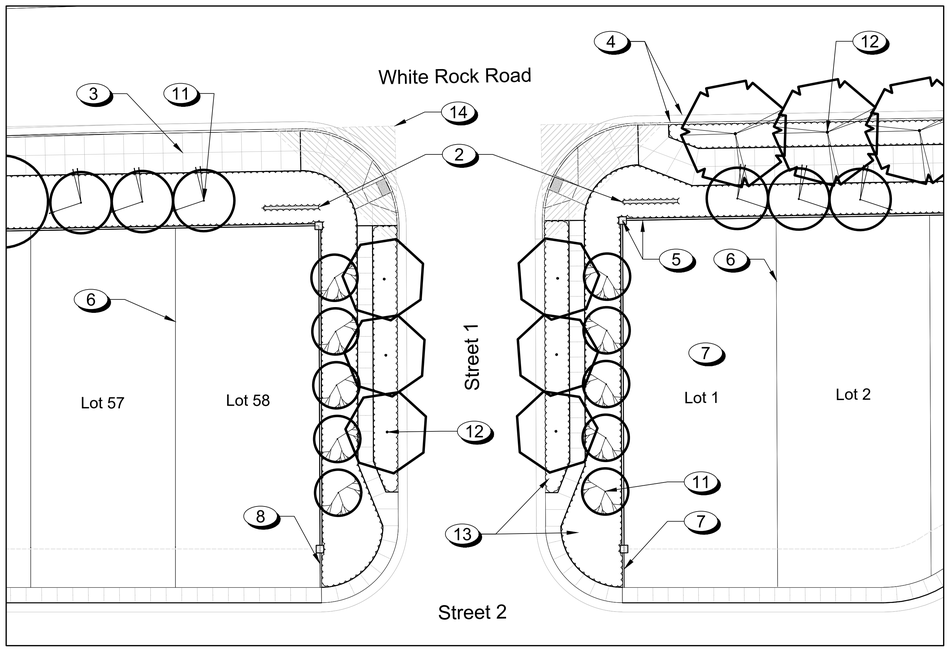
Sheet 1

0' 60' 120' 180'
Scale 1"=60'-0"
42321



Primary Entrance Signage at White Rock Road and Rancho Cordova Parkway - Plan View

Scale: 1" = 20'-0"



Community Entrance at White Rock Road and Street 1 - Plan View

Scale: 1" = 20'-0"

Project Elements Legend

1. Primary Monument Gateway Signage for Rio Del Oro Parcel 66. Primary Monument Sign includes a low gabion retaining wall, sign wall with stone veneer, and vertical sign element. Refer to Parcel 66/67 Sign Program and landscape improvement plans for final design.
2. Typical Village Entry Monument Signage at the Rio Del Oro project entry. Refer to Parcel 66/67 Sign Program and landscape improvement plans for final design.
3. Concrete Sidewalk and trail per Civil Engineer's Plans, typ.
4. Curb and Gutter per Civil Engineer's Plans, typ.
5. Soundwall and Pilasters per Civil Engineer's Plans, typ. Refer to Soundwall and Pilaster Enhancement Elevation, Sheet 4, for Soundwall Coloration and Decorative Pilaster Design.
6. Property Line, typ.
7. Residential Lot, typ.
8. Concrete Mowband at Public/Private Residential Lot property interface, typ.
9. Speciman Oak Tree, typ.
10. Vertical Accent Tree, typ. (Exact species to be determined. Not shown on Tree Legend.)
11. Secondary Street Tree, typ.
12. Primary Street Tree, typ. Type and spacing per the Rio Del Oro Specific Plan and the Rio Del Oro Development Standards and Design Guidelines. Refer to Sheet 1 for more information. Trees planted less than ten feet (10') from paving shall have root barriers no less than 10' on center per tree.
13. Planting area, typ. Proposed plant material selected for long-term maintenance, water-usage, minimal green waste production, drought tolerance, size/growth, and arrangement/location. Plant material selection shall focus on predominately low (with some medium) water-use plantings that are regionally appropriate, hardy, resilient, and aesthetically pleasing. Refer to Plant Legend on Sheet 4 for more information. All planting areas shall be filled with a 3" "walk-on" layer of bark mulch. Pre-emergent herbicide shall be applied in all non-seeded landscape areas. A weed control layer shall be installed in all areas mulched with bark or rock.
14. Site vision triangle per City of Rancho Cordova standards, typ. Plantings within the site visit triangle will not exceed 30" in height at at full maturity.
15. Cobble swale with landscape boulders, typ.

Plant Legend

for Parcel 66 Public Streetscape Frontages

Symbol	Botanical Name	Common Name	Size	Remarks	WUCOLS Water-Use	Mature Size
Shrubs						
AS	Acca sellowiana 'Tharfiona'	Bambina Pineapple Guava	5 gal	-	L	4'h x 4'w
CV	Callistemon viminalis ' Little John'	Little John Bottlebrush	5 gal	-	L	3'h x 3'w
DV	Dietes vegeta 'Variegata'	Variegated Fortnight Lily	5 gal	-	L	3'h x 3'w
FI	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	-	M	2'h x 2'w
HP	Hesperaloe parviflora 'Brakelights'	Red Yucca	5 gal	-	L	2'h x 2'w
LC	Loropetalum chinense 'Suzanne'	Suzanne Chinese Fringe Flower	5 gal	-	M	3'h x 3'w
LE	Loropetalum chinense 'Ever Red'	Ever Red Chinese Fringe Flower	5 gal	-	M	6'h x 6'w
LL	Lomandra longifolia 'Breeze'	Breeze Dwarf Mat Rush	5 gal	-	L	3'h x 3'w
LN	Laurus nobilis 'Little Ragu'	Little Ragu Laurel	5 gal	-	L	5'h x 5'w
ND	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gal	-	L	3'h x 3'w
RU	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorne	5 gal	-	L	4'h x 4'w
TF	Teucrium fruticans 'Azureum'	Azure Bush Germander	5 gal	-	L	4'h x 4'w
XC	Xylosma congestum 'Compacta'	Shiny Xylosma	5 gal	-	L	5'h x 5'w
Groundcover & Vines						
C	Coprosma kirkii 'Variegata'	Striped Coprosma	5 gal	-	L	1'h x 6'w
E	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	1 gal	-	M	1'h x 5'w
R	Rosa 'Meigalpio' PP 17877	Red Drift Rose	2 gal	-	M	2'h x 3'w
A	Rosa 'Meimirrote' PP 23354	Apricot Drift Rose	2 gal	-	M	2'h x 3'w
S	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	1 gal	-	L	1'h x 5'w
W	Westringia fruticosa 'Mundi'	Mundi Coast Rosemary	5 gal	-	L	1'h x 5'w

Note:
Refer to White Rock Road Landscape Improvement Plans and Rancho Cordova Parkway Improvement Plans prepared by The HLA Group for planting design at public street frontage. Additional plants may be added to the improvement plans.

The HLA Group Landscape Architects & Planners, Inc.

555 University Avenue, Suite 154 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com

Rio Del Oro Parcel 66 - by Elliott Homes

Conceptual Landscape Plan

Rancho Cordova, California

LICENSED LANDSCAPE ARCHITECT
CRLA 3757
Signature
6.30.26
renew date
9.25.24
Date
STATE OF CALIFORNIA

September 25, 2024

Sheet 2

Tree and Shrub Photos

Acer buergerianum

Pistacia chinensis 'Keith Davey'

Magnolia grandiflora 'St. Mary'

Ulmus propinqua 'Emerald Sunshine'

Zelkova serrata 'City Sprite'

Abelia grandiflora 'Kaleidoscope'

Acca sellowiana

Callistemon viminalis 'Little John'

Campsis radicans

Coprosma kirkii 'Variegata'

Dietes vegeta 'Variegata'

Juniperus horizontalis 'Blue Chip'

Lavandula angustifolia 'Hidcote Blue'

Lomandra longifolia 'Breeze'

Loropetalum chinense 'Ever Red'

Myoporum parvifolum 'Burgundy Carpet'

Nandina domestica 'Gulf Stream'

Rhaphiolepis umbellata 'Minor'

Rhaphiolepis indica 'Ballerina'

Rosa 'Meidrifora'

Rosmarinus officinalis ' Prostratus'

Tulbaghia violacea 'Silver Lace'

Westringia fruticosa 'Mundi'

Plant Legend
for Parcel 66 Public Streetscape Frontages

Symbol	Botanical Name	Common Name	Size	Remarks	WUCOLS Water-Use	Mature Size
Shrubs						
AS	Acca sellowiana 'Tharfiona'	Bambina Pineapple Guava	5 gal	-	L	4'h x 4'w
CV	Callistemon viminalis ' Little John'	Little John Bottlebrush	5 gal	-	L	3'h x 3'w
DV	Dietes vegeta 'Variegata'	Variegated Fortnight Lily	5 gal	-	L	3'h x 3'w
FI	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	1 gal	-	M	2'h x 2'w
HP	Hesperaloe parviflora 'Brakelights'	Red Yucca	5 gal	-	L	2'h x 2'w
LC	Loropetalum chinense 'Suzanne'	Suzanne Chinese Fringe Flower	5 gal	-	M	3'h x 3'w
LE	Loropetalum chinense 'Ever Red'	Ever Red Chinese Fringe Flower	5 gal	-	M	6'h x 6'w
LL	Lomandra longifolia 'Breeze'	Breeze Dwarf Mat Rush	5 gal	-	L	3'h x 3'w
LN	Laurus nobilis 'Little Ragu'	Little Ragu Laurel	5 gal	-	L	5'h x 5'w
ND	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gal	-	L	3'h x 3'w
RU	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorne	5 gal	-	L	4'h x 4'w
TF	Teucrium fruticans 'Azureum'	Azure Bush Germander	5 gal	-	L	4'h x 4'w
XC	Xylosma congestum 'Compacta'	Shiny Xylosma	5 gal	-	L	5'h x 5'w
Groundcover & Vines						
C	Coprosma kirkii 'Variegata'	Striped Coprosma	5 gal	-	L	1'h x 6'w
E	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	1 gal	-	M	1'h x 5'w
R	Rosa 'Meigalpio' PP 17877	Red Drift Rose	2 gal	-	M	2'h x 3'w
A	Rosa 'Meimirrote' PP 23354	Apricot Drift Rose	2 gal	-	M	2'h x 3'w
S	Rosmarinus officinalis 'Prostratus'	Creeping Rosemary	1 gal	-	L	1'h x 5'w
W	Westringia fruticosa 'Mundi'	Mundi Coast Rosemary	5 gal	-	L	1'h x 5'w

Note:
Refer to White Rock Road Landscape Improvement Plans and Rancho Cordova Parkway Improvement Plans prepared by The HLA Group for planting design at public street frontage. Additional plants may be added to the improvement plans.

Production Home Plant Legend
North & East Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Trees						
T1	Street Tree - refer to Street Tree Legend for tree species and Planting Plan for placement. One (1) street tree shall be planted for standard interior lots. Two (2) additional street trees shall be planted for corner lot configurations.		24" box	8' min. height	Varies	Varies
T2	Arbutus 'Marina'	Marina Strawberry Tree	24" box	Standards	L	20'h x 20'w
	Cercis candensis 'Merlot'	Merlot Eastern Redbud	24" box	Standards	M	15'h x 10'w
	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24" box	Standards	L	20'h x 20'w
	Lagerstroemia indica 'Catawba'	Purple Crape Myrtle	24" box	Standards	L	15'h x 15'w
	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" box	Standards	L	20'h x 20'w
	Magnolia 'Little Gem'	Little Gem Magnolia	24" box	Standards	M	20'h x 15'w
Shrubs, Groundcover & Vines						
A	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gallon		L	8'h x 8'w
	Pittosporum tobira 'Variegatum'	Variegated Mock Orange	5 gallon		M	5'h x 5'w
	Xylosma congestum 'Compacta'	Dwarf Xylosma	5 gallon		L	8'h x 8'w
B	Loropetalum chinense 'Suzanne'	Chinese Fringe Flower	5 gallon	Low Growing var. only	M	3'h x 3'w
	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	5 gallon		L	5'h x 3'w
	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	5 gallon		M	3'h x 4'w
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gallon		L	3'h x 3'w
C	Dianella revoluta 'Coolvista'	Coolvista Flax Lily	1 gallon		L	2'h x 2'w
	Tulbaghia violacea 'Silver Lace'	Variegated Society Garlic	1 gallon		L	2'h x 2'w
	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gallon		M	1.5'h x 1.5'w
D	Campsis radicans	Red Trumpet Vine	5 gallon	Staked 15' O.C., train to fence	L	25'h x 10'w
E	Coprosma pumila 'Verde Vista'	Mirror Plant/Coprosma	1 gallon	48" O.C.	L	2'h x 6'w
	Myoporum parvifolium 'Burgundy Carpet'	Burgundy Carpet Myoporum	1 gallon	48" O.C.	L	.5'h x 6'w
	Grevillea lanigera 'Mt. Tamboritha'	Groundcover Woolly Grevillea	1 gallon	48" O.C.	L	2'h x 5'w
Turf						
F	Sodded Turf: 90/10 Dwarf-Type Tall Fescue/Kentucky Bluegrass Blend				H	

Note:
This is a sample plant palette for the production home landscape plans. Additional plants may be added by Landscape Architect to the Front Yard Production Home Improvement plans as required to meet design intent of these documents.

Production Home Plant Legend
South & West Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Trees						
T1	Street Tree - refer to Street Tree Legend for tree species and Planting Plan for placement. One (1) street tree shall be planted for standard interior lots. Two (2) additional street trees shall be planted for corner lot configurations.		24" box	8' min. height	Varies	Varies
T2	Arbutus 'Marina'	Marina Strawberry Tree	24" box	Standards	L	20'h x 20'w
	Cercis canadensis 'Merlot'	Merlot Eastern Redbud	24" box	Standards	M	15'h x 10'w
	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24" box	Standards	L	20'h x 20'w
	Lagerstroemia indica 'Catawba'	Purple Crape Myrtle	24" box	Standards	L	15'h x 15'w
	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" box	Standards	L	20'h x 20'w
	Magnolia 'Little Gem'	Little Gem Magnolia	24" box	Standards	M	20'h x 15'w
Shrubs, Groundcover & Vines						
A	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gallon		L	8'h x 8'w
	Acca sellowiana	Pineapple Guava	5 gallon		L	10'h x 10'w
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 gallon		L	10'h x 10'w
B	Nandina domestica 'Lemon-Lime'	Lemon Lime Heavenly Bamboo	5 gallon		L	3'h x 3'w
	Dietes vegata 'Variegata'	Variegated Fortnight Lily	5 gallon		L	3'h x 3'w
	Rhapiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gallon		M	2'h x 3'w
	Callistemon viminalis 'Little John'	Little John Dwarf Bottlebrush	5 gallon		L	3'h x 5'w
C	Pennisetum alopecuroides	Dwarf Fountain Grass	1 gallon	dwarf var. only	L	3'h x 3'w
	Carex testacea 'Praire Fire'	Prairie Fire Sedge	1 gallon		M	2'h x 2'w
	Lavendula angustifolia 'Hidcote Blue'	Hidcote Blue Lavender	1 gallon		L	2'h x 2'w
D	Macfadyena unguis-cati	Yellow Trumpet Vine	5 gallon	Staked 15' o.c., train to fence	L	25'h x 15'w
E	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	1 gallon	48" O.C.	L	1'h x 8'w
	Myoporum parvifolium 'Burgundy Carpet'	Burgundy Carpet Myoporum	1 gallon	48" O.C.	L	.5'h x 6'w
	Rosa 'Coral Drift'	Pink Groundcover Drift Rose	2 gallon	48" O.C. Drift variety ONLY	M	1.5'h x 2.5'w
Turf						
F	Sodded Turf: 90/10 Dwarf-Type Tall Fescue/Kentucky Bluegrass Blend				H	

Note:
This is a sample plant palette for the production home landscape plans. Additional plants may be added by Landscape Architect to the Front Yard Production Home Improvement plans as required to meet design intent of these documents.

Irrigation System Note

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

Soundwall and Pilaster Enhancements Legend

1. Beveled Basalite Proto II Crown Wall Cap. Color: W1 (Premium). Texture: Precision.*
2. Basalite Proto II CMU. Size of CMU wall block shall be determined by Civil Engineer. Color: 345* (Standard). Texture: Split Face - Streetscape Side, Precision - Residential Side.
3. Square decorative pilaster with stone veneer. Veneer manufacturer: Creative Mines. Type: Craft Peak Veneer. Style: Mountainlion. Veneer type and style subject to change to better complement soundwall and wall cap colors.*
4. Custom pilaster cap with beveled edge. Cap manufacturer: Handalstone. Color: Neutral color* to complement stone veneer and wall color. Finish: Stone.
5. Structural design of soundwall per Civil Engineer's Plans (not shown). Height as required by Environmental Study.

Fencing Legend

A. 6'-0" Tubular Steel Metal Fence per the Rio Del Oro Landscape Design Guidelines.

B. 6'-0" Enhanced Wood Fence with 1'x6' fence boards, 2"x6" cap, 1" x 4" top and bottom trim, and 4"x4" wood posts. Wood shall not be painted or stained unless required by Developer.

C. 6'-0" "Good Neighbor" style fence with 1'x6' dog-earred fence boards and 4"x4" wood posts. Wood shall not be painted or stained unless required by Developer.

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

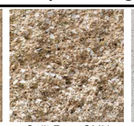
Pilaster Veneer & Cap Enlargement

Craft Peak Ledge Mountainlion Veneer

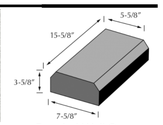
Handalstone Pilaster Cap (color per legend)

CMU & Wall Cap Enlargement

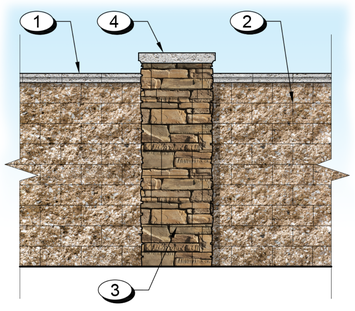
Precision CMU Color 345


Split Face CMU Color 345

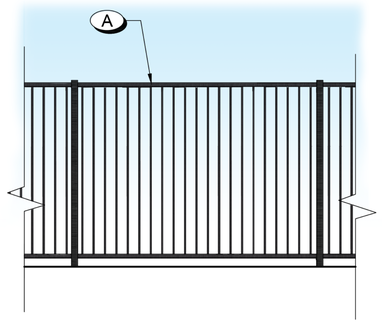
Precision CMU Color W1



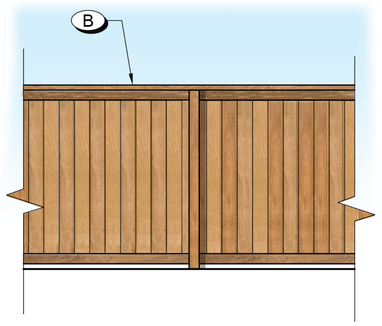
Beveled Wall Cap



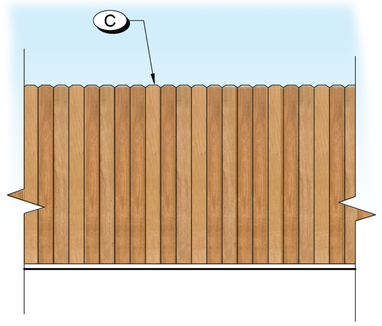
Soundwall and Pilaster - Elevation
Scale: 1/2" = 1'-0"



Tubular Steel Fence - Elevation
Scale: 1/2" = 1'-0"



Enhanced Wood Fence - Elevation
Scale: 1/2" = 1'-0"



Interior Wood Fence - Elevation
Scale: 1/2" = 1'-0"

Rio Del Oro Parcel 66 - by Elliott Homes

Conceptual Landscape Plan

Rancho Cordova, California

The HLA Group Landscape Architects & Planners, Inc.

555 University Avenue, Suite 154 / Sacramento, California 95825
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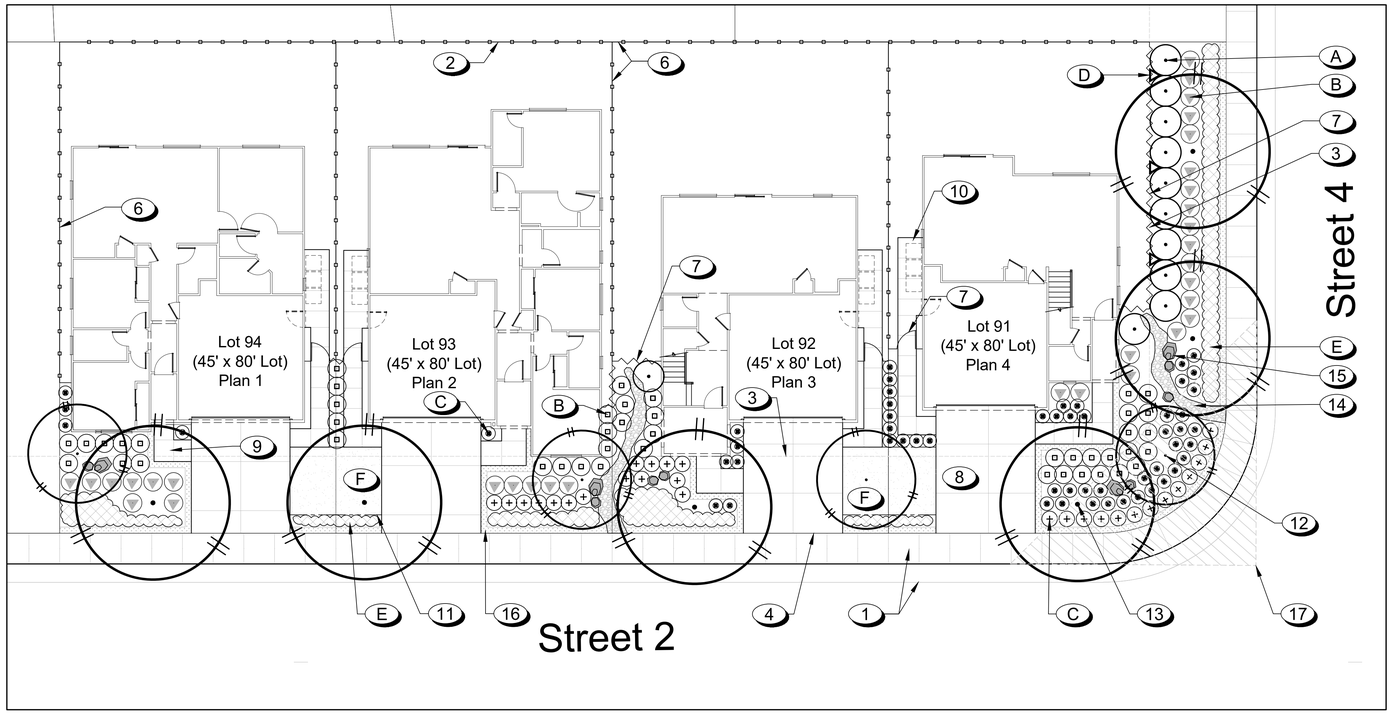
LICENSED LANDSCAPE ARCHITECT
GREGORY P. TASSINARI
CRLA 3757
Signature
6.30.26
Renewal Date
9.25.24
Date
STATE OF CALIFORNIA

September 25, 2024

Sheet 3



Parcel 66 - Typical 45' x 80', Lots 91-94

Scale: 1" = 10'-0"

Project Elements Legend

1. Concrete sidewalk, curb, and gutter per Civil Engineer's Plans, typ.
2. Property line, typ.
3. Public utility easement, typ.
4. Right of Way (at back of walk), typ.
5. Utilities, typ, (Sewer, Storm Drain, Domestic Water, etc.)
6. Interior wood fence, typ. (Square symbol).
7. Enhanced wood fence and gate, typ. (Zig-zag symbol).
8. Concrete driveway, typ.
9. Concrete walk, typ.
10. Trash enclosure area behind fence, typ.
11. Redwood header, typ.
12. Accent / Specimen Tree, typ.
13. Primary Street Tree, typ. Type and spacing per the Rio Del Oro Specific Plan and the Rio Del Oro Development Standards and Design Guidelines. Refer to Sheet 1 for more information. Trees planted less than ten feet (10') from paving shall have root barriers no less than 10' on center per tree.
14. Cobble swale, typ. Swale shall serve as a decorative and functional drainage feature, comprised of river cobble, with an organic layout.
15. Landscape boulders, typ.
16. Decorative gravel banding, typ. Gravel shall be neutral (i.e. tans) in color.
17. Clear vision triangle per City of Rancho Cordova requirements, typ.

Shrub Key

- A Foundation shrub, typ.
- B Medium size mid-ground shrub, typ.
- C Small foreground shrub, typ.
- D Vine, typ.
- E Groundcover, typ.
- F Turf, optional, typ.

Production Home Plant Legend
North & East Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Trees						
T1	Street Tree - refer to Street Tree Legend for tree species and Planting Plan for placement. One (1) street tree shall be planted for standard interior lots. Two (2) additional street trees shall be planted for corner lot configurations.		24" box	8' min. height	Varies	Varies
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	Cercis candensis 'Merlot'	Merlot Eastern Redbud	24" box	Standards	M	15'h x 10'w
	Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa	24" box	Standards	L	20'h x 20'w
	Lagerstroemia indica 'Catawba'	Purple Crape Myrtle	24" box	Standards	L	15'h x 15'w
	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" box	Standards	L	20'h x 20'w
	Magnolia 'Little Gem'	Little Gem Magnolia	24" box	Standards	M	20'h x 15'w
Shrubs, Groundcover & Vines						
A	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	5 gallon		L	8'h x 8'w
	Pittosporum tobira 'Variegatum'	Variegated Mock Orange	5 gallon		M	5'h x 5'w
	Xylosma congestum 'Compacta'	Dwarf Xylosma	5 gallon		L	8'h x 8'w
B	Loropetalum chinense 'Suzanne'	Chinese Fringe Flower	5 gallon	Low Growing var. only	M	3'h x 3'w
	Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	5 gallon		L	5'h x 3'w
	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	5 gallon		M	3'h x 4'w
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5 gallon		L	3'h x 3'w
C	Dianella revoluta 'Coolvista'	Coolvista Flax Lily	1 gallon		L	2'h x 2'w
	Tulbaghia violacea 'Silver Lace'	Variegated Society Garlic	1 gallon		L	2'h x 2'w
	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gallon		M	1.5'h x 1.5'w
D	Campsis radicans	Red Trumpet Vine	5 gallon	Staked 15' O.C., train to fence	L	25'h x 10'w
E	Coprosma pumila 'Verde Vista'	Mirror Plant/Coprosma	1 gallon	48" O.C.	L	2'h x 6'w
	Myoporum parvifolium 'Burgundy Carpet'	Burgundy Carpet Myoporum	1 gallon	48" O.C.	L	.5'h x 6'w
	Grevillea lanigera 'Mt. Tamboritha'	Groundcover Woolly Grevillea	1 gallon	48" O.C.	L	2'h x 5'w
Turf						
F	Sodded Turf: 90/10 Dwarf-Type Tall Fescue/Kentucky Bluegrass Blend				H	

Note:
This is a sample plant palette for the production home landscape plans. Additional plants may be added by Landscape Architect to the Front Yard Production Home Improvement plans as required to meet design intent of these documents.

Production Home Plant Legend
South & West Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wat. Use	Mature Size
Trees						
T1	Street Tree - refer to Street Tree Legend for tree species and Planting Plan for placement. One (1) street tree shall be planted for standard interior lots. Two (2) additional street trees shall be planted for corner lot configurations.		24" box	8' min. height	Varies	Varies
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	Lagerstroemia indica 'Catawba'	Purple Crape Myrtle	24" box	Standards	L	15'h x 15'w
	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" box	Standards	L	20'h x 20'w
	Magnolia 'Little Gem'	Little Gem Magnolia	24" box	Standards	M	20'h x 15'w
Shrubs, Groundcover & Vines						
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	Acca selowiana	Pineapple Guava	5 gallon		L	10'h x 10'w
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 gallon		L	10'h x 10'w
B	Nandina domestica 'Lemon-Lime'	Lemon Lime Heavenly Bamboo	5 gallon		L	3'h x 3'w
	Dietes vegata 'Variegata'	Variegated Fortnight Lily	5 gallon		L	3'h x 3'w
	Rhapiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gallon		M	2'h x 3'w
	Callistemon viminalis 'Little John'	Little John Dwarf Bottlebrush	5 gallon		L	3'h x 5'w
C	Pennisetum alopecuroides	Dwarf Fountain Grass	1 gallon	dwarf var. only	L	3'h x 3'w
	Carex testacea 'Praire Fire'	Prairie Fire Sedge	1 gallon		M	2'h x 2'w
	Lavendula angustifolia 'Hidcote Blue'	Hidcote Blue Lavender	1 gallon		L	2'h x 2'w
D	Macfadyena unguis-cati	Yellow Trumpet Vine	5 gallon	Staked 15' o.c., train to fence	L	25'h x 15'w
E	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	1 gallon	48" O.C.	L	1'h x 8'w
	Myoporum parvifolium 'Burgundy Carpet'	Burgundy Carpet Myoporum	1 gallon	48" O.C.	L	.5'h x 6'w
	Rosa 'Coral Drift'	Pink Groundcover Drift Rose	2 gallon	48" O.C. Drift variety ONLY	M	1.5'h x 2.5'w
Turf						
F	Sodded Turf: 90/10 Dwarf-Type Tall Fescue/Kentucky Bluegrass Blend				H	

Note:
This is a sample plant palette for the production home landscape plans. Additional plants may be added by Landscape Architect to the Front Yard Production Home Improvement plans as required to meet design intent of these documents.

Turf Location Note

A 24" groundcover planting strip is currently designed between the public sidewalk and turf area in the front yards of all lots within Parcel 66. However, this plan set does not exclude the Developer from installing turf directly adjacent to the public sidewalk as long as the final irrigation and planting design complies with the Maximum Applied Water Allowance (MAWA) for that particular lot as well as the requirements of the State of California Model Water Efficient Landscape Ordinance.

Tree Location Note

Contractor shall ensure all trees are planted at least 6 feet from driveways in field. Shown plans are conceptual in nature, and are meant to show design intent.

Shrub Location Note

Contractor shall ensure all shrubs taller than 5' shall not be planted under tree canopies. Contractor has the ability to change the corner lot "A" shrubs along the fence to a "B" shrub if the height restrictions cannot be met. Shown plans are conceptual in nature, and are meant to show design intent.

The HLA Group Landscape Architects & Planners, Inc.

555 University Avenue, Suite 154 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com

Rio Del Oro Parcel 66 - by Elliott Homes

Conceptual Landscape Plan

Rancho Cordova, California

LICENSED LANDSCAPE ARCHITECT
CRLA 3757
Signature
6.30.26
Revised Date
9.25.24
Date
STATE OF CALIFORNIA

September 25, 2024

Sheet 4

CONDITIONS OF APPROVAL		**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
On-Going Conditions				
1.	The approved entitlement is for a Major Design Review Amendment Permit for Coloma at RDO Parcel 66 to include two additional floor plan types which will provide a total of six residential floor plans with three elevations and preliminary landscape plans. Project PLND-1125-0143 to amend previously approved Project PLND-0824-0102.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's	General	On-Going	Planning

CONDITIONS OF APPROVAL		Category	Timing/ Implementation	Enforcement/ Monitoring
	responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
6.	The Applicant shall comply with the Rio Del Oro Specific Plan EIR Mitigation Monitoring Reporting Plan (MMRP).	Environmental	On-Going	Planning
7.	Prior to submitting for building permits, an updated Design Booket for Coloma at Rio Del Oro shall be provided to the Planning Division to include Plan 5 and Plan 6 and shall be consistent with the approved plans.	General	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
9.	Standard Building & Safety submittals and permits are required to be submitted to the Building Division.	Building Permits	On-Going	Building
10.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
11.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
12.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Infrastructure	On-Going	Public Works

CONDITIONS OF APPROVAL		**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
13.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Easements	On-Going	SMUD
14.	The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.	Facility Disclosure	On-Going	SMUD
15.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applciant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Relocation or Removal	On-Going	SMUD
16.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Future Facility	On-Going	SMUD
17.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Irrevocable Offer of Dedication	On-Going	SMUD
18.	Water Supply will be provided by the Sacramento County Water Agency	Water Supply	On-Going	Sacramento County Water Agency
Prior to Issuance of Building Permit				
19.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Department. Master Plans shall include all architectural details and materials consistent with the approved design review packet.	Landscape and architecture	Prior to Issuance of Building Permit	Planning

CONDITIONS OF APPROVAL		**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
20.	The Final Landscape Plan shall include the addition of weed barrier installed in all Front yards and include street side yards for all corner lots prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning
21.	The following criteria will be used to ensure the project meets the adopted design guidelines: • Two of the same architectural styles or color schemes shall not be placed next to each other. • No two of the same floor plans may be placed next to each other, unless they have different elevations. • All secondary material located along side elevations of homes shall extend a minimum of 4 feet in width. • All trim around architectural features, windows, doors, vents, gables and corbels shall be painted on all sides. Shutters shall be proportionate to the window size. • Ground-mounted or roof-mounted mechanical equipment shall be screened from adjacent properties and/or public view. • Any structure placed on a corner lot will be required to have the setbacks for corner lots, as described in the Rancho Cordova Municipal Code. • Home elevations visible from a public right of way, trail, or open space shall provide enhanced features, as outlined in the approved design booklet. • Garage doors for all elevations shall include windows/translucent features consistent with the Design Booklet (Exhibit A).	Plan Layout and Architecture	Prior to Issuance of Building Permit	Planning
22.	Single-Family homes that are adjacent to the Greenbelt (Lot F) and pedestrian pathways Lot D and Lot E, shall have open and transparent wrought iron fencing for enhanced visibility and security.	Special Fencing Requirements	Prior to Issuance of Buidling Permit	Planning

CONDITIONS OF APPROVAL		**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
23.	The following outstanding landscaping comment must be addressed as part of the final landscape plan prior to issuance of Master Plan Building Permits: • Provide more information about the cobble swale, landscape boulders, and decorative gravel banding. • For cobble swale and gravel -specify the type, size (min and max) and depth of placement. • For boulders – specify type and size.	Landscaping	Prior to Issuance of Building Permit	Planning
24.	Install [public] improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Infrastructure	Prior to Issuance of Building Permit	Public Works
25.	Prior to issuance of the first building permit within the Tentative Map: All streets and improvements shown on the Tentative Map, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to occupancy all streets and improvements shown on the Tentative Map shall be fully constructed and completed to the satisfaction of the City Engineer.	Infrastructure	Prior to Issuance of the First Building Permit within the TM	Public Works
26.	All building structures shall conform to building set backs from property lines and ROW as specified in the Specific Plan and Section 4 of the Sacramento County Improvement Standards.	Structures	Prior to Issuance of Building Permits	Public Works
27.	Sac Metro Air District recommends that this project utilize a certified cool roof and cool pavement product to reduce the area's urban heat island effect. Also, all projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction.	Roofing	Prior to Issuance of Building Permit	Sacramento Metro Air Quality Management District

CONDITIONS OF APPROVAL		**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
28.	Certificate of Release (COR) plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for the following structures: 1) Single-family dwellings, duplexes, ADU's and manufactured homes that meet the following: • If the new dwelling exceeds 3,599 square feet • Constructed where no public water is available • Have the furthest point of the habital structure more than 150 feet from a public paved road. • Undergo an alteration/addition that results in an increase of 50 percent or more, and the final total area is over 3,599 square feet. Note: mobile homes and manufactured housing of any size require a COR from the Fire District.	Certificate of Release	Prior to Issuance of Building Permit	Sacramento Metro Fire
29.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to issuance of Building Permits	Fire
30.	This project will require a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenantces from this subject and other upstream areas and shall be done in accordance with SASDs' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" bases unlessa approved by SASD in advance and in compliance with SASD Design Standards.	Sewer Study	Prior to issuance of Building Permits	Sacramento Sewer District

CONDITIONS OF APPROVAL		**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
31.	Development phases submitted for new service should include all lots fronting streets.	Project Phasing	Prior to issuance of Building Permits	SMUD
32.	Applicant shall include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	Project Phasing	Prior to Issuance of Building Permit	SMUD
33.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilties.	Project Phasing	Prior to Issuance of Building Permit	SMUD
34.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street right-of-ways.	Overhead and/or Underground Easement	Prior to Issuance of Building Permit	SMUD
35.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Ingress and Egress Dedication	Prior to Issuance of Building Permit	SMUD
36.	The Applicant shall dedicate 25-foot easement for future 69kV routes that will be requried to connect the new substation into SMUD's Distribution System. Associated future overhead 69kV will be isntalled along Collector A and International Drive. The proposed 69kV circuit will be along Collector A street, which will be the east side of this property and on the west side of Collector A street. If a 12.5-foot Public Utility Easement (PUE) is also required along these streets, the 12.5-foot PUE will be located directly adjacent to the street right-of-way, with the 20-foot 69kV easement directly adjacent to the PUE.	Future 69kV Route Easements	Prior to Issuance of Building Permit	SMUD
37.	Subdivision layouts with unpaired adjacent driveways requiring single service boxes for each parcel shall require the applicant to conduct a pre-engineering meeting all utilities to ensure property space is clear and available for transformers and equipment.	Clearance for Transformers and Equipment	Prior to Issuance of Building Permit	SMUD

CONDITIONS OF APPROVAL		**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
38.	Structural setbacks less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Structural Setbacks	Prior to Issuance of Building Permit	SMUD
39.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Utility Clearance	Prior to Issuance of Building Permit	SMUD
40.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.	Siting Requirements	Prior to Issuance of Building Permit	SMUD
41.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval or Final Map approval.	Water Service	Prior to Issuance of Building Permit	Sacramento County Water Agency
42.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Abandoned Wells	Prior to Issuance of Building Permits	Sacramento County Water Agency

CONDITIONS OF APPROVAL		**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
43.	No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot wide water main easements shall be dedicated for the portion outside of ROW. The crossing shall be be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense.	Water Supply Mains	Prior to Issuance of Building Permits	Sacramento County Water Agency
44.	Prior to the issuance of any building permits for the project, the project Developer/Owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Zone 40 Development Fees	Prior to Issuance of Building Permit	Sacramento County Water Agency
45.	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).	Landscaping	Prior to Issuance of Building Permit	Sacramento County Water Agency
Prior to Final Inspection				
46.	Property Owner/Developer shall record Covenants, Conditions and Restrictions (CC&Rs) in a form approved by the City that names the City as a third-party beneficiary with rights and without obligation to, enforce the CC&Rs. The CC&Rs shall contain, at a minimum, certain provisions and references to the City's Property Maintenance Code and prohibit the parking of trailers, boats or recreational vehicles in the driveway or on the public street.	Record CC&Rs	Prior to Issuance of 1st Building Permit	Planning

CONDITIONS OF APPROVAL		Category	Timing/ Implementation	Enforcement/ Monitoring
47.	A concrete path shall be installed by the developer from the driveway to the side yard along with a concrete pad area for the storage of garbage receptacles behind the fence line. The pathway shall connect to the mandoor, in addition to providing an area for receptacle storage.	Outdoor area	Prior to Final Building Inspection	Planning
48.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to Final Building Inspection	Planning
49.	All corner lots (including those with landscape lots), as well as lots adjacent to Lots D & E, shall have enhanced side and rear elevations. Homes that back up to Rancho Cordova Parkway, White Rock Road, and Lot F, shall include enhanced rear elevations. Enhancements shall be as shown in the approved Project Plans.	Enhanced Elevations	Prior to Final Building Inspection	Planning
50.	RCPD has the following recommendations for the final product of the Rio Del Oro Parcel 66 Design Review. • Landscaping should be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fences and property lines under vulnerable windows. • Vertical wrought-iron fencing materials should be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition, this will maek those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes. • If a walkway is to be installed, the paved or walking area shall be a minimum width of 12 feet, to allow	Police Safety Recommendations	Prior to Final Building Inspection	Rancho Cordova Police Department

CONDITIONS OF APPROVAL		Category	Timing/ Implementation	Enforcement/ Monitoring
	public safety vehicles direct access to the walkway. The opening of the easement shall be accessible to public safety vehicles using a “knox box” or similar locking device. • There should be on-street and driveway lighting to allow for adequate visibility by residents, law enforcement, passerby during nighttime hours			
51.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to Final Building Inspection	Fire
52.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to Final Building Inspection	Fire
ADVISORY				
53.	The installation of security gates across a fire apparatus access road shall be authorized by the Chief and meet the requirements of The County Emergency Access Gates and Barriers Standard. Plans shall be submitted prior to installation.	Fire		
54.	To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	SASD		
55.	The owner must contact the Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	SASD		

CONDITIONS OF APPROVAL		**Category**	**Timing/ Implementation**	**Enforcement/ Monitoring**
56.	SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one buildgin in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	SASD		

MEMORANDUM

ITEM 6.2.

DATE: March 25, 2026

TO: Planning Commission Members

FROM: Lindsay Morrow, Senior Environmental Planner

SUBJECT: **STEELRIDGE SPECIFIC PLAN AMENDMENT AND TENTATIVE SUBDIVISON MAP AMENDMENT - PROJECT NO. PLND-0625-0132 (EXEMPT PURSUANT TO SECTION 15183 "PROJECT CONSISTENT WITH A COMMUNITY PLAN OR ZONING" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES) – NORTHEAST CORNER OF RANCHO CORDOVA PARKWAY AND KIEFER BOULEVARD, WITHIN THE SUNCREEK SPECIFIC PLAN AREA**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Michael Gregory Trevor 2003 Irrevocable Trust; Amy Irene Trevor 2003 Irrevocable Trust; James Henry Trevor 2003 Irrevocable Trust; William Randolph Trevor 2003 Irrevocable Trust; Shannon K. Gilmartin 2003 Irrevocable Trust; Heather C. Gilmartin 2003 Irrevocable Trust; Robert A. Gilmartin and Barbara A. Gilmartin 2003 Irrevocable Trust	Taylor Morrison, LLC 81 Blue Ravine Rd Ste 220 Folsom, CA 95630

PROJECT:	The applicant requests approval of a Specific Plan Amendment and the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment. The Specific Plan Amendment would revise the land use designations to reduce Compact Medium Density Residential (CMDR) and Low Density Residential (LDR) and increase Medium Density Residential (MDR) in the southern portion of the Suncreek Specific Plan Area. The amended large lot map will create 26 large lots to facilitate future property transfers, phasing and development of the project. The amended small lot map would subdivide 240 acres into 853 parcels, change the lot sizes of the single family lots in the southern portion of the plan area and zone the lots for MDR.
FILE:	PLND-0625-0132
LOCATION:	Northeast corner of Rancho Cordova Parkway and Kiefer Boulevard, within the Suncreek Specific Plan area
APN:	067-0100-017, 025, 026
PLANNER:	Lindsay Morrow, Senior Environmental Planner

RECOMMENDATION

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

1. Determine the project Exempt from CEQA per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified; and
2. Waive the first reading and introduce an Ordinance for the Specific Plan Amendment to the Suncreek Specific Plan; and
3. Adopt the Resolution approving the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment with associated exhibits.

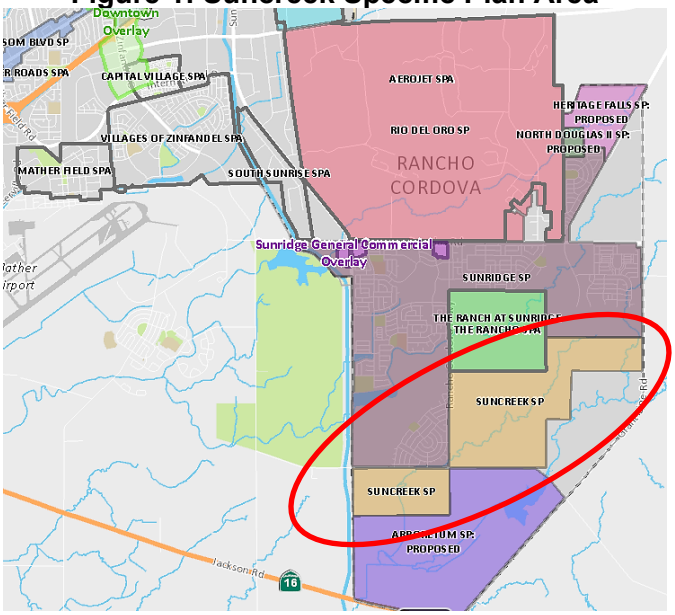
RESULT OF RECOMMENDED ACTION

The Ordinance and Resolution will be scheduled for a public hearing at the next regular City Council meeting. The City Council will make a determination on the Resolution and 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 Specific Plan Amendment would amend the Suncreek Specific Plan to change the Low Density Residential (LDR) and Compact Medium Density Residential (CMDR) to Medium Density Residential (MDR) land use designations in the Plan Area. Additionally, adoption of the above-referenced resolution and ordinance would allow the applicant to submit for final maps and necessary improvement plans and building permits to begin grading of the proposed project site and associated infrastructure.

BACKGROUND

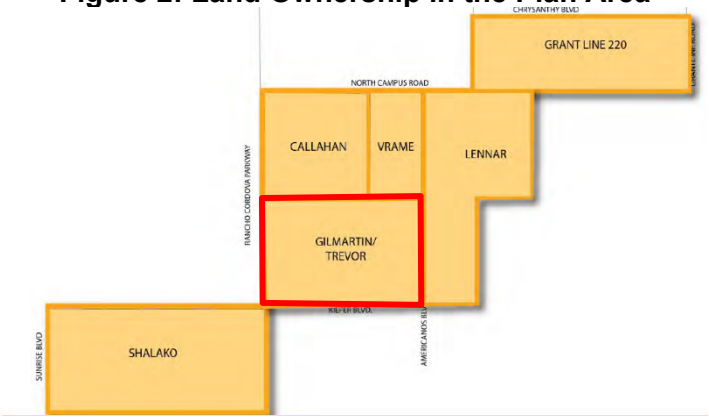
The Suncreek Specific Plan was approved in 2013 and is located west of Grant Line Road and East of Sunrise Boulevard, as shown in **Figure 1**. The Suncreek Specific Plan provides a blueprint for a mixed-use development with a combination of residential uses, employment-generating uses, retail and retail supporting services, and recreational and preserve uses.

Figure 1: Suncreek Specific Plan Area



The Suncreek area is split into different ownership areas as shown in **Figure 2.** The Steelridge property (previously referred to as Trevor Gilmartin and Jaeger Ranch) is outlined in red.

Figure 2: Land Ownership in the Plan Area



Previous amendments to the Suncreek Specific Plan include the following:

2020 Specific Plan Amendment: Several major amendments were made including updating the drainage study, which resulted in a reduced number and size of drainage basins, transferring land use acres and densities, and decreasing the overall unit count by 200.

2021 Specific Plan Amendment: Removed areas that showed a gated, age-restricted community and re-introduce a school site that was previously removed.

2022 Administrative Specific Plan Amendment: Minor amendment that increased the number of dwelling units by 18 units. The total dwelling units for Suncreek is 4,646.

2022 Specific Plan Amendment and Affordable Housing Plan Agreement Amendment: Amendment to subdivide 240 acres into 878 parcels that increased the number of dwelling units by 18 units in the Trevor Gilmartin portion of the Plan Area. The total dwelling units for Suncreek is 4,646. Revised the corresponding tables regarding the increase of 18 lots: required park land, land use table, etc.

ANALYSIS

Specific Plan Amendment

The Specific Plan Amendment would result in a reduction of CMDR and LDR land use designations and an increase in MDR in the southern portion of the Plan Area, as shown below in **Figure 3.** As summarized in **Table 1**, the amendment would change 19.8 acres of LDR (2.1-6.0 du/ac) and 11.8 acres of CMDR (12.1-18 du/ac) to MDR**,** consistent with other subdivisions in the surrounding area. The acreages of all other land use types would be unchanged, with the exception of major roads, which would be increased by 0.6 acres to accommodate for slight revisions to the streets and landscape parcels adjacent to the HDR parcels, and the transfer of 0.4 acre from the community park site to the school site to match the requirements for Quimby in lieu fees.

The Specific Plan Amendment does not result in any substantial changes to previously

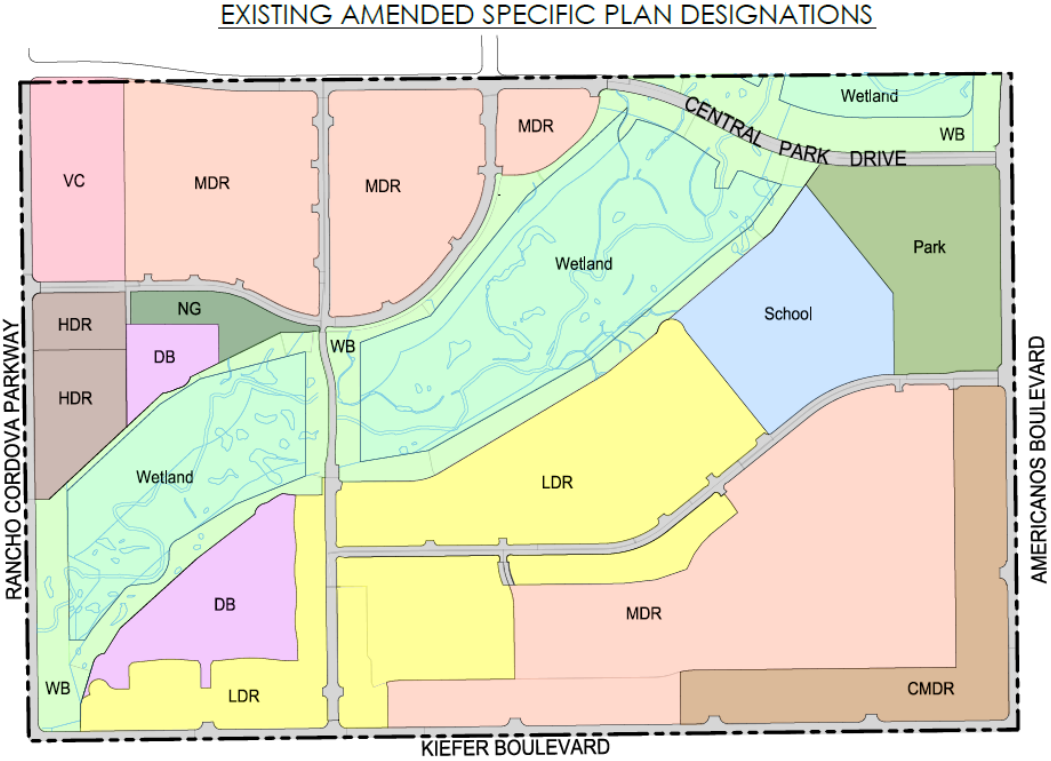
approved roadways, trails, open space or parks, or signage concepts. The total number of proposed dwelling units is consistent with the previously approved (2022) tentative subdivision map, and would remain the same (810 single family units, and 950 total dwelling units) within the Steelridge property.

With the proposed changes in land use designations, the maps, and tables within the Suncreek Specific Plan that refer to the Steelridge (previously Trevor Gilmartin) project area will be revised, as needed. The proposed revisions are provided in redline/strikeout in Attachment 4 (Exhibit A to the Ordinance – Specific Plan Amendment Redlines). Key amendments to the Suncreek Specific Plan document include:

- **Updated Maps throughout**, to reflect re-arrangement of land use designations in the Steelridge project area (per **Figure 3** below).
- **Page I.3-14:** Modifications to Table 3-3 regarding the Land Use Summary to update acreage and density per acre for each land use category to reflect changes within the Steelridge project area.
- **Page I.3-16:** Modifications to Table 3-4 regarding the Land Use by Owner to update acreage, number of dwelling units, etc. for each land use category to reflect changes within the Steelridge project area.
- **Page I.7-4**: Modifications to Section 7.2.1, 7.2.3, and Tables 7-1 and 7-2 updating revised population estimates and required Quimby Park requirements and neighborhood green/park area dedication requirements in the Suncreek Specific Plan Area.

Chapter 23.152 of the Rancho Cordova Municipal Code requires specific findings to approve a Specific Plan Amendment. As shown in Attachment 3 (Ordinance), all applicable findings have been met supporting the Specific Plan Amendment.

Figure 3: Existing and Proposed Specific Plan Land Use Designations



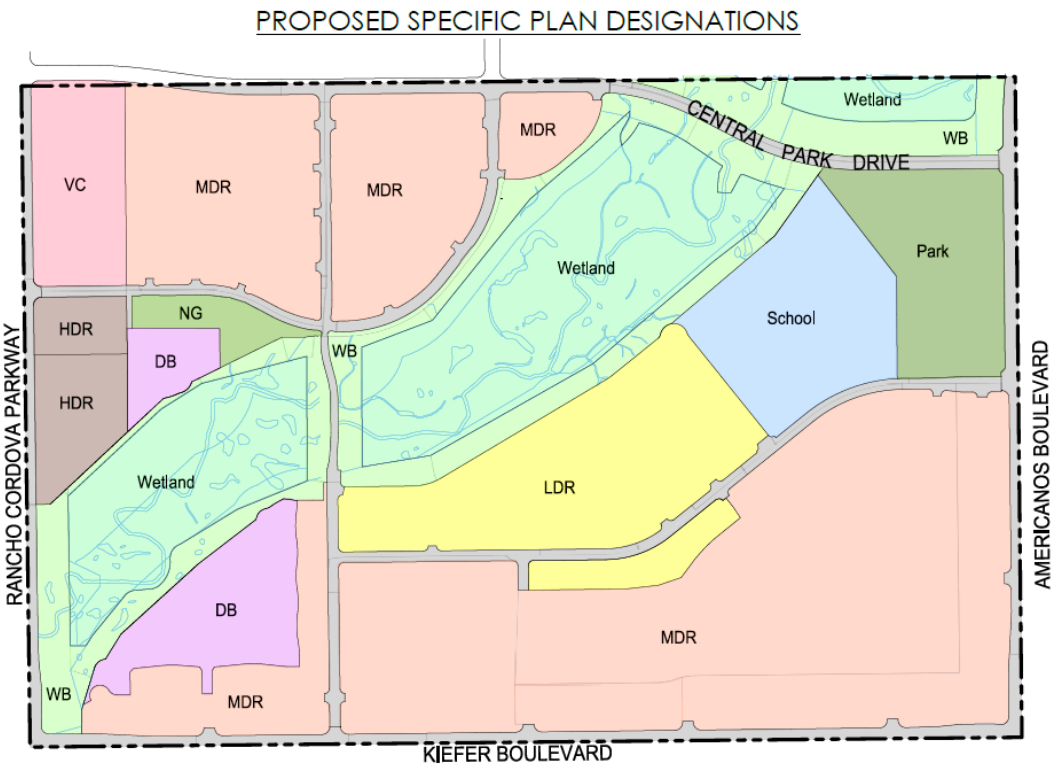


Table 1: Steelridge Land Use Summary

Specific Plan Designation (SCSP)	Land Use	Existing Acreage (net)	Proposed Acreage (net)	Difference
LDR	Single Family Residential (2.1-6.0 DU/AC)	35.8	19.8	-16.0
MDR	Single Family Residential (6.1-12 DU/AC)	61.6	88.8	27.2
CMDR	Single Family Residential (12.1-18 DU/AC)	11.8	0.0	-11.8
HDR	High Density Residential	5.8	5.8	0.0
CS	Community Services (School)	11.0	11.7	0.7
PQP	Public/Quasi-Public	0.0	0.0	0.0
DB	Detention Basin	9.8	9.8	0.0
POS	Parks	10.4	10.0	-0.4
POS	Neighborhood Green	2.3	2.3	0.2
POS	Natural Resources	39.0	39.0	0.0
VC	Village Center	6.8	6.8	0.0
-	Major Roads	23.5	24.1	0.6
Total		**240.1**	**240.1**	**0**

Large Lot Tentative Subdivision Map Amendment

The applicant has proposed a large lot tentative subdivision map for the Steelridge area to create 26 large lots to facilitate future property transfers, phasing, and development of the project. The proposed large lot map is shown in **Figure 4**. Land Use designations are shown in **Table 2**.

Figure 4: Proposed Steelridge Large Lot Tentative Subdivision Map

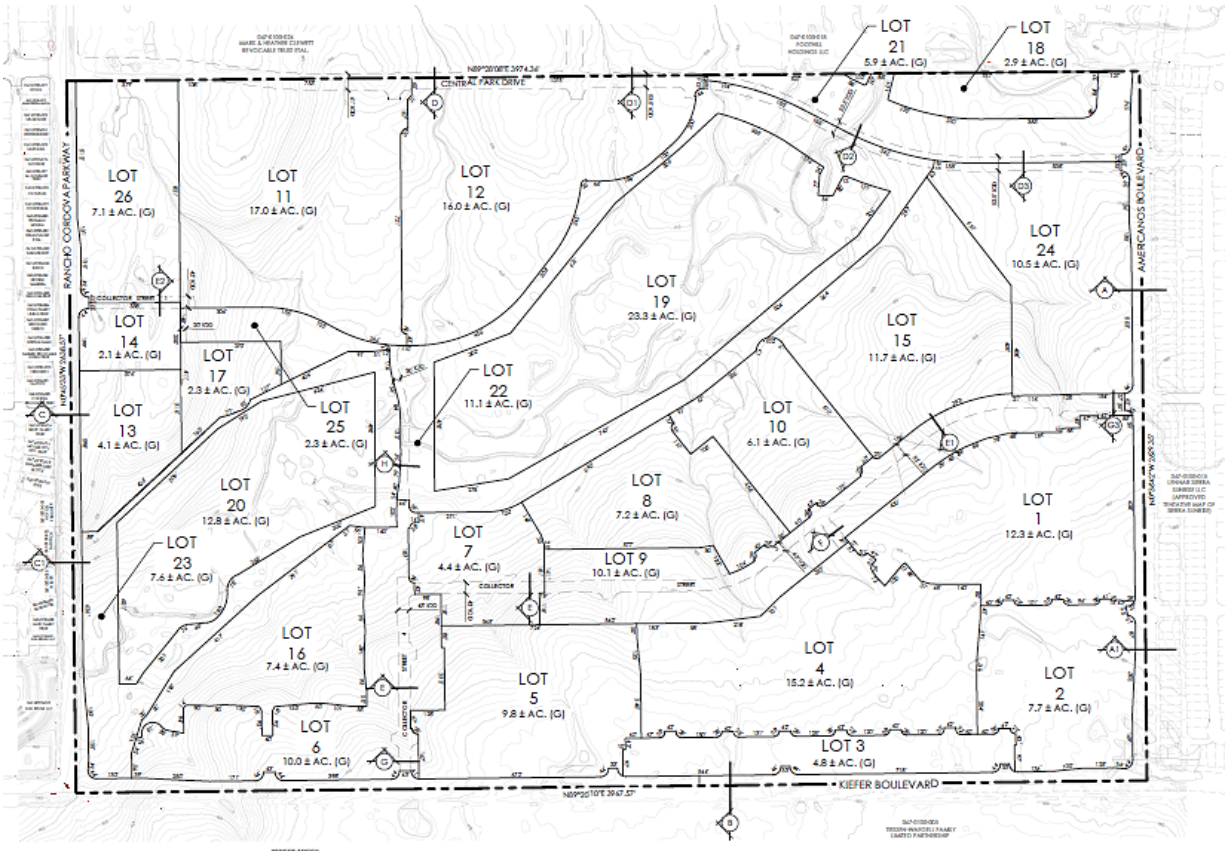


Table 2: Proposed Steelridge Large Lot TSM Land Use Summary

Lot #	Land Use	Acres (Gross)
1	Single Family Residential	12.3
2	Single Family Residential	7.7
3	Single Family Residential	4.8
4	Single Family Residential	15.2
5	Single Family Residential	9.8
6	Single Family Residential	10.0
7	Single Family Residential	4.4
8	Single Family Residential	7.2
9	Single Family Residential	10.1
10	Single Family Residential	6.1
11	Single Family Residential	17.0
12	Single Family Residential	16.0
13	High Density Residential	4.1
14	High Density Residential	2.1
15	School	12.1
16	Water Quality Basin	7.4
17	Water Quality Basin	2.3
18	Wetland Preserve	2.9
19	Wetland Preserve	23.3
20	Wetland Preserve	12.8
21	Wetland Buffer	5.9
22	Wetland Buffer	11.1
23	Wetland Buffer	7.6
24	Community Park	10.8
25	Neighborhood Green	2.3
26	Village Commercial	7.1
ROW	Rancho Cordova Pkwy, Kiefer Blvd, & Americanos Blvd	8.4
	Total	**240.10 AC**

Small Lot Tentative Subdivision Map Amendment

The applicant has proposed a tentative subdivision map for the Steelridge area to subdivide 240 acres into 853 parcels as shown in **Figure 5**. The 853 parcels will include 810 single family residential lots measuring approximately 45'x68', 40'x80', 50'x80', 45'x105', and 50'x105'. Two lots (Lot A and Lot B) are designated for future High-Density Residential (HDR) projects consistent with the approved *Affordable Housing Plan for the Suncreek Specific Plan.*

The tentative subdivision map is similar to what was approved in 2022. The focus of the proposed map amendment was to re-orient the alley-loaded lots along Kiefer Blvd and Americanos Parkway and replace them with a traditional single-family lot layout to better reflect the needs of the current market and homebuyers. As described above, there would also be some modifications to zoning designations. There would be 109 LDR lots, zoned for RD-6, in the central portion of the plan area. There is a slight increase in the school site (11.3 acres up to 11.7 acres) and slight reduction to the community park (10.4 acres down to 10.0 acres). There are no changes to the other land uses, including 6.2 acres for a future Village Center, a Neighborhood Green totaling 2 acres, a total of 39 acres within three designated Wetland Preserves, 22.3 acres of Wetland Buffers, and two water quality basins that comprise 9.7 acres. There are also various landscape/paseo lots. A summary of land uses is provided in **Table 3**.

Figure 5: Steelridge Small Lot Tentative Subdivision Map

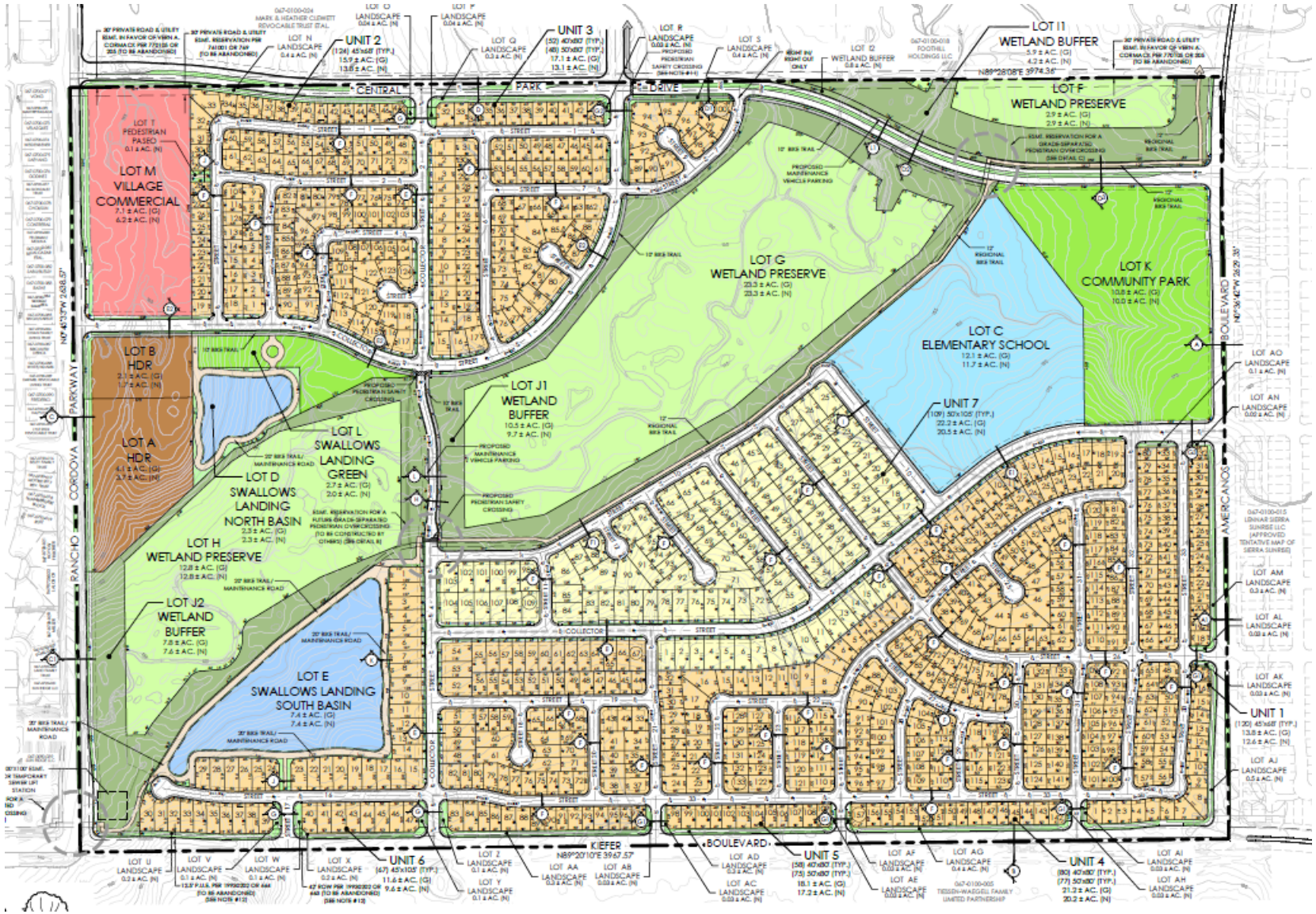


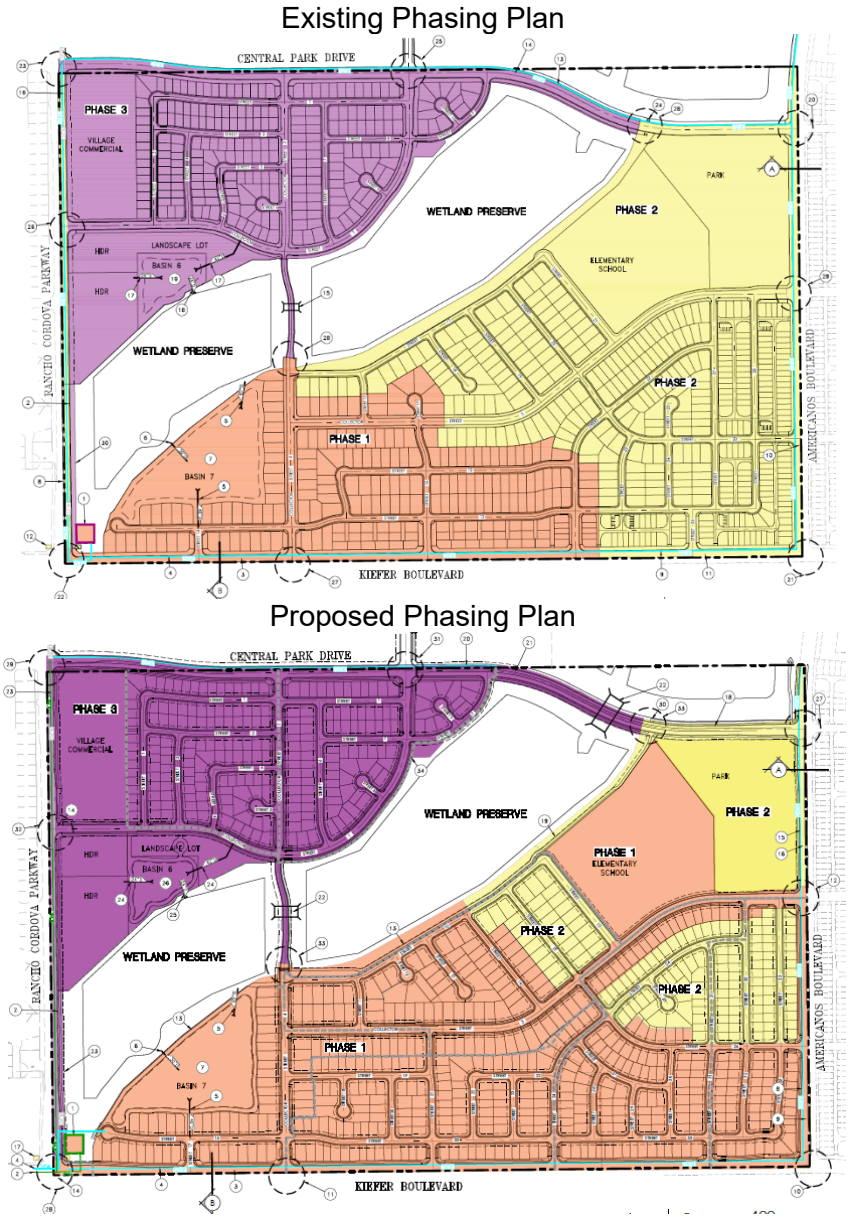
Table 3: Proposed Steelridge Small Lot TSM Land Use

Lot	Suncreek Specific Plan Designation	Land Use	Lot Size	Acres (Net)	Density	Dwelling Units (DU)
1	MDR (6.1-12.0 du/ac)	Single Family Residential	45' x 68'	12.6	9.5	120
2	MDR (6.1-12.0 du/ac)	Single Family Residential	45' x 68'	13.8	9.0	124
3	MDR (6.1-12.0 du/ac)	Single Family Residential	40'/50' x 80'	13.1	7.6	100
4	MDR (6.1-12.0 du/ac)	Single Family Residential	40'/50' x 80'	20.2	7.8	157
5	MDR (6.1-12.0 du/ac)	Single Family Residential	40'/50' x 80'	17.2	7.7	133
6	MDR (6.1-12.0 du/ac)	Single Family Residential	45' x 105'	9.6	7.0	67
7	LDR (2.1-6.0 du/ac)	Single Family Residential	50' x 105'	20.5	5.3	109
A	HDR (18.1-40.0 du/ac)	High Density Residential	-	3.7	26.0	96
B	HDR (18.1-40.0 du/ac)	High Density Residential	-	1.7	26.0	44
C	P/QP	School	-	11.7	-	-
D	P/QP	Water Quality Basin	-	2.3	-	-
E	P/QP	Water Quality Basin	-	7.4	-	-
F-H	POS, NR	Wetland	-	39.0	-	-
I1-I2 J1-J2	POS, NR	Wetland Buffer	-	22.3	-	-
K	POS	Community Park	-	10.0	-	-
L	POS	Neighborhood Green	-	2.0	-	-
M	VC	Village Center	-	6.2	-	-
NZ, AA-AO	Various	Landscape Lots	-	6.1	-	-
-	-	Public Interior Streets	-	12.6	-	-
-	-	Rancho Cordova Pkwy, Kiefer Blvd, & Americanos Blvd (ROW)	-	8.4	-	-
Total				**240.1 AC**		**950 DU**

Phasing Plan Map Amendment

Figure 6 illustrates the proposed phasing plan, which has been slightly revised from the phasing plan approved in 2022. The phasing plan shows the logical and timely completion of the infrastructure and roadway facilities required to serve the phased build-out of the Steelridge property.

Figure 6: Existing and Proposed Infrastructure Phasing Plan



The proposed project, as conditioned, is consistent with requirements and procedures of a subdivision map application. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map if specific findings are found to be true. As shown in Attachment 1 (Resolution), all applicable findings have been met supporting the tentative subdivision map amendment request.

FISCAL IMPACT

Approval of the Steelridge Tentative Subdivision Map Amendment would allow for the construction of 810 single-family residential units, 140 high-density residential units, a public park, commercial center, water retention facilities, and preservation of open space within the City of Rancho Cordova. This will benefit the City and the community by providing direct contributions to fund needed public infrastructure for this project and the broader community.

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

ENVIRONMENTAL

The Suncreek Specific Plan Environmental Impact Report (EIR; SCH# 2006072067) was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Steelridge project was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed specific plan amendment and tentative subdivision map amendment is consistent with the land uses analyzed in the EIR. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

HABITAT CONSERVATION PLAN

The project is within the boundaries of the South Sacramento Habitat Conservation Plan (SSHCP) and the Developer has applied for a Habitat Conservation Plan (HCP) permit with the City. The Developer will pay the City a per-acre fee for impacts on protected natural resources, based upon the methodology established by the SSHCP. Prior to issuance of the SSHCP permit by the City, the Developer will obtain and have all necessary permits (federal, state, regional and/or local) to ensure compliance with the adopted SSHCP. The Developer has also applied for a Land Dedication Agreement, to dedicate land in lieu of fees, and to preserve the wetlands and habitat in the central portion of the Steelridge property. The Land Dedication Agreement was approved by the South Sacramento Conservation Agency and it’s board on March 9, 2026.

RECOMMENDED MOTIONS

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

a) Determine the project Exempt per Section 15183, Projects consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified;
b) Waive the first reading and introduce an Ordinance for the Specific Plan Amendment to the Suncreek Specific Plan.
c) Adopt the Resolution approving the Steelridge Large Lot and Small Lot Tentative Subdivision Map Amendment, subject to the findings contained in the attached Resolution, Conditions of Approval, and Phasing Plan

ATTACHMENT(S)

1. Resolution
2. Draft Ordinance
3. Exhibit A to Draft Ordinance – Specific Plan Amendment Redlines
4. Draft Resolution
5. Exhibit A to Draft Resolution – Project Plans
6. Exhibit B to Draft Resolution – Conditions of Approval

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. XX-2026

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 THE SUNCREEK SPECIFIC PLAN AND APPROVAL OF A RESOLUTION APPROVING THE STEELRIDGE LARGE LOT AND SMALL LOT TENTATIVE SUBDIVISION MAP AMENDMENT PROJECT NO. PLND-0625-0132

WHEREAS, the Steelridge Project ("Project") includes an amendment to the Suncreek Specific Plan to revise the land use designations to reduce Compact Medium Density Residential (CMDR) and Low Density Residential (LDR) and increase Medium Density Residential (MDR) in the southern portion of the Steelridge area; and

WHEREAS, the Project includes an amendment to the Large Lot Tentative Subdivision Map to create 26 large lots, and to the Small Lot Tentative Subdivision Map to subdivide 240 acres into 853 parcels and revise the lot sizes and associated densities; and

WHEREAS, an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) was prepared for the Suncreek Specific Plan where the construction of single-family lots, multi-family lots, commercial, parks/open space, and the protection of natural resources were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The Final EIR/EIS and Mitigation Monitoring and Reporting Program (MMRP) was adopted in November 2013; 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, THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS: The Planning Commission recommends that the City Council adopt the Ordinance for amending the Suncreek Specific Plan to reflect the rearrangement of land uses in the Steelridge portion of the plan area, and approve the Resolution for the Large Lot and Small Lot Tentative Subdivision Map Amendment:

1. Determine the CEQA exemption 15183 is an adequate exemption according to the Guidelines of the California Environmental Quality Act (CEQA).

    A. **Finding:** The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15183 "Projects Consistent with a Community Plan, General Plan, or Zoning"

    Evidence: The Suncreek Specific Plan Environmental Impact Report/Environmental Impact Statement (EIR/EIS) SCH# 2006072067 was approved on November 18, 2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and include project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as

part of the EIR. The Steelridge project area was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative subdivision map amendment does not exceed the development intensities analyzed in the EIR. The Specific Plan Amendment would result in a reduction of CMDR and LDR land use designations and increase the MDR land use designation in the southern portion of the Steelridge area within the Suncreek Specific Plan. This would be consistent with other subdivisions in the area and would not result in any substantial changes to previously approved roadways, trails, and open space. The total number of dwelling units would remain the same. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

2. Approve the Specific Plan Amendments, subject to Specific Plan Amendment Redlines (Attachment 3); supported by the following Findings and Evidence, as required by Zoning Code Section 23.152.070

   A. **Finding:** The proposed Specific Plan is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument.

      Evidence: The proposed amendment to the Suncreek Specific Plan would rearrange land uses in the Steelridge portion of the plan area, by replacing Compact Mixed Density Residential (CMDR) and some Low Density Residential (LDR) land use designations with the Medium Density Residential (MDR) land use designation to reflect current housing market conditions. In addition, a correction is being made to reduce the community park by 0.4 acres and adding 0.4 acres to the Elementary School site, to accurately reflect the Quimby Parkland in-lieu fees for the community park. The amendment would result in updated maps throughout the plan to reflect the re-arrangement of land use designations in the Steelridge portion of the plan area, modifications to Tables 3-3 and 3-4 of the Specific Plan to update the acreage and density per acre for each land use category, and modifications to Sections 7.2.1, 7.2.3, and Tables 7-1 and 7-2 to update revised population estimates and required Quimby Park requirements. The Specific Plan Amendment does not result in any substantial changes to previously approved roadways, trails, open space, or signage concepts. The rearrangement of residential land uses in the southern portion of the Steelridge area is consistent with the General Plan's housing goals, ensuring a range of housing options that contribute to housing supply and affordability. The total number of proposed dwelling units is consistent with the previously approved (2022) tentative subdivision map, and would remain the same (810 single family units, and 950 total dwelling units) within the Steelridge property.

   B. **Finding:** The proposed Specific Plan will not adversely affect surrounding properties.

      Evidence: The Specific Plan Amendment will not adversely affect surrounding properties. The land uses being revised are within the Steelridge portion of the

Suncreek Specific Plan area, and would not affect the other Suncreek properties. The land uses being revised would still be residential, and the total number of units would remain the same (950). The lots would be designated and zoned for MDR instead of CMDR and LDR. The overall land use pattern, circulation and access, and other land use categories in the Steelridge portion of the plan area would remain the same.

3. In accordance with Government Code Section 66473.5, the proposed Tentative Subdivision Map Amendment (Attachment 5) with attached Conditions of Approval (Attachment 6) is consistent with the applicable General Plan and Specific Plan objectives, policies, land uses and programs. Section 66474 of the Government Code requires a City to deny approval of a tentative map if any of the findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

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

      Evidence: The proposed Tentative Subdivision Map Amendment re-arranges the types of residential land uses in the southern portion of the Steelridge project area from Low Density Residential (LDR) and Compact Medium Density Residential (CMDR) to Medium Density Residential (MDR). Single-family lot sizes and corresponding densities would be revised, but the total number of units would not change from the previously approved tentative subdivision map. The project will continue to be consistent with the goals, policies, and objectives of the General Plan and the Suncreek Specific Plan.

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

      Evidence: The design and layout of the subdivision is consistent with the vision of the Suncreek Specific Plan. The proposed Tentative Subdivision Map amendment rearranges residential land uses in the southern portion of the Steelridge project area to reduce LDR and CMDR and increase MDR, with corresponding revisions to single-family lot sizes. The overall pedestrian and bicycle access is consistent with the Circulation Element of the Specific Plan. The open space areas, commercial area, and high-density residential area would all remain the same as shown in the Suncreek Specific Plan.

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

      Evidence: The site is physically suitable for the proposed type of developments. The plan area is approximately 240 acres and will be subdivided into lots suitable for single family units, high density units, open space areas, and commercial areas. The resulting lots will be of sufficient size for future development of the subdivision.

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

      Evidence: The Tentative Subdivision Map Amendment is suitable for the proposed densities. The amended maps propose an increase in MDR, and a reduction in

LDR/CMDR. While lot sizes have been revised in the southern portion of the Steelridge area, the total number of units remains the same as the previously approved tentative subdivision map. Overall, the Steelridge project area contains a mix of low, medium, and high-density residential uses. The project does not exceed development densities established in the Suncreek Specific Plan which has gone through proper environmental review and has taken into account these proposed densities.

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

Evidence: An Environmental Impact Report/Environmental Impact Statement (EIR/EIS) was prepared for Suncreek Specific Plan where the construction of single-family lots, multi-family lots, commercial, parks/open space, and the protection of natural resources were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The EIR/EIS contains a description of the Project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The EIR/EIS identifies issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. The proposed project is consistent with the project analyzed in the EIR/EIS. Furthermore, the project is obtaining a permit through the South Sacramento Habitat Conservation Plan, which includes a Land Dedication Agreement to preserve open space for habitat throughout the central portion of the Steelridge area.

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

Evidence: The proposed design of the subdivision or type of improvements are not likely to cause serious public health problems. The project provides 950 dwelling units throughout the site, a future school, water quality basins, a 10-acre park, neighborhood green and landscape corridors, and a village commercial center. The project also provides adequate bike and pedestrian access throughout the site and between adjacent properties. The project will also be consistent with development standards of the Suncreek Specific Plan which require street trees and landscaping that provides shade and encourages pedestrian walking and biking.

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

Evidence: The proposed improvements on the Tentative Subdivision Map Amendment and included within the project are consistent with the approved Suncreek Specific Plan and do not conflict with public easements and related necessary access through the project.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 25th day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Tegan Mauldin, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, FOR AN AMENDMENT TO THE SUNCREEK SPECIFIC PLAN PROJECT NO. PLND-0625-0132

WHEREAS, the Steelridge property located within the Suncreek Specific Plan is owned by Michael Gregory Trevor 2003 Irrevocable Trust; Amy Irene Trevor 2003 Irrevocable Trust; James Henry Trevor 2003 Irrevocable Trust; William Randolph Trevor 2003 Irrevocable Trust; Shannon K. Gilmartin 2003 Irrevocable Trust; Heather C. Gilmartin 2003 Irrevocable Trust; Robert A. Gilmartin shall be known as ("Applicant"); and

WHEREAS, the Applicant has requested amendments to the Steelridge area (previously Trevor Gilmartin) within the Suncreek Specific Plan; and

WHEREAS, the proposed amendments within the Steelridge area include: re-arranging land uses within the project area and revising the lot sizes and density which therefore resulted in updated maps and tables throughout the Specific Plan; and

WHEREAS, the amendments to the Steelridge area within the Suncreek Specific Plan adopted by this Ordinance (attached hereto as Exhibit A), comply with the requirements of California Government Code sections 65451 and 65454 and its adoption complies with Government Code section 65453; and

WHEREAS, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the amendments to the Suncreek Specific Plan Amendment and oral and written testimony from the public, and deliberated on the item; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals.

The forgoing recitals are true and correct and made a part of this Ordinance.

Section 2. Findings.

A. **Finding:** The proposed Specific Plan Amendment is consistent with the goals, policies, and objectives of the General Plan, development agreement, or other implementation instrument.

Evidence: The proposed amendment to the Suncreek Specific Plan would rearrange land uses in the Steelridge portion of the plan area, by replacing Compact Mixed Density Residential (CMDR) and some Low Density Residential (LDR) land use

designations with the Medium Density Residential (MDR) land use designation to reflect current housing market conditions. In addition, a correction is being made to reduce the community park by 0.4 acre and adding 0.4 acre to the Elementary School site, to accurately reflect the Quimby Parkland in-lieu fees for the community park. The amendment would result in updated maps throughout the plan to reflect the re-arrangement of land use designations in the Steelridge portion of the plan area, modifications to Tables 3-3 and 3-4 of the Specific Plan to update the acreage and density per acre for each land use category, and modifications to Sections 7.2.1, 7.2.3, and Tables 7-1 and 7-2 to update revised population estimates and required Quimby Park requirements. The Specific Plan Amendment does not result in any substantial changes to previously approved roadways, trails, open space, or signage concepts. The rearrangement of residential land uses in the southern portion of the Steelridge area is consistent with the General Plan's housing goals, ensuring a range of housing options that contribute to housing supply and affordability. The total number of proposed dwelling units is consistent with the previously approved (2022) map, and would remain the same (810 single family units, and 950 total dwelling units) within the Steelridge property.

B. **Finding:** The proposed Specific Plan Amendment will not adversely affect surrounding properties.

Evidence: The Specific Plan Amendment will not adversely affect surrounding properties. The land uses being revised are within the Steelridge portion of the Suncreek Specific Plan area, and would not affect the other Suncreek properties. The land uses being revised would still be residential, and the total number of units would remain the same (950). The lots would be designated and zoned for MDR instead of CMDR and LDR. The overall land use pattern, circulation and access, and other land use categories in the Steelridge portion of the plan area would remain the same.

Section 3. Amendments to the Steelridge area within the Suncreek Specific Plan are hereby adopted as shown in Exhibit A, attached hereto and incorporated herein.

Section 4. Severability. If any provision of this Ordinance, or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 5. Effective Date. Within fifteen (15) days after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, or the Sacramento Bee, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with Government Code section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC, City Clerk

DRAFT

SPECIFIC PLAN AMENDMENT

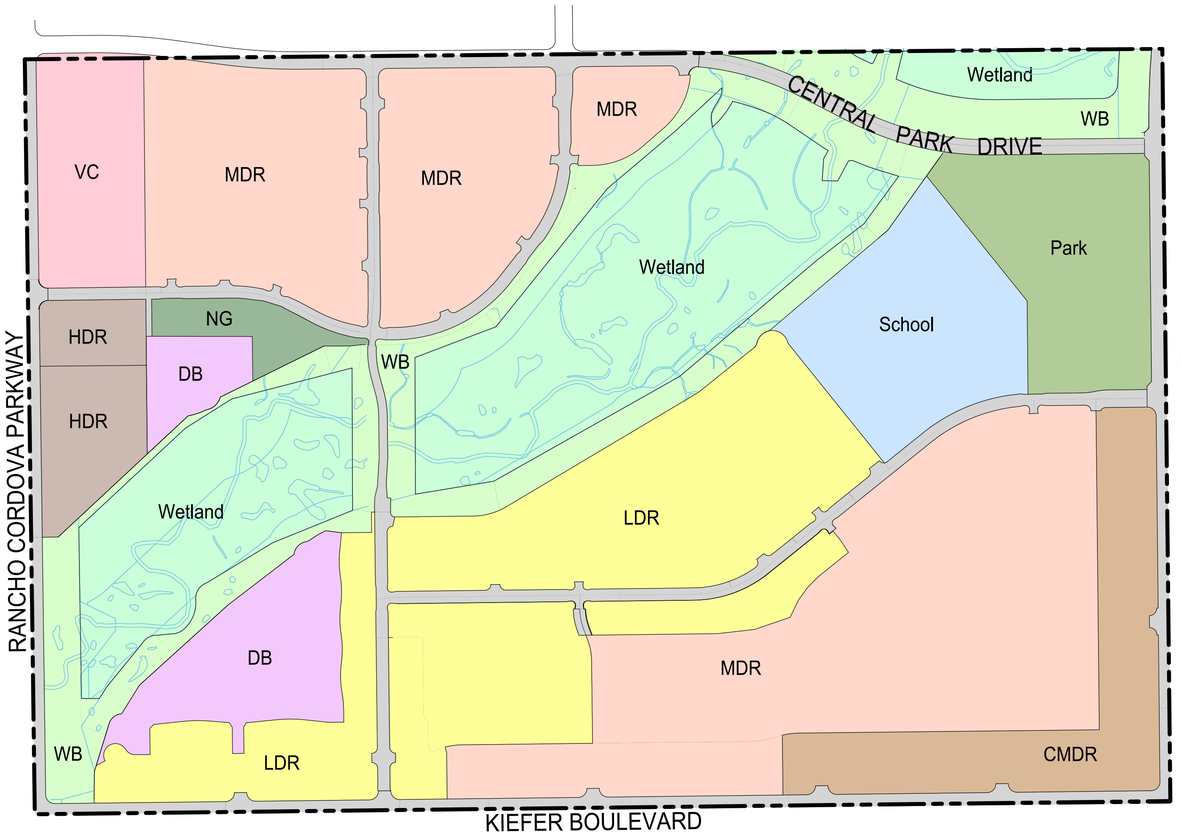
SUNCREEK SPECIFIC PLAN - STEELRIDGE

(TREVOR GILMARTIN PROPERTY)

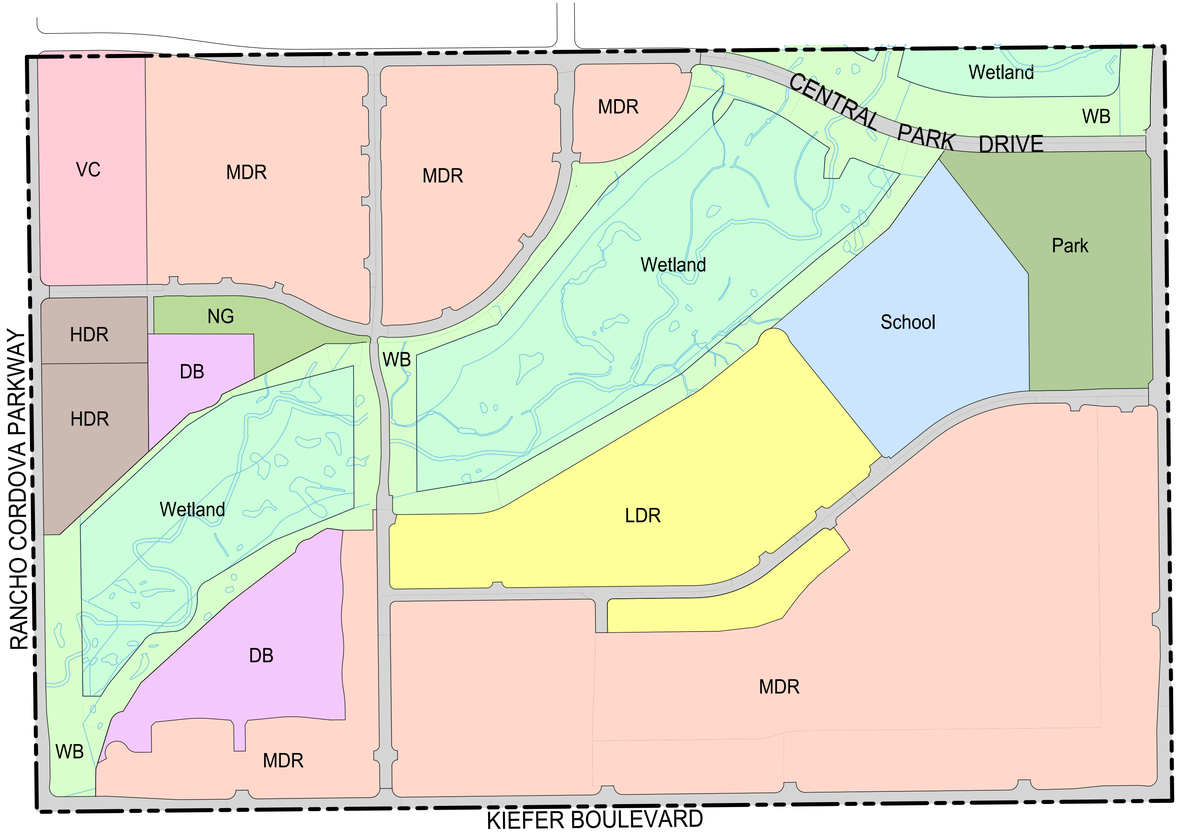
CITY OF RANCHO CORDOVA, CALIFORNIA

FEBRUARY 25, 2026

EXISTING AMENDED SPECIFIC PLAN DESIGNATIONS



PROPOSED SPECIFIC PLAN DESIGNATIONS



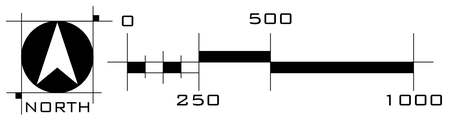
SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING AC.	PROPOSED AC.	DIFF.
LDR (SCSP)	SINGLE FAMILY RESIDENTIAL (2.1-6.0 DU/AC)	35.8	20.5	-15.3
MDR (SCSP)	SINGLE FAMILY RESIDENTIAL (6.1-12 DU/AC)	61.7	90.9	29.2
CMDR (SCSP)	SINGLE FAMILY RESIDENTIAL (12.1-18 DU/AC)	11.8	0.0	-11.8
HDR (SCSP)	HIGH DENSITY RESIDENTIAL	5.9	6.1	0.2
CS (SCSP)	COMMUNITY SERVICES (SCHOOL)	11.0	11.7	0.7
PQP (SCSP)	PUBLIC/QUASI-PUBLIC	0.0	0.0	0.0
PQP (SCSP)	DETENTION BASIN	9.8	9.7	-0.1
POS (SCSP)	PARKS	10.4	10.0	-0.4
POS (SCSP)	NEIGHBORHOOD GREEN	2.3	2.3	0.0
POS (SCSP)	NATURAL RESOURCES	39.0	39.0	0.0
POS (SCSP)	OPEN SPACE/WETLAND BUFFER	22.3	22.3	0.0
VC (SCSP)	VILLAGE CENTER	6.8	6.9	0.1
-	MAJOR ROADS	23.6	20.7	-2.9
TOTAL		**240.4 ± AC.**	**240.1 ± AC.**	**-0.3**

NOTE: 0.3 AC. DIFFERENCE IN TOTALS DUE TO REFINED BOUNDARY SURVEY FOR THE STEELRIDGE PROJECT AREA.

LEGEND

LDR	LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
CMDR	COMPACT MEDIUM DENSITY RESIDENTIAL
HDR	HIGH DENSITY RESIDENTIAL
DB	DETENTION BASIN
NG	NEIGHBORHOOD GREEN
WB	WETLAND BUFFER
VC	VILLAGE COMMERCIAL



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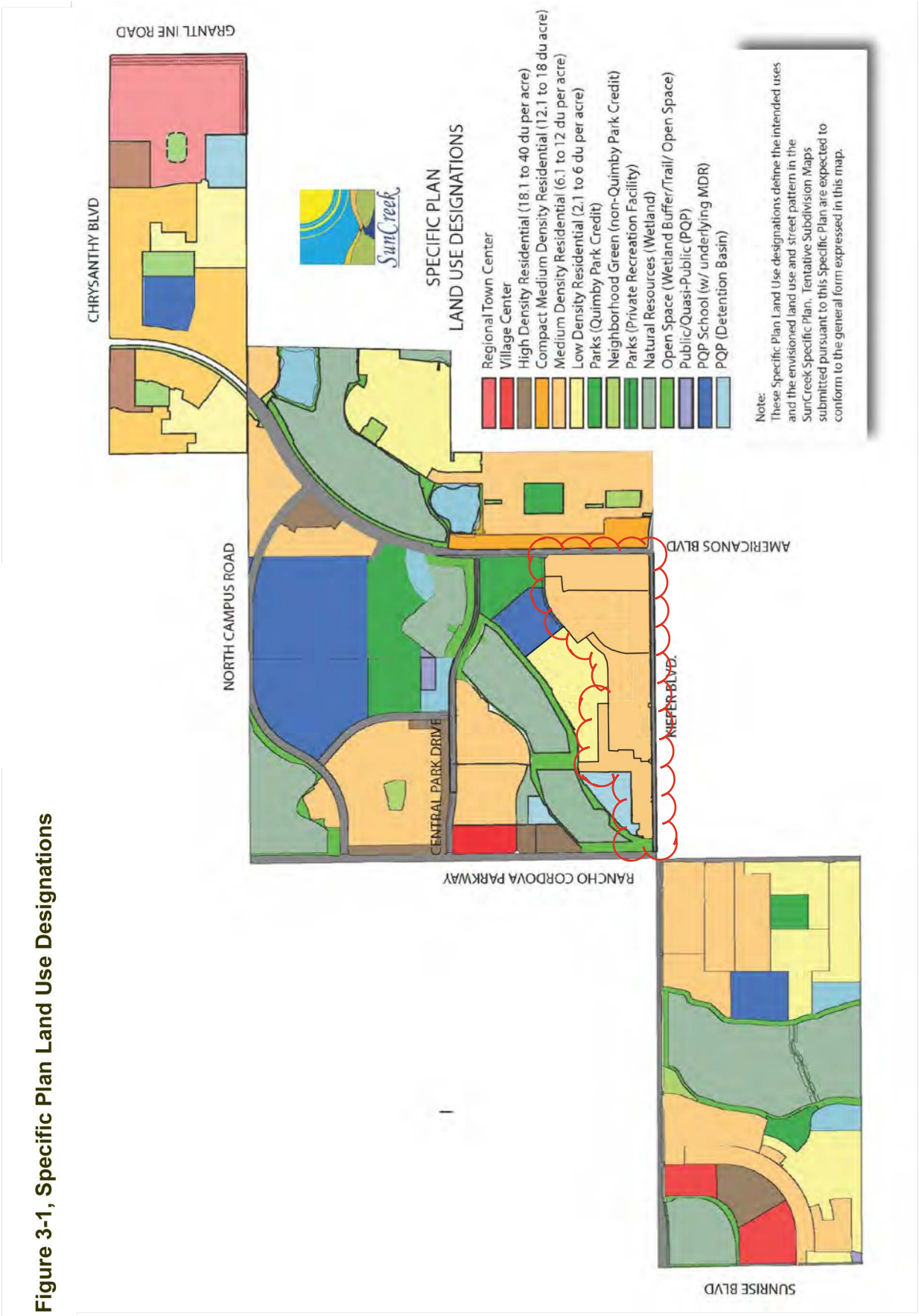


Figure 3-1, Specific Plan Land Use Designations

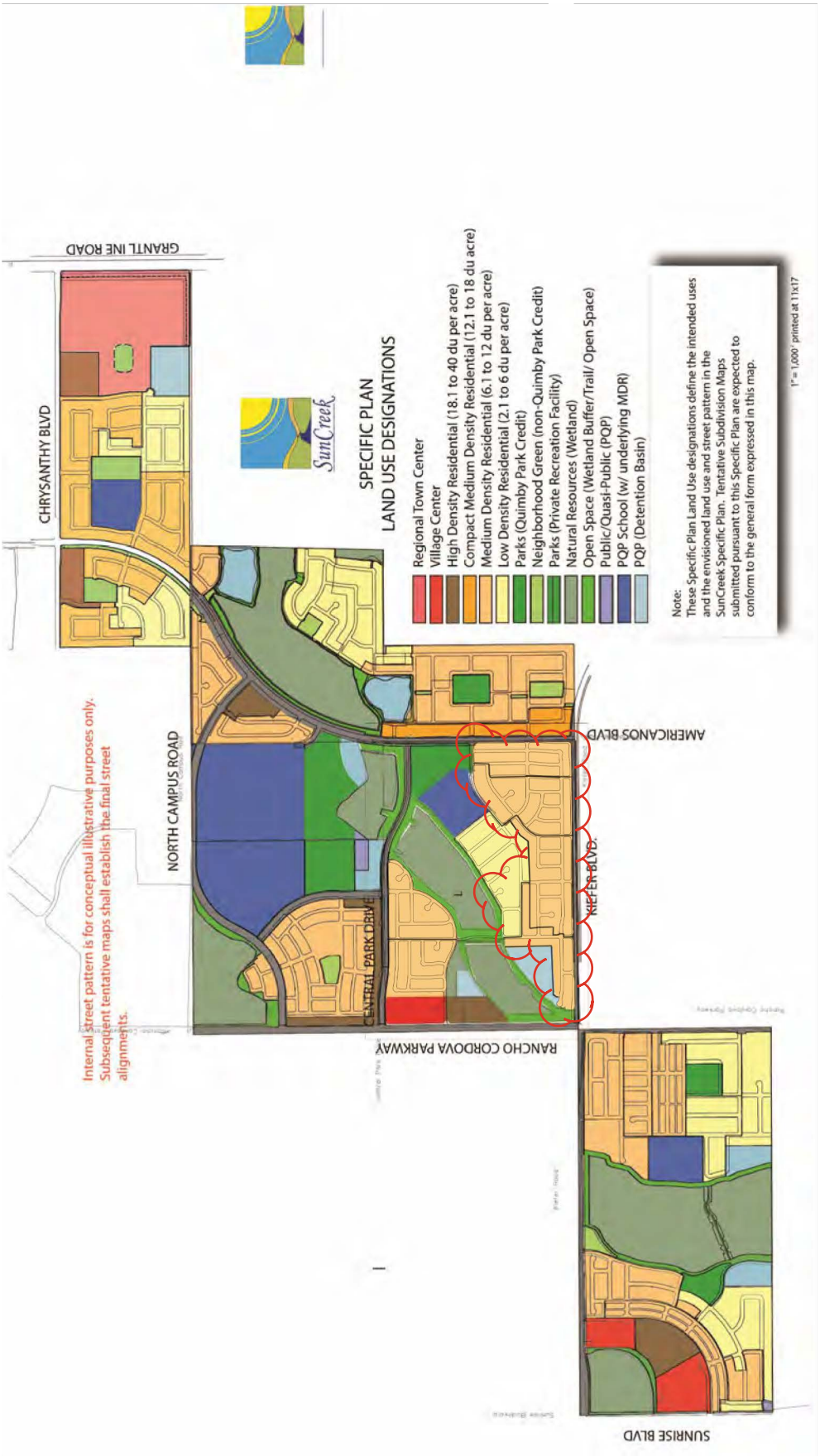


Figure 3-2, Specific Plan Illustrative Plan

Figure 3-4 RCMC Title 23 Zoning Designations

Table 3-3 Land Use Summary

LAND USE CATEGORIES	AREA acres	Dwelling Units	Percent of Res Type	Percent of Total Area	Average Density per acre
LOW DENSITY (2.1 to 6 du/ac) (LDR)	161.8 ~~174.8~~ ~~177.1~~	787 ~~872~~ ~~875~~	17.3% ~~17.86%~~ ~~19.3%~~	12.7% ~~9.8%~~ ~~14.0%~~	~~3.17~~ 4.94
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac) (MDR)	382.9 ~~356.2~~ ~~353.6~~	2,481 ~~2,337~~ ~~2,275~~	54.6% ~~52.4%~~ ~~50.1%~~	30.1% ~~29.2%~~ ~~28.0%~~	6.47 ~~6.57~~ ~~6.43~~
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac) (CMDR)	~~26.3~~ 14.5	224 ~~285~~ ~~342~~	4.9% ~~2.1%~~ ~~7.5%~~	1.1% ~~2.1%~~	15.56 ~~11.6~~ ~~13.0~~
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac) (HDR)	~~46.0~~ 46.2	1,052	~~22.7%~~ 23.2%	~~3.5%~~ 3.6%	22.91 ~~23.2~~ ~~22.87~~
VILLAGE CENTER (VC)	24.4 ~~24.3~~	0		1.9 %	
REGIONAL TOWN CENTER (RTC)	53.9	0		4.3%	
PUBLIC/QUASI_PUBLIC (PQP)	3.4	0		~~0.8%~~ 0.3%	
NEIGHBORHOOD GREEN/ POCKET PARK (PP)	~~13.5~~ 10.1	0		0.8%	
PUBLIC NEIGHBORHOOD PARK (PARK)	20.9	0		1.7%	
COMMUNITY PARK (PARK)	38.7 ~~39.1~~	0		~~3.5%~~ 3.1%	
PARK CORRIDORS, PASEOS AND TRAILS (PC)	6.1	0		0.5%	
WETLAND BUFFER/BIKE PATH CORRIDOR (WB)	~~51.6~~ 53.5	0		4.2% ~~3.8%~~ ~~4.1%~~	
DETENTION BASIN (DB)	53.7 ~~53.8~~	0		~~4.1%~~ 4.3%	
STORM WATER CANAL (CANAL)	0	0		0.0%	
WETLAND PRESERVE (WETLAND)	199.6	0		15.8%	
SCHOOL	111.7 ~~111.0~~	0		8.8%	
MAJOR ROADS	85.3 ~~88.1~~	0		~~6.3%~~ 7.0%	
GRANT LINE ROAD	3.1	0		0.2%	
TOTAL	1,263.7 ~~1,264.0~~	~~4,546~~ 4,544		100.0%	

NOTE: DIFFERENCE IN TOTAL ACREAGE DUE TO REFINED BOUNDARY SURVEY FOR THE GILMARTN/TREVOR PROPERTY.

Table 3-4 summarizes the land use by owner.
Figure 3-5 illustrates the ownership of land in the Plan Area.

Table 3-4 Land Use by Owner

LAND USE	CALLAHAN		GILMARTIN/ TREVOR (INVESTEK)		SHALAKO		GRANTLINE 220		VRAME		SIERRA SUNRISE (Lennar)	
Categories	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
LOW DENSITY (2.1 to 6 du/ac)	0	0	20.5 ~~35.8~~	109 ~~197~~	64.4	314	37.6	167	0	0	39.3	197
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	44.9	318	90.9 ~~61.7~~	701 ~~495~~	90.6	599	76.8	406	0	0	79.6	514
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	0	0	0.0 ~~11.8~~	0 ~~118~~	0	0	0.0	0	0	0	14.5	167
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	11.8	235	6.1 ~~5.9~~	140	9.1	237	14.2	272	0	0	5.0	168
VILLAGE CENTER (VC)	0	0	6.9 ~~6.8~~		17.5	0	0	0	0	0	0	0
REGIONAL TOWN CENTER (RTC)	0		0.0		0		53.9		0		0	
PUBLIC/QUASI_PUBLIC	2.5		0		0.4		0.0		0.5		0	
NEIGHBORHOOD GREEN	2.0		2.3		2.1		0.0		0		3.7	
PUBLIC NEIGHBORHOOD PARK	0		0		8.2		8.1		0		4.6	
COMMUNITY PARK	10.5		10.0 ~~10.4~~		0		0		17.3		0.9	
PARK CORRIDORS	0		0		3.8		0		0		2.3	
PRESERVE BUFFER	5.3		22.3		14.7		0		1.2		8.1	
DETENTION BASIN	4.5		9.7 ~~9.8~~		9.5		8.2		3.4		18.4	
STORM WATER CANAL	0		0		0		0.0		0		0	
WETLAND PRESERVE	24.5		39.0		77.3		0		10.4		48.4	
SCHOOL	34.4		11.7 ~~11.0~~		10.8		10.0		44.9		0	
MAJOR ROADS	20.0		20.7 ~~23.6~~		13.0		11.0		2.5		18.2	
GRANT LINE ROAD							3.1					
TOTALS	160.1	553	~~240.4~~ 240.1	950	321.4	1,150	219.0	910	80.1	0	243.0	1,046

NOTE: DIFFERENCE IN TOTAL ACREAGE DUE TO REFINED BOUNDARY SURVEY FOR THE GILMARTN/TREVOR PROPERTY.

NOTE: FEB. 2026 REDLINE SHOWN IN PURPLE ON THIS FIGURE.

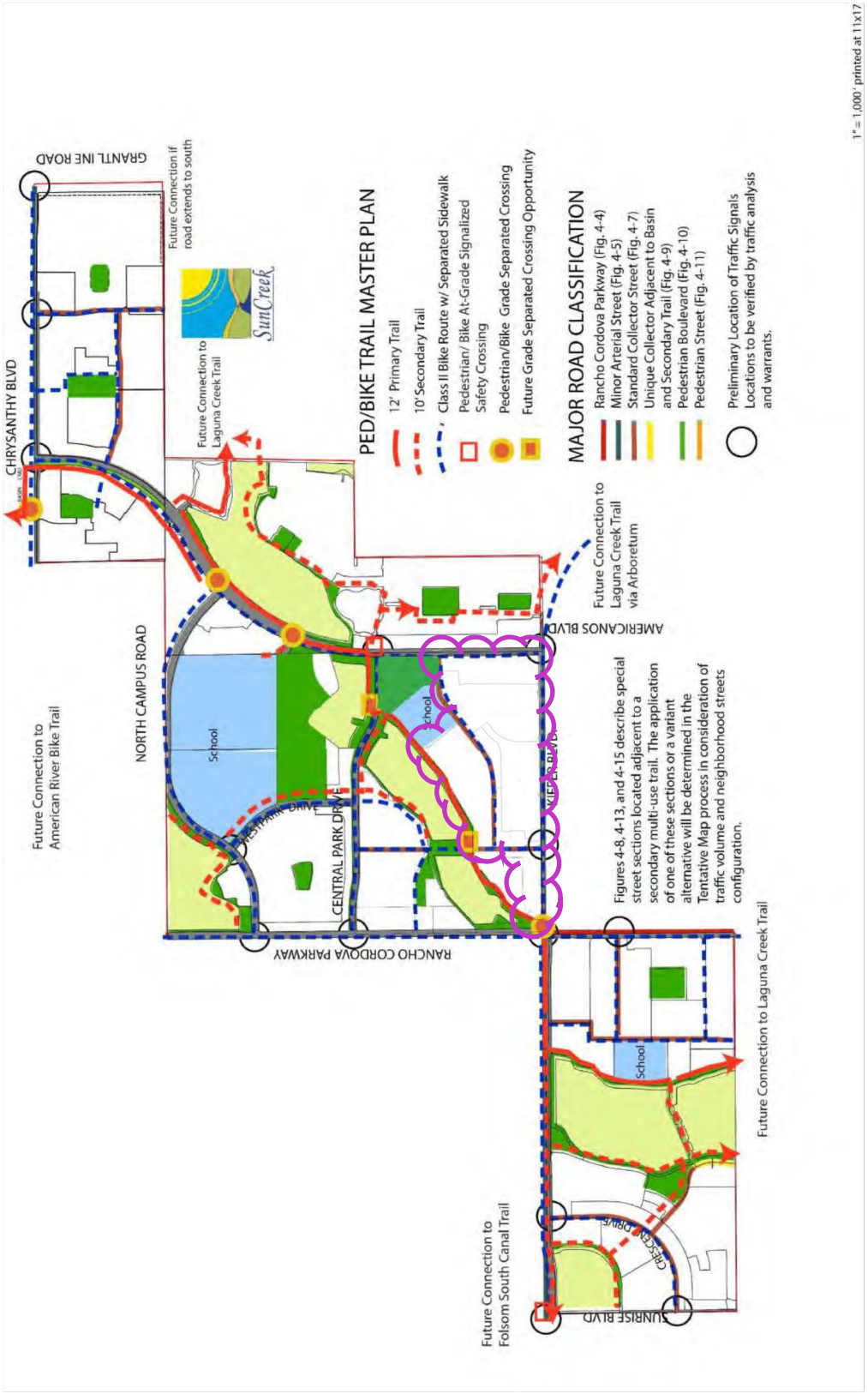


Figure 4-2 Combined Major Streets Master Plan and Trails

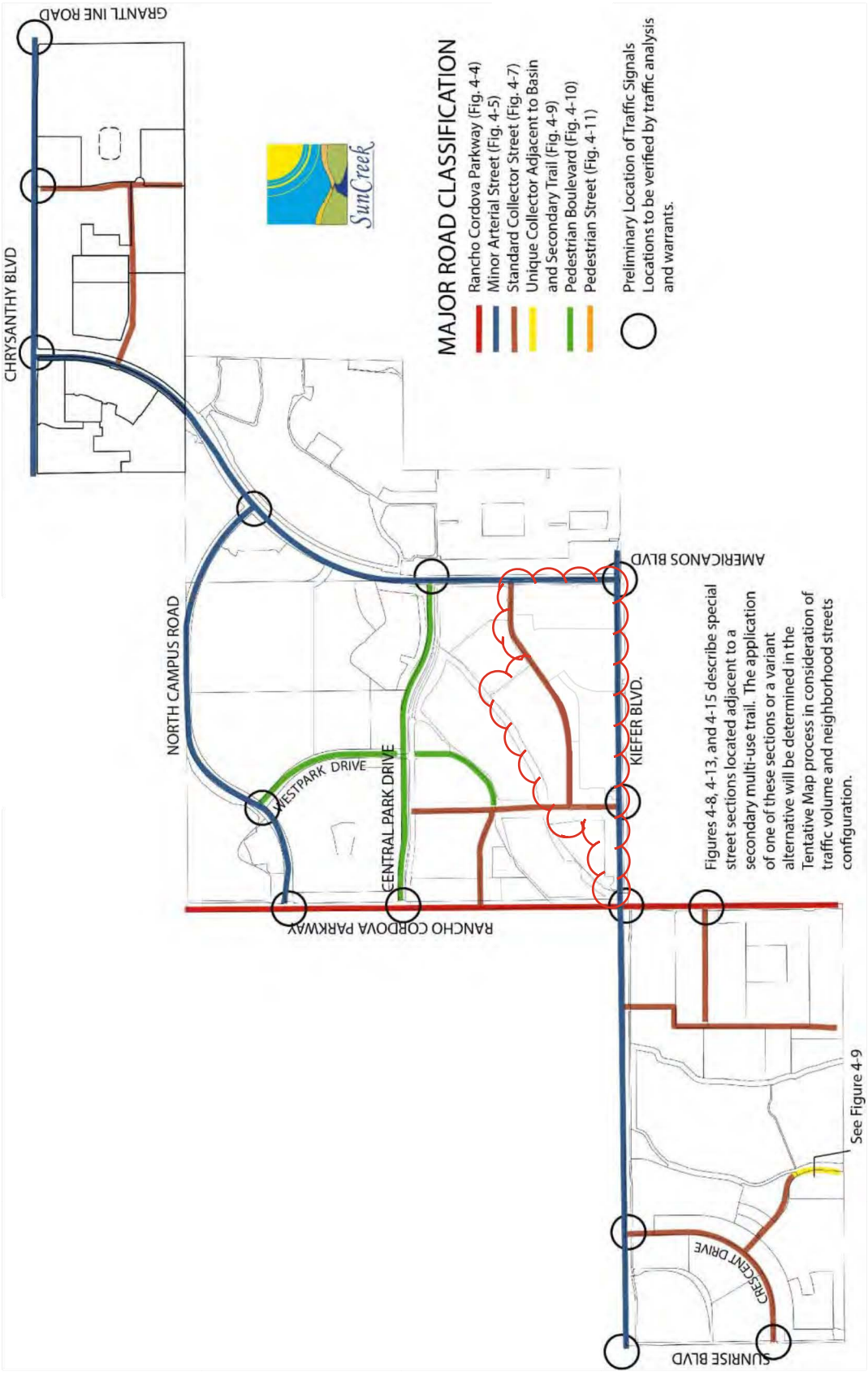


Figure 4-3 Major Streets Master Plan

NOTE: FEB. 2026 REDLINE SHOWN IN PURPLE ON THIS FIGURE.

Figure 4-18, Primary and Secondary Trails Master Plan

NOTE: FEB. 2026 REDLINE SHOWN IN PURPLE ON THIS FIGURE.

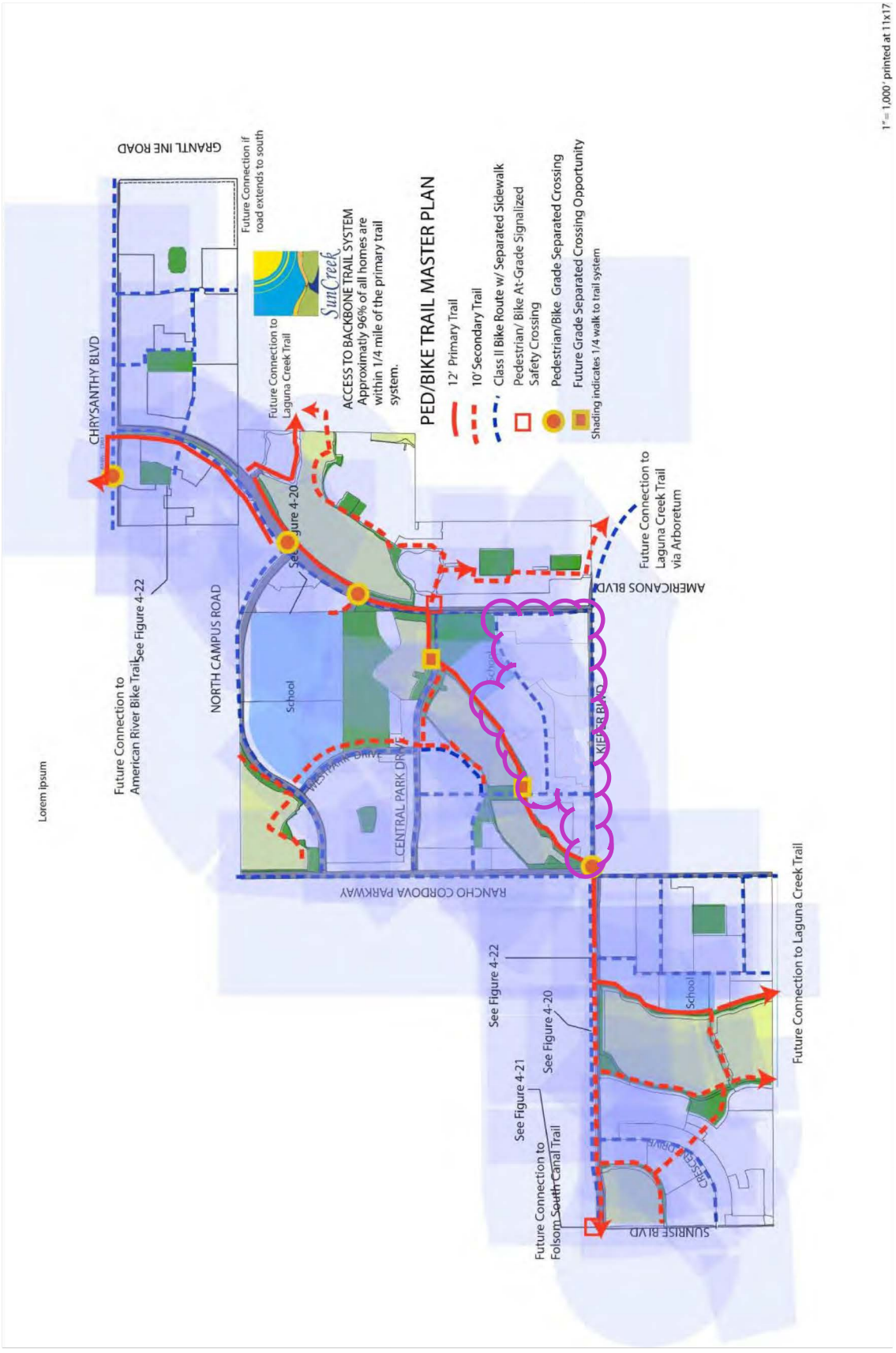


Figure 4-23 Pedestrian Access to the Primary and Secondary Trails Master Plan

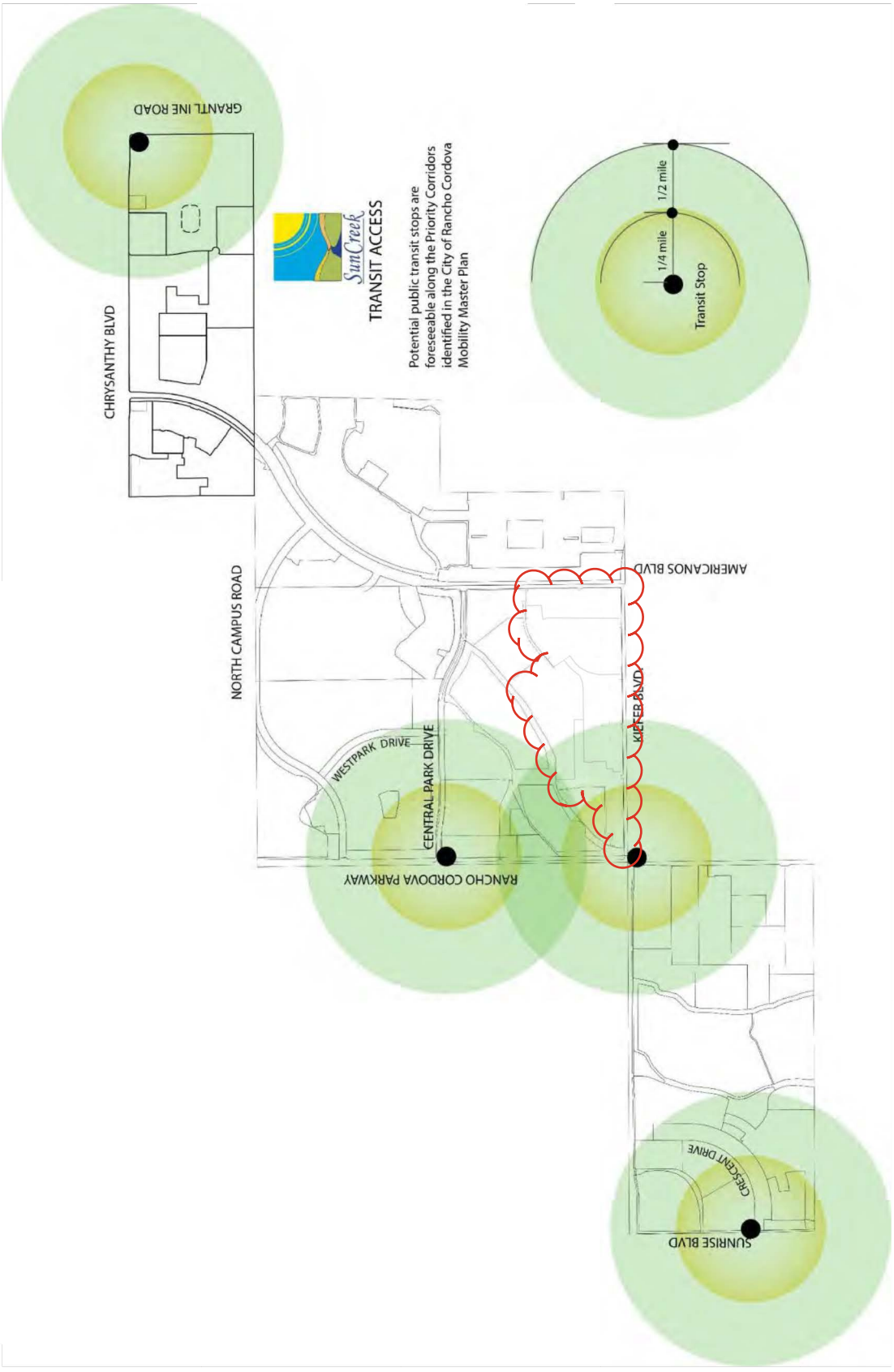


Figure 4-25 Potential Transit Stop Locations

Figure 5-1 SunCreek Core Open Space

Figure 5-2, Community Design Features

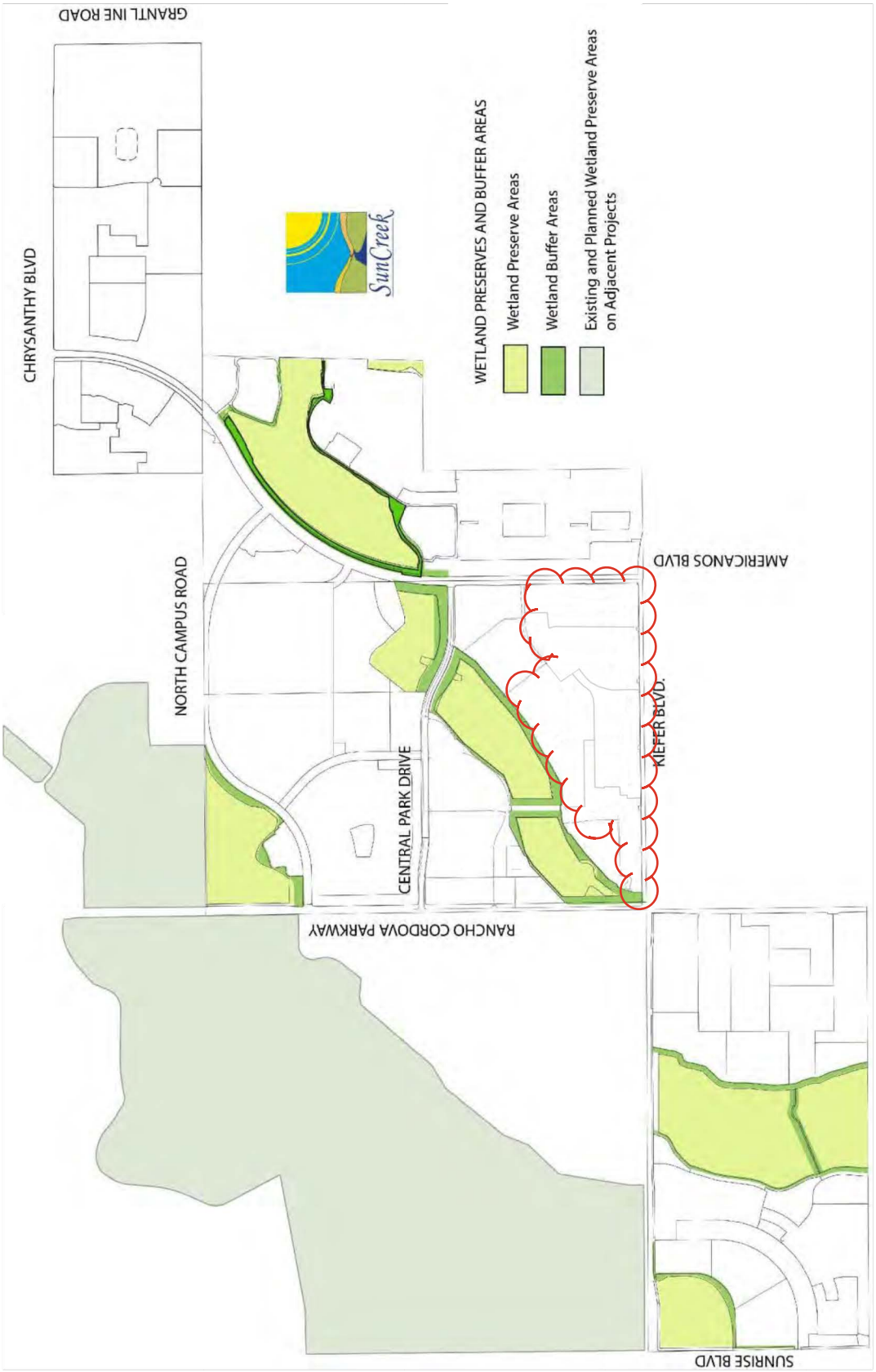


Figure 6-1 Location of Proposed Natural Resource Preservation Areas

Figure 7-1 Park Facilities within the Plan Area

7.2.1. Park Area Requirement

The City of Rancho Cordova requires five acres of parks per 1,000 residents comprised of Community Parks and Neighborhood Parks (the "Quimby" park area requirement), and one acre of Community Places per 1,000 residents. Historically, CRPD has been the recipient of dedicated Quimby parkland. The Green Infrastructure add significantly to the open space experience but are not included in the calculation of the land contributing the park area required to serve the residents of the Plan Area.

In this SCSP, the City, CRPD and the developers have implemented the standards in a manner that meets the requirements, goals, and objectives of the General Plan policies, the CRPD requirements, and City ordinances.

Table 7-1 details the park dedication requirements that shall govern the SCSP based on the estimated population in each designated residential type. Table 7-1 indicates that the total population in the SunCreek plan will be approximately ~~11,874~~ ~~11,665~~ ~~11,606~~ 11,716 residents.

This population would require a total of ~~71.2~~ ~~70.1~~ 70.3 ~~69.7~~ acres of park and Neighborhood Greens, of which ~~59.4~~ ~~58.4~~ ~~58.1~~ 58.6 acres would be in Community and Neighborhood Park and ~~11.8~~ ~~11.7~~ 11.7 ~~11.6~~ acres would be in Community Places/Neighborhood Greens.

As shown in Table 7-2 the SunCreek Plan provides ~~65.3~~ ~~60.0~~ 60.8 acres of Quimby parkland, and ~~9.5~~~~13.5~~ 10.5 acres of Community Places/Neighborhood Greens that together provide ~~74.8~~ ~~73.5~~ 71.3 acres.

Developers may provide additional Community Places/ Neighborhood Greens in the preparation of Tentative Subdivision Maps. Should the park or community area acreages provided prove to be less than the area required by Quimby standards and open space guidelines the shortfall shall be paid through in-lieu fees.

In addition, the SCSP includes 6.1 acres of Park Corridors, as well as ~~52.0~~ ~~51.6~~ 53.5 ~~53.7~~ acres of preserve buffer lands, ~~49.6~~ acres of detention basin areas that will be naturalized to appear as open space amenities, and 199.6 acres of wetland preserve areas that will provide visual open space. The preserve buffer lands provide opportunities for trails and small play areas. Parks counted toward

Table 7-1 Population Estimate and Quimby Park and Neighborhood Green Area Dedication Requirement

Residential Category	Dwelling Units	Population per Household	Population	Quimby Park Acres Required	Non-Quimby Park Acres Required
LOW DENSITY (2.1 to 6 du/ac)	~~827~~ ~~872~~ ~~875~~ 787	2.95	~~2,439~~ ~~2,572~~ 2,322 ~~2,581~~	~~12.2~~ ~~12.9~~ 11.6	~~2.4~~ ~~2.6~~ 2.3
MEDIUM DENSITY RESIDENTIAL (6.1 to 12 du/ac)	~~2,429~~ ~~2,337~~ 2,481 ~~2,275~~	2.95	~~7,165~~ ~~6,894~~ 7,319 ~~6,711~~	~~35.8~~ ~~34.5~~ ~~33.6~~ 36.6	~~7.2~~ ~~6.9~~ 7.3 ~~6.7~~
COMPACT DENSITY RESIDENTIAL (12.1 to 18 du/ac)	~~320~~ ~~285~~ 224 ~~342~~	2.03	~~650~~ ~~579~~ 455 ~~694~~	~~3.3~~ ~~2.9~~ 2.3 ~~3.5~~	~~0.6~~ 0.5 ~~0.7~~
HIGH DENSITY RESIDENTIAL (18.1 to 40 du/ac)	1,052	1.54	1,620	8.1	1.6
TOTAL	~~4,628~~~~4,544~~ 4,544		~~11,874~~ ~~11,665~~ 11,716	~~59.4~~ ~~58.4~~ 58.6	~~11.8~~ ~~11.7~~ 11.7

the "Quimby" park area requirement are each a minimum of 2.2 acres in size.

permanent water quality control basins. These basins are not counted in the required park area.

Table 7-2 Summary of All SunCreek Quimby Park and Neighborhood Greens Provided

Type	Required Ratio Acres		Required Acres	Acres Provided
Quimby Park Area (Community and Neighborhood Parks)	5.0	per 1000	~~59.4~~ ~~58.4~~ 58.6 ~~58.1~~	~~65.3~~~~60.0~~ 60.8
Community Places/Neighborhood Greens	1.0	per 1000	~~11.8~~ ~~11.7~~ 11.7 ~~11.6~~	~~9.2~~ ~~13.5~~ 10.5
Mandatory Parks and Neighborhood Green Total			~~71.2~~ ~~70.1~~ 70.3 ~~69.7~~	~~74.5~~ ~~73.5~~ 71.3
Green Infrastructure /Non-Mandatory Park Corridors				**6.1**

The total area identified as Community Park or Neighborhood Park in Figure 7-1 is ~~65.3~~ ~~60.0~~ 60.8 acres. All of this area will be improved park with turf, tree canopy, and other park amenities to be determined.

The CRPD may consider crediting private recreation facilities less than full portion of the Park Area credit.

An updated Park Land Equalization Table will be included with the Finance Implementation Plan.

Quimby park land should be unencumbered and programmable. Landscape/trail corridors along public roadways should be located in separate parcels that are not included with the park land.

When roadways or utility easements need to bisect Quimby Parkland, the location shall be coordinated with Cordova Recreation and Park District.

7.2.2. Storm Water Management Adjacent to Parks

Parks in the SunCreek Plan Area do not include storm-water detention basins. However, two areas adjacent to the Community Park will include

The areas required for storm water management will include permanently wet basins and are therefore included in the Detention Basin calculation. However, the design of the Community Park may integrate these basins as naturalized amenities that augment the recreation and aesthetic features of the park.

7.2.3. Community Park, Open Space and Public Facilities Complex

The centerpiece of the SunCreek Plan is the Community Park located in the center of the Plan area contiguous to the high school and middle school. The Community Park consists of two large parcels separated by Central Park Drive, wetland preservation, drainage basins, and water system improvements, The complex of parks, the adjacent schools, the wetland preserve areas, and directly accessible contiguous open space provide a magnificent open space and recreation feature encompassing over 320 acres in the heart of the SunCreek Plan Area.

Section 5.7 describes this complex as the "Great Park" concept, the signature element of the SCSP. This area is a visual landmark that distinguishes this community, but also provides the hub of an extensive trail network linked to all parts of the Plan Area. Figure 7-2 provides a view of the entire

complex of Community Park and open space included in the "Great Park" concept.

The Community Park encompasses 27.8 acres of active area on the north side of Central Park Drive adjacent to the High School/Middle School campus, and ~~15.7~~ ~~11.1~~ 10.0 acres of active area adjacent to the elementary school to the south of Central Park Drive.

The community park will provide space for ball fields, restrooms, and parking areas. These will be suitable for recreation leagues for soccer, softball, and similar active recreation facilities. Lighted ball fields may be suitable in these parks depending on the design of the facility. Community parks also include such amenities as playgrounds, large community picnic areas, skate parks, splash/spray parks, amphitheaters, etc. The adjacent high school/middle school facility provides an excellent opportunity for joint facilities such as parking, sports fields, and other recreation facilities.

If the 27.8-acre North Community Park cannot accommodate the required park facilities, Sun Creek Specific Plan shall be amended to reconfigure the community park to accommodate the required park facilities.

Access roads to the two public/quasi-public parcels south of the 27.8-acre Community Park shall be located outside the park property.

The Village Commercial Center at the intersection of Central Park Drive and Rancho Cordova Parkway is a gateway to this Great Park. The center provides gathering places, food services, and other community-oriented businesses that enhance the experience of the Great Park.

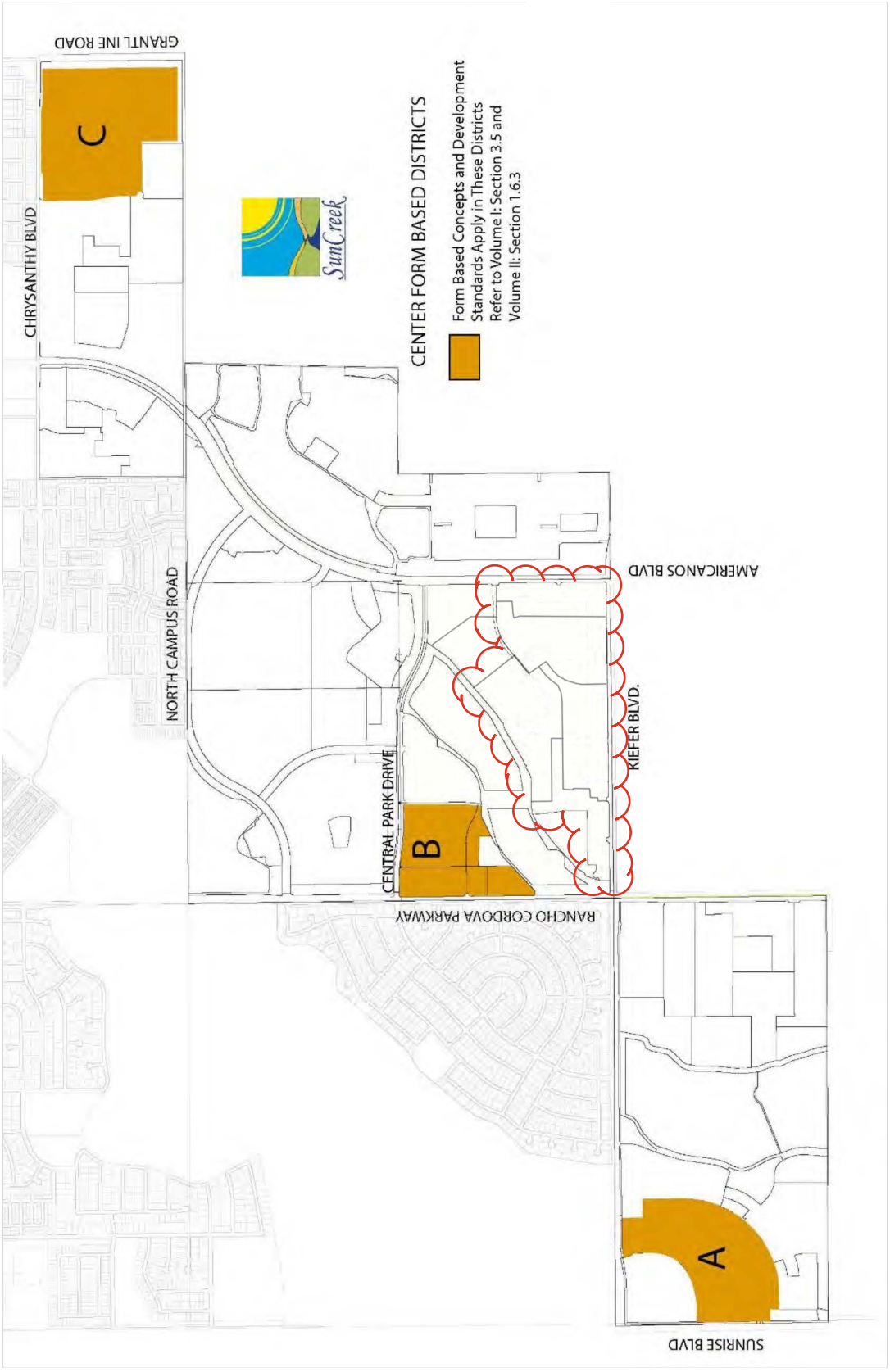


Figure II.1-4 Center Form Based Districts

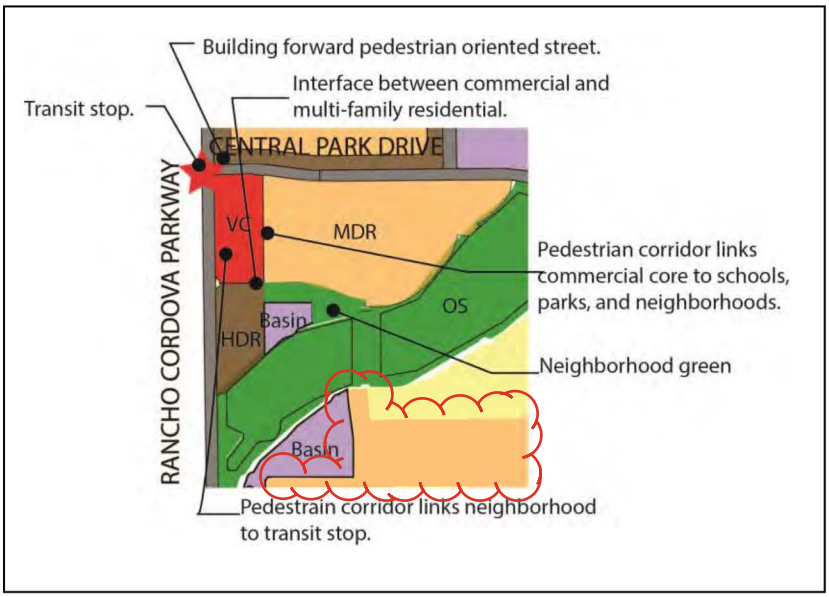
Center District B

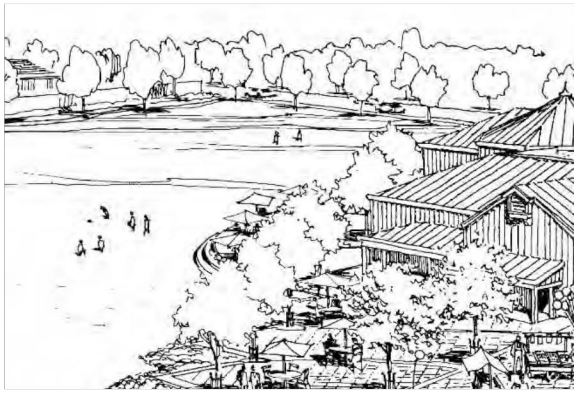
Center District B is located along Rancho Cordova Parkway and Central Park Drive. The location provides access to future public transit and a pedestrian link to the Community Park and high school/middle school complex that comprise the core of the SunCreek community.

District B includes a mix of Village Center (VC), High Density Residential (HDR), Compact Medium Density Residential (CMDR), and Public/Quasi-public (P/QP) uses. Appropriate uses would include a small grocery, shops and offices, entertainment and dining.

These uses are integrated in a uniquely pedestrian friendly mix focused on a small neighborhood park. The commercial use overlooks the park and is an extension of the food, entertainment, and retail activity. Refer to Section 1.6.7 "Standards for Public Pedestrian-Oriented Spaces" in this chapter for a description and standard addressing this condition. A passage through this park will connect the commercial area to the surrounding neighborhoods and provides a direct link to the primary SunCreek bike trail along the open space corridor.

Figure II.1-7 Center District B Notation





Example of Commercial Space Overlooking Park or Open Space

Central Park Drive provides a special pedestrian-oriented link along a tree-lined corridor fronted by high-density residential and commercial uses. Central Park Drive is a primary pedestrian spine that transects the Core Open Space illustrated in Volume I, Figure 5-1. It links the community park, high school/middle school campus and the neighborhoods to the east to the transit hub at Rancho Cordova Parkway.

The commercial uses of this District will present attractive architecture toward Rancho Cordova Parkway and pedestrian pathways will extend from the sidewalk/frontage of Rancho Cordova Parkway into the adjoining commercial uses. View corridors between buildings will provide further visual connections between passing vehicles and businesses within this commercial center.

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, FOR APPROVING THE STEELRIDGE LARGE LOT AND SMALL LOT TENTATIVE SUBDIVISION MAP AMENDMENT PROJECT NO. PLND-0625-0132

WHEREAS, Taylor Morrison, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for an amendment to the large lot and small lot Tentative Subdivision Map Amendment for the Steelridge property, located within the Suncreek Specific Plan area (Parcel Numbers: 067-0010-017, 025, 026); and

WHEREAS, the applicant has met all applicable requirements under State law and City ordinances related to this tentative subdivision map and the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the attached large lot and small lot Tentative Subdivision Map Amendment meets the requirements of the Subdivision Map Act and the Rancho Cordova Municipal Code as set forth in findings below, and the City Council has conducted a properly noticed public hearing for the approval of the Tentative Subdivision Map Amendment attached hereto in accordance with the Subdivision Map Act requirements; and

WHEREAS, the project was found to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183, Residential Projects Pursuant to a Specific Plan; and

WHEREAS, the City Council held a properly noticed public hearing at which it received a report from City Staff regarding the Steelridge Tentative Subdivision Map Amendment and Suncreek Specific Plan Amendment and oral and written testimony from the public, and deliberated on the item; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA: authorizes approval of the Tentative Subdivision Map (attached hereto as Exhibit A), subject to the following findings, and attached Conditions of Approval (attached hereto as Exhibit B):

1. Determine the CEQA exemption 15183 is an adequate exemption according to the Guidelines of the California Environmental Quality Act (CEQA).

    A. **Finding:** The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15183 “Projects Consistent with a Community Plan, General Plan, or Zoning”

    Evidence: The Suncreek Specific Plan Environmental Impact Report/Environmental Impact Statement (EIR/EIS) SCH# 2006072067 was approved on November 18,

2013. The EIR identified project impacts and mitigation measures for impacts found to be significant, and includes project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. A Mitigation Monitoring and Reporting Program (MMRP) was adopted as part of the EIR. The Steelridge project area was analyzed in the EIR as part of the overall Suncreek Specific Plan. The project area is the same as that analyzed in the EIR and the proposed tentative subdivision map amendment does not exceed the development intensities analyzed in the EIR. The total number of dwelling units would remain the same. Therefore, impacts related to footprint and development intensity would be the same as those disclosed in the EIR. The proposed project would be subject to applicable mitigation measures in the adopted MMRP. There is no new information of substantial importance that was not known at the time of the previous EIR that would require changes to the previous EIR. There are no changes to the project or circumstances under which the project would be undertaken that would require major revisions to the previous EIR. For these reasons, no further environmental analysis is required.

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

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

      Evidence: The proposed Tentative Subdivision Map Amendment re-arranges the types of residential land uses in the southern portion of the Steelridge project area from Low Density Residential (LDR) and Compact Medium Density Residential (CMDR) to Medium Density Residential (MDR). Single-family lot sizes and corresponding densities would be revised, but the total number of units would not change from the previously approved tentative subdivision map. The project will continue to be consistent with the goals, policies, and objectives of the General Plan and the Suncreek Specific Plan.

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

      Evidence: The design and layout of the subdivision is consistent with the vision of the Suncreek Specific Plan. The proposed Tentative Map amendment rearranges residential land uses in the southern portion of the Steelridge project area to reduce LDR and CMDR and increase MDR, with corresponding revisions to single-family lot sizes. The overall pedestrian and bicycle access is consistent with the Circulation Element of the Specific Plan. The open space areas, commercial area, and high-density residential area would all remain the same as shown in the Suncreek Specific Plan.

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

Evidence: The site is physically suitable for the proposed type of developments. The plan area is approximately 240 acres and will be subdivided into lots suitable for single family units, high density units, open space areas, and commercial areas. The resulting lots will be of sufficient size for future development of the subdivision.

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

Evidence: The Tentative Subdivision Map Amendment is suitable for the proposed densities. The amended maps propose an increase in MDR, and a reduction in LDR/CMDR. While lot sizes have been revised in the southern portion of the Steelridge area, the total number of units remains the same as the previously approved tentative subdivision map. Overall, the Steelridge project area contains a mix of low, medium, and high-density residential uses. The project does not exceed development densities established in the Suncreek Specific Plan which has gone through proper environmental review and has taken into account these proposed densities.

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

Evidence: An Environmental Impact Report/Environmental Impact Statement (EIR/EIS) was prepared for Suncreek Specific Plan where the construction of single-family lots, multi-family lots, commercial, parks/open space, and the protection of natural resources were addressed in accordance with the requirements of the California Environmental Quality Act (CEQA). The EIR/EIS contains a description of the Project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives, identification of significant irreversible environmental changes, growth-inducing impacts, and cumulative impacts. The EIR/EIS identifies issues determined to have no impact or a less-than-significant impact and provides analysis of potentially significant and significant impacts. The proposed project is consistent with the project analyzed in the EIR/EIS. Furthermore, the project is obtaining a permit through the South Sacramento Habitat Conservation Plan, which includes a Land Dedication Agreement to preserve open space for habitat throughout the central portion of the Steelridge area.

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

Evidence: The proposed design of the subdivision or type of improvements are not likely to cause serious public health problems. The project provides 950 dwelling units throughout the site, a future school, water quality basins, a 10-acre park, neighborhood green and landscape corridors, and a village commercial center. The project also provides adequate bike and pedestrian access throughout the site and between adjacent properties. The project will also be consistent with development standards of the Suncreek Specific Plan which require street trees and landscaping that provides shade and encourages pedestrian walking and biking.

G. **Finding:** That the design of the subdivision or the type of improvements will conflict

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

Evidence: The proposed improvements on the Tentative Subdivision Map Amendment and included within the project are consistent with the approved Suncreek Specific Plan, and do not conflict with public easements and related necessary access through the project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC, City Clerk

DRAFT

LARGE LOT TENTATIVE SUBDIVISION MAP

STEELRIDGE

CITY OF RANCHO CORDOVA, CALIFORNIA

FEBRUARY 25, 2026

PROJECT NOTES

OWNER
MICHAEL GREGORY TREVOR 2003 IRREVOCABLE TRUST/ETAL
40 PARK ROAD
BURLINGAME, CA 94010

APPLICANT / SUBDIVIDER
TAYLOR MORRISON OF CALIFORNIA, LLC
81 BLUE RAVINE ROAD, SUITE 220
FOLSOM, CA 95630
CONTACT: RYAN HATHEWAY
PHONE: (916) 935-0970
EMAIL:
RHATHEWAY@TAYLORMORRISON.COM
CONTACT: JAY PAWLIK
PHONE: (916) 935-6980
EMAIL: JPAWLIK@TAYLORMORRISON.COM

PLANNER/ENGINEER
WOOD RODGERS INC
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: STAN MATTEI
JASON REED PE #C66651
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
067-0100-017, -025, -026

AREA
240.1± ACRES GROSS

EXISTING USE
PASTURE

PROPOSED USE
SEE LAND USE SUMMARY

EXISTING GENERAL PLAN DESIGNATION
LDR, MDR, HDR, RTC, POS & P/QP

PROPOSED GENERAL PLAN DESIGNATION
LDR, MDR, HDR, RTC, POS & P/QP

EXISTING ZONING
RD-7, RD-10, RD-15, RD-20, HDR, VC, POS & CS

PROPOSED ZONING
RD-6, MDR, HDR, VC, POS & CS

EXISTING SPECIFIC PLAN
LDR, MDR, CMDR, HDR, POS, P/QP, VC, NR

PROPOSED SPECIFIC PLAN
LDR, MDR, HDR, POS, P/QP, VC, NR

NUMBER OF PROPOSED PARCELS
26 PARCELS

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

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

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
(916) 686-7711

SEWER
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 875-6730

STORM DRAINAGE
CITY OF RANCHO CORDOVA DRAINAGE SERVICES
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 842-3300

WATER
SACRAMENTO COUNTY WATER AGENCY
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SMUD
6301 S STREET
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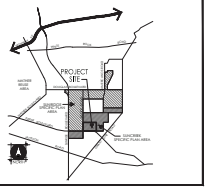
GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5453

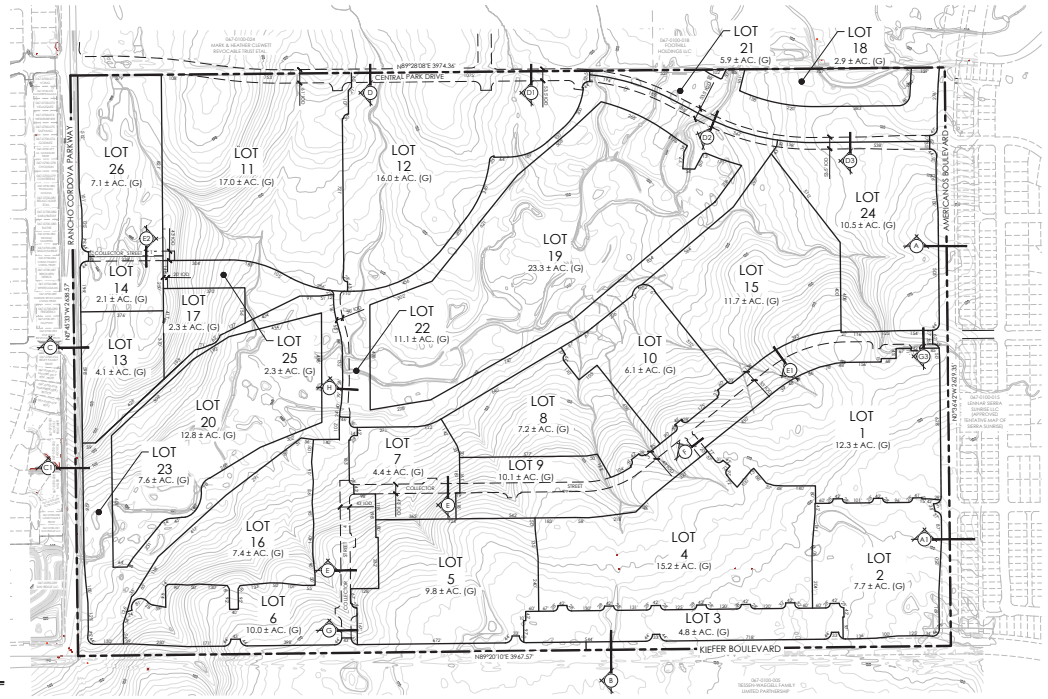
NOTES:
1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) OWNER SHALL DEDICATE ALL EASEMENTS AND L.O.D.'S NECESSARY TO PROVIDE ALL UTILITIES.
3) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
4) THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
5) THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PREPARED BY WOOD RODGERS IN 2021.
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 FIRST AMERICAN TITLE COMPANY AND DATED MAY 30, 2025.
8) LOT 24 (COMMUNITY PARK) SHALL BE DEDICATED TO THE CORDOVA RECREATION AND PARK DISTRICT (CRPD) AT SMALL LOT FINAL MAP OR LATER.
9) LOT 25 (NEIGHBORHOOD GREEN) TO BE OWNED AND MAINTAINED BY THE CITY OF RANCHO CORDOVA AT SMALL LOT FINAL MAP OR LATER.
10) PRIOR TO ANY IMPROVEMENT PLAN APPROVALS, A PROJECT-SPECIFIC DRAINAGE STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY OF RANCHO CORDOVA.

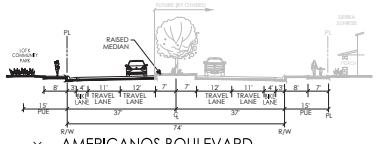
LAND USE SUMMARY

LOT NO.	LAND USE	AREA (Ω)
1	SINGLE FAMILY RES.	12.3
2	SINGLE FAMILY RES.	7.7
3	SINGLE FAMILY RES.	4.8
4	SINGLE FAMILY RES.	15.2
5	SINGLE FAMILY RES.	9.8
6	SINGLE FAMILY RES.	10.0
7	SINGLE FAMILY RES.	4.4
8	SINGLE FAMILY RES.	7.2
9	SINGLE FAMILY RES.	10.1
10	SINGLE FAMILY RES.	6.1
11	SINGLE FAMILY RES.	17.0
12	SINGLE FAMILY RES.	16.0
13	SINGLE FAMILY RES.	14.0
14	HIGH DENSITY RESIDENTIAL	4.1
15	HIGH DENSITY RESIDENTIAL	5.1
16	SCHOOL	11.7
17	WATER QUALITY BASIN	7.4
18	WATER QUALITY BASIN	2.3
19	WETLAND	2.9
20	WETLAND	23.3
21	WETLAND	12.8
22	WETLAND BUFFER	5.9
23	WETLAND BUFFER	11.1
24	WETLAND BUFFER	7.4
25	COMMUNITY PARK	10.5
26	NEIGHBORHOOD GREEN	2.3
R/W	VILLAGE COMMERCIAL	7.1
R/W	RANCHO CORDOVA PKWY, KIEFER BLVD, AMERICANOS BLVD	9.4
TOTAL		240.1

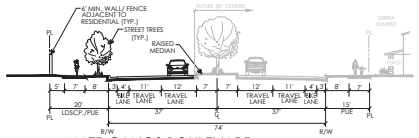
VICINITY MAP



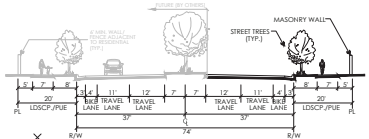




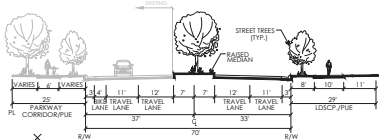
A — AMERICANOS BOULEVARD (ADJ. TO PARK)- MINOR ARTERIAL STREET - I.O.D.
74' STREET SECTION
NOT TO SCALE



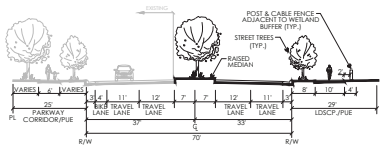
A1 — AMERICANOS BOULEVARD (ADJ. TO RESIDENTIAL)- MINOR ARTERIAL STREET - I.O.D.
74' STREET SECTION
NOT TO SCALE



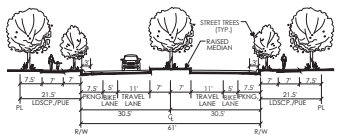
B — KIEFER BOULEVARD- MINOR ARTERIAL STREET - I.O.D.
74' STREET SECTION
NOT TO SCALE



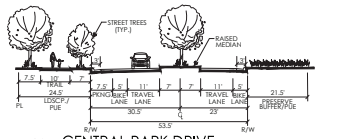
C — RANCHO CORDOVA PARKWAY - I.O.D.
70' STREET SECTION
NOT TO SCALE



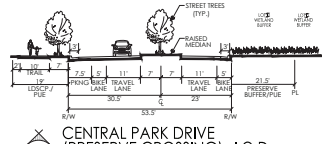
C1 — RANCHO CORDOVA PARKWAY (ADJACENT TO WETLAND BUFFER) - I.O.D.
70' STREET SECTION
NOT TO SCALE



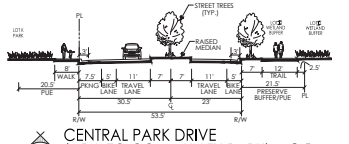
D — CENTRAL PARK DRIVE (PEDESTRIAN BOULEVARD) - I.O.D.
61' STREET SECTION
NOT TO SCALE



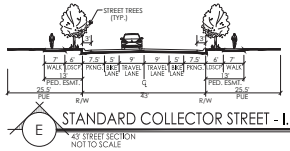
D1 — CENTRAL PARK DRIVE (ADJACENT TO TRAIL) - I.O.D.
53.5' STREET SECTION
NOT TO SCALE



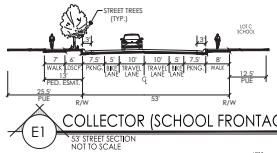
D2 — CENTRAL PARK DRIVE (PRESERVE CROSSING) - I.O.D.
53.5' STREET SECTION
NOT TO SCALE



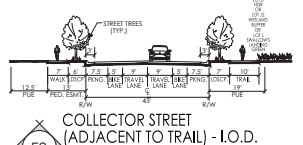
D3 — CENTRAL PARK DRIVE (ADJ. TO COMMUNITY PARK) - I.O.D.
53.5' STREET SECTION
NOT TO SCALE



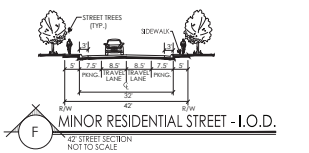
E — STANDARD COLLECTOR STREET - I.O.D.
45' STREET SECTION
NOT TO SCALE



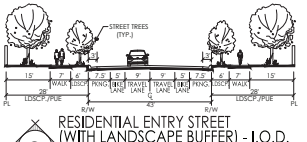
E1 — COLLECTOR (SCHOOL FRONTAGE) - I.O.D.
55' STREET SECTION
NOT TO SCALE



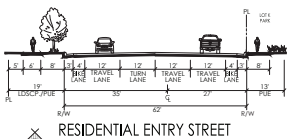
E2 — COLLECTOR STREET (ADJACENT TO TRAIL) - I.O.D.
45' STREET SECTION
NOT TO SCALE



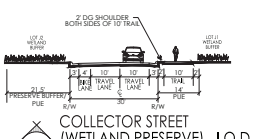
F — MINOR RESIDENTIAL STREET - I.O.D.
42' STREET SECTION
NOT TO SCALE



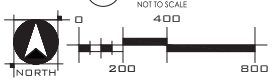
G — RESIDENTIAL ENTRY STREET (WITH LANDSCAPE BUFFER) - I.O.D.
43' STREET SECTION
NOT TO SCALE



G3 — RESIDENTIAL ENTRY STREET (ADJ. TO COMMUNITY PARK) - I.O.D.
62' STREET SECTION
NOT TO SCALE
NOTE: OFFSET CENTERLINE TO MATCH SACRAMENTO COUNTY APPROVED STANDARDS DETAIL 44.

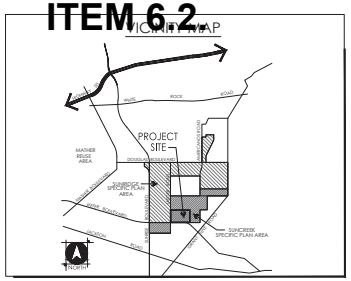


H — COLLECTOR STREET (WETLAND PRESERVE) - I.O.D.
30' STREET SECTION
NOT TO SCALE



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

SMALL LOT TENTATIVE SUBDIVISION MAP
STEELRIDGE
CITY OF RANCHO CORDOVA, CALIFORNIA
MARCH 18, 2026



PROJECT NOTES

OWNER
MICHAEL GREGORY TREVOR 2003 IRREVOCABLE TRUST/ETAL
48 PARK ROAD
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ASSESSOR'S PARCEL NO.
067-0100-017, -025, -026

AREA
240.1 ± ACRES GROSS

EXISTING USE
PASTURE

PROPOSED USE
SEE LAND USE SUMMARY

EXISTING GENERAL PLAN DESIGNATION
LDR, MDR, HDR, BTC, POS & P/QP

PROPOSED GENERAL PLAN DESIGNATION
LDR, MDR, HDR, BTC, POS & P/QP

EXISTING ZONING
RD-7, RD-10, RD-15, HDR, VC, POS & C3

PROPOSED ZONING
RD-4, MDR, HDR, VC, POS & C3

EXISTING SPECIFIC PLAN
LDR, MDR, CMDR, HDR, POS, P/QP, VC, NR

PROPOSED SPECIFIC PLAN
LDR, MDR, HDR, POS, P/QP, VC, NR

NUMBER OF PROPOSED PARCELS
855 PARCELS

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RANCHO CORDOVA, CA 95670
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5555 FLORIN PERKINS ROAD
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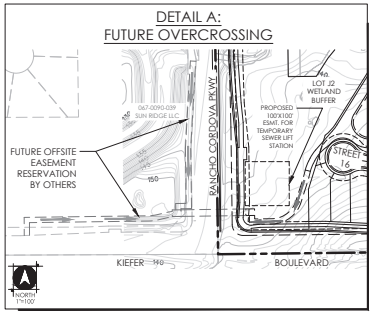
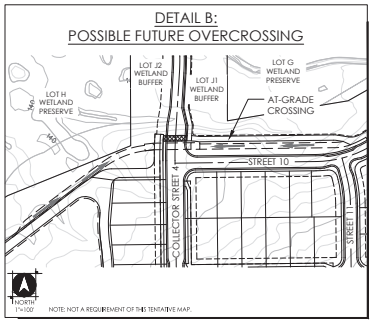
8) LOT K (COMMUNITY PARK) SHALL BE DEDICATED TO THE CORDOVA RECREATION AND PARK DISTRICT (CRPD) AT SMALL LOT FINAL MAP OR LATER.
9) LOT L (NEIGHBORHOOD GREEN) TO BE OWNED AND MAINTAINED BY THE CITY OF RANCHO CORDOVA AT SMALL LOT FINAL MAP OR LATER.
10) PRIOR TO ANY IMPROVEMENT PLAN APPROVALS, A PROJECT-SPECIFIC DRAINAGE STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY OF RANCHO CORDOVA.
11) BASED UPON THE REVIEW OF THE TRAFFIC ANALYSIS PERFORMED PRIOR TO APPROVAL OF IMPROVEMENT PLANS, THE CITY WILL DETERMINE REQUIRED TRAFFIC CONTROL AT THE INTERSECTION AT CENTRAL PARK DRIVE AND COLLECTOR 1. BASED UPON FINAL CITY DIRECTION, THE DEVELOPER SHALL CONSTRUCT EITHER A FULL SIGNALIZED INTERSECTION, ALL-WAY STOP CONTROL INTERSECTION, OR PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING.
12) PURSUANT TO SECTION 66499.20,2 OF THE SUBDIVISION MAP ACT, THE PROPERTY WILL BE MERGED AND RE-SUBDIVIDED AND THE FOLLOWING PUBLIC EASEMENTS ARE TO BE ABANDONED:
A) THAT PORTION OF RANCHO CORDOVA PARKWAY (FORMERLY JAEGER ROAD) AND KIEFER BOULEVARD AS DESCRIBED IN THAT CERTAIN 'RIGHT-OF-WAY DEED RECORDED FEBRUARY 02, 1993 IN BOOK 19930202 AT PAGE 0663, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
B) THAT PORTION OF PUBLIC UTILITY EASEMENT AS DESCRIBED IN THAT CERTAIN EASEMENT DEED RECORDED FEBRUARY 02, 1993 IN BOOK 19930202, AT PAGE 0664, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

LAND USE SUMMARY

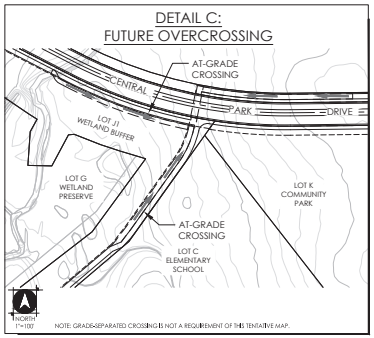
UNIT/ LOT DESIGNATION	LAND USE	LOT SIZE (TYP.)	GENERAL PLAN	SPECIFIC PLAN	ZONING	AREA (GL)	AREA (N)	DWELLING UNITS	DENSITY (N)
1	SINGLE FAMILY RES.	45' X 85'	MDR	MDR (4.1-10.0 DU/AC)	MDR	13.8	12.6	120	9.5
2	SINGLE FAMILY RES.	48' X 88'	MDR	MDR (4.1-10.0 DU/AC)	MDR	15.9	13.8	126	9.6
3	SINGLE FAMILY RES.	40'/45' X 80'	MDR	MDR (4.1-10.0 DU/AC)	MDR	27.3	25.0	197	7.9
4	SINGLE FAMILY RES.	40'/45' X 80'	MDR	MDR (4.1-10.0 DU/AC)	MDR	27.3	25.0	197	7.9
5	SINGLE FAMILY RES.	40'/45' X 80'	MDR	MDR (4.1-10.0 DU/AC)	MDR	19.0	17.2	133	7.7
6	SINGLE FAMILY RES.	45' X 100'	MDR	MDR (4.1-10.0 DU/AC)	MDR	11.6	9.6	67	7.0
7	SINGLE FAMILY RES.	50' X 105'	LDR	LDR (2.1-4.0 DU/AC)	RD-4	22.5	20.5	109	5.3
SUBTOTAL						137.9	107.0	850	
A	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0 DU/AC)	HDR	4.1	3.7	96	26.0
B	HIGH DENSITY RESIDENTIAL	-	HDR	HDR (18.1-40.0 DU/AC)	HDR	2.1	1.7	44	26.0
SUBTOTAL						6.2	5.4	140	
C	SCHOOL	-	MDR	PUBLIC/ QUASI-PUBLIC	MDR	12.1	11.7		
D	WATER QUALITY BASIN	-	P/QP	PUBLIC/ QUASI-PUBLIC	POS	2.3	2.3		
E	WATER QUALITY BASIN	-	P/QP	PUBLIC/ QUASI-PUBLIC	POS	7.4	7.4		
F-H	WETLAND	-	POS,HR	PARKS & OPEN SPACE	POS	39.2	39.0		
I1-I2, J1-J2	WETLAND BUFFER	-	POS,HR	PARKS & OPEN SPACE	POS	24.3	23.3		
K	COMMUNITY PARK	-	POS	PARKS & OPEN SPACE	POS	10.8	10.0		
L	NEIGHBORHOOD GREEN	-	POS	PARKS & OPEN SPACE	POS	2.7	2.7		
M	VILLAGE CENTER	-	MDR	VILLAGE CENTER	VC	7.1	6.3		
N-Z, AA-AD	LANDSCAPE LOTS	-	VARIOUS	VARIOUS	VARIOUS	-	4.1		
	PUBLIC INTERIOR STREETS	-				-	12.3		
RANCHO CORDOVA PKWY, KIEFER BLVD, & AMERICANOS BLVD.		-				-	8.4		
SUBTOTAL						116.8	127.7		
TOTAL						240.1 AC.	240.1 AC.	990 DU	

NOTE: GROSS ACREAGE CALCULATIONS EXCLUDE RANCHO CORDOVA PARKWAY, KIEFER BOULEVARD, & AMERICANOS BOULEVARD. NET DENSITY CALCULATIONS EXCLUDE RANCHO CORDOVA PARKWAY, KIEFER BOULEVARD, AMERICANOS BOULEVARD, CENTRAL PARK DRIVE, INTERNAL COLLECTOR STREETS, & LANDSCAPE LOTS. NET ACREAGE ALSO EXCLUDES LANDSCAPE/TRAIL EASEMENTS ADJACENT TO LOTS A, B, L AND M.

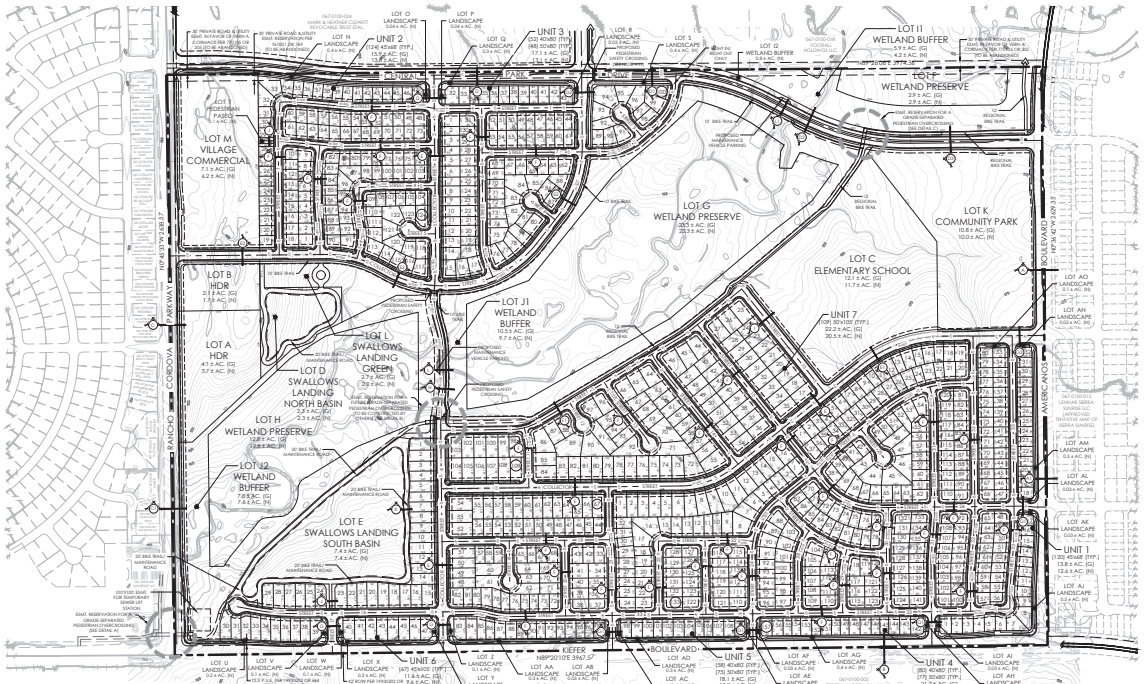


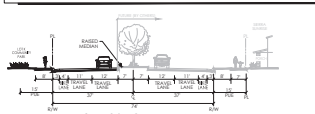


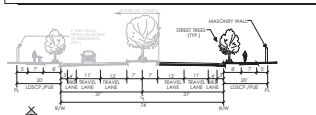
NOTE: NOT A REQUIREMENT OF THIS TENTATIVE MAP.

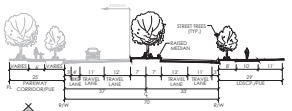


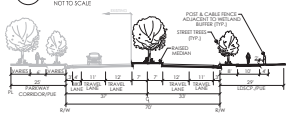
NOTE: GRADE-SEPARATED CROSSING IS NOT A REQUIREMENT OF THIS TENTATIVE MAP.

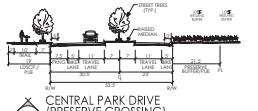


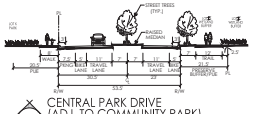


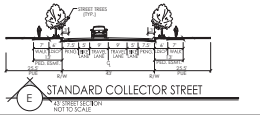


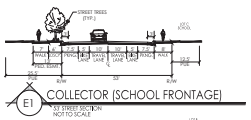


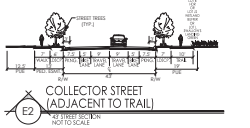


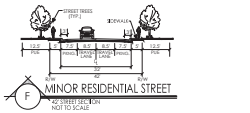


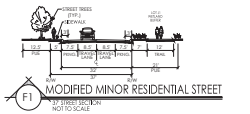


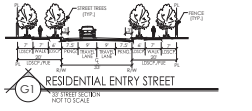


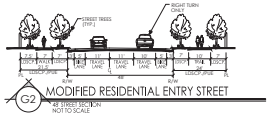


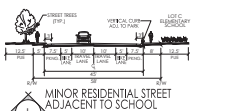


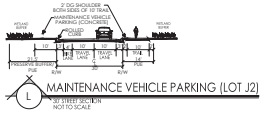


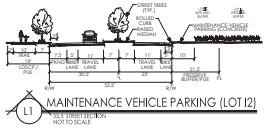


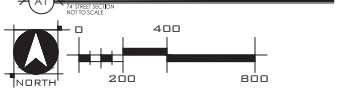






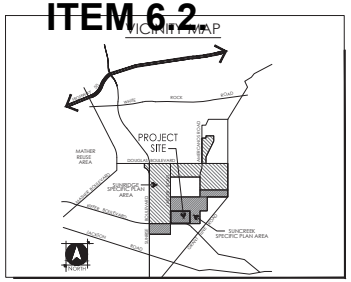






WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

SMALL LOT TENTATIVE SUBDIVISION MAP
STEELRIDGE
CITY OF RANCHO CORDOVA, CALIFORNIA
MARCH 18, 2026



PROJECT NOTES

OWNER
MICHAEL GREGORY TREVOR 2003 IRREVOCABLE TRUST/ETAL
48 PARK ROAD
BURLINGAME, CA 94010

APPLICANT/ SUBDIVIDER
TAYLOR MORRISON OF CALIFORNIA, LLC
81 BLUE RAVINE ROAD, SUITE 220
FOLSOM, CA 95630
CONTACT: RYAN MATHEWAY
PHONE: (916) 932-0970
EMAIL: RMATHEWAY@TAYLORMORRISON.COM

PLANNER/ENGINEER
WOOD RODGERS INC.
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: STAN METTE/ JASON REED PE #C46631
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
067-0100-017, -025, -026

AREA
240.1 ± ACRES GROSS

EXISTING USE
PASTURE

PROPOSED USE
SEE LAND USE SUMMARY

EXISTING GENERAL PLAN DESIGNATION
LDR, MDR, HDR, BTC, POS & P/QP

PROPOSED GENERAL PLAN DESIGNATION
LDR, MDR, HDR, BTC, POS & P/QP

EXISTING ZONING
RD-7, RD-10, RD-15, HDR, VC, POS & C5

PROPOSED ZONING
RD-6, MDR, HDR, VC, POS & C5

EXISTING SPECIFIC PLAN
LDR, MDR, CMDR, HDR, POS, P/QP, VC, MF

PROPOSED SPECIFIC PLAN
LDR, MDR, HDR, POS, P/QP, VC, MF

NUMBER OF PROPOSED PARCELS
855 PARCELS

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

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

SCHOOL DISTRICT
ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN ROAD
ELK GROVE, CA 95624
(916) 686-7711

SEWER
SACRAMENTO AREA SEWER DISTRICT
10060 GOETHE ROAD
SACRAMENTO, CA 95827
(916) 875-6730

STORM DRAINAGE
CITY OF RANCHO CORDOVA DRAINAGE SERVICES
2729 PROSPECT PARK DR #230
RANCHO CORDOVA, CA 95670
(916) 842-3300

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

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

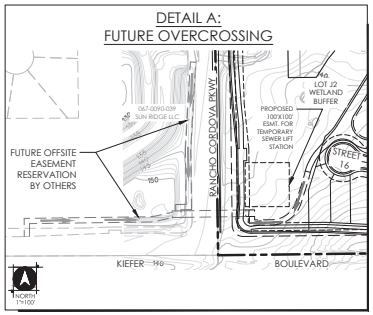
GAS
PG&E
5555 FLORIN PERKINS ROAD
SACRAMENTO, CA 95826
(916) 386-5433

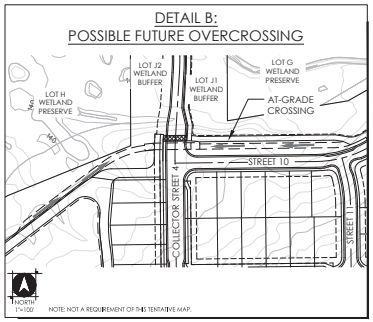
NOTES:
1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
2) OWNER SHALL DEDICATE ALL EASEMENTS AND L.O.D.'S NECESSARY TO PROVIDE ALL UTILITIES.
3) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
4) THIS EXHIBIT IS FOR TENTATIVE SUBDIVISION MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
5) THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PREPARED BY WOOD RODGERS IN 2021.
6) P-LIE 'S ARE PROPOSED FOR DEDICATION AS SHOWN OR AS OTHERWISE APPROVED.
7) TITLE INFORMATION SHOWN PER PRELIMINARY TITLE REPORT PREPARED BY AMERICAN TITLE COMPANY AND DATED MAY 30, 2025.
8) LOT K (COMMUNITY PARK) SHALL BE DEDICATED TO THE CORDOVA RECREATION AND PARK DISTRICT (CRPD) AT SMALL LOT FINAL MAP OR LATER.
9) LOT L (NEIGHBORHOOD GREEN) TO BE OWNED AND MAINTAINED BY THE CITY OF RANCHO CORDOVA AT SMALL LOT FINAL MAP OR LATER.
10) PRIOR TO ANY IMPROVEMENT PLAN APPROVALS, A PROJECT-SPECIFIC DRAINAGE STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY OF RANCHO CORDOVA.
11) BASED UPON THE REVIEW OF THE TRAFFIC ANALYSIS PERFORMED PRIOR TO APPROVAL OF IMPROVEMENT PLANS, THE CITY WILL DETERMINE REQUIRED TRAFFIC CONTROL AT THE INTERSECTION AT CENTRAL PARK DRIVE AND COLLECTOR 1. BASED UPON FINAL CITY DIRECTION, THE DEVELOPER SHALL CONSTRUCT EITHER A FULL SIGNALIZED INTERSECTION, ALL-WAY STOP CONTROL INTERSECTION, OR PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING.
12) PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE PROPERTY WILL BE MERGED AND RE-SUBDIVIDED AND THE FOLLOWING PUBLIC EASEMENTS ARE TO BE ABANDONED:
A) THAT PORTION OF RANCHO CORDOVA PARKWAY (FORMERLY JAEGER ROAD) AND KIEFER BOULEVARD AS DESCRIBED IN THAT CERTAIN 'RIGHT-OF-WAY DEED RECORDED FEBRUARY 02, 1993 IN BOOK 19930202 AT PAGE 0663, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
B) THAT PORTION OF PUBLIC UTILITY EASEMENT AS DESCRIBED IN THAT CERTAIN EASEMENT DEED RECORDED FEBRUARY 02, 1993 IN BOOK 19930202, AT PAGE 0664, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

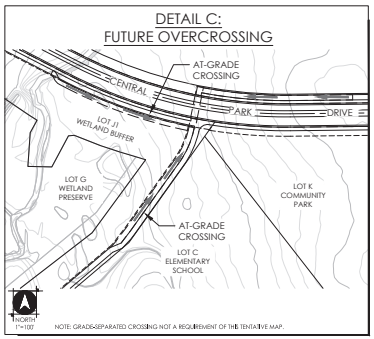
LAND USE SUMMARY

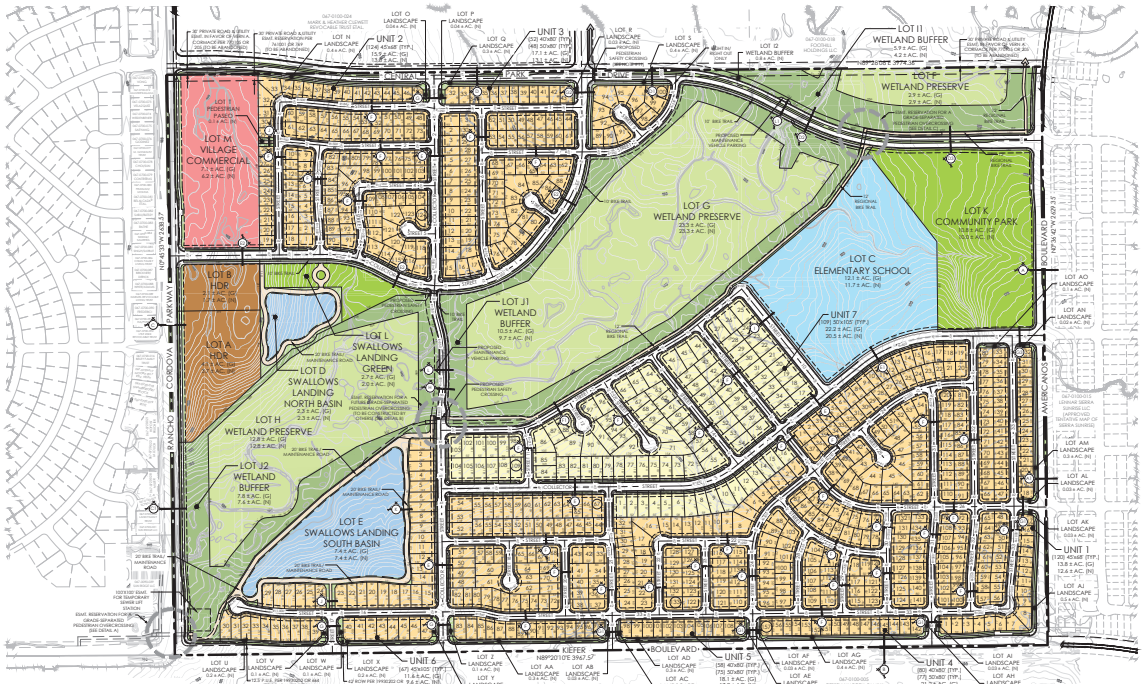
UNIT / LOT DESIGNATION	LAND USE	LOT SIZE MIN.	GENERAL PLAN	SPECIFIC PLAN	ZONING	AREA (AC)	AREA (SF)	DWELLING UNITS	DENSITY DU/AC
1	SINGLE FAMILY RES.	45' X 68'	MDR	MDR (4.1-10.0 DU/AC)	MDR	16.1	701K	124	7.7
2	SINGLE FAMILY RES.	48' X 68'	MDR	MDR (4.1-10.0 DU/AC)	MDR	13.9	606K	106	9.0
3	SINGLE FAMILY RES.	40'/50' X 80'	MDR	MDR (4.1-10.0 DU/AC)	MDR	17.1	745K	130	7.6
4	SINGLE FAMILY RES.	40'/50' X 80'	MDR	MDR (4.1-10.0 DU/AC)	MDR	21.2	924K	157	7.8
5	SINGLE FAMILY RES.	40'/50' X 80'	MDR	MDR (4.1-10.0 DU/AC)	MDR	18.1	788K	139	7.7
6	SINGLE FAMILY RES.	40' X 100'	MDR	MDR (4.1-10.0 DU/AC)	MDR	11.6	504K	69	7.0
7	SINGLE FAMILY RES.	36' X 100'	LDR	LDR (2.1-4.0 DU/AC)	RD-4	20.2	880K	78	3.9
SUBTOTAL						119.9	5222K	803	
H	HIGH DENSITY RESIDENTIAL	-	MDR	MDR (10.1-40.0 DU/AC)	MDR	4.1	179K	96	24.0
I	HIGH DENSITY RESIDENTIAL	-	MDR	MDR (10.1-40.0 DU/AC)	MDR	2.1	91K	44	24.0
SUBTOTAL						6.2	270K	140	
C	SCHOOL	-	MDR	PUBLIC/QUASI-PUBLIC	MDR	12.1	527K		
D	WATER QUALITY BASIN	-	P/QP	PUBLIC/QUASI-PUBLIC	POS	2.3	100K		
E	WATER QUALITY BASIN	-	P/QP	PUBLIC/QUASI-PUBLIC	POS	7.4	322K		
F	WETLAND	-	POS-HR	PARKS & OPEN SPACE	POS	24.3	1059K		
G-I1-J1-J2	WETLAND BUFFER	-	POS-HR	PARKS & OPEN SPACE	POS	24.3	1059K		
K	COMMUNITY PARK	-	POS	PARKS & OPEN SPACE	POS	10.8	470K		
L	NEIGHBORHOOD GREEN	-	POS	PARKS & OPEN SPACE	POS	2.7	118K		
M	VILLAGE CENTER	-	VC	VILLAGE CENTER	VC	7.1	309K		
N-E, AA-AD	LANDSCAPE LOTS	-	VARIOUS	VARIOUS	VARIOUS	6.1	266K		
	PUBLIC INTERIOR STREETS					33.9	1477K		
RANCHO CORDOVA PKWY, KIEFER BLVD, & AMERICANOS BLVD.						8.4	366K		
SUBTOTAL						116.8	5087K		
TOTAL						240.1 AC.	240.1 AC.	943 DU	

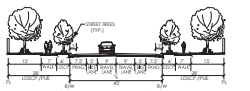
NOTE - GROSS ACREAGE CALCULATIONS EXCLUDE RANCHO CORDOVA PARKWAY, KIEFER BOULEVARD, & AMERICANOS BOULEVARD. NET DENSITY CALCULATIONS EXCLUDE RANCHO CORDOVA PARKWAY, KIEFER BOULEVARD, AMERICANOS BOULEVARD, CENTRAL PARK DRIVE, INTERNAL COLLECTOR STREETS, & LANDSCAPE LOTS. NET ACREAGE ALSO EXCLUDES LANDSCAPE/TRAIL EASEMENTS ADJACENT TO LOTS A, B, L AND M.

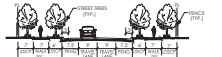


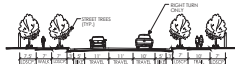


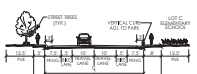


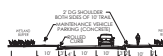


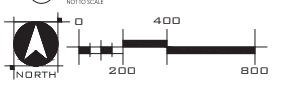












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Sacramento, CA 95816
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Fax 916.341.7767

INFRASTRUCTURE PHASING
STEELRIDGE
CITY OF RANCHO CORDOVA, CALIFORNIA
MARCH 18, 2026

PHASE 1 INFRASTRUCTURE IMP'S

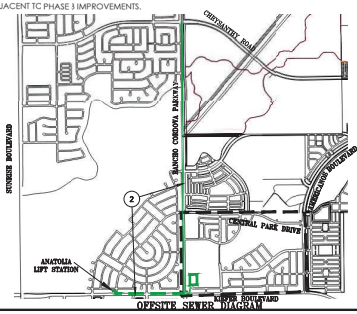
1. IF REQUIRED, CONSTRUCT A SEWER LIFT STATION.
2. CONSTRUCT GAVITY SEWER TO THE EXISTING ANATOLIA II LIFT STATION. ALTERNATIVELY, CONSTRUCT 8" SEWER FORCE MAIN TO THE EXISTING CHRYSANTHY SEWER LIFT STATION (APPROX. 9,100 LF NORTH OF KIEFER BOULEVARD). IF REQUIRED, DISTURBED ASPHALT SHALL RECEIVE 1.5" GRIND AND PAVE TO ADJACENT LANE LINES.
3. KIEFER BOULEVARD STREET IMPROVEMENTS FROM INTERSECTION OF KIEFER BOULEVARD AND RANCHO CORDOVA BOULEVARD EAST FOR 4000 LF TO AMERICANOS BOULEVARD. THE FIRST ADJACENT BUILDER TO CONSTRUCT PARTIAL ASPHALT ROADWAY IMPROVEMENTS ONLY, WITH NO MEDIAN IMPROVEMENTS NECESSARY. THE FIRST PHASE WILL INCLUDE A MINIMUM OF TWO LANES AND A SIX-FOOT TEMPORARY SHOULDER. IF NO ROADWAY IMPROVEMENTS TO KIEFER/AMERICANOS EXIST, THEN DEVELOPER IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A SIX-FOOT PAVED SHOULDER. IF DEVELOPER IS CONNECTING TO AN EXSITING TWO LANE ROAD, THE DEVELOPER IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A LANDSCAPE MEDIAN.
4. 16" WATER MAIN CONNECTING TO SYSTEM AT RANCHO CODOVA PARKWAY FOR 4000 LF EAST TO AMERICANOS BOULEVARD ALONG KIEFER BOUELVARD AND 12" WATER DISTRIBUTION MAIN CONNECTION AT RANCHO CORDOVA PARKWAY.
5. DRAINAGE IMPROVEMENTS FROM SOUTHERN PROJECT BOUNDARY THROUGH KIEFER BOULEVARD TO DETENTION BASIN 7.
6. DRAINAGE IMPROVEMENTS FROM DETENTION BASIN 7 TC WETLAND PRESERVE
7. DETENTION BASIN 7 IMPROVEMENTS NECESSARY TO SERVE PHASE 1 & 2 CONSISTENT WITH DRAINAGE STUDY PROVIDED BY WEI DATED NOVEMBER 15, 2017
8. 24" WATER IN AMERICANOS BOULEVARD FROM KIEFER ROAD TO COLLECTOR STREET 3 WITH STUB FOR FUTURE CONTINUATION NORTH (APPROX 1,400 LF).
9. AMERICANOS BOULEVARD FRONTAGE (WESTERLY) STREET IMPROVEMENTS FROM THE INTERSECTION OF AMERICANOS BOULEVARD AND KIEFER BOULEVARD 1,459 LF NORTH ALONG AMERICANOS BOULEVARD TO COLLECTOR STREET 3. THE FIRST ADJACENT BUILDER TO CONSTRUCT PARTIAL ASPHALT ROADWAY IMPROVEMENTS ONLY, WITH NO MEDIAN IMPROVEMENTS NECESSARY. THIS PHASE WILL INCLUDE A MINIMUM OF TWO LANES AND A SIX-FOOT TEMPORARY SHOULDER. IF NO ROADWAY IMPROVEMENTS TO KIEFER/AMERICANOS EXIST, THEN DEVELOPER IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A SIX-FOOT PAVED SHOULDER. IF DEVELOPER IS CONNECTING TO AN EXSITING TWO LANE ROAD, THE DEVELOPER IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A LANDSCAPE MEDIAN.
10. PROVIDE TWO WAY STOP CONTROL WITH FULL ACCESS AT INTERSECTION OF AMERICANOS BOULEVARD AND KIEFER BOULEVARD PER LOCAL TRAFFIC ANALYSIS FINDINGS.
11. PROVIDE ONE WAY STOP CONTROL WITH FULL ACCESS AT INTERSECTION OF KIEFER BOULEVARD AND COLLECTOR STREET 4 PER LOCAL TRAFFIC ANALYSIS FINDINGS.
12. PROVIDE ALL WAY STOP CONTROL WITH FULL ACCESS AT THE INTERSECTION OF AMERICANOS BOULEVARD AND STREET 3 PER LOCAL TRAFFIC ANALYSIS FINDINGS.
13. CONSTRUCT TRAIL IMPROVEMENTS ADJACENT TO PHASE 1 IMPROVEMENTS.
14. SECONDARY ACCESS TO AN EXISTING ARTERIAL ROADWAY VIA KIEFER BOULEVARD OR THROUGH COLLECTOR STREET 4 SHALL BE PROVIDED PRIOR TO OCCUPANCY OR FINAL INSPECTION

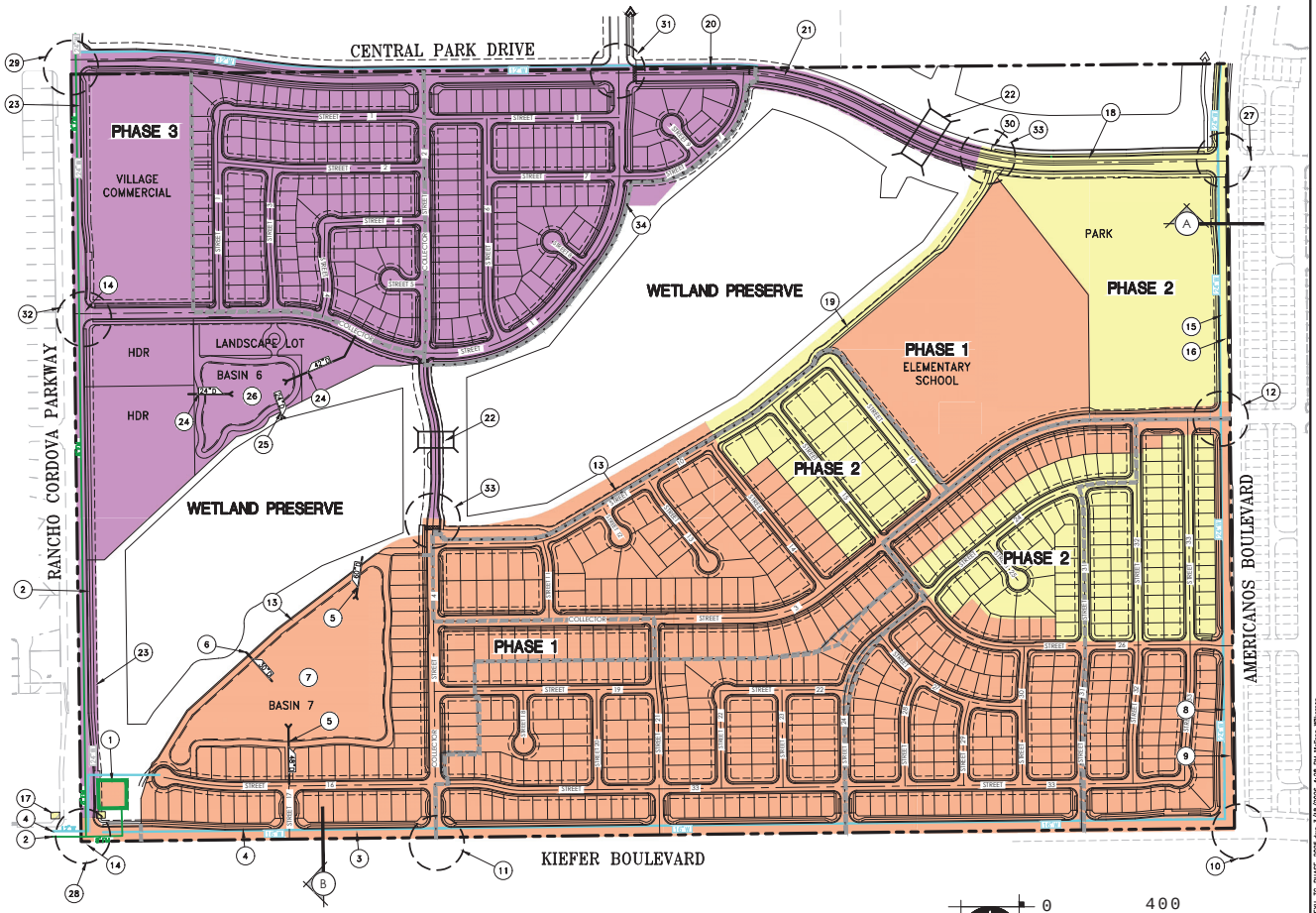
PHASE 2 INFRASTRUCTURE IMP'S

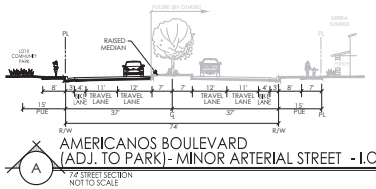
15. 24" WATER IN AMERICANOS BOULEVARD FROM STUB CONSTRUCTED WITH PHASE 1 AND EXTEND NORTH AND STUB 24" WATER MAIN FOR FUTURE CONNECTION TO SIERRA SUNRISE AND CONTINUATION BY OTHERS (APPROX 1100 LF).
16. AMERICANOS BOULEVARD FRONTAGE (WESTERLY) STREET IMPROVEMENTS FROM COLLECTOR STREET 3 2650 LF NORTH ALONG AMERICANOS BOULEVARD TO THE NORTHERN PROJECT BOUNDARY. THE FIRST ADJACENT BUILDER TO CONSTRUCT PARTIAL ASPHALT ROADWAY IMPROVEMENTS ONLY, WITH NO MEDIAN IMPROVEMENTS NECESSARY. THIS PHASE WILL INCLUDE A MINIMUM OF TWO LANES AND A SIX-FOOT TEMPORARY SHOULDER. IF NO ROADWAY IMPROVEMENTS TO KIEFER/AMERICANOS EXIST, THEN DEVELOPER IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A SIX-FOOT PAVED SHOULDER. IF DEVELOPER IS CONNECTING TO AN EXSITING TWO LANE ROAD, THE DEVELOPER IMPROVEMENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO FRONTAGE IMPROVEMENTS, TWO LANES AND A LANDSCAPE MEDIAN.
17. IF REQUIRED, CONSTRUCT A PEDESTRIAN OVER-CROSSING AT THE NORTHERN SIDE OF THE INTERSECTION OF RANCHO CORDOVA PARKWAY AND KIEFER BOULEVARD. FINAL CONFIGURATION, SIZE AND CONNECTIVITY SHALL BE APPROVED BY THE CITY OF RANCHO CORDOVA PRIOR TO CONSTRUCTION.
18. CENTRAL PARK DRIVE STREET IMPROVEMENTS ADJACENT TO THE PARK, FROM THE WESTERN BOUNDARY OF THE PARK RUNNING EAST TO INTERSECTION OF CENTRAL PARK DRIVE AND AMERICANOS BOULEVARD.
19. CONSTRUCT TRAIL IMPROVEMENTS ADJACENT TO PHASE 2 IMPROVEMENTS.

PHASE 3 INFRASTRUCTURE IMP'S

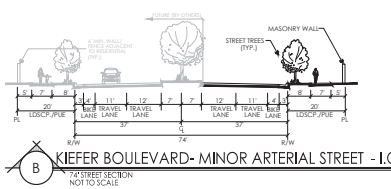
20. 12" WATER D-MAIN CONNECTING FROM INTERSECTION OF RANCHO CORDOVA PARKWAY AND CENTRAL PARK DRIVE RUNNING EAST TO INTERSECTION OF STREET 7 AND CENTRAL PARK DRIVE.
21. CENTRAL PARK DRIVE STREET IMPROVEMENTS FROM INTERSECTION OF RANCHO CORDOVA PARKWAY AND CENTRAL PARK DRIVE RUNNING EAST TO THE WESTERN BOUNDARY OF THE PARK.
22. SUN CREEK CULVERT CROSSING. FINAL SIZE AND CONFIGURATION TO BE DETERMINED AT IMPROVEMENT PLAN DESIGN.
23. RANCHO CORDOVA PARKWAY FULL (EASTERLY) STREET IMPROVEMENTS FROM THE INTERSECTION OF KIEFER BOULEVARD AND RANCHO CORDOVA PARKWAY NORTH TO CENTRAL PARK DRIVE. IMPROVEMENTS INCLUDE FULL FRONTAGE IMPROVEMENTS TO TOP BACK OF CURB AS WELL AS THE CONSTRUCTION OF A LANDSCAPED MEDIAN. EXTEND SIDEWALK IMPROVEMENTS ON THE EAST SIDE OF RANCHO CORDOVA PARKWAY (RCP) FROM THE INTERSECTION OF RCP AND KIEFER BLVD NORTH TO CENTRAL PARK DRIVE. INSTALL LANDSCAPE IMPROVEMENTS ADJACENT THE "PRESERVE" AREA ONLY. LANDSCAPING WILL NOT BE INSTALLED ADJACENT THE HDR OR COMMERCIAL PROPERTIES IN PHASE 3, BUT WILL BE REQUIRED AT TIME OF "FUTURE" LOT DEVELOPMENT BY THE RESPECTIVE PROPERTY OWNER.
24. DRAINAGE IMPROVEMENTS FROM WESTERN PROJECT BOUNDARY THROUGH RANCHO CORDOVA PARKWAY TO DETENTION BASIN 6.
25. DRAINAGE IMPROVEMENTS FROM DETENTION BASIN 6 TC WETLAND PRESERVE
26. DETENTION BASIN 6 IMPROVEMENTS NECESSARY TO SERVE PHASE 3 CONSISTENT WITH DRAINAGE STUDY PROVIDED BY WEI DATED NOVEMBER 15, 2017.
27. PROVIDE ALL WAY STOP CONTROL AT INTERSECTION OF AMERICANOS BOULEVARD AND CENTRAL PARK DRIVE.
28. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF RANCHO CORDOVA PARKWAY AND KIEFER BOULEVARD.
29. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF FANCHO CORDOVA PARKWAY AND CENTRAL PARK DRIVE.
30. IF REQUIRED, POSSIBLE FUTURE PEDESTRIAN OVER-CROSSING APPROX. 900 LF WEST OF THE INTERSECTION OF AMERICANOS BOULEVARD AND CENTRAL PARK DRIVE. FINAL CONFIGURATION, SIZE AND CONNECTIVITY SHALL BE APPROVED BY THE CITY OF RANCHO CORDOVA PRIOR TO CONSTRUCTION.
31. PROVIDE TWO WAY STOP CONTROL WITH FULL ACCESS AT THE INTERSECTION OF CENTRAL PARK DRIVE AND COLLECTOR STREET 1 PER LOCAL TRAFFIC ANALYSIS FINDINGS.
32. PROVIDE TRAFFIC SIGNALIZATION AT INTERSECTION OF RANCHO CORDOVA PARKWAY AND COLLECTOR STREET 1.
33. CONSTRUCT A PEDESTRIAN/BIKE AT-GRADE SIGNALIZED SAFETY CROSSING AT THE INTERSECTION OF THE 12' REGIONAL TRAIL AND COLLECTOR STREET 4, AND CENTRAL PARK DRIVE.
34. CONSTRUCT TRAIL IMPROVEMENTS ADJACENT TC PHASE 3 IMPROVEMENTS.







A AMERICANOS BOULEVARD (ADJ. TO PARK)- MINOR ARTERIAL STREET - I.O.D.



B KIEFER BOULEVARD- MINOR ARTERIAL STREET - I.O.D.

NORTH

0 200 400 800

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

DRAFT- Standard Conditions of Approval

		Category	Timing/ Implementation	Enforcement/ Monitoring
General Conditions				
1.	The approved entitlement is for an amendment to the Steelridge (previously Trevor Gilmartin/Jager Ranch) Small Lot Tentative Subdivision Map and Large Lot Tentative Subdivision Map, and an Amendment to the Suncreek Specific Plan (APN: 067-0100-017, 067-0100-025, 067-0100-026) as described in the City Council staff report dated March 25, 2026, and subject to the conditions of approval herein, for project number PLND-0625-0132.	Project Description	On-Going	Planning
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning
3.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please e-mail the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
4.	The Tentative Subdivision Map approval is valid for a period of three (3) years from the date of City Council approval unless an extension of time is subsequently approved per Government Code Section 66451.6e.	Expiration	Three (3) years, commencing with the date of approval	Planning
5.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement/ Police

		Category	Timing/ Implementation	Enforcement/ Monitoring
6.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Streets	On-Going	Public Works
7.	Based upon the review of the traffic analysis, the city will determine required traffic control at the intersection of Central Park Drive and Collector Street 1. Based upon final city direction, the developer shall construct either a fully signalized intersection, all-way stop control intersection, or pedestrian/bike at-grade signalized safety crossing. Configuration shall be to satisfaction and final decision of the City. Construction shall be by the developer at time of construction of Central Park Drive.	Traffic	On-Going, Prior to Approval of Improvement Plans	Public Works
8.	The project shall comply with the Suncreek Specific Plan Mitigation Monitoring and Reporting Program.	Environmental	On-Going	Planning
9.	Prior to any ground disturbing activities, the Project proponent shall submit a South Sacramento Habitat Conservation Plan (SSHCP) permit application package to the City of Rancho Cordova ("Land Use Authority Permittee") as a request that the incidental take coverage provided by City's SSHCP Incidental Take Permit (ITP) be extended to the proposed activities consistent with the United States Fish and Wildlife Service (USFWS) Biological Opinion (BO) for the Project. The City of Rancho Cordova shall review the SSHCP permit application for consistency with the Suncreek Specific Plan Transition Document (USFWS 2020) and the requirements of the SSHCP for any changes in land use from those identified in the BO and Transition Document and shall provide the South Sacramento Conservation Agency ("Implementing Entity) with a copy of the SSHCP requirements for tracking purposes. The Project proponent shall be responsible for paying all SSHCP development fees associated with obtaining coverage from the City of Rancho Cordova. Any proposal to provide land in fee title or provide a conservation easement in lieu of paying all or part of the required SSHCP development fees, other than the approved on-site	Environmental	Prior to any ground disturbance	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
	preserves identified in the BO and Transition Document, shall include a consistency analysis in the application that sufficiently shows that the proposal is consistent with the SSHCP Conservation Strategy. Through the review process of the SSHCP permit application, if the proposed project is found to be inconsistent and/or in conflict with the SSHCP, then the applicant must redesign the project and amend the SSHCP application. The City has performed a preliminary review of the Tentative Map and found the land use plan to be in compliance with the SSHCP.			
10.	Sac Sewer requires each building on each lot with a sewage source to have a separate connection to Sac Sewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the Sac Sewer public sewer line. These improvements must be shown on the plans.	Sewer Connections	On-Going	SacSewer
11.	Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.	Lateral Connections	On-Going	Sac Sewer
12.	Any use of Sac Sewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of Sac Sewer sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.	Easements	On-Going	Sac Sewer
13.	Water supply will be provided by the Sacramento County Water Agency.	Water Supply	On-Going	SCWA
14.	Provide public water service to each building.	Water Supply	On-Going	SCWA
15.	As an ongoing measure, each new lot must be connected to public water.	Water	On-Going	Sac County EMD
16.	As an ongoing measure, each new lot must be connected to public sewer.	Sewer	On-Going	Sac County EMD

		Category	Timing/ Implementation	Enforcement/ Monitoring
17.	In compliance with CRPD's Development Review Ordinance 0607-01, the Applicant is required to submit to CRPD a Development Review Application and deposit of $8,500 prior to any further review, comments or approval of subsequent submittals by CRPD. No grading, utility, or building permits shall be issued by the City until CRPD has confirmed receipt of both the completed application and the required deposit.	Parks	On-Going Deposit was paid in October 2025	CRPD
18.	SMUD has existing overhead 12kV facilities along north side of Kiefer Blvd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	Utilities	On-Going	SMUD
19.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Utilities	On-Going	SMUD
20.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	Utilities	On-Going	SMUD
21.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Utilities	On-Going	SMUD
22.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Utilities	On-Going	SMUD
23.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	Utilities	On-Going	SMUD

		Category	Timing/ Implementation	Enforcement/ Monitoring
24.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Utilities	On-Going	SMUD
25.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services	Utilities	On-Going	SMUD
26.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Utilities	On-Going	SMUD
27.	The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.	Utilities	On-Going	SMUD
28.	The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.	Utilities	On-Going	SMUD
29.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Utilities	On-Going	SMUD
30.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Utilities	On-Going	SMUD
31.	The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners along Kiefer Blvd or in the general vicinity.	Utilities	On-Going	SMUD

		Category	Timing/ Implementation	Enforcement/ Monitoring
32.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	Utilities	On-Going	SMUD
33.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.	Utilities	On-Going	SMUD
34.	Development phases submitted for new service should include all lots fronting streets.	Utilities	On-Going	SMUD
Prior to Recordation of the Final Map or Small Lot Map				
35.	Property owner hereby agrees to record Covenants, Conditions and Restrictions (CC&Rs) against the property in a form as approved by the City Attorney. The City shall be named a third-party beneficiary to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce the CC&Rs. If an action is commenced, the City shall be entitled to recover costs including reasonable attorney's fees.	General	Prior to recordation of Small Lot Subdivision Map	Planning
36.	***Suncreek Specific Plan EIR/EIS Mitigation Measure*** The applicant shall obtain the services of a qualified acoustical consultant to develop noise attenuation measures for the proposed construction of on-site noise-sensitive land uses (i.e., residential dwellings and school classrooms) that will provide a minimum composite Sound Transmission Class (STC) rating for buildings of 30 or greater, individually computed for the walls and the floor/ceiling construction of buildings, for the proposed construction of on-site noise-sensitive land uses (i.e., residential dwellings and school classrooms).	Noise	Prior to the recordation of final maps and during all project construction activities where applicable	Planning
37.	***Suncreek Specific Plan EIR/EIS Mitigation Measure*** Prior to the submittal of small-lot tentative subdivision maps and improvement plans, the project applicants shall conduct a site-specific acoustical analysis to determine predicted roadway noise impacts attributable to the project, taking into account site-specific	Noise	Prior to the submittal of small-lot tentative subdivision maps	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
	conditions (e.g., site design, location of structures, building characteristics). The acoustical analysis shall evaluate stationary- and mobile-source noise attributable to the proposed use or uses and impacts on nearby noise-sensitive land uses, in accordance with adopted City noise standards. For any noise impacts identified in the acoustical analysis that would be greater than City noise standards, the project applicant shall submit a noise reduction plan to reduce any identified impacts above adopted City noise standards. The noise reduction plan shall be reviewed and approved by the City and its implementation shall be required as a condition of approval of tentative maps or improvement plans.		and improvement plans	
38.	***Suncreek Specific Plan EIR/EIS Mitigation Measure*** Off-site and on-site water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the issuance of building permits or their financing shall be assured to the satisfaction of the City prior to the approval of the Final Map, consistent with the requirements of the Subdivision Map Act, or prior to the issuance of a similar, project-level entitlement for nonresidential land uses.	Water	Prior to approval of Final Map	Planning
39.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system. This may be accomplished through annexation to the City's Stormwater Utility Fee District, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of **$7,000** per annexation. Contact Khaliq McClean at (916) 851-8708 with regard to the process to satisfy this condition of approval.	Stormwater Utility Fee District Annexation (SWU II)	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Public Works
40.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project	CFD No. 2014-2 Street Lighting and	The annexation shall occur prior to the recordation	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, streetlights and safety lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City's Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of **$5,000** per annexation. Contact Khaliq McClean at (916) 851-8718 with regard to the process to satisfy this condition of approval.	Landscape Maintenance	of any small lot final map. The annual fee commences when a building permit is issued	
41.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services. This may be accomplished by annexation to the City's Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund transit-related services. The tax shall be the per parcel annual amount as specified in an approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of **$5,000** per annexation. Contact Khaliq McClean at (916) 851-8708 with regard to the process to satisfy this condition of approval.	Transit Tax	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued	Public Works
42.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new community places and neighborhood greens as required by the City's Open Space Standards. This may be accomplished	CFD No. 2018-2 Maintenance of Community Places	The annexation shall occur prior to the recordation of any small lot	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
	through annexation to the City's Community Facilities District No. 2018-2 (Maintenance of Community Places and Neighborhood Greens), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements related to community places and neighborhood greens. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of **$5,000** per annexation. Contact Khaliq McClean at (916) 851-8708 with regard to the process to satisfy this condition of approval.	and Neighborhood Greens	final map. The annual fee commences when a building permit is issued.	
43.	Property Owner/Applicant shall participate in or provide a funding mechanism for police services for all residential land use categories, including multi-family units. This may be accomplished through annexation to the City's Community Facilities District No. 2013-2 (Police Services), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism for police services. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of **$5,000** per annexation. Contact Michelle Mingay at (916) 851-8738 with regard to the process to satisfy this condition of approval.	Police Tax	The annexation shall occur prior to the recordation of any small lot final map. The annual fee commences when a building permit is issued.	Finance
44.	Reservations for bus turnouts will be required along potential bus routes, including areas served by neighborhood shuttle services. Provide bus shelter easements, approximately 10 feet in width by 20 feet in length, for future Regional Transit routes if bus shelters cannot be accommodated within the public utility easements adjacent to public streets right-of-way.	Transit	Prior to recordation of the applicable small lot final map	Public Works
45.	Provide easement for placement of mail delivery units.	General	Prior to recordation of the final map	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
46.	The final Map shall show an irrevocable offer of Dedication (IOD) as indicated on the large lot.	General	Prior to recordation of the final map	Public Works
47.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	General	Prior to recordation of the final map	Public Works
48.	Prior to recordation of a final map or certificate of compliance, dedicate land or pay in lieu fees, or both, for park purposes, as required by and in accordance with the procedures and standards set forth in Chapter 22.40, Title 22 of the City of Rancho Cordova Zoning Code.	Parks	Prior to recordation of the final map	Public Works
49.	Dedicate public utility easements, for the installation and maintenance of water, gas, sewer, drainage facilities, traffic control devices and dry utilities as shown on the tentative map.	Utilities	Prior to recordation of the final map	Public Works
50.	Provide a drainage easement to satisfaction of the Public Works Department for the trunk drainage pipes crossing the wetland preserve buffer area.	Drainage	Prior to recordation of the final map	Public Works
51.	Provide list of approved street names.	Traffic	Prior to recordation of the final map	Public Works
52.	Provide separate public water service to each parcel. All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by SCWA prior to Improvement Plan approval or Final Map approval.	Water	Prior to Improvement Plan approval or Final Map approval	SCWA
53.	**QUIMBY PARKLAND DEDICATION AND FEE OBLIGATION:** The Quimby parkland obligations will be fulfilled by dedicating **a 10.00-acre Community Park and by paying in-lieu fees equivalent to 2.68 acres, in accordance with Exhibit 7.3.2** of the Quimby Park Land Equalization Plan. All land must be dedicated through an irrevocable deed, and the fees should be paid before the recordation of the final small lot map that includes the park parcel or, if not applicable, the final map of the	Parks	Prior to the recording of the Final Small Lot Map that encompasses the park parcel, or, should the community park	CRPD

		Category	Timing/ Implementation	Enforcement/ Monitoring
	adjacent phase. This is in accordance with the Development Agreement between the City and the Developer, as well as the Park Development Agreement between the Park District and the Developer.		large lot be excluded from a final small lot map, then prior to the recording of the adjacent small lot map that is immediately contiguous to the park parcel.	
54.	**PARK DEVELOPMENT AGREEMENT (PARK DA) REQUIREMENT:** The developer shall enter into a Park Development Agreement (Park DA) with the Cordova Recreation and Park District (the District). All expenses associated with the preparation of the Park DA shall be the sole responsibility of the Developer. The Park DA shall encompass, but not be limited to, the following stipulations: A. The obligation of the developer to either dedicate land or pay in lieu fees, or both, for park purposes; B. The obligation of the developer to construct all requisite street frontage improvements adjacent to the dedicated park site(s). This includes, but is not limited to, vertical curb, gutter, sidewalk, street paving, utilities (such as water, sewer, electrical, storm drain, telephone, gas), and street lighting; C. All property transferred to the District shall be free and clear of any past or future taxes, assessments, liens, or encumbrances. Any existing structures, walls, fences, wells, or storage tanks must be removed in compliance with all relevant laws and regulations prior to the acceptance of any grant deeds or easements; D. The design and enhancement of all parks within the project shall be executed under the supervision of a	Parks	Prior to recordation of the first Final Large Lot Map	CRPD

		Category	Timing/ Implementation	Enforcement/ Monitoring
	licensed landscape architect, with all subconsultants mutually agreed upon by the District and the developer; E. The timeline for the construction of all parks; F. The credits and reimbursements to which the landowner/applicant is entitled regarding the construction of park improvements; G. A funding mechanism for the ongoing maintenance of park landscaping and associated facilities, with all costs associated with the establishment of this maintenance mechanism or the annexation into an existing one to be borne by the developer; H. A landscape architect of record shall be engaged by the developer, at the developer's expense, throughout the duration of the construction process to oversee construction and attend weekly construction meetings; I. The landscape architect of record shall be mandated to authorize all modifications to the approved improvement plans in conjunction with the District; J. The landscape architect of record, along with all relevant subconsultants, shall provide as-constructed plans and certify that the project has been executed in accordance with the approved plans, as amended.			
55.	**ANNEXATION INTO CRPD COMMUNITY FACILITIES DISTRICT:** The Developer shall collaborate with the District to facilitate the annexation of the real property within the Project into the Cordova Recreation and Park District's Community Facilities District No. 2018-01 ("CFD"), established in accordance with the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et seq.). This annexation aims to provide funding for the project's equitable share of costs related to the maintenance of neighborhood parks, improvements to adjacent street frontages, and Community Parks utilized by the residents of the project. All expenses associated with the annexation into the CFD shall be borne by the Property Owner or Applicant.	Parks	Prior to recordation of the first Final Large Lot Map	CRPD

		Category	Timing/ Implementation	Enforcement/ Monitoring
56.	**CERTIFICATE OF COMPLIANCE FROM CRPD:** Prior to recordation of any Final Map, the Developer shall obtain and deliver to the City of Rancho Cordova Public Works Department a certificate issued by the Cordova Recreation and Park District (CRPD) confirming that: A. All parkland dedication fees required by CRPD have been paid in full; and B. A fully executed Park Development Agreement has been entered into between the Developer and CRPD. No Final Map shall be approved without this certification.	Parks	Prior to the recordation of any phase of any Final Map	CRPD
57.	**PARK ZONING REQUIREMENT:** All real property designated for dedication to the Cordova Recreation and Park District for public park use shall be zoned for "Park" or an equivalent public recreation land use designation prior to the approval of any Final Small Lot Map affecting the designated park parcel. Zoning changes necessary to ensure conformance with this requirement shall be completed by the Developer and approved by the City prior to parkland dedication.	Parks	Prior to the recordation of the Final Small Lot Map that contains the park parcel.	CRPD
58.	**RECORDED COVENANT FOR ACTIVE PARK USES:** The Developer shall prepare and record a Covenant for Active Park Uses, in a form acceptable to the Cordova Recreation and Park District (CRPD), to notify all future property owners within the subdivision of the presence and function of a public park. The covenant shall disclose that the public park may include active recreational facilities such as basketball courts, baseball and softball fields, soccer fields, playground equipment, and other amenities that may generate increased vehicular and pedestrian activity, noise impacts, and the use of nighttime sports lighting. These impacts may occur during daytime, evening, and nighttime hours.	Parks	Prior to the recordation of any Final Large Lot Map	CRPD

		Category	Timing/ Implementation	Enforcement/ Monitoring
	The recorded covenant shall be referenced in all applicable deeds and subdivision documents and must be recorded prior to or concurrent with final map recordation**.**			
At Improvement Plans/Grading Permit Issuance				
59.	**PARK SITE ROUGH GRADING REQUIREMENTS:** The park site(s) shall be rough graded to a uniform elevation, with no excessive fill or depressions, in strict compliance with the most current edition of the *Cordova Recreation and Park District Design and Construction Standards Manual* (Park Site Criteria), and as specified in the approved improvement plans. The final rough grade shall result in a uniformly sloped site with no more than a two-foot elevation change adjacent to the site perimeter. Use of the park site for construction staging, material disposal, or soil stockpiling is **strictly prohibited** at any time following completion of rough grading, unless prior written authorization is granted by CRPD.	Parks	Prior to approval of grading plans	CRPD
60.	Applicant shall prepare and submit a project specific drainage study that includes but is not limited to: a pre- and post-project drainage analysis of the project impacts, identification of offsite project impacts or required offsite improvements, and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed in coordination with the SunCreek Drainage Masterplan.	Drainage	Prior to approval of Improvement Plans	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
61.	**Drainage System Design:** The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Drainage	Prior to approval of Improvement Plans	Public Works
62.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	Drainage	Prior to approval of Improvement Plans	Public Works
63.	All stormwater basins shall be designed with a natural appearance including meandering non-linear side slopes and include amenities such as trails and landscaping in accordance with the City's Open Space Guidelines. The basin side slopes shall be 3:1 max. Each basin shall have a permanent sign with a name for the basin, approved by the City of Rancho Cordova. Irrigation valves shall be available to separate topside landscape from basin side slope and base landscape.	Stormwater	Prior to approval of Improvement Plans	Public Works
64.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Drainage	Prior to approval of Improvement Plans	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
65.	The improvement plans shall provide post & cable fencing around basins as required by City of Rancho Cordova Drainage Maintenance and Planning staff.	Drainage	Prior to approval of Improvement Plans	Public Works
66.	**Fees:** Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.	Drainage	Prior to approval of Improvement Plans	Public Works
67.	In cases where the roadway cross-sections are phased, extend all utilities beyond edge of pavement for future roadway build out.	Utilities	Prior to approval of Improvement Plans	Public Works
68.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities' locations • Soil media specifications (LID features)	Landscaping	Prior to approval of Improvement Plans	Public Works
69.	Based upon the review of future traffic analysis performed prior to approval of improvement plans, the city will determine required traffic control at the intersection at Central Park Drive and Collector 1. Based upon final city direction, the developer shall construct either a fully signalized intersection, all-way stop control intersection, or pedestrian/bike at-grade signalized safety crossing. Configuration shall be to satisfaction and final decision of the City. Construction shall be by the developer at time of construction of Central Park Drive.	Traffic	Prior to approval of Improvement Plans	SMFD

		Category	Timing/ Implementation	Enforcement/ Monitoring
70.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees shall be appropriately sized for their proposed planters.	Landscaping	Prior to approval of Improvement Plans	Public Works
71.	All landscape corridor walls shall be designed of masonry construction using graffiti resistant materials. Wall design and materials shall be subject to City's approval and design standards.	Landscaping	Prior to approval of Improvement Plans	Public Works
72.	Per the City's General Plan and NTMP, traffic calming is required for all streets with more than 600 feet between stop control. All residential streets to include traffic calming every 600 feet if there is no stop control. Provide traffic calming to satisfaction of the Public Works Department on roadways including but not limited to Central Park Drive, Collector Streets 1, 2, 3, & 4, and Streets 1, 2, 4, 7, 8, 10, 11, 14, 21, 24, 26, 30 32, & 33. Bulb-outs to be located but not limited to the following intersections: a. Collector Street 1 and Street 1 b. Collector Street 1 and Street 4 c. Collector Street 1 and Street 7 d. Collector Street 1 and Street 8 e. Collector Street 1 and Collector Street 2 f. Collector Street 2 and Street 2 g. Collector Street 2 and Street 4 h. Collector Street 3 and Collector Street 4 i. Collector Street 3 and Street 15/Street 26 j. Street 10 and Street 11 k. Street 10 and Street 14 l. Collector Street 3 and Street 21 m. Street 26 and Street 30 n. Street 26 and Street 32	Traffic Calming	Prior to approval of Improvement Plans	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
73.	Applicant shall prepare improvement plans and construct or bond for the dedicated landscape corridors, trails and other open space facilities, according to the approved tentative map, and to the satisfaction of the City Engineer. The following specifications shall be applied to trails in the project: • Trails must be located above the 10-year flood plain. • Open fencing shall be required along all open space, drainage corridors and parkways, constructed in accordance with the plans and specifications approved by the City of Rancho Cordova, unless otherwise specified in these conditions. • Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way	Landscape corridors, trails and open space facilities	Prior to the issuance of improvement plans or final map for the phase in which the improvement(s) are located, whichever comes first.	Public Works
74.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction (including foundations), unless otherwise approved by SMFD. The minimum required fire flow for the protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Life & Safety	Prior to approval of Improvement Plans	SMFD
75.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Sewer	Prior to approval of Improvement Plans	SacSewer
76.	Each owner is responsible for installing collector sized sewer pipeline and appurtenances across the parcel frontage as a condition of approval per SacSewer Ordinance Section 7.6. These improvements must be shown on the plans.	Sewer	Prior to approval of Improvement Plans	SacSewer

		Category	Timing/ Implementation	Enforcement/ Monitoring
77.	The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of-way when possible. The design engineer must satisfactorily demonstrate that placing the main line within a road ROW is not possible before locating a main line in a dedicated public sewer easement as approved by SacSewer. These improvements must be shown on the plans.	Sewer	Prior to approval of Improvement Plans	SacSewer
78.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to approval of Improvement Plans	SacSewer
79.	The proposed onsite sewer crossing parcel boundaries is prohibited.	Sewer	Prior to approval of Improvement Plans	SacSewer
80.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.	Sewer	Prior to approval of Improvement Plans	SacSewer
81.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for multi-family (duplexes, multiplexes, condominiums, and townhouses), commercial, and industrial properties.	Sewer	Prior to approval of Improvement Plans	SacSewer
82.	Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.	Sewer	Prior to approval of Improvement Plans	SacSewer
83.	All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.	Sewer	Prior to approval of Improvement Plans	SacSewer

		Category	Timing/ Implementation	Enforcement/ Monitoring
84.	All manholes not within public right of way must be accessible with an all-weather access road.	Sewer	Prior to approval of Improvement Plans	SacSewer
85.	Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Sewer	Prior to approval of Improvement Plans	SacSewer
86.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.	Sewer	Prior to approval of Improvement Plans	SacSewer
87.	SacSewer requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.	Sewer	Prior to approval of Improvement Plans	SacSewer
88.	Destroy all abandoned wells on the proposed project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant shall use water from agricultural wells for grading and construction.	Water	Prior to approval of Improvement Plans	SCWA
89.	No water supply mains shall be located under structures such as box culverts and bridges. If the project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. 15-foot-wide water main easements shall be	Water	Prior to approval of Improvement Plans	SCWA

		Category	Timing/ Implementation	Enforcement/ Monitoring
	dedicated for the portion outside of ROW. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense.			
90.	Provide a looped water distribution system.	Water	Prior to approval of Improvement Plans	SCWA
91.	**PARK SITE DRAINAGE REQUIREMENTS:** The Developer shall design and construct adequate drainage facilities to the boundary of the park site, at a depth and capacity sufficient to accommodate all anticipated drainage needs for the fully improved park site, as determined by the Cordova Recreation and Park District (CRPD). Drainage plans for all street frontages and utilities adjacent to the park site shall be submitted for joint review and written approval by both CRPD and the City of Rancho Cordova. Approval of grading or improvement plans shall not be granted until drainage facilities are shown to meet all applicable standards and conditions required by CRPD and the City.	Parks	Prior to approval of the Improvement/ Infrastructure Plans	CRPD
92.	**UTILITY COORDINATION AND SERVICE CONNECTIONS:** The Developer shall extend all subdivision utilities— including, but not limited to, water, sewer, storm drain, and public utilities—to the park site at locations coordinated with and subject to written approval by the Cordova Recreation and Park District (CRPD) General Manager. Improvement plans for all street frontages and utilities adjacent to the park site shall be jointly reviewed and approved by CRPD and the City of Rancho Cordova. CRPD's written approval of all proposed utility service connection points on land to be dedicated to or maintained by the District shall be required prior to the approval of any infrastructure construction documents**.**	Parks	Prior to approval of the Improvement/ Infrastructure Plans	CRPD

		Category	Timing/ Implementation	Enforcement/ Monitoring
	No utility infrastructure work may commence without CRPD's formal written authorization.			
93.	**PERIMETER FENCING ADJACENT TO NON-PUBLIC USES:** Wherever the park site abuts a land use other than a public street or school property, the Developer shall construct a 6-foot-high masonry wall or other fencing material approved by the Cordova Recreation and Park District (CRPD) along the shared property line. The wall or fence shall be a minimum of 6 feet in height as measured from the finished grade of the adjacent non-park parcel and shall **not** be constructed on the park site, but entirely within the adjoining private property. Wall and fence design, materials, and location shall be clearly shown on improvement plans and approved in writing by CRPD prior to issuance of grading or improvement plan approval for the affected phase.	Parks	Prior to approval of the Improvement/ Infrastructure Plans	CRPD
94.	**PARK SITE NOTIFICATION SIGNAGE:** The Developer shall install temporary signage on all designated park sites prior to or concurrent with subdivision construction, clearly notifying surrounding residential areas of future park development. Signage shall identify the park's planned size, classification (e.g., community or neighborhood park), potential amenities, and the anticipated construction timeline. Signage specifications, including size, content, materials, and placement, shall be shown on the subdivision improvement plans and are subject to final written approval by the Cordova Recreation and Park District (CRPD). The Developer shall ensure that all signage is installed prior to recordation of the first Final Map affecting the adjacent residential units and shall maintain the signage in good condition until CRPD accepts the completed park for public use.	Parks	Prior to approval of the Improvement/ Infrastructure Plans	CRPD
Prior to Issuance of Building Permits				
95.	***Suncreek Specific Plan EIR/EIS Mitigation Measure*** Off-site and on-site water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model	Water	Before the approval of project-specific, discretionary	Planning

		Category	Timing/ Implementation	Enforcement/ Monitoring
	homes may be exempted from this policy, as determined appropriate by the City, and subject to approval by the City.		land-use entitlements and approvals, including all final small-lot maps, or for nonresidential projects, before the issuance of use permits, building permits, or other entitlements	
96.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to, all streets, water, sewer, storm drain, lighting, signage and striping, and other associated facilities for all streets and other public areas depicted on the tentative map or tentative map phase. Design datum shall be NAD-83 and NAVD-88.	Plan Submittals	Prior to issuance of Building Permits	Public Works
97.	Prior to issuance of the first building permit within a TM phase: All streets and improvements shown on the TM phasing plan, all streets necessary for access to the proposed homes, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be substantially complete to the satisfaction of the Public Works Department. Prior to first occupancy all streets and improvements shown on the TM phasing plan shall be fully constructed and completed to the satisfaction of the City Engineer. At the discretion of the Public Works Department, the final lift of asphalt only (e.g. upper approximately 1.5 inches of asphalt) may be deferred to prior to the first occupancy. The structural section shall be designed to accommodate construction traffic and loads until such time that the finish lift of asphalt concrete is installed.	Street Improvements	Prior to issuance of the first building permit within a TM phase	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
98.	With the exception of existing or future 69kV transmission lines, all existing overhead utilities in the area of the improvement shall be undergrounded including, but not limited to, those utilities generally parallel to Kiefer Road.	Utilities	Prior to issuance of Building Permits	Public Works
99.	This project shall pay its fair share for transportation facilities needed to mitigate traffic impacts resulting from the development. This shall be satisfied by payment of the City-wide Transportation Fee as set forth in the City's Transportation Fee ordinance.	Traffic Impact Fees	Prior to issuance of the first building permit	Public Works
100	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Life & Safety	Prior to Issuance of Building Permits	SMFD
101	All Signage shall adhere to all applicable requirements of Section 23.743 of the Rancho Cordova Municipal Code.	Signage	Prior to Issuance of Building Permits	Planning
102	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San or SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Sewer Impact Fees	Prior to Issuance of Building Permits	Sac Sewer
103	Prior to the issuance of building permits, require intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Water	Prior to the issuance of Building Permits	SCWA
104	Prior to the issuance of building permits, require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.	Water	Prior to the issuance of Building Permits	SCWA
105	Water studies or water main layouts provided by applicant in the planning phase are not reviewed or approved by SCWA. Submit those documents later to SCWA for review after planning approval by the City or County and after establishing a time and materials charge account to pay for SCWA review costs.	Water	Prior to the issuance of Building Permits	SCWA

		Category	Timing/ Implementation	Enforcement/ Monitoring
106	Design and construct water transmission mains and water distribution mains shown in the most recent edition of the SCWA Water System Infrastructure Plan and as required by SCWA for the project. Applicant shall pay for design and construction. Limited SCWA fee credits are available for transmission main facilities specifically identified in the Infrastructure Plan Cost Estimate.	Water	Prior to the issuance of Building Permits	SCWA
107	Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water	Prior to the issuance of Building Permits	SCWA
108	Prior to the issuance of any building permits for the project, the project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.816).	Water	Prior to the issuance of Building Permits	SCWA
Prior to Final inspection/Certificate of Occupancy				
109	Applicant shall provide one secondary point of access to an existing arterial roadway.	Access	Prior to final building inspection or occupancy of the first unit	Public Works
110	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape *complies with the approved plans.* Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, Plant material inspection, irrigation coverage test and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Landscaping	Prior to final building inspection of the first unit	Public Works

		Category	Timing/ Implementation	Enforcement/ Monitoring
111	Upon completion of the installation of the landscaping, the designer shall certify that the landscape *complies with all city water conserving landscape requirements*. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to final Building Inspection	Public Works
112	Record drawings of grading and improvement plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Plan Submittals	Prior to final Building Inspection	Public Works
113	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Life & Safety	Prior to Final Inspection/ Certificate of Occupancy	SMFD
114	Residential roof coverings shall consist of materials having a minimum Class C rating.	Life & Safety	Prior to Final Inspection/ Certificate of Occupancy	SMFD
115	Any building attached signage will need to follow all applicable standards and regulations of RCMC Section 23.743 “Signs” and will need to obtain the proper sign permit with the Building and Safety Department.	Signage	Prior to Final Inspection/ Certificate of Occupancy	Planning/ Building

Advisory Conditions:

1. Any installation of Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation – Sacramento Metropolitan Fire District
2. Subsequent applications, including time extensions, may be subject to additional SMFD Fire Conditions beyond those listed above. Fire conditions will only be added when significant life safety issues require remediation.
3. Sewer: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.
4. Kiefer Landfill, a County owned and operated landfill, is located approximately 1 mile from this project. Due to the nature of operations that occur at the landfill, projects within a one-mile radius or 2000' buffer zone shall be accompanied by Disclosures recorded on deeds to the following effect: acknowledging the pre-existence and proximity of Kiefer Landfill and the waste disposal activities that occur there. Sample disclosures can be provided by the Sacramento County Department of Waste Management & Recycling (DWMR) upon request.
5. Applicant is strongly encouraged to develop a Mosquito Management Plan (MMP) or Vector Control Plan (VCP) to address long term maintenance of the multiple detention/retention basins associated with the project.
6. Construction Best Practices/Eliminate Standing Water
    - Inspect the property regularly to remove containers, debris, or equipment that can collect water.
    - Ensure that construction equipment and uncovered materials do not trap rainwater.
    - Fill or regrade low-lying areas where water accumulates, especially after storm events.
    - Cover or drain water from tarps, trenches, foundation footings and infrastructure such as new roads under construction daily.
    - Monitor erosion and sediment control structures to ensure they are not impeding proper drainage.
7. Comply with Stormwater Management Requirements
    - Design and maintain the retention/detention basins, bioswales, and storm drains to prevent stagnant water for no more than 72 hrs during peak mosquito breeding season of March 1st - November 1st
    - Grade surfaces to promote proper flow and prevent pooling.
    - Keep storm drain inlets and outlets clear of silt, sediment, construction waste, and debris.
8. Site and Landscape Maintenance including but not limited to: Detention/Retention basins.
    - Maintain vegetation including but not limited to: cattails, bullrush, tules, willows, blackberries, primrose, water hyacinth, and cottonwood near water management areas to prevent overgrowth that shelter mosquitoes from natural predators and reduce the efficacy of chemical treatments used during mosquito control activities.
    - Avoid over-irrigation, which can cause runoff and puddling.
9. If an abandoned well is found on the property, it must be issued an inactivation permit (subject to review and approval from EMD), repaired and brought back into service, or it must be destroyed at the parcel owner's cost. All well-related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact wells@saccounty.gov with any questions.
10. If an abandoned septic system tank is discovered on the property, it must be destroyed in compliance with EMD's liquid waste permitting and inspection program requirements. Contact septicinfo@saccounty.gov with any questions.

MEMORANDUM

ITEM 6.3.

DATE: March 25, 2026

TO: Planning Commission Members

FROM: Chance Finley-Ross, AICP, Associate Planner

SUBJECT: **STONE CREEK QUICK QUACK CAR WASH FINDINGS FOR DENIAL OF THE CONDITIONAL USE PERMIT & MINOR DESIGN REVIEW – PROJECT NO. PLND-0525-0129 – LOCATED AT 3384 ZINFANDEL DRIVE (EXEMPT PURSUANT TO SECTION 15332 "IN-FILL DEVELOPMENT PROJECTS" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES)**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Stephen Hemington Elliott Aston Place LLC 340 Palladio Parkway, Suite 521 Folsom, CA 95630	Don Shiveley Quick Quack Car Wash 6020 West Oaks Boulevard, Suite 300 Rocklin, CA 95765

PROJECT:	The applicant is requesting approval of a Conditional Use Permit and Minor Design Review to allow the development of a new Quick Quack Car Wash within the Stone Creek Village commercial center. The project proposes construction of a 3,300-square-foot car wash building and two vacuum canopy structures totaling approximately 2,900 square feet. Proposed site improvements include associated parking and circulation, drainage and utility upgrades, grading, lighting, and landscaping consistent with the overall shopping center design. The request also includes review of architectural design, materials, and site layout for consistency with applicable development standards.
FILE:	PLND-0525-0129
LOCATION:	3384 Zinfandel Drive
APN:	072-2360-051-0000
PLANNER:	Chance Finley-Ross, AICP, Associate Planner

FEBRUARY 25TH PLANNING COMMISSION MEETING

On February 25, 2026, the Planning Commission held a formally noticed public hearing to consider the Applicant's request for a Conditional Use Permit and Minor Design Review for the proposed Quick Quack Car Wash project located within the Stone Creek Village Shopping Center at 3384 Zinfandel Drive.

At that meeting, staff presented the project and recommended approval subject to findings and conditions of approval. The Planning Commission received public testimony from the Applicant and members of the public and deliberated on the request.

During discussion, several Commissioners expressed concerns related to the compatibility of the proposed automobile-oriented use within the shopping center, potential congestion and pedestrian interaction within the site, and whether the use was an appropriate fit for the surrounding neighborhood. Following deliberation, a motion was made to approve the project; however, the motion did not receive the votes necessary to pass.

At the conclusion of the discussion, the Planning Commission directed staff to return with findings reflecting denial of the application for the Commission's consideration. Tonight's meeting provides the Planning Commission an opportunity to consider the findings for denial and take final action on the project.

For reference, the original February 25, 2026, staff report and project materials, including the Resolution, Project Plans and Conditions of Approval, are included as Attachment 2 to this report.

RECOMMENDED MOTIONS

The Planning Commission should consider making a motion to determine the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 ("In-Fill Development Projects") and adopt the Resolution denying the Conditional Use Permit and Minor Design Review applications for the Stone Creek Quick Quack Car Wash project (PLND-0525-0129).

ATTACHMENT(S)

1. Resolution
2. February 25th Planning Commission Staff Report and Project Materials

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. XX-2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DENYING THE STONE CREEK QUICK QUACK CAR WASH CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW–PROJECT NO. PLND-0525-0129

WHEREAS, the owner representative, Quick Quack Car Wash, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Conditional Use Permit and Minor Design Review for the development of a new Quick Quack Car Wash within the Stone Creek Village commercial center, as well as associated site improvements located at 3384 Zinfandel Drive; and

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

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

WHEREAS, on February 25, 2026, the Planning Commission of the City of Rancho Cordova held a properly noticed public hearing on the project, received a report from City staff, and received oral and written testimony from the public and the applicant; and after deliberation the Planning Commission considered a motion to approve the project, which failed on a split vote, and directed staff to return with findings for denial of the application; and

WHEREAS, on March 25, 2026, the Planning Commission of the City of Rancho Cordova held a continued public hearing to consider findings for denial of the Conditional Use Permit and Minor Design Review applications and received additional staff presentation and public testimony; and

WHEREAS, the Planning Commission has reviewed and considered the staff report, project plans, technical studies, public testimony, and the entire administrative record for the project prior to making its decision; and

WHEREAS, the Planning Commission considered testimony from nearby residents and community members regarding issues including neighborhood compatibility, pedestrian safety, and traffic circulation within the shopping center; and

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

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

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

A. **Finding:** The project site has been analyzed and is exempt per California Environmental Quality Act Section 15332 (In-fill Development Projects).

Evidence: The project qualifies for a categorical exemption from environmental review pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects that are consistent with applicable General Plan and zoning designations and are located on sites of five acres or less within urbanized areas.

The 1.30-acre project site is designated Commercial Mixed Use (CMU) in the City's General Plan and is zoned Retail Commercial (RC) within the Villages of Zinfandel Special Planning Area (VZSPA). The site is currently vacant and was previously graded and disturbed as part of the overall development of the Stone Creek Village shopping center. The surrounding area consists of existing commercial uses and nearby multi-family residential development. The site does not contain known habitat for endangered, rare, or threatened species.

Technical studies were prepared for the project, including a Traffic Generation and Queuing Analysis and a Noise Study. These studies evaluated potential operational characteristics of the proposed car wash and identified measures related to building design, equipment screening, and operational features intended to address potential noise and circulation considerations.

The Planning Commission considered these studies, along with staff analysis and public testimony, as part of the administrative record during its review of the project. Based on the characteristics of the site, its urbanized setting, and the nature of the proposed development, the project qualifies for the CEQA categorical exemption identified above, and no additional environmental documentation is required.

2. Deny the Conditional Use Permit application for the proposed Quick Quack Car Wash project based on the following findings and evidence, pursuant to Title I, Chapter 10, Article 3 Section 110-30 of the 2003 Sacramento County Code:

A. **Finding:** The establishment, maintenance or operation of the use, building, or structure applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood.

Evidence: The Planning Commission finds that the proposed automated car wash may be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood due to concerns related to site compatibility, circulation, and the intensity of the proposed automobile-oriented use within the existing shopping center environment.

The project site is located within the Stone Creek Village commercial center, which serves surrounding residential neighborhoods and contains pedestrian-oriented retail uses that attract significant foot traffic between businesses. The proposed application may result in a high-turnover, automobile-oriented use that introduces additional

vehicle circulation and queuing activity that may increase potential conflicts between vehicles and pedestrians within the shopping center.

The proposed application lacks compatibility overall within the context of the surrounding area, which includes nearby residential neighborhoods, apartments, and senior housing. The intensity of the proposed car wash use, including associated traffic movements and vehicle activity, may not be appropriate at this location and may negatively affect the comfort and general welfare of nearby residents and patrons of the shopping center.

For these reasons, the required finding that the establishment and operation of the proposed use would not be detrimental to people residing or working in the neighborhood cannot be made.

B. **Finding:** The establishment or proposed use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Evidence: The proposed car wash may be detrimental or injurious to nearby properties and improvements due to concerns regarding land use compatibility, site congestion, and the long-term character of the shopping center.

The proposed automobile-oriented use may not be compatible with the existing pedestrian-oriented commercial environment of the Stone Creek Village shopping center or the surrounding residential community because the shopping center functions as a neighborhood-serving retail area with frequent pedestrian activity and the addition of another auto-intensive use may contribute to congestion within internal drive aisles and parking areas.

Based on these concerns, the proposed use may not be compatible with the existing character of the shopping center or the surrounding community and therefore cannot make the required finding that the project would not be detrimental to property or improvements in the neighborhood or to the general welfare of the City.

3. Deny the Minor Design Review application for the proposed Quick Quack Car Wash project because the project does not meet all required findings pursuant to Chapter 10, Article 7 of the 2003 Sacramento County Code.

A. **Finding:** The proposed project is consistent with the objectives of the General Plan and Community Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, and is consistent with the applicable “Guiding Principles” and “Design Concepts” in Section 110-84.

Evidence: The project site is designated Commercial Mixed Use in the General Plan and zoned Retail Commercial within the Villages of Zinfandel Special Planning Area (VZSPA), where automobile-oriented service uses such as car washes may be permitted subject to approval of a Conditional Use Permit and design review.

The proposed Quick Quack Car Wash was reviewed for consistency with the VZSPA development standards, design guidelines, and Development Plan Review requirements, as well as the applicable provisions of the 2003 Sacramento County Zoning Code. The site layout, building placement, circulation areas, parking,

landscaping, lighting, and architectural design were evaluated for compliance with applicable standards and design guidance.

The proposed architecture incorporates the farmhouse-inspired design theme used throughout the Stone Creek Village development and includes materials such as stone veneer, vertical siding, metal roofing, awnings, trellis features, and articulated building forms. These design elements are generally consistent with architectural features used in nearby commercial buildings within the shopping center.

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

Evidence: The project has been designed to incorporate architectural materials, colors, and landscaping that reflect the established design theme of the Stone Creek Village Shopping Center. The car wash building includes architectural features such as stone veneer, metal roofing, vertical siding, awnings, trellises, articulated parapets, and a tower element intended to provide visual interest and architectural compatibility with surrounding commercial buildings.

The site plan organizes vehicle circulation, queuing areas, vacuum stalls, and service functions within the project site while incorporating landscaping, screening walls, and equipment enclosures intended to reduce the visual presence of vehicles and mechanical equipment from surrounding areas.

The landscape plan includes street trees, interior planting areas, and screening consistent with the landscape palette previously established for the Stone Creek Village development along Zinfandel Drive and Bear Hollow Drive.

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

Evidence: The project proposes architectural elements consistent with the design character established within the Stone Creek Village Shopping Center, including the use of stone veneer, metal roofing, vertical siding, awnings, trellises, and articulated building forms. These elements are similar to architectural features incorporated into nearby commercial buildings such as Sprouts and Dutch Bros.

Building materials and colors are coordinated with surrounding development to maintain visual continuity within the shopping center. Mechanical and utility equipment are proposed to be screened or enclosed and finished to match the building. Exterior lighting and signage are designed to be compatible in scale and character with surrounding commercial uses.

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

Evidence: The project would utilize the existing internal drive aisles of the Stone Creek Village Shopping Center for access from Zinfandel Drive and Bear Hollow Drive. No new driveways or modifications to the surrounding roadway network are proposed.

A Traffic Generation and Queuing Analysis was prepared to evaluate the anticipated circulation patterns associated with the proposed car wash, including vehicle trips, onsite stacking capacity, and potential interactions with other drive-through uses in the shopping center. Conditions of Approval require separation of traffic between the car wash and the adjacent Dutch Bros drive-through and include operational controls to prevent spillback into shared circulation areas. Pedestrian routes and access to surrounding businesses are maintained through the existing shopping center circulation system, and bicycle parking is required by condition to support non-vehicular access.

The project as proposed has the potential for increased vehicle activity within the shopping center and the interaction between vehicle circulation and pedestrian movement in an area that serves nearby residential neighborhoods and pedestrian-oriented retail uses which could create conflicts with the pedestrian transportation within the shopping center.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the _____ day of _____, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Tegan Mauldin, Chair

ATTEST:

_____
Kelly Whitman,
Planning Commission Clerk

MEMORANDUM

ITEM 6.1.

DATE: February 25, 2026

TO: Planning Commission Members

FROM: Chance Finley-Ross, AICP, Associate Planner

SUBJECT: **STONE CREEK QUICK QUACK CAR WASH – CONDITIONAL USE PERMIT & MINOR DESIGN REVIEW – PROJECT NO. PLND-0525-0129 – LOCATED AT 3384 ZINFANDEL DRIVE (EXEMPT PER SECTION 15332 "IN-FILL DEVELOPMENT PROJECTS" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES)**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Stephen Hemington Elliott Aston Place LLC 340 Palladio Parkway, Suite 521 Folsom, CA 95630	Don Shiveley Quick Quack Car Wash 6020 West Oaks Boulevard, Suite 300 Rocklin, CA 95765

PROJECT:	The applicant is requesting approval of a Conditional Use Permit and Minor Design Review to allow the development of a new Quick Quack Car Wash within the Stone Creek Village commercial center. The project proposes construction of a 3,300-square-foot car wash building and two vacuum canopy structures totaling approximately 2,900 square feet. Proposed site improvements include associated parking and circulation, drainage and utility upgrades, grading, lighting, and landscaping consistent with the overall shopping center design. The request also includes review of architectural design, materials, and site layout for consistency with applicable development standards.
FILE:	PLND-0525-0129
LOCATION:	3384 Zinfandel Drive
APN:	072-2360-051-0000
PLANNER:	Chance Finley-Ross, AICP, Associate Planner

RECOMMENDATION

Staff recommends that the Planning Commission determine the project exempt per Section 15332 "In-fill Development" of the California Environmental Quality Act (CEQA) Guidelines; and Adopt the Resolution approving the Conditional Use Permit (CUP) and Minor Design Review for the Stone Creek Quick Quack Car Wash.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Applicant's request for the construction and operation of a new car wash facility.

LOCATION & BACKGROUND

In May 2025, the City of Rancho Cordova received an application for a Conditional Use Permit (CUP) and Minor Design Review to allow development of a Quick Quack Car Wash within the Stone Creek Village Shopping Center, located in the Villages of Zinfandel Special Planning Area (VZSPA).

The project site consists of a 1.30-acre parcel located at 3384 Zinfandel Drive, at the southwest corner of Bear Hollow Drive and Zinfandel Drive (**Figure 1: Project Location**), within the approved Stone Creek Village development. Stone Creek Village was approved by the City Council in October 2021 and includes a mix of retail, restaurant, and service uses, such as Sprouts Farmers Market and Dutch Bros Coffee, as well as adjacent multi-family and single-family residential neighborhoods.

Figure 1: Project Location

Stone Creek Village – Prior Development Approvals

As part of the 2021 City Council approval of the Stone Creek Village project, the subject parcel was identified on the approved site plan as a future gas station pad. While the gas station was shown conceptually, it was not an entitled use and was included only to illustrate how the shopping center could build out over time. Any development on that pad was expected to require its own discretionary approvals.

The 2021 approval established the overall circulation system for the shopping center, including access from Bear Hollow Drive and Zinfandel Drive. The conceptual gas station was designed to use the same internal drive aisles and street connections that serve the project today, with no new driveways or curb cuts. The 2021 approvals also included a conceptual drive-through pad, which was later developed as the existing Dutch Bros.

The proposed Quick Quack Car Wash occupies the same pad area shown for the conceptual gas station and operates within a similar circulation framework that was reviewed and approved for Stone Creek Village, as shown in **Figure 2: Stone Creek Village Site Plan.**

Figure 2: Stone Creek Village Site Plan

PROJECT DESCRIPTION

The proposed project consists of the construction and operation of a Quick Quack Car Wash within the Stone Creek Village Shopping Center. The project includes a 3,300-square-foot automated car wash building and two vacuum canopy structures totaling approximately 2,900 square feet, along with associated site improvements.

The car wash will operate as a drive-through tunnel facility featuring a 108-foot wash tunnel and two onsite vehicle queuing lanes. Vehicles will enter the queuing lanes, complete payment at kiosks prior to entering the wash, proceed through the automated wash tunnel, and exit to vacuum stations before leaving the site. The project includes 16 vacuum stations, three employee parking spaces, a trash enclosure, vacuum and mechanical enclosures, utility connections, exterior lighting, and landscaping.

The facility is designed to process vehicles efficiently while maintaining all queuing and circulation entirely on site, minimizing impacts to surrounding drive aisles and adjacent uses within the shopping center. The business is proposed to operate daily between 7:00 a.m. and 9:00 p.m., with a small number of employees on site per shift to manage operations and customer assistance.

ZONING & CONDITIONAL USE PERMIT REVIEW

The project site is located within the Villages of Zinfandel Special Planning Area (VZSPA) and is zoned Retail Commercial (RC). Because the VZSPA was adopted prior to the City's incorporation, it relies on the 2003 Sacramento County Zoning Code where the Special Planning Area is silent. Under Section 512-215 of the County Code, uses permitted in the RC district include those allowed in the Shopping Center (SC), Business and Professional Office (BP), and applicable residential zoning districts.

Within this framework, "Auto Wash, Self-Service or Automatic" is classified as a use that requires approval of a Conditional Use Permit. This classification reflects the fact that car washes are automobile-oriented uses that may have potential impacts related to traffic, queuing, noise, lighting, and neighborhood compatibility, depending on their location and design.

The project site is also designated Commercial Mixed Use (CMU) in the City's General Plan. The CMU designation encourages a mix of retail and service uses integrated with nearby residential development. The proposed car wash is a service-oriented commercial use intended to serve nearby neighborhoods and customers traveling through the area and is consistent with the intent of the CMU designation.

Site Suitability and Land Use Compatibility

As part of the CUP review process, the applicant was required to demonstrate that the proposed car wash is appropriate for this location and compatible with surrounding land uses. The site is located within an established shopping center that includes retail, restaurant, and service uses, as well as adjacent multi-family and single-family residential development. This portion of Stone Creek Village has been identified by the City as a sensitive area for auto-oriented development, due to its proximity to residences and the presence of existing drive-through uses.

Planning staff reviewed the project to evaluate how the car wash would function within this mixed-use environment. Based on the project's layout, supporting studies, and required conditions, staff determined that the site is physically capable of accommodating a car wash, provided that onsite circulation, queuing, and operational controls are implemented to minimize impacts on surrounding uses.

Vehicle Circulation and Queuing

A primary consideration for this project is vehicle circulation within the shopping center. The site is located adjacent to an existing Dutch Bros Coffee drive-through, which already generates significant vehicle queuing during peak hours. Because both uses rely on stacking lanes and internal circulation, careful coordination is required to avoid conflicts, congestion, and spillback into shared drive aisles.

To address this, the City required a Traffic Generation and Queuing Analysis and imposed site design and operational conditions to ensure that the car wash functions within its designated area. These conditions include:

- Provision of adequate onsite queuing capacity for vehicles waiting to enter the wash
- Separation of circulation between the car wash and the Dutch Bros drive-through
- Operational controls to prevent vehicles from backing up into shared drive aisles or internal roadways

These measures are intended to ensure the project operates efficiently without adversely affecting circulation, access, or safety within the shopping center. Additionally, a Condition of Approval (COA #22) was also added to the project that if the vehicle queues do extend beyond the approved stacking area and interfere with circulation of the shopping center, then additional on-site traffic management measures shall be incorporated once reviewed and approved by the Planning Division.

Noise and Operational Impacts

A project-specific Noise Study was prepared to evaluate noise generated by car wash operations, including wash equipment, blowers, vacuum stations, and vehicle activity. The study analyzed noise levels at nearby sensitive receptors, including residential uses along Bear Hollow Drive and within the Stone Creek neighborhood.

The study concluded that, with appropriate design and operational controls, the project can operate in compliance with City noise standards. Key mitigation measures include:

- Placement and orientation of mechanical equipment away from residences
- Building enclosure of the wash tunnel and major equipment
- Screening and setbacks between equipment and sensitive uses
- Limits on hours of operation

Noise-related conditions of approval require ongoing compliance with City noise regulations and the implementation of equipment shielding and enclosure as shown on the approved plans.

Operational Characteristics

The Quick Quack Car Wash will operate as an automated, drive-through facility with interior wash equipment and exterior vacuum stations. Vehicles will queue onsite, proceed through the wash tunnel, and exit to the vacuum area before leaving the site.

Operations will be subject to conditions governing hours of operation, lighting, queuing, odor control, traffic circulation, and noise, ensuring the use functions in a manner that is compatible with surrounding commercial and residential development.

MINOR DESIGN REVIEW

The proposed project has been reviewed for compliance with the applicable development standards and design guidelines of the Villages of Zinfandel Special Planning Area (VZSPA) and, where the VZSPA is silent, the 2003 Sacramento County Zoning Code. The VZSPA includes provisions for Development Plan Review, which incorporates architectural and site design review, and this process is applicable to the proposed project. All elements of the project including site layout, building design, landscaping, lighting, and screening, were evaluated for consistency with these requirements.

Site Plan

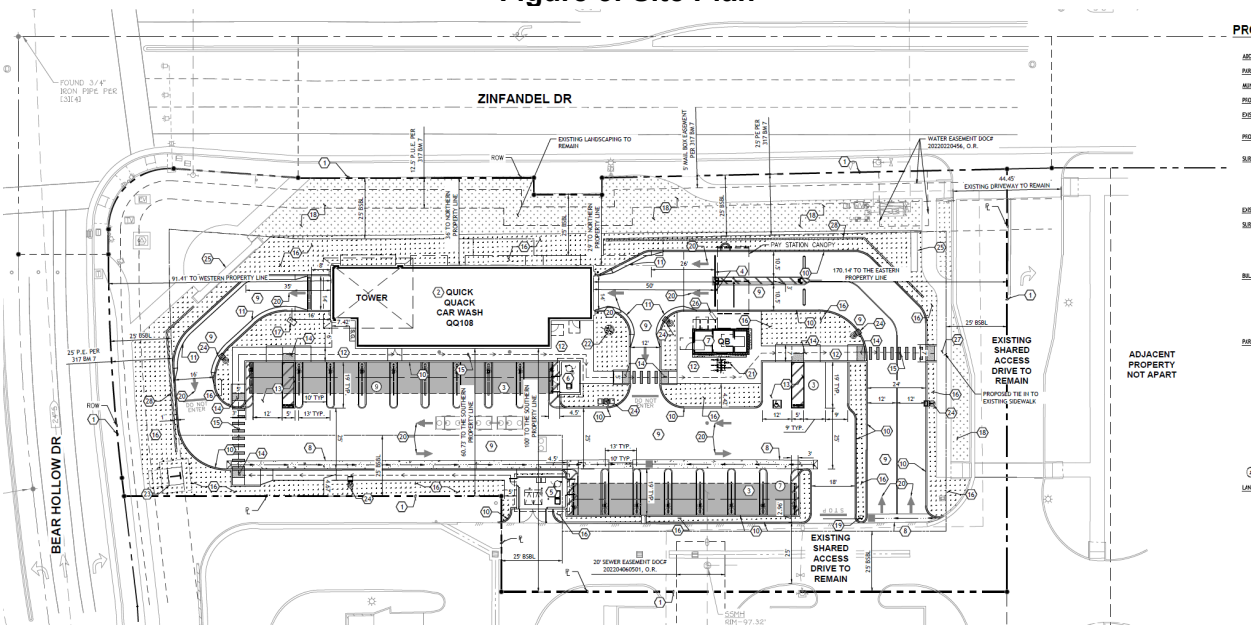
As shown in **Figure 3** and Attachment 2, the project will utilize the existing internal drive aisle serving the Stone Creek Village Shopping Center for access to Zinfandel Drive and Bear Hollow Drive. No new driveways or curb cuts are proposed, allowing the project to integrate into the established circulation network for the shopping center.

The car wash building, which contains the wash tunnel and dryer equipment, is located in the northern portion of the site and is oriented parallel to Zinfandel Drive. The vehicle wash entrance is located near the southeast corner of the site, with the stacking and queuing lanes extending along the east and north property lines. This configuration provides capacity for up to 13 vehicles to queue onsite prior to entering the wash tunnel.

After exiting the wash tunnel, vehicles proceed to the vacuum area, which includes free-to-use vacuum stations covered by canopy structures, before leaving the site. Additional site features include a Quarterback Station for operational supplies located near the southern portion of the site adjacent to the queuing lanes, and a trash enclosure located along the western side of the property.

A vehicle screening wall, with a minimum height of two feet, is proposed along portions of the site visible from Zinfandel Drive and Bear Hollow Drive. The wall is shown on the site plan enclosing the queuing lanes and other site elements that are visible from surrounding streets.

Figure 3: Site Plan



Architecture and Building Design

Planning staff worked closely with the applicant to ensure that the proposed buildings and structures are compatible with the VZSPA design framework and the farmhouse-inspired architectural theme established for the Stone Creek Village development.

The wash tunnel building and associated structures will include green roofline accents, neutral-toned wall finishes, and a CMU base, consistent with nearby commercial buildings. The wash tunnel building incorporates modulation and architectural detailing, including a 24-foot-high tower element near the exit, variations in wall planes, articulated rooflines, and changes in parapet heights to break up building massing. Large tempered glass storefront windows are oriented towards Zinfandel Drive, providing transparency and visual interest along the street frontage.

Decorative and functional architectural elements, such as the arched entry and exit features and pilasters flanking the exit tower, are incorporated into the design. Metal farmhouse-style awnings, vertical siding, and trellis features further reinforce the architectural theme used throughout the shopping center.

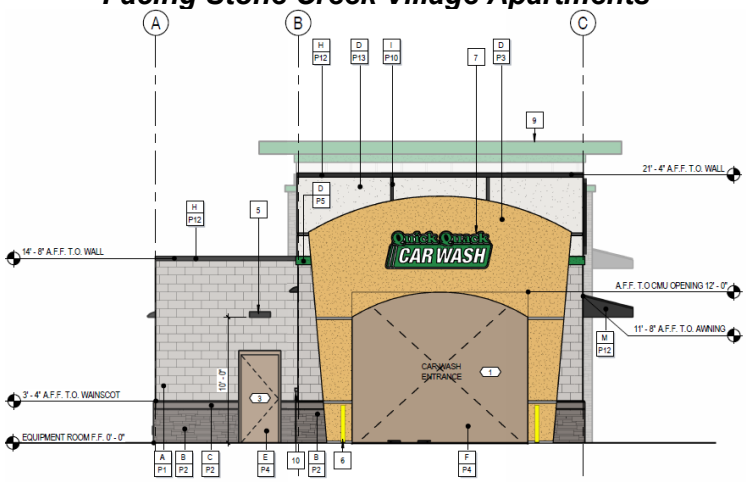
The building incorporates the same El Dorado stone veneer used on the Sprouts Farmers Market building, applied to vertical columns and the lower portions of all building elevations. CMU block walls, also used on Sprouts, are incorporated throughout the building for consistency across the development.

The project's color palette is designed to be compatible with the existing shopping center, while still allowing the applicant to incorporate Quick Quack's corporate yellow and green as accent and branding elements particularly on structure roof lines, car wash entrance and exit, and on the vacuum canopies. Through the design review process, staff worked with the applicant to reduce visual contrast and ensure the overall color scheme remains cohesive with the surrounding development. The proposed colors and materials are illustrated in **Figure 4 (Car**

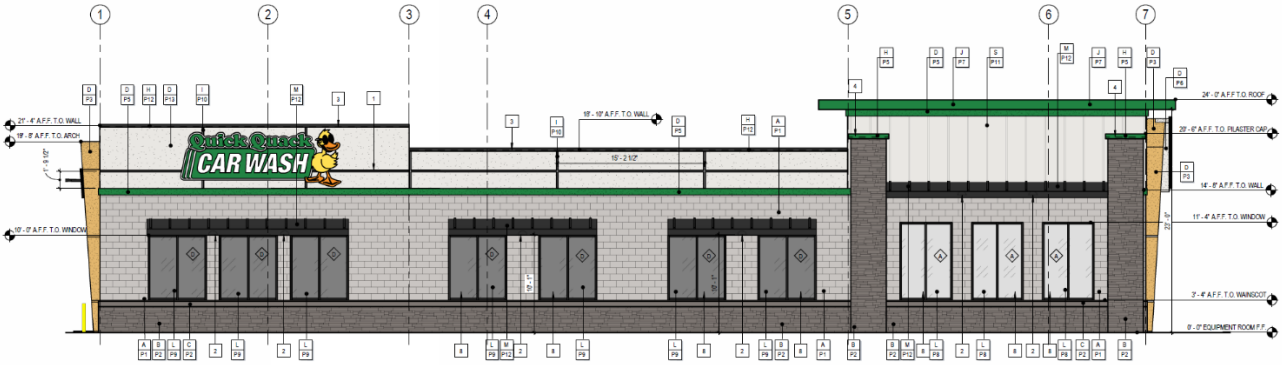
Wash Color Building Elevations) and **Figure 5 (Project Renderings)**, with a materials board included in Attachment 2: Project Plans.

Figure 4: Car Wash Color Building Elevations

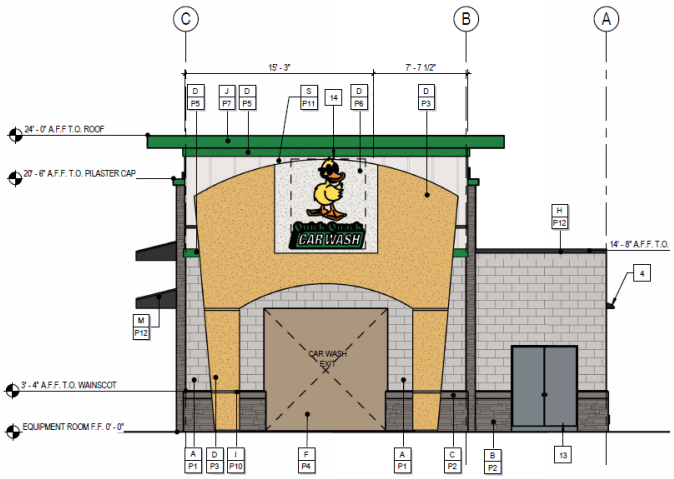
Facing Stone Creek Village Apartments



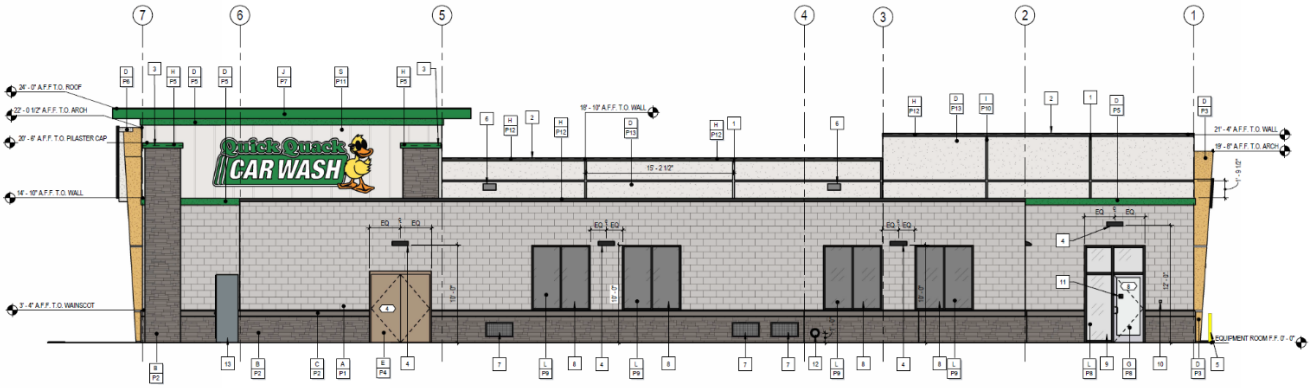
Facing Zinfandel Drive



Facing Bear Hollow Drive



Facing Sprouts and Tenant Buildings



Vacuum Canopy

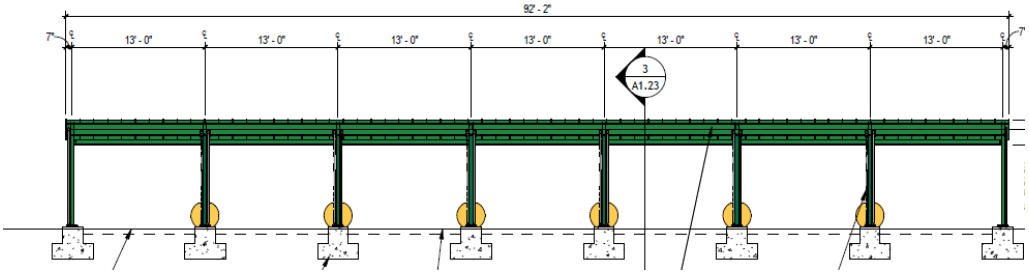


Figure 5: Project Renderings

View From Zinfandel Drive

View From Bear Hollow Drive

View From Stone Creek Village Apartments

Mechanical Equipment Screening

Car wash facilities contain a significant amount of mechanical and electrical equipment, including blowers, vacuum systems, compressors, pumps, and equipment cabinets. To ensure the project maintains the appearance of a cohesive commercial development rather than an industrial facility, the project is subject to the following requirements:

- Rooftop equipment must be fully screened behind building parapets
- Ground-mounted equipment must be screened with a combination of walls, fencing, and landscaping
- Equipment cabinets and enclosures must be painted to match the adjacent building surface
- All equipment must be located and designed to minimize visibility from public streets and nearby residential areas

These requirements are included as conditions of approval and are intended to reduce visual impacts from both public and private viewpoints.

Landscaping

The project includes landscaping plans designed to enhance the visual quality of the site while supporting safety, visibility, and circulation. The City Arborist and Planning Division reviewed the original landscape plan and determined that additional tree coverage was needed, particularly along Zinfandel Drive and Bear Hollow Drive, to be consistent with the approved Stone Creek Village landscape framework.

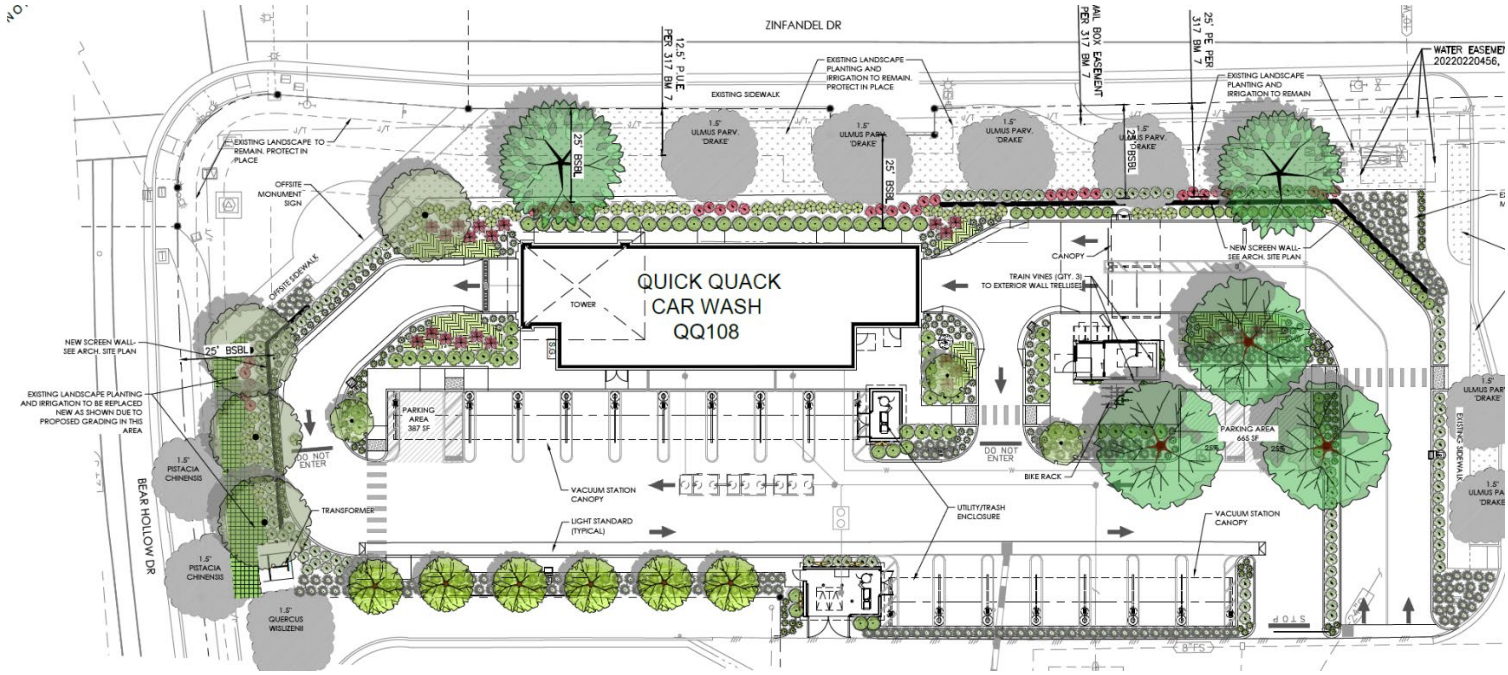
The project has been conditioned to provide additional street trees and to match the approved Stone Creek Village Master Landscape Plan, including the use of approved tree and plant species.

Conditions of approval require, among other things:

- Use of approved plant species
- Landscaping to screen queuing lanes and mechanical equipment
- Ongoing maintenance of all landscaping in healthy condition

The proposed landscape plan incorporates a mix of climate-adaptive trees, shrubs, groundcover, and ornamental grasses throughout the site, including along street frontages, internal drive aisles, and around parking and vacuum areas. These elements are intended to provide shade, visual buffering, and aesthetic enhancement, while maintaining consistency with the overall Stone Creek Village development. A general tree planting plan is provided in **Figure 6: Landscape Plan.**

Figure 6: Landscape Plan



COMMUNITY MEETING OCTOBER 2025

A community meeting for the project was held on October 13, 2025, at Rancho Cordova City Hall. Notice of the meeting was mailed to all property owners and residents within the entire Stone Creek neighborhood and had approximately six residents in attendance. The meeting included a presentation by the applicant's project team, followed by a question-and-answer session with representatives from Quick Quack, the project consultant, and City Planning and Public Works staff.

Key topics raised by attendees included site access, tree preservation, traffic, proximity to residential neighborhoods, and potential noise and traffic impacts. The applicant explained that the site's existing trees along Zinfandel Drive and Bear Hollow Drive will be preserved, and that the single site access point was intentionally located to maximize on-site queuing and minimize conflicts with the adjacent Dutch Bros drive-through and internal shopping center circulation.

Questions regarding traffic and noise were addressed by referencing the project's Traffic Generation and Queuing Analysis and Noise Study, both of which concluded that the project would not generate substantial new traffic or exceed the City's noise standards. The applicant also noted that operations would be limited to 7:00 a.m. to 9:00 p.m., avoiding nighttime impacts.

The proximity of another Quick Quack location was also discussed, with the applicant explaining that the company uses a trade-area "clustering" model to provide convenient service to customers throughout a region.

FISCAL IMPACT

The proposed project is anticipated to have a positive fiscal impact for the City. Construction of the car wash and associated site improvements will generate short-term employment related to building, grading, utilities, and landscaping, as well as long-term employment associated with ongoing business operations.

In addition, the project is expected to contribute to the City's revenue through sales tax generated by services and retail-related purchases made by customers, including residents from nearby neighborhoods and visitors traveling through the area. The project will also support the continued economic vitality of the Stone Creek Village Shopping Center by adding a new service-oriented use.

ENVIRONMENTAL

The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15332 (Infill Development Projects). This categorical exemption applies to projects that are consistent with applicable general plan and zoning designations and are located on sites of five acres or less within urbanized areas.

The project is consistent with the City's General Plan designation of Commercial Mixed Use (CMU), which supports the integration of retail and service uses with nearby residential development. The project is also consistent with the site's Retail Commercial (RC) zoning within the Villages of Zinfandel Special Planning Area (VZSPA) and meets all applicable development standards and design guidelines for a drive-through commercial use.

The 1.30-acre project site is currently vacant and was previously graded and disturbed as part of the overall Stone Creek Village shopping center development. The site is surrounded by existing commercial and mixed-use development, including retail, service uses, and nearby multi-family residential development. The site contains no known habitat for endangered, rare, or threatened species.

Implementation of the proposed car wash, along with associated site improvements and landscaping, will not result in significant environmental impacts related to traffic, noise, air quality, or water quality. A traffic generation and queuing analysis was prepared and confirmed that project traffic is consistent with what was anticipated in the City's General Plan and the certified Environmental Impact Report for the Villages of Zinfandel Special Planning Area. The project does not include roadway modifications or changes to the surrounding transportation network.

A Noise Study was also prepared and determined that project-related noise, including mechanical equipment and vehicle activity, would comply with applicable City standards. In addition, the site is already served by existing drainage, utilities, and public services that were evaluated as part of the approved Stone Creek Village development.

For these reasons, the project qualifies for a CEQA categorical exemption, and no further environmental documentation is required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission find the project to be in compliance with the California Environmental Quality Act (CEQA) per Section 15332 for “In-Fill Development Projects” and adopt the Resolution approving the Conditional Use Permit (CUP) and Minor Design Review for the Stone Creek Quick Quack Car Wash project (PLND-0525-0129), subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA APPROVING THE STONE CREEK QUICK QUACK CAR WASH CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW–PROJECT NO. PLND-0525-0129

WHEREAS, the owner representative, Quick Quack Car Wash, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Conditional Use Permit and Minor Design Review for the development of a new Quick Quack Car Wash within the Stone Creek Village commercial center, as well as associated site improvements located at 3384 Zinfandel Drive; and

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

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

WHEREAS, on February 25, 2026, the Planning Commission of the City of Rancho Cordova held a properly noticed public hearing at which it received a report from city staff regarding the Conditional Use Permit and Minor Design Review and oral and written testimony from the public, and deliberated on the item; and

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

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

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

   a) **Finding**: The project site has been analyzed and is exempt per California Environmental Quality Act Section 15332 (In-fill Development Projects).

      Evidence The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15332 (Infill Development Projects). This categorical exemption applies to projects that are consistent with applicable general plan and zoning designations and are located on sites of five acres or less within urbanized areas.

      The project is consistent with the City's General Plan designation of Commercial Mixed Use (CMU), which supports the integration of retail and service uses with nearby residential development. The project is also consistent with the site's Retail Commercial (RC) zoning within the Villages of Zinfandel Special Planning Area (VZSPA) and meets all applicable development standards and design guidelines for a drive-through commercial use.

      The 1.30-acre project site is currently vacant and was previously graded and disturbed as part of the overall Stone Creek Village shopping center development. The site is surrounded by existing commercial and mixed-use development, including retail, service

uses, and nearby multi-family residential development. The site contains no known habitat for endangered, rare, or threatened species.

Implementation of the proposed car wash, along with associated site improvements and landscaping, will not result in significant environmental impacts related to traffic, noise, air quality, or water quality. A traffic generation and queuing analysis was prepared and confirmed that project traffic is consistent with what was anticipated in the City's General Plan and the certified Environmental Impact Report for the Villages of Zinfandel Special Planning Area. The project does not include roadway modifications or changes to the surrounding transportation network.

A Noise Study was also prepared and determined that project-related noise, including mechanical equipment and vehicle activity, would comply with applicable City standards. In addition, the site is already served by existing drainage, utilities, and public services that were evaluated as part of the approved Stone Creek Village development.

For these reasons, the project qualifies for a CEQA categorical exemption, and no further environmental documentation is required.

2) Approve the Conditional Use Permit subject to the Conditions of Approval attached hereto as Exhibit B, and subject to the findings as defined by Title I, Chapter 10, Article 3 Section 110-30 of the 2003 Sacramento County Code prior to approving this request:

   a) **Finding:** The establishment, maintenance or operation of the use, building, or structure applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood.

      Evidence: The proposed Quick Quack Car Wash is located within an established commercial and mixed-use shopping center designated Commercial Mixed Use (CMU) in the General Plan and zoned Retail Commercial (RC) within the Villages of Zinfandel Special Planning Area (VZSPA), where automobile-oriented commercial services are anticipated when appropriately conditioned. A project-specific Noise Study determined that car wash operations will comply with City noise standards with required building enclosure, equipment screening, and limits on hours of operation. A Traffic Generation and Queuing Analysis confirmed that sufficient onsite queuing is provided and that the project will not create circulation or safety conflicts within the shopping center or on surrounding streets.

      The project includes screening walls, landscaping, architectural treatments, and shielded lighting to reduce visual, headlight, and glare impacts. Mechanical and vacuum equipment will be enclosed, screened, and painted to match the building, and operations are limited to daytime and evening hours between 7:00 a.m. and 9:00 p.m. Conditions of approval require ongoing compliance with these standards. With these measures in place, the project will not be detrimental to nearby residents, businesses, or the public.

   b) **Finding:** Th establishment or proposed use will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

      Evidence: The proposed Quick Quack Car Wash is located within the Stone Creek Village Shopping Center, an area planned and developed for commercial and service-oriented uses. The project has been designed to integrate with the existing development through compatible architecture, coordinated landscaping, and screened mechanical equipment.

Traffic, parking, and queuing analyses demonstrate that the project will not adversely affect circulation within the shopping center or on surrounding streets, and conditions of approval require sufficient onsite stacking and separation from the adjacent Dutch Bros drive-through. A Noise Study confirmed that operational noise will remain within City standards with required building enclosure and equipment screening. In addition, lighting, landscaping, and screening are required to minimize visual and operational impacts.

With these measures in place, the project will not adversely affect surrounding properties or improvements and will contribute to the continued economic vitality and service availability within the community.

3) Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Chapter 10, Article 7:

a) **Finding:** The proposed project is consistent with the objectives of the General Plan and Community Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, and is consistent with the applicable "Guiding Principles" and "Design Concepts" in Section 110-84.

Evidence: The project site is designated Commercial Mixed Use in the General Plan and zoned Retail Commercial within the VZSPA, which allows automobile-oriented service uses such as car washes with approval of a Conditional Use Permit and design review. The proposed Quick Quack Car Wash is consistent with the intent of these designations by providing a neighborhood-serving commercial use within an established shopping center.

The project has been reviewed for consistency with the VZSPA development standards, design guidelines, and Development Plan Review requirements, as well as the applicable provisions of the 2003 Sacramento County Zoning Code. The site layout, building placement, circulation, parking, landscaping, lighting, and architectural design meet the applicable standards and incorporate the farmhouse-inspired design theme used throughout the Stone Creek Village development.

Building materials, colors, stone veneer, roof forms, awnings, trellis features, and architectural detailing are consistent with surrounding commercial buildings, including Sprouts and Dutch Bros, and comply with the guiding principles and design concepts intended to promote high-quality, cohesive, and pedestrian-oriented commercial development within the Special Planning Area.

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

Evidence: The project has been designed to integrate with the established Stone Creek Village Shopping Center through coordinated building materials, colors, architectural detailing, and landscaping that reflect the development's farmhouse-inspired design theme. The car wash building incorporates stone veneer, metal roofing, vertical siding, awnings, trellises, articulated parapets, and a tower element, providing visual interest and compatibility with nearby commercial buildings such as Sprouts and Dutch Bros.

The site layout organizes vehicle circulation, queuing, vacuum areas, and service functions in a manner that supports efficient operations while minimizing visual and

functional impacts on surrounding uses. Screening walls, landscaping, and equipment enclosures are required to soften views of vehicles and mechanical equipment from public streets and nearby residential areas.

The landscape plan, as conditioned, provides street trees, interior planting, and screening consistent with the approved Stone Creek Village master landscape palette, enhancing the streetscape along Zinfandel Drive and Bear Hollow Drive while contributing shade, buffering, and visual quality.

Together, the coordinated architecture, site design, and landscaping create a cohesive and well-integrated commercial development that is appropriate for the site and enhances the overall character of the surrounding neighborhood.

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

Evidence: The project establishes a cohesive and identifiable design through the use of stone veneer, metal roofing, vertical siding, farmhouse-style awnings, trellises, articulated parapets, and a tower element, which are consistent with the architectural character of the Stone Creek Village Shopping Center. The building scale, massing, and orientation are compatible with adjacent commercial buildings and are designed to maintain a strong visual presence along Zinfandel Drive.

Exterior materials and colors have been coordinated with nearby development, including Sprouts and Dutch Bros, to ensure visual continuity across the shopping center. Mechanical and utility equipment are required to be screened, enclosed, and painted to match the building, minimizing visual impacts and maintaining a high-quality appearance. Lighting and signage are designed and conditioned to be appropriately scaled, shielded, and compatible with the surrounding development.

These elements collectively establish a clear architectural concept that complements existing and anticipated development in the area and supports a cohesive visual environment within the shopping center and surrounding neighborhood.

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

Evidence: The project will utilize the existing internal drive aisle of the Stone Creek Village Shopping Center for access to Zinfandel Drive and Bear Hollow Drive, and no new driveways or roadway modifications are proposed. A Traffic Generation and Queuing Analysis determined that the project will not generate a substantial increase in vehicle trips and that sufficient onsite queuing capacity is provided to prevent vehicles from backing up into shared drive aisles or adjacent streets.

The site design separates car wash queuing lanes, vacuum areas, employee parking, and customer circulation, reducing potential conflicts between vehicles. Conditions of approval require separation of traffic between the car wash and the adjacent Dutch Bros drive-through and include operational controls to prevent spillback into shared circulation areas.

Pedestrian routes and access to surrounding businesses are maintained through the existing shopping center circulation system, and bicycle parking is required by condition to support non-vehicular access. With these design features and operational controls in place, the project will not create circulation conflicts among vehicles, bicycles, or pedestrians

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the _____ day of _____ 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Tegan Mauldin, Chair

ATTEST:

_____
Kelly Whitman
Planning Commission Clerk

QUICK QUACK CAR WASH NO.26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95670

PROJECT DIRECTORY

APPLICANT: QUICK QUACK CAR WASH
6020 WEST OAKS BLVD, SUITE 300
PHONE: (801) 550-7739
CONTACT:DON SHIVELEY
EMAIL: dshiveley@dontdrivedirty.com

ARCHITECT OF RECORD: BARGHAUSEN CONSULTING ENGINEERS
18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-6222
CONTACT: DAN GOALWIN
EMAIL: dgoalwin@barghausen.com

CONSTRUCTION MANAGER: QUICK QUACK CAR WASH
6020 WEST OAKS BLVD, SUITE 300
PHONE: (916) 472-8689
CONTACT:CAMERON DRENNAN
EMAIL: camerond@dontdrivedirty.com

CIVIL: BARGHAUSEN CONSULTING ENGINEERS
18215 72ND AVENUE SOUTH
KENT, WA 98032
PHONE: (425) 251-6222
CONTACT:KACEY HELD
EMAIL: kheld@barghausen.com

1

LANDSCAPE: OLIVE STREET LANDSCAPE ARCHITECTURE
PO BOX 2083
PETALUMA CA 94952
PHONE: (707) 280 8990
CONTACT:ROD SCACCALOSI
EMAIL: rod@olivestreetlandscape.com

STRUCTURAL ENGINEER: MARTIN CONSULTING GROUP
2204 PLAZA DRIVE - #130
ROCKLIN, CA. 95765
PHONE: (916) 256-4816
CONTACT:JON MARTIN
EMAIL: jonm@martinconsultinggroup.biz

ELECTRICAL: SACRAMENTO ENGINEERING CONSULTANTS
10555 OLD PLACERVILLE ROAD
SACRAMENTO, CA 95827
PHONE: (916) 368-4468
CONTACT:CHRIS GILLAND
EMAIL: cgilland@saceng.com

MECHANICAL/ PLUMBING: SACRAMENTO ENGINEERING CONSULTANTS
10555 OLD PLACERVILLE ROAD
SACRAMENTO, CA 95827
PHONE: (916) 502-5288
CONTACT:ELIAS HERMOSILLO
EMAIL: elias@saceng.com

PROJECT SUMMARY

PROJECT ADDRESS: QUICK QUACK CAR WASH NO.26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCH CORDOVA, CALIFORNIA 95670

PROJECT ADDRESS:

APN NO: 072-2360-051-0000
EXISITING ZONE: RC (ZSPA), COMMERCIAL
PROPOSED ZONE: RC (ZSPA), COMMERCIAL
LOT AREA: 1.30 AC (+/- 56,554 SF)

SETBACKS:
FRONT 25 FEET
SIDE (INTERIOR) 25 FEET
REAR 25 FEET

HOURS OF OPERATION: 7am - 9pm
NUMBER OF EMPLOYEES ON SITE: 3

1

STRUCTURES SUMMARY

	AREA	NUMBER OF STORIES	BUILDING HEIGHT	CONSTRUCTION TYPE	OCCUPANCY GROUP	SPRINKLERS
PROPOSED CARWASH AREA	3337 SF	1 STORY	24' - 0"	VB	B	NO
PROPOSED VACUUM CANOPY	1666 SF	1 STORY	9' - 9"	VB	B	NO
PROPOSED VACUUM CANOPY	1227 SF	1 STORY	9' - 9"	VB	B	NO
PROPOSED PAY CANOPY	435 SF	1 STORY	9' - 9"	VB	B	NO
PROPOSED TRASH AND VACUUM ENCLOSURE	276 SF	1 STORY	11' - 0"	VB	B	NO
PROPOSED QB STATION	197 SF	1 STORY	17' - 4"	VB	B	NO
PROPOSED VACUUM ENCLOSURE	120 SF	1 STORY	17' - 4"	VB	B	NO
TOTAL COMBINED AREA	7257 SF					

OCCUPANT LOAD ANALYSIS

OCCUPANT LOAD ANALYSIS

ROOM NUMBER	NAME	AREA	LOAD FACTOR	OCCUPANT LOAD
BUSINESS				
102	EMPLOYEE LOUNGE	132 SF	100	2
103	RESTROOM	85 SF	100	1
106	QB STATION	62 SF		
107	OFFICE	73 SF		
108	STOR/ CLOSET	44 SF		
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM				
101	SHOWROOM	2263 SF	300	8
104	EQUIPMENT ROOM	485 SF	300	2
105	ELECTRICAL ROOM	117 SF	300	1

NOTE:
CAR WASH TUNNEL ROOM 101 IS NOT CONSIDERED TO MEET THE DEFINITION OF AN "OCCUPIABLE SPACE". THE FUNCTION OF THE SPACE IS TO CONVEY VEHICLES THROUGH THE CAR WASH FACILITY. WHEN FUNCTIONING THIS OPERATION IT IS NECESSARY FOR THE ROLL-UP DOORS AT EACH END TO BE IN THE OPEN POSITION.

SHEET INDEX

GENERAL
A0.00 COVER SHEET

CIVIL
PSP PRELIMINARY SITE PLAN
PG PRELIMINARY GRADING PLAN
PMU PERLIMINARY DRAINAGE AND UTILITY PLAN

LANDSCAPE
L1 PRELIMINARY LANDSCAPE PLAN
L1A RENDERED PRELIMINARY LANDSCAPE PLAN

ARCHITECTURAL
A1.10 SITE PLAN
A1.12 LICENSE PLATE RECOGNITION (LPR) DETAILS
A1.22 VACUUM CANOPY
A1.23 VACUUM CANOPY
A1.24 VACUUM AND TRASH ENCLOSURE
A1.25 VACUUM ENCLOSURE
A2.11 FLOOR PLAN
A2.13 FLOOR PLAN - QB STATION
A2.14a EQUIPMENT PLAN
A3.10 BUILDING ELEVATIONS
A3.11 BUILDING ELEVATIONS
A3.12 EXTERIOR ELEVATIONS - QB STATION
A9.00 RENDERINGS
A9.01 RENDERINGS
A9.02 RENDERINGS

LIGHTING
1 PHOTOMETRIC PLAN

APPLICABLE CODES & STANDARDS

1. ALL WORK SHALL COMPLY WITH REGULATIONS, CODES AND AUTHORITIES OF THE:
   2022 CALIFORNIA BUILDING CODE (CBC)
   2022 CALIFORNIA MECHANICAL CODE (CMC)
   2022 CALIFORNIA PLUMBING CODE (CPC)
   2022 CALIFORNIA ELECTRICAL CODE (CEC)
   2022 CALIFORNIA FIRE CODE (CFC)
   2022 CALIFORNIA ENERGY CODE (CEC/T24)
   2022 BUILDING ENERGY EFFICIENT STANDARD (BEES)
   2022 GREEN BUILDING EFFICIENCY STANDARDS CODE
   AND ALL OTHER RANCHO CORDOVA CITY CODES AS ADOPTED.
2. ALL CODES TO BE USED IN CONJUNCTION WITH THE LOCAL AMENDMENTS
3. ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE ADOPTED BUILDING REGULATIONS FOR THE LOCAL GOVERNING AGENCIES:
   A) PLANNING DEPARTMENT
   B) BUILDING INSPECTION DIVISION
   C) PUBLIC WORKS DEPARTMENT
   D) ENVIRONMENTAL HEALTH DIVISION
   E) FIRE DEPARTMENT

PROJECT SCOPE

THE PROJECT CONSISTS OF BUT IS NOT LIMITED TO:

CONSTRUCTION OF:

NEW CAR WASH FACILITY, INCLUDING BUT NOT LIMITED TO NEW CONCRETE WALKS, DRIVE AISLES, CURBS, LANDSCAPING, VACUUM STATIONS, UTILITIES, AND ALL ASSOCIATED FIXTURES, FURNISHINGS AND EQUIPMENT.

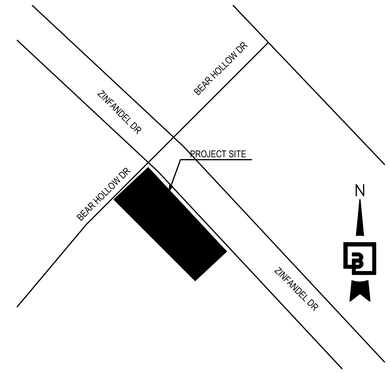
DEFERRED SUBMITTALS

SEPARATE SUBMITTAL ITEMS

- SIGNAGE OTHER THAN ADA REQUIRED SIGNS.
- CONCRETE HOLLOW CORE PLANKS.

NOTE:
INSTALLATION OF DEFERRED APPROVAL ITEMS SHALL NOT BE STARTED UNTIL CONTRACTOR'S DRAWINGS, SPECIFICATIONS AND ENGINEERING CALCULATIONS FOR THE ACTUAL SYSTEMS TO BE INSTALLED HAVE BEEN ACCEPTED AND APPROVED BY THE ARCHITECT OR ENGINEER AND THE GOVERNING AGENCY. AOR TO COORDINATE WITH MANUFACTURER FOR CONCURRENT SUBMITTAL.

VICINITY MAP



6020 WEST OAKS BLVD, SUITE 300, ROCKLIN, CA 95765

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

STATE OF CALIFORNIA
DANIEL BRIAN GOALWIN
C-18865
REN. 8/31/27
LICENSED ARCHITECT

QUICK QUACK CAR WASH NO.26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95670

REVISIONS

#	DATE	DESCRIPTION
1	08-13-25	Entitlement Comments

ENTITLEMENT SET

DESIGNED BY: QQ
APPROVED BY: DH
DRAWN BY: MB
CHECKED BY: MU

DATE 04/29/25
JOB NUMBER 23521

COVER SHEET

A0.00

PRELIMINARY SITE PLAN
FOR

QUICK QUACK CAR WASH
3384 ZINFANDEL DRIVE
APN: 072-2360-051-0000

0 10' 20' 40'
SCALE: 1"=20'

APPLICANT:

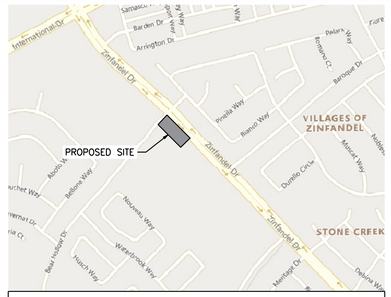
QUICK QUACK CARWASH
6020 WEST OAKS BLVD., SUITE 300
ROCKLIN, CA 95765

ENGINEER:

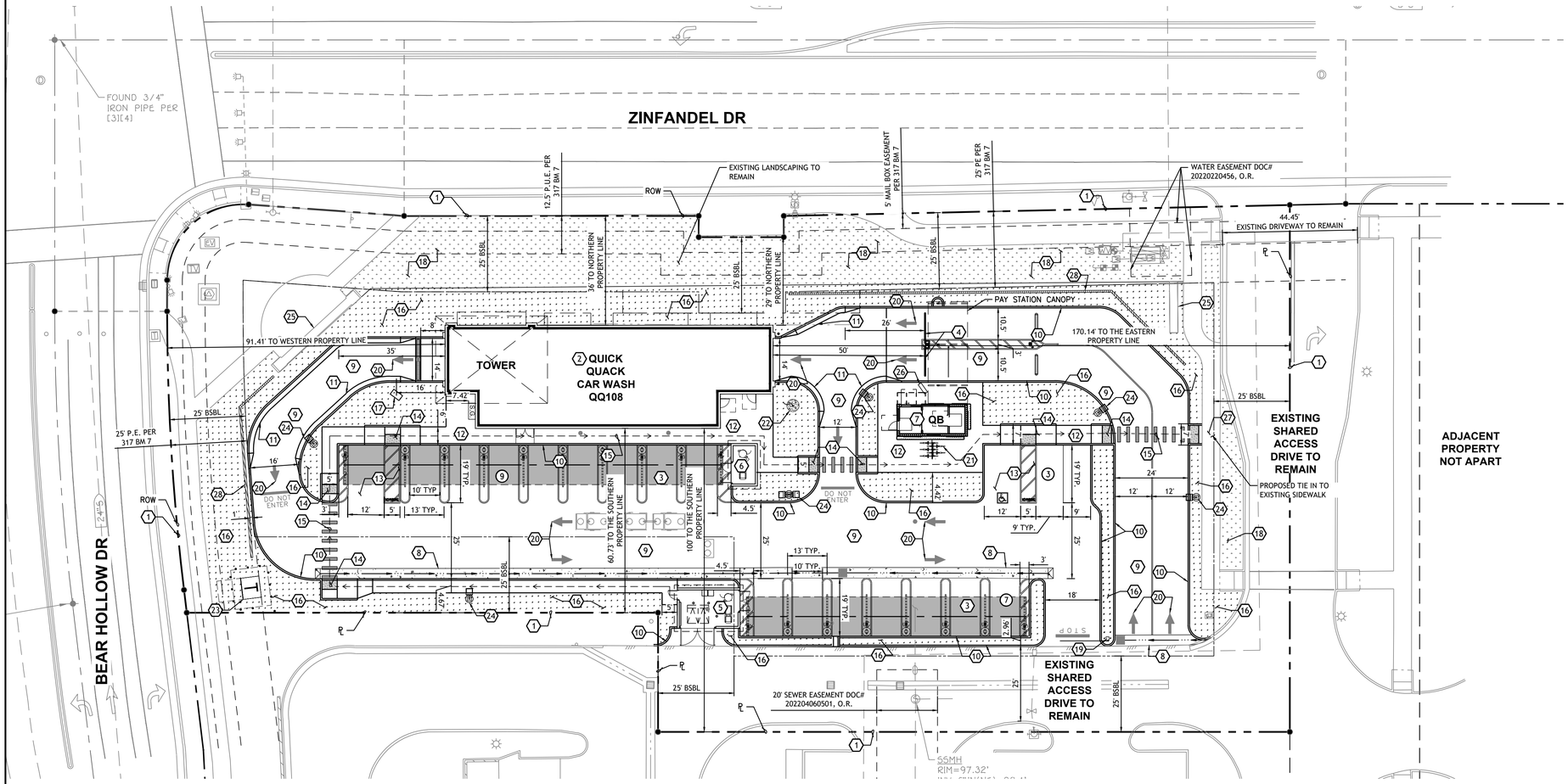
BARGHAUSEN CONSULTING ENGINEERS, INC
18215 72ND AVENUE SOUTH
KENT, WA 98032
TEL: (425) 251-6222
EMAIL: KHELD@BARGHAUSEN.COM
CONTACT: KACEY HELD, PE

CIVIL SHEET INDEX

PSP	PRELIMINARY SITE PLAN
PG	PRELIMINARY GRADING PLAN
PMU	PRELIMINARY DRAINAGE AND UTILITY PLAN



VICINITY MAP
NTS



CONSTRUCTION NOTES:

1. PROPERTY LINE TO REMAIN, TYPICAL. REFER TO ALTA/NSPS LAND TITLE SURVEY.
2. PROPOSED CARWASH AS NOTED; REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. PROPOSED VACUUM SPACES (ONE ACCESSIBLE).
4. PROPOSED CARWASH ENTRANCE GATE.
5. PROPOSED FULLY COVERED COMBINED SOLID WASTE AND VACUUM ENCLOSURE.
6. PROPOSED VACUUM ENCLOSURE.
7. PROPOSED DETACHED QUARTERBACK STATION.
8. PROPOSED CONCRETE VALLEY GUTTER.
9. PROPOSED CONCRETE PAVING, TYPICAL.
10. PROPOSED CONCRETE BARRIER CURB, TYPICAL.
11. PROPOSED ROLLED CURB, TYPICAL.
12. PROPOSED CONCRETE SIDEWALK, WIDTH VARIES, TYPICAL.
13. PROPOSED ADA COMPLIANT PARKING SPACE.
14. PROPOSED ADA COMPLIANT CURB RAMP, TYPICAL.

CONSTRUCTION NOTES (CONT.):

15. PROPOSED ACCESSIBLE ROUTE THROUGH THE SITE AND CONNECTIONS TO THE PUBLIC RIGHT-OF-WAY, TYPICAL.
16. PROPOSED LANDSCAPING AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION, TYPICAL.
17. PROPOSED STOP/GO SIGN.
18. EXISTING LANDSCAPING TO REMAIN.
19. PROPOSED POND GATE.
20. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
21. PROPOSED SHORT TERM BICYCLE PARKING RACK.
22. PROPOSED LOCATION OF FLAG POLE.
23. PROPOSED TRANSFORMER PAD.
24. PROPOSED SITE LIGHTING, TYPICAL. REFER TO PHOTOMETRIC PLAN FOR LIGHTING CALCULATIONS.
25. EXISTING MONUMENT SIGN TO REMAIN.
26. PROPOSED MENU BOARD.
27. EXISTING SIDEWALK TO REMAIN.
28. PROPOSED SCREENING WALL.

PROJECT DATA

ADDRESS:	SWC ZINFANDEL DR & BEAR HOLLOW DR, RANCHO CORDOVA, CA 95670
PARCEL NUMBER:	072-2360-051-0000
MUNICIPALITY:	CITY OF RANCHO CORDOVA
PROJECT AREA:	1.30 ACRES (56,554 S.F)
EXISTING ZONING:	RC (ZSPA), COMMERCIAL LOCATED IN ZINFANDEL SPECIFIC PLANNING AREA
PROPOSED ZONING:	RC (ZSPA), COMMERCIAL LOCATED IN ZINFANDEL SPECIFIC PLANNING AREA
SURROUNDING ZONING:	
NORTH	LD
SOUTH	RC
EAST	LD
WEST	BP
EXISTING SITE USE:	NONE, VACANT LOT
SURROUNDING USES:	
NORTH	SINGLE FAMILY HOMES
SOUTH	GROCERY STORE/RETAIL STORES
EAST	SINGLE FAMILY HOMES
WEST	CHILD DAYCARE
BULK REGULATIONS:	
FRONT	25 FT (0 FT IF BUILDING ENTRANCE IS ORIENTED TOWARD ZINFANDEL DRIVE)
SIDE (STREET OR INTERIOR)	25 FT
REAR	25 FT
MAXIMUM BUILDING HEIGHT	40 FT
PARKING:	
MIN. AISLE WIDTH	25 FT
STANDARD STALL SIZE	9 FT X 19 FT
MIN. NO. OF SPACES REQUIRED	4.5 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA (ZINFANDEL AREA PLAN REQUIREMENT).
PARKING REQUIRED:	3,588 SF / 1,000 SF = 3.588 X 4.5 = 16.15 = 17 STALLS
PARKING PROVIDED:	2 STANDARD STALLS, 1 VAN ACCESSIBLE STALL, 16 VACUUM STALLS = 19 STALLS
REQUIRED ADA SPACES:	1 STALL
BICYCLE PARKING:	A MINIMUM OF ONE RACK WITH CAPACITY FOR TWO BICYCLES
(#) NUMBER OF PARKING SPACES AVAILABLE	
LANDSCAPING:	
OVERALL LANDSCAPING	NONE SPECIFIED
PERIMETER LANDSCAPING	SETBACKS SHALL BE LANDSCAPED
INTERIOR LANDSCAPING	ISLANDS SHALL BE PLACED EVERY 10 SPACES. PARKING LOT LANDSCAPING SHALL INCLUDE SHADE TREES PLACED SO AS TO COVER 50 PERCENT OF THE TOTAL PARKING AREA WITH TREE CANOPIES WITHIN 15 YEARS OF SECURING BUILDING SETBACK.
LANDSCAPING PROVIDED:	14,670 S.F.
GROUND COVER SUMMARY:	
BUILDING:	3,337 SF
PAVEMENT:	26,398 SF
LANDSCAPE:	14,670 SF
EXISTING PAVEMENT TO REMAIN:	12,149 SF
	56,554 SF

No.	Date	By	Ckd.	Appr.	Revision

Title:
PRELIMINARY SITE PLAN
QUICK QUACK CAR WASH NO. 26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95670

For:
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD, SUITE 300
ROCKLIN, CA 95765

LICENSED PROFESSIONAL ENGINEER
KACEY C. HELD
69465
Not for Construction
STATE OF CALIFORNIA
CIVIL

Scale: Horizontal 1"=20' Vertical N/A

Designed JKR Drawn DG Checked KCH Approved KCH Date 8/14/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23521
Sheet PSP

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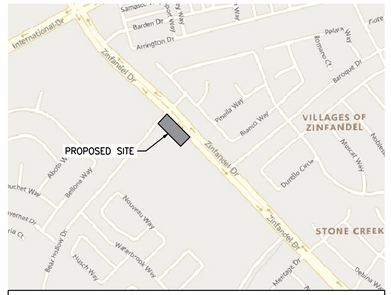
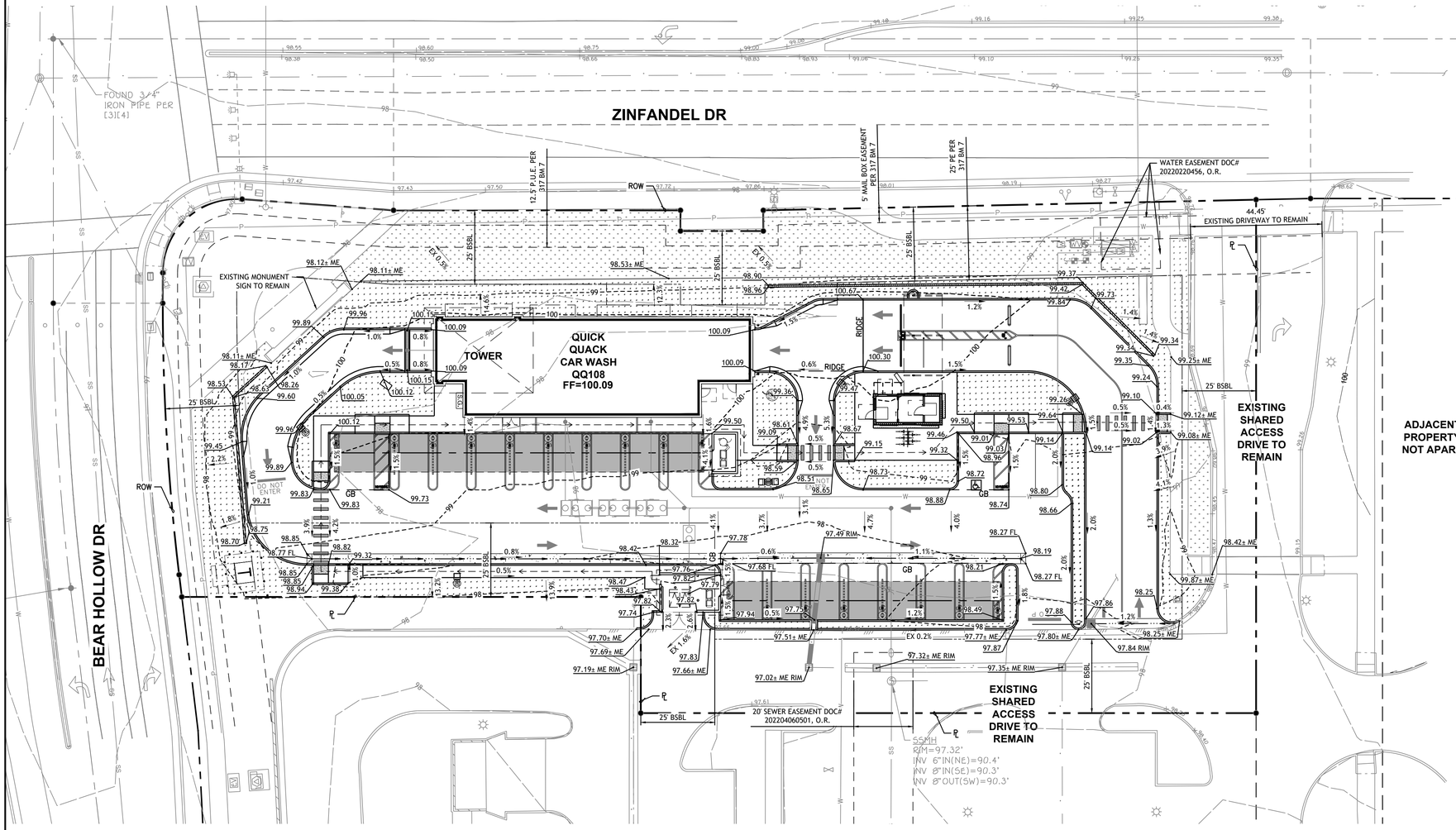
PRELIMINARY GRADING PLAN
FOR

QUICK QUACK CAR WASH
3384 ZINFANDEL DRIVE
APN: 072-2360-051-0000

0 10' 20' 40'
SCALE: 1"=20'



VICINITY MAP
NTS



GRADING NOTES:

1. ALL GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT CITY ORDINANCE AND STANDARD PLANS. THE GRADING IS SUBJECT TO THE OBSERVATION AND APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED GRADES IN RELATIONSHIP TO SURVEYED BASIS OF ELEVATION.
3. ALL EXISTING UTILITY STRUCTURES AND ASSOCIATED LIDS THAT FALL WITHIN THE AREA OF WORK SHALL BE ADJUSTED TO FINISHED GRADE ELEVATIONS. CONTRACTOR SHALL CONFIRM THE FEASIBILITY OF ADJUSTING EXISTING UTILITY STRUCTURE LIDS TO FINISHED GRADE PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO PROTECT AND MAINTAIN EROSION CONTROL FACILITIES DURING GRADING OPERATIONS.
5. CONTRACTOR TO OBTAIN ANY NECESSARY RIGHT-OF-WAY PERMITS IF REQUIRED FOR WORK SHOWN ON PLANS.
6. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AT ALL SAWCUT LOCATIONS.
7. ALL SPOT ELEVATIONS SHOWN ARE TO FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY GRADING PLAN
QUICK QUACK CAR WASH NO. 26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95670

For: QUICK QUACK CAR WASH
6020 WEST OAKS BLVD, SUITE 300
ROCKLIN, CA 95765

LICENSED PROFESSIONAL ENGINEER
KACEY C. HELD
29485
Not for Construction
CIVIL
STATE OF CALIFORNIA

Scale: Horizontal 1"=20' Vertical N/A
Designed JLR Drawn DG Checked KCH Approved KCH Date 8/14/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
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Job Number 23521
Sheet PG

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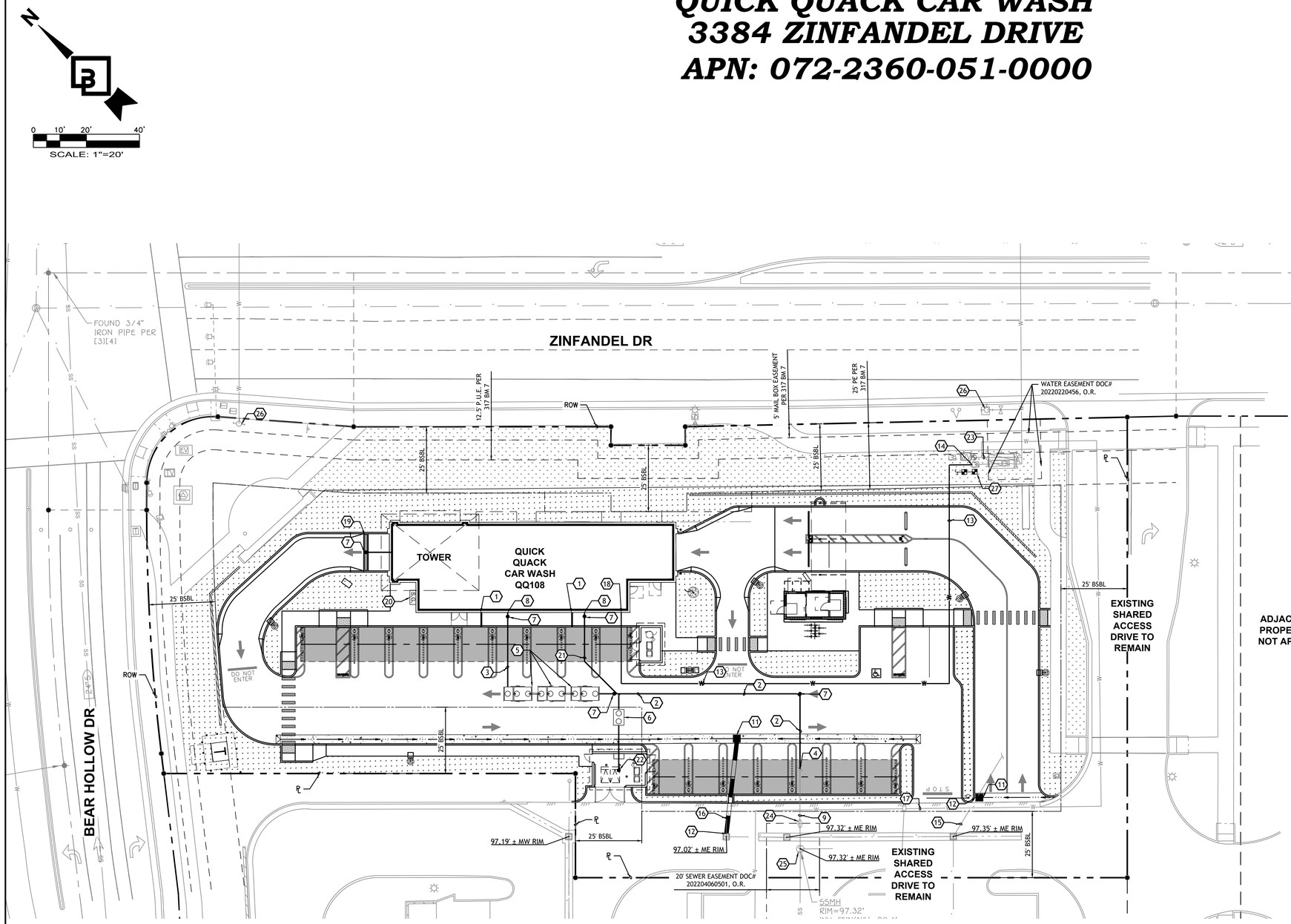
PRELIMINARY DRAINAGE AND UTILITY PLAN
FOR

QUICK QUACK CAR WASH
3384 ZINFANDEL DRIVE
APN: 072-2360-051-0000



EXISTING UTILITY NOTE

CONTRACTOR SHALL POTHOLE AND CONFIRM LOCATION AND DEPTH OF EXISTING UTILITIES TO CONFIRM CONFLICTS. ALL EXISTING UTILITIES IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND RELOCATED AS REQUIRED.

GENERAL NOTES:

1. ALL STRUCTURE ELEVATIONS SHOWN ARE TO CENTER OF STRUCTURE AT FINISH SURFACE (TOP OF ASPHALT OR TOP OF CONCRETE PAVEMENT, NOT TOP OF CURB/SIDEWALK) UNLESS OTHERWISE NOTED.
2. ALL STORM DRAINAGE STRUCTURES EXPOSED TO TRAFFIC SHALL BE RATED FOR HS-20 TRAFFIC LOADING INCLUDING STRUCTURE, LID, GRATE, ETC.
3. ALL UTILITY STRUCTURES WITH LIDS EXPOSED TO PEDESTRIAN TRAFFIC SHALL BE BE SLIP RESISTANT IN ACCORDANCE WITH ACCESSIBILITY REQUIREMENTS.
4. ALL STORM DRAIN DENOTED AS PVC SHALL CONFORM TO ASTM D3034 SDR 26.
5. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151.
6. ALL STORM PIPING INSTALLED WITH LESS THAN 2 FEET OF COVER SHALL BE BACKFILLED WITH A CONTROLLED DENSITY FILL (SLURRY).

CONSTRUCTION NOTES:

1. FACILITATE STORM DRAINAGE DOWNSPOUT CONNECTION.
2. PROPOSED 6" PRIVATE SANITARY SEWER LINE.
3. PROPOSED 8" PRIVATE SANITARY SEWER LINE.
4. PROPOSED POINT OF CONNECTION TO EXISTING SEWER STUB.
5. PROPOSED CLARIFIER(S).
6. PROPOSED GREASE INTERCEPTOR
7. PROPOSED PRIVATE SANITARY SEWER CLEANOUT.
8. PROPOSED SEWER LINE CONNECTION TO BUILDING.
9. EXISTING 6" SANITARY SEWER UPPER LATERAL.
10. PROPOSED 1" IRRIGATION METER. COORDINATE METER LOCATION WITH GOLDEN STATE WATER AGENCY.
11. PROPOSED CATCH BASIN.
12. PROPOSED POINT OF CONNECTION TO EXISTING STORM DRAIN INLET.
13. PROPOSED 2" WATER LINE.
14. PROPOSED CONNECTION TO EXISTING WATER METER. COORDINATE CONNECTION WITH GOLDEN STATE WATER AGENCY.
15. EXISTING 24" STORM LINE TO REMAIN.
16. PROPOSED 18" STORM LINE.
17. EXISTING WATER LINE TO REMAIN.
18. PROPOSED WATER LINE CONNECTION TO BUILDING.
19. PROPOSED TRENCH DRAIN. DRAINS BACK TO INTERNAL CARWASH SANITARY SEWER SYSTEM.
20. PROPOSED SWITCH GEAR.
21. PROPOSED PRIVATE 4" SANITARY SEWER LINE.
22. PROPOSED SANITARY SEWER DRAIN IN THE FULLY COVERED TRASH ENCLOSURE.
23. EXISTING FIRE SERVICE LINE TO REMAIN. ABANDON AND CAP AS NEEDED. NO FIRE SERVICE REQUIRED FOR THE PROPOSED DEVELOPMENT.
24. EXISTING SANITARY SEWER CLEANOUT TO REMAIN.
25. EXISTING SANITARY SEWER MANHOLE TO REMAIN. REFER TO THE PRELIMINARY GRADING PLAN FOR RIM ELEVATIONS.
26. EXISTING FIRE HYDRANTS TO REMAIN.
27. PROPOSED 1" IRRIGATION METER. COORDINATE METER LOCATION WITH GOLDEN STATE WATER AGENCY.

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY DRAINAGE AND UTILITY PLAN
QUICK QUACK CAR WASH NO. 26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95670

For: QUICK QUACK CAR WASH
6020 WEST OAKS BLVD, SUITE 300
ROCKLIN, CA 95765

LICENSED PROFESSIONAL ENGINEER
KACEY C. HELD
29465
CIVIL
STATE OF CALIFORNIA
Not for Construction

Scale: Horizontal 1"=20' Vertical N/A

Designed JLR
Drawn DG
Checked KCH
Approved KCH
Date 8/14/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
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barghausen.com

Job Number 23521
Sheet PMU

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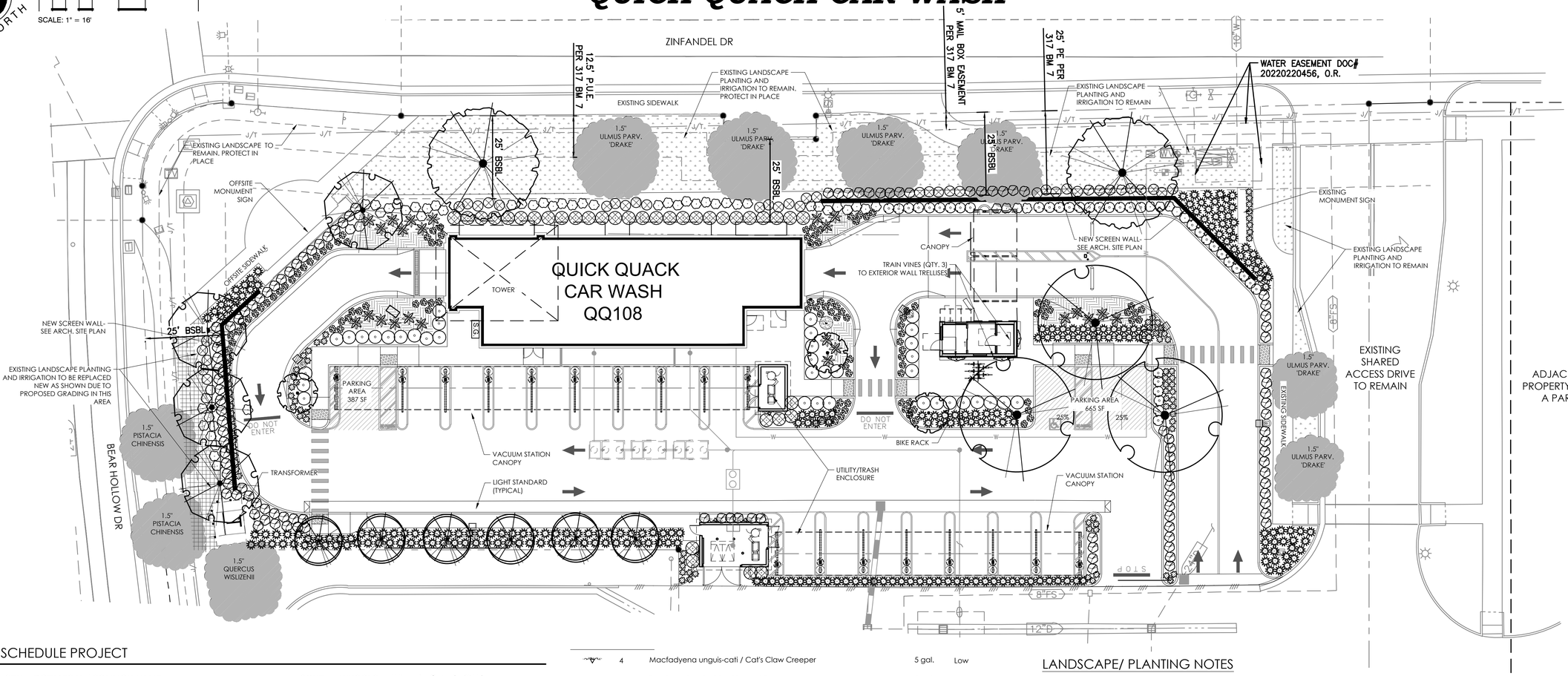
PRELIMINARY LANDSCAPE PLAN FOR *QUICK QUACK CAR WASH*

NORTH

0 16 32 48 feet

SCALE: 1" = 16'



PLANT SCHEDULE PROJECT

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	MATURE SIZE (H X W)
TREES					
	6	Acer rubrum 'Armstrong Gold' / Armstrong Gold Maple	15 gal.	Moderate	45' x 15'
	3	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	15 gal.	Moderate	20' x 12'
	4	Olea europaea 'Swan Hill' / Swan Hill Olive	15 gal.	Low	30' x 20'
	2	Ulmus x 'Morton Glossy' / Triumph™ Elm	24" box	Moderate	50' x 35'
	3	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	24" box	Moderate	40' x 30'
SHRUBS					
	105	Anigozanthos x 'Bush Ranger' / Bush Ranger Kangaroo Paw	5 gal.	Low	2' x 2'
	37	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal.	Low	3` X 4`
	117	Nandina domestica 'Gulf Stream' / Gulf Stream Heavenly Bamboo	5 gal.	Low	3` x 3`
	35	Olea europaea 'Montra' / Little Ollie® Olive	5 gal.	Low	4' x 4'
	24	Phormium tenax 'Firebird' / Fire Bird Flax	5 gal.	Low	4' x 4'
	36	Punica granatum 'Nana' / Dwarf Pomegranate	5 gal.	Low	3` x 3`
	35	Salvia greggii `Hot Lips` / Autumn Sage	15 gal.	Low	3` x 3`
	62	Spiraea x bumalda 'Monhub' / Limemound® Spirea	5 gal.	Low	3` x 3`
PERENNIALS/GRASSES					
	86	Dianella revoluta 'DTN03' / Baby Bliss™ Flax Lily	5 gal.	Low	3' x 2'
	238	Lomandra longifolia 'Roma 13' / Platinum Beauty® Variegated Mat Rush	5 gal.	Low	3` x 3`
VINES/ESPALLIERS					
	4	Macfadyena unguis-cati / Cat's Claw Creeper	5 gal.	Low	
	3	Pandorea jasminoides / Bower Vine	5 gal.	Moderate	

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	MATUI
GROUND COVERS					
	22	Myoporum parvifolium / Trailing Myoporum	1 gal.	Low	6" X 6'
	86	Rosa x 'Meisentmil' / Lemon Drift® Rose	1 gal.	Low	2' X 2.5

EXISTING PLANT LEGEND

1.5" ULMUS PARV. 'DRAKE' — EXISTING TREE TO REMAIN

LANDSCAPE/ PLANTING NOTES

1. All landscape areas shall receive a minimum 3" layer of organic wood chip mulch (to match existing mulch in shopping center)
2. Preserve and protect all offsite existing trees and plants (to remain) to the fullest extent possible.
3. All new plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Rancho Cordova Water Conservation Standards.
4. Root barriers 24 inches deep and 10-feet in length centered on trunks shall be installed for all trees planted within 10' of public sidewalks,curbs and permanent structures.
5. All non-seeded landscape areas shall receive a pre-emergent application.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE
REGULAR LANDSCAPE AREA							
LOW WATER USE (SHRUBS,GC)	0.3	DRIP	0.81	0.37	11,762	4,356	135,855
MODERATE WATER USE (TREES)	0.5	BUBBLERS	0.81	0.62	120	74	2,310
				TOTALS	11,882	4,430	138,166

ETAF Calculations

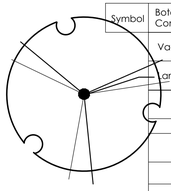
Total ETAF x Area	4,430
Total Area	11,882
Average ETAF	37%

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)
(50.3) (.62) (.45 x 11,882) + (1-.45) X 0) = 166748 GAL.

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))
(50.3) (.62) (4,430) = 138166 GAL.

PARKING LOT SHADE CALCULATIONS



Symbol	Botanical Name/ Common Name	Qty. @ full shade (Sq. Ft.)	Qty. @ 3/4 Shade (Sq. Ft.)	Qty. @ 1/2 shade (Sq. Ft.)	Qty. @ 1/4 shade (Sq. Ft.)	Total (Sq. Ft.)
	Vacuum Canopy	-	-	-	-	173 SF
	Large Shade Tree 35'	0 @ 962 SF -	0 @ 722 SF -	0 @ 481SF -	2 @ 240 SF - 480	480 SF
					TOTAL SHADE PROVIDED	653 SF
	Parking Lot (see hatched area on plan)			TOTAL PARKING AREA =		1,052 SF
					SHADE AREA REQUIRED (50%) =	526 SF
					TOTAL SHADE PROVIDED =	653 SF
					PERCENT SHADE =	62%

TREE CALCULATIONS

TOTAL TREES:	18
24" BOX TREES REQUIRED (25%):	5
24" BOX TREES PROVIDED :	5
EVERGREEN SPECIES REQUIRED (30%):	6
EVERGREEN SPECIES PROVIDED :	7

COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

Rodney Staccalosti 8-11-25

OLIVE STREET LANDSCAPE ARCHITECTURE

P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

No. | Date | By | Ckd. | Appr. | Revision

Title: PRELIMINARY LANDSCAPE PLAN
QUICK QUACK CAR WASH NO. 26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95670

For: QUICK QUACK CAR WASH
6020 WEST OAKS BLVD, SUITE 300
ROCKLIN, CA 95765

LICENSED LANDSCAPE ARCHITECT — RODNEY STACCALOSTI No. 4262 — Signature — 5-31-26 Renewal Date — Date — STATE OF CALIFORNIA

Scale: Horizontal 1"=16' Vertical N/A

Designed — Drawn — Checked — Approved — Date 8/12/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23521 | Sheet L1

17072

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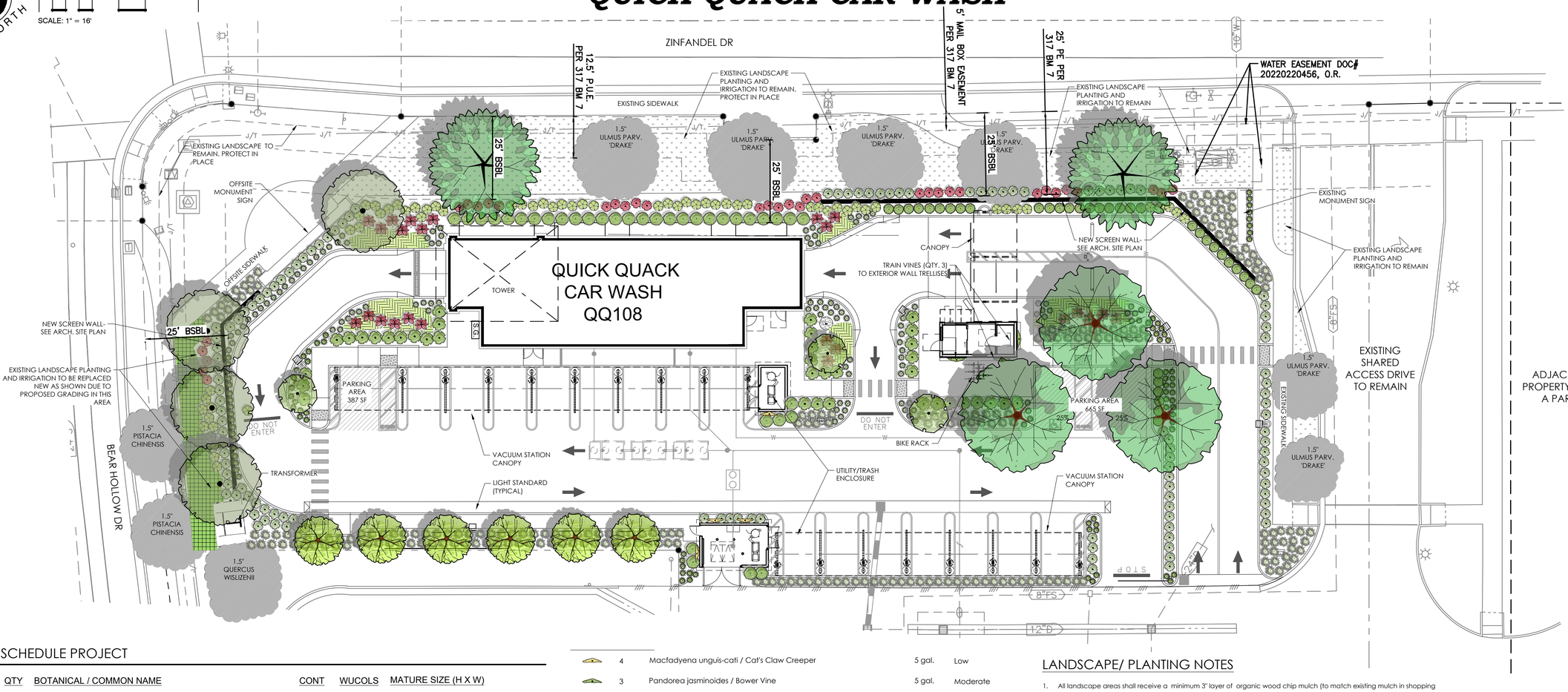
PRELIMINARY LANDSCAPE PLAN FOR *QUICK QUACK CAR WASH*

NORTH

0 16 32 48 feet

SCALE: 1" = 16'



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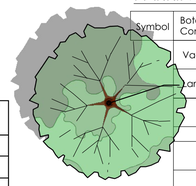

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	Large Shade Tree 35'	0 @ 962 SF -	0 @ 722 SF -	0 @ 481SF -	2 @ 240 SF 480	480 SF
					TOTAL SHADE PROVIDED	653 SF
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					SHADE AREA REQUIRED (50%) =	526 SF
					TOTAL SHADE PROVIDED =	653 SF
					PERCENT SHADE =	62%

TREE CALCULATIONS

TOTAL TREES:	18
24" BOX TREES REQUIRED (25%):	5
24" BOX TREES PROVIDED :	5
EVERGREEN SPECIES REQUIRED (30%):	6
EVERGREEN SPECIES PROVIDED :	7

COMPLIANCE STATEMENT

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

Rodney Staccalosti 8-11-25

OLIVE STREET LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

No.	Date	By	Ckd.	Appr.	Revision

Title: **RENDERED PRELIMINARY LANDSCAPE PLAN**
QUICK QUACK CAR WASH NO. 26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95670

For:
QUICK QUACK CAR WASH
6020 WEST OAKS BLVD, SUITE 300
ROCKLIN, CA 95765

LICENSED LANDSCAPE ARCHITECT ROBERT SCACCALOSTI No. 4262 Signature 5-31-26 Renewal Date Date STATE OF CALIFORNIA

Scale: Horizontal 1"=16' Vertical N/A

Designed — Drawn — Checked — Approved — Date 8/12/25

Barghausen Consulting Engineers, LLC.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

Job Number 23521 Sheet L1A

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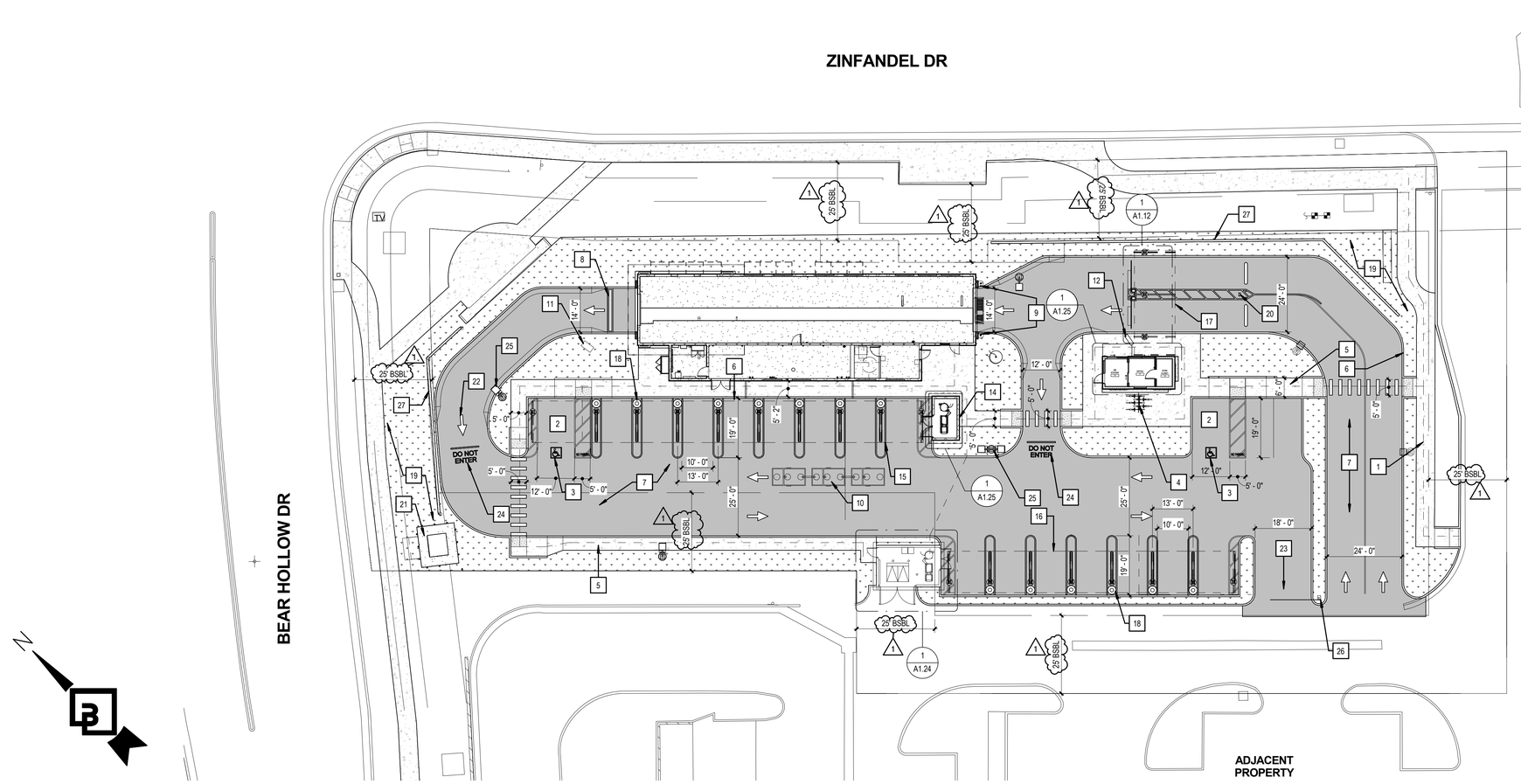
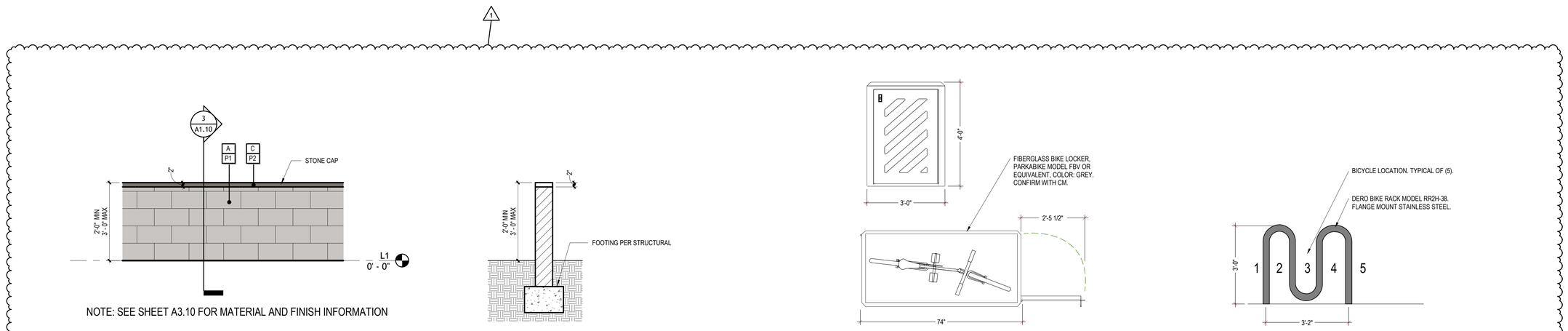


1 ACCESSIBLE PATH OF TRAVEL SHOWN DASHED PER ANSI A117.1 CHAPTER 4.
2 VAN ACCESSIBILITY PARKING STALL. PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE. SEE DETAIL 12/A0.10
3 INTERNATIONAL SYMBOL AT PARKING STALL. (TYPICAL) SEE DETAIL 6/A0.10
4 BICYCLE RACK. SEE DETAIL 13/A1.30
5 4" THICK CONCRETE WALK WITH MEDIUM BROOM FINISH, PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED 5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 2%.
6 6" CONCRETE CURB OR CURB AND GUTTER (TYPICAL). SEE CIVIL DRAWINGS (TYPICAL)
7 CONCRETE DRIVE. SEE CIVIL DRAWINGS (TYPICAL)
8 HEAVY DUTY 12" WIDE NEENAH FOUNDRY TRENCH DRAIN, OR OWNER APPROVED EQUIVALENT. SEE CIVIL DRAWINGS.
9 6" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE (TYPICAL). SEE DETAIL 8/A1.30
10 UNDERGROUND RECLAIM TANKS. SEE CIVIL AND PLUMBING DRAWINGS.
11 WAIT/GO SIGN.
12 MENU BOARD.
14 VACUUM EQUIPMENT ENCLOSURE. SEE SHEET A105
15 VACUUM CANOPY. SEE 1/A1.22.
16 VACUUM CANOPY 2. SEE 3/A104.
17 PAY CANOPY. SEE SHEET A1.12
18 TRASH RECEPTACLES (TYPICAL). SEE DETAIL 11/A1.30
19 LANDSCAPING.SEE LANDSCAPE DRAWINGS
20 LICENSE PLATE RECOGNITION, CAMERAS.
21 ELECTRICAL TRANSFORMER. VERIFY EXACT LOCATION WITH ELECTRICAL COMPANY.
22 DIRECTIONAL ARROW PAVEMENT MARKING. SEE DETAIL 1/A1.30 (TYPICAL)
23 "STOP" PAVEMENT MARKING. SEE DETAIL 2/A1.30 (TYPICAL)
24 "DO NOT ENTER" PAVEMENT MARKING. SEE DETAIL 3/A1.30 (TYPICAL)
25 LED SITE LIGHTS. SEE DETAIL 6/A1.30 & PHOTOMETRIC DRAWING. (TYPICAL)
26 AUTOMATIC GATE ARM.
27 NEW 2'-0" MIN - 3'-0" MAX, SCREENING WALL.

PARKING ANALYSIS

9'-0" X 19'-0" STANDARD STALL	2
12'-0" X 19'-0" ADA STALL	1
10'-0" X 19'-0" STANDARD VACUUM STALL	15
12'-0" X 19'-0" ADA VACUUM STALL	1
PARKING STALLS	19

SITE PLAN — 1" = 20'-0" — 1



RETAINING WALL — RETAINING WALL SECTION — BICYCLE LOCKER — BICYCLE RACK

SITE DETAILS — 1/2" = 1'-0" — 2

6020 WEST OAKS BLVD, SUITE 300, ROCKLIN, CA 95765

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barghausen.com

STATE OF CALIFORNIA
DANIEL BRIAN GOALWIN
C-18865
REN. 8/31/21
LICENSED ARCHITECT

QUICK QUACK CAR WASH NO.26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95670

REVISIONS

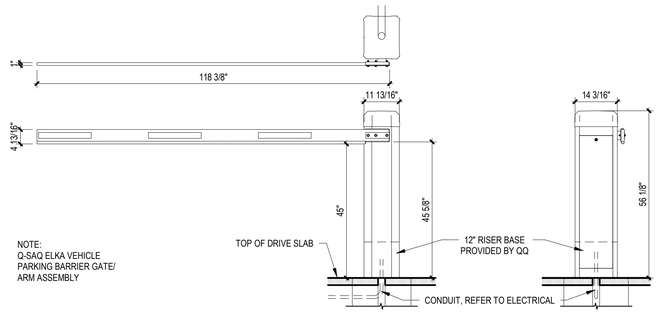
#	DATE	DESCRIPTION
1	08-13-25	Entitlement Comments

ENTITLEMENT SET

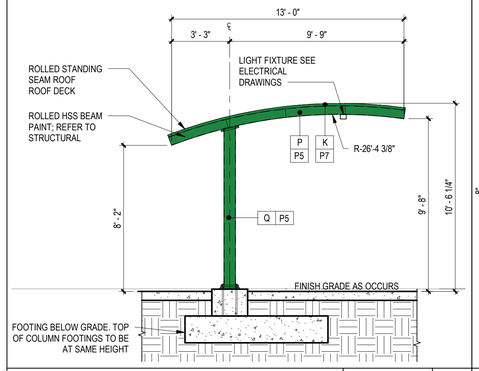
DESIGNED BY:	QQ
APPROVED BY:	DG
DRAWN BY:	MB
CHECKED BY:	MU
DATE	04/29/25
JOB NUMBER	23521

SITE PLAN

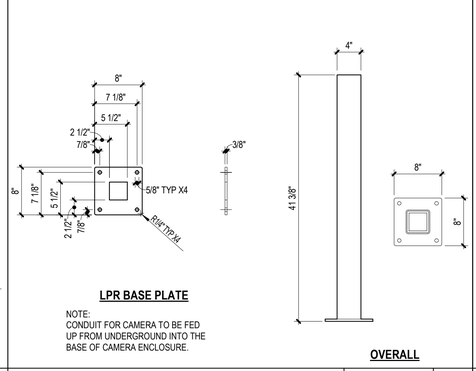
A1.10



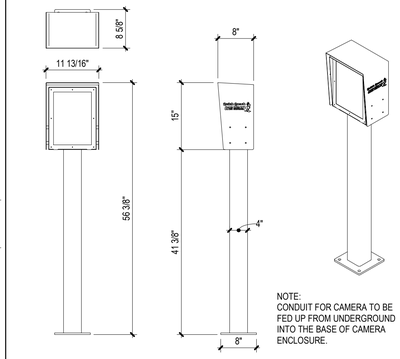
STACKING LANE GATES - P 3000 | 1/2" = 1'-0" | 4



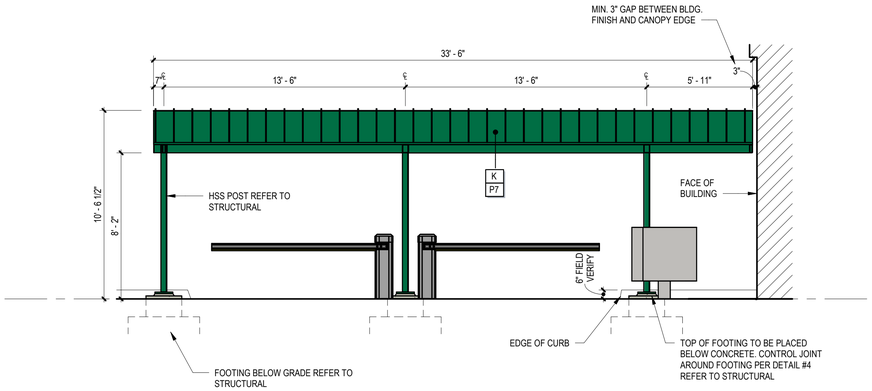
CANOPY SECTION | 1/4" = 1'-0" | 5



LPR CAMERA HOUSING BASE AND TUBE | 1" = 1'-0" | 3



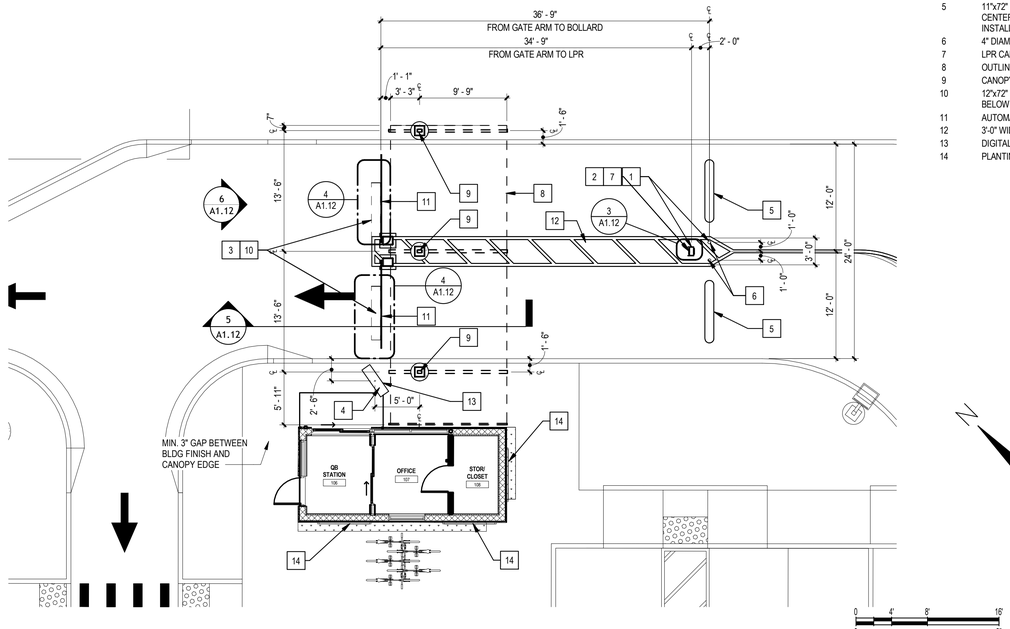
LPR CAMERA HOUSING BASE AND TUBE | 3/4" = 1'-0" | 2



REFER TO A3.10 AND A3.11 EXTERIOR ELEVATIONS FOR COLOR AND MATERIAL LEGEND

CANOPY ELEVATION | 1/4" = 1'-0" | 6

#	KEYNOTE DESCRIPTION
1	2'-0" FROM LPR CAMERA TO PIPE BOLLARD.
2	CONDUIT FOR CAMERA NEEDS TO BE FED UP FROM UNDERGROUND INTO THE BASE OF THE CAMERA ENCLOSURE.
3	SAW CUT LOOP DETECTOR WITH THE ENTRY SIDE DIRECTLY UNDER THE GATE ARM.
4	PROVIDE (2) 1" CONDUIT TO MENU BAORD.
5	11"x72" RUBBER SPEED BUMP W/6" ROUNDED END CAP, CENTERED ON PIPE BOLLARDS. PROVIDED BY QUICK QUACK, INSTALLED BY G.C.
6	4" DIAMETER STEEL PIPE BOLLARDS.
7	LPR CAMERA. SEE DETAIL 2/A1.12.
8	OUTLINE OF STEEL CANOPY ABOVE.
9	CANOPY COLUMN.
10	12"x72" SENSOR LOOP DIRECTORS. INSTALL LOOP AT 1-1/2" BELOW T.O. PAVEMENT.
11	AUTOMATIC GATE ARM. SEE DETAILS 4/A1.12.
12	3'-0" WIDE DRIVEWAY LANES STRIPING.
13	DIGITAL MENU BOARD.
14	PLANTING TRELLIS, REFFER TO ELEVATIONS.



REFER TO A3.10 AND A3.11 EXTERIOR ELEVATIONS FOR COLOR AND MATERIAL LEGEND

LPR CANOPY FLOOR PLAN | 1/8" = 1'-0" | 1

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QUICK QUACK CAR WASH NO. 26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95760

REVISIONS

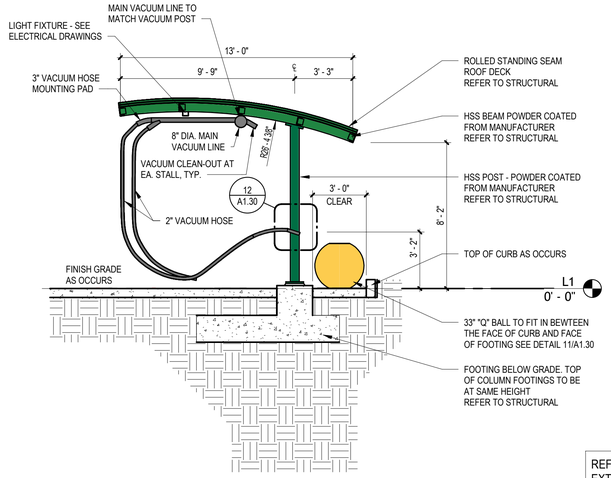
#	DATE	DESCRIPTION

ENTITLEMENT SET

DESIGNED BY:	QQ
APPROVED BY:	KS
DRAWN BY:	MB/GM
CHECKED BY:	MU
DATE	04/28/25
JOB NUMBER	23521

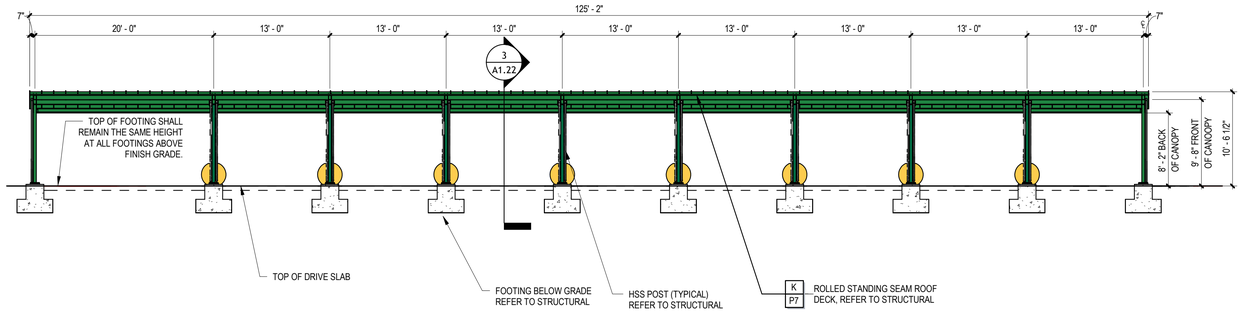
LICENSE PLATE RECOGNITION (LPR) DETAILS

A1.12



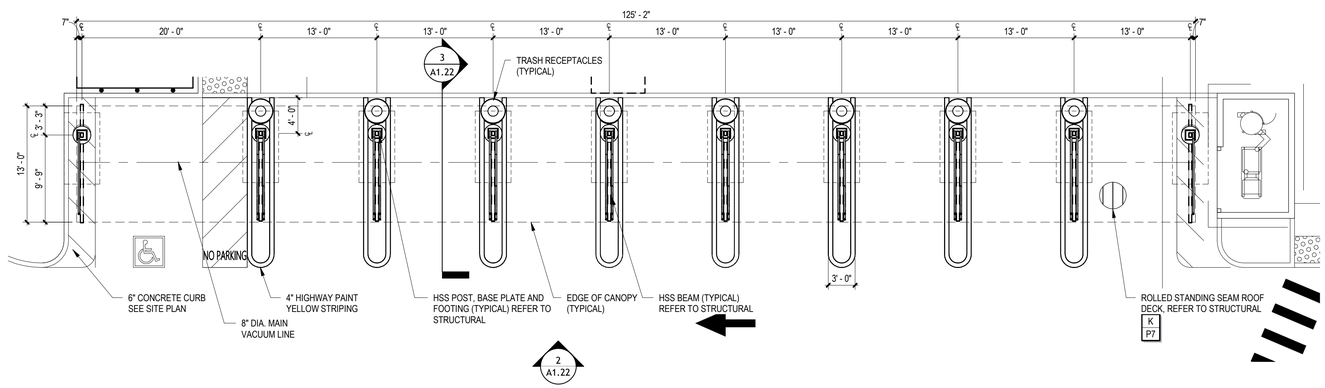
REFER TO A3.10 AND A3.11 EXTERIOR ELEVATION FOR COLOR AND MATERIAL LEGEND

VACUUM CANOPY SECTION — 1/4" = 1'-0" — 3



REFER TO A3.10 AND A3.11 EXTERIOR ELEVATION FOR COLOR AND MATERIAL LEGEND

ELEVATION - NORTH — 1/8" = 1'-0" — 2



REFER TO A3.10 AND A3.11 EXTERIOR ELEVATION FOR COLOR AND MATERIAL LEGEND

FLOOR PLAN — 1/8" = 1'-0" — 1

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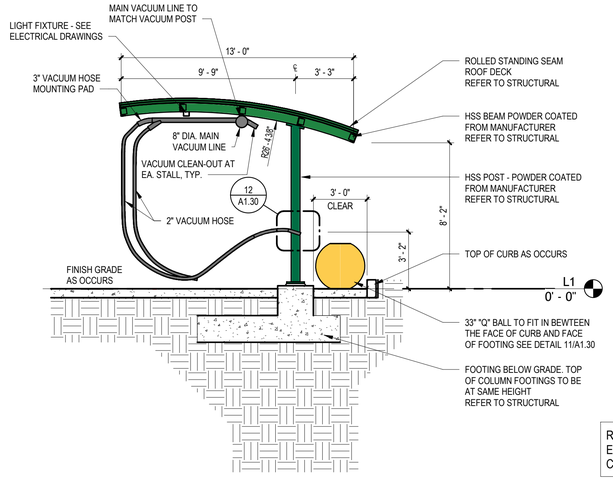
DRAWN BY:	MB/GM
CHECKED BY:	MU
DATE	JOB NUMBER
4/29/25	23521

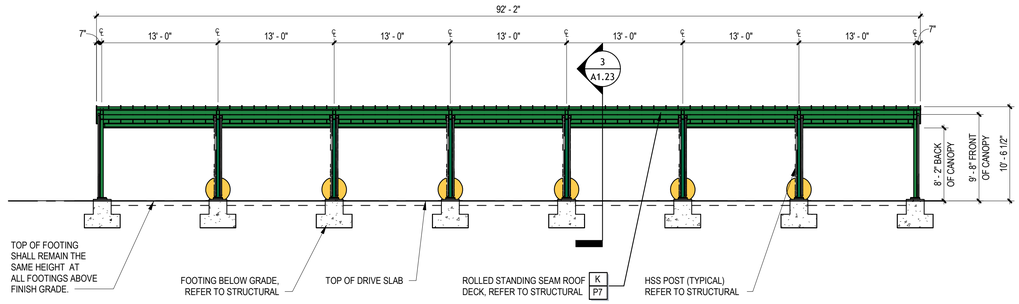
VACUUM CANOPY

A1.22



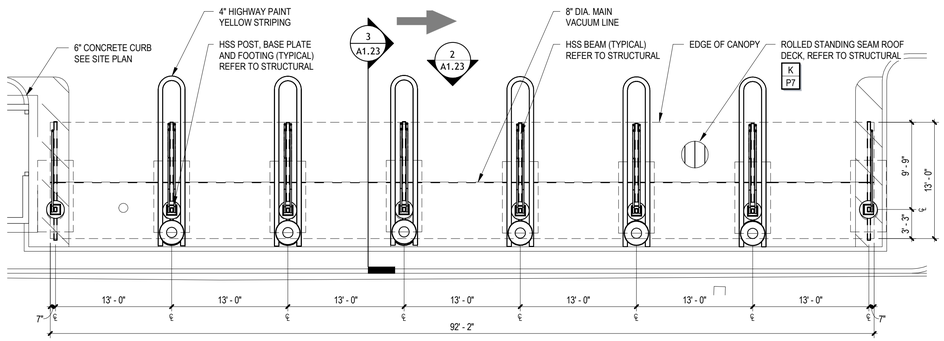
REFER TO A3.10 AND A3.11 EXTERIOR ELEVATION FOR COLOR AND MATERIAL LEGEND

VACUUM CANOPY SECTION — 1/4" = 1'-0" — 3



REFER TO A3.10 AND A3.11 EXTERIOR ELEVATION FOR COLOR AND MATERIAL LEGEND

ELEVATION - SOUTH — 1/8" = 1'-0" — 2



REFER TO A3.10 AND A3.11 EXTERIOR ELEVATION FOR COLOR AND MATERIAL LEGEND

FLOOR PLAN — 1/8" = 1'-0" — 1

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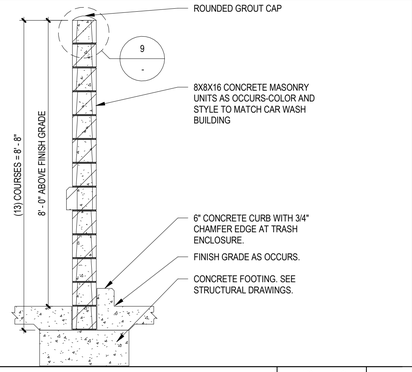
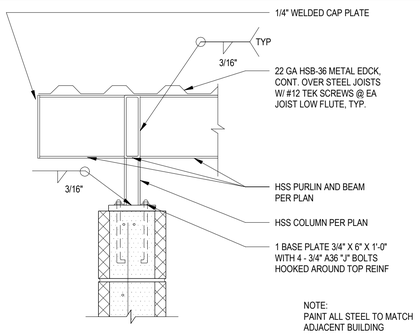
VACUUM CANOPY

A1.23



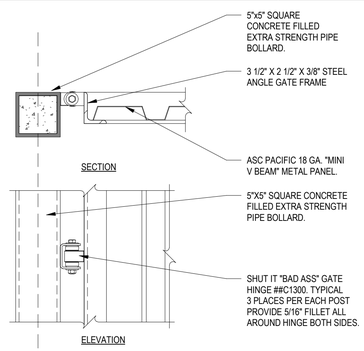
WALL SECTION

1/2" = 1'-0" | 10



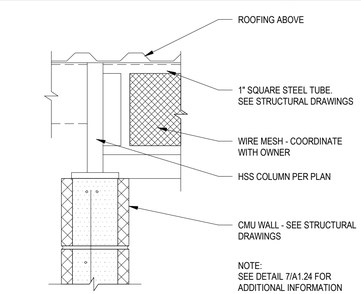
ROOF SLEEVE HINGE DETAIL

1 1/2" = 1'-0" | 7



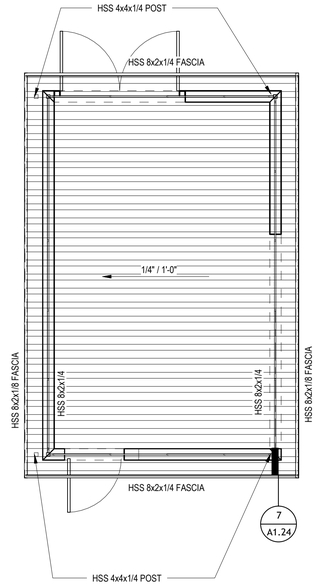
TRASH ENCLOSURE GATE HINGE 2

1 1/2" = 1'-0" | 11



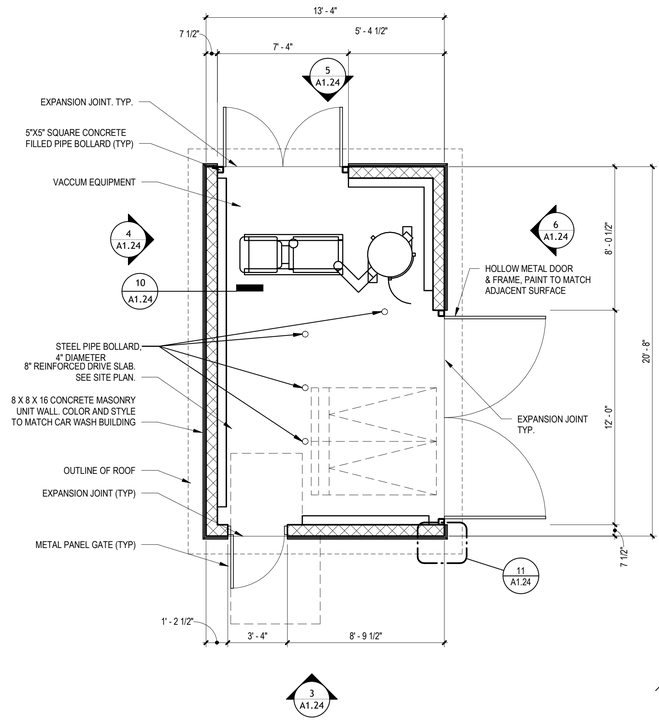
ROOF MESH DETAIL

1 1/2" = 1'-0" | 8



ROOF PLAN

1/4" = 1'-0" | 2



FLOOR PLAN

1/4" = 1'-0" | 1

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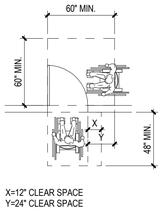
ACCESS NOTES

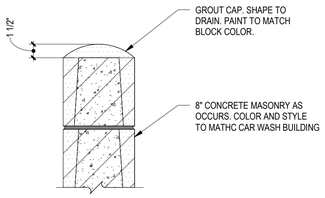
1. ACCESS GATE SHALL BE EQUIPPED WITH SINGLE EFFORT. NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" ABOVE FLOOR.
2. THE OPENING FORCE FOR ACCESS GATE SHALL NOT EXCEED 5 LBS.
3. IF THE ACCESS GATE HAS A CLOSER, THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION 90 DEGREES THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM PER 2016 IBC
4. ACCESS GATE LANDING SHALL HAVE A MAXIMUM SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.
5. BOTTOM 10" OF ACCESS SHALL BE OF A SMOOTH SURFACE
6. PROVIDE LOCK FOR ACCESS GATE AS REQUESTED BY OWNER
7. PROVIDE CLEARANCES FOR ACCESS GATE AS SHOWN BELOW:
8. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST PER 2016 IBC
9. SWINGING DOOR AND GATE SURFACES WITHIN 10" OF FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING FULL WIDTH OF THE DOOR OR GATE PER 2016 IBC.



X=12" CLEAR SPACE
Y=24" CLEAR SPACE

ACCESS NOTES

1/4" = 1'-0" | 12



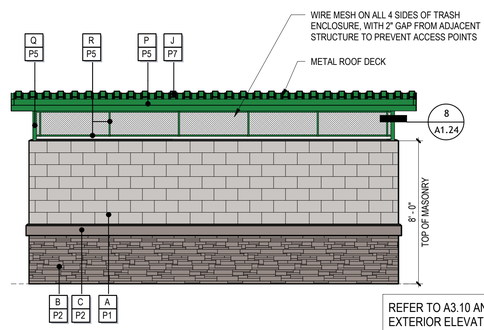
WALL CAP DETAIL

1 1/2" = 1'-0" | 9

1. PAINT ALL STEEL TO MATCH ADJACENT BUILDING COLORS, TYP.
2. REFER TO A3.10 AND A3.11 EXTERIOR ELEVATION FOR COLOR AND MATERIAL LEGEND

GENERAL NOTES - PLAN

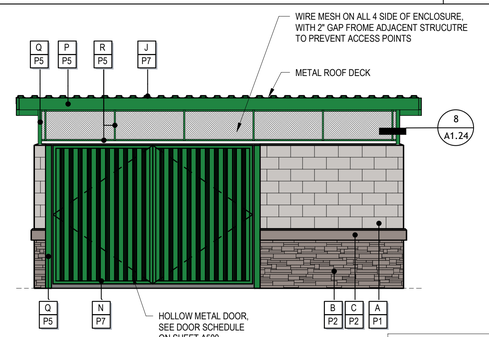
NTS



REFER TO A3.10 AND A3.11 EXTERIOR ELEVATIONS FOR COLOR AND MATERIAL LEGEND

ELEVATION - NORTH

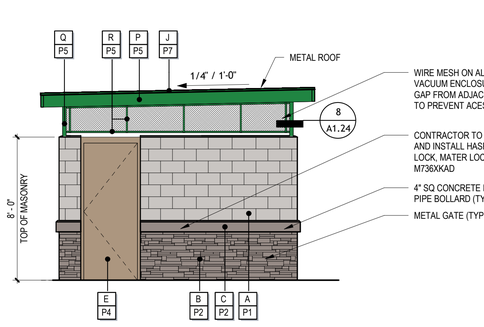
1/4" = 1'-0" | 4



REFER TO A3.10 AND A3.11 EXTERIOR ELEVATIONS FOR COLOR AND MATERIAL LEGEND

ELEVATION - SOUTH

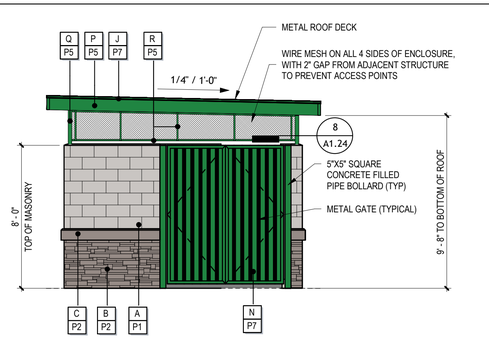
1/4" = 1'-0" | 6



REFER TO A3.10 AND A3.11 EXTERIOR ELEVATIONS FOR COLOR AND MATERIAL LEGEND

ELEVATION - WEST

1/4" = 1'-0" | 3



REFER TO A3.10 AND A3.11 EXTERIOR ELEVATIONS FOR COLOR AND MATERIAL LEGEND

ELEVATION - EAST

1/4" = 1'-0" | 5

QUICK QUACK NO-26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95760

REVISIONS

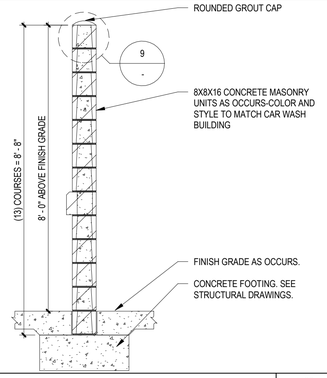
#	DATE	DESCRIPTION

ENTITLEMENTS

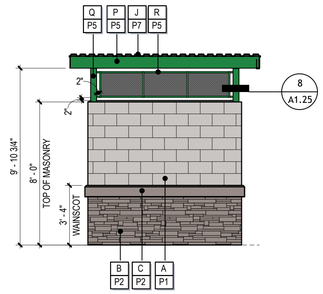
DESIGNED BY:	QQ
APPROVED BY:	DH
DRAWN BY:	MB
CHECKED BY:	MU
DATE	JOB NUMBER
04/29/25	23521

VACUUM AND TRASH ENCLOSURE

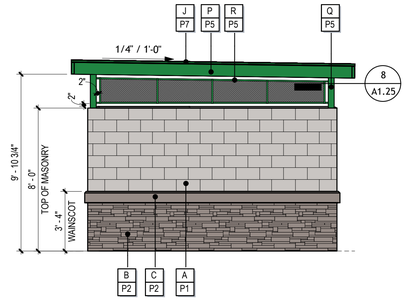
A1.24



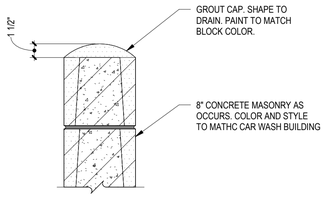
WALL SECTION | 1/2" = 1'-0" | 10



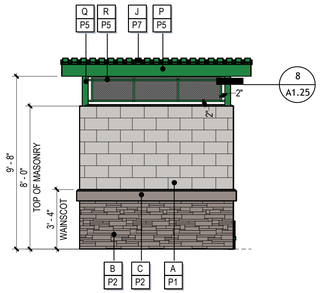
ELEVATION - SOUTH | 1/4" = 1'-0" | 6



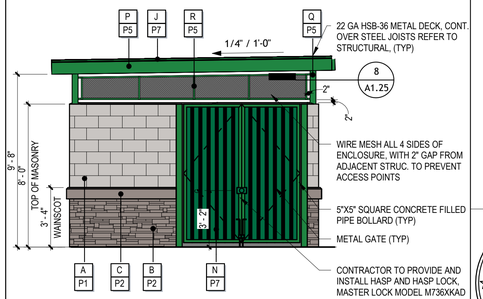
ELEVATION - EAST | 1/4" = 1'-0" | 5



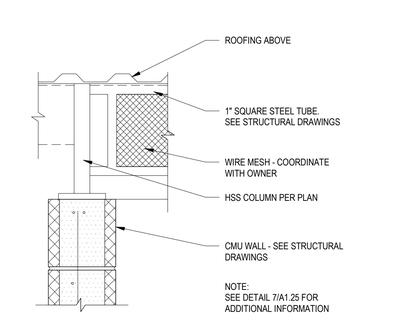
WALL CAP | 1 1/2" = 1'-0" | 9



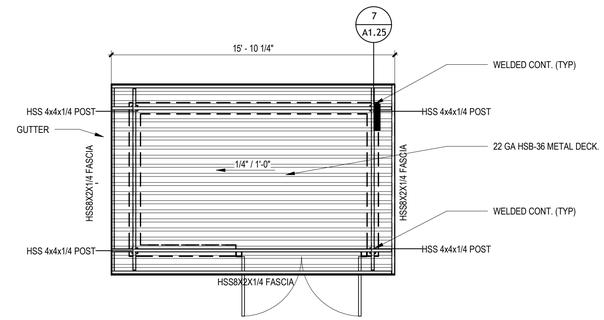
ELEVATION - NORTH | 1/4" = 1'-0" | 4



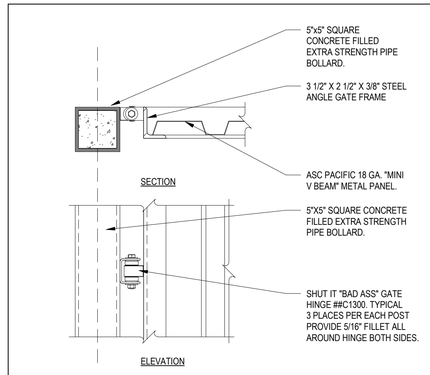
ELEVATION - WEST | 1/4" = 1'-0" | 3



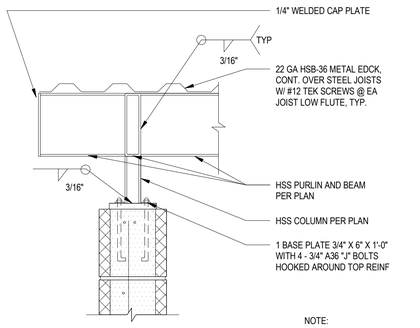
ROOF MESH DETAIL | 1 1/2" = 1'-0" | 8



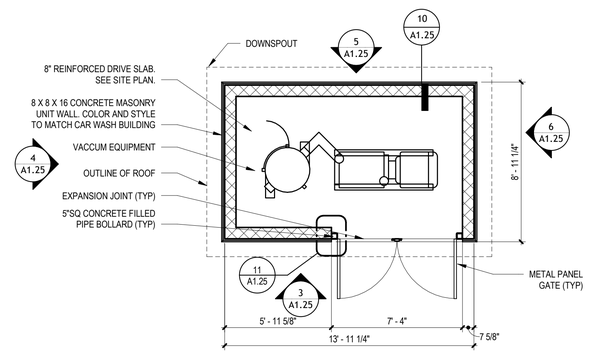
ROOF PLAN | 1/4" = 1'-0" | 2



GATE HINGE | 1 1/2" = 1'-0" | 11



ROOF SLEEVE HINGE DETAIL | 1 1/2" = 1'-0" | 7



FLOOR PLAN | 1/4" = 1'-0" | 1

6020 WEST OAKS BLVD, SUITE 300, ROCKLIN, CA 95765

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STATE OF CALIFORNIA
DANIEL BRIAN GOALWIN
C-18865
REN. 8/31/25
LICENSED ARCHITECT

QUICK QUACK CAR WASH NO. 26-626
SWC ZINFANDEL & BEAR HOLLOW DR
RANCHO CORDOCA CALIFORNIA

REVISIONS

#	DATE	DESCRIPTION

ENTITLEMENT SET

DESIGNED BY:	QQ
APPROVED BY:	DH
DRAWN BY:	MB
CHECKED BY:	MU
DATE	JOB NUMBER
04/29/25	23521

VACUUM ENCLOSURE

A1.25

SLAB PLAN KEYNOTES

#	KEYNOTE DESCRIPTION
1	CONVEYOR TRENCH. SLOPE AT 1/4" PER FOOT TO DRAIN.
2	UTILITY TRENCH WITH GRATE. SLOPE BOTTOM TO DRAIN.
3	3'-4" WIDE X 2'-2" DEEP OPEN FOR ACCESS TO UTILITY TRENCH, 1X1 FIBERGLASS GRATE. CONTRACTOR TO PROVIDE COVER - MATCH UTILITY TRENCH
4	TRENCH DRAIN
5	ROOF ACCESS LADDER.
6	EMPLOYEE LOCKERS. (TOTAL OF 3 - 1 ADA ACCESSIBLE). SEE DETAIL 19/A6.22 - CONTRACTOR SUPPLIED AND INSTALLED.
7	WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC (TYPICAL)
8	ROOF DRAIN LEADER (TYPICAL). SEE PLUMBING PLANS.
9	ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS.
10	CUT RECESS IN SLAB FOR TIRE SENSOR SWITCH. (TYPICAL) QQ TO CONFIRM LOCATION.
11	HOSE BIB IN RECESS BOX. SEE PLUMBING DRAWINGS.
12	6" CONCRETE FILLED PIPE BOLLARD AT ENTRACE. (TYPICAL)
13	OUTLINE OF ROOF ABOVE.
14	WALL MOUNTED CANOPY ABOVE. (TYPICAL)
15	3'-0" X 3'-0" RECLAIM CLEAN-OUT. SEE STRUCTURAL DRAWINGS.
16	EMERGENCY STOP BUTTONS. LOCATE PER QUICK QUACK REPRESENTATIVE. SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
17	4" FLOOR DRAIN SEE PLUMBING.
18	EMPLOYEE LOUNGE REFRIGERATOR.
19	CONTRACTOR SUPPLIED AND INSTALLED EYE WASH STATION. SEE EQUIPMENT PLAN SHEET A2.14 AND PLUMBING DRAWINGS.
20	6" SWEEPS FROM UTILITY TRENCH TO EQUIPMENT ROOM VERIFY WITH OWNER FOR EXACT LOCATION.
21	2'-0" X 5'-6" X 4" TALL CONCRETE "HOUSE CLEANING PAD" FOR MCC PLANEL. SEE STRUCTURAL DRAWINGS.
22	3/4" X 2 1/2" WIDE RECESS IN SLAB FOR DRAINAGE EXTEND PAST EXIT OPENING 1'-0" MINIMUM.
23	32" WIDE X 16" HIGH AIR VENT. SEE EXTERIOR ELEVATIONS.
24	OVERFLOW DRAIN. SEE PLUMBING.
25	NEED CHASES TO EACH VACUUM ENCLOSURE. LONG SWEEPS ONLY. GC TO INSTALL AND PULL 3/4" PEX LINE FROM EQUIPMENT ROOM TO ENCLOSURES WOUND UP TO 10' COIL ON EACH END. SCHEDULE 40 SWEEPS.

GENERAL NOTES

1. REFER TO WALL LEGEND FOR PARTITION TYPES.
2. THE APPROVED AND STAMPED CONSTRUCTION DOCUMENTS SHALL REMAIN ON SITE AT ALL TIMES
3. REFER TO SHEET A7.10 FOR DOOR SCHEDULE AND SHEET A7.11 FOR WINDOW SCHEDULE.
4. IT IS THE INTENT THAT THIS PROJECT IS IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS. ANY WORK IN QUESTION SHALL NOT COMMENCE UNTIL WRITTEN CLARIFICATION IS ISSUED BY THE ARCHITECT. REFER TO A2.14 FOR EQUIPMENT PLAN.
5. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEED 24'-0". REFER TO STRUCTURAL DWG'S.
7. REFER TO A2.40 FOR INTERIOR FINISH SCHEDULE.
8. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
9. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. TACTILE EXITS SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
    - A. WHEREVER BASIC IBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO CORRIDOR OR HALLWAY. THE TACTILE SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
    - B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."

DIMENSIONS NOTES:

- IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON DRAWINGS.
- ALL DIMENSIONS TO OPENINGS ARE TO FACE OF MASONRY UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO STUD WALL PARTITIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
- GRID LINES ARE TO FACE OF MASONRY.
- FINISH FLOOR ELEVATIONS NOTED ARE REFERENCED FROM DATUM POINT 0'-0" AT EQUIPMENT ROOM FINISH FLOOR AT DOOR THRESHOLD.
- ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO FABRICATION OF ANY INSTALLATION.
- DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
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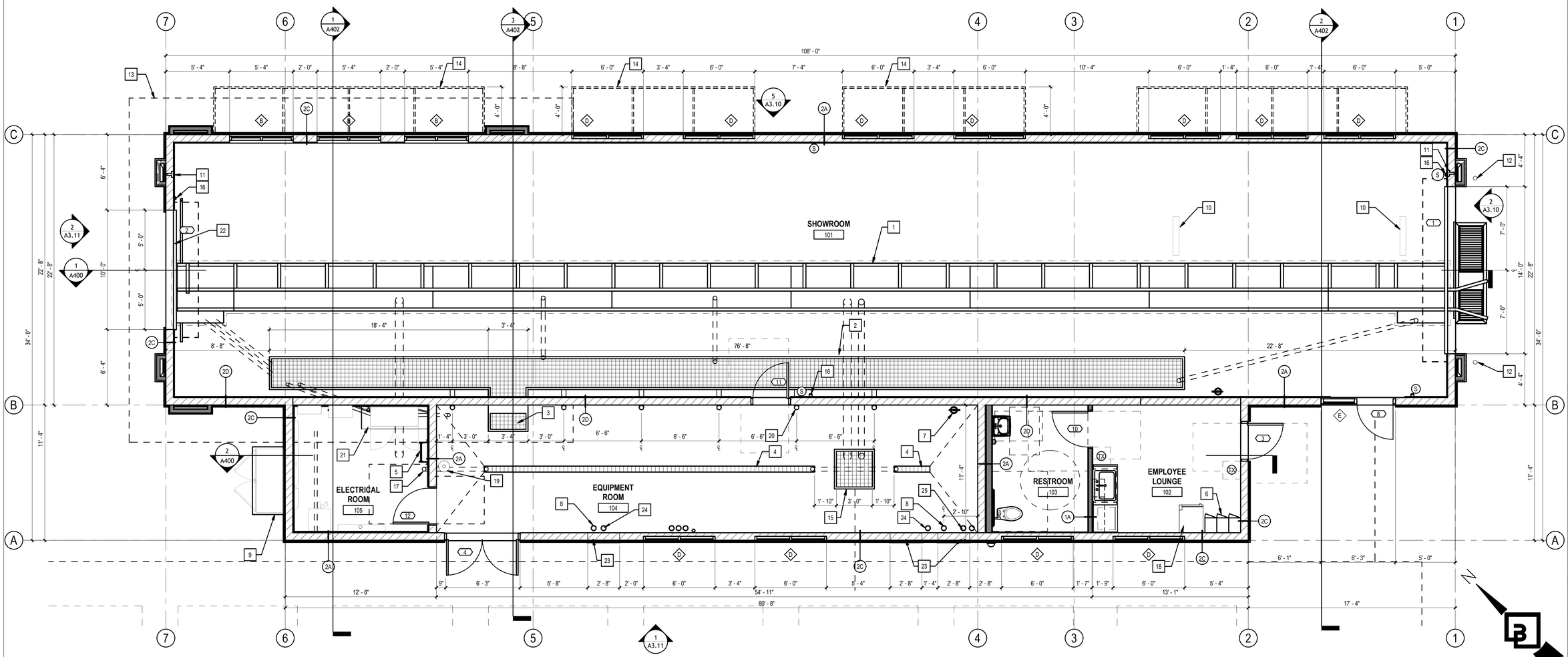
- DIMENSIONS AND GRAPHIC REPRESENTATIONS OCCURRING ON LARGER DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

SYMBOLS LEGEND FLOOR PLAN

SYMBOL	DESCRIPTION
	CMU WALL CONSTRUCTION - REFER TO FLOOR PLAN A2.11
	METAL STUD WALL @ 16" OC - REFER TO A5.10
	6" METAL STUD FRAMING @ 16" OC
#	WALL PARTITION INDICATOR -SEE WALL DETAILS ON SHEET A5.10
X / X	DETAIL INDICATOR
#	DOOR SYMBOL - REFER TO DOOR SCHEDULE A7.10
#	WINDOW SYMBOL - REFER TO WINDOW SCHEDULE A7.11
1 / X / X / 4 / X / X / 2 / 3	ELEVATION SYMBOLS
	WINDOW
	FIRE EXTINGUISHER: 2A:10B:C; 5 LBS; MODEL # B500 WITH WALL BRACKET 888-16591 BY AMEREX OR APPROVED EQUAL - 75' MAX. TRAVEL DISTANCE TO EXTINGUISHER (CFC 906) - FINAL APPROVAL/LOCATION AS DETERMINED BY FIRE DEPT. INSPECTOR.
TX	TACTILE EXIT SIGN PER CBC. SEE DETAIL 13/A0.12



FLOOR PLAN

1/2" = 1'-0" | 0 1' 2' 4' | 0 2' | 1/4" = 1'-0" | 1

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RANCHO CORDOVA, CALIFORNIA 95670

6020 WEST OAKS BLVD, SUITE 300, ROCKLIN, CA 95765

REVISIONS

#	DATE	DESCRIPTION

ENTITLEMENT SET

DESIGNED BY:	QQ
APPROVED BY:	DH
DRAWN BY:	MB
CHECKED BY:	MU
DATE:	04/29/25
JOB NUMBER	23521

FLOOR PLAN

A2.11

KEYNOTE LEGEND

1 34" MAXIMUM A.F.F. COUNTER TOP. CONTRACTOR TO PROVIDE BLOCKING. SEE DETAIL 18/A6.21
2 CONTRACTOR FURNISHED AND INSTALLED 20"X54"X96" TALL STORAGE CABINET WITH ADJUSTABLE SHELVING AND WHITE MELAMINE FINISH ON THE INSIDE AND GRAY OUTSIDE. SEE DETAIL 15/A6.21
3 ROOF DRAIN LEADER (TYPICAL). SEE PLUMBING PLANS.
4 WALL MOUNTED IT CABINET. CONTRACTOR TO PROVIDE BLOCKING. SEE ELECTRICAL DRAWINGS.
5 CONTRACTOR FURNISHED AND INSTALLED 18"X36"X40" TALL POS CABINET. SEE DETAIL 13/A6.21.
6 LEVEL LANDING PER CBC 404.2.3 AND TABLE 404.2.3.2 (TYP) - 24" MIN STRIKE EDGE CLEARANCE FOR THE EXTERIOR DOOR LANDING.
7 KNOX BOX - CONTRACTOR TO COORDINATE WITH LOCAL FIRE DEPARTMENT FOR TYPE, SIZE AND PREFERRED LOCATION.
8 EMERGENCY STOP BUTTONS. LOCATE PER QUICK QUACK REPRESENTATIVE. SEE ELECTRICAL DRAWINGS FOR LOCATIONS.
9 WALL MOUNTED ENCLOSED FIRE EXTINGUISHER. - 2A-10BC.(TYPICAL)
10 EXIT SIGNAGE, SEE ELECTRICAL DRAWINGS
11 MECHANICAL UNIT. SEE MECHANICAL DRAWINGS.
12 T-GRID SUSPENDED CEILING WITH LAY-IN ACOUSTIC PANELS. SEE DETAIL 4/A5.12, 6/A5.12, 7/A5.12, 9/A5.12 & 13/A5.12
13 SUSPENDED CEILING LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
14 WALL PACK LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
15 PRE-FINISHED METAL COPING AT TOP OF PARAPET WALL.
16 ROOF DRAIN AND OVERFLOW IN RECESS. SEE 2/A8.10 AND PLUMBING DRAWINGS.
17 MECHANICAL UNIT TO BE CONCEALED FROM VIEW BY PARAPET. REFER TO MECHANICAL DRAWINGS FOR LOCATION & QUANITY.
18 TAPERED RIGID INSULATION CRICKET WITH 1/4" ISOLATION BOARD (TYP).
19 TPO ROOFING MEMBRANE AND ROOFING ASSEMBLY. SEE TPO ROOFING NOTES ON SHEET A8.10 (ASTM E 108, CLASS A RATED).
20 WALL MOUNTED CANOPY ABOVE. (TYPICAL)
21 WALL MOUNTED METAL CANOPY.
22 WALL MOUNTED METAL CANOPY BELOW (TYP)

KEYNOTES

GENERAL NOTES

1. REFER TO WALL LEGEND FOR PARTITION TYPES.
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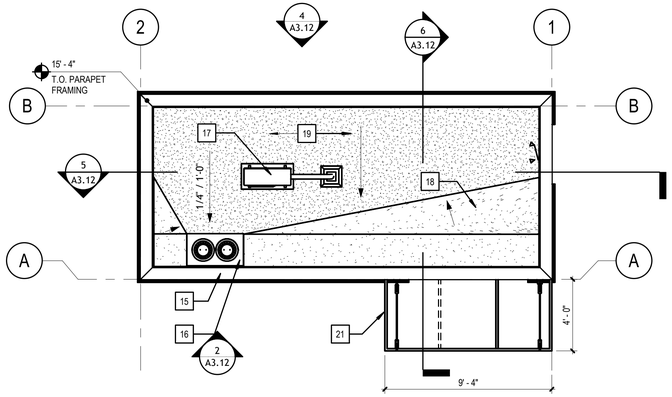
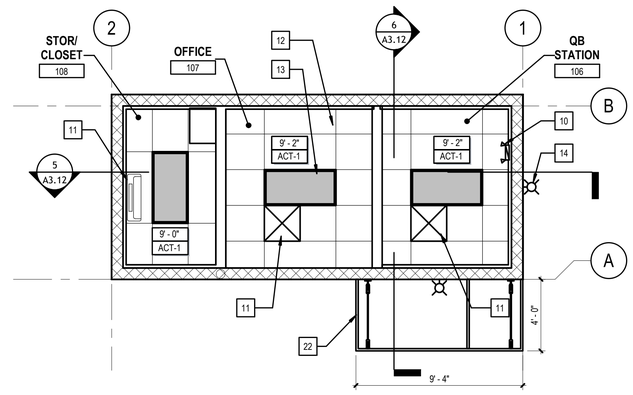
GENERAL NOTES - FLOOR PLAN

SYMBOL	DESCRIPTION
	CMU WALL CONSTRUCTION - REFER TO FLOOR PLAN A2.11
	METAL STUD WALL @ 16" OC - REFER TO A5.10
	6" METAL STUD FRAMING @ 16" OC
#	WALL PARTITION INDICATOR -SEE WALL DETAILS ON SHEET A5.10
X / X	DETAIL INDICATOR
#	DOOR SYMBOL - REFER TO DOOR SCHEDULE A7.10
#	WINDOW SYMBOL - REFER TO WINDOW SCHEDULE A7.11
1 / 4 X X 2 / 3	ELEVATION SYMBOLS
	WINDOW
	FIRE EXTINGUISHER: 2A:10B:C; 5 LBS; MODEL # B500 WITH WALL BRACKET 888-16591 BY AMEREX OR APPROVED EQUAL - 75' MAX. TRAVEL DISTANCE TO EXTINGUISHER (CFC 906) - FINAL APPROVAL/LOCATION AS DETERMINED BY FIRE DEPT. INSPECTOR.
TX	TACTILE EXIT SIGN PER CBC. SEE DETAIL 13/A0.12

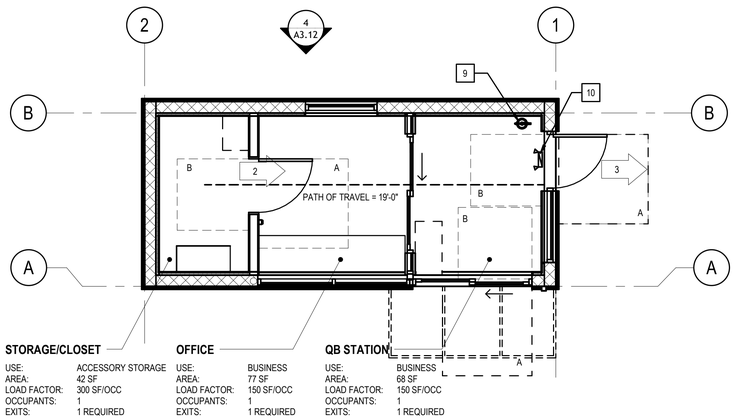
SYMBOLS LEGEND



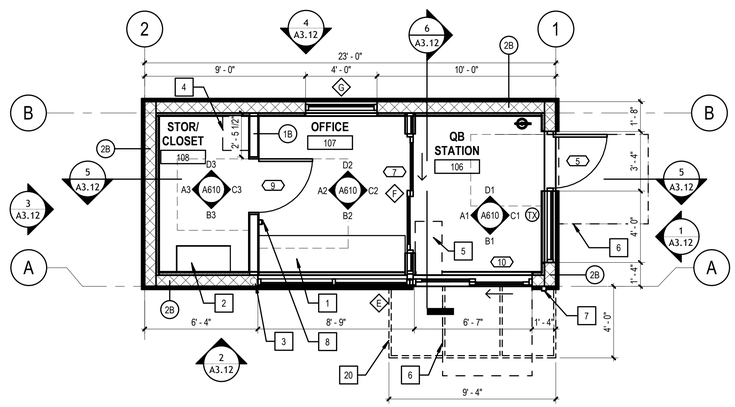
ROOF PLAN — 1/4" = 1'-0" — 4



REFLECTED CEILING PLAN — 1/4" = 1'-0" — 2



EGRESS PLAN — 1/4" = 1'-0" — 3



FLOOR PLAN — 1/4" = 1'-0" — 1

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QUICK QUACK CAR WASH NO.26-626
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RANCHO CORDOVA, CALIFORNIA 95760

REVISIONS		
#	DATE	DESCRIPTION

ENTITLEMENT SET

DESIGNED BY: QQ
APPROVED BY: DH
DRAWN BY: MB
CHECKED BY: MU

DATE 04/29/25 | JOB NUMBER 23521

FLOOR PLAN - QB STATION

A2.13

EMERGENCY STOP BUTTONS. LOCATE PER QUICK QUACK REPRESENTATIVE. SEE ELECTRICAL DRAWINGS FOR LOCATIONS.

SHOWROOM 101

EQUIPMENT ROOM 104

ELECTRICAL ROOM 105

RESTROOM 103

EMPLOYEE LOUNGE 102

ROOF LADDER

ABOVE

HVAC UNIT ABOVE

EQUIPMENT PLAN

1/2" = 1'-0"

1/4" = 1'-0"

1

A2.14a

QUICK QUACK CAR WASH
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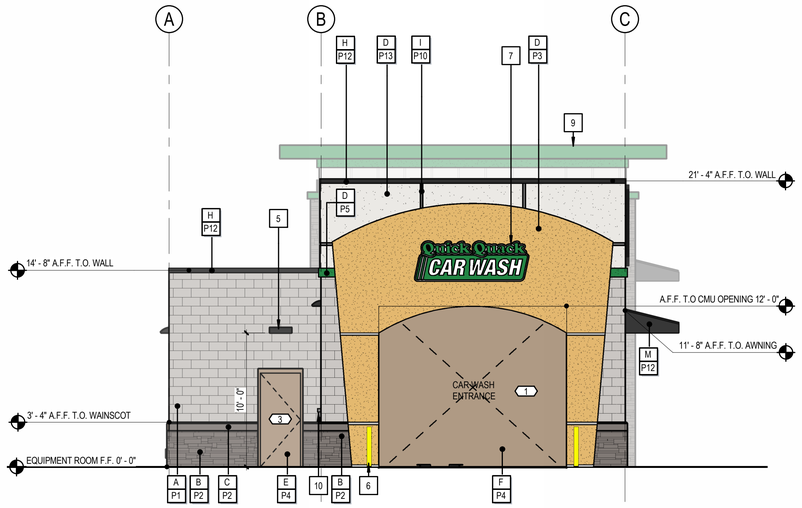
EQUIPMENT PLAN



EAST ELEVATION

3/16" = 1'-0" | 2

SYMBOL	DESCRIPTION
X / X	MATERIAL/COLOR TAG
#	KEYNOTE TAG
X / X	DETAIL INDICATOR
#	DOOR SYMBOL - REFER TO DOOR SCHEDULE A7.10
X / X	BUILDING SECTION

SYMBOL LEGEND

N.T.S.

	MATERIAL
A	SMOOTH HONED FACE CONCRETE MASONRY UNITS
B	CORONADO STONE QUICK STACK - MONARCH
C	CORONADO CHISELED STONE SILL - MONARCH
D	ACRYLIC PLASTER COLOR COAT
E	HOLLOW METAL DOOR
F	OVERHEAD METAL DOOR
G	ALUMINUM STOREFRONT GLASS DOOR
H	PARAPET CAP
I	2" WIDE X 1/4" DEEP PLASTER REVEAL
J	METAL ROOF
K	ROLLED STANDING SEAM DECK
L	ALUMINUM STOREFRONT
M	WALL MOUNTED AWNING
P	STEEL JOIST
Q	STEEL COLUMN
R	STEELTUBE AND WIRE MESH
S	HARDIEBOARD

	COLOR/FINISH
P1	BASALITE INTEGRAL PAINT TO MATCH DUNN EDWARDS DET 618 "INDUSTRIAL AGE, W/ INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO MATH W/ "RAINBLOC"
P2	CORONADO STONE QUICK STACK - MONARCH
P3	MATCH SHERWIN WILLIAMS #6374 "TORCHLIGHT"
P4	SHERWIN WILLIAMS #7025 "BACKDROP"
P5	PANTONE 348 C CONCORD - "QUACKAMOLE GREEN"
P6	SHERWIN WILLIAMS #7004 "SNOWBOUND"
P7	PREFINISHED METAL TO MATCH "QUACKAMOLE GREEN"
P8	TEMPERED GLASS, BLACK ANODIZED ALUMINUM FRAME
P9	CERAMIC FRIT TEMPERED SPANDREL GLASS, BLACK ANODIZED ALUMINUM STOREFRONT
P10	CLEAR ANODIZED
P11	HARDIEBOARD - DUNN EDWARDS DEW382 "FADED GRAY"
P12	PRE FINISHED METAL "TRADITIONLA BLACK" OR APPROVED EQUAL
P13	MATCH DUNN EDWARDS DEW382 "FADED GRAY"

EXTERIOR MATERIAL FINISHES & FINISH SCHEDULE

N.T.S.

#	KEYNOTE DESCRIPTION
1	1/4" DEEP PLASER CONTROL JOINT.
2	LED RADIAL WALL SCONCE (DOWN ONLY). REFER TO ELEC. DWG'S.
3	LED LIGHT FIXTURE CONCEALED IN PARAPET TRIM. REFER TO ELEC. DWG'S.
4	LED LIGHT FIXTURE AT PILASTER CONCEALED IN PARAPET TRIM. REFER TO ELEC. DWG'S
5	WALL PACK LIGHT FIXTURE (DOWN ONLY). REFER TO ELEC. DWG'S
6	4" PIPE BOLLARD FILLED WITH CONCRETE SEE DETAIL 8/A102.
7	SIGNAGE BY OTHERS SHOWN DASHED - FOR REFRERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
8	EXTERIOR FAUX WINDOW ASSEMBLY. REFER TO WINDOW SCHEDULE SHEET A502.
9	OUTLINE OF BUILDING BEYOND
10	KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR ORFRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY JURISDICTION FIRE PREVENTION STAFF. ALL PER JURISDICTION FIRE DEPT. REQUIREMENTS.

KEYNOTES

N.T.S.

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5. REFER TO A2.14 FOR EQUIPMENT PLAN.
6. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO STRUCTURAL DWGS.
7. REFER TO A2.40 FOR INTERIOR FINISH SCHEDULE.
8. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
9. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
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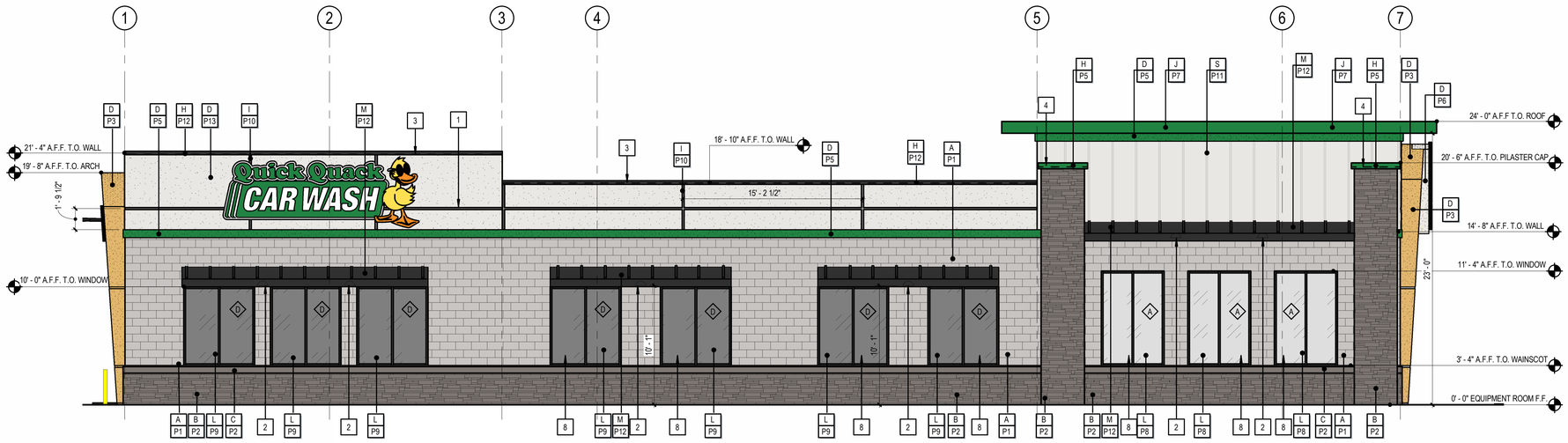
    B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
11. OVERHEAD METAL DOORS TO BE SUPPLIED WITH A FACTORY FINISH FROM OVERHEAD DOOR MANUFACTURER IN EITHER STANDARD GRAY OR TAN TO MATCH ADJACENT WALL COLOR.
12. EXTERIOR SIGNAGE IS TO BE SUBMITTED, REVIEWED, AND APPROVED UNDER A SEPARATE PERMIT.

GENERAL NOTES

N.T.S.



SOUTH ELEVATION

3/16" = 1'-0" | 5

MATERIAL BOARD

- BASALITE INTEGRAL PAINT TO MATCH DUNN EDWARDS DET 618 "INDUSTRIAL AGE", W/ INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO MATCH W/ "RAINBLOC"
- CORONADO STONE QUICK STACK - MONARCH
- CORONADO CHISELED STONE SILL - MONARCH
- ACRYLIC PLASTER COLOR COAT WITH SAND FINISH - SHERWIN WILLIAMS #6374 "TORCHLIGHT"
- METAL DOOR - SHERWIN WILLIAMS #7025 "BACKDROP"
- ACRYLIC PLASTER COLOR COAT WITH SAND FINISH - PANTONE 248 C CONCORD "QUACKAMOLE GREEN"
- ACRYLIC PLASTER COLOR COAT WITH SAND FINISH - DUNN EDWARDS DEW382 "FADED GRAY"
- PREFINISHED METAL TO MATCH "QUACKAMOLE GREEN"
- PREFINISHED METAL IN TRADITIONAL BLACK OR APPROVED EQUAL
- HARDIE BOARD - MATCH DUNN EDWARDS DEW382 "FADED GRAY"

Quick Quack CAR WASH

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REN. 8/31/27
LICENSED ARCHITECT

QUICK QUACK CAR WASH NO.26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95670

REVISIONS

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DESIGNED BY:	QQ
APPROVED BY:	DH
DRAWN BY:	MB
CHECKED BY:	MU
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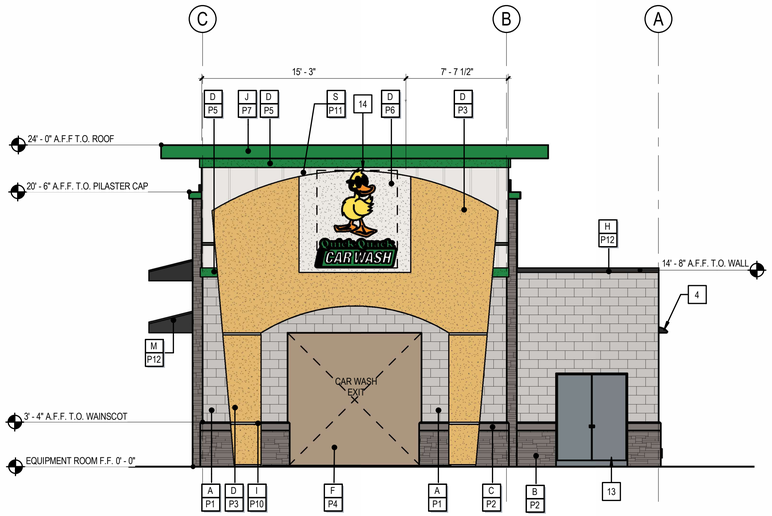
JOB NUMBER	23521

BUILDING ELEVATIONS

A3.10



WEST ELEVATION

3/16" = 1'-0" | 2

SYMBOL	DESCRIPTION
X / X	MATERIAL/COLOR TAG
#	KEYNOTE TAG
X / X	DETAIL INDICATOR
#	DOOR SYMBOL - REFER TO DOOR SCHEDULE A7.10
X / X	BUILDING SECTION

SYMBOL LEGEND

N.T.S.

	MATERIAL
A	SMOOTH HONED FACE CONCRETE MASONRY UNITS
B	CORONADO STONE QUICK STACK - MONARCH
C	CORONADO CHISELED STONE SILL - MONARCH
D	ACRYLIC PLASTER COLOR COAT
E	HOLLOW METAL DOOR
F	OVERHEAD METAL DOOR
G	ALUMINUM STOREFRONT GLASS DOOR
H	PARAPET CAP
I	2" WIDE X 1/4" DEEP PLASTER REVEAL
J	METAL ROOF
K	ROLLED STANDING SEAM DECK
L	ALUMINUM STOREFRONT
M	WALL MOUNTED AWNING
P	STEEL JOIST
Q	STEEL COLUMN
R	STEELTUBE AND WIRE MESH
S	HARDIEBOARD

	COLOR/FINISH
P1	BASALITE INTEGRAL PAINT TO MATCH DUNN EDWARDS DET 618 "INDUSTRIAL AGE, W/ INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO MATH W/ "RAINBLOC"
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P6	SHERWIN WILLIAMS #7004 "SNOWBOUND"
P7	PREFINISHED METAL TO MATCH "QUACKAMOLE GREEN"
P8	TEMPERED GLASS, BLACK ANODIZED ALUMINUM FRAME
P9	CERAMIC FRIT TEMPERED SPANDREL GLASS, BLACK ANODIZED ALUMINUM STOREFRONT
P10	CLEAR ANODIZED
P11	HARDIEBOARD - DUNN EDWARDS DEW382 "FADED GRAY"
P12	PRE FINISHED METAL "TRADITIONLA BLACK" OR APPROVED EQUAL
P13	MATCH DUNN EDWARDS DEW382 "FADED GRAY"

EXTERIOR MATERIAL FINISHES & FINISH SCHEDULE

#	KEYNOTE DESCRIPTION
1	1/4" DEEP PLASER CONTROL JOINT.
2	LED LIGHT FIXTURE CONCEALED IN PARAPET TRIM. REFER TO ELEC. DWG'S.
3	LED LIGHT FIXTURE AT PILASTER CONCEALED IN PARAPET TRIM. REFER TO ELEC. DWG'S
4	WALL PACK LIGHT FIXTURE (DOWN ONLY). REFER TO ELEC. DWG'S
5	4" PIPE BOLLARD FILLED WITH CONCRETE SEE DETAIL 8/A102.
6	ROOF DRAIN THROUGH WALL AND OVERFLOW SCUPPER - PAINT TO MATCH ADJACENT.
7	32" WIDE X 16" HIGH VENT - PAINT TO MATCH ADJACENT FINISH; LOUVERS NOT REQUIERED WHEN EQUIPMENT ROOM IS AIR CONDITIONED.
8	EXTERIOR FAUX WINDOW ASSEMBLY. REFER TO WINDOW SCHEDULE SHEET A502.
9	EXTERIOR WINDOW ASSEMBLY. REFER TO WINDOW SCHEDULE SHEET A502.
10	KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR ORFRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY JURISDICTION FIRE PREVENTION STAFF. ALL PER JURISDICTION FIRE DEPT. REQUIREMENTS.
11	INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EACH PUBLIC ENTRANCE.
12	THROUGH WALL OVERFLOW DRAIN.
13	ELECTRICAL SWITCHGEAR.
14	SIGNAGE BY OTHERS SHOWN DASHED - FOR REFRERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.

KEYNOTES

N.T.S.

GENERAL NOTES

N.T.S.

1. REFER TO WALL LEGEND FOR PARTITION TYPES.
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5. REFER TO A2.14 FOR EQUIPMENT PLAN.
6. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO STRUCTURAL DWGS.
7. REFER TO A2.40 FOR INTERIOR FINISH SCHEDULE.
8. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
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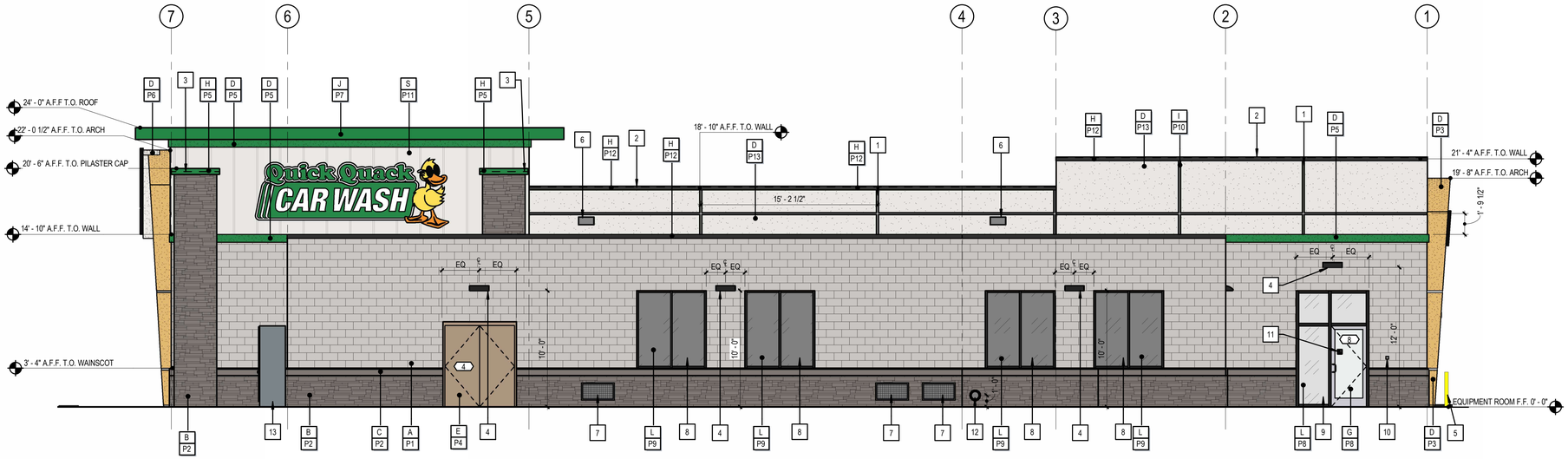
    A. WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
    B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
11. OVERHEAD METAL DOORS TO BE SUPPLIED WITH A FACTORY FINISH FROM OVERHEAD DOOR MANUFACTURER IN EITHER STANDARD GRAY OR TAN TO MATCH ADJACENT WALL COLOR.
12. EXTERIOR SIGNAGE IS TO BE SUBMITTED, REVIEWED, AND APPROVED UNDER A SEPARATE PERMIT.



NORTH ELEVATION

3/16" = 1'-0" | 1

MATERIAL BOARD

- BASALITE INTEGRAL COLOR STANDARD #225 LIGHT GRAY, W/ INTEGRAL FACTORY "RAINBLOC" WATER REPELLENT ADMIXTURE. MORTAR TO MATCH W/ "RAINBLOC"
- CORONADO STONE QUICK STACK - MONARCH
- CORONADO CHISELED STONE SILL - MONARCH
- ACRYLIC PLASTER COLOR COAT WITH SAND FINISH - SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
- METAL DOOR - SHERWIN WILLIAMS #7025 "BACKDROP"
- ACRYLIC PLASTER COLOR COAT WITH SAND FINISH - PANTONE 248 C CONCORD "QUACKAMOLE GREEN"
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QUICK QUACK CAR WASH NO.26-626
SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95670

REVISIONS		
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ENTITLEMENT SET

DESIGNED BY:	QQ
APPROVED BY:	DH
DRAWN BY:	MB
CHECKED BY:	MU
DATE:	04/29/25
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BUILDING ELEVATIONS

A3.11

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4	EXTERIOR WINDOW ASSEMBLY. REFER TO WINDOW SCHEDULE SHEET A502.
5	WALL MOUNTED METAL CANOPY.

KEYNOTES

MATERIAL

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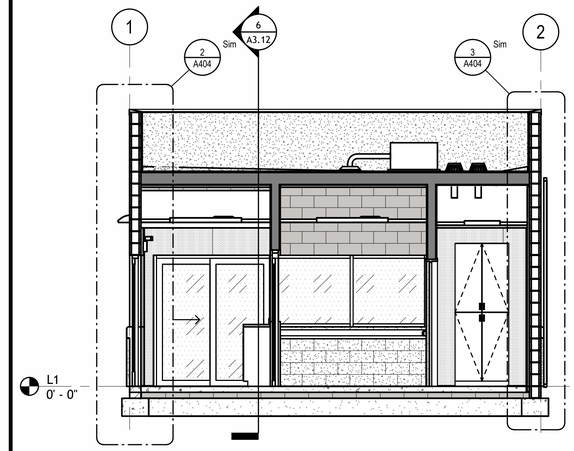
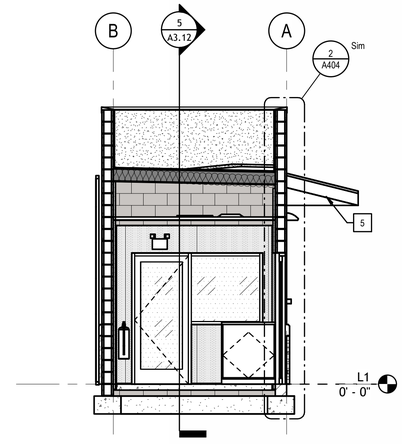
GENERAL NOTES



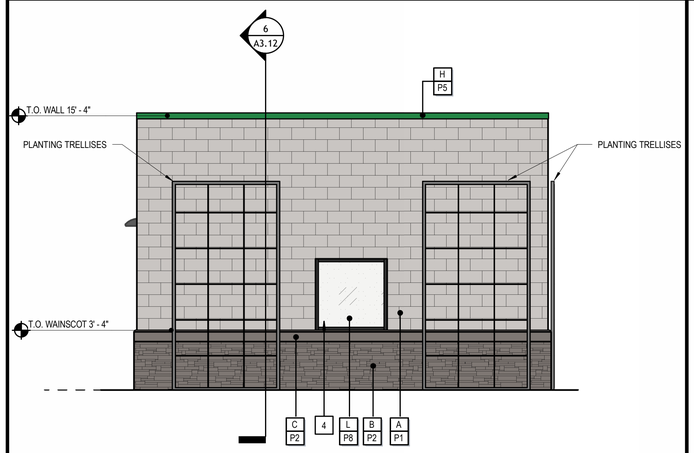
BUILDING SECTION

1/4" = 1'-0" — 6



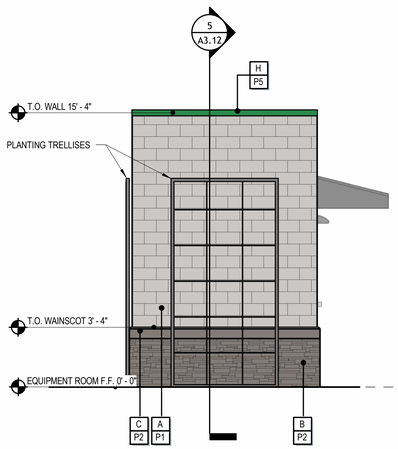
BUILDING SECTION

1/4" = 1'-0" — 5



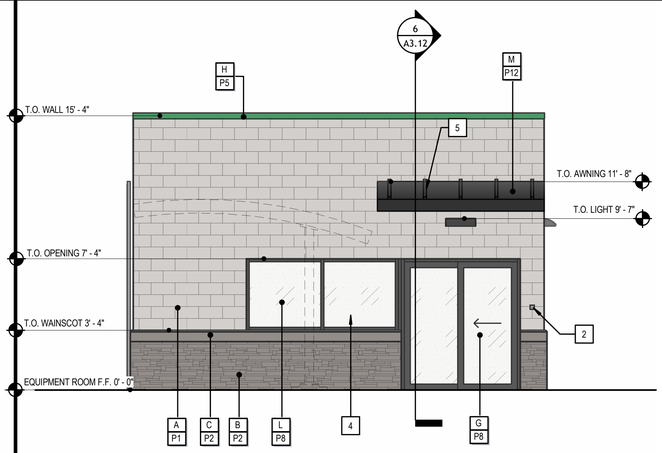
SOUTH

1/4" = 1'-0" — 4



EAST

1/4" = 1'-0" — 3



NORTH

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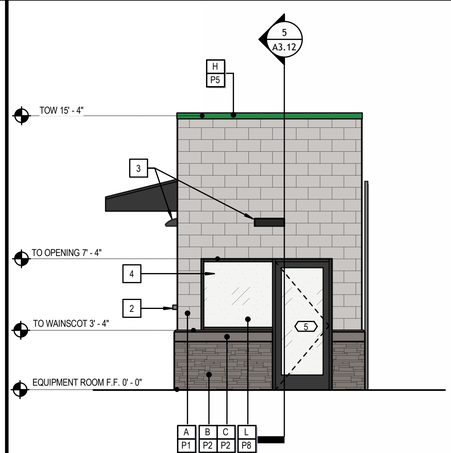

WEST

1/4" = 1'-0" — 1

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SWC ZINFANDEL DR & BEAR HOLLOW DR
RANCHO CORDOVA, CALIFORNIA 95760

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EXTERIOR ELEVATIONS - QB STATION

A3.12

Quick Quack CAR WASH

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RENDERINGS

A9.00

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RENDERINGS

A9.01

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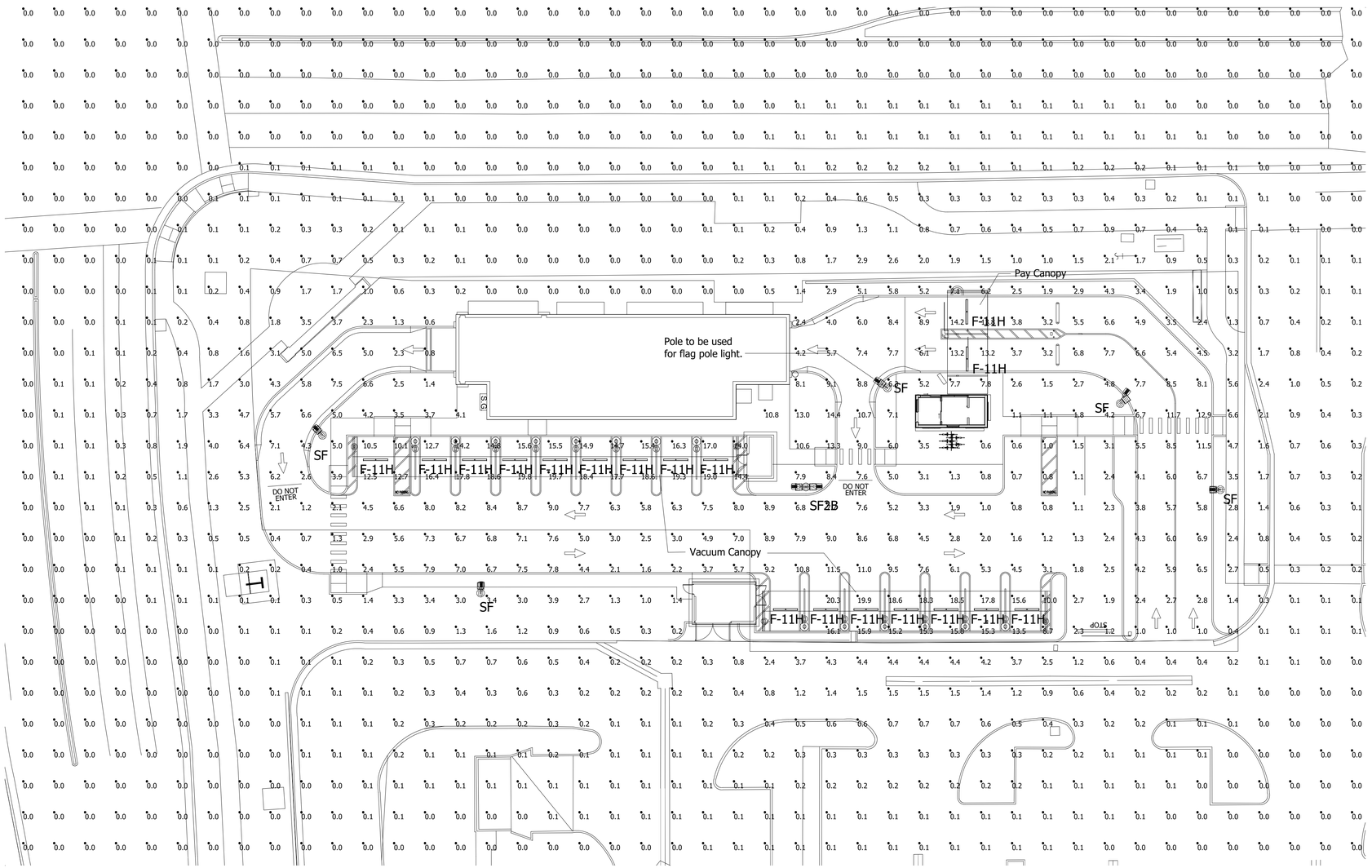
RENDERINGS

A9.02


Pay Canopy
Pole to be used
for flag pole light.
Vacuum Canopy
DO NOT ENTER
DO NOT ENTER
F-11H
SF
SF2B
SF
SF
SF
F-11H
F-11H
F-11H

Quick Quack Car Wash (Store #26-626)

Noise Impact Study

City of Rancho Cordova, CA

Prepared for:

Quick Quack Development II, LLC
Mr. Don Shiveley
1380 Lead Hill Blvd #260
Roseville, CA 95661

Prepared by:

MD Acoustics, LLC
Sarah Ostergaard, INCE-USA
Claire Pincock, INCE-USA
1197 Los Angeles Avenue, Ste 256
Simi Valley, CA 93065

Date: 5/2/2025

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1.0 Executive Summary

This report has been prepared to provide the calculated noise projections from the proposed Quick Quack Car Wash ("Project") located on the southwest corner of Bear Hollow Drive and Zinfandel Drive in the City of Rancho Cordova, CA. All calculations are compared to the City of Rancho Cordova's noise ordinance as well as the existing ambient condition. The Project proposes to construct a 108-foot covered car wash tunnel with 19 vacuum stalls.

1.1 Findings and Conclusions

Three (3) baseline 15-minute ambient measurements were performed at the Project site and represent the current operational noise and ambient levels within the Project vicinity. The predominant source of noise impacting the existing site is traffic noise propagating from Zinfandel Drive.

This study compares the Project's operational noise levels to two (2) different noise assessment scenarios: 1) Project only operational noise level projections, and 2) Project plus ambient noise level projections.

Project-only operational noise levels are anticipated to be 52 dBA Leq at the nearest residential use north of the project site and up to 51 dBA Leq at the commercial uses to the east and to the southwest. Project plus ambient noise level projections will increase the ambient noise level by 3 decibels at the residential uses, and up to 2 decibels at commercial uses. This meets the City's residential code of 55 dBA Leq (see Section 4.3). The City does not have a commercial noise limit.

This assessment evaluates the baseline noise condition and compares the Project's worst-case operational noise level to the measured noise level (during the Project's proposed hours of operation).

The following outlines the project design features:

1. The Project will incorporate a 120 HP IDC Predator blower system or equivalent.

2.0 Introduction

2.1 Purpose of Analysis and Study Objectives

This noise impact study aims to evaluate the potential noise impacts for the Project study area and recommend noise mitigation measures, if necessary, to minimize the potential noise impacts. The assessment was conducted and compared to potentially applicable noise standards set forth by the State and/or local agencies. Consistent with the City's Noise Guidelines, the Project must demonstrate compliance with the applicable noise zoning ordinance and sound attenuation requirements.

The following is provided in this report:

- A description of the study area and the proposed Project
- Information regarding the fundamentals of noise
- A description of the local noise guidelines and standards
- An evaluation of the existing ambient noise environment
- An analysis of stationary noise impact (e.g., blowers and vacuums) from the Project site to adjacent land uses

2.2 Site Location and Study Area

The Project site is located on the southwest corner of Bear Hollow Drive and Zinfandel Drive in the City of Rancho Cordova, CA, as shown in Exhibit A. The land uses directly surrounding the Project site include residential uses to the north and commercially zoned uses to the east, south and west. There is an existing drive-through to the south. The nearest sensitive uses include residentially zoned properties to the north and commercially zoned apartment buildings to the east and southwest.

2.3 Proposed Project Description

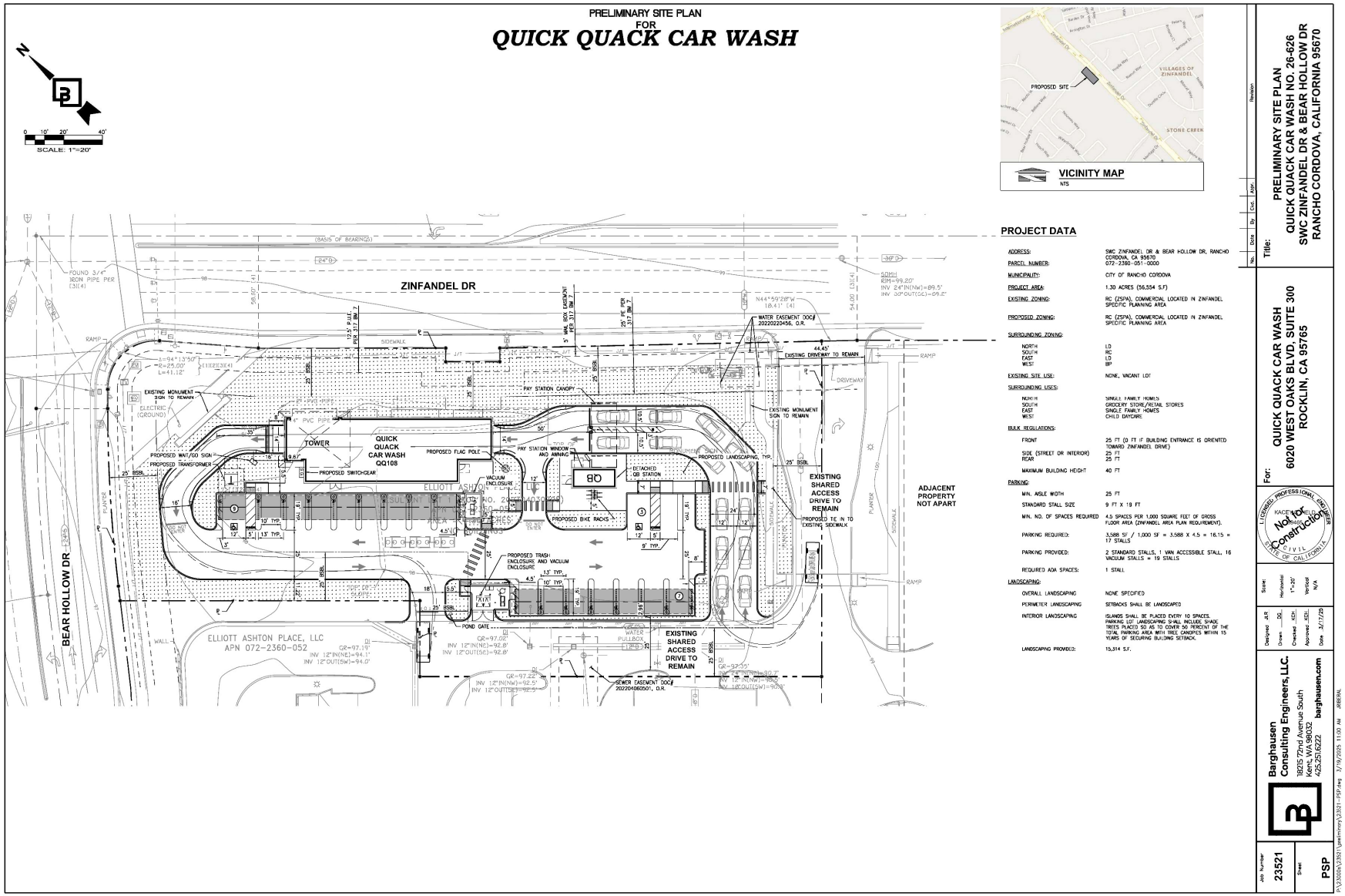
The Project proposes to develop a 108-foot car wash tunnel and 19 covered vacuum stall systems. The site plan used for this is illustrated in Exhibit B. The Project operational hours are assumed to be between 7 AM to 9 PM, seven days per week.

Exhibit A

Location Map

Exhibit B

Site Plan



3.0 Fundamentals of Noise

This section of the report provides basic information about noise and presents some of the terms used within the report.

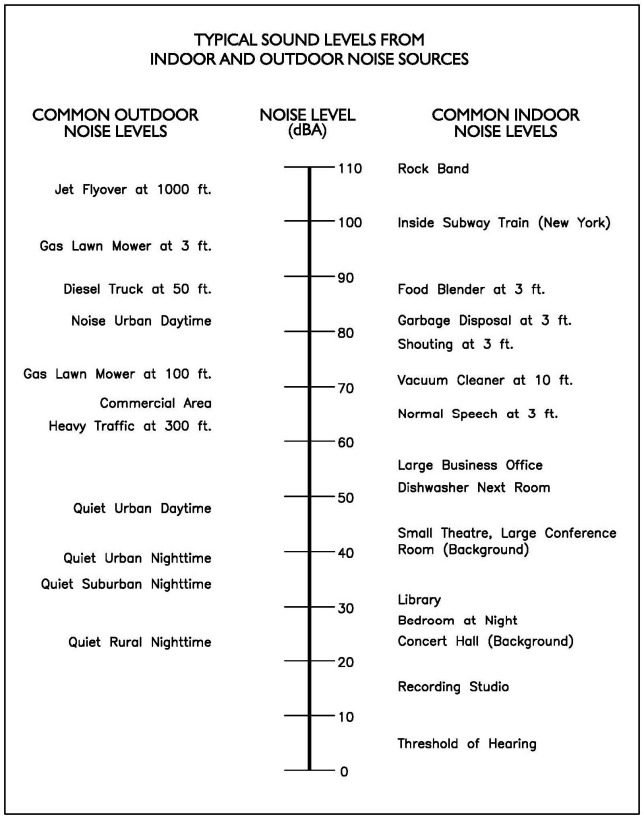
3.1 Sound, Noise, and Acoustics

Sound is a disturbance created by a moving or vibrating source and is capable of being detected by the hearing organs. Sound may be thought of as the mechanical energy of a moving object transmitted by pressure waves through a medium to a human ear. For traffic or stationary noise, the medium of concern is air. *Noise* is defined as sound that is loud, unpleasant, unexpected, or unwanted.

3.2 Frequency and Hertz

A continuous sound is described by its *frequency* (pitch) and *amplitude* (loudness). Frequency relates to the number of pressure oscillations per second. Low-frequency sounds are low in pitch (bass sounding), and high-frequency sounds are high in pitch (squeak). These oscillations per second (cycles) are commonly referred to as Hertz (Hz). The human ear can hear from the bass pitch starting at 20 Hz to the high pitch of 20,000 Hz.

Exhibit C: Typical A-Weighted Noise Levels



3.3 Sound Pressure Levels and Decibels

The *amplitude* of a sound determines its loudness. The loudness of sound increases or decreases as the amplitude increases or decreases. Sound pressure amplitude is measured in units of micro-Newton per square meter ($\mu N/m^2$), also called micro-Pascal (μPa). One μPa is approximately one hundred billionths (0.00000000001) of normal atmospheric pressure. Sound pressure level (SPL or L_p) is used to describe in logarithmic units the ratio of actual sound pressures to a reference pressure squared. These units are called decibels, abbreviated dB. Exhibit C illustrates reference sound levels for different noise sources.

3.4 Addition of Decibels

Because decibels are on a logarithmic scale, sound pressure levels cannot be added or subtracted by simple plus or minus addition. When two sounds or equal SPL are combined, they will produce an SPL 3 dB greater than the original single SPL. In other words, sound energy must be doubled to produce a 3 dB increase. If two sounds differ by approximately 10 dB, the higher sound level is the predominant sound.

3.5 Human Response to Changes in Noise Levels

Generally, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz (A-weighted scale). It perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. For purposes of this report as well as with most environmental documents, the A-scale weighting is typically reported in terms of A-weighted decibel (dBA). Typically, the human ear can barely perceive the change in the noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g., doubling the traffic volume on a highway) would result in a barely perceptible change in sound level.

3.6 Noise Descriptors

Noise in our daily environment fluctuates over time. Some noise levels occur in regular patterns; others are random. Some noise levels are constant, while others are sporadic. Noise descriptors were created to describe the different time-varying noise levels.

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after the addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time-varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking, or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly, L50, L90, L99, etc.

Noise: *A*ny unwanted sound or sound which is undesirable because it interferes with speech and hearing, is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).

Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dB(A) level, which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

3.7 Sound Propagation

As sound propagates from a source, it spreads geometrically. Sound from a small, localized source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates at a rate of 6 dB per doubling of distance. The movement of vehicles down a roadway makes the source of the sound appear to propagate from a line (i.e., line source) rather than a point source. This line source results in the noise propagating from a roadway in a cylindrical spreading versus a spherical spreading that results from a point source. The sound level attenuates for a line source at a rate of 3 dB per doubling of distance.

As noise propagates from the source, it is affected by the ground and atmosphere. Noise models use hard site (reflective surfaces) and soft site (absorptive surfaces) to help calculate predicted noise levels. Hard site conditions assume no excessive ground absorption between the noise source and the receiver. Soft site conditions such as grass, soft dirt, or landscaping attenuate noise at a rate of 1.5 dB per doubling of distance. When added to the geometric spreading, the excess ground attenuation results in an overall

noise attenuation of 4.5 dB per doubling of distance for a line source and 7.5 dB per doubling of distance for a point source.

Research has demonstrated that atmospheric conditions can have a significant effect on noise levels when noise receivers are located at least 200 feet from a noise source. Wind, temperature, air humidity, and turbulence can further impact how far sound can travel.

4.0 Regulatory Setting

The proposed Project is in the City of Rancho Cordova, California, and noise regulations are addressed through the efforts of various federal, state, and local government agencies. The agencies responsible for regulating noise are discussed below.

4.1 Federal Regulations

The adverse impact of noise was officially recognized by the federal government in the Noise Control Act of 1972, which serves three purposes:

- Publicize noise emission standards for interstate commerce
- Assist state and local abatement efforts
- Promote noise education and research

The Federal Office of Noise Abatement and Control (ONAC) was originally tasked with implementing the Noise Control Act. However, it was eventually eliminated, leaving other federal agencies and committees to develop noise policies and programs. Some examples of these agencies are as follows: The Department of Transportation (DOT) assumed a significant role in noise control through its various agencies. The Federal Aviation Agency (FAA) is responsible for regulating noise from aircraft and airports. The Federal Highway Administration (FHWA) is responsible for regulating noise from the interstate highway system. The Occupational Safety and Health Administration (OSHA) is responsible for the prohibition of excessive noise exposure to workers. The Housing and Urban Development (HUD) is responsible for establishing noise regulations as it relates to exterior/interior noise levels for new HUD-assisted housing developments near high-noise areas.

The federal government advocates that local jurisdictions use their land use regulatory authority to arrange new development in such a way that "noise sensitive" uses are either prohibited from being constructed adjacent to a highway or that the developments are planned and constructed in such a manner that potential noise impacts are minimized.

Since the federal government has preempted the setting of standards for noise levels that can be emitted by the transportation source, the City is restricted to regulating the noise generated by the transportation system through nuisance abatement ordinances and land use planning.

4.2 State Regulations

Established in 1973, the California Department of Health Services Office of Noise Control (ONC) was instrumental in developing regularity tools to control and abate noise for use by local agencies. One significant model is the "Land Use Compatibility for Community Noise Environments Matrix." The matrix allows the local jurisdiction to clearly delineate the compatibility of sensitive uses with various incremental levels of noise.

The State of California has established noise insulation standards as outlined in Title 24 of the California Building Code (CBC), which in some cases requires acoustical analyses to outline exterior noise levels and

to ensure interior noise levels do not exceed the interior threshold. The state mandates that the legislative body of each county and City adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines published by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable, as illustrated in Exhibit D.

4.3 City of Rancho Cordova Noise Regulations

The City of Rancho Cordova outlines its noise regulations and standards within the Noise Element from the General Plan and the Noise Ordinance from the Municipal Code.

City of Rancho Cordova General Plan

Applicable policies and standards governing environmental noise in the City are set forth in the General Plan's Noise Element. Table N-1 and N-2 (Exhibit D of this report) of the City's Noise Element outlines the exterior noise standards for community noise environments.

Exhibit D: City Noise Standards

TABLE N-1
CITY NOISE STANDARDS
NOISE LEVEL PERFORMANCE STANDARDS FOR NEW PROJECTS AFFECTED BY OR INCLUDING NON-TRANSPORTATION NOISE SOURCES

Stationary Noise Source	Noise Level Descriptor	Daytime Maximum (7 a.m. to 10 p.m.)	Nighttime Maximum (10 p.m. to 7 a.m.)
Typical	Hourly L_{eq}, dB	55	45
Tonal, impulsive, repetitive, or consist primarily of speech or music	Hourly Leq, dB	50	40

The City may impose noise level standards which are more or less restrictive than those specified above based upon determination of existing low or high ambient noise levels.

TABLE N-2
MAXIMUM TRANSPORTATION NOISE EXPOSURE

Land Use	Outdoor Activity Areas[1] Ldn/CNEL, dB	Interior Spaces	
		Ldn/CNEL, dB	Leq, dB[2]
Residential	60[3]	45	--
Residential subject to noise from railroad tracks, aircraft overflights, or similar noise sources which produce clearly identifiable, discrete noise events (e.g., the passing of a single train)	60[3]	40[5]	--
Transient lodging	60[4]	45	--
Hospitals, nursing homes	60[3]	45	--
Theaters, auditoriums, music halls	--	--	35
Churches, meeting halls	60[3]	--	40
Office buildings	--	--	45
Schools, libraries, museums	--	--	45
Playgrounds, neighborhood parks	70	--	--

1 Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.
2 As determined for a typical worst-case hour during periods of use.
3 Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
4 In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.
5 The intent of this noise standard is to provide increased protection against sleep disturbance for residences located near railroad tracks.

Goals and Policies

Goals and policies from the Noise Element (Chapter 13) that would mitigate potential impacts on noise include the following.

Goal N.1 Ensure that all new development will be free of noise disturbances.
Policies

N.1.2 Ensure that the indoor and outdoor areas of new projects will be located, constructed, and/or shielded from noise sources in compliance with the City's noise standards to the maximum extent feasible.

Action N.1.2.1 Require new development of noise-creating uses to conform with the City's maximum noise levels.

Action N.1.2.3 Require any potential noise impacts identified during the acoustical analysis to be mitigated in the project design to the maximum extent feasible.

N.1.3 Ensure that proposed non-residential land uses likely to exceed the City's standards do not create noise disturbances in existing noise-sensitive areas.

Action N.1.3.1 Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics, and must estimate existing and projected cumulative noise levels and compare those levels to the policies within this Element.

Action N.1.3.2 Require any noise impacts identified in the acoustical analysis to be mitigated in conjunction with the project design.

N.1.4 Mitigate noise created by proposed non-transportation noise sources to comply with the City's noise standards to the maximum extent feasible.

Action N.1.4.1 Limit construction activity to the hours of 7:00 a.m. to 7:00 p.m. weekdays and 8:00 a.m. to 6:00 p.m. weekends when construction is conducted in proximity to residential uses.

Action N.1.4.2 Consider restricting the hours of operation of loading docks, trash compactors, and other noise-producing uses in commercial areas that are adjacent to residential uses.

Action N.1.4.3 Require stationary construction equipment and construction staging areas to be set back from existing noise-sensitive land uses.

N.1.6 Ensure that comfortable noise levels and adequate privacy are maintained in higher density development.

N.1.7 To the extent feasible and appropriate, the City shall require the use of temporary construction noise control measures for public and private project that may include the use of temporary noise barriers, temporary relocation of noise-sensitive land uses or other appropriate measures.

City of Rancho Cordova Municipal Code – Chapter 6.68: Noise Control

Chapter 6.68 of the City's Municipal Code outlines the criteria for determining whether a noise may be classified as a nuisance to surrounding properties.

Chapter 6.68 – Noise Control

Section 6.68.070 Exterior noise standards.

A. The following noise standards, unless otherwise specifically indicated in this chapter, shall apply to all properties within a designated noise area:

Time Period	Exterior Noise Standard[1]
7:00 a.m. – 10:00 p.m.	55 dBA
10:00 p.m. – 7:00 a.m.	50 dBA

Notes:
[1] City Zoning Districts: RE-1, RD-1, RE-2, RD-2, RE-3, RD-3, RD-4, R-1-A, RD-5, R-2, RD-10, R-2A, RD-20, R-3, RD-30, RD-40, RM-1, RM-2, A-1-B, AR-1, A-2, AR-2, A-5, AR-5.

B. It is unlawful for any person at any location within the city to create any noise which causes the noise levels on an affected property, when measured in the designated noise area, to exceed for the duration of time set forth following, the specified exterior noise standards in any one hour by:

Cumulative Duration of the Intrusive Sound	Allowance Decibels
1. Cumulative period of 30 minutes per hour	0
2. Cumulative period of 15 minutes per hour	+ 5
3. Cumulative period of 5 minutes per hour	+10
4. Cumulative period of 1 minute per hour	+15
5. Level not to be exceeded for any time per hour	+20

C. Each of the noise limits specified in subsection (B) of this section shall be reduced by five dBA for impulsive or simple tone noises, or for noises consisting of speech or music.

D. If the ambient noise level exceeds that permitted by any of the first four noise-limit categories specified in subsection (B) of this section, the allowable noise limit shall be increased in five-dBA increments in each category to encompass the ambient noise level. If the ambient noise level exceeds the fifth noise level category, the maximum ambient noise level shall be the noise limit for that category. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 490 § 2, 1981; SCC 254 § 1 (part), 1976].

Section 6.68.090 Exemptions.

The following activities shall be exempted from the provisions of this chapter:

E. Noise sources associated with construction, repair, remodeling, demolition, paving or grading of any real property, provided said activities do not take place between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and Friday commencing at 8:00 p.m. through and including 7:00 a.m. on Saturday; Saturdays commencing at 8:00 p.m. through and including 7:00 a.m. on the next following Sunday and on each Sunday after the hour of 8:00 p.m.; provided, however, when an unforeseen or unavoidable condition occurs during a construction project and the nature of the project necessitates that work in process be continued until a specific phase is completed, the contractor or owner shall be allowed to continue work after 8:00 p.m. and to operate machinery and equipment necessary until completion of the specific work in progress can be brought to conclusion under conditions which will not jeopardize inspection acceptance or create undue financial hardships for the contractor or owner;

Section 6.68.150 General noise regulations.

The following activities shall be exempted from the provisions of this chapter:.

A. Notwithstanding any other provisions of this chapter and in addition thereto, it is unlawful for any person to willfully make or continue or cause to be made or continued any loud, unnecessary or unusual noise which disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

B. The standards which shall be considered in determining whether a violation of the provisions of this section exists shall include, but not be limited to, the following:

1. The sound level of the objectionable noise;
2. The sound level of the ambient noise;
3. The proximity of the noise to residential sleeping facilities;
4. The nature and zoning of the area within which the noise emanates;
5. The density of the inhabitation of the area within which the noise emanates;
6. The time of day or night the noise occurs;
7. The duration of the noise and its tonal, informational or musical content;
8. Whether the noise is continuous, recurrent or intermittent;
9. Whether the noise is produced by a commercial or noncommercial activity. [Ord. 21-2003 §§ 2, 4; Ord. 20-2003 §§ 2, 4; SCC 254 § 1 (part), 1976].

Threshold Applied to the Project

Per Section 6.68.070(A) the permissible daytime noise levels is 55 dBA Leq for residentially zoned properties for sounds which occur more than 30 minutes in an hour. The City does not have a noise limit for commercially zoned properties.

5.0 Study Method and Procedure

The following section describes the noise modeling procedures and assumptions used for this assessment.

5.1 Noise Measurement Procedure and Criteria

MD conducted three (3) short-term noise measurements at the Project site, representing the noise level from the traffic conditions along Zinfandel Drive (see Appendix A for the field sheet data).

5.2 Stationary Noise Modeling

SoundPLAN (SP) acoustical modeling software was utilized to model future worst-case stationary noise impacts to the adjacent land uses. SP can evaluate multiple stationary noise source impacts at various receiver locations. SP's software utilizes algorithms (based on the inverse square law and reference equipment noise level data) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

The future worst-case noise level projections were modeled using referenced sound level data for the various stationary on-site sources (vacuums and car wash blowers at the exit). The SP model assumes a total of 19 vacuums and the dryer systems are operating simultaneously (worst-case scenario) when the noise will, in reality, be intermittent and lower in noise level. The reference vacuum equipment and blower system sound level data are provided in Appendix C.

All other noise-producing equipment (e.g., compressors, pumps) will be housed within mechanical equipment rooms.

The following outlines the project design features:

1. The Project will incorporate a 120 HP IDC Predator blower system or equivalent.

6.0 Existing Noise Environment

Three (3) 15-minute ambient noise measurements were taken at the project site to determine the existing ambient noise levels. Noise data indicates that traffic along Zinfandel Drive is the primary source of noise impacting the site and the surrounding area. NM1 represents the noise level at the residential uses to the north, and NM2 and NM3 represent the noise levels at the adjacent commercials to the south and to the west.

6.1 Short-Term Noise Measurement Results

The results of the 15-minute measurements are presented in Table 1.

Table 1: Short-Term Noise Measurement Data (dBA)

Location[1]	Start Time	Stop Time	Leq	Lmax	Lmin	L(2)	L(8)	L(25)	L(50)	L(90)
NM1	1:43 PM	1:58 PM	51.8	66.7	38.4	61.4	55.8	50.5	46.4	40.4
NM2	2:07 PM	2:22 PM	59.0	82.2	44.9	62.6	57.8	55.0	52.8	47.9
NM3	2:49 PM	3:04 PM	53.5	63.6	41.9	59.6	57.2	54.7	51.2	47.3

Notes:
[1.] Short-term noise monitoring locations are illustrated in Exhibit E.

NM2 was skewed by a loud motorcycle but had similar levels as NM3 otherwise. For this evaluation, MD has utilized the measured ambient noise level of 52 dBA Leq for the residential uses to the north and up to 54 dBA Leq for the commercially zoned apartment buildings to the east and to the southwest.

Exhibit E

Measurement Locations

= Short-term Monitoring Location

7.0 Future Noise Environment Impacts

This assessment analyzes future noise impacts as a result of the Project. The analysis details the estimated exterior noise levels. Stationary noise impacts are analyzed from the noise sources on-site, such as dryers/blowers and vacuums.

7.1 Stationary Source Noise

The following sections outline the exterior noise levels associated with the proposed Project.

7.1.1 Noise Impacts to Off-Site Receptors Due to Stationary Sources

Nearby receptors affected by Project operational noise include residential uses to the north and surrounding commercial uses to the east, south, and west. The worst-case stationary noise was modeled using SoundPLAN acoustical modeling software. Worst-case assumes the blowers, vacuums, and equipment are always operational when in reality, the noise will be intermittent and cycle on/off depending on the customer usage.

A total of three (3) receptors (R1 – R3) were modeled to evaluate the proposed Project's operational impact. Receptor 1 represents residential uses to the north, and receptors 2 and 3 represent commercially zoned apartment buildings to the east and southwest. This study analyzes the Project only operational noise level projections and the Project plus ambient noise level projections. Exhibit F shows the future noise level projections and contours based on the proposed project design. Table 2 shows the Leq (dBA) in the Project vicinity as a result of daytime (7:00 a.m. to 9:00 p.m.) operations.

Table 2: Worst-Case Predicted Operational Noise Levels (dBA Leq)

Receptor[1]	Existing Ambient Noise Level (dBA, Leq)[2]	Project Noise Level (dBA, Leq)[3]	Total Combined Noise Level (dBA, Leq)	Non Transp. Noise Limit (dBA, Leq)	Change in Noise Level as Result of Project
1	52	52	55	**55**	3
2	54	50	55	N/A	1
3	54	51	56	N/A	2

Notes:
1. Receptor 1 represents residential uses, and receptors 2 and 3 represent commercial uses.
2. See Appendix A for the ambient noise measurement.
3. See Exhibit F for the operational noise level projections at said receptors.

The model indicates that the Project-only noise level will be 52 dBA Leq at the residentially zoned receptor and up to 51 dBA Leq at the commercially zoned receptors. These noise levels meet the City's residential noise standard of 55 dBA Leq. The city has no commercial zone noise standard. The Project plus ambient noise level will increase the existing ambient level by 3 dBA at the residential receptor and by up to 2 dB at the commercial receptors.

The project plus ambient levels are within the limits found within the City's code.

The following outlines the project design features:

1. The Project will incorporate a 120 HP IDC Predator blower system or equivalent.

Exhibit F

Operational Noise Levels Contours

8.0 References

State of California General Plan Guidelines: 1998. Governor's Office of Planning and Research

City of Rancho Cordova: Noise Element of the General Plan

City of Rancho Cordova: Municipal Code Chapter 6.68 – Noise Control

Appendix A:

Field Measurement Data

15-Minute Continuous Noise Measurement Datasheet - ST1, ST2, ST3

Project Name:	QQ 26-626 Bear Hollow & Zinfandel
Project: #/Name:	0362-2025-009
Site Address/Location:	Bear Hollow Drive & Zinfande
Date:	05/01/2025
Field Tech/Engineer:	Joel Demir
Sound Meter:	831, Larson Davis **SN:** 0003715
Settings:	A-weighted, slow, 1-sec, 15-minute interval
Site Id:	ST1, ST2, ST3

Site Observations:

Sunny , low 80's, low wind

ST1: Primary noise source was vehicle tire noise on Zinfandel. Airplane around 1:44-1:45pm, 1:47pm, 1:56pm, 1:58pm. Loud vehicle exhaust around 1:48pm.

ST2: Very loud motorcycle around 2:13pm, airplane around 2:16pm, construction noises (500ft away) around 2:18pm, airplane and loud car around 2:19pm, loud truck around 2:22pm.

ST3: Loud car around 2:59pm, 3:02pm, distant siren 3:03pm, loud car around 3:04pm.

15-Minute Continuous Noise Measurement Datasheet - Cont. - ST1, ST2, ST3

Project Name:	QQ 26-626 Bear Hollow & Zinfandel	**Calibrator:**	
Site Address/Location:	Bear Hollow Drive & Zinfande	**Cal Check: Pre-test:**	**Post Test:**
Site Id:	ST1, ST2, ST3		

Figure 1: ST1

Figure 2: ST2

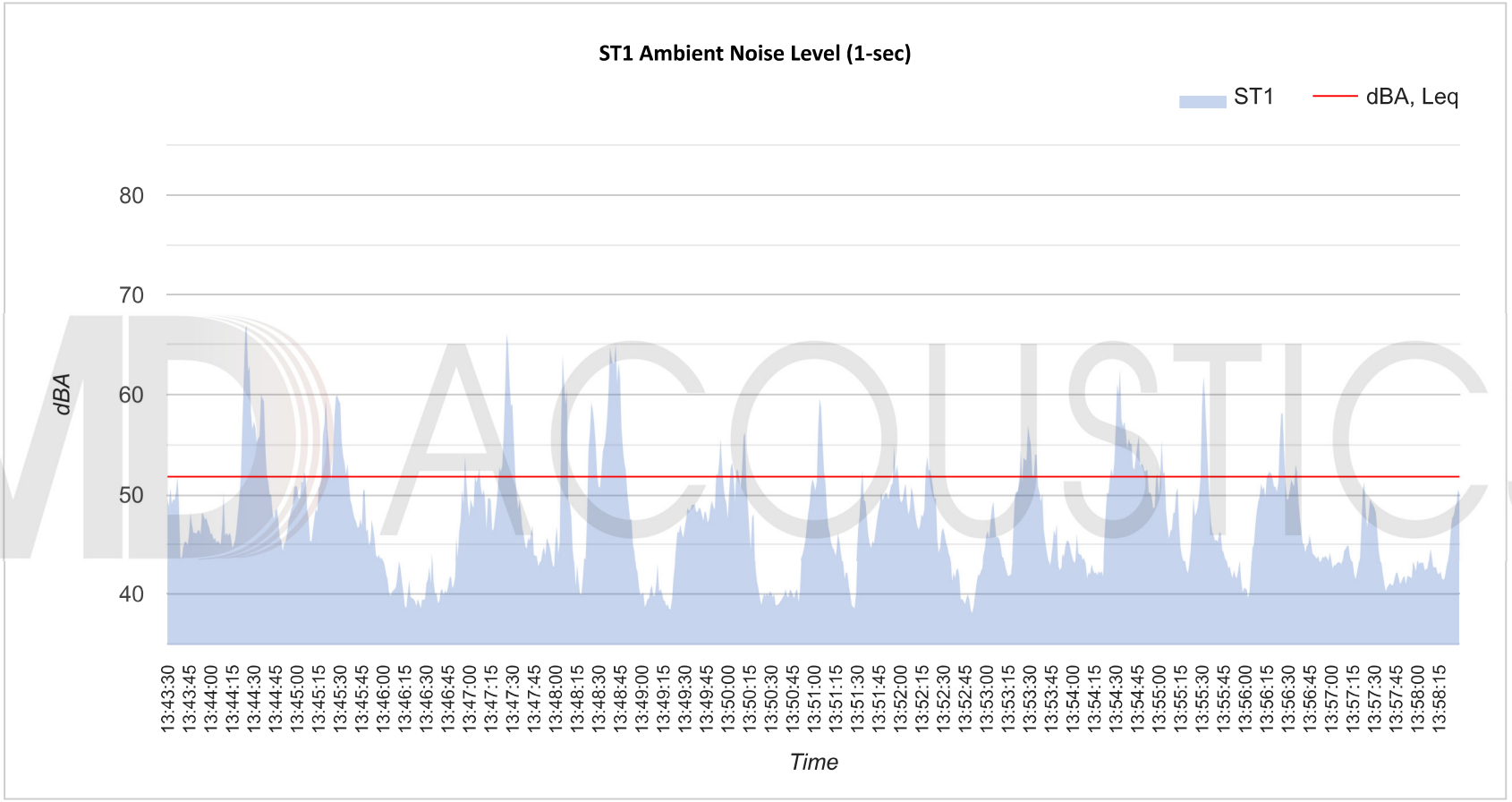
Figure 3: ST3

Table 1: Baseline Noise Measurement Summary

Location	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
ST1	1:43 PM	1:58 PM	51.8	66.7	38.4	61.4	55.8	50.5	46.4	40.4
ST2	2:07 PM	2:22 PM	59	82.2	44.9	62.6	57.8	55	52.8	47.9
ST3	2:49 PM	3:04 PM	53.5	63.6	41.9	59.6	57.2	54.7	51.2	47.3

15-Minute Continuous Noise Measurement Datasheet - Cont. - ST1

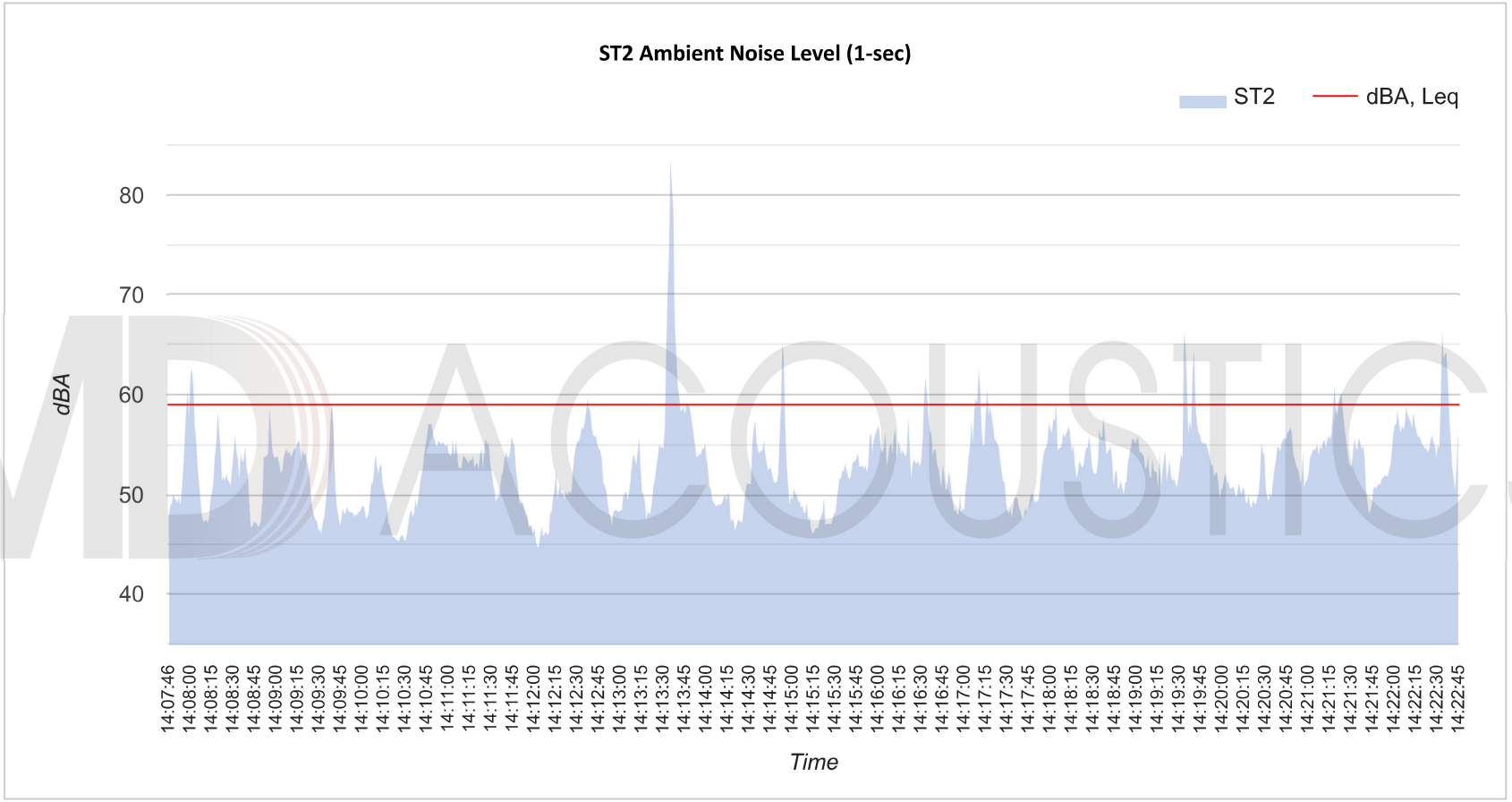
Project Name:	QQ 26-626 Bear Hollow & Zinfandel	**Site Topo:**	flat	**Noise Source(s) w/ Distance:**	
Site Address/Location:	Bear Hollow Drive & Zinfande	**Meteorological Cond.:**		Zinfandel Dr. @ 195 ft	
Site Id:	ST1	**Ground Type:**	hard		



MD ACOUSTICS

15-Minute Continuous Noise Measurement Datasheet - Cont. - ST2

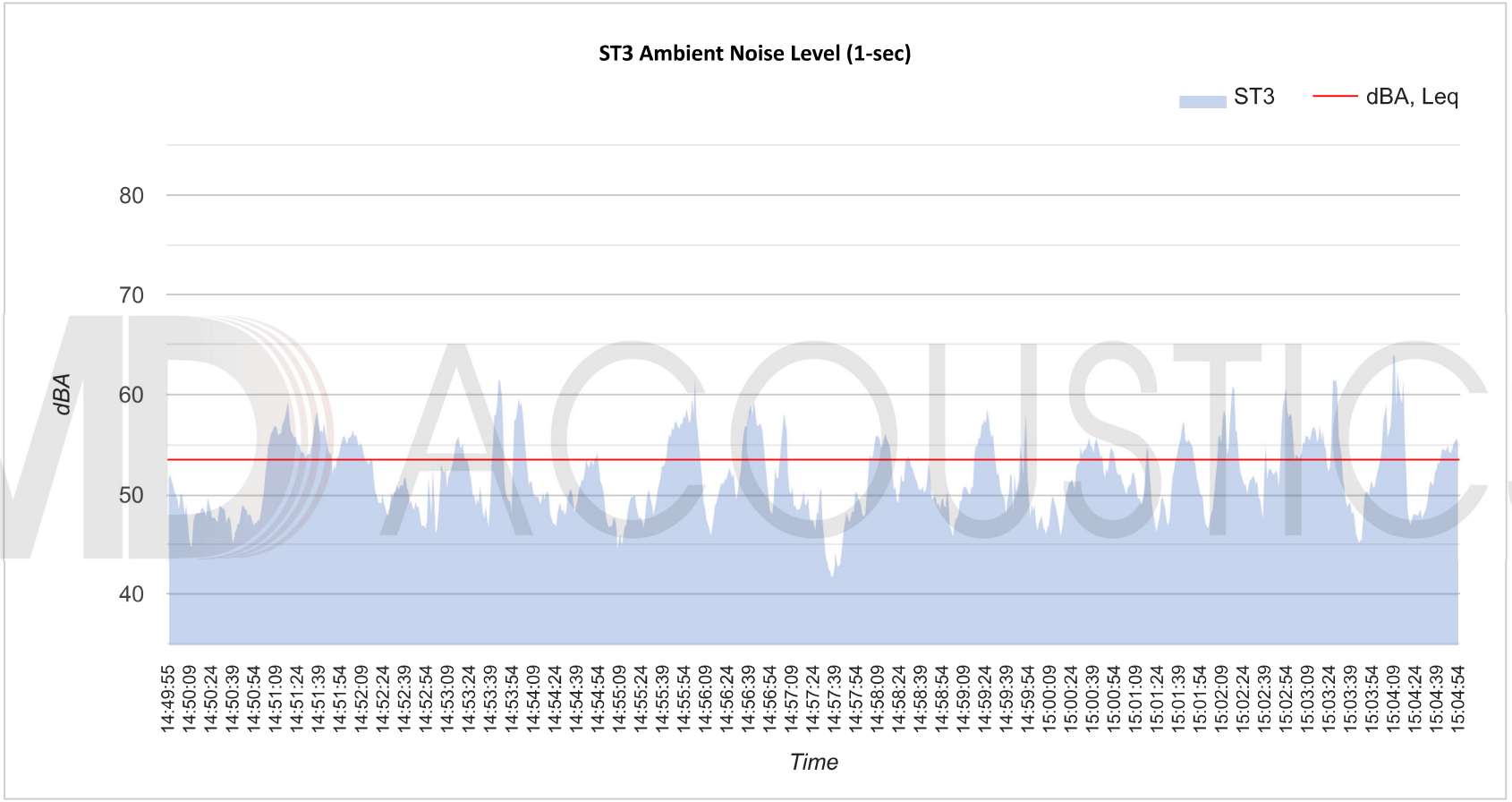
Project Name:	QQ 26-626 Bear Hollow & Zinfandel	**Site Topo:**	flat	**Noise Source(s) w/ Distance:**	
Site Address/Location:	Bear Hollow Drive & Zinfande	**Meteorological Cond.:**		Zinfandel Dr. @ 185 ft.	
Site Id:	ST2	**Ground Type:**	soft		



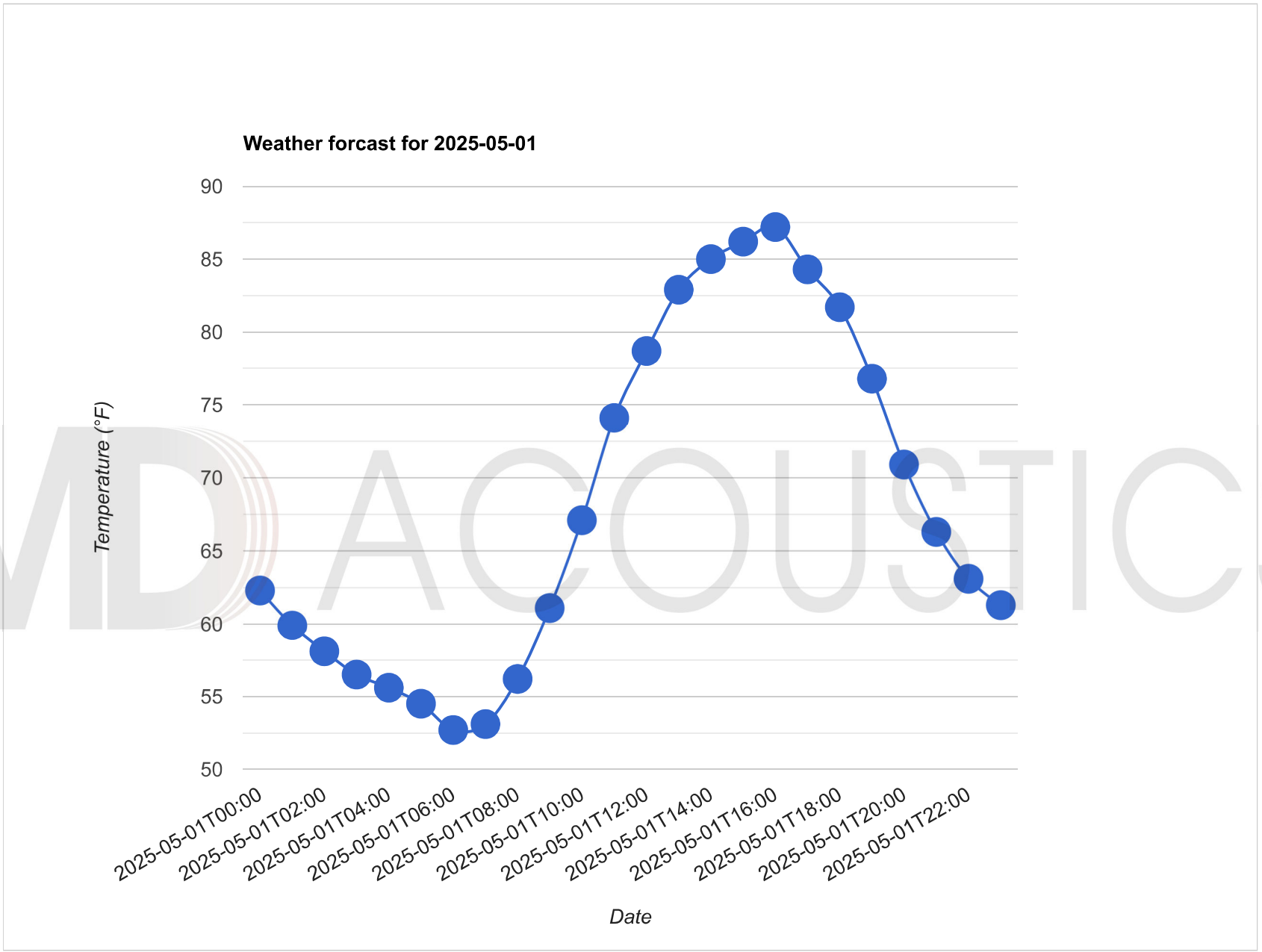
MD ACOUSTICS

15-Minute Continuous Noise Measurement Datasheet - Cont. - ST3

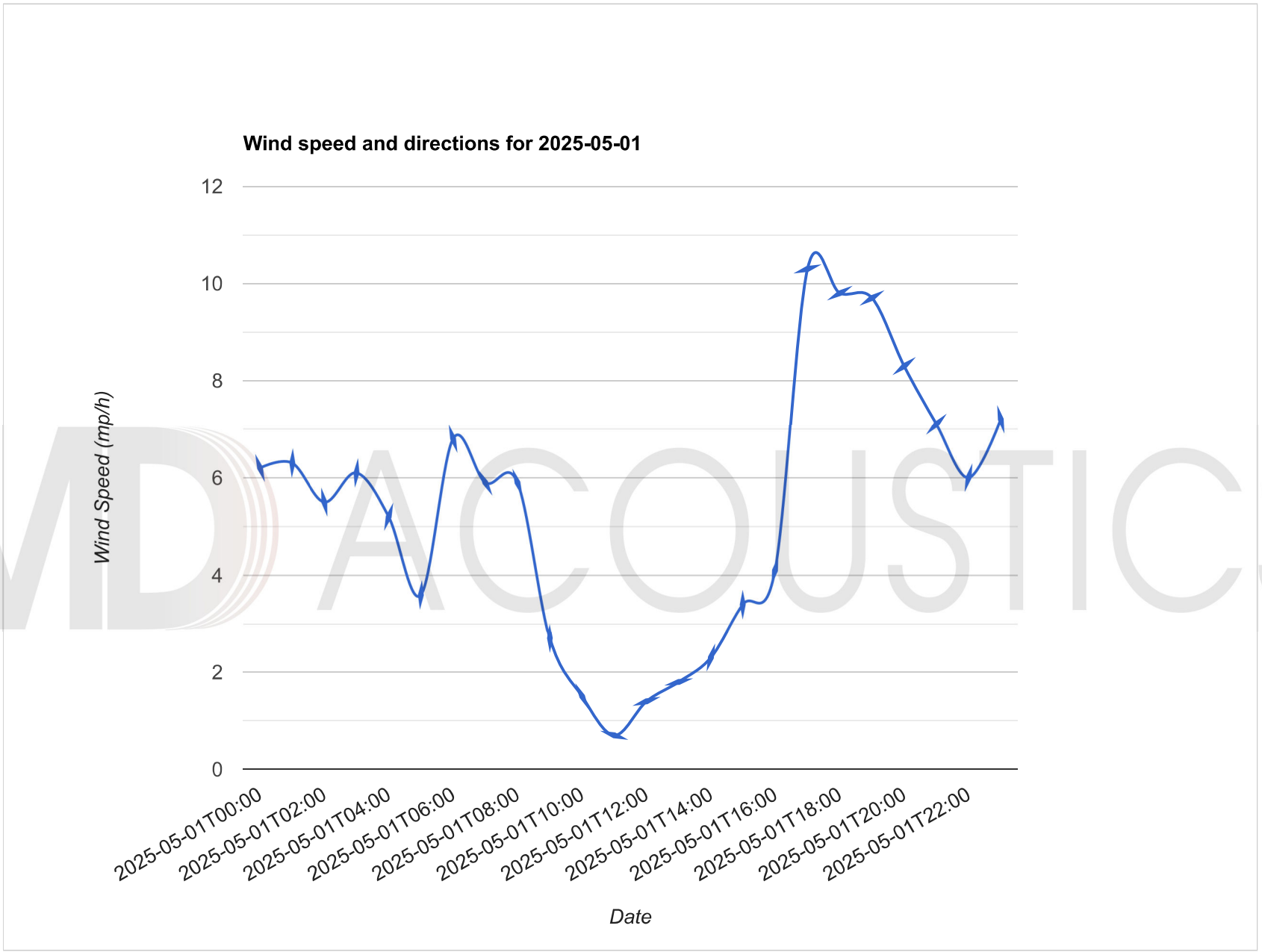
Project Name:	QQ 26-626 Bear Hollow & Zinfandel	**Site Topo:**	flat	**Noise Source(s) w/ Distance:**	
Site Address/Location:	Bear Hollow Drive & Zinfande	**Meteorological Cond.:**		Zinfandel Dr. @ 150 ft	
Site Id:	ST3	**Ground Type:**	soft		



MD ACOUSTICS



MD ACOUSTICS



Source: Global Forecast System (GFS) weather forcast model

MD ACOUSTICS

Appendix B:

SoundPLAN Input/Outputs

03622509_QQ 26-626 Rancho Cordova
Contribution spectra - "003 - 120 HP Predator - Standard:Outdoor SP"

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Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz	12.5kHz	16kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Receiver R1	Fl G	Lr,lim dB(A)	Leq,d 52.4 dB(A)	Sigma(Leq,d) 0.0 dB(A)																											
001 - 12 Sonny - Standard Tunnel-Facade 01	Leq,d	-7.1					-10.9			-22.1			-10.1			-19.9			-38.5			-51.3			-65.9			-88.5			
001 - 12 Sonny - Standard Tunnel-Facade 02	Leq,d	13.6					7.4			0.1			10.9			5.8			-4.6			-10.7			-22.5			-40.9			
001 - 12 Sonny - Standard Tunnel-Facade 03	Leq,d	7.4					1.2			-5.2			4.4			0.0			-9.8			-15.7			-26.9			-44.3			
001 - 12 Sonny - Standard Tunnel-Facade 04	Leq,d	3.6					1.1			-9.0			-1.3			-10.1			-23.5			-30.9			-43.6			-62.7			
001 - 12 Sonny - Standard Tunnel-Roof 01	Leq,d	10.5					4.2			-3.5			7.8			2.7			-7.7			-14.5			-26.8			-45.9			
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Leq,d	52.2					26.6			34.4			45.9			47.2			46.0			44.4			35.5			15.4			
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Leq,d	29.7					11.6			14.1			28.2			22.9			14.2			8.0			-3.0			-26.9			
car lanes	Leq,d	28.8	2.7	-14.3	-8.3	6.7	7.7	9.6	5.3	9.2	7.5	13.2	8.5	10.4	14.3	14.3	18.8	17.4	17.4	18.3	17.4	20.0	20.9	17.1	13.8	9.0	3.0	-3.3	-12.2	-22.2	-34.5
car lanes	Leq,d	28.6	2.5	-14.5	-8.6	6.4	7.3	9.3	5.0	8.9	7.8	13.2	8.2	10.1	14.1	14.0	18.7	17.3	17.3	18.2	17.2	19.9	20.7	16.8	13.5	8.7	2.8	-3.4	-12.4	-22.4	-34.6
Turbine	Leq,d	14.9				-10.3	-4.0	2.1	2.1	4.0	6.2	0.0	-1.7	-3.2	-6.2	-8.8	-6.5	-6.0	-4.4	-0.9	0.8	1.1	-0.5	4.9	5.6	4.5	3.5	0.8	-7.1	-16.0	-29.6

03622509_QQ 26-626 Rancho Cordova
Contribution spectra - "003 - 120 HP Predator - Standard:Outdoor SP"

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Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz	12.5kHz	16kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Turbine	Leq,d	16.0				-9.6	-3.2	2.9	3.1	4.9	7.0	0.6	-1.3	-3.0	-6.2	-8.9	-6.7	-6.3	-5.6	-1.5	1.1	2.3	1.2	5.9	6.8	6.0	5.4	3.0	-4.1	-11.7	-23.5
Vac	Leq,d	18.7	-14.2	-11.5	-4.8	-1.2	1.4	4.9	3.7	4.1	8.5	11.4	11.5	6.5	3.4	6.2	-0.2	1.1	0.6	2.6	6.6	5.4	3.8	1.6	-1.2	-7.0	-8.8	-19.4	-31.5	-43.9	-60.4
Vac	Leq,d	26.3	-13.0	-10.0	-3.1	0.9	3.9	7.9	7.3	8.2	13.4	17.0	17.9	13.9	11.8	15.8	9.8	12.4	13.2	11.0	15.1	14.7	14.0	13.1	11.6	7.4	3.2	-4.6	-14.5	-26.0	-42.6
Vac	Leq,d	18.6	-14.3	-11.6	-4.9	-1.3	1.3	4.8	3.6	3.9	8.4	11.2	11.3	6.2	3.0	5.7	-0.3	1.0	0.5	2.6	6.5	5.3	3.7	1.5	-1.3	-7.2	-9.0	-19.6	-32.0	-44.6	-61.4
Vac	Leq,d	29.2	-10.7	-7.7	-0.7	3.3	6.2	10.2	10.2	13.1	16.1	20.0	20.9	16.9	14.8	18.8	12.7	15.0	15.8	13.6	17.7	17.3	16.7	15.8	14.6	10.9	7.3	0.7	-7.4	-16.4	-29.4
Vac	Leq,d	15.1	-14.0	-11.6	-5.3	-2.1	0.1	3.1	2.0	3.8	5.5	7.9	7.5	2.0	-1.4	1.3	-5.1	-3.8	-3.0	-5.1	-0.8	-1.0	-1.5	-2.2	-3.2	-6.7	-10.0	-16.3	-24.0	-32.6	-45.1
Vac	Leq,d	15.0	-14.0	-11.6	-5.3	-2.0	0.1	3.2	2.1	1.9	5.6	8.0	7.5	2.1	-1.3	1.3	-5.0	-3.7	-3.1	-5.2	-0.9	-1.1	-1.6	-2.3	-3.3	-6.8	-10.1	-16.4	-24.2	-32.8	-45.5
Vac	Leq,d	15.3	-14.0	-11.6	-5.3	-2.0	0.1	3.2	2.0	1.8	5.5	8.0	7.5	2.0	-1.4	1.3	-5.0	-3.7	-3.2	-5.2	2.2	1.3	0.1	-1.2	-2.8	-6.7	-10.2	-16.6	-24.5	-33.1	-45.9
Vac	Leq,d	15.1	-14.0	-11.6	-5.3	-2.1	0.1	3.1	2.0	3.8	5.5	7.9	7.5	2.0	-1.4	1.2	-5.1	-3.8	-3.0	-5.1	-0.8	-1.0	-1.4	-2.1	-3.1	-6.7	-9.9	-16.2	-23.9	-32.4	-44.9
Vac	Leq,d	29.1	-10.7	-7.7	-0.8	3.2	6.2	10.2	10.2	13.1	16.1	20.0	20.9	16.9	14.8	18.7	12.6	15.0	15.8	13.6	17.6	17.2	16.6	15.8	14.6	10.8	7.3	0.7	-7.5	-16.5	-29.5
Vac	Leq,d	29.6	-10.7	-7.7	-0.7	3.3	6.2	10.2	10.2	13.1	16.1	20.0	20.9	16.9	14.8	18.8	13.6	15.9	16.8	14.6	18.5	18.2	17.6	16.8	15.6	11.8	8.3	1.6	-6.7	-15.8	-29.1
Vac	Leq,d	29.7	-10.7	-7.7	-0.7	3.2	6.2	10.2	10.2	13.1	16.1	20.0	20.9	16.9	14.8	18.8	13.6	16.0	16.8	14.6	18.6	18.7	18.2	17.3	16.1	12.4	8.7	2.0	-6.4	-15.6	-28.9
Vac	Leq,d	15.2	-14.1	-11.7	-5.3	-2.1	0.1	3.2	2.0	1.8	5.5	7.9	7.5	2.0	-1.4	1.3	-5.1	-3.7	-3.1	-5.1	2.1	1.2	0.1	-1.2	-2.8	-6.8	-10.3	-16.8	-24.7	-33.5	-46.4
Vac	Leq,d	19.0	-13.6	-10.9	-4.2	-0.6	2.0	5.5	4.3	4.6	9.0	11.7	11.6	6.3	3.0	5.6	-0.2	1.1	0.8	3.0	7.0	5.9	4.3	2.3	-0.5	-6.2	-8.1	-18.3	-29.7	-41.3	-56.9
Vac	Leq,d	25.0	-13.5	-10.8	-4.1	-0.4	2.2	5.8	4.7	5.2	11.7	15.0	15.7	11.4	9.1	12.8	8.6	11.2	12.0	10.5	14.5	14.9	14.2	13.1	11.5	7.2	3.0	-5.2	-15.5	-27.6	-44.9
Vac	Leq,d	27.1	-12.9	-9.9	-2.9	1.1	4.1	8.0	7.4	8.4	13.5	17.1	18.1	14.1	12.0	15.9	10.9	13.5	14.4	12.2	16.3	16.5	15.8	14.9	13.4	9.2	4.9	-3.0	-13.0	-24.7	-41.3
Vac	Leq,d	18.9	-13.5	-10.8	-4.1	-0.5	2.1	5.6	4.4	4.7	8.9	11.6	11.4	6.0	2.7	5.3	-1.0	0.4	0.2	2.9	7.0	5.9	4.4	2.3	-0.4	-6.0	-8.0	-18.0	-29.3	-40.7	-56.0
Vac	Leq,d	15.1	-14.2	-11.8	-5.4	-2.2	0.0	3.1	1.9	1.7	5.4	7.8	7.3	1.9	-1.5	1.2	-5.2	-3.8	-2.8	-4.8	2.2	1.3	0.2	-1.2	-2.9	-6.9	-10.5	-17.0	-25.1	-33.9	-46.9
Vac	Leq,d	15.0	-14.1	-11.8	-5.4	-2.2	0.0	3.0	1.8	1.6	5.3	7.6	7.2	1.7	-1.7	1.0	-5.3	-3.9	-3.1	-5.2	2.1	1.2	0.0	-1.4	-3.1	-7.1	-10.7	-17.3	-25.4	-34.4	-47.5
Vac	Leq,d	17.9	-13.4	-10.7	-4.1	-0.5	2.0	5.4	4.2	4.3	8.7	11.2	11.0	5.7	2.3	5.0	-1.2	0.3	0.1	-2.7	2.1	0.7	-1.0	-3.0	-4.9	-9.3	-13.4	-20.7	-29.8	-40.3	-55.4
Receiver R2	Fl G	Lr,lim dB(A)	Leq,d 49.8 dB(A)	Sigma(Leq,d) 0.0 dB(A)																											
001 - 12 Sonny - Standard Tunnel-Facade 01	Leq,d	2.4					-2.8			-11.8			-0.4			-6.4			-21.6			-32.0			-45.1			-66.0			
001 - 12 Sonny - Standard Tunnel-Facade 02	Leq,d	9.6					6.6			-2.4			4.6			0.2			-10.0			-17.1			-30.0			-50.2			
001 - 12 Sonny - Standard Tunnel-Facade 03	Leq,d	-4.5					-5.7			-17.7			-12.2			-19.0			-31.9			-39.4			-53.3			-74.1			

03622509_QQ 26-626 Rancho Cordova
Contribution spectra - "003 - 120 HP Predator - Standard:Outdoor SP"

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Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz	12.5kHz	16kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
001 - 12 Sonny - Standard Tunnel-Facade 04	Leq,d	6.2					3.3			-6.3			1.2			-3.6			-14.5			-20.5			-32.7			-51.2			
001 - 12 Sonny - Standard Tunnel-Roof 01	Leq,d	7.7					3.3			-5.9			4.3			-1.1			-12.0			-18.7			-32.1			-52.7			
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Leq,d	30.1					17.8			19.5			25.1			24.6			22.3			19.9			9.8			-12.3			
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Leq,d	46.6					25.0			30.4			42.6			42.9			37.3			31.1			20.9			-1.8			
car lanes	Leq,d	40.0	15.7	-1.2	4.8	19.8	20.7	22.7	19.0	22.9	20.0	22.7	17.8	19.8	24.0	24.1	28.0	28.8	28.7	29.7	28.4	31.3	32.2	28.9	26.6	23.0	19.0	15.7	10.8	6.3	1.1
car lanes	Leq,d	38.6	14.5	-2.4	3.6	18.6	19.5	21.5	17.8	21.7	18.7	21.2	16.2	18.2	22.4	22.4	26.4	27.3	27.3	28.3	27.0	29.9	30.7	27.4	25.1	21.5	17.4	13.9	8.8	4.1	-1.6
Turbine	Leq,d	23.0				-6.3	0.5	7.1	7.9	13.5	14.1	8.3	7.0	7.6	4.8	3.7	5.1	5.7	6.0	8.8	9.5	9.3	6.9	11.4	12.2	11.8	11.8	10.1	4.2	-1.9	-11.8
Turbine	Leq,d	24.9				-5.6	1.2	10.9	11.8	14.4	15.0	9.4	8.1	8.9	7.4	5.1	6.6	7.4	7.8	10.7	11.5	11.2	10.6	14.7	15.1	14.0	13.0	10.5	4.1	-2.2	-12.3
Vac	Leq,d	36.3	-1.6	1.4	8.4	12.4	15.4	19.4	19.6	20.6	23.6	24.5	25.5	21.5	19.6	23.6	17.6	23.0	24.0	21.9	25.7	25.6	25.3	25.0	24.5	21.8	19.6	14.7	9.1	3.5	-5.4
Vac	Leq,d	35.7	-2.2	0.8	7.8	11.8	14.8	18.8	18.9	19.9	22.9	23.7	24.7	20.6	18.8	22.8	16.8	22.3	23.3	21.4	25.2	25.1	24.8	24.4	23.8	21.1	18.7	13.8	7.9	2.0	-7.2
Vac	Leq,d	37.1	-0.9	2.1	9.1	13.1	16.1	20.1	20.2	21.2	24.2	25.3	26.3	22.3	20.5	24.5	18.5	23.6	24.6	22.5	26.3	26.2	26.0	25.7	25.2	22.6	20.5	15.8	10.4	5.0	-3.5
Vac	Leq,d	25.4	-8.1	-5.1	1.9	5.9	8.9	12.9	12.3	12.1	14.8	14.8	15.3	10.8	8.5	11.9	5.4	11.4	11.9	10.7	14.4	13.5	12.4	10.8	12.4	7.7	2.8	-5.7	-16.4	-28.9	-46.1
Vac	Leq,d	26.3	-7.1	-4.1	2.9	6.9	9.9	13.9	13.5	13.1	15.8	15.9	16.4	11.8	9.5	13.0	6.4	12.3	12.8	11.4	15.7	15.1	14.0	12.4	10.3	5.4	0.6	-7.2	-16.4	-26.6	-41.3
Vac	Leq,d	26.8	-6.8	-3.8	3.2	7.1	10.1	14.1	13.8	13.3	16.0	16.1	16.7	12.1	9.8	13.3	6.8	12.8	13.3	12.6	16.3	15.6	14.6	13.1	11.2	6.5	2.1	-5.4	-14.3	-24.2	-38.4
Vac	Leq,d	27.2	-6.6	-3.6	3.4	7.4	10.4	14.4	14.2	13.6	16.3	16.4	17.0	12.5	10.2	13.7	7.3	13.2	13.8	13.0	16.8	16.1	15.2	13.9	12.2	7.8	3.6	-3.5	-12.1	-21.5	-35.2
Vac	Leq,d	26.0	-7.4	-4.4	2.6	6.6	9.6	13.6	13.2	12.8	15.5	15.6	16.1	11.5	9.2	12.7	6.1	12.0	12.5	11.1	15.3	14.7	13.6	12.1	9.9	4.9	-0.1	-8.2	-17.7	-28.3	-43.4
Vac	Leq,d	25.2	-8.3	-5.3	1.7	5.7	8.7	12.7	12.0	11.8	14.6	14.6	15.1	10.6	8.2	11.7	5.2	11.3	11.8	10.6	14.3	13.5	12.4	10.8	12.2	7.5	2.5	-6.1	-17.0	-29.7	-47.2
Vac	Leq,d	25.7	-7.9	-4.9	2.1	6.1	9.1	13.1	12.5	12.3	15.0	15.0	15.5	11.0	8.6	12.1	5.5	11.5	12.0	10.8	14.4	13.5	12.4	14.3	12.5	7.9	3.1	-5.4	-16.0	-28.2	-45.3
Vac	Leq,d	25.9	-7.7	-4.7	2.3	6.3	9.3	13.3	12.8	12.5	15.3	15.3	15.8	11.3	8.9	12.4	5.8	11.8	12.2	10.9	14.6	13.7	12.5	14.6	12.8	8.2	3.5	-4.7	-15.1	-27.1	-43.7
Vac	Leq,d	27.9	-6.3	-3.3	3.7	7.7	10.7	14.7	14.6	13.9	16.6	17.0	17.5	13.1	10.8	14.4	7.9	13.7	14.4	13.7	17.6	17.0	16.3	15.2	13.7	9.6	5.9	-0.8	-8.9	-17.8	-30.8
Vac	Leq,d	33.7	-3.9	-0.9	6.1	10.1	13.1	17.1	17.1	18.1	21.1	21.4	22.4	18.3	16.5	20.5	14.5	20.4	21.3	19.5	23.5	23.4	23.1	22.6	21.9	18.8	16.1	10.8	4.3	-2.4	-12.8

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Contribution spectra - "003 - 120 HP Predator - Standard:Outdoor SP"

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Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz	12.5kHz	16kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Vac	Leq,d	34.3	-3.4	-0.4	6.6	10.6	13.6	17.6	17.7	18.7	21.7	22.1	23.1	19.1	17.2	21.2	15.2	21.1	22.0	20.2	24.1	23.9	23.6	23.2	22.5	19.6	17.1	11.8	5.5	-1.0	-10.9
Vac	Leq,d	35.0	-2.8	0.2	7.2	11.2	14.2	18.2	18.3	19.3	22.3	22.9	23.8	19.8	18.0	22.0	16.0	21.7	22.7	20.8	24.6	24.4	24.2	23.7	23.1	20.3	17.9	12.7	6.7	0.5	-9.1
Vac	Leq,d	33.1	-4.4	-1.4	5.6	9.6	12.6	16.6	16.6	17.6	20.6	20.7	21.7	17.7	15.9	19.8	13.8	19.8	20.8	19.0	22.9	22.7	22.4	21.9	21.1	18.0	15.3	9.8	3.2	-3.9	-14.6
Vac	Leq,d	28.4	-6.0	-3.0	4.0	8.0	11.0	15.0	13.4	14.1	16.8	17.4	18.0	13.6	11.4	15.0	8.7	14.3	15.1	14.2	18.1	17.7	17.1	16.2	15.0	11.3	8.0	1.8	-5.6	-13.8	-26.0
Vac	Leq,d	29.2	-5.6	-2.6	4.4	8.4	11.4	15.4	15.4	16.4	19.4	19.2	18.5	14.2	11.9	15.6	9.2	14.6	15.4	14.1	18.4	17.9	17.3	16.5	15.3	11.7	8.5	2.4	-4.8	-12.8	-24.6
Vac	Leq,d	32.6	-4.9	-1.9	5.1	9.1	12.1	16.0	16.1	17.1	20.1	20.0	21.0	17.0	15.2	19.2	13.2	19.3	20.4	18.6	22.6	22.4	22.0	21.4	20.6	17.4	14.6	8.9	2.0	-5.3	-16.4
Receiver R3	Fl G	Lr,lim dB(A)	Leq,d 50.8 dB(A)	Sigma(Leq,d) 0.0 dB(A)																											
001 - 12 Sonny - Standard Tunnel-Facade 01	Leq,d	-10.0					-12.9			-23.9			-14.1			-22.7			-40.4			-53.6			-60.4			-86.9			
001 - 12 Sonny - Standard Tunnel-Facade 02	Leq,d	1.2					-0.4			-11.6			-5.6			-13.4			-21.0			-28.3			-43.3			-66.3			
001 - 12 Sonny - Standard Tunnel-Facade 03	Leq,d	6.2					2.5			-6.0			1.1			-1.4			-11.1			-17.5			-29.7			-49.5			
001 - 12 Sonny - Standard Tunnel-Facade 04	Leq,d	5.7					2.4			-7.0			1.0			-3.0			-14.0			-20.8			-33.5			-54.3			
001 - 12 Sonny - Standard Tunnel-Roof 01	Leq,d	5.4					0.6			-8.4			2.1			-3.1			-14.3			-21.3			-34.4			-56.2			
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Leq,d	50.0					28.2			33.9			41.4			44.6			45.1			43.2			34.1			12.9			

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Contribution spectra - "003 - 120 HP Predator - Standard:Outdoor SP"

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Source	Time slice	Sum	25Hz	31.5Hz	40Hz	50Hz	63Hz	80Hz	100Hz	125Hz	160Hz	200Hz	250Hz	315Hz	400Hz	500Hz	630Hz	800Hz	1kHz	1.25kHz	1.6kHz	2kHz	2.5kHz	3.15kHz	4kHz	5kHz	6.3kHz	8kHz	10kHz	12.5kHz	16kHz
		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Leq,d	28.8					14.0			16.7			26.3			23.6			15.5			6.8			-6.8			-34.9			
car lanes	Leq,d	25.8	2.5	-14.4	-8.4	6.6	7.1	9.0	4.1	8.0	4.9	7.5	2.4	4.3	8.6	8.5	12.4	13.6	13.9	15.3	15.1	18.4	18.8	14.8	11.2	5.8	-0.9	-8.4	-19.2	-32.0	-48.2
car lanes	Leq,d	25.6	2.6	-14.4	-8.4	6.6	6.9	8.8	3.9	7.8	4.6	7.2	2.2	4.1	8.4	8.3	12.2	13.0	13.6	15.0	14.9	18.2	18.6	14.6	11.1	5.8	-0.8	-8.1	-18.8	-31.4	-47.3
Turbine	Leq,d	22.2				-9.1	-2.4	4.3	4.9	10.3	10.9	5.2	3.9	2.6	-0.2	0.8	2.1	2.8	3.0	5.6	6.4	6.0	3.5	7.8	8.4	16.6	15.2	11.5	2.5	-7.8	-23.0
Turbine	Leq,d	20.1				-8.9	-2.0	4.7	5.3	10.1	10.7	5.3	7.3	6.3	3.5	1.1	3.3	4.0	4.3	6.9	7.7	7.3	4.5	8.6	8.9	8.0	7.9	4.6	-3.6	-12.9	-27.1
Vac	Leq,d	25.4	-13.8	-10.8	-3.8	0.2	3.2	7.2	6.4	7.4	10.5	13.9	14.9	10.8	9.1	13.0	7.0	10.5	11.8	10.1	15.0	15.8	16.1	15.2	13.8	9.7	5.4	-2.4	-12.5	-24.5	-41.6
Vac	Leq,d	25.7	-13.6	-10.6	-3.6	0.4	3.4	7.4	6.7	7.7	10.7	14.2	15.1	11.1	9.4	13.3	7.3	10.8	12.1	10.4	15.3	16.2	16.3	15.5	14.1	10.1	5.9	-1.8	-11.7	-23.4	-40.2
Vac	Leq,d	25.2	-14.0	-11.0	-4.0	0.0	3.0	7.0	6.2	7.2	10.2	13.6	14.6	10.5	8.8	12.7	6.7	10.2	11.5	10.3	15.1	15.8	16.0	15.0	13.6	9.3	5.0	-3.0	-13.4	-25.6	-43.2
Vac	Leq,d	30.4	-6.5	-3.5	3.5	7.5	10.5	14.5	14.3	15.3	18.2	17.7	18.7	14.7	12.9	16.9	10.9	17.4	18.5	16.4	20.4	20.2	19.8	19.1	18.2	14.7	11.6	5.3	-2.5	-11.2	-24.0
Vac	Leq,d	31.7	-7.1	-4.1	2.9	6.9	9.9	13.9	15.8	16.8	19.8	19.0	20.0	16.0	14.3	18.2	12.2	18.9	19.9	17.7	21.8	21.5	21.1	20.4	19.4	15.8	12.3	5.6	-2.8	-12.3	-26.3
Vac	Leq,d	31.4	-7.3	-4.3	2.7	6.7	9.7	13.7	15.6	16.6	19.6	18.9	19.9	15.8	14.0	18.0	12.0	18.7	19.6	17.5	21.6	21.3	20.9	20.2	19.1	15.5	11.9	5.1	-3.4	-13.1	-27.4
Vac	Leq,d	31.2	-7.4	-4.4	2.6	6.6	9.5	13.5	13.1	16.4	19.4	18.7	19.6	15.5	13.8	17.7	11.7	18.5	19.4	17.3	21.4	21.1	20.6	19.9	18.8	15.1	11.5	4.6	-4.0	-14.0	-28.5
Vac	Leq,d	29.7	-6.9	-3.9	3.1	7.1	10.1	14.1	13.7	14.7	17.7	17.1	18.1	14.0	12.2	16.2	10.2	16.8	17.8	15.7	19.7	19.5	19.1	18.4	17.5	13.9	10.6	4.1	-4.0	-13.1	-26.6
Vac	Leq,d	30.0	-11.1	-8.1	-1.0	3.0	6.0	10.1	10.0	11.1	14.1	18.0	18.9	14.9	13.1	17.1	11.1	16.3	18.6	16.5	20.6	20.3	19.9	19.3	18.4	15.0	11.9	5.6	-2.0	-10.6	-23.2
Vac	Leq,d	30.7	-6.6	-3.6	3.4	7.4	10.4	14.4	14.2	15.1	18.1	17.6	18.6	14.6	12.8	16.7	10.7	17.3	18.4	16.2	20.3	20.0	21.0	20.4	19.4	15.8	12.5	5.9	-2.1	-11.1	-24.3
Vac	Leq,d	30.8	-6.8	-3.8	3.2	7.2	10.2	14.2	13.9	14.9	17.9	17.3	18.3	14.3	12.5	16.5	10.4	17.1	18.0	17.7	21.6	21.4	20.9	20.3	19.2	15.6	12.3	5.7	-2.5	-11.7	-25.1
Vac	Leq,d	30.9	-7.6	-4.6	2.4	6.4	9.4	13.4	12.9	16.2	19.2	18.4	19.3	15.3	13.5	17.4	11.4	18.3	19.2	17.1	21.2	20.9	20.4	19.7	18.5	14.8	11.1	4.8	-4.2	-14.5	-29.4
Vac	Leq,d	26.9	-13.0	-10.0	-3.0	1.0	4.0	8.0	7.4	8.5	11.5	15.0	16.0	12.0	10.2	15.5	9.3	12.5	13.6	11.9	16.7	17.5	17.4	16.5	15.3	11.4	7.5	0.1	-9.1	-20.0	-35.6
Vac	Leq,d	26.5	-13.2	-10.2	-3.2	0.8	3.8	7.8	7.2	8.2	11.2	14.7	15.7	11.7	9.9	14.1	8.0	11.4	12.7	11.7	16.4	17.2	17.2	16.3	15.0	11.0	7.0	-0.5	-10.0	-21.1	-37.1
Vac	Leq,d	26.1	-13.4	-10.4	-3.4	0.6	3.6	7.6	6.9	7.9	11.0	14.4	15.4	11.4	9.6	13.6	7.5	11.0	12.3	11.2	16.0	16.7	16.8	15.9	14.6	10.6	6.5	-1.1	-10.8	-22.2	-38.6
Vac	Leq,d	28.0	-12.8	-9.8	-2.8	1.2	4.2	8.3	7.7	8.7	11.7	15.3	16.3	12.3	10.5	16.3	10.3	13.6	14.8	13.2	18.0	18.9	18.6	18.1	17.2	13.2	9.2	1.8	-7.5	-18.4	-33.9
Vac	Leq,d	30.7	-7.8	-4.8	2.2	6.2	9.2	13.2	12.6	16.0	18.9	18.1	19.1	15.0	13.2	17.2	11.1	18.0	19.0	16.8	20.9	20.6	20.2	19.4	18.3	14.5	10.7	3.6	-5.4	-15.8	-30.9
Vac	Leq,d	30.4	-8.0	-5.0	2.0	6.0	9.0	13.0	12.4	15.8	18.7	17.9	18.8	14.8	13.0	16.9	10.9	17.8	18.7	16.6	20.7	20.4	19.9	19.2	18.0	14.1	10.3	3.1	-6.1	-16.6	-32.0
Vac	Leq,d	28.4	-12.6	-9.6	-2.6	1.4	4.5	8.5	8.0	9.0	12.0	15.7	16.6	12.6	10.8	16.6	10.5	13.9	15.2	13.6	18.6	19.3	19.0	18.5	17.5	13.6	9.7	2.4	-6.7	-17.3	-32.4

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Assessed contribution level - "003 - 120 HP Predator - 9

Source	Source type	Leq,d dB(A)	
Receiver R1 Fl G Lr,lim dB(A) Leq,d 52.4 dB(A) Sigma(Leq,d) 0.0 dB(A)			
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Area	52.2	
Vac	Point	29.7	
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Area	29.7	
Vac	Point	29.6	
Vac	Point	29.2	
Vac	Point	29.1	
car lanes	Line	28.8	
car lanes	Line	28.6	
Vac	Point	27.1	
Vac	Point	26.3	
Vac	Point	25.0	
Vac	Point	19.0	
Vac	Point	18.9	
Vac	Point	18.7	
Vac	Point	18.6	
Vac	Point	17.9	
Turbine	Point	16.0	
Vac	Point	15.3	
Vac	Point	15.2	
Vac	Point	15.1	
Vac	Point	15.1	
Vac	Point	15.1	
Vac	Point	15.0	
Vac	Point	15.0	
Turbine	Point	14.9	
001 - 12 Sonny - Standard Tunnel-Facade 02	Area	13.6	
001 - 12 Sonny - Standard Tunnel-Roof 01	Area	10.5	
001 - 12 Sonny - Standard Tunnel-Facade 03	Area	7.4	
001 - 12 Sonny - Standard Tunnel-Facade 04	Area	3.6	
001 - 12 Sonny - Standard Tunnel-Facade 01	Area	-7.1	
Receiver R2 Fl G Lr,lim dB(A) Leq,d 49.8 dB(A) Sigma(Leq,d) 0.0 dB(A)			
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Area	46.6	
car lanes	Line	40.0	
car lanes	Line	38.6	
Vac	Point	37.1	
Vac	Point	36.3	
Vac	Point	35.7	
Vac	Point	35.0	
Vac	Point	34.3	
Vac	Point	33.7	
Vac	Point	33.1	
Vac	Point	32.6	
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Area	30.1	

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Assessed contribution level - "003 - 120 HP Predator -

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Source	Source type	Leq,d dB(A)	
Vac	Point	29.2	
Vac	Point	28.4	
Vac	Point	27.9	
Vac	Point	27.2	
Vac	Point	26.8	
Vac	Point	26.3	
Vac	Point	26.0	
Vac	Point	25.9	
Vac	Point	25.7	
Vac	Point	25.4	
Vac	Point	25.2	
Turbine	Point	24.9	
Turbine	Point	23.0	
001 - 12 Sonny - Standard Tunnel-Facade 02	Area	9.6	
001 - 12 Sonny - Standard Tunnel-Roof 01	Area	7.7	
001 - 12 Sonny - Standard Tunnel-Facade 04	Area	6.2	
001 - 12 Sonny - Standard Tunnel-Facade 01	Area	2.4	
001 - 12 Sonny - Standard Tunnel-Facade 03	Area	-4.5	
Receiver R3 Fl G Lr,lim dB(A) Leq,d 50.8 dB(A) Sigma(Leq,d) 0.0 dB(A)			
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Area	50.0	
Vac	Point	31.7	
Vac	Point	31.4	
Vac	Point	31.2	
Vac	Point	30.9	
Vac	Point	30.8	
Vac	Point	30.7	
Vac	Point	30.7	
Vac	Point	30.4	
Vac	Point	30.4	
Vac	Point	30.0	
Vac	Point	29.7	
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Area	28.8	
Vac	Point	28.4	
Vac	Point	28.0	
Vac	Point	26.9	
Vac	Point	26.5	
Vac	Point	26.1	
car lanes	Line	25.8	
Vac	Point	25.7	
car lanes	Line	25.6	
Vac	Point	25.4	
Vac	Point	25.2	
Turbine	Point	22.2	
Turbine	Point	20.1	
001 - 12 Sonny - Standard Tunnel-Facade 03	Area	6.2	

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Assessed contribution level - "003 - 120 HP Predator - 9

Source	Source type	Leq,d dB(A)	
001 - 12 Sonny - Standard Tunnel-Facade 04	Area	5.7	
001 - 12 Sonny - Standard Tunnel-Roof 01	Area	5.4	
001 - 12 Sonny - Standard Tunnel-Facade 02	Area	1.2	
001 - 12 Sonny - Standard Tunnel-Facade 01	Area	-10.0	

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Octave spectra of the sources in dB(A) - "003 - 120 HP Predator - Standard:Outdoor SP"

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Name	Source type	l or A	Li	Rw	L'w	Lw	KI	KT	DO-Wall	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz	
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	
001 - 12 Sonny - Standard Tunnel-Facade 01	Area	23.69	81.0	57.0	33.7	47.4	0.0	0.0	3	264_Facade 01	38.4	32.0	45.9	38.7	21.3	10.8	-0.8	-15.8		
001 - 12 Sonny - Standard Tunnel-Facade 02	Area	196.13	86.2	57.0	37.5	60.4	0.0	0.0	3	266_Facade 02	53.3	47.4	58.0	53.0	40.5	34.2	24.0	11.8		
001 - 12 Sonny - Standard Tunnel-Facade 03	Area	30.00	88.5	57.0	39.4	54.1	0.0	0.0	3	267_Facade 03	47.0	41.3	51.5	47.1	35.3	29.2	19.2	7.5		
001 - 12 Sonny - Standard Tunnel-Facade 04	Area	196.13	86.2	57.0	37.5	60.4	0.0	0.0	3	269_Facade 04	53.3	47.4	58.0	52.9	40.5	34.2	24.0	11.8		
001 - 12 Sonny - Standard Tunnel-Roof 01	Area	214.08	86.2	57.0	37.4	60.8	0.0	0.0	0	257_Roof 01_	53.5	47.6	58.3	53.3	40.9	34.5	24.4	12.1		
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Area	9.29	89.1	0.0	89.1	98.8	0.0	0.0	3	268_Transmissive area 03	72.4	80.6	93.0	94.5	91.8	89.8	83.0	69.8		
001 - 12 Sonny - Standard Tunnel-Transmissive area 03	Area	15.61	81.1	0.0	81.1	93.0	0.0	0.0	3	265_Transmissive area 03	66.3	73.8	90.1	89.0	80.6	74.0	65.2	48.3		
car lanes	Line	64.17			62.8	80.9	0.0	0.0	0	Carwash - Drive-Thru - Idiling Car @ 6ft	64.5	66.0	68.8	73.8	74.4	75.7	72.2	64.1	57.5	
car lanes	Line	61.49			62.8	80.7	0.0	0.0	0	Carwash - Drive-Thru - Idiling Car @ 6ft	64.4	65.8	68.6	73.6	74.2	75.5	72.0	64.0	57.3	
Turbine	Point				86.7	86.7	0.0	0.0	0	Carwash: Vacutech Turbine	61.4	71.6	68.5	65.9	69.8	73.6	80.2	83.4	79.1	
Turbine	Point				86.7	86.7	0.0	0.0	0	Carwash: Vacutech Turbine	61.4	71.6	68.5	65.9	69.8	73.6	80.2	83.4	79.1	
Vac	Point				81.0	81.0	0.0	0.0	0	Carwash: Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2	
Vac	Point				81.0	81.0	0.0	0.0	0	Carwash: Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2	
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Vac	Point				81.0	81.0	0.0	0.0	0	Carwash: Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2	
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Vac	Point				81.0	81.0	0.0	0.0	0	Carwash: Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2	
Vac	Point				81.0	81.0	0.0	0.0	0	Carwash: Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2	

03622509_QQ 26-626 Rancho Cordova
Octave spectra of the sources in dB(A) - "003 - 120 HP Predator - Standard:Outdoor SP"

3

Name	Source type	l or A	Li	Rw	L'w	Lw	KI	KT	DO-Wall	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz	
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB		dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	
Vac	Point				81.0	81.0	0.0	0.0	0	Carwash: Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2	
Vac	Point				81.0	81.0	0.0	0.0	0	Carwash: Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2	

Appendix C:

Equipment Reference Data

INTERNATIONAL DRYING
CORPORATION

STEALTH PREDATOR DRYING SYSTEM

THE FIRST "ULTRA QUIET" DRYING SYSTEM

- ✓Patent pending Reverse flow technology
- ✓Producers construced from 304 surgical stainless steel
- ✓Over 11,000 cubic feet per minute (CFM) per 10HP motor
- ✓Meets or exceeds most U.S. and International sound regulations
- ✓Sound & Performance studies done in reverberant sound room ISO 3741:2010, 3747:2010

SCAN ME

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International Drying Corporation
160 Chicago St
Cary, IL 60013

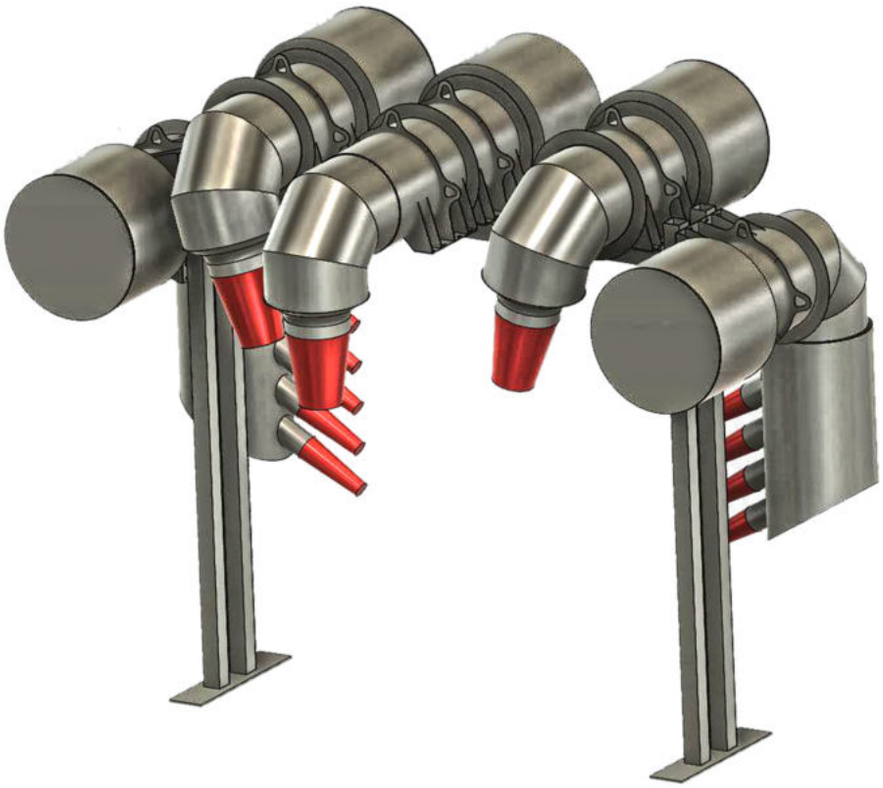
Stealth Predator Ultra-Quiet Drying System Specifications

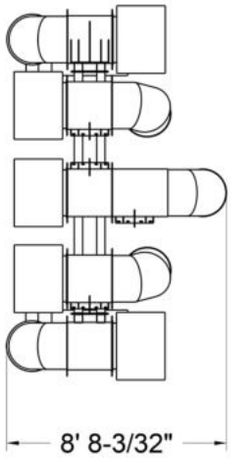
30HP System - Total Sound 60Hz		80HP System - Total Sound 60Hz	
Q = sound source			
65	dBA at Q=1, 30 feet	69.4	dBA at Q=1, 30 feet
61.8	dBA at Q=1, 45 feet	66.5	dBA at Q=1, 45 feet
60.2	dBA at Q=1, 55 feet	64.9	dBA at Q=1, 55 feet

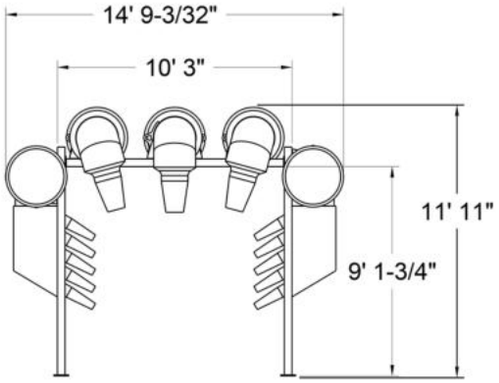
Meets OSHA Sound Exposure Requirements

✓ The Stealth Predator features patent pending "Reverse flow air technology" which creates the first "Ultra-Quiet Dryer" and is the most powerful Ultra Quiet Dryer ever designed.

Model uses 120 HP System







INTERNATIONAL DRYING CORPORATION

SPECIFICATIONS

15' 2" Bay Width
12' 0" Ceiling Height
96" Standard Clearance

Closed cell foam nozzles available in red, blue, black

Ducts-Stainless Steel
Molded Aluminum Impellors
Stainless Steel Motor Housings

Slotted flanges for adjustability of air outlet and air intake

Project: Sound Library

Job Number: 0000-2020-02

Site Address/Location: Parking lot

Date: 09/18/2018

Field Tech/Engineer: Robert Pearson

Source/System: 2009 Hyundai Sonata

General Location: Measured @ 3'

Sound Meter: NTi XL2 **SN:** A2A-05967-E0

Settings: A-weighted, slow, 1-sec, 10-sec duration

Meteorological Cond.: 90 degrees F, 0 mph wind

Site Observations:

Clear sky, measurements were performed at 3ft of source.

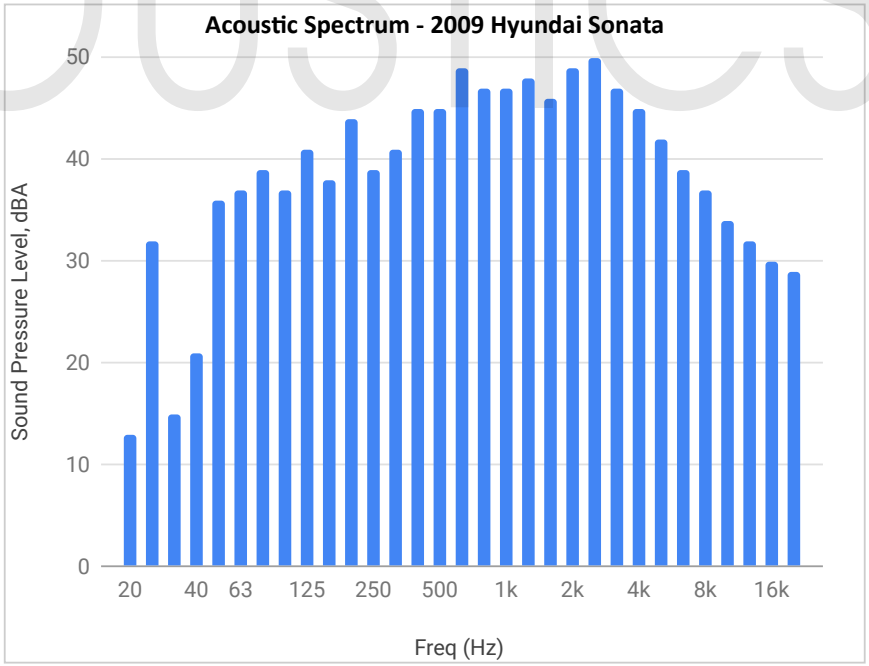
Leq	Lmin	Lmax
58.7	0.0	0.0

Ln 2	Ln 8	Ln 25	Ln 50	Ln 90	Ln 99
0.0	0.0	0.0	0.0	0.0	0.0

Table 1: Summary Measurement Data

Source/System	Overall Source	Overall	3rd Octave Band Data (dBA)																														
		dB(A)	20	25	31.5	40	50	63	80	100	125	160	200	250	315	400	500	630	800	1k	1.25k	1.6k	2k	2.5k	3.15k	4k	5k	6.3k	8k	10k	12.5k	16k	20k
2009 Hyundai Sonata	Car Idle	58.7	13.0	32.0	15.0	21.0	36.0	37.0	39.0	37.0	41.0	38.0	44.0	39.0	41.0	45.0	45.0	49.0	47.0	47.0	48.0	46.0	49.0	50.0	47.0	45.0	42.0	39.0	37.0	34.0	32.0	30.0	29.0

Figure 1: Car Idle - Hyundai Sonata



MD ACOUSTICS

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Chandler, AZ 85249
p. (602) 774-1950

CA Office
1197 Los Angeles Ave, Ste C-256
Simi Valley, CA 93065
p. (805) 426-4477

Project: SuperStar Car Wash Chula Vista
Site Location: 1555 W Warner Rd, Gilbert, AZ 85233
Date: 4/5/2018
Field Tech/Engineer: Robert Pearson
Source/System: Vacutec System

Location: Vac Bay 1
Sound Meter: NTi XL2 **SN:** A2A-05967-E0
Settings: A-weighted, slow, 1-sec, 10-sec duration
Meteorological Cond.: 80 degrees F, 2 mph wind

Site Observations:
Clear sky, measurements were performed within 1.5ft of source. Measurements were performed while the vacuum was positiioned at three (3) different positions. Holstered, unholstered and inside a car. This data is utilized for acoustic modeling purposes and represents an average sound level at a vacuum station.

Table 1: Summary Measurement Data

Source	System	Overall dB(A)	3rd Octave Band Data (dBA)																														
			20	25	31.5	40	50	63	80	100	125	160	200	250	315	400	500	630	800	1K	1.25K	1.6K	2K	2.5K	3.15K	4K	5K	6.3K	8K	10K	12.5K	16K	20K
Vacutech (Holstered)	Vacuum	63.3	9	17	22	29	31	35	40	41	44	43	46	48	47	49	51	51	51	52	53	52	52	50	52	53	50	47	47	48	45	39	30
Vacutech (Unholstered)	Vacuum	80.7	6	19	22	28	34	37	40	43	47	46	48	48	48	49	54	55	58	58	62	65	68	70	74	75	73	69	67	65	63	60	55
Vacutech (Inside Car)	Vacuum	69.6	16	28	31	38	42	45	49	51	52	55	60	61	57	55	59	53	55	56	54	57	57	57	57	57	55	54	51	48	46	42	36
Average Level*	Vacuum	76.3	13	24	28	34	38	41	45	47	49	51	56	57	53	52	56	54	56	56	59	61	64	66	69	70	68	64	62	60	58	55	50

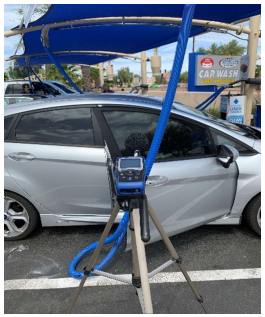
* Refers to the logarithmic average of all measurements. This measurement represents an average of the multiple vacuum positions.

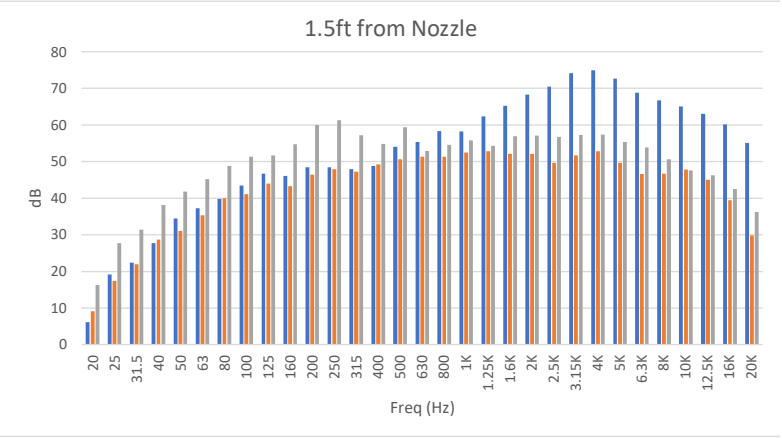
Figure 1: Example Measurement Position

Figure 1: Holstered

Figure 2: Unholstered

Figure 3: Inside Car





Vacutech sound levels

SOUND LEVEL METER READINGS

MODEL: FT-DD-T340HP4 (40hp VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.

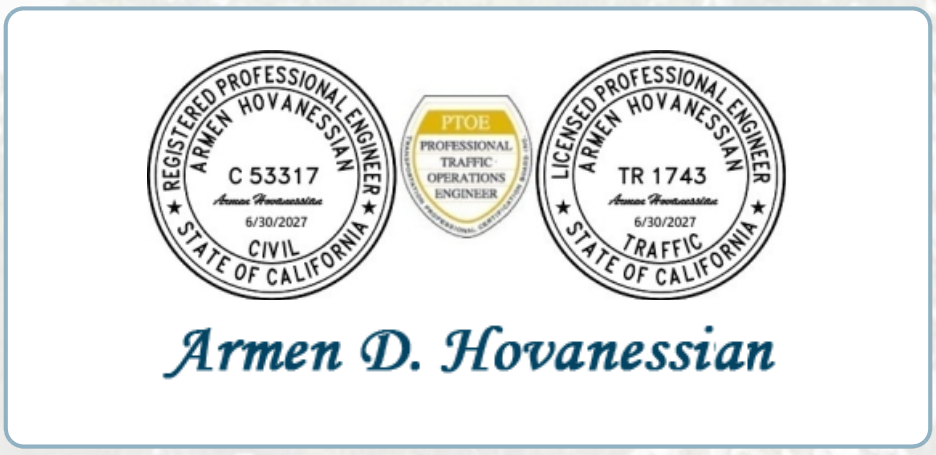
SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

Armen Hovanessian
Transportation Consulting
AHTC Inc.

Quick Quack Rancho Cordova 26-626
Trip Generation & Queueing Analysis Report
August 9, 2025
Bear Hollow Dr & Zinfandel Dr
Rancho Cordova
California - 95670



AHTC Inc.

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West Hills, California - 91307

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INTRODUCTION

Armen Hovanessian Transportation Consulting (AHTC, Inc.) is pleased to present this Trip Generation and Queuing Analysis report for the proposed Quick Quack Car Wash project located at the southwest corner of Zinfindel Drive and Hollow Drive in Rancho Cordova, California. This analysis has been prepared regarding the project's peak hours and daily trip generation and queueing impacts on the project's internal and external driveways.

Project Description

The project comprises an automated single-car wash tunnel with 16 vacuum stalls and 3 parking spaces.

Project Location

The project site is a vacant lot. Please refer to the area map showing the project site:

Figure 1 - Area Map

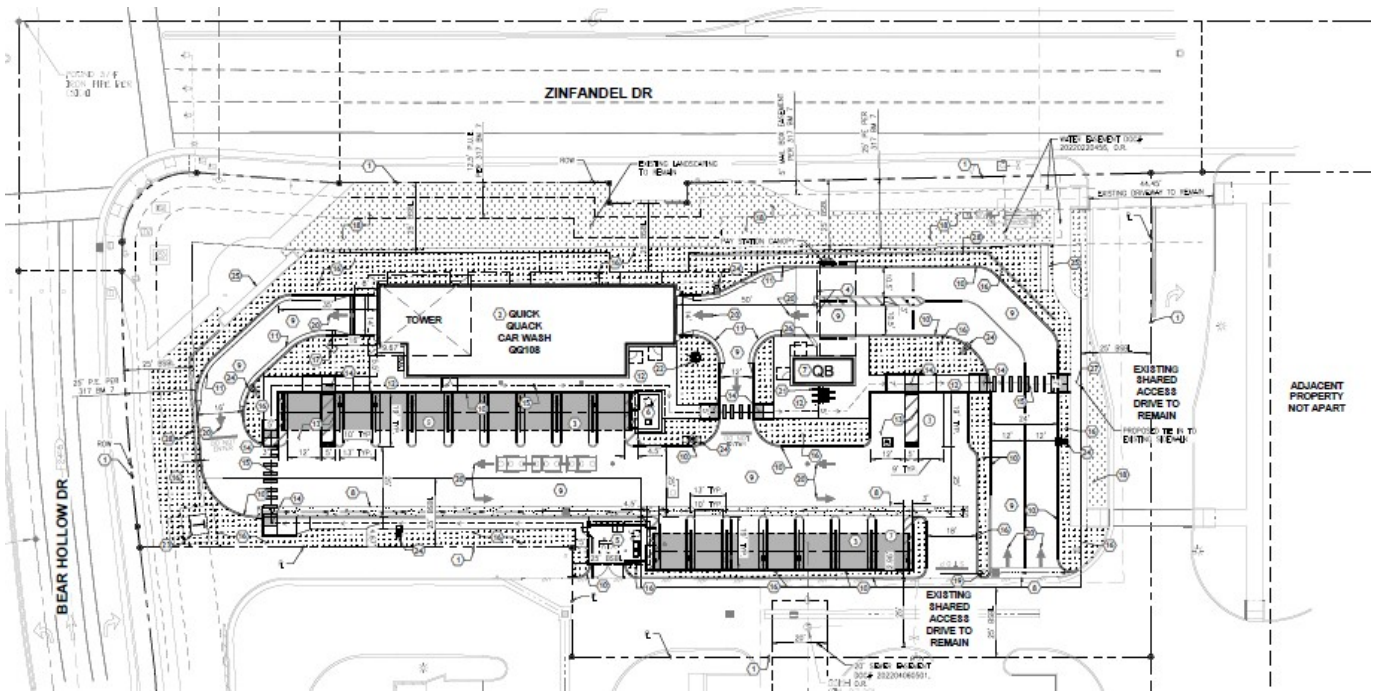
Armen Hovanessian
Transportation Consulting
AHTC Inc.

Area Map

Project Site Plan

Figure 2 illustrates the project site plan, showing the location of the proposed project driveway on Zinfinel Drive for egress and ingress traffic.

Figure 2 - Site Plan



Armen Hovanessian
Transportation Consulting
AHTC Inc.

Site Plan

Project Trip Generation

The Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition, does not provide AM Peak Hour and Daily trip generation rates for the proposed project. Therefore, the project proposes to use the San Diego Association of Governments (SANDAG) trip generation rates for Automated Car Wash. Please note that the ITE PM Peak Hour trip generation rate of 78 PM Peak Hour trips is in line with the 82 PM Peak Hour trip generation rate provided by SANDAG. This analysis includes weekday AM and PM peak hours and daily trip rates. As shown in the project trip generation Table 1 below, the project is forecast to result in 22 AM and 50 PM net new peak hours and 540 new daily trips.

Due to the lack of pass-by rates for an automated car wash in the *ITE trip generation and the SCAG Manuals for an Automated Car Wash*, Gasoline Station pass-by trip rates from ITE and SANDAG were evaluated as a similar use. For a Gas Service Station, ITE provides a 63% AM and 57% PM, and SANDAG provides 79% diverted and pass-by trip discounts. The analysis in this report used a conservative 40% pass-by trip discount rate for this project.

Table 1 - Project Trip Generation

Land Use (ITE Code)	Size	Unit	AM Peak Hour Trips				PM Peak Hour Trips				Daily Trips	
			Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total
Proposed Project Trip Generation												
Automated car wash (SANDAG)	1.000	Tunnel	36.00	Split 36	50.00% 18	50.00% 18	81.00	Split 82	50.00% 41	50.00% 41	900.00	900
Total Proposed Trips				**36**	**18**	**18**		**82**	**41**	**41**		**900**
Pass-by Trip Discounts												
Automated car wash	1.000	Tunnel	40.00%	-14	-7	-7	40.00%	-32	-16	-16	40.00%	-360
Total Pass-by Trip Discount				**-14**	**-7**	**-7**		**-32**	**-16**	**-16**		**-360**
Net New Trips				**22**	**11**	**11**		**50**	**25**	**25**		**540**
NET INCREASE/DECREASE TRIPS				**22**	**11**	**11**		**50**	**25**	**25**		**540**

Source: San Diego Association of Governments (SANDAG)
Pass by Trip Discount Rate - ITE Trip Generation Manual, 11th Edition, & SANDAG do not provide a pass-by trip discount rate for Automated Car Wash. However, for a Gas Service Station, ITE provides a 63% AM and 57% PM, and SANDAG provides 79% diverted and pass-by trip discounts. A conservative 40% pass-by trip discount rate was used for this project.

According to Sacramento County's Transportation Analysis Guidelines, a project generating less than 100 AM or PM peak hours and 1000 daily trips will not be required to conduct Local Transportation Analysis (LTA). As shown in Table 1 above, this project trip generation (even without pass-by discount) is below the County's threshold and therefore, not required to conduct an LTA.

PROJECT QUEUEING ANALYSIS

To determine queueing of the car wash traffic, extensive surveys by observation of queue lengths were conducted at two similar Quick Quack Car Wash locations in the City of Rocklin: 1- 4830 Sierra College Boulevard and 2- 6071 Sanford Ranch Road. The data was collected between 7 AM to 7 PM on Friday, August 30, 2024, in 5-minute intervals at both locations. Please refer to Appendix 1 for survey data sheets.

The surveyed car wash locations provided 2 queue lanes at the gates before entering the car wash tunnel. The observation of the queue lengths is as follows:

Location 1- 4830 Sierra College Boulevard: The maximum observed queue lengths were limited to 4 vehicles per queue line for a 5-minute interval. Only on 3 occasions, 4-car queue lengths were observed during the 12-hour observation period. The table below provides the percentage frequency of the maximum queue length for the inner and the outer lanes.

Table 2 - Frequency of Maximum Queue Length Location 1

4830 Sierra College Boulevard			4830 Sierra College Boulevard		
Friday 8/30/2024			**Friday 8/30/2024**		
Number of Vehicles in Queue	**Occurrence Frequency**	**Inner Lane Percentage**	**Number of Vehicles in Queue**	**Occurrence Frequency**	**Outer Lane Percentage**
0	41	28%	0	1	1%
1	81	56%	1	86	60%
2	20	14%	2	43	30%
3	2	1%	3	11	8%
4	0	0%	4	3	2%
5	0	0%	5	0	0%
Total	**144**	**100%**	**Total**	**144**	**100%**

As shown in the table above, the maximum queue lengths for the inner and the outer lanes are limited to 4 vehicles 100% and 98% of the time, respectively.

Location 2- 6071 Sanford Ranch Road: The maximum observed queue lengths were limited to 5 vehicles per queue line for a 5-minute interval. On one occasion, 5-car queue lengths were observed during the 12-hour observation period. The table below provides the percentage frequency of the maximum queue length for the inner and the outer lanes.

Table 3 - Frequency of Maximum Queue Length Location 2

6071 Sanford Ranch Road			6071 Sanford Ranch Road		
Friday 8/30/2024			**Friday 8/30/2024**		
Number of Vehicles in Queue	**Occurrence Frequency**	**Inner Lane Percentage**	**Number of Vehicles in Queue**	**Occurrence Frequency**	**Outer Lane Percentage**
0	60	42%	0	58	40%
1	52	36%	1	24	17%
2	26	18%	2	37	26%
3	5	3%	3	16	11%
4	1	1%	4	8	6%
5	0	0%	5	1	1%
Total	**144**	**100%**	**Total**	**144**	**100%**

As shown in the table above, the maximum queue lengths for the inner and the outer lanes are limited to 5 vehicles 100% and 99% of the time, respectively.

CAR WASH OPERATION

The following are the operating details for the car wash:

1. **Hours of operation:**

- 7 am – 9 pm
- 7 days per week

2. **Team Members:**

At any given time, we will have 2-4 Team Members on site, depending on expected volume. Each store typically employs up to 18 Team Members.

3. **Site Operation:**

Unlike carwashes typically found at gas stations, Quick Quack Car Wash uses a conveyor that keeps cars moving even if there are a few cars in line. The entire wash cycle lasts about **three minutes,** and since there is no waiting for the car in front to finish, a car will rarely spend more than five minutes from the time it enters and exits the carwash site.

As soon as the cars enter the site, they are guided to the queueing line leading into the gates that provide entry to the wash tunnel. The member line has an automated license plate recognition system that will automatically open the gate for a member's car. The one-time wash customers will stop at the gate and pay for the wash in less than 1 minute. After exiting the wash tunnel, approximately 70% of the customers will drive off the site. 30% of the customers will stop at the vacuum stalls to clean the inside of the vehicle, which on average will last less than 5 minutes. The on-site staff are actively involved in helping customers to go through this process as quickly as possible.

4. **Wash Programs:**

Quick Quack Car Wash is an express carwash operation with a quick in-and-out experience for the customer. There are individual, varied washes and unlimited programs. With the unlimited program, the customers are waved through the line and can visit the wash as many times as they want per month. The on-site staff members are there to assist the customers in going through the washing process as expeditiously as possible to minimize the time spent on site for the washing.

5. **Contingency Plan:**

According to many exhaustive surveys at various Quick Quack Car Washes, the maximum observed queue length is limited to 5 cars. Therefore, cars do not extend beyond the provided queue storage capacity. In the rare event of a vehicle breakdown while in the queue line, the second queue line is used to move the cars through the line while on-site staff move the vehicle out of the way. However, this type of situation is highly unlikely.

QUEUEING ANALYSIS FINDINGS

As shown in the project site plan in Figure 2, the project is designed to provide 2 approximately 120-foot queue lanes totaling approximately 240 feet with capacity to accommodate 12 vehicles. Based on the field observation of similar operations, the proposed project queueing demand would not exceed the queueing capacity provided by the proposed project. Therefore, cars will not spill over onto the internal drive of the project site and will not interrupt traffic heading to Dutch Brothers.

Appendices

Appendix 1 – Queuing Analysis Datasheets

TRUE DATA TO IMPROVE MOBILITY

Location: Sierra College Blvd Car Wash
Date: 8/30/2024
Time: 7:00 AM - 7:00 PM

	Maximum Queues	
Time	Inner Lane	Outer Lane
7:00	0	1
7:05	1	1
7:10	1	1
7:15	1	1
7:20	1	1
7:25	2	0
7:30	2	1
7:35	1	1
7:40	0	1
7:45	0	1
7:50	0	1
7:55	1	1
8:00	1	2
8:05	0	1
8:10	0	1
8:15	1	1
8:20	2	1
8:25	1	2
8:30	1	2
8:35	1	2
8:40	1	3
8:45	0	2
8:50	0	1
8:55	1	1
9:00	2	1
9:05	1	1
9:10	1	2
9:15	2	1
9:20	1	2
9:25	1	1
9:30	1	2
9:35	1	4
9:40	0	2
9:45	0	2
9:50	2	2
9:55	0	2
10:00	0	2

10:05	0	1
10:10	1	2
10:15	1	1
10:20	0	1
10:25	1	2
10:30	1	1
10:35	1	1
10:40	0	1
10:45	1	1
10:50	1	1
10:55	1	2
11:00	0	3
11:05	0	2
11:10	1	2
11:15	1	3
11:20	0	2
11:25	1	1
11:30	0	1
11:35	1	1
11:40	2	2
11:45	1	1
11:50	0	3
11:55	1	3
12:00	1	4
12:05	3	1
12:10	1	1
12:15	3	1
12:20	1	2
12:25	0	1
12:30	1	3
12:35	0	1
12:40	1	2
12:45	1	1
12:50	1	2
12:55	2	1
13:00	1	1
13:05	1	2
13:10	1	1
13:15	0	2
13:20	1	1
13:25	0	2
13:30	1	1
13:35	2	2
13:40	2	1
13:45	1	1
13:50	0	1
13:55	1	1

14:00	0	1
14:05	1	3
14:10	1	4
14:15	2	1
14:20	1	1
14:25	2	1
14:30	1	1
14:35	1	1
14:40	0	1
14:45	1	2
14:50	1	1
14:55	1	3
15:00	2	3
15:05	1	1
15:10	1	2
15:15	0	1
15:20	0	1
15:25	1	1
15:30	1	2
15:35	2	1
15:40	2	1
15:45	2	1
15:50	1	2
15:55	1	2
16:00	0	1
16:05	1	1
16:10	1	1
16:15	1	3
16:20	2	2
16:25	1	2
16:30	0	1
16:35	2	1
16:40	2	1
16:45	1	2
16:50	1	2
16:55	1	1
17:00	0	2
17:05	1	1
17:10	1	1
17:15	0	1
17:20	1	2
17:25	1	1
17:30	2	3
17:35	1	1
17:40	0	2
17:45	1	1
17:50	0	1

17:55	0	1
18:00	0	1
18:05	1	1
18:10	1	1
18:15	0	2
18:20	0	1
18:25	1	2
18:30	0	2
18:35	1	1
18:40	1	1
18:45	1	1
18:50	1	1
18:55	0	2

TRUE DATA TO IMPROVE MOBILITY

Location: Stanford Ranch Rd Car Wash
Date: 8/30/2024
Time: 7:00 AM - 7:00 PM

	Maximum Queues	
Time	Inner Lane	Outer Lane
7:00	0	0
7:05	0	0
7:10	0	0
7:15	0	0
7:20	0	0
7:25	0	0
7:30	0	0
7:35	0	0
7:40	0	0
7:45	0	0
7:50	0	0
7:55	0	0
8:00	0	0
8:05	0	0
8:10	0	0
8:15	0	0
8:20	0	0
8:25	0	0
8:30	0	0
8:35	0	0
8:40	0	0
8:45	0	0
8:50	0	0
8:55	0	0
9:00	0	0
9:05	0	0
9:10	0	0
9:15	0	0
9:20	0	0
9:25	0	0
9:30	0	0
9:35	0	0
9:40	0	0
9:45	0	0
9:50	0	0
9:55	0	0
10:00	0	0

10:05	0	0
10:10	0	0
10:15	0	0
10:20	0	0
10:25	0	0
10:30	0	0
10:35	0	0
10:40	0	0
10:45	0	0
10:50	0	0
10:55	0	0
11:00	0	0
11:05	0	0
11:10	0	0
11:15	0	0
11:20	0	0
11:25	0	0
11:30	0	0
11:35	0	0
11:40	0	0
11:45	0	0
11:50	1	3
11:55	2	3
12:00	1	3
12:05	1	4
12:10	1	1
12:15	2	2
12:20	2	2
12:25	4	2
12:30	2	2
12:35	1	1
12:40	1	2
12:45	1	3
12:50	1	2
12:55	1	1
13:00	2	2
13:05	2	4
13:10	3	4
13:15	1	3
13:20	1	2
13:25	1	3
13:30	2	1
13:35	3	3
13:40	2	1
13:45	1	2
13:50	1	3
13:55	2	2

14:00	1	3
14:05	1	2
14:10	1	2
14:15	1	2
14:20	1	2
14:25	1	2
14:30	1	1
14:35	1	2
14:40	0	2
14:45	2	1
14:50	2	2
14:55	2	2
15:00	1	1
15:05	2	5
15:10	3	4
15:15	2	3
15:20	2	2
15:25	2	2
15:30	1	3
15:35	1	2
15:40	1	2
15:45	1	1
15:50	1	1
15:55	1	1
16:00	1	2
16:05	1	2
16:10	2	1
16:15	2	4
16:20	2	4
16:25	1	1
16:30	2	2
16:35	1	1
16:40	1	2
16:45	1	2
16:50	1	4
16:55	3	2
17:00	1	2
17:05	1	2
17:10	1	1
17:15	2	1
17:20	1	1
17:25	2	3
17:30	1	2
17:35	1	3
17:40	3	3
17:45	1	1
17:50	1	2

17:55	1	1
18:00	2	2
18:05	2	1
18:10	1	3
18:15	1	2
18:20	2	4
18:25	1	3
18:30	1	1
18:35	1	2
18:40	1	1
18:45	2	1
18:50	1	2
18:55	0	1

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Minor Design Review and a Conditional Use Permit for the Quick Quack Car Wash located at 3384 Zinfandel Drive (APN: 072-2360-051-0000). The project shall be constructed and implemented consistently with the Project Plans (Exhibit A) as described in the Planning Commission Staff Report dated February 25, 2026, and attached Project Plans (Exhibit A) with conditions herein (Exhibit B), for project number PLND-0525-0129.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning
4.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Department shall be immediately notified. This requirement shall	Construction	On-going	Planning/ Building

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.			
5.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
6.	The permit approval is valid for a period of three (3) years from the date of Planning Commission approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
7.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	General	On-Going	Planning
8.	Circulation arrows, directional signage, and pavement markings shall be installed and maintained to clearly direct vehicles. Signage is not approved with this permit. All signage shall comply with the applicable code requirements.	Signage	On-Going	Planning
9.	This use permit only applies to a car wash use located at 3384 Zinfandel Drive. This permit is only valid at this location. Should the business relocate, the new location must be reviewed and approved by the Planning Division.	Applicability	On-Going	Planning
10.	The business hours of operation are stated to be between 7:00 AM and 9:00 PM, seven (7) days a week. Any modifications to these hours of operation must be reviewed and approved by the Planning Division.	Hours of Operation	On-Going	Planning
11.	Any future façade or site changes, including paint, exterior	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	materials, and site features shall be reviewed and approved by the Planning Division prior to completion.			
12.	Noise, odor, and vibration sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise, Odor, & Vibration	On-Going	Code Enforcement /Building/ Planning
13.	All cleaning chemicals and detergents shall be stored and used in a manner that prevents odors from being detectable beyond the property boundaries	Odor	On-Going	Planning
14.	All noise sources associated with the business operation shall conform to the standards of the City's Noise Element, Villages of Zinfandel Special Planning Area, and applicable code requirements. Vacuums shall be equipped with automatic shut-off timers to prevent use when the facility is closed. No outdoor equipment, including vacuums and blowers, shall operate outside the approved hours of operation.	Operational Noise Mitigation	On-Going	Code Enforcement /Building/ Planning
15.	All car wash blowers, dryers, and vacuum equipment shall utilize manufacturer-provided noise-attenuation features and shall be oriented and operated to minimize noise toward residential properties and public streets.	Operational Noise Mitigation	On-Going	Planning
16.	The removal and replanting of landscape not listed on the approved plan set must be consistent with the 2003 Sacramento County Zoning Code or applicable zoning standards and shall be reviewed by the Planning Division prior to the removal. All landscape care, maintenance, and tree pruning must adhere to applicable City code standards.	Landscaping	On-Going	Planning
17.	The buildings shall be maintained and kept free of fading or any other flaw that negatively affects the appearance of the structures. Should any of these flaws take place, the materials or paint must be replaced or repaired in a timely manner and with materials consistent with the original approval and of equitable quality.	Maintenance	On-Going	Planning
18.	Shrubs installed along the queueing lane that are intended to	Landscape	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	function as screening, must be at a height of at least 3 feet at time of installation. At no time shall this landscape screening barrier be pruned in a manner that allows the vehicle headlights from the queuing lane to be visible from abutting street right-of-way.	Screening		
19.	Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street.	Maintenance	On-Going	Planning/Building
20.	Vacuum canopies, vacuum equipment, and car wash equipment shall be maintained free of rust, peeling paint, faded graphics, and visual deterioration.	Maintenance	On-Going	Planning
21.	Should recurring operational complaints arise, the City may initiate an additional review of the Conditional Use Permit and impose further operational limitations if necessary. The operator shall maintain a written log of complaints received regarding noise, traffic, lighting, or operations and the actions taken to resolve them. The log shall be provided to the City upon request.	Complaints	On-Going	Planning
22.	In the event that vehicle queues extend beyond the approved stacking area and interfere with circulation within the shopping center, the operator shall incorporate additional on-site traffic management measures such as (additional staff, cones, or temporary controls), that are reviewed and approved as directed by the Planning Division.	Queuing & Circulation	On-Going	Planning
23.	During peak operating periods, on-site staff shall monitor queuing and circulation and take corrective action as necessary to prevent congestion or safety hazards.	Queuing & Circulation	On-Going	Planning
24.	Vehicle queuing shall occur entirely on-site. No vehicle stacking or obstruction of internal drive aisles or public rights-of-way shall be permitted. If queuing or circulation issues are observed after opening, the City may require on-site management or additional circulation controls.	Queuing & Circulation	On-Going	Planning/Public Works
25.	The property shall be maintained free of litter, debris, and graffiti at all times. All mechanical equipment shall be kept in good working order, and the site shall be maintained in a clean, orderly condition.	Maintenance	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
26.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Damage	On-Going	Public Works
27.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.	Sewer	On-Going	SASD
28.	Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.	Sewer	On-Going	SASD
29.	The Sacramento Metropolitan Utility District has provided the following conditions for this project: • SMUD has existing underground 12kV facilities on the project site along Bear Hollow and Zinfandel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. • Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. • Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full	SMUD Facilities	On-Going	SMUD

Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
maturity. • In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15-feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. • SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. • The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). • In the event the County requires an Irrevocable Offer of			

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the County's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. • The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. • The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. • The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity. Applicant			

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	shall submit landscape improvement plans with tentative or final map as a condition of approval. • The Applicant shall dedicate any private drive, ingress and egress easement, and 10-feet adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. • The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.			
30.	The Environmental Management Department (EMD) requires that the facility be connected to public sewer and public water.	General	On-Going	EMD
Prior to Approval of Improvement Plans				
31.	**Drainage Study:** Applicant shall prepare and submit a project specific drainage study. The drainage study shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable City standards. The drainage study must be developed and stamped by a Professional Engineer and determined by the City to be accurate and adequate	Drainage	Prior to Approval of Improvement Plans	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
32.	**Stormwater Quality- Post Construction** The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control (wash areas, waste management areas) and low impact development measures into the site improvement plans in conformance with the most recent version of the Stormwater Quality Design Manual for the Sacramento Region. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the Stormwater Quality Design Manual for the Sacramento Region.	Stormwater	Prior to Approval of Improvement Plans	Public Works
33.	**Stormwater Quality– During Construction:** SWPPP – the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement BMPs in accordance with the SWPPP and the City's Improvement Standards. Advisory Condition: Construction General Permit The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit For Storm Water Discharges Associated With Construction And Land Disturbance Activities (Construction General Permit). Permits are issued by the State Water Resources Control Board.	Stormwater	Prior to Approval of Improvement Plans	Public Works
34.	The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to the City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and	SWPPP	Prior to Approval of Improvement Plans	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	sediment control plan as part of the improvement plans submittal. This system shall be implemented by qualified professionals with training and proven experience in this field.			
35.	**Drainage System Design:** The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Drainage	Prior to Approval of Improvement Plans	Public Works
36.	All development within the City must comply with the City of Rancho Cordova's Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the improvement plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	Floodplain Management	Prior to Approval of Improvement Plans	Public Works
37.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Storm Drain	Prior to Approval of Improvement Plans	Public Works
38.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.	Storm Drain	Prior to Approval of Improvement Plans	Public Works
39.	A final landscape plan shall be submitted in conjunction with the associated building permit submittal and approved by the Planning Division prior to issuance of permits and/or any	Landscaping	Prior to Approval of Improvement Plans	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities' locations • Soil media specifications (LID features)			
40.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Fire	Prior to Approval of Improvement Plans	Sac Metro Fire District
41.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Sewer	Prior to Approval of Improvement Plans	SASD
42.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	Prior to Approval of Improvement Plans	SASD
43.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.	Sewer	Prior to Approval of Improvement Plans	SASD
44.	All onsite sewer plans and offsite sewer plans must be submitted	Sewer	Prior to Approval of	SASD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	separately to SacSewer for review and approval.		Improvement Plans	
45.	Permanent structures, walls, signs and footings will not be permitted within the existing SacSewer easement area.	Sewer	Prior to Approval of Improvement Plans	SASD
46.	If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.	Sewer	Prior to Approval of Improvement Plans	SASD
Prior to Issuance of Building Permit				
47.	A building permit is required for the proposed project. The Applicant shall coordinate with the Building and Safety Division to obtain a building permit and meet all building code standards.	Building Permit	Prior to Issuance of Building Permits	Planning/Building
48.	Final building plans shall include an overall parking plan. Overall parking plan shall comply with the Villages of Zinfandel Special Planning Area and/or appliable Zoning Code parking requirements.	Parking	Prior to Issuance of Building Permit	Planning/ Building
49.	Building Plans shall include a 3-foot screen wall along the car wash queueing lanes. Shrubs shall also be installed along the wall. Drive-through screening shall be consistent with the requirements of the Villages of Zinfandel Special Planning Area.	Drive-Thru Screening	Prior to Issuance of Building Permits	Planning
50.	The Project shall provide an accurate photometric plan showing foot-candle readings every 10 feet within the property and 10 feet beyond the property lines with the building permit submittal and shall also meet the following applicable requirements for Outdoor Lighting: • **Nuisance Prevention:** All outdoor lighting shall be designed, located, installed, directed downward or toward structures, shielded, and maintained in order to prevent glare, light trespass, and light pollution. • **Maintenance:** Fixtures and lighting shall be maintained in good working order and in a manner that serves the original design intent. • **Shielding:** All outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed	Outdoor Lighting	Prior to Issuance of Building Permits	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site. • **Levels of Illumination:** Parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. • **Levels of Illumination:** Entryways and exterior doors of non-residential structures shall be illuminated during the hours of darkness, with a minimum maintained one foot-candle of light, measured within a five-foot radius on each side of the door at ground level. • **Energy-Efficient Fixtures Required:** Outdoor lighting shall utilize energy-efficient (high pressure sodium, metal halide, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater efficiency) fixtures and lamps. All new outdoor lighting fixtures shall be energy-efficient with a rated average bulb life of not less than 10,000 hours.			
51.	All trash and refuse areas shall be screened from view. Trash enclosures shall meet all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should attempt to incorporate the same architectural treatments, materials and colors as the main building when feasible to properly screen them from view. All enclosures shall be locked when not in use.	Architectural	Prior to Issuance of Building Permits	Planning/ Building
52.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/ Building/Public Works
53.	All rooftop and ground-mounted mechanical equipment (mechanical units, compressors, pumps, electrical equipment cabinets, control panels, etc.), shall be screened from view and	Architectural	Prior to Issuance of Building Permits	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	designed to minimize visibility from public streets, pedestrian areas, and adjacent properties. Rooftop equipment shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main building. Ground-mounted mechanical and electrical equipment shall be set back from public view and screened to the maximum extent feasible. Where full architectural screening is not required, equipment cabinets and enclosures shall be painted to match the adjacent building surface."			
54.	Construction plans must include all applicable final architectural element details to be reviewed and approved by the Planning Division. This includes but is not limited to all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and streetlights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and rights-of-way.	Architectural	Prior to Issuance of Building Permits	Planning
55.	Bicycle Parking (short and long term) shall be installed per the approved plans. Bicycle parking shall be in accordance with the 2003 Sacramento Zoning Code and/or other applicable parking standards. All parking shall be located near main entrances and not impede onsite automobile and pedestrian access. The final design and location will be reviewed and approved by the Planning Division.	Bicycle Parking	Prior to Issuance of Building Permits	Planning
56.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Civil plan shall include an ADA access plan • All facilities, including but not limited to, sidewalk, driveways, etc. shall be upgraded to meet current ADA requirements and City Standards.	Improvement Plans	Prior to Issuance of Building Permits	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	• Utility laterals • Public improvement plans shall clearly delineate all transitions to existing improvements • All improvements to be designed and constructed to the satisfaction of the Public Works Department. • Slurry seal limits of development impacted by utility cuts in pavement (Residential - Type 1 Slurry, Arterials – Type 2) • Complete installation of all improvements shown on the improvement plan to satisfaction of the City prior to occupancy			
57.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Order of plan submittal shall be as follows: a. Civil improvement plans b. New building architectural plans	Fire	Prior to Issuance of Building Permits	Sac Metro Fire District
58.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. Programs are available that support the economic vitality and job growth in the region by reducing sewer impact fees for eligible commercial and industrial customers. Please visit www.sacsewer.com/confluence-regional-partnership-program to learn more.	Sewer	Prior to Issuance of Building Permits	SASD
Prior to Final Inspection				
59.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division.	Architectural	Prior to Final Inspection	Planning
60.	Parapet caps, tower materials, and color selections shall complement the existing architectural style and color palette of the surrounding center.	Architectural	Prior to Final Inspection	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
61.	Any vegetation damaged or destroyed by construction activities shall be replaced with like or comparable plant materials, and if damage occurs off-site, the replacement plants shall be approved by the property owner and the Planning Division, prior to occupancy approval.	Landscaping	On-Going	Planning
62.	Install onsite improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Improvements	Prior to Final Inspection	Public Works
63.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to Final Inspection	Public Works
64.	Record drawings of landscape, grading and improvement plans as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Record Drawings	Prior to Final Inspection	Public Works
65.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Addressing	Prior to Final Inspection	Sac Metro Fire District
Advisories				
66.	Failure to operate the car wash in compliance with these conditions may result in modification or revocation of the Conditional Use Permit.	General	Advisory	Planning
67.	Gates shall be installed in accordance with The County	General	Advisory	Sac Metro Fire

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.			District
68.	Subsequent applications, including time extensions, may be subject to additional SMFD Fire Conditions beyond those listed above. Fire conditions will only be added when significant life safety issues require remediation.	General	Advisory	Sac Metro Fire District
69.	There are two contaminated groundwater and soil contaminated sites for gasoline (T0606700664) and Dichloroethene, Freon, NDMA-N-Nitrosodimethylamine, other chlorinated hydrocarbons, perchlorate, tetrachloroethylene, Trichloroethylene (T10000006274) within 1,000 feet of this site. Prior to any grading, demolition, or construction activities please contact David Von Aspern at vonaspernd@saccounty.gov.	General	Advisory	EMD
70.	If an abandoned well is found on the property, it must be issued an inactivation permit (subject to review and approval from EMD), repaired and brought back into service, or it must be destroyed at the parcel owner's cost. All well-related activities must be performed in compliance with EMD's well permitting and inspection program requirements. Contact wells@saccounty.gov with any questions.	General	Advisory	EMD
71.	If an abandoned septic system tank is discovered on the property, it must be destroyed in compliance with EMD's liquid waste permitting and inspection program requirements. Contact septicinfo@saccounty.gov with any questions.	General	Advisory	EMD
72.	Any facility in Sacramento County that handles and/or stores a hazardous material equal to or greater than the minimum reportable quantities (55 gallons for liquids, 500 pounds for solids and 200 cubic feet (at standard temperature and pressure) for compressed gases) must obtain a permit and submit a Hazardous Materials Business Plan (HMBP) to EMD. The purpose of the HMBP Program is to protect public health and the environment and groundwater from risks or adverse effects associated with the storage of hazardous materials. Contact EMD-ECLandUse@saccounty.gov with any questions.	General	Advisory	EMD

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
73.	Any facility in Sacramento County that generates hazardous waste must obtain a permit from EMD. The purpose of the program is to ensure compliance with the Hazardous Waste Control Act, verify Hazardous Waste accumulation, labeling, container and tank management standards, and waste generator status, respond to complaints of illegal disposal of hazardous waste, and issue permits and inspects businesses that treat hazardous waste pursuant to permit by rule, conditional authorization, or conditional exemption laws and regulations. Contact EMD-ECLandUse@saccounty.gov with any questions.	General	Advisory	EMD

MD ACOUSTICS
Sound Solutions for Planning and Design
www.mdacoustics.com

AZ Office
4960 S. Gilbert Rd, Suite 1-461
Chandler, AZ 85249
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Simi Valley, CA 93065
p. (805) 426-4477

March 19, 2026

Quick Quack Development II, LLC
Don Shivley
1380 Lead Hill Blvd #260
Roseville, CA 95661

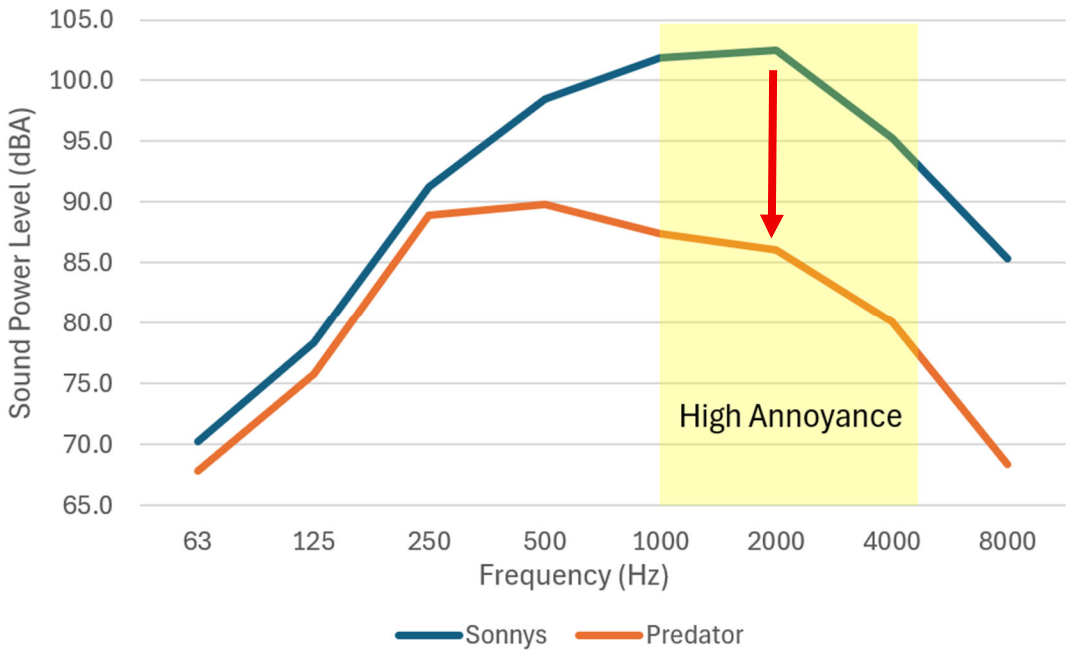
Subject: **Quick Quack Car Wash (Store #26-626) – Noise Review Letter – City of Rancho Cordova, CA**

MD Acoustics, LLC (MD) previously completed a Noise Impact Study for Quick Quack Car Wash on Zinfandel Road (Store #26-626) dated 5/2/2025 (Report). This Noise Review Letter addresses the noise concerns raised during the 2/25/2026 Rancho Cordova Planning Commission hearing.

1.0 Car Wash Model

The project proposes using an IDC Predator blower system. This axial fan blower system is designed primarily for quiet operation. This system is about 15 dB quieter, which is 3 times quieter, than the standard centrifugal fan blower system. It's also notable that the IDC Predator is significantly lower in noise level at the highly sensitive frequencies of human hearing. Figure 1 shows the sound power level of a Sonnys centrifugal blower compared with an IDC Predator axial blower. The blower system does not qualify as tonal (simple tone) per ISO 1996-2.

Figure 1: Sound Power Octave Bands of Centrifugal Blower vs IDC Predator



Quick Quack additionally has a reduced exit size of 10'x10' and houses vacuum turbines in an 8-foot-tall CMU enclosure, which further reduces the noise level compared to typical car washes.

MD has completed over 400 car wash noise impact reports. The proposed tunnel was modeled in SoundPLAN, which complies with ISO 9613-2, the international standard for sound attenuation. SoundPLAN accounts for topography, ground effects, building and wall reflections, and source heights. The sources are calibrated using over 100 real-world data points, including more than 50 from Quick Quack tunnels, to ensure the model aligns with real-world conditions. The model also incorporates data from precision laboratory measurements of the blower system. This data is verified and updated through regularly conducted field measurements and laboratory tests to ensure the highest accuracy. Laboratory data is essential for IDC Predator blowers, as they are typically quieter than ambient traffic noise from arterial roadways.

2.0 Sensitive Receptor Locations

The noise-sensitive land uses identified in the City of Rancho Cordova General Plan Noise Element and the Rancho Cordova Municipal Code include residences, schools, churches, and hospitals. The Municipal Code imposes noise limits only on residential districts. Sidewalks are not considered noise-sensitive areas anywhere in the Municipal Code or General Plan, including in the General Plan Environmental Impact Report (GP EIR).

Sidewalks are not considered noise-sensitive uses because 1) they are transient areas where long-term noise exposure is unlikely, and 2) adjacent roadways are highly noise-producing. The GP EIR considers traffic noise to be the primary source of noise in the city, and Zinfandel Drive is listed in the Noise Element as a major noise-producing roadway. As shown in the Report field sheet in Exhibit A, traffic noise reached up to 82 dBA at 185 feet from Zinfandel Road (ST2). The sidewalk area, which is half that distance from the road, currently experiences traffic noise levels from passing vehicles in the mid- to high-80s dBA. The car wash blower system, on the other hand, would be half as loud along the sidewalk, peaking in the mid-70s. Therefore, the potential short-term pedestrian impact of a vehicle passing a pedestrian on Zinfandel Drive significantly exceeds the potential short-term pedestrian impact of the car wash operations at the sidewalk.

The adjacent noise-sensitive uses, as outlined in the Report, are single-family residences, apartments, and a retirement living center. From Table 4.7-1 of the GP EIR, the exterior project noise levels at the adjacent noise-sensitive uses range from "open office background level" to "normal conversation speech at 5-10 feet." The operational noise levels at these receptors are compatible with these uses and within the municipal code limit for residential uses.

3.0 Conclusion

MD is pleased to provide this response to the Rancho Cordova Planning Commission concerns. The project proposes an ultra-quiet blower system, modeled with an extensive library of precision laboratory and field measurement references in an industry-standard modeling software program. The maximum

car wash noise levels for passing pedestrians on the sidewalk are below the existing maximum traffic noise levels in that location. The noise levels at the adjacent noise-sensitive receptors fall within the City's residential noise limit. If you have any questions regarding this letter, please call our office at (805) 426-4477.

Sincerely,
MD Acoustics, LLC

Claire Pincock, INCE-USA
Sr. Acoustical Consultant

Appendix A
Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient or Background Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Field Sound Transmission Class (FSTC): The field sound transmission class (FSTC) rating is used for in situ wall and floor/ceiling sound isolation performance assessment. The standard requires the measurement of sound transmission loss and includes required procedure to show that the FSTC rating, as it has been determined by the test procedure, was not influenced by flanking of sound around the partition intended to be tested. Sound transmission class and FSTC ratings are intended by standard to be equivalent; however, practical experience indicates that FSTC ratings tend to be up to five ratings points less than laboratory-measured STC ratings.

Day-Night Level (LDN or DNL): LDN is the average noise level over a 24-hour period. The noise between the hours of 10PM to 7AM is artificially increased by 10 dB. This noise is weighted to take into account the decrease in community background noise of 10 dB during this period.

Noise: *A*ny unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Noise Isolation Class (NIC): The noise isolation class (NIC) rating is similar to STC and FSTC. However, the standard STC rating contour is applied to the one-third octave band noise reduction measured in a field situation, rather than the transmission losses measured in the field. No correction to the measured noise reduction data is made to account for partition size, receiving room absorption, or sound flanking. Like the STC and FSTC ratings, the field measured NIC rating of a noise reduction spectrum is equal to the value of the contour crossing at 500 Hz. In the absences of sound flanking, the NIC is generally within five points of the laboratory STC rating for typical building partition constructions. The NIC rating is used to assess the sound isolation performance of in situ partition construction, especially complicated ones that involve

multiple sound transmission paths that are not suited for laboratory testing. The NIC rating is often used in lieu of STC and FSTC.

Normalized Noise Isolation Class (NNIC): The normalized noise isolation class (NNIC) is the same as the NIC rating except the receiving room absorption is normalized to correspond to a 0.5-s reverberation time.

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

***Sound Transmission Class (STC*)**: To quantify STC, a Transmission Loss (TL) measurement is performed in a laboratory over a range of 16 third-octave bands between 125 – 4,000 Hertz (Hz). The average human voice creates sound within the 125 – 4,000 Hz 1/3rd octave bands.

STC is a single-number rating given to a particular material or assembly. The STC rating measures the ability of a material or an assembly to resist airborne sound transfer over the specified frequencies (see ASTM International Classification E413 and E90). In general, a higher STC rating corresponds with a greater reduction of noise transmitting through a partition.

STC is highly dependent on the construction of the partition. The STC of a partition can be increased by: adding mass, increasing or adding air space, adding absorptive materials within the assembly. The STC rating does not assess low frequency sound transfer (e.g. sounds less than 125 Hz). Special consideration must be given to spaces where the noise transfer concern has lower frequencies than speech, such as mechanical equipment and or/or music. The STC rating is a lab test that does not take into consideration weak points, penetrations, or flanking paths.

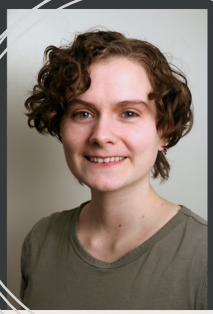
Even with a high STC rating, any penetration, air-gap, or “flanking path can seriously degrade the isolation quality of a wall. Flanking paths are the means for sound to transfer from one space to another other than through the wall. Sound can flank over, under, or around a wall. Sound can also travel through common ductwork, plumbing or corridors. Noise will travel between spaces at the weakest points. Typically, there is no reason to spend money or effort to improve the walls until all weak points are controlled first.

Appendix B
Statement of Qualifications

MD ACOUSTICS

Claire Pincock

Sr. Acoustical Consultant



Claire Pincock graduated from Brigham Young University in the top 5% of her graduating class with a Bachelor of Science degree in Applied Physics with an emphasis in acoustics and a minor in Mathematics. Before joining MD Acoustics, she was a research assistant at BYU. Her research was focused on speech acoustics, specifically on how speech radiates from the mouth. https://www.physics.byu.edu/thesis/archive/2017

In 2017, Claire presented her research with Dr. Timothy Leishman on speech directivity at the Acoustical Society of America, spring Boston conference where she placed 2nd in the student competition on speech acoustics. http://asa.scitation.org/doi/abs/10.1121/1.4987652

This research is also presented in the following paper published in the Journal of the Acoustical Society of America in 2021: https://asa.scitation.org/doi/10.1121/10.0003363

Education

Brigham Young University
B.S., Applied Physics (Acoustics), 2017
Magna Cum Laude
The Pennsylvania State University
M.Eng., Acoustics
2022-Ongoing

Affiliations & Awards

Member
INCE-USA
Member
Acoustical Society of America
https://www.physics.byu.edu/thesis/archive/2017

Representative Project Experience - continued

Noise Survey

- Car Wash
  - SS Black Widow Jomax, Phoenix, AZ
  - 4-025 QQ Fontana, Fontana, CA
  - 44-347 California Oaks, Murrieta, CA
  - QQ Multi Site Survey, Placerville, CA
  - Monte Mar Center, Vista, CA
  - 3875 49th North Street Pinellas Park, Pinellas Park, FL
  - Mister Car Wash Noise Survey, Pflugerville, TX

Noise Impact Study

- Car Wash
  - 99th Ave & Indian School, Avondale, AZ
  - SS Verrado & I-10, Buckeye, AZ
  - SS Chandler Loop 101, Chandler, AZ
  - Quick Quack Car Wash Greenway & Cotton RFP Noise Study, Cotton Lane, AZ
  - 51st & Olive, Glendale, AZ
  - Ultra Clean Car Wash - 83rd and Glendale Ave, Glendale, AZ
  - 303 & Indian School, Goodyear, AZ
  - Terribles' Car Wash – Porter & Bowlin, Maricopa, AZ
  - SS 4311 W. Anthem Way, Phoenix, AZ
  - SSCW E Shea Blvd & 90th St, Scottsdale, AZ
  - SS Hwy 92 & Calle Mercancia, Sierra Vista, AZ
  - SS Hwy 92 & Fry Blvd, Sierra Vista, AZ
  - Greer Ranch Plaza Car Wash, Surprise, AZ
  - QQ 63-119 Cactus Rd & Loop 303, Surprise, AZ
  - SSCW Cactus Rd & State Rte 303, Surprise, AZ
  - SS Elliot & Rural, Tempe, AZ
  - SS Van Buren & 107th, Tolleson, AZ
  - Oracle & Orange Grove, Tucson, AZ
  - SS 1511 W Valencia Rd, Tucson, AZ
  - SSCW 5225 E Speedway, Tucson, AZ
  - Valencia & I-10 Frontage Rd, Tucson, AZ
  - 11004 Telegraph Road, Ventura, CA
  - Automated Express Car Wash – 2990 & 2970 W Valley Blvd, Alhambra, CA
  - QQ 25-137 American Canyon, American Canyon, CA
  - QQ 47-286 Fullerton Anaheim, Anaheim, CA
  - Hwy 18 & Rancherias Rd, Apple Valley, CA
  - 414 E Grand Ave Automatic Car Wash, Arroyo Grande, CA
  - SS 912 W Ramsey St, Banning, CA
  - 109 County Line Rd, Calimesa, CA
  - QQ 41-291 Camarillo Center & Hughes, Camarillo, CA
  - QQ 26-668 6717 Fair Oaks, Carmichael, CA
  - QQ 46-276 Carson, Carson, CA
  - SS Main & 223rd St, Carson, CA
  - QQ 48-274 1396 Third Ave Noise, Chula Vista, CA
  - QQ 45-279 Covina, Covina, CA
  - 11010 N De Anza, Cupertino, CA
  - 100 East H Street, Dixon, CA
  - QQ 25-132 Stratford Dixon, Dixon, CA
  - QQ 25-133 Dorset Dixon, Dixon, CA
  - QQ 44-308 Archibald & Chandler, Eastvale, CA
  - SS El Cajon, El Cajon, CA
  - QQ 6-126 Bass Lake Road, El Dorado Hills, CA

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Representative Project Experience - continued

- QQ 25-154 Nelson & Manuel Campos, Fairfield, CA
- E Bidwell St & Old Ranch Way , Folsom, CA
- QQ 26-659 Folsom Auburn & Vance, Folsom, CA
- 5900 Mowry Fremont, Fremont, CA
- QQ 44-264 French Valley, French Valley, CA
- QQ 47-290 Fullerton, Fullerton, CA
- 1717 Grand Ave, Glendora, CA
- QQ 46-282 Belle Porte & E PCH, Harbor City, CA
- QQ 44-312 Hemet, Hemet, CA
- Fuel Center Car Wash Huntington Beach, Huntington Beach , CA
- QQ 43-049 La Quinta, La Quinta, CA
- SS Cambern & Central, Lake Elsinore CA, Lake Elsinore, CA
- SS Lake Elsinore, Lake Elsinore, CA
- QQ 42-272 W Avenue I & 20th W Street, Lancaster, CA
- QQ 42-283 Ave K & 30th St West, Lancaster, CA
- QQ 45-256 Lancaster, Lancaster, CA
- QQ 48-259 Broadway & Buena Vista, Lemon Grove, CA
- QQ 26-049 Ferrari Ranch , Lincoln, CA
- QQ 24-146 Tokay & Lower Sacramento, Lodi, CA
- QQ 26-066 Loomis, Loomis, CA
- QQ 26-066 Sierra College Blvd and Brace Road, Loomis, CA
- 1350 W PCH Car Wash, Los Angeles, CA
- 7601 S Sepulveda, Los Angeles, CA
- 7660 Foothill Blvd, Los Angeles, CA
- 8431 Sunland, Los Angeles, CA
- Ducky's / Chevron Manhattan Beach, CA, BCE#23986, Manhattan Beach, CA
- 23350 Alessandro Blvd, Moreno Valley, CA
- Moreno Valley, Moreno Valley, CA
- 2110 Old Middlefield Way Car Wash, Mountain View, CA
- Lazy Hawk & Winchester - Noise, Murrieta, CA
- QQ 44-318 Murrieta Noise, Murrieta, CA
- QQ 44-329 Murrieta Hot Springs, Murrieta, CA
- SSCW MHS 2.5 Update, Murrieta, CA
- QQ 41-278 North Hollywood, North Hollywood, CA
- QQ 46-284 Norwalk, Norwalk, CA
- QQ 24-157 5400 Neroly Road, Oakley , CA
- QQ Oakley, Oakley, CA
- QQ 48-239 Oceanside, Oceanside , CA
- SS Oceanside, Oceanside, CA
- 26-082 Greenback Ln and Hazel Ave, Orangevale, CA
- QQ 42-240 Palmdale Quartz Hill, Palmdale, CA
- QQ 24-155 Pittsburg CA, Pittsburg, CA
- QQ 26-630 Missouri Flat Rd & Hwy 50, Placerville, CA
- QQ 26-626 Bear Hollow & Zinfandel, Rancho Cordova, CA
- QQ 22-104 Hartnell and Shasta, Redding, CA
- 3355 Arlington Ave, Riverside, CA
- 501 E Alessandro Blvd Noise, Riverside, CA
- QQ 0202 Riverside, Riverside, CA

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Representative Project Experience - continued

- QQ 44-236 320 E Alessandro Blvd Post Construction, Riverside, CA
- QQ 44-236 Riverside, Riverside, CA
- QQ 44-296 22404 Van Buren, Riverside County, CA
- QQ 26-649 Rocklin, Rocklin, CA
- QQ 26-649 Sunset & Lonetree, Rocklin, CA
- QQ Innovation Center, Rocklin, CA
- QQ 22-0272 1590 Vineyard Rd, Roseville, CA
- QQ 26-651 300 N Sunrise, Roseville, CA
- QQ 26-624 Alta Arden, Sacramento County, CA
- QQ 26-642 Jackson & Watt, Sacramento County, CA
- QQ 33-051 Salinas, Salinas, CA
- QQ 44-325 950 E Hospitality Lane, San Bernardino, CA
- W Base Line & H St, San Bernardino, CA
- QQ 48-267 Trade Dr and Highland Ranch, San Diego, CA
- SS El Cajon & 70th, San Diego, CA
- QQ 42-270 Ocean View Hills & Otay Mesa , San Diego County, CA
- 1335 Truman St, San Fernando, CA
- SSCW Ramona & State, San Jacinto, CA
- QQ 34-011 Santa Maria, Santa Maria, CA
- QQ 34-018 N Broadway, Santa Maria, CA
- QQ 25-159 Sonoma Hwy & Mission Blvd, Santa Rosa, CA
- 10570 Riverside Drive, Toluca Lake, CA
- Corral Hollow Car Wash, Tracy , CA
- Express Car Wash Tracy, Tracy, CA
- Tracy Car Wash, Tracy, CA
- QQ 47-295 Tustin, Tustin, CA
- QQ 43-030 Twentynine Palms, Twentynine Palms, CA
- QQ 44-317 Monte Vista & Foothill, Upland, CA
- QQ 42-292 Amargosa & Hook, Victorville, CA
- Victorville Gas Station & Car Wash Noise, Victorville, CA
- SS Vista Way & Melrose, Vista, CA
- QQ 33-059 Watsonville, Watsonville, CA
- 6260 Westminster, Westminster , CA
- QQ 45-274 Whittier, Whitter, CA
- 16010 E Whittier Car Wash Reno, Whittier, CA
- SS Domenigoni & Leon, Winchester, CA
- QQ 44-316 Van Buren & Washington, Woodcrest, CA
- QQ 44-311 Yucaipa Blvd, Yucaipa, CA
- QQ 3-029 Twentynine Palms & Balsa, Yucca Valley, CA
- Hwy 287 & W 6th Ave, Broomfield, CO
- SS Hwy 425 CO-7, Broomfield, CO
- SSCW - 7151 Tower Rd Denver, Denver, CO
- SSCW William Bailey & Hwy 52, Frederick, CO
- SSCW 9804 S Yosemite Street, Lone Tree, CO
- SS 104th & Birch, Thornton, CO
- SS Washington & 98th , Thornton, CO
- QQ 38-010 Waikoloa , Waikoloa, HI
- Liberty & Eola, Aurora, IL
- Motor Werks Car Wash, Barrington,

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Representative Project Experience - continued

IL

- 2601-2701 Ogden Ave, Lisle, IL
- Everclear Carwash vacuum Noise, Morton Grove, IL
- 301 East Route 83, Mundelein, IL
- Gurnee Village, Waukegan, IL
- Modwash Delran NJ, Delran, NJ
- Modwash Washington NJ, Washington, NJ
- QQ 61-015 Henderson, Henderson, NV
- Modwash Pittsburgh PA, Pittsburgh, PA
- Modwash Willow Grove, Willow Grove, PA
- Old Greenville Hwy , Clemson, SC
- SS Main & Marti, Cleburne, TX
- SSCW John West & Buckner, Dallas, TX
- McPherson & Chisholm, Fort Worth, TX
- 2670 Towne Centre Dr, Mesquite, TX
- Hwy 121 & Coit, Plano, TX
- SS US-380 E & Main St, Providence Village, TX
- S John King & TX 276, Rockwall, TX
- White Hills Drive, Rockwall, TX
- 7477 Adams Street, Temple, TX
- QQ 460 Kitty Hawk Rd, Universal City, TX
- 13960 Denton, Westlake, TX
- QQ 1249 County Hills Dr, Ogden, UT
- QQ 3700 N University Ave, Provo, UT
- QQ Taylorsville, Taylorsville, UT
- QQ West Valley 4000 West, West Valley, UT
- QQ 13-003 207 7th Ave SW, Kelso, WA
- QQ 16-085 10056 SE 240th St, Kent, WA
- QQ 16-044 Steilacoom & 87th, Lakewood, WA

CalGreen Building Acoustics Review

- Car Wash
  - 4170 S Central CalGreen, Los Angeles, CA

Noise Assessment Letter Report

- Car Wash
  - Loop 303 & Indian School Post-Construction, Goodyear, AZ
  - Terrible's Car Wash - Litchfield & Sweetwater, Surprise, AZ
  - Mitchell and Roeding Commercial Park Car Wash Facility , Ceres, CA
  - QQ 44-127 Corona, Corona, CA
  - Automatic Car Wash 6895 Hollister Ave, Goleta, CA
  - QQ 42-290 Main & 9th , Hesperia, CA
  - Wild Wash Express Car Wash – 2030 E Colorado Blvd, Pasadena, CA
  - QQ Sacramento, Sacramento, CA
  - Stealth 80 210 W Ste Rd 434 , Winter Springs, FL
  - 1123 Middle Country , Selden, NY
  - 3075 Cape Horn Road Car Wash – Noise Impact Study, Red Lion, PA, Red Lion, PA
  - 2700 South Queen Street Car Wash York, PA, York, PA
  - BCEW 25-025 White Settlement Rd & Academy Blvd, Fort Worth, TX

Noise Modeling

- Car Wash
  - Surf Thru Fresno, Fresno, CA
  - Allen Rd Car Wash, Rosedale, CA
  - Quick Quack Car Wash (Store #44-334), San Bernardino, CA

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Representative Project Experience - continued

- CF25 - Carrollton - 2709038, Carrollton, TX

Noise Impact Study Cat32

- Car Wash
  - 8100 Van Nuys Blvd, Panorama City, CA

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