

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, May 13, 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://cityofranhocordova.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@cityofranhocordova.org no later than 2:00 p.m. on Wednesday, May 13, 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 April 22, 2026.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

- 6.1. **Subject:** 2643 Mercantile Drive Tentative Parcel Map (Exempt Pursuant to Section 15315 "Minor Land Division" of the California Environmental Quality Act (CEQA) Guidelines) – Project No. PLND-1225-0145 – Located Southeast of Trade Center Drive and East of Mercantile Drive.

Recommendation:

- Determine the project Exempt per Categorical Exemption 15315 "Minor Land Divisions" of the California Environmental Quality Act (CEQA); and
- Adopt the Resolution for the Tentative Parcel Map at 2643 Mercantile Drive.

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.cityofranhocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

May 27, 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
December 9, 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 May 13, 2026 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on May 8, 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.cityofranhocordova.org.

Signed May 8, 2026 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: May 13, 2026
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF APRIL 22, 2026**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. April 22, 2026 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING
Wednesday, April 22, 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: Surender Devarapalli, Lee Frechette, Dave Huhn, Rehana Rehman, Cynthia Stauss, Elloitt Stevenson, and Chair Tegan Mauldin

Planning Commission Members Absent: None

Staff Members Present: Arlene Granadosin-Jones, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Devarapalli led the pledge.

3. PUBLIC COMMENT

Chair Mauldin opened the public comment period. Seeing no speakers, 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 Devarapalli;
 Motion passed with a 7:0 vote.

4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of April 8,

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, April 22, 2026

ATTACHMENT 1

2026. Readoption of Meeting Minutes from the Regular Planning Commission Meeting of March 25, 2026.

Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

None.

7. REGULAR CALENDAR

7.1. **Subject:** General Plan Update Preferred Land Use Alternative.

Recommendation: Staff recommends the Planning Commission review and discuss the Land Use Alternatives, consider the community feedback and the staff recommended Land Use Alternative, and forward a recommendation to the City Council on a preferred Land Use Alternative.

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

1. Federico Garcia

Chair Mauldin closed the public comment period.

ACTION: Motion to Recommend Alternative B for Reimagining Office Parks to City Council by Frechette second by Stevenson;
Motion passed with a 6:1 vote.

AYES: Devarapalli, Frechette, Rehman, Stauss, Stevenson, Mauldin

NOES: Huhn

ABSENT: None

ABSTAIN: None

ACTION: Motion to Recommend Alternative B for Removing Barriers to Redeveloping Folsom Boulevard to City Council by Rehman second by Mauldin;
Motion passed with a 4:3 vote.

AYES: Rehman, Stauss, Stevenson, Mauldin

NOES: Devarapalli, Frechette, Huhn

ABSENT: None

ABSTAIN: None

ACTION: Motion to Recommend Staff's Recommendation of a Hybrid of Alternative A and Alternative B for Reenvisioning the Downtown to City Council by Huhn second by Stauss;
Motion passed with a 7:0 vote.

ACTION: Motion to Recommend Alternative A for Activating Commercial Centers to City Council by Stevenson second by Rehman;
Motion passed with a 7:0 vote.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

ITEM 4.1.

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, April 22, 2026

ATTACHMENT 1

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

9. DIRECTOR'S REPORT

Planning Manager Arlene Granadosin-Jones provided her report.

10. ADJOURNMENT

Chair Mauldin adjourned the meeting at 7:30 P.M.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 6.1.



DATE: May 13, 2026

TO: Planning Commission Members

FROM: Eileen Ly, Assistant Planner

SUBJECT: **2643 MERCANTILE DRIVE TENTATIVE PARCEL MAP (EXEMPT PURSUANT TO SECTION 15315 "MINOR LAND DIVISION" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES) – PROJECT NO. PLND-1225-0145 – LOCATED SOUTHEAST OF TRADE CENTER DRIVE AND EAST OF MERCANTILE DRIVE**

PROPERTY OWNER: Todd Berryhill Mercantile Industrial LLC 3468 Mount Diablo Boulevard, Unit B-116 Lafayette, CA 94549	APPLICANT/DEVELOPER: Javed Siddiqui JTS Engineering 1808 J Street Sacramento, CA 95811
---	---

PROJECT: 2643 Mercantile Drive Tentative Parcel Map
FILE: PLND-1225-0145
LOCATION: 2643 Mercantile Drive
APN: 072-0380-009-0000
ZONING: M-1 (Light Industrial)
PLANNER: Eileen Ly, Assistant Planner

RECOMMENDATION

- Determine the project Exempt per Categorical Exemption 15315 "Minor Land Divisions" of the California Environmental Quality Act (CEQA); and
- Adopt the Resolution for the Tentative Parcel Map at 2643 Mercantile Drive.

RESULT OF RECOMMENDED ACTION

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

BACKGROUND

The project is zoned M-1 (Light Industrial/Manufacturing) and is located at 2643 Mercantile Drive within the Sunrise Boulevard South Planning Area (SBSPA) as depicted in **Figure 1: Project Site Location**. The property includes three existing industrial buildings, parking, on-site landscaping, and vehicular access. The buildings were built in 1981 and include two 16,000 sq. ft. buildings and a 46,000 sq. ft. building.

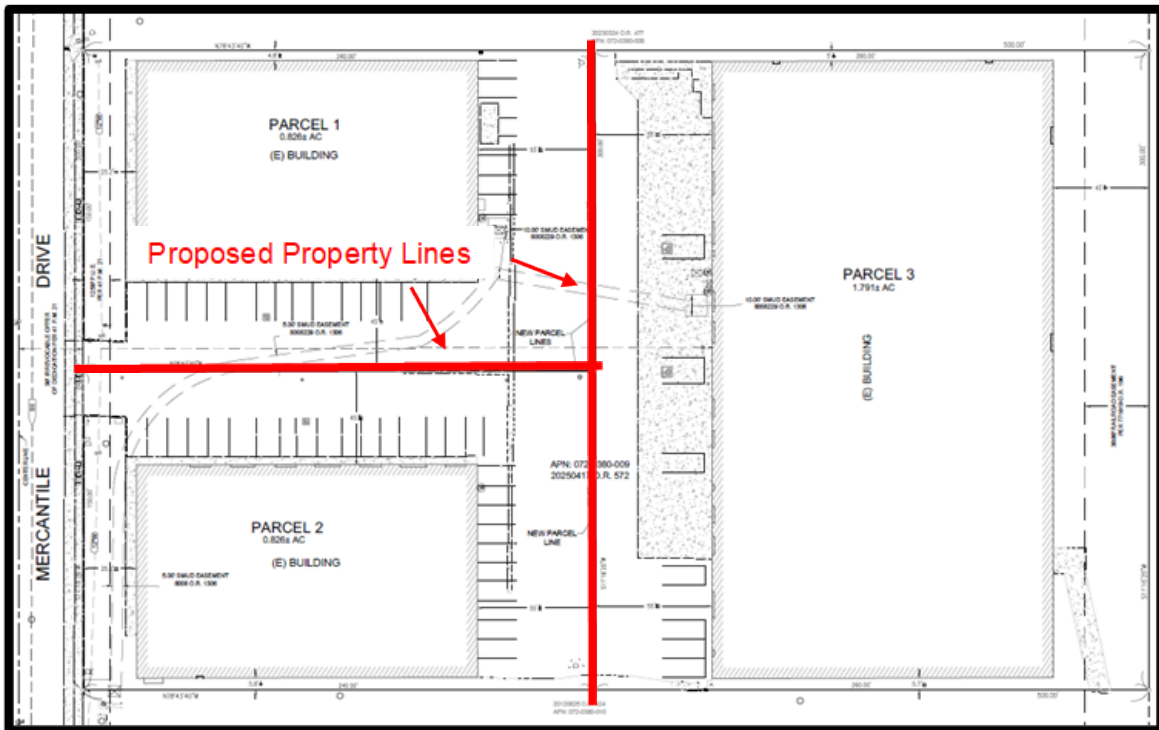
Figure 1: Project Site Location



PROJECT DESCRIPTION

The Applicant is requesting to split an existing 3.44 +/- acre parcel into three separate parcels each with an existing building on-site. Parcels 1 and 2 would be 0.826 +/- acres and parcel 3 would be 1.791 +/- acres (see **Figure 2: Proposed Parcel Subdivision**). No physical on-site modifications are proposed with this map.

Figure 2: Proposed Parcel Subdivision



REQUIRED PERMITS AND REGULATORY BASIS

According to the State Subdivision Map Act and Rancho Cordova Municipal Code (RCMC), an industrial parcel may be subdivided into multiple separate lots with a Parcel Map, guided by the following provisions:

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

ANALYSIS

The proposed Tentative Parcel Map is to divide an existing 3.44 +/- acre parcel into three separate parcels. This application is only for the division of the lot and no physical improvements or changes in use are proposed at this time. As conditioned, a Reciprocal Access and Parking Agreement must be granted prior to the sale of the parcels to share parking between the three parcels and meet the minimum parking requirements for industrial uses.

General Plan: The project site is in the Sunrise Boulevard South Planning Area (SBSPA) designation of the City’s General Plan. The SBSPA includes various commercial and industrial uses, including minor manufacturing uses, such as furniture, furnishing, and appliance stores. Target uses for this area are industrial, office mixed-use, and commercial mixed-use. The project property currently includes a building material business and furnishing business which is consistent with these target uses of the SBSPA. The proposed Tentative Parcel Map will not affect the existing uses and will only divide the property into three separate parcels.

Zoning Code: The project site is zoned M-1 (Light Industrial/Manufacturing) which is consistent with the General Plan SBSPA designation. The purpose of this zone is to provide an appropriate area for light industrial uses that may be undesirable and incompatible near residential uses or mixed-use districts.

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
2643 Mercantile Drive (Project Site)	Building Materials & Furniture, Furnishing, and Appliance Store	Sunrise Boulevard South Planning Area (SBSPA)	M-1 (Light Industrial)
North	Business Support Services	Sunrise Boulevard South Planning Area (SBSPA)	M-1 (Light Industrial)
East	Open Space	Public/ Quasi-Public	POS (Parks and Open Space)
South	Minor Manufacturing	Sunrise Boulevard South Planning Area (SBSPA)	M-1 (Light Industrial)
West	Auto Parts Sales	Sunrise Boulevard South Planning Area (SBSPA)	M-1 (Light Industrial)

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

FISCAL IMPACT

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

ENVIRONMENTAL

The Applicant is requesting the division of an existing property that is fully developed with existing buildings and businesses. No physical improvements or changes of the existing uses

are proposed with this submittal. The project is exempt under Section 15315 “Minor Land Division”. The Tentative Parcel Map consists of the division of property in an urbanized area zoned industrial into four or fewer parcels, in this case three parcels, and is consistent with all General Plan, Zoning, and local development standards.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission:

- Determine the project Exempt per Categorical Exemption 15315 “Minor Land Divisions” of the California Environmental Quality Act (CEQA); and
- Adopt the Resolution for the Tentative Parcel Map at 2643 Mercantile Drive (PLND-1225-0145) subject to the findings and evidence in the Resolution, Tentative Parcel Map (Exhibit A) and Conditions of Approval (Exhibit B).

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. XX-2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, FOR APPROVING THE MERCANTILE DRIVE TENTATIVE PARCEL MAP, PROJECT NO. PLND-1225-0145

WHEREAS, Javed Siddiqui (hereinafter referred to as Applicant) submitted an application with the City of Rancho Cordova for a Tentative Parcel Map on 2643 Mercantile Drive (Assessor’s Parcel Number: 072-0380-009-0000); and

WHEREAS, the existing property is zoned M-1 (Light Industrial/Manufacturing) within the Sunrise Boulevard South Planning Area (SBSPA); and

WHEREAS, the Applicant is requesting to split an existing 3.44-acre parcel into two 0.826-acre parcels and one 1.791-acre parcel. Each proposed parcel includes a building, parking, and access; and

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

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

WHEREAS, the property is fully developed with existing buildings, utilities, and access with no physical modifications or changes in use proposed, and consists of the division of property in an urbanized area consistent with all applicable standards and regulations and therefore has been determined to be exempt under CEQA exemption 15315, minor land division; and

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

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

1. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Exempt under Section 15315, Minor Land Division, as supported by the following:
 - A. The requested Tentative Parcel Map for Mercantile Drive (APN: 072-0380-009-0000) would be exempt from CEQA review under CEQA State Guidelines Section 15315 “Minor Land Divisions”. This exempts from CEQA projects that involve the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the

proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The Mercantile Drive Tentative Parcel Map involves dividing an existing 3.44-acre parcel that is zoned for industrial use, into two 0.826-acre parcels and one 1.791-acre parcel. The proposed parcel split is located in an existing urban area, is in conformance with the General Plan and zoning, requires no variances or exceptions, and has available services and access to the proposed parcels to local standards, and has not been involved in a division of a larger parcel within the previous 2 years. Because the land division is able to meet all requirements of 15315, the project is exempt from additional CEQA review and no further environmental documents pursuant to CEQA are required.

2. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a parcel map, if any of the findings are found. In the case of the proposed map, none of the findings exist. 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 map is consistent with the City of Rancho Cordova General Plan. The project site is located within the General Plan's Sunrise Boulevard South Planning Area (SBSPA) which includes a variety of commercial and industrial uses south of Highway 50 and along the Sunrise Boulevard corridor, ending at Douglas Road. The property currently consists of light industrial uses which is consistent with this designation. The current application is requesting to split the property from one parcel into three parcels. No further modifications or changes to the current use are proposed as part of this application. Therefore, the site will continue to be consistent with the SBSPA General Plan Designation.

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

Evidence: The proposed Tentative Parcel Map design is consistent with the existing development standards of the General Plan designation of SBSPA and zoning of M-1 (Light Industrial/Manufacturing). No physical improvements or changes of use are proposed within this application. Any future modifications to the property will be subject to a separate review.

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

Evidence: The site is physically suitable to subdivide. The existing parcel is proposed to be split into three separate parcels, with two 0.826-acre parcels, and one 1.791-acre parcel in size. These parcels would still be of sufficient size and be able to accommodate future development of the sites while still meeting required development standards for the zoning. The parcels will have adequate access to utilities and direct access to the public right of way if needed. In addition, the project provides a reciprocal access and parking agreement for the parcels which property owners would be required to comply with.

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

Evidence: The proposed project is only for the split of the existing parcel and no modifications to density or physical improvements are proposed as part of this Tentative Parcel Map.

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: The current parcel consists of three existing industrial buildings, parking, and on-site landscaping improvements. The proposed application is only for the division of the lot and would not cause any environmental damage or injury to any habitats. The proposed project is exempt from environmental review pursuant to section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) and would not affect any environmental resources.

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

Evidence: The proposed Tentative Parcel Map subdivides the existing parcel into two 0.826-acre parcels and one 1.791-acre parcel. The splitting of the parcel would not cause any serious health problems and no improvements are proposed as part of this application.

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 design of the subdivision will not create conflicts with any existing public easements or the use of the property. The design proposed is to split the parcel into two 0.826-acre parcels and one 1.791-acre parcel that will continue to maintain all public utility easements. No improvements are proposed as part of this application. The project provides a Reciprocal Parking and Access Maintenance Agreement, and any future development will be reviewed for adequate access at that time.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 13th day of May 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tegan Mauldin, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

SURVEY NOTES:

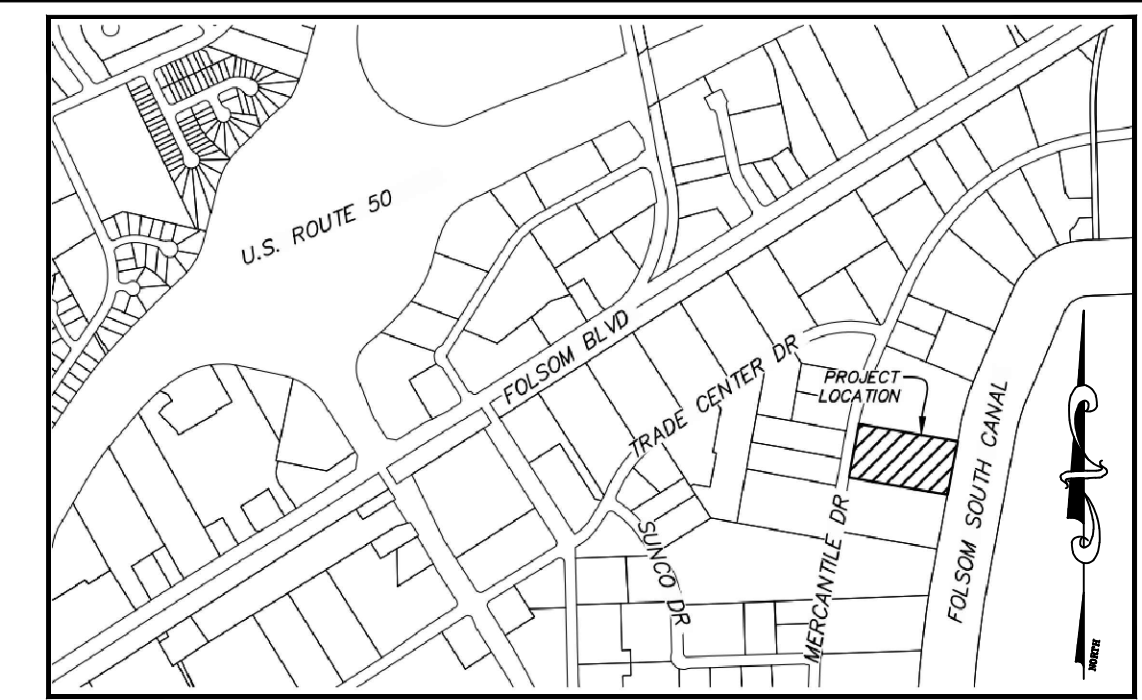
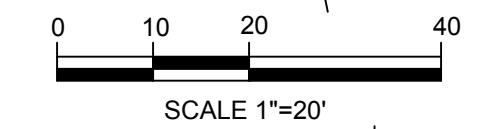
- 1) A PRELIMINARY TITLE REPORT FROM FIDELITY NATIONAL TITLE COMPANY, TITLE NO.FSSE-5062500397-RV DATED JANUARY 13, 2026 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISH THE ACTUAL BOUNDARY. THE BOUNDARY DEPICTED HEREON IS RECORD PER PARCEL 23 AS SHOWN ON THAT CERTAIN PARCEL MAP OF BOOK 41 OF PARCEL MAPS, PAGE 21.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) THE WATER LINE SHOWN HEREON IS APPROXIMATE USING SURFACE FACILITIES LOCATED AT TIME OF FIELD SURVEY. VERIFY LOCATION PRIOR TO CONSTRUCTION
- 7) PROVIDED ONSITE AS BUILT PLANS DO NOT DELINEATE ANY WATER, FIRE, ELECTRICAL, SEWER, STORM DRAIN OR GAS LINE, AND NO SAID LINES HAVE BEEN DRAFTED HEREON. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN HEREON ARE CONNECTED FROM SURFACE FACILITIES AND PUBLIC AGENCY FACILITY MAP PROVIDED TO JTS.

LEGEND

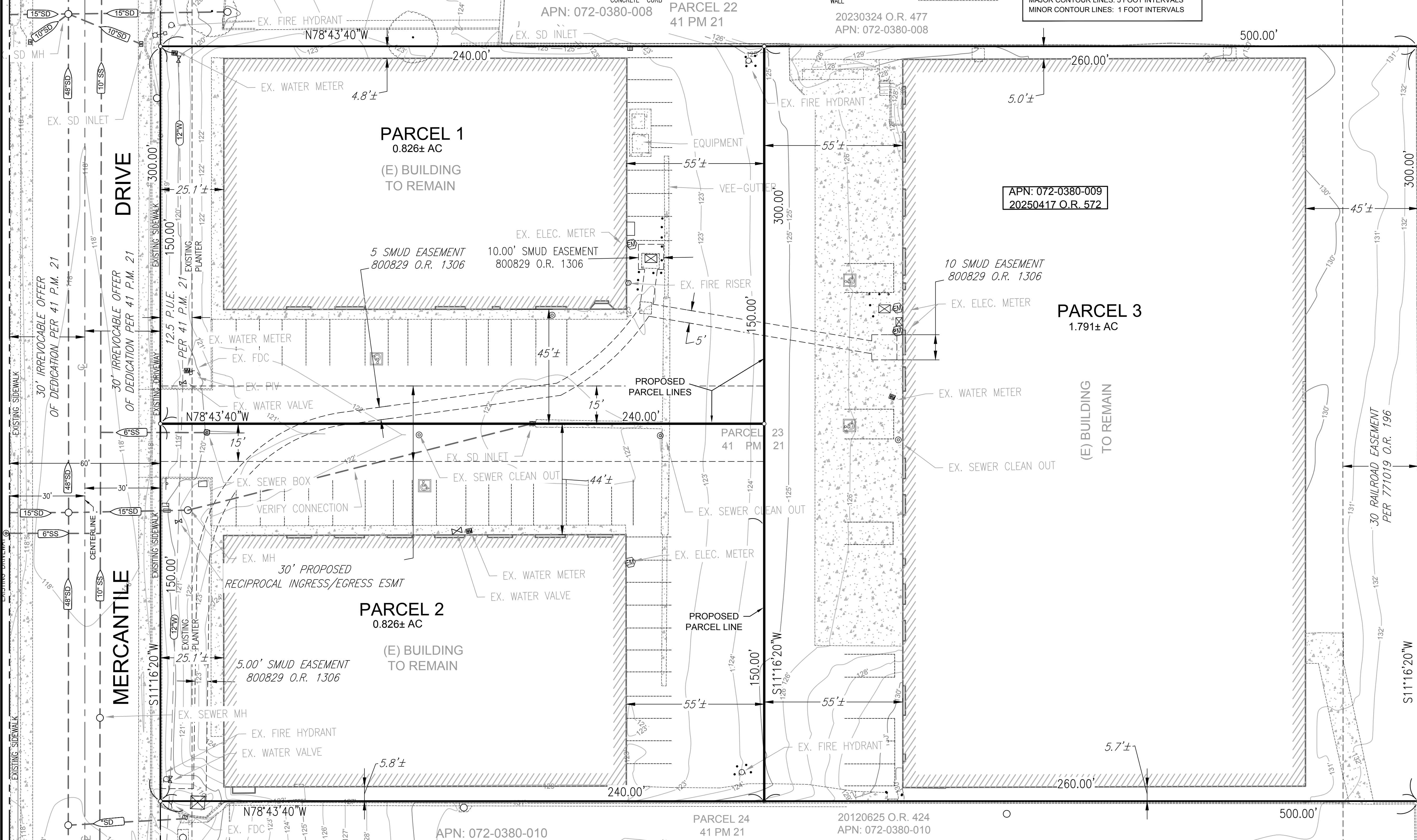
MANHOLE		TRAFFIC SIGNAL		GUARD POST	
DRAIN INLET		TRAFFIC SIGNAL WITH LIGHT		VAULT	
WATER LINE		PARKING LIGHT		TRANSFORMER	
DRAIN LINE		PULL BOX		RAIN WATER LEADER	
SEWER LINE		GAS VALVE		UNDEGROUND TELEPHONE LINE	
GAS LINE		UTILITY POLE		UNDEGROUND ELECTRICAL LINE	
FIRE HYDRANT		GAS METER		U.G. CABLE LINE	
WATER VALVE		OVER HEAD WIRE		RIDGE LINE	
SEWER CLEAN OUT		UTILITY POLE W/GUY		RECORD PER 41 P.M. 21	
WATER METER		PUBLIC STREET LIGHT		EXISTING CONCRETE	
FIRE DEPT. CONNECTION		SIGN			
EDGE OF PAVEMENT		FENCE			
BACK FLOW PREVENTER		WALL			
CONCRETE CURB					

CONTOUR INTERVALS

MAJOR CONTOUR LINES: 5 FOOT INTERVALS
MINOR CONTOUR LINES: 1 FOOT INTERVALS



VICINITY MAP
NO SCALE



EXISTING LEGAL DESCRIPTION:

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

PARCEL 23, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER ON AUGUST 7, 1978 IN BOOK 41 OF PARCEL MAPS, AT PAGE 21.

ENGINEER:
JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

OWNER/APPLICANT:
Browne Cattle Co., a California corporation
Todd Berryhill
3468 Mt. Diablo Blvd Ste B-115
Lafayette, CA 94549
P: (510) 899-8302
C: (510) 701-3002
EMAIL: toddberryhill@hotmail.com

PROJECT ADDRESS:
2643, 2645, AND 2647 MERCANTILE DRIVE
RANCHO CORDOVA, CA 95742

	EXISTING	PROPOSED
ZONING:	M - 1 - LIGHT INDUSTRIAL	NO CHANGE
USE:	GENERAL	NO CHANGE
PARCELS:	1	3
AREA:	3.444± AC	PARCEL 1: 0.826± AC PARCEL 2: 0.826± AC PARCEL 3: 1.791± AC TOTAL : 3.444± AC

SCHOOL DISTRICT: FOLSOM CORDOVA UNIFIED

- REQUEST:**
- 1) ENTITLEMENT TO SPLIT ONE (1) EXISTING PARCEL INTO THREE (3) PARCELS.
 - 2) BUILDINGS TO REMAIN WITH ALL EXISTING UTILITY SERVICES IN PLACE AS THEY CURRENTLY DO.
 - 3) RECIPROCAL EASEMENTS AND MAINTENANCE AGREEMENT BETWEEN PARCELS IS PROPOSED TO ASSURE COMPLIANCE.

MINIMUM SET BACKS

FRONT YARD	25 FEET
SIDE YARD	0 FEET
REAR YARD	0 FEET

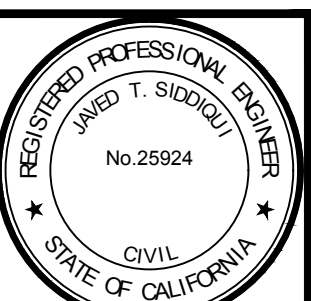
UTILITY CONTACTS

TELEPHONE	AT&T	(916) 484-2388
GAS	PG&E	(916) 386-5469
ELECTRICITY	SMUD	(916) 732-5700
WATER	GOLDEN STATE WATER COMPANY	(800) 999-4033
CABLE	COMCAST	(916) 830-6751
DRAINAGE	CITY OF RANCHO CORDOVA	(916) 851-8710
SEWER	SAC AREA SEWER DIST.	(916) 876-6065
FIRE	SAC METRO FIRE	916-859-4330
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

BENCHMARK ELEVATION: 121.11 NAVD88*
19039 19-39 300A1 NAVD 88 = 121.11' RAMSET & 7/8" METAL
DISC STAMPED "CO. B.M. 19-39" LOCATED IN TOP BACK
VERTICAL CURB & GUTTER OVER D.I. @ EAST END OF
CURB RETURN @ NORTHEAST CORNER OF SUNRISE GOLD
CIR. (NORTH) & SUNRISE BLVD.

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

DESIGNED:	N/A	SCALE:	
DRAWN:	FMA	H:	1"=20'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924



NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	DATE

TENTATIVE PARCEL MAP
2643, 2645, 2647 MERCANTILE DRIVE
BEING A SUBDIVISION OF PARCEL 23 OF 41 P.M. 21
CITY OF RANCHO CORDOVA APN: 072-0380-009 CALIFORNIA

DATE: 03/2026
SHEET 1 OF 1
JOB NO: 2025-101

Conditions of Approval

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
General Conditions				
1.	The approved entitlement is for a Tentative Parcel Map, to subdivide one (1) parcel (APN 072-0380-009-0000) into three separate parcels as described in the Planning Commission staff report dated May 13, 2026 and Tentative Parcel Map (<u>Exhibit A</u>) with the conditions herein, for project number PLND-1225-0145,	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/ Building /Public Works
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance	General	On-Going	Finance

ITEM 6.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	Department at billings@cityofranhocordova.org for the status of your account with the City.			
5.	The Tentative Parcel Map approval is valid for three years from the date of Planning Commission approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Expiration Date	Three years, commencing with the date of approval	Planning/ Public Works
6.	Any work located within the City of Rancho Cordova Right-of-Way will require an encroachment permit issued by the Public Works Department.	General	On-Going	Public Works
7.	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.	Construction	On-Going	Planning/ Public Works
8.	<ul style="list-style-type: none"> • SMUD has existing underground 12kV facilities along Mercantile Dr as well as across all three proposed parcels throughout the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. • 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 15-feet tall at full maturity. 	Existing Electrical Facilities and Requirements	On-Going	SMUD

ITEM 6.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
<ul style="list-style-type: none"> • 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 15-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 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 			

ITEM 6.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
<p>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.</p> <ul style="list-style-type: none"> • 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 provide separate SMUD service points to each parcel to the satisfaction of SMUD. • The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. • The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD’s landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD’s vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of 15-feet at full maturity. Applicant 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-foot 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 			

ITEM 6.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	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 15-feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. <ul style="list-style-type: none"> 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. 			
9.	Prior to issuance of a Building Permit, each newly developed lot must be connected to public water and public sewer.	Lot Connection	On-Going	Sacramento County Environmental Management
Prior to Recordation of the Parcel Map				
10.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City’s Communities Facilities District No. 2008-1 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Khaliq McClean at (916) 851-8708 with regard to the process to satisfy this condition of approval.	Community Facilities District Annexation	The annexation shall occur prior to the recordation of Parcel Map. The annual fee commences when a Building Permit is issued.	Public Works
11.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax. The tax shall be the annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the	Funding	The annexation shall occur prior to the recordation of Parcel Map.	Public Works

ITEM 6.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
<p>issuance of building permits. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact Khaliq McClean at (916) 851-8708 as there may be a 1-2 month lead time to satisfy this condition.</p>		<p>The annual fee commences when a Building Permit is issued.</p>	
<p>12. A note shall be placed on the Final Map stating that “Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels.</p>	<p>Final Map</p>	<p>Prior to Recordation of Parcel Map</p>	<p>Public Works</p>
<p>13. Dedicate public and private 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.</p>	<p>Easements</p>	<p>Prior to Recordation of Parcel Map</p>	<p>Public Works</p>
<p>14. Record a maintenance agreement involving all the parcels of the subject map assuring timely maintenance of the any shared private utilities (street, sewers, storm drains, etc.).</p>	<p>Maintenance Agreement</p>	<p>Prior to Recordation of Parcel Map</p>	<p>Public Works</p>
<p>15. The following sheet notes shall be provided on the Final Parcel Map:</p> <ul style="list-style-type: none"> A. A Fire Access Agreement between all parcels connected to and served by fire access shall be recorded with the Public Recorders Office having jurisdiction whenever any of these parcels change ownership. B. A Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway shall be recorded with the Public Recorders Office having jurisdiction whenever any of these parcels change ownership. The roadway maintenance agreement shall include the following: <ul style="list-style-type: none"> • Provisions for the necessary repair and maintenance of the roadway surface. 	<p>Final Map</p>	<p>Prior to Recordation of Parcel Map</p>	<p>Sacramento Metro Fire</p>

ITEM 6.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
	<ul style="list-style-type: none"> Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13' 6") or width of twenty feet (20'). Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems. 			
16.	The legal description of the newly created parcels must include dedication of a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the installation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow."	Sewer Easement	Prior to Recordation of Parcel Map	Sacramento Sewer District
17.	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 recordation of the Final Parcel Map.	Impact Fees	Prior to Recordation of Parcel Map	Sacramento Sewer District
At Improvement Plans				
18.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Public Cleanout	Prior to Approval of Improvement Plans	Sacramento Sewer District
19.	The proposed onsite sewer crossing parcel boundaries is prohibited.	Sewer	Prior to Approval of Improvement Plans	Sacramento Sewer District
20.	SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system or to a private sewer main line. If a private sewer main line is proposed, the private main line must connect at a manhole with a public lower lateral sized at a minimum of 8 inches in diameter. These improvements must be shown on the plans.	Sewer	Prior to Approval of Improvement Plans	Sacramento Sewer District

ITEM 6.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
21.	If a private sewer main line is proposed, a Private Sewer Maintenance Agreement must be executed between SacSewer and the owner(s) of all lots to be served by the private sewer main line to ensure that the owner(s) will be solely responsible for the operation and maintenance of the private main line. A separate sewer maintenance agreement must be executed between the owner(s) and all necessary private sewer easements must be recorded to address the operation and maintenance responsibilities and provide access.	Sewer	Prior to Approval of Improvement Plans	Sacramento Sewer District
22.	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	Sacramento Sewer District
23.	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	Sacramento Sewer District
24.	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	Sacramento Sewer District
Advisory				
25.	Gates shall be installed in accordance with The County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Gates	Prior to Installation	Sacramento Metro Fire
26.	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.	Subsequent Applications	Prior to Approval of Subsequent Applications	Sacramento Metro Fire
27.	The Sacramento Metropolitan Fire District requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field approval and completion of required tests.	Final Acceptance	Field Approval	Sacramento Metro Fire

ITEM 6.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
28.	If this property is sold prior to development, the seller shall disclose all Sacramento Metropolitan Fire District requirements and conditions of approval to the buyer.	Property Disclosure	Prior to Selling of Property	Sacramento Metro Fire
29.	There are four closed contaminated groundwater and soil contaminated site for diesel (T060673422), other solvent or non-petroleum hydrocarbon, tetrachloroethylene (SLT5S2523291), and other groundwater affected (uses other than drinking water, soil (80001787) within 1,000 feet of this site. Prior to any grading, demolition, or construction activities please contact David Von Aspern at vonaspernd@saccounty.gov .	Groundwater & Soil Site	Prior to Grading, Demolition, Construction	Sacramento County Environmental Management
30.	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.	Inactivation Permit	Discovery of Well	Sacramento County Environmental Management
31.	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.	Abandoned Septic System	Discovery of Septic System	Sacramento County Environmental Management
32.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.	Laterals	General	Sacramento Sewer District
33.	The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.	Construction/Modification	Prior to Construction/Modification of Public Sewer	Sacramento Sewer District
34.	If the proposed trash enclosure will contain a drain to the sewer, it must be covered.	Trash Enclosure	General	Sacramento Sewer District
35.	Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.	Repair of Lateral	Damage of Lateral	Sacramento Sewer District

General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

1. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Fire Department)
2. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction. (Metro Fire)
3. Gas service may be available to this project if desired. The developer should contact PG & E's Service Planning Department as soon as possible to coordinate construction so as not to delay the project. (PG&E)
4. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources).
5. Project proponents and/or future successors of interests shall comply with all 'Water Supply' provisions established in Ordinance No. SZC 2002-0014, Control No. 93-0243.
6. All pedestrian access ramps affected by this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation of the Public Works Agency.