

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING

Wednesday, May 27, 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>
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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, May 27, 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. PRESENTATIONS

- 3.1. **Subject:** Chair Tegan Mauldin's Birthday on June 3, 2026.
- 3.2. **Subject:** Planning Commissioner Dave Huhn's Birthday on June 6, 2026.
- 3.3. **Subject:** Vice Chair Elliott Stevenson's Birthday on June 30, 2026.

4. PUBLIC COMMENT

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

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

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

5. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 5.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of May 13, 2026.
Recommendation: Adopt the minutes.

6. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

7. PUBLIC HEARING ITEMS

- 7.1. **Subject:** Walmart Expansion Major Design Review (Exempt Pursuant to Section 15301(e)(2) "Existing Facilities" of the California Environmental Quality Act (CEQA) Guidelines) - Project No. PLND-0325-0123.

Recommendation: Staff recommends that the Planning Commission:

- 1. Determine the project Exempt from CEQA per Section 15301(e)(2), Existing Facilities; and
- 2. Adopt the Resolution approving the Walmart Expansion Major Design Review subject to the findings contained in the Resolution and the Conditions of Approval.

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

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

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

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

9. DIRECTOR'S REPORT

10. 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

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 27, 2026 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on May 22, 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 May 22, 2026 at Rancho Cordova, California.

A handwritten signature in blue ink that reads "Kelly Whitman". The signature is written in a cursive style and is positioned above a horizontal line.

Kelly Whitman,
Planning Commission Clerk

MEMORANDUM



ITEM 5.1.

DATE: May 27, 2026
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF MAY 13, 2026**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. May 13, 2026 Planning Commission Draft Meeting Minutes

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

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: Arlene Granadosin-Jones, Palmer Hilton, Eileen Ly, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Stevenson 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 Frechette;
Motion passed with a 6:0 vote.

ITEM 5.1.

ATTACHMENT 1

Rancho Cordova Planning Commission - DRAFT MINUTES
Meeting of Wednesday, May 13, 2026

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

- 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.

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

ACTION: Motion to approve item 6.1. 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 5:45 P.M.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM

ITEM 7.1.



DATE: May 27, 2026

TO: Planning Commission Members

FROM: Lindsay Morrow, Senior Environmental Planner

SUBJECT: WALMART EXPANSION MAJOR DESIGN REVIEW (EXEMPT PURSUANT TO SECTION 15301(e)(2) "EXISTING FACILITIES" OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES) – PROJECT NO. PLND-0325-0123

PROPERTY OWNER Jeremy Murphy Walmart Inc. 814 Respect Drive Bentonville, AR 72716	APPLICANT/DEVELOPER: Jenn Guetzlaff 1100 Town and Country Road, Suite 700 Orange, CA 92868
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PROJECT:	The applicant requests approval of a Major Design Review to expand the existing Walmart Supercenter by 5,149 SF. Improvements include paint improvements, accessibility upgrades, adding online order pickup parking stall signage, landscaping, asphalt, and striping upgrades.
FILE:	PLND-0325-0123
LOCATION:	10655 Folsom Blvd
APN:	057-0240-033-0000
PLANNER:	Lindsay Morrow, Senior Environmental Planner

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project Exempt from CEQA per Section 15301(e)(2), Existing Facilities; and
2. Adopt the Resolution approving the Walmart Expansion Major Design Review subject to the findings contained in the Resolution and the Conditions of Approval.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would determine the project exempt from further CEQA analysis and approve the Walmart Expansion Major Design Review. Approval would allow the Applicant to pursue necessary building permits for construction.

BACKGROUND

The existing Walmart Supercenter is located at 10655 Folsom Boulevard, within the Folsom Boulevard Specific Plan (FBSP) area. The project site is on parcel 057-0240-033-0000 with a lot size of 10.37 acres. There is a separate parcel (057-0240-034-0000) adjacent to the existing Walmart Supercenter that is not part of the proposed project. The project location is shown below in **Figure 1**.

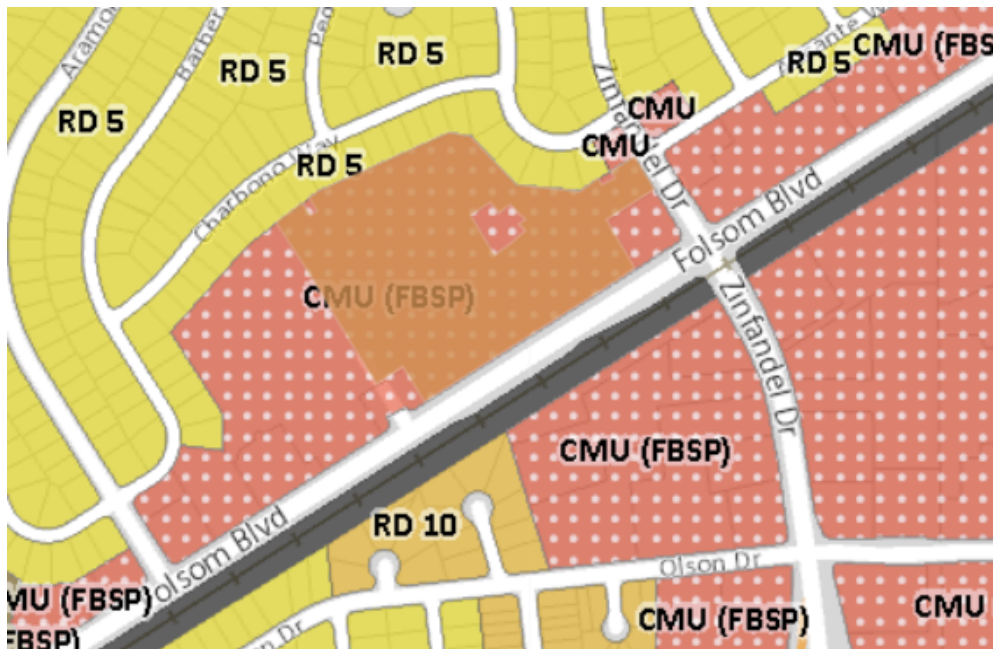
Figure 1: Project Location



As shown in **Figure 1**, the project site is bordered by Folsom Boulevard to the south, Safeway to the west, and single-family residential land uses to the north and east. The parcel is fully built out and contains a 122,175 SF Walmart Supercenter with associated parking lot. Parcel 057-0240-034 is currently occupied by an existing retail store (Dollar World).

The parcel is designated as CMU within the Downtown Planning Area in the City's General Plan and is zoned for Commercial Mixed Use within the Folsom Boulevard Specific Plan (CMU-(FBSP)). As shown in **Figure 2**, the surrounding parcels are zoned for CMU (FBSP) and residential (RD-5 and RD-10).

Figure 2: Zoning



The FBSP was adopted by the City in November 2006 and was most recently amended in December 2013. The goals of the FBSP include supporting the recovering business community in the Folsom Boulevard corridor, establishing Folsom Boulevard as a unique and identifiable place within the City, increasing public safety, aesthetic quality, and navigation/access, while also revitalizing economic development and housing options, and creating distinct hubs of commercial activity focused around community gathering spaces.

MAJOR DESIGN REVIEW

The applicant submitted an application for a Major Design Review on March 13, 2025 for a 5,149 SF building expansion (Major Design Reviews are triggered for projects over 5,000 SF). The building expansion would be utilized for online ordering grocery pickup and also includes online pickup parking stall striping and signage for 24 spaces on the eastern side of the building. In addition to the online pickup area, the project also includes overall paint improvements and upgrading the striping and signage for ADA parking at the front entrance of the existing Walmart Supercenter (19 stalls). The proposed expansion is located on the eastern portion of the building. The site plan is shown below in **Figure 3**. The floor plan is shown in **Figure 4**.

Figure 3: Proposed Site Plan

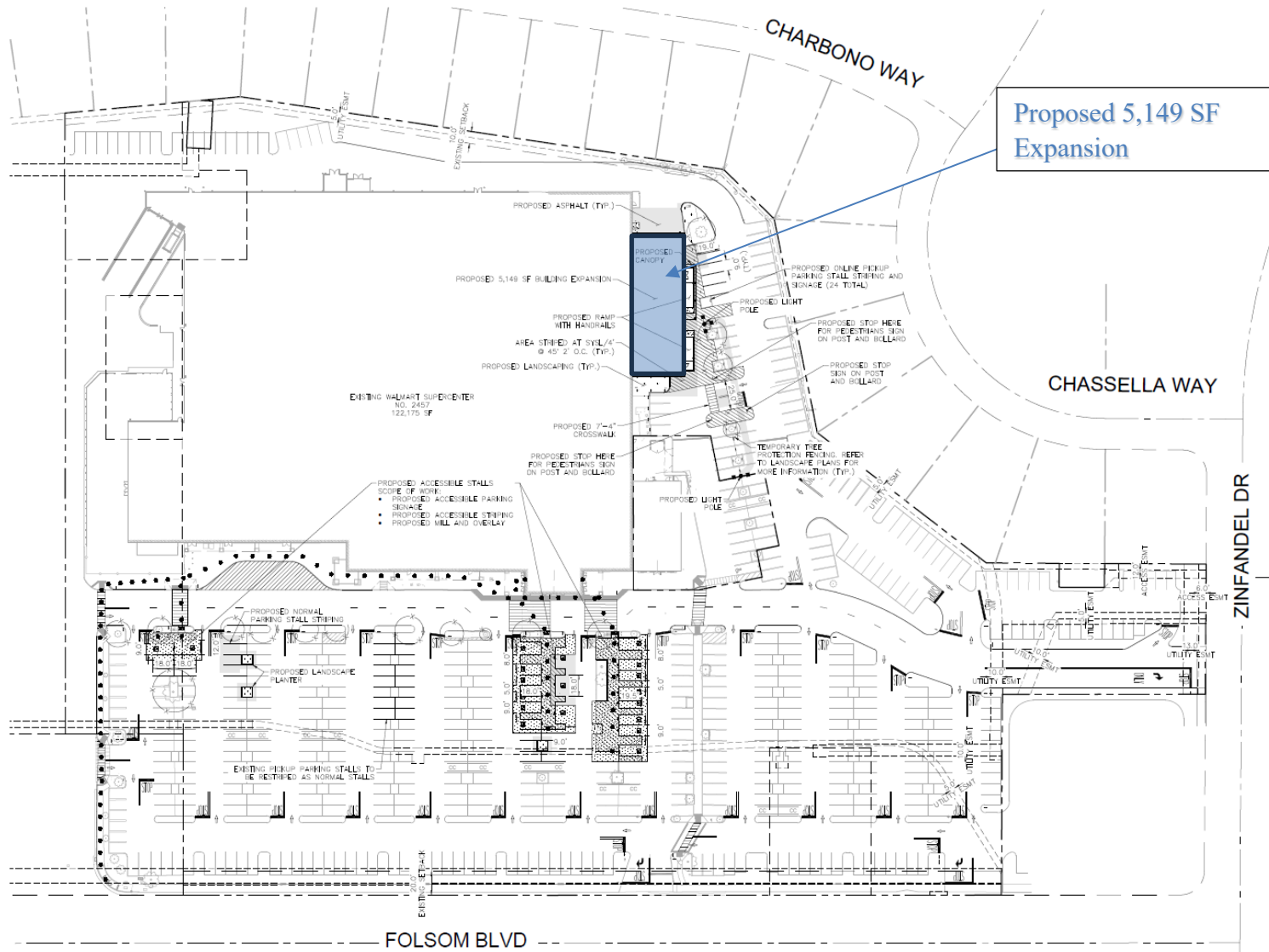
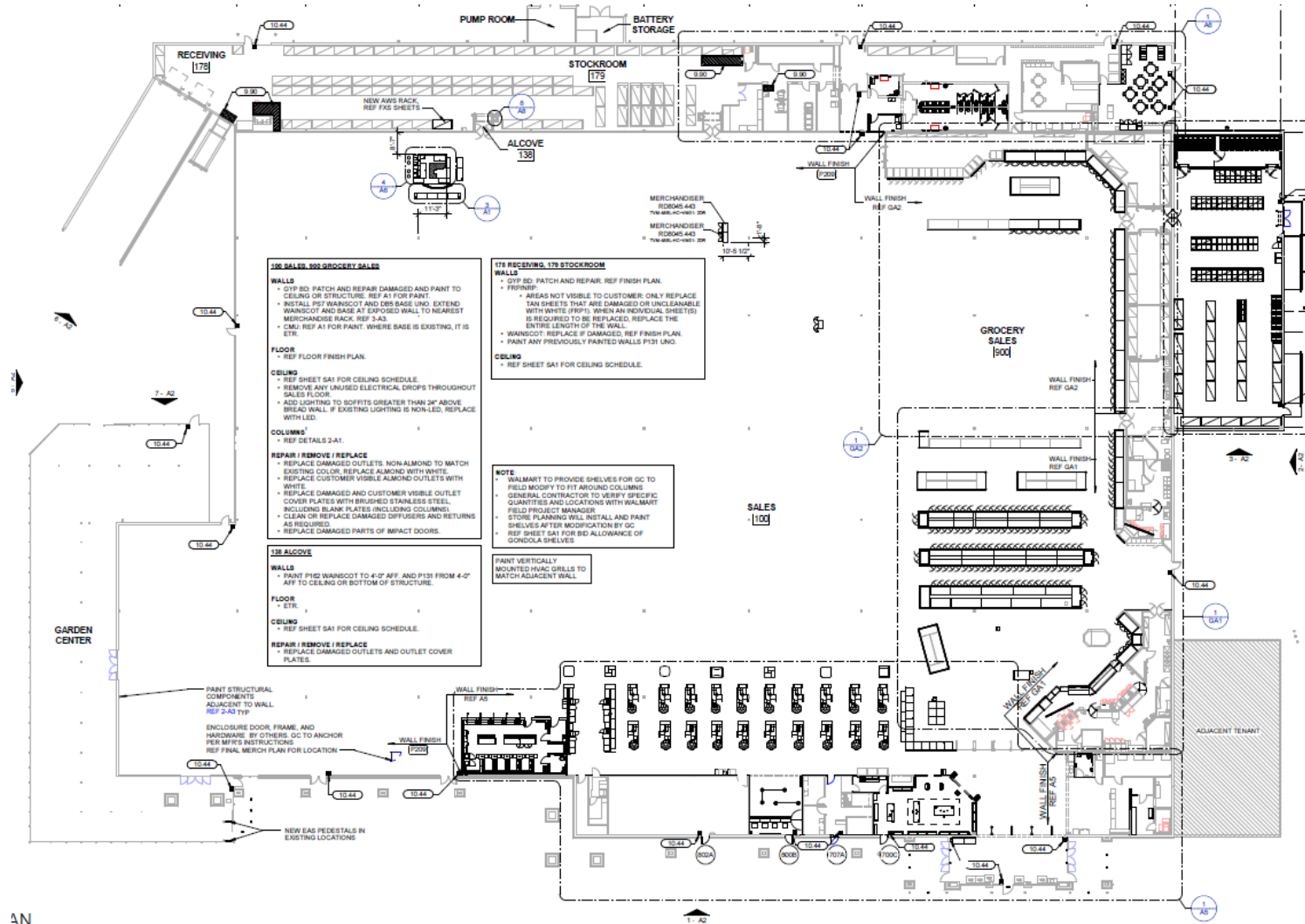


Figure 4: Floor Plan



Parking

The project includes modifications and improvements to the existing parking lot. Currently, online ordering grocery pickup stalls are located in the front of the store. These spaces would be re-striped as normal parking stalls. Accessible parking stalls are currently located at the front of the store and also in front of the garden center. All accessible parking stalls will be re-striped and new signage will be added. **Table 1** below shows the existing and proposed parking spaces for customer parking and grocery pickup/online ordering. As shown in **Table 1**, although the proposed expansion would result in a net loss of 8 parking spaces, the site continues to exceed the minimum parking requirements of the City's zoning code.

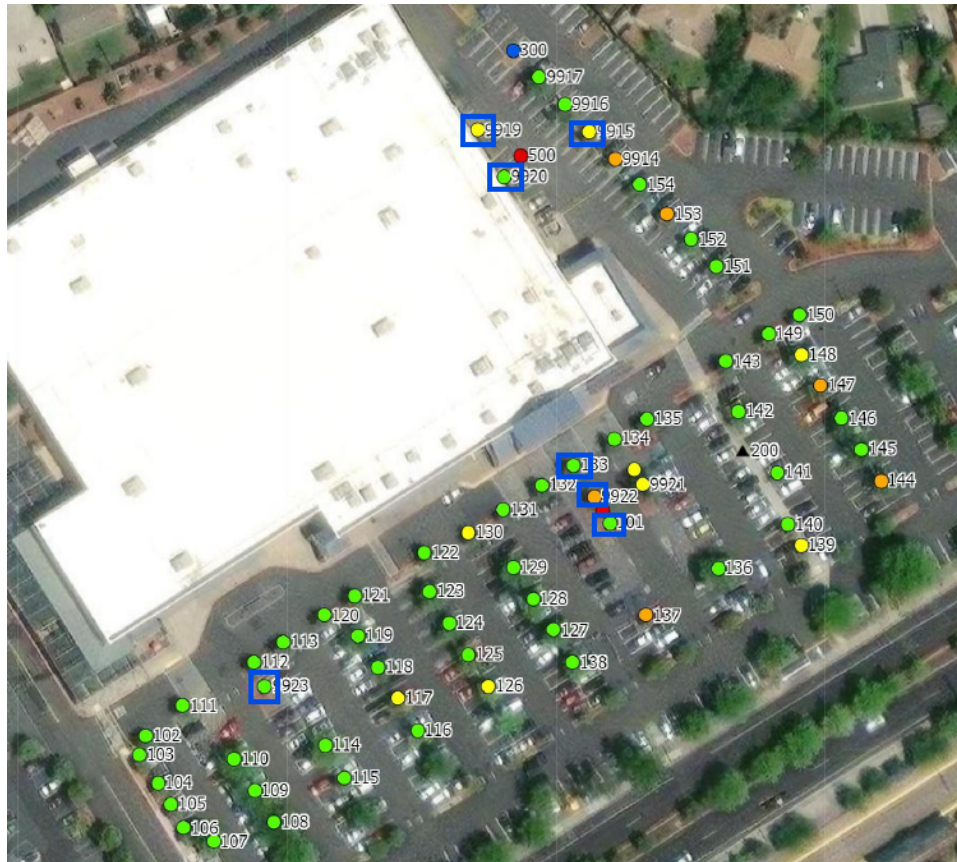
Table 1. Existing and Proposed Parking

	Existing	With Expansion
Total Building Area	122,175 SF	127,324 SF
Required Parking Ratio	3.5/1000 SF	3.5./1000 SF
Required Parking Spaces	428	446
Customer/Associate Parking	490	468
Online Order/Grocery Pickup Parking	10	25
Parking Spaces occupied by Cart Corrals	12	12
Total Parking Spaces^a	520	512
^a Total includes new online order/grocery pickup stalls		

Landscaping

A tree inventory was conducted by a Certified Arborist to assess the condition of the trees on site. There is a total of 65 trees on the property and seven of those trees are proposed for removal. The Rancho Cordova Municipal Code requires mitigation for tree removals; the removal of seven trees would result in planting of 11 new trees on site. There are 15 existing trees that will require protection measures (fencing) during construction. The Arborist identified five trees in very poor condition, which will be replaced. There are also four landscape planters that are currently empty and will be planted with new trees. **Figure 5** below shows the on-site trees, and the blue boxes indicate the seven trees proposed for removal. The arborist report is included as Attachment 2.

Figure 5: Proposed Tree Removals



Lighting

The Major Design Review includes additional site lighting, with two new lighting poles proposed near the building expansion for the online ordering grocery pickup area. The applicant provided a photometric plan to demonstrate no additional light trespass will occur at the property line, particularly where the parcel abuts adjacent single family residential uses to the north and east. The photometric plan can be found in Attachment 2.

Façade

The Major Design Review includes new paint on the entire Walmart Supercenter. The proposed colors are dark gray and true blue to match Walmart's current branding. The applicant revised their submittal to leave the exposed brick/stone surfaces to break up the gray color and coordinate with the rest of the shopping center, including the neighboring Safeway building. Elevations that show the exterior and proposed paint scheme are shown below in **Figures 6a and 6b**.

FISCAL IMPACT

Staff anticipates that the project will have a positive fiscal impact due to the short-term positions for the construction of the building expansion, site improvements and painting. Operations are anticipated to be similar to existing conditions, as the existing Walmart Supercenter provides online ordering/grocery pickup to its customers.

ENVIRONMENTAL

The proposed project falls within CEQA Exemption 15301(e)(2), Existing Facilities. This class of exemptions consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This includes Additions to existing structures provided that the addition will not result in an increase of more than 10,000 SF, if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

The project entails a 5,149 SF expansion of an existing commercial building. The expansion is to support online ordering grocery pickup, which is a service that the store already provides to its customers. This represents a negligible expansion of existing use. The site is within an urban environment, is entirely built out, and is not in an environmentally sensitive area. Existing public services and utilities serve the site and are available to allow the maximum buildout potential of the site for commercial use. Consequently, the project falls under Exemption 15301(e)(2), and no further environmental review is required.

RECOMMENDED MOTIONS

Staff recommends that the Planning Commission:

- a) Determine the project Exempt per Section 15301(e)(2), Existing Facilities; and
- b) Adopt the Resolution approving the Walmart Expansion Major Design Review, subject to the findings contained in the attached Resolution, and the Conditions of Approval.

ATTACHMENT(S)

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

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 MAJOR DESIGN REVIEW FOR THE WALMART
EXPANSION PROJECT NO. PLND-0325-0123**

WHEREAS, the Applicant submitted an application for a Major Design Review approval for the Walmart Expansion (PLND-0325-0123); and

WHEREAS, the request is for a 5,149 square-foot expansion for an online ordering grocery pickup area, and includes paint improvements, upgraded parking striping and signage, two new light poles, and re-striping/new signage for accessible parking; and

WHEREAS, the property is zoned CMU (FBSP) (Commercial Mixed Use within the Folsom Boulevard Specific Plan); and

WHEREAS, the project falls within CEQA Exemption 15301(e)(2), Existing Facilities, which applies to building expansions under 10,000 square-feet, in non-environmentally sensitive areas; and

WHEREAS, the Planning Commission of the City of Rancho Cordova is the appropriate authority to hear and take action on the requested Major Design Review; 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:**

- 1) Determine the CEQA exemption 15301 is an adequate exemption according to the Guidelines of the California Environmental Quality Act.

- a. **Finding:** The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15301(e)(2), Existing Facilities.

Evidence: This class of exemptions falls within CEQA Exemption 15301(e)(2), Existing Facilities. This class of exemptions consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This includes Additions to existing structures provided that the addition will not result in an increase of more than 10,000 SF, if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

The project entails a 5,149 SF expansion of an existing commercial building. The expansion is to support online ordering grocery pickup, which is a service that the store already provides to its customers. This represents a negligible expansion of existing use. The site is within an urban environment, is entirely built out, and is not in an environmentally sensitive area. Existing public services and utilities serve the site and are available to allow the maximum buildout potential of the site for commercial use. Consequently, the project falls is exempt under CEQA Guidelines Section 15301(e)(2), and no further environmental review is required.

- 2) Approval of the Major Design Review, subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B) must provide sufficient evidence for the Findings required by Zoning Code Section 23.141.070. Findings and supportive evidence are shown below:

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

Evidence: The proposed project is located within the Downtown Planning Area of the Rancho Cordova General Plan and the Folsom Boulevard Specific Plan (FBSP). The goals of FBSP include supporting the recovering business community in the Folsom Boulevard corridor, establishing Folsom Boulevard as a unique and identifiable place within the City, increasing public safety, aesthetic quality, and navigation/access, revitalizing economic development and housing options, and creating distinct hubs of commercial activity focused around community gathering spaces. It does not conflict with any of the objectives of the General Plan, and does not conflict with any of the provisions in the FBSP. The site is zoned CMU (FBSP) (Commercial Mixed Use within the Folsom Boulevard Specific Plan), which allows for the existing use of the Walmart Supercenter and the expansion would fall within this same use. Therefore, the project is consistent with applicable zoning regulations. The project has also been reviewed for consistency with the Rancho Cordova design guidelines. The subject property was built in 2001, prior to the City's incorporation. The proposed expansion does not conflict with the Rancho Cordova Design Guidelines for commercial properties.

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

Evidence: The proposed expansion is 5,149 square feet, located on the east side of the building. The parcel is of sufficient size to support the expansion and adhere to setback requirements and drive aisle/access requirements. The site provides sufficient parking in excess of what is required in the City's zoning code. The proposed architecture, site design, and landscaping are consistent with the existing shopping center. The proposed project would designate a new area for online ordering grocery pickup sales, which will provide more efficient service to the existing customer base. Moving the online grocery pickup sales parking spaces from their current location at the front entrance to the east of the building will provide more availability at the front entrance for customer parking.

- 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 architecture of the expansion will blend in with the rest of the building. The applicant is maintaining the exposed brick façade, and applying new paint to the front elevation, and the new proposed expansion. The character, scale, design, and building elements, including materials, screening, lighting, and landscaping, are consistent with the existing building and shopping center. The proposed expansion presents a clear design concept that is compatible with the existing buildings on site and surrounding properties.

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

Evidence: The proposed expansion is intended for the online ordering grocery pickup service that is provided by the existing Walmart Supercenter. The designated online ordering grocery pickup parking spaces will move from the front entrance of the store to the east side of the store, leaving the spaces at the front entrance available for walk-in customers. The parcel is large and provides parking in surplus of the requirements of the zoning code. There is ample space for pedestrian walkways, drive aisles and on-site circulation. The proposed expansion will be in a designated area at the eastern portion of the building and will serve the existing customer base. No conflicts between vehicles, bicycles, and pedestrian modes of circulation are anticipated.

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 27th day of May 2026 by the following vote:

AYES:

NOES:

ABSENT:

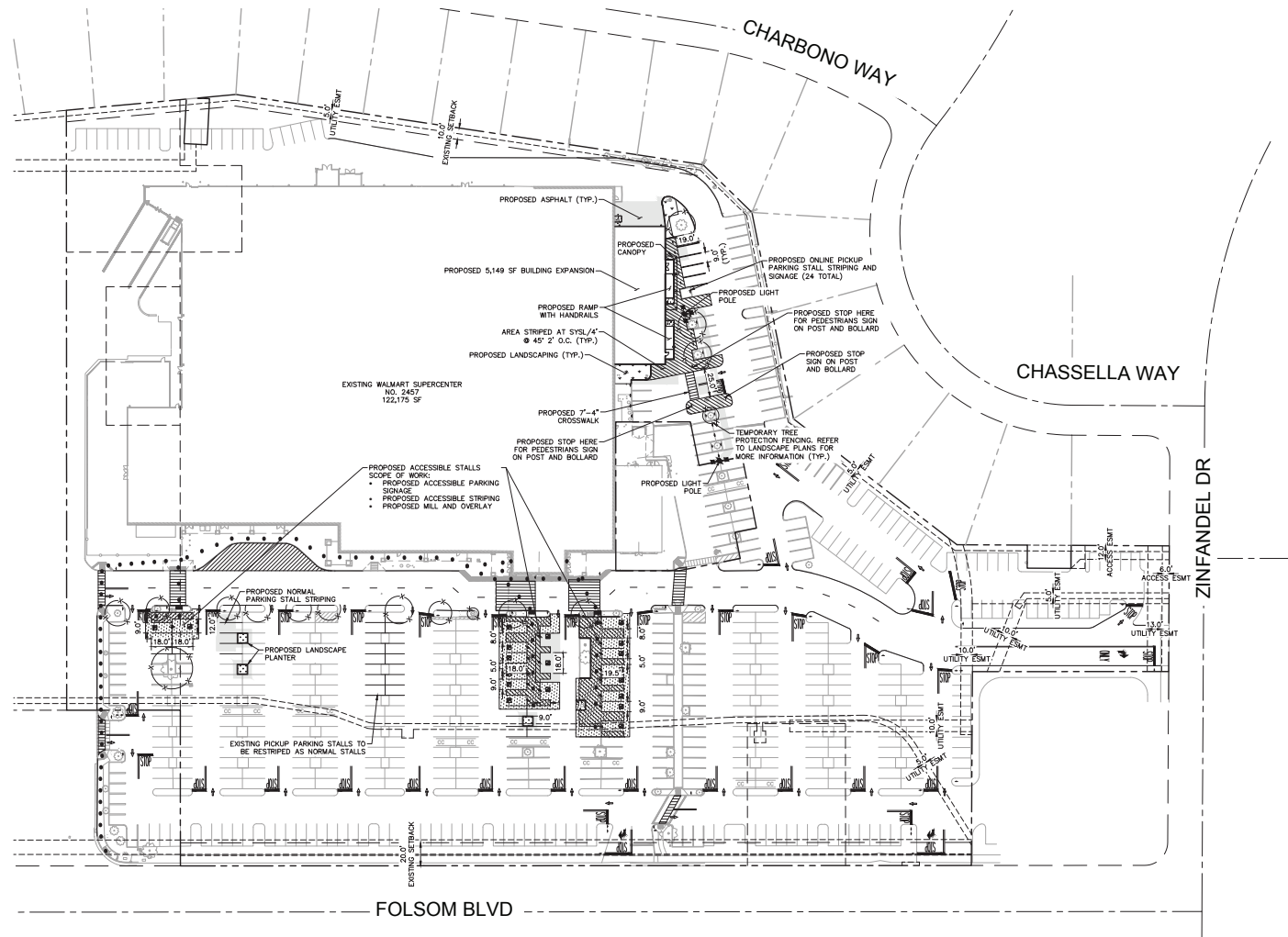
ABSTAIN:

Tegan Mauldin, Chair

ATTEST:

Kelly Whitman,
Planning Commission Clerk

ITEM 7.1.



SITE ANALYSIS TABLE (EXISTING STORE)		
	EXISTING	PROPOSED
TOTAL BUILDING AREA ¹	122,175 S.F.	127,324 S.F.
REQUIRED PARKING (PER CITY OF RANCHO CORDOVA)	428 SPACES	446 SPACES
REQUIRED PARKING RATIO (PER CITY OF RANCHO CORDOVA)	3.5/1,000 S.F.	3.5/1,000 S.F.
REQUIRED PARKING (PER ECR/CC&R)	550 SPACES	510 SPACES
REQUIRED PARKING RATIO (PER ECR/CC&R)	4.5/1,000 S.F.	4.0/1,000 S.F.
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING (VAN) ²	490 SPACES	468 SPACES
EV PARKING	20 (5) SPACES	19 (4) SPACES
PICKUP PARKING	10 SPACES	0 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	6 CORRALS / 12 SPACES	6 CORRALS / 12 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	510 SPACES	487 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	4.1/1,000 S.F.	3.8/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	520 SPACES	512 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	4.2/1,000 S.F.	4.0/1,000 S.F.

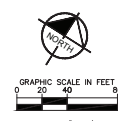
- TOTAL BUILDING AREA PROVIDED BY JASON SOWELL AT P82 ON 02/14/2025.
- ECR/CC&R INFORMATION RECEIVED BY AMY CORBITTORI ON 01/06/2025.
- THE VAN STALL COUNT IS INCLUDED IN THE ADA PARKING STALLS PROVIDED COUNT.

OVERALL SITE PLAN 1

SCALE: 1" = 40'

DATA SUMMARY

ZONE:	CMU (FSP) - COMMERCIAL MIXED USE
LOT SIZE:	10.37 ACRES
LAND USE DESIGNATION:	GC (GENERAL COMMERCIAL)
GENERAL PLAN FOCUS AREA:	DTPA (DOWNTOWN PLANNING AREA)
FLOOD ZONE:	--
<u>EXISTING LOT COVERAGE</u>	
TOTAL SITE AREA:	451,717 SQ. FT. (10.37 AC)
BUILDING AREA:	122,175 SQ. FT. (2.80 AC)
IMPERVIOUS AREA:	413,060 SQ. FT. (9.48 AC)
LANDSCAPE AREA:	38,657 SQ. FT. (0.89 AC)
FLOOR AREA RATIO:	
<u>PROPOSED LOT COVERAGE</u>	
TOTAL SITE AREA:	451,717 SQ. FT. (10.37 AC)
BUILDING AREA:	127,324 SQ. FT. (2.92 AC)
IMPERVIOUS AREA:	413,929 SQ. FT. (9.50 AC)
LANDSCAPE AREA:	37,788 SQ. FT. (0.87 AC)
FLOOR AREA RATIO:	



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CONSULTANTS

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ISSUE BLOCK

03.10.2025	OTP
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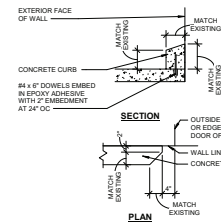
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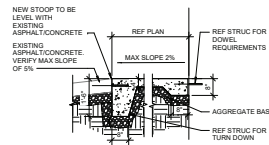
PRELIMINARY SITE PLAN

SHEET: EX-2

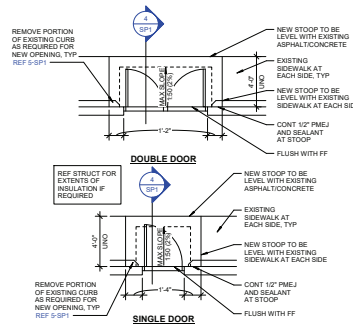
ITEM 7.1.



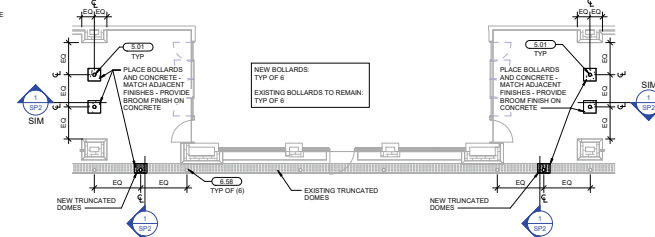
5 CART CURB
3/4" = 1'-0"



4 STOOB SECTION
1/2" = 1'-0"



3 STOOP PLANS TYPICAL



2 ENTRY PLAN
1/8" = 1'-0"

SITE SHEET NOTES

1. PREP AND PAINT ALL EXTERIOR LIGHT POLE BASES AND ALL BOLLARDS PSE, UNO.
2. NOT USED.
3. FILL RECESSED CONCRETE AT FENCE AND SHADE CLOTH CORE DRILLED POST BASES WITH REPAIR MORTAR SYSTEM, REF SPECS.
4. CONCRETE SIDEWALKS ADJACENT TO THE STORE NOT TO EXCEED 2% CROSS SLOPE.

KEYNOTES

- 6.58 INSTALL GRAY BOLLARD COVERS AT ALL FRONT ENTRANCE BOLLARDS. ANCHOR COVERS TO BOLLARD. (REF SPECS FOR HEIGHT OF SLEEVE)

pb2
architecture
+engineering

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Architect of Record
William Douglas Hurley
California License No. C 29987

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Walmart*

RANCHO CORDOVA, CALIFORNIA

10655 FOLSOM BOULEVARD

STORE NO.02457 *0000

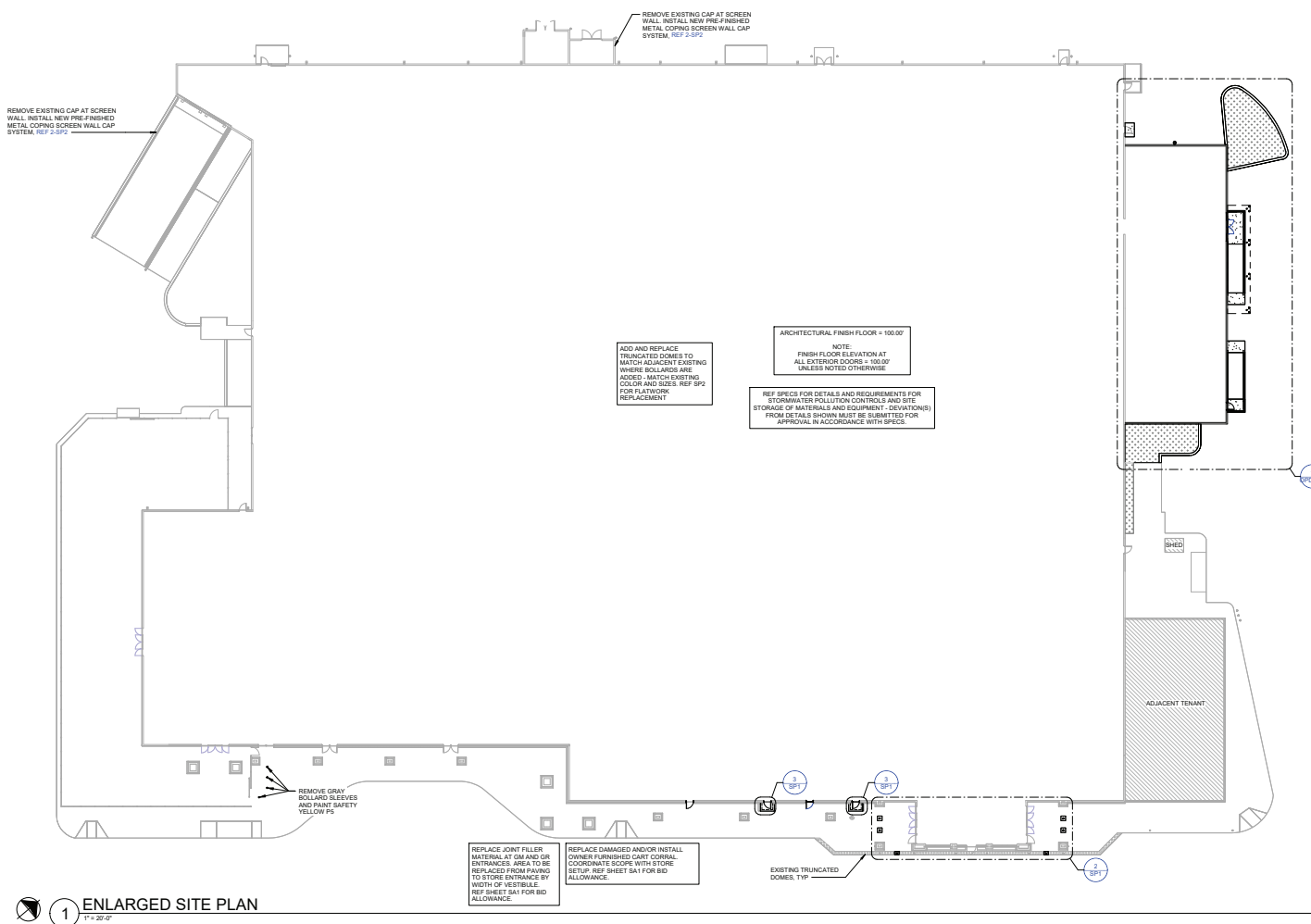
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SITE PLAN

SHEET:
SP1



 **1** ENLARGED SITE PLAN
1" = 20'-0"

Exhibit A to the Resolution

SHEET NOTES

1. ENSURE ALL EXISTING WALL STANDARDS AND HALF GONDOLAS TO REMAIN ARE SECURE TO WALL.
2. RELOCATE AND/OR INSTALL PREFABRICATED CASH WRAPS* FOR CHECKOUTS AND SERVICE COUNTERS TO BE BASED TO THE EXISTING WALL LOCATION.
3. REMOVE AND SETUP OF GONDOLAS AND/OR RACKING AS INDICATED ON FIXS SHEETS WILL BE PERFORMED BY OTHERS.
4. *ANCHORING OF UPRIGHTS TO BE PERFORMED BY GENERAL CONTRACTOR
5. IF THE READERS, FINGER GUARDERS, PAPER TOWER DISPENSERS, ETC ARE STRAPPED TO COLUMNS ON SALES FLOOR, REMOVE AND REINSTALL USING SCREWS. STRAPPED ATTACHMENT TO BE DONE BY SUB CONTRACTOR. REF SHEET SAT FOR BID ALLOWANCE

KEYNOTES

- | | |
|-------|--|
| 9.90 | FLOOR STRIPES, REF N1 FOR STRIPING CONDITIONS. |
| 10.44 | PROVIDE TACTILE "EXIT" SIGN, REF N1. |

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Walmart*
RANCHO CORDOVA, CALIFORNIA
10855 FOLSOM BOULEVARD
STORE NO.0247 9000

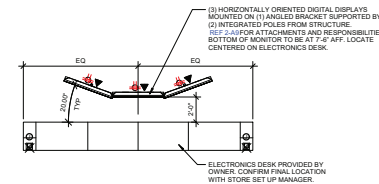
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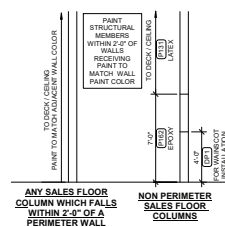
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FLOOR PLAN

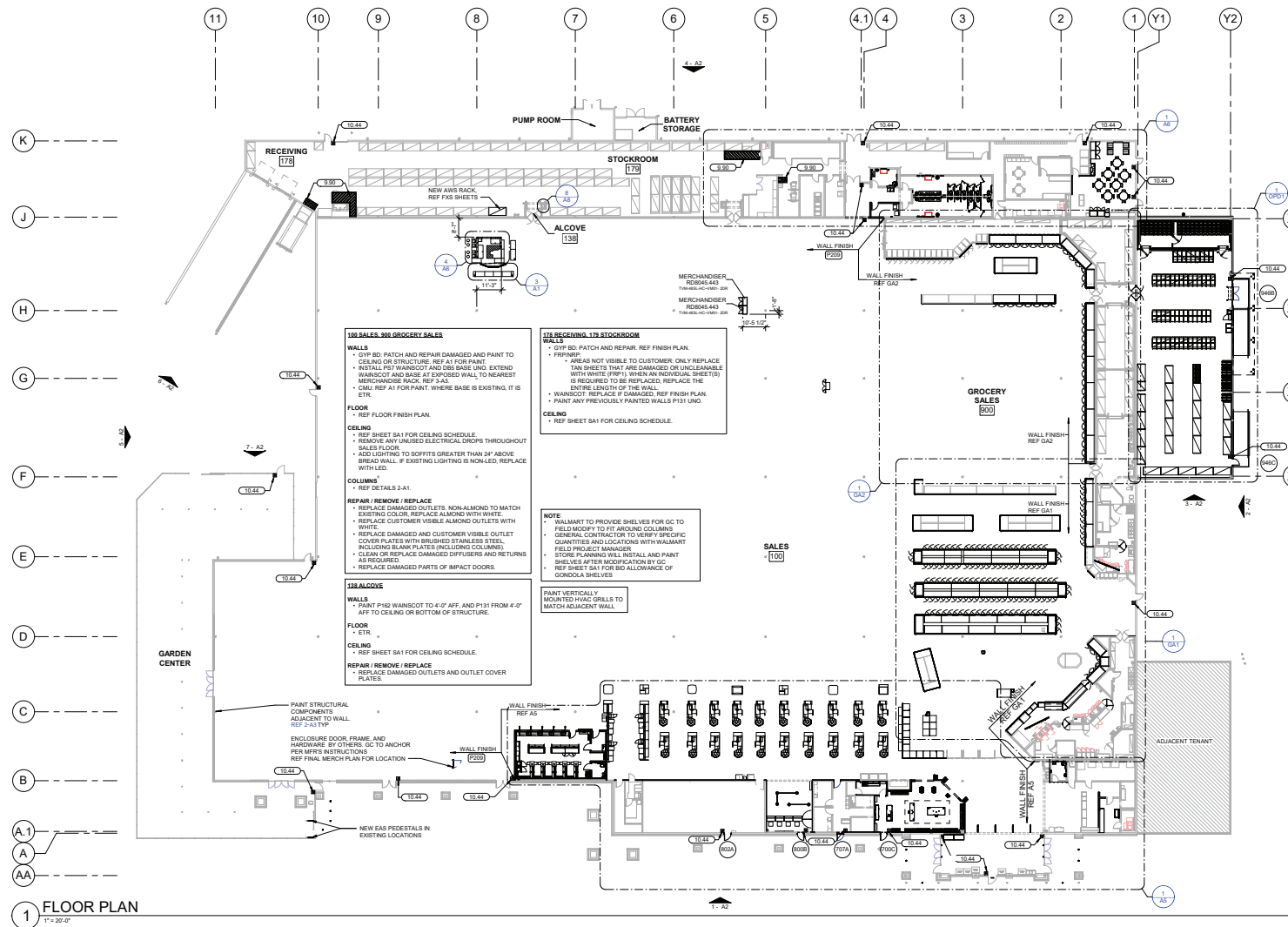
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3 ELECTRONICS DIGITAL DISPLAY PLAN



2 COLUMN COLORS



1 FLOOR PLAN
1" = 20'-0"

ITEM 7.1.

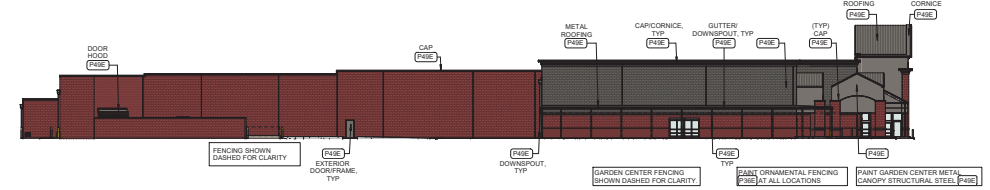
Exhibit A to the Resolution



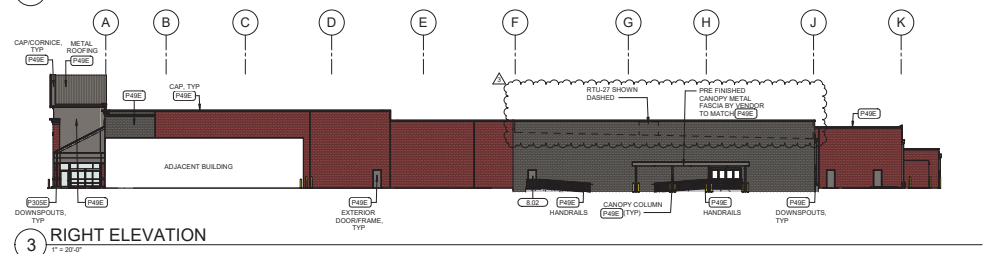
COLOR LEGEND		DEMOLITION NOTES		SHEET NOTES	
FW	COLOR NAME			1. PATCH AND REPAIR EXTERIOR WALL SURFACES DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS. COORDINATE SCOPE OF WORK WITH WALMART CM. 2. IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, DOOR FRAMES, DOOR HOODS, DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLORING. 3. PAINT ANY ROOFTOP GAS PIPING (SEE 4). 4. WHERE EXTERIOR WALL IS BENEATH PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING. 5. DO NOT PAINT METTER OR VALVES. 6. IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL UNO. 7. WHERE CANOPYS ARE UNABLE TO BE ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P21E). 8. DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED. 9. INSTALL GRAY BOLLARD BOLLARDS AT ALL EXISTENCE BOLLARDS. PAINT ALL SAFETY BOLLARDS (P21E). 10. PAINT ALL OTHER PAINTED DECORATIVE BOLLARDS UNO. REF SP SHEETS. 11. PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL. REMOVE PAINT OVERSPRAY FROM LENSES. 12. DO NOT PAINT LED WALL PACK HOUSINGS. 13. PAINT GARDEN CENTER FENCE STEEL, DOORS AND FRAMES (P21E). 14. DO NOT PAINT STONE VENEER, FACE BRICK, QUARRY BRICK, AGGREGATE PRECAST PANELS, TILT WALLS, UNPAINTED PRECAST CAPS, UNPAINTED HOLLOW CLAY TILES, ANODIZED ALUMINUM, AND VINYL WRAPPED ELEMENTS. 15. AT MASONRY LOCATIONS WHERE SIGNS ARE BEING REPLACED, REMOVE AND PAINT AREA BEHIND SIGN TO MATCH EXISTING COLOR. REF SPECS 080. 16. PAINT JOB CRANE (P21E) IN BOOM (P21E) ON HANDRAILS. 17. PAINT SPINNABLE TOWER (P21E). 18. DO NOT PAINT OVER BOTTOM GLASS OR FIRE ALARM BELL. 19. REPLACE EXISTING NON-GRAY SLATS WITH GRAY SLATS.	
P3E	SAFETY YELLOW OSHA STANDARD				
P21E	SAFETY RED				
P3E	CREAM				
P3E	BLACK				
P4E	DARK GRAY				
P4E	SNOW WHITE				
P5E	DIMMABLE BRONZE				
P21E	TRUE BLUE				

KEYNOTES	
6.02	HOLLOW METAL DOOR AND FRAME

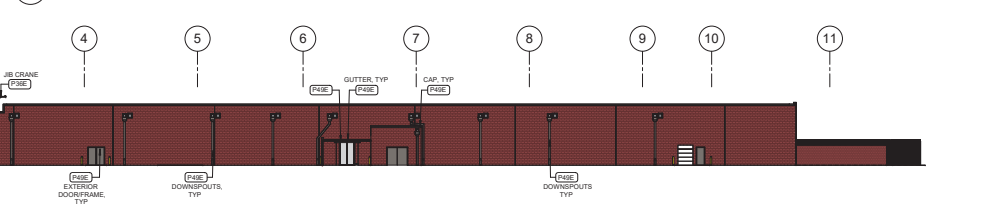
8 NOT USED



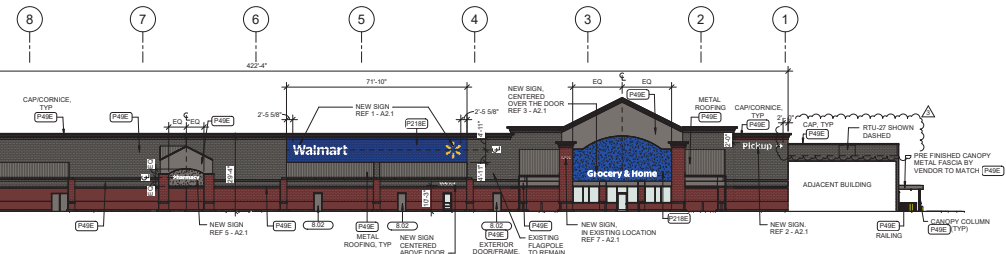
7 LEFT ELEVATION



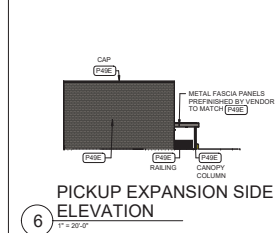
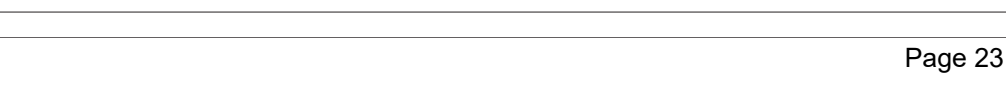
3 RIGHT ELEVATION



2 REAR ELEVATION



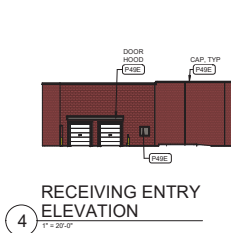
1 FRONT ELEVATION



6



5



4

The site plan illustrates the proposed expansion of the Walmart Supercenter. The existing building is labeled "EXISTING WALMART SUPERCENTER NO. 2457 122,175 SF". The proposed expansion is shown as a shaded area labeled "PROPOSED 5,149 SF BUILDING EXPANSION - SEE CIVIL PLANS". The plan includes various annotations such as "LIMIT OF WORK (TYP.)", "LIMIT OF LANDSCAPE WORK (TYP.)", "EXISTING TREE TO BE REMOVED (TYP.)", and "TREE PROTECTION FENCING TO BE INSTALLED AT DISPLINES TO AVOID DAMAGE TO BRANCHES - REFER TO ARBORIST REPORT FOR MEASUREMENTS (TYP.)". The site is bounded by Charbono Way to the north, Chassella Way to the east, Folsom Blvd to the south, and Zinfandel Dr to the west. The plan also shows parking spaces, landscaping, and utility easements.

 Consulting Arborists
 Page 5 of 47
WHEN PRINTED AT FULL SIZE 30"x42"



California Tree and Landscape Consulting, Inc.

411 Grass Valley Highway #1050, Auburn, CA 95603

(530) 745-4086

May 14, 2025

Ms. Jenn Guetzlaff, P.E.
Kimley-Horn
1100 W Town and Country Road, Suite 700
Orange, CA 92868
Phone : (657) 331-5720
Via Email: Jenn.Guetzlaff@kimley-horn.com

SUBJECT: ARBORIST REPORT FOR BUILDING EXPANSION OF WALMART AT 10655 FOLSOM BOULEVARD, RANCHO CORDOVA, CA

Executive Summary:

Ms. Jenn Guetzlaff of Kimley-Horn, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the property at 10655 Folsom Boulevard for the purpose of the building expansion of the Walmart store. The property falls under the jurisdiction of the City of Rancho Cordova. See Supporting Information Appendix 1 – Tree Location Map.

Tyler Thomson, ISA Certified Arborist #WE-12751A, was on site January 27, 2025. A total of 69 sites and 65 trees were assessed on this property. All the trees are considered protected by the City of Rancho Cordova Tree Preservation Ordinance 19.12 as landscape plan trees. The tree information is shown in the table below:

Table 1 – Tree Inventory

Tree Species	Trees Inventoried	Trees located on the Parcel ¹	Protected by City of Rancho Cordova Tree Preservation Code	Proposed for Removal
Bradford pear, <i>Pyrus calleryana</i> 'Bradford'	4	4	Landscape plan trees	0
California Bay Laurel, <i>Umbellularia californica</i>	2	2	Landscape plan trees	2
Chinese Hackberry, <i>Celtis sinensis</i>	5	5	Landscape plan trees	0
Chinese Pistache, <i>Pistacia chinensis</i>	20	20	Landscape plan trees	0
Crape myrtle, <i>Lagerstroemia indica</i>	21	21	Landscape plan trees	1
Holly Oak, <i>Quercus ilex</i>	9	9	Landscape plan trees	1
Willow, <i>Salix</i> sp.	4	4	Landscape plan trees	3
Dead/Missing	4	4	Landscape plan trees	0
Total	69	65	65	7

See Appendix 2, 10655 Folsom Boulevard, Rancho Cordova Tree list for specific information on each tree.

¹ CalTLC is not a licensed land surveyor. Tree ownership was not determined. Conclusions within this report are based on existing fences or other landmarks which may not represent the actual property boundary.

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May 14, 2025

All of the trees in this project are landscape plan trees. The mitigation proposal includes replacing the 7 trees proposed for removal. The proposed mitigation is two 24-inch boxed trees and five 36-inch boxed trees for the 7 removals.

Assignment

Ms. Jenn Guetzlaff contacted California Tree and Landscape Consulting, Inc. to perform the tree inspection, assessment and report including tree protection plan and mitigation proposal. The work is following the City's ordinance and policies for development and permits.

The definition of Protected trees in 19.12.030 Definitions is:

V. "Protected tree" means:

1. Native oak – *Quercus lobata*, valley oak; *Quercus wislizenii*, interior live oak; *Quercus douglasii*, blue oak; or *Quercus morehus*, oracle oak – having a trunk diameter of at least six inches or greater; or
2. Any tree species other than a native oak having a trunk diameter of at least 12 inches or greater on nonresidential property; or
3. Any tree species other than a native oak having a trunk diameter of at least 24 inches or greater on residential property; or
4. Any tree planted as a requirement tree for site development, tree permit condition, landscape plan removal replacement, or other designated condition by the public works director or planning director.
5. "Protected tree" does not include any trees for sale within the city sold by a nursery.

Mitigation Requirements – Walmart proposes to replace the trees removed for the project. There are five 36-inch boxed trees and two 24-inch boxed trees, 7 total, proposed to be replaced for the 7 trees proposed to be removed for the project. If there are additional mitigation trees required, the City will need to advise Walmart.

The City will need to approve the mitigation proposal.

Observations: The site was inspected on January 27, 2025, by Tyler Thomson, ISA Certified Arborist #WE-12751A. There were 69 locations and 65 trees on the subject site. The trees were measured for diameter with a diameter tape at 54 inches above grade (DBH) or the appropriate height to measure the diameter for the tree characteristics present. The crown radius was measured, or paced. The condition was assessed based on the condition rating process below:

The condition is based on both the health and structure of the tree using the rating system in the Council of Tree and Landscape Appraisers Guide to Plant Appraisal published by the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest excellent) to 0 (the worst condition, dead) explained in the chart below:

Rating #0 Dead: This indicates a tree that has no significant sign of life.

Rating #1 Very Poor: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2 Poor: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3 Fair: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4 Good: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5 Excellent: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Appendix 2 in this report contains the tree list with detailed tree information. The discussion section explains the mitigation and construction options and specifications for preserving the protected oak trees.

Discussion: The trees were assessed based on sound arboricultural practices, and the site design to determine if the trees were in the footprint of proposed development structures, roads, or driveways. The impacts to the trees outside of the construction were assessed following the development impacts below, and the impacts were found to be negligible or minor for the protected trees to be retained.

The trees to be removed are in the project area. The trees to be retained and protected are growing in planting islands near the project area, and the roots are protected by the asphalt and concrete curb. The tree protection fencing will protect the soil inside the curb and any lower branches extending into the travel lanes and parking areas. The tree protection fencing shall be placed outside of the low branches to protect the branches from construction traffic damage. The impacts to the trees in the islands will be negligible to minor if the curbing remains in place.

The design of the site with the trees growing in curbed planters, unless there is impact to the planters or paving around existing trees, the remaining trees are going to have negligible impact with the proposed tree protection. Development impact is explained below:

Development Restrictions/Actions	Recommended actions to increase health and longevity.
Development Impacts	Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

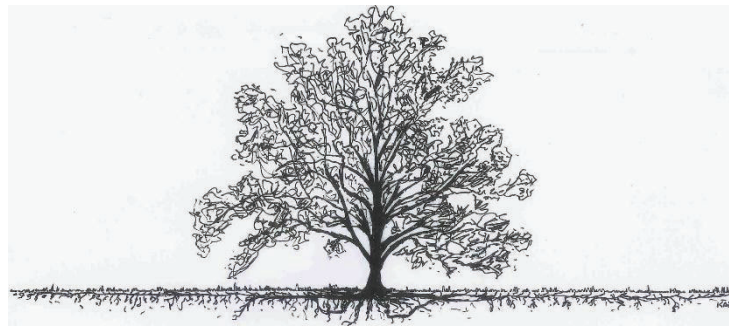
The tree protection will be soil protection to prevent compaction and damage caused by excavation, and protection from equipment encountering the trunks or branches. The tree protection fencing shall be installed prior to any construction work on the site. The remaining trees are outside the proposed access road construction. The tree protection fence location is shown in the appendix.

General Tree Protection

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the City ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. The Tree Protection measures for this site will be to protect trees to the side setback along the angled side of the parcel where all the private trees are growing far enough away from the property line common fence to be protected from impact. The tree protection needs to be incorporated into the site plans in order to protect the trees.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

Summary of Tree Protection Measures

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures will be developed when the final grading plans are produced.

The tree protection will be soil protection to prevent compaction and damage caused by excavation, and protection from equipment encountering the trunks or branches. The tree protection fencing shall be installed prior to any construction work on the site. If the approved tree removal occurs after some of the site grading, the fencing will need to be moved until after the tree removal is completed, and then replaced prior to any further construction work. The tree protection fence location is shown in the appendix.

If approved access is necessary within the tree protection fencing, the fence can be moved for the access with adequate mulch cover and then replaced after the access has been utilized.

ITEM 7.1.

ATTACHMENT 2 Exhibit A to the Resolution

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May 14, 2025

The excavation encountering roots greater than 2 inches diameter will need to be root pruned prior to excavating the roots from the excavation area. Root pruning shall be performed by pruning the roots at the edge of the excavation closest to the tree with sharp tools appropriately sized for the roots to be pruned. The cuts shall be clean cuts and then the roots can be excavated from the area.

After the excavation and the roots are exposed or pruned, the roots need to be covered with moist burlap and the burlap kept moist until the roots are backfilled and covered with soil.

General Tree Protection guidelines:

1. The project arborist is required to inspect the tree protection fencing prior to grading and/or excavation for compliance with the required protection zones.
2. The soil under and around the trees should be protected from compaction. Four inches of wood chip mulch should be spread over the soil outside the tree protection fence. If heavy equipment is needed to excavate, a steel plate will be placed over the wood chip mulch.
3. Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
4. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.
5. Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
6. If pruning is needed for equipment clearance, the pruning shall be performed by a qualified tree care professional to the following specifications written in accordance with ANSI A300 standards Pruning, and the ISA Pruning BMPs 3rd Edition. The trees to be pruned are any trees that have branches in the way of construction equipment. The objective is to create clearance for pruning prior to the contact or damage by any construction equipment and retain as large a crown as possible. The cuts to be made are branch removal cuts and reduction cuts on the branches to achieve the proper clearance. The smallest diameter cuts and least amount of live foliage necessary to achieve the objective shall be removed.
7. The project arborist will monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Please contact me at 650-740-3461, or gordon@mannandtrees.com, if you have any questions about this report or any other services we provide.

Report Prepared by:



Gordon Mann

Consulting Arborist and Urban Forester

Registered Consulting Arborist #480

ISA Certified Arborist and Municipal Specialist #WE-0151AM

CaUFC Certified Urban Forester #127

ISA Qualified Tree Risk Assessor



ITEM 7.1.

ATTACHMENT 2 Exhibit A to the Resolution

Walmart, 10655 Folsom Boulevard, City of Rancho Cordova Arborist Report

May 14, 2025

Appendix 1 – Images
Appendix 2 – Tree Data – All Trees
Appendix 3 – Site Images
Appendix 4 – General Development Guidelines
Appendix 5 - Terms

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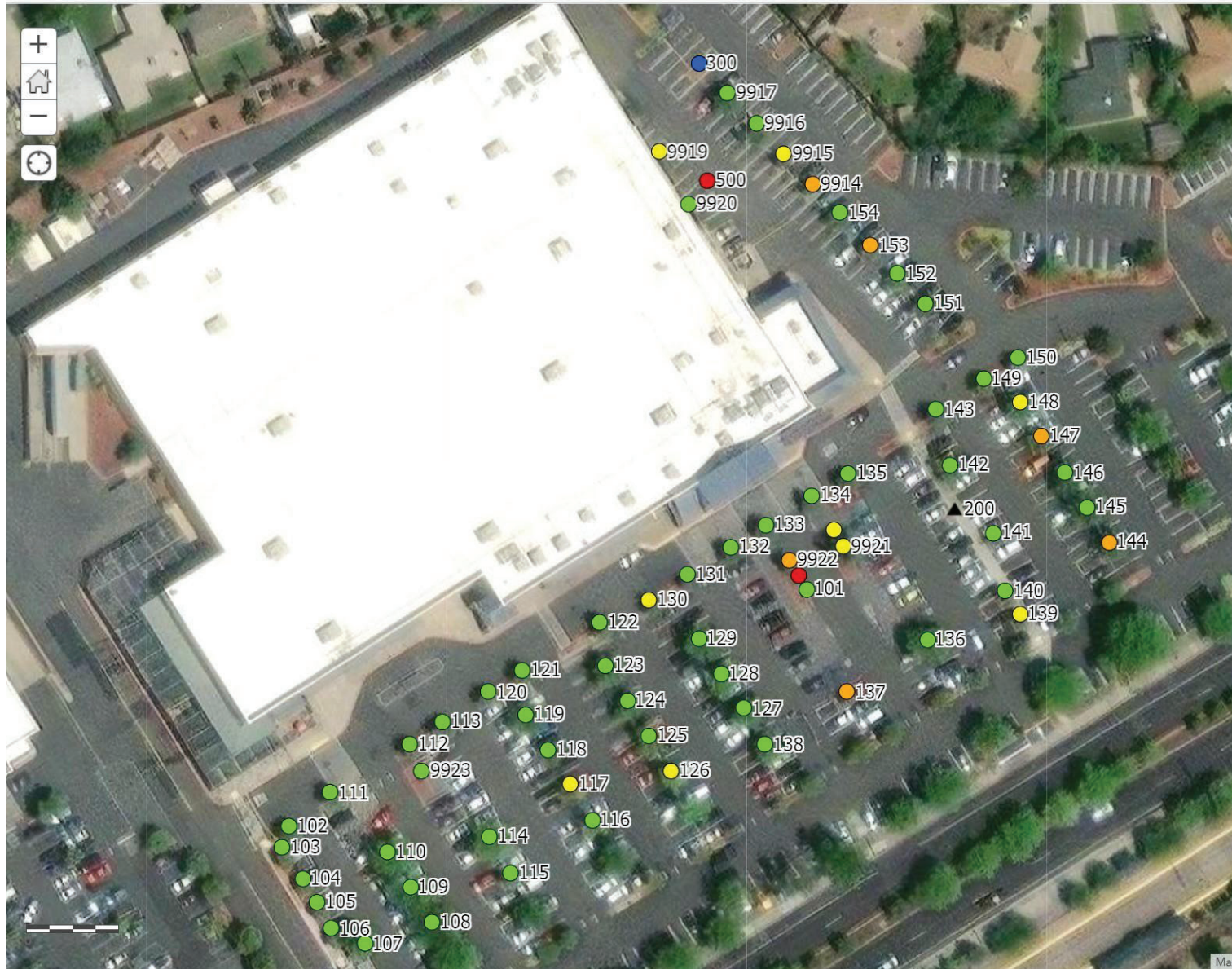
ITEM 7.1.

Walmart, 10655 Folsom Boulevard, City of Rancho Cordova Arborist Report

ATTACHMENT 2 Exhibit A to the Resolution

February 3, 2025

APPENDIX 1 –TREE LOCATION MAP



AERIAL IMAGE WITH TREE NUMBERS IN APPROXIMATE LOCATIONS

ITEM 7.1.

Walmart, 10655 Folsom Boulevard, City of Rancho Cordova Arborist Report

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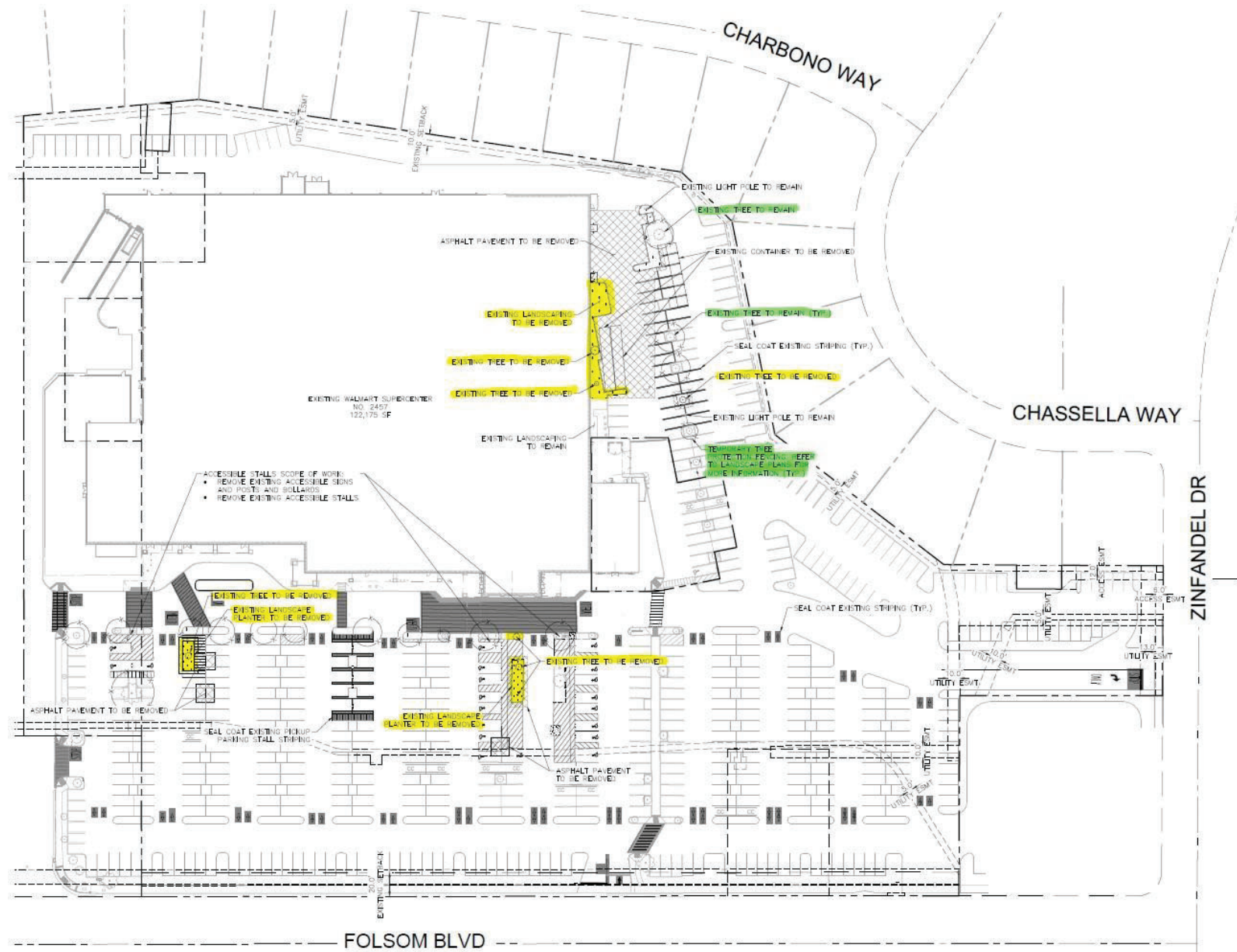


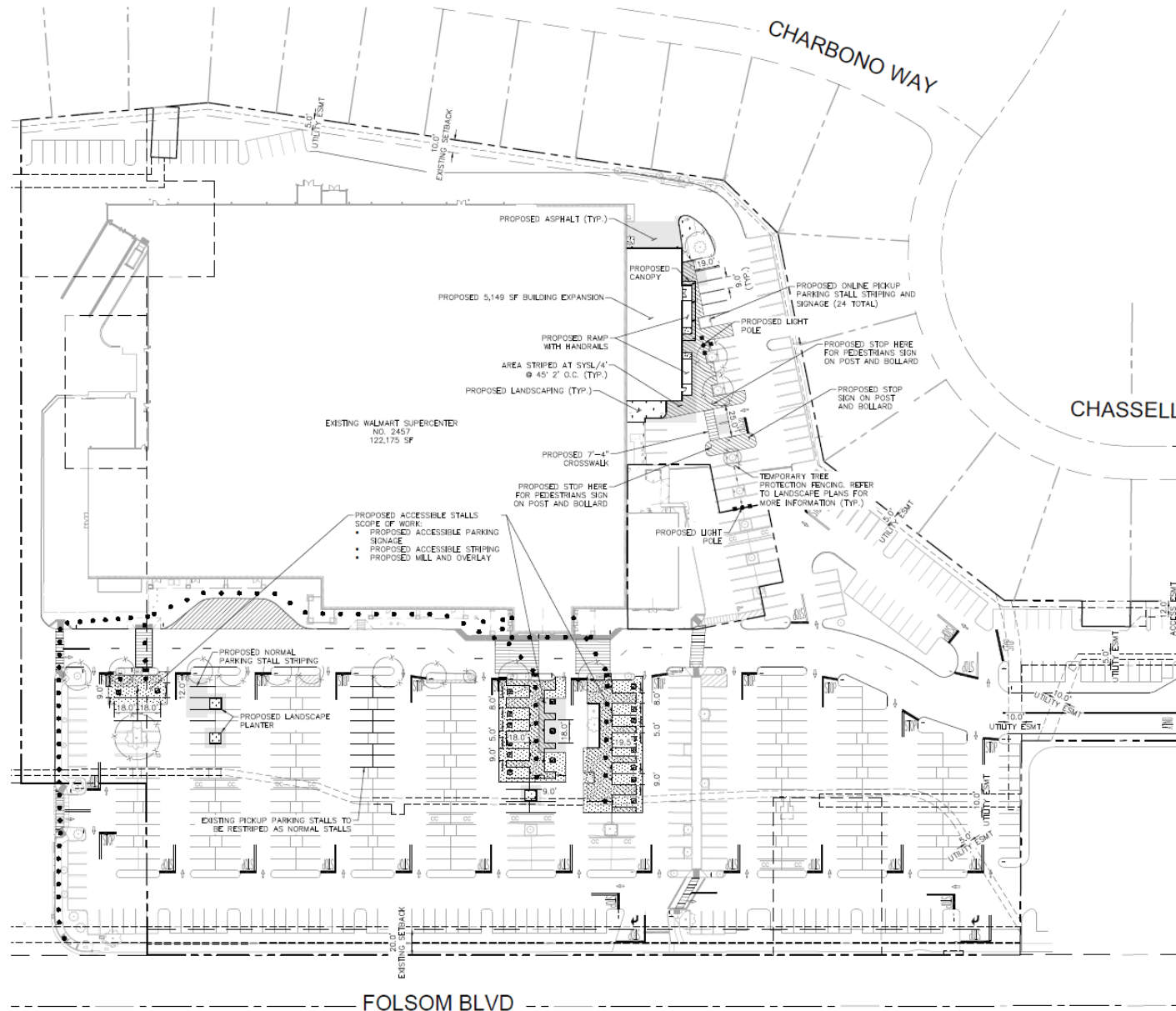
AERIAL IMAGE ENLARGED WITH TREE NUMBERS IN APPROXIMATE LOCATIONS

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Final Site plan provided

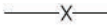


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PLANT SCHEDULE

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>HEIGHT/SPREAD</u>	<u>CAL.</u>	<u>WUCOLS</u>	<u>SIZE AT MATURITY</u>
<u>TREES</u>							
	7	EXISTING TREE / TO BE REMOVED	-	-	-	-	-
	132	EXISTING TREE TO REMAIN / PROTECT IN PLACE	-	-	-	-	-
	2	LAGERSTROEMIA INDICA / CRAPE MYRTLE	24" BOX	9'-10' HT. X 3'-4' SPR.	0.75" CAL.	LOW	15-20' HT. X 15-20' SPR.
	2	LAGERSTROEMIA INDICA / CRAPE MYRTLE	36" BOX	12'-14' HT. X 5'-7' SPR.	2" CAL.	LOW	15-20' HT. X 15-20' SPR.
	1	PYRUS CALLERYANA 'BRADFORD' / BRADFORD CALLERY PEAR	36" BOX	12-14' HT. X 5-6' SPR.	2" CAL.	MODERATE	40-50' HT. X 30-40' SPR.
	2	QUERCUS ILEX / HOLLY OAK	36" BOX	12-14' HT. X 5-6' SPR.	2" CAL.	LOW	40-60' HT X 40'-60' W
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>SPACING</u>	<u>WUCOLS</u>	<u>MATURE SIZE</u>	
<u>SHRUBS</u>							
	15	RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN	5 GAL.	5' O.C.	LOW	3-5' HT. X 4-6' SPR.	
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT.</u>	<u>SPACING</u>	<u>WUCOLS</u>		
<u>GROUND COVERS</u>							
	646 SF	3" DEPTH WOOD BARK MULCH	-	-	-		
	6	MYOPORUM X 'PUTAH CREEK' / PUTAH CREEK MYOPRORUM	5 GAL.	8' O.C.	LOW	1' HT. X 6-10' SPR.	
	1,100 LF	TREE PROTECTION FENCING - REFER TO ARBORIST REPORT FOR FENCING TYPE					
		TREE TAG NUMBER - REFER TO ARBORIST REPORT					

PLANT LIST PROVIDED FOR THE PROJECT

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AERIAL IMAGE WITH TREE REMOVALS (RED XS) BASED ON FINAL DEMO PLAN

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APPENDIX 2 – TREE DATA

10655 Folsom Blvd Rancho Cordova Walmart Expansion

Tree List

Tree #	Common Name, <i>Species</i>	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
100	Crape Myrtle, <i>Lagerstroemia indica</i>	1.5	54	2	2 Poor - Major Structure or health problems	70% bark loss on base. Fair crown balance and bud development.	Tree is outside of work area
101	Willow, <i>Salix sp.</i>	1	54	3	3 Fair - Minor Problems	Small tree. Callused wound at base, 50% closed. Fair balance and bud development.	Remove for project, mitigate w 36-inch boxed tree
102	Crape Myrtle, <i>Lagerstroemia indica</i>	5.5	54	11	3 Fair - Minor Problems	Adequate growing space. Good structure and vigor.	Protect with fencing around soil
103	Crape Myrtle, <i>Lagerstroemia indica</i>	4.5	54	10	3 Fair - Minor Problems	Rocks around flare. Codominant at 4 feet. Fair structure. Good vigor.	Tree is outside of work area
104	Crape Myrtle, <i>Lagerstroemia indica</i>	3.5	54	9	3 Fair - Minor Problems	Rocks around flare. Fair structure. Good vigor.	Tree is outside of work area
105	Crape Myrtle, <i>Lagerstroemia indica</i>	3.5	54	9	3 Fair - Minor Problems	Rocks around flare. Fair structure. Good vigor.	Tree is outside of work area
106	Crape Myrtle, <i>Lagerstroemia indica</i>	3.5	54	9	3 Fair - Minor Problems	Rocks around flare. Fair structure. Good vigor.	Tree is outside of work area
107	Chinese Pistache, <i>Pistacia chinensis</i>	8.5	54	15	3 Fair - Minor Problems	Good flare. Adequate growing space. Codominant at 6 feet, moderately unbalanced northeast codominant stem. Good crown balance and bud development.	Tree is outside of work area
108	Chinese Pistache, <i>Pistacia chinensis</i>	10.5	54	20	3 Fair - Minor Problems	Fair flare. Approximately 6 by 8 foot growing space. Fair crown balance, overextended laterals. Good bud development.	Tree is outside of work area
109	Chinese Pistache, <i>Pistacia chinensis</i>	9	54	21	3 Fair - Minor Problems	Fair flare. Approximately 6 by 8 foot growing space. Fair crown balance, overextended laterals. Good bud development.	Tree is outside of work area

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Tree List

Tree #	Common Name, <i>Species</i>	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
110	Chinese Pistache, <i>Pistacia chinensis</i>	9	54	18	3 Fair - Minor Problems	Fair flare. Approximately 6 by 16 foot growing space. Fair crown balance. Good bud development.	Tree is outside of work area
111	Crape Myrtle, <i>Lagerstroemia indica</i>	5.5	54	10	3 Fair - Minor Problems	Good flare. Adequate growing space. Good crown balance and bud development.	Protect with fencing around soil
112	Crape Myrtle, <i>Lagerstroemia indica</i>	5	54	10	3 Fair - Minor Problems	Good flare. Adequate growing space. Good crown balance and bud development. Street sign rubbing west branch.	Protect with fencing around soil
113	Crape Myrtle, <i>Lagerstroemia indica</i>	5	54	11	3 Fair - Minor Problems	Good flare. Adequate growing space. Good crown balance and bud development.	Protect with fencing around soil
114	Chinese Pistache, <i>Pistacia chinensis</i>	10	54	19	3 Fair - Minor Problems	9 by 9 foot growing space. Fair flare. Crowded low lateral stem attachments. Good crown balance and bud development.	Tree is outside of work area
115	Chinese Pistache, <i>Pistacia chinensis</i>	7.5	54	13	3 Fair - Minor Problems	9 by 9 foot growing space. Fair flare. Moderately swollen main stem union at 6.5 feet. Low drooping small branches. Fair crown balance and bud development.	Tree is outside of work area
116	Chinese Pistache, <i>Pistacia chinensis</i>	7	54	13	3 Fair - Minor Problems	9 by 9 foot growing space. Moderately sunken flare. Moderately crowded stem union at 6.5 feet. Some stress sprouts on branches. Fair crown balance and bud development.	Tree is outside of work area
117	Chinese Pistache, <i>Pistacia chinensis</i>	6	54	12	2 Poor - Major Structure or health problems	9 by 9 foot growing space. Swollen base with 15% bark loss. High amount of stress sprouts on crown branches. Fair crown balance and bud development.	Tree is outside of work area

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Tree List

Tree #	Common Name, <i>Species</i>	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
118	Chinese Pistache, <i>Pistacia chinensis</i>	7	54	13	3 Fair - Minor Problems	9 by 9 foot growing space. 10% growing space on lower trunk. Fair crown balance and bud development.	Tree is outside of work area
119	Chinese Pistache, <i>Pistacia chinensis</i>	9	54	17	3 Fair - Minor Problems	9 by 9 foot growing space. Low east crown over parking spaces. Good crown balance and bud development.	Tree is outside of work area
120	Crape Myrtle, <i>Lagerstroemia indica</i>	5	54	11	3 Fair - Minor Problems	Adequate growing space. Sunken northwest flare. Good crown balance and bud development.	Protect with fencing around soil
121	Crape Myrtle, <i>Lagerstroemia indica</i>	5	54	10	3 Fair - Minor Problems	Adequate growing space. Fair flare. Good crown balance and bud development.	Protect with fencing around soil
122	Crape Myrtle, <i>Lagerstroemia indica</i>	5.5	54	12	3 Fair - Minor Problems	Adequate growing space. Good flare. Good crown balance and bud development.	Protect with fencing around soil
123	Chinese Pistache, <i>Pistacia chinensis</i>	7.5	54	15	3 Fair - Minor Problems	6 by 9 foot growing space. Sunken northwest flare, covered in river rocks. Fair crown balance and bud development.	Tree is outside of work area
124	Chinese Pistache, <i>Pistacia chinensis</i>	8.5	54	15	3 Fair - Minor Problems	5 by 9 foot growing space. Moderately swollen base. Moderately low crown branches. Fair crown balance and bud development.	Tree is outside of work area
125	Chinese Pistache, <i>Pistacia chinensis</i>	8	54	17	3 Fair - Minor Problems	5 by 9 foot growing space. Fair/poor flare. Slightly overextended crown laterals. Fair crown balance and bud development.	Tree is outside of work area
126	Chinese Pistache, <i>Pistacia chinensis</i>	7	54	14	2 Poor - Major Structure or health problems	5 by 9 foot growing space. Moderately unbalanced lower trunk with 25% bark loss along with internal wood decay. Stress sprouts on crown branches. Fair crown balance. Fair/poor bud development.	Tree is outside of work area

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Tree List

Tree #	Common Name, <i>Species</i>	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
127	Chinese Pistache, <i>Pistacia chinensis</i>	8	54	15	3 Fair - Minor Problems	9 by 9 foot growing space. Fair/poor flare. Moderately low hanging crown branches over parking spaces. Good crown balance and bud development.	Tree is outside of work area
128	Chinese Pistache, <i>Pistacia chinensis</i>	9.5	54	15	3 Fair - Minor Problems	9 by 9 foot growing space. Good flare. Moderately low hanging crown branches over parking spaces. Good crown balance and bud development.	Tree is outside of work area
129	Chinese Pistache, <i>Pistacia chinensis</i>	7.5	54	18	3 Fair - Minor Problems	8 by 9 foot growing space. Good flare. Moderately low hanging crown branches over parking spaces. Fair crown balance and bud development. Overextended crown	Tree is outside of work area
130	Crape Myrtle, <i>Lagerstroemia indica</i>	5	54	10	2 Poor - Major Structure or health problems	Adequate growing space. Misshapen base flare. 20% dead bark on east lower trunk. Small branches west rubbing against street sign. Good crown balance and bud development.	Protect with fencing around soil
131	Crape Myrtle, <i>Lagerstroemia indica</i>	3	54	5	3 Fair - Minor Problems	Adequate growing space. Fair/poor flare, sunken. Short tree, low crown. Good crown balance and bud development.	Protect with fencing around soil
132	Crape Myrtle, <i>Lagerstroemia indica</i>	5	54	12	3 Fair - Minor Problems	Adequate growing space. Good flare. Short tree, low crown. Good crown balance, slightly low small diameter branches. Good bud development.	Protect with fencing around soil
133	Crape Myrtle, <i>Lagerstroemia indica</i>	5.5	54	12	3 Fair - Minor Problems	Adequate growing space. Good flare. Good crown balance and bud development.	Remove for project, mitigate w 36-inch boxed tree
134	Crape Myrtle, <i>Lagerstroemia indica</i>	5.5	54	12	3 Fair - Minor Problems	Adequate growing space. Fair flare, slightly sunken. Good crown balance and bud development.	Protect with fencing around soil

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Tree List

Tree #	Common Name, <i>Species</i>	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
135	Crape Myrtle, <i>Lagerstroemia indica</i>	4.5	54	9	3 Fair - Minor Problems	Adequate growing space. Good flare. Codominant at 4.5 feet. Good crown balance and bud development.	Tree is outside of work area
136	Chinese Pistache, <i>Pistacia chinensis</i>	10.5	54	17	3 Fair - Minor Problems	9 by 9 foot growing space. Multi-stem at 6.5 feet, moderately crowded attachments. Moderately overextended crown laterals. Good crown balance and bud development.	Tree is outside of work area
137	Chinese Pistache, <i>Pistacia chinensis</i>	4.5	30	10	1 Very Poor - Extreme Structure or Health Problems	Fair/poor flare. Compromised multi-stem union at 4 feet, piece of lumber wired to union creating compromised zone with bark loss. Short tree, low crown. Fair bud development.	Replace?
138	Chinese Pistache, <i>Pistacia chinensis</i>	9	54	14	3 Fair - Minor Problems	8 by 9 foot growing space. River rocks around flare, fair/poor flare. Good crown balance and bud development.	Tree is outside of work area
139	Bradford Pear, <i>Pyrus calleryana</i> 'Bradford'	7	54	11	2 Poor - Major Structure or health problems	7 by 9 foot growing space. High amount of mistletoe in crown. Poor branching balance. Short intranodal growth. Fair bud development.	Tree is outside of work area
140	Bradford Pear, <i>Pyrus calleryana</i> 'Bradford'	8	54	10	3 Fair - Minor Problems	7 by 9 foot growing space. High amount of mistletoe in crown. Short intranodal growth. Fair crown balance and bud development.	Tree is outside of work area
141	Bradford Pear, <i>Pyrus calleryana</i> 'Bradford'	8.5	54	13	3 Fair - Minor Problems	7 by 5 foot growing space. Fair flare. High amount of mistletoe in crown. Short intranodal growth. Fair crown balance and bud development.	Tree is outside of work area
142	Bradford Pear, <i>Pyrus calleryana</i> 'Bradford'	9.5	54	14	3 Fair - Minor Problems	Good flare. 6 by 9 foot growing zone. Good crown balance and bud development. Moderate/high amount of mistletoe in crown.	Tree is outside of work area

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Tree List

Tree #	Common Name, <i>Species</i>	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
143	Crape Myrtle, <i>Lagerstroemia indica</i>	6	54	11	3 Fair - Minor Problems	Adequate growing space. Fair flare. Good crown balance and bud development.	Tree is outside of work area
144	Chinese Hackberry, <i>Celtis sinensis</i>	10	54	16	1 Very Poor - Extreme Structure or Health Problems	8 foot long by 7 inch wide zone of severe bark loss west base and trunk, severe internal wood decay. Fair crown balance, high amount of dead/dying branches in crown. Fair/poor bud development.	Replace?
145	Chinese Hackberry, <i>Celtis sinensis</i>	12	54	17	3 Fair - Minor Problems	9 by 10 foot growing space. Fair flare. Multi-stem at 8 feet. Good crown balance. Moderate/high amount of dead branches throughout crown, up to 3 inches. Fair bud development.	Tree is outside of work area
146	Chinese Hackberry, <i>Celtis sinensis</i>	10	54	16	3 Fair - Minor Problems	9 by 10 foot growing space. Fair flare. Codominant at 8 feet. Good crown balance. Fair bud development. Moderate amount of small dead branches throughout crown.	Tree is outside of work area
147	Chinese Hackberry, <i>Celtis sinensis</i>	7	54	15	1 Very Poor - Extreme Structure or Health Problems	9 by 8 foot growing space. Fair flare. Codominant at 8 feet. 4 foot long by 5 inch wide bark loss southwest. Tree leans slightly north. Fair crown balance and bud development.	Replace?
148	Chinese Hackberry, <i>Celtis sinensis</i>	10	54	15	2 Poor - Major Structure or health problems	9 by 8 foot growing space. Crowded multi-stem union at 8 feet. 4 foot long by 2 inch wide zone of bark loss west trunk. Fair crown balance and bud development.	Tree is outside of work area
149	Crape Myrtle, <i>Lagerstroemia indica</i>	5	54	10	3 Fair - Minor Problems	Adequate growing space. Fair flare. Good crown balance and bud development.	Tree is outside of work area
150	Crape Myrtle, <i>Lagerstroemia indica</i>	4.5	54	10	3 Fair - Minor Problems	Adequate growing space. Fair flare. Fair crown balance and bud development.	Tree is outside of work area

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Tree List

Tree #	Common Name, <i>Species</i>	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
151	Holly Oak, <i>Quercus ilex</i>	7	30	10	3 Fair - Minor Problems	8 by 9 foot growing space. Fair flare. Multi-stem at 4.5 feet, moderate unbalanced connections. Short tree, low crown. Good crown density.	Tree is outside of work area
152	Holly Oak, <i>Quercus ilex</i>	7	54	11	3 Fair - Minor Problems	8 by 9 foot growing space. Fair flare. Good crown balance and density. Moderately heavy northeast crown stem.	Tree is outside of work area
153	Holly Oak, <i>Quercus ilex</i>	6	54	8	1 Very Poor - Extreme Structure or Health Problems	8 by 9 foot growing space. Sunken flare. 50% bark loss on base and trunk west. Tree leans heavy east. Flush cuts on trunk. Healthy foliage.	Replace?
154	Holly Oak, <i>Quercus ilex</i>	7	54	9	3 Fair - Minor Problems	8 by 9 foot growing space. Fair flare. Codominant at 6 feet. Low crown. Fair crown balance, leans south. Good crown density.	Tree is outside of work area
200	Vacant site					Empty 5 by 7 foot growing space.	Plant tree - 24-inch boxed
300	Vacant site					Empty 7 by 7 growing space.	Plant tree - 24-inch boxed
500	Vacant site		54		0-Dead	No tree or stump. Red circle on expansion plan.	Plant tree - 24-inch boxed
501	Vacant site	1	54		0-Dead	Snapped trunk at 3 feet.	Plant tree - 24-inch boxed
9914	Holly Oak, <i>Quercus ilex</i>	4.5	54	7	1 Very Poor - Extreme Structure or Health Problems	7 by 7 growing space. Slightly away from expansion zone. 80% bark loss base and trunk. Unbalanced tree, leans northwest. Dead branches. Low vigor.	Replace? Protect with fencing around soil

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Tree List

Tree #	Common Name, <i>Species</i>	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
9915	Holly Oak, <i>Quercus ilex</i>	5	54	7	2 Poor - Major Structure or health problems	7 by 7 growing space. 4 foot long by 3 inch wide zone of bark loss on southwest trunk. Compromised trunk, thin with heartwood decay. Fair crown balance and density.	Remove for project, mitigate w 36-inch boxed tree
9916	Holly Oak, <i>Quercus ilex</i>	9	54	12	3 Fair - Minor Problems	7 by 7 growing space. Fair flare. Codominant at 7 feet. Crown moderately unbalanced south, recommend restructure pruning south crown. Good crown density.	Protect with fencing around soil
9917	Holly Oak, <i>Quercus ilex</i>	8.5	54	12	3 Fair - Minor Problems	7 by 7 growing space. Fair flare. Codominant at 7 feet. Buried flare. Good crown balance. Good crown density.	Protect with fencing around soil
9918	Holly Oak, <i>Quercus ilex</i>	8	54	12	3 Fair - Minor Problems	Fair flare, adequate growing space. Codominant at 8 feet. Overextended west crown. Fair crown density.	Tree will be close to proposed expansion. Protect with fencing
9919	California Bay Laurel, <i>Umbellularia californica</i>	6.5	54	16	2 Poor - Major Structure or health problems	Swollen base. 15% bark loss on lower trunk north. Codominant at 6 feet, unbalanced south stem, potentially unstable. Suppressed crown. Fair crown density.	Remove for project, mitigate w 36-inch boxed tree
9920	California Bay Laurel, <i>Umbellularia californica</i>	3	54	12	3 Fair - Minor Problems	Fair base. Tree moderately unbalanced southeast. Unbalanced/overextended tops. Fair foliage health.	remove for project, mitigate w 36-inch boxed tree
9921	Willow, <i>Salix sp.</i>	12.5	54	15	2 Poor - Major Structure or health problems	Fair flare. Multi-stem at 2 feet (6.5, 6, 6), crowded attachments. Decayed flush cuts on lower main stems. Severe bark loss on south main stem. Good crown balance. Fair bud development.	Tree is outside of work area

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Tree List

Tree #	Common Name, <i>Species</i>	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
9922	Willow, <i>Salix sp.</i>	5.5	15	11	1 Very Poor - Extreme Structure or Health Problems	Fair flare. 50% bark loss southwest trunk, exposed/cracking internal wood. Unbalanced main stem attachments. Fair crown balance and bud development.	Remove for project, mitigate w 36-inch boxed tree
9923	Willow, <i>Salix sp.</i>	2	54	5	3 Fair - Minor Problems	Fair flare, obscured by river rocks. Tag placed on support stake. Balanced branching. Good bud development.	Remove for project, mitigate w 36-inch boxed tree
69 trees assessed; 5 trees proposed for removal for project construction; 6 trees possible replacements based on existing conditions; 15 trees to be protected with tree protection fencing around soil area; 4 vacant sites to be replaced;							

Color Key

4	Vacant sites potential to be planted with 24-inch boxed tree
15	Existing trees to be protected with tree protection fence
5	Tree in very poor condition re-plant with 24-inch boxed tree
7	Proposed removals for project, replace 24 or 36 inch box

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APPENDIX 3 – SITE IMAGES BY TYLER THOMSON, JANUARY 27, 2025



Photo #1, Shows Tree #9914, 80% bark loss on base and trunk

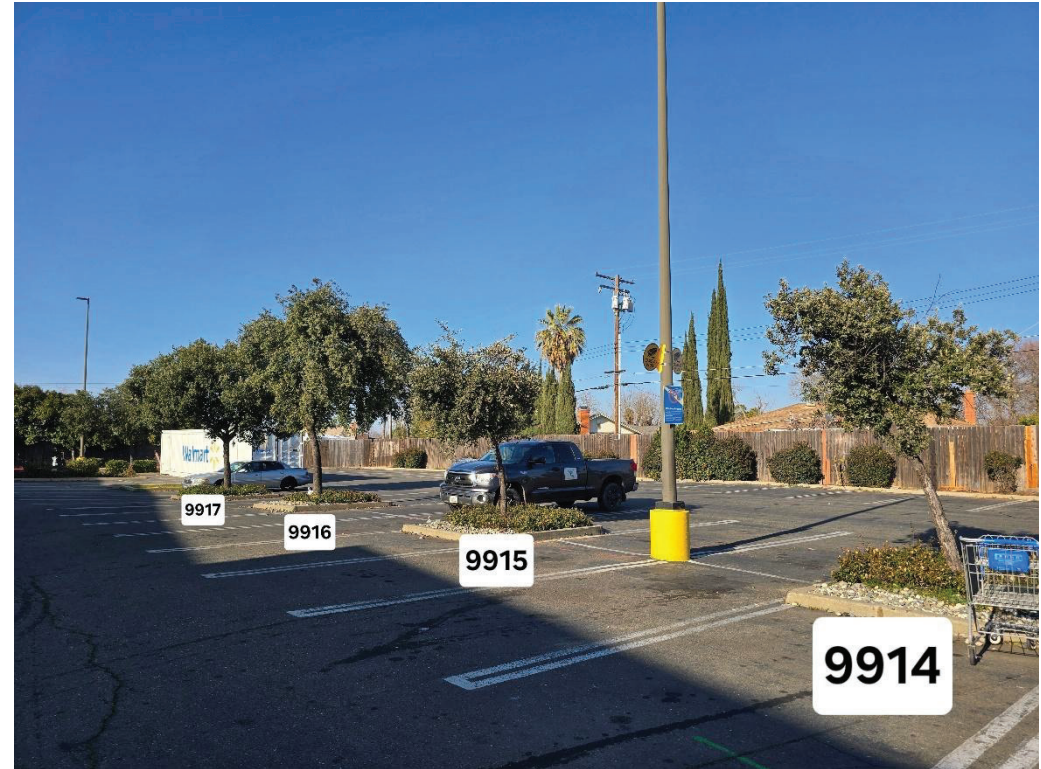


Photo #2, Shows Trees #9917, #9916, #9915 & #9914, from left to right

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Photo #3, Shows Tree #9915, compromised trunk, think with heartwood decay

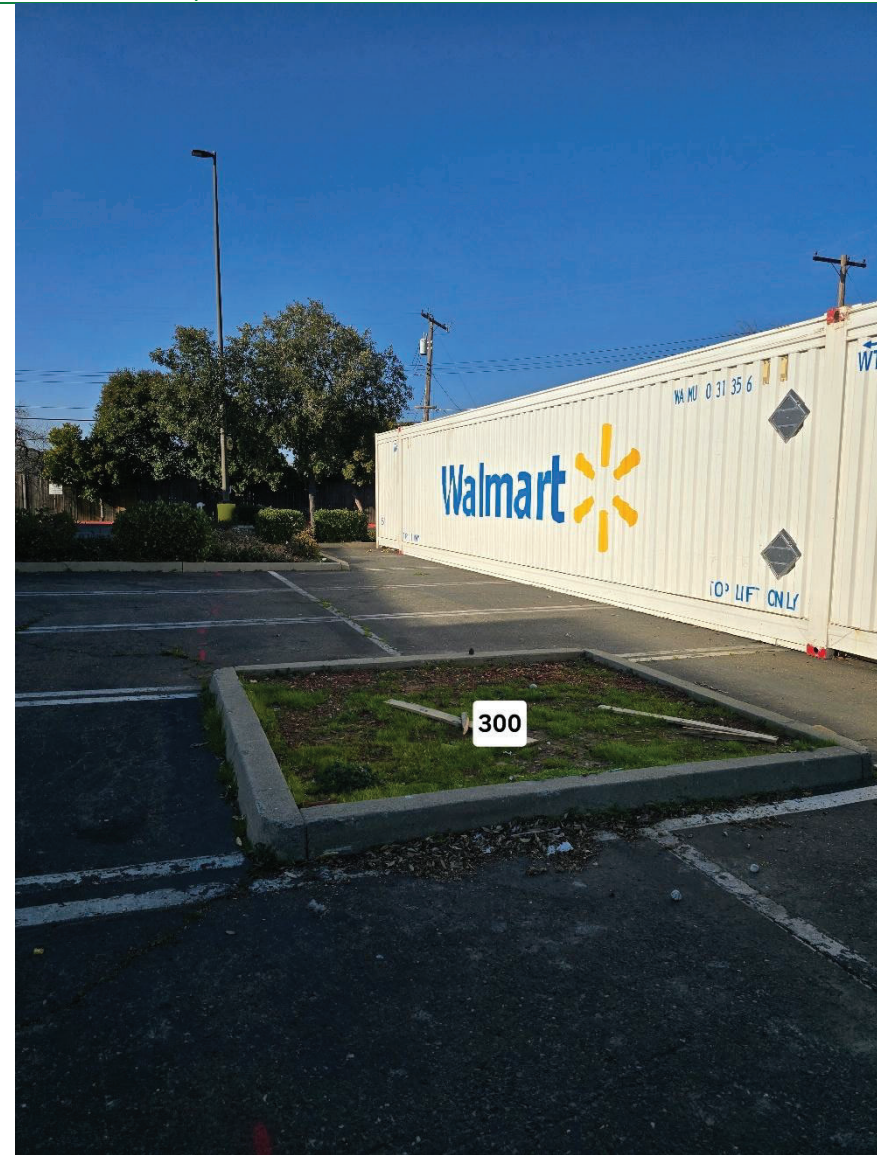


Photo #4, Shows Tag #300, representing an empty 7' x 7' growing space

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Photo #5, Shows Tree #9918, crown overextended west



Photo #6, Shows Trees #9920, left/background & #9919, right/foreground

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Photos #7 & #8, Show Tree #9919, 15% bark loss on lower trunk north, potentially unstable unbalanced south codominant stem at 6'

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Photo #9, Shows Tree #9920, moderately unbalanced southeast



Photo #10, Shows Trees #100, left/foreground & #9921, right/background

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Photo #11, Shows Tree #9921, multi-stem at 2', crowded attachments



Photo #12, Shows Tree #9922

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Photos #13 & #14, Show Tree #9923, balanced branching, good bud development

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Photo #15, Shows Trees #107-#102, from left to right



Photo #16, Shows Trees #110-108, from left to right/back to front

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Photo #17, Shows Tree #119, low east crown over parking spaces



Photo #18, Shows Tree #126, 25% bark loss and internal wood decay

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Photo #19, Shows Tree #127, moderately low hanging branches over parking spaces



Photo #20, Shows Tree #128, moderately low hanging branches over parking spaces

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Photo #21, Shows Tree #130, 20% dead bark on east lower trunk



Photo #22, Shows Trees #132, left/foreground & #133, right/background

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Photo #23, Shows Tree #137 piece of lumber wired to multi-stem union at 4', creating compromised zone with bark loss



Photo #24, Shows Tree #139, high amount of mistletoe in crown

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Photo #25, Shows Trees #140 & #141, from left to right

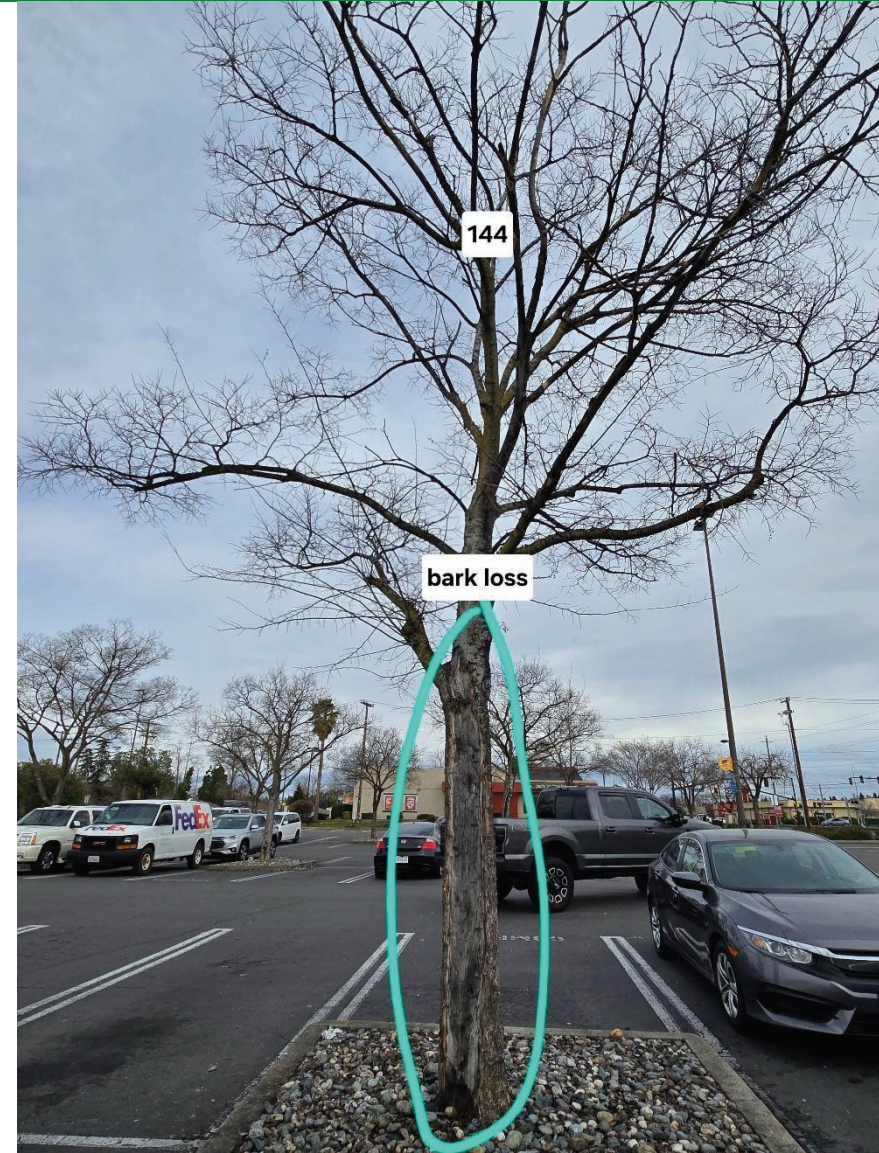


Photo #26, Shows Tree #144, 8' x 7" zone of severe bark loss west

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Photo #27, Shows Tree #147, 4' x 5" zone of bark loss southwest



Photo #28, Shows Tree #148, 4' x 2" zone of bark loss west

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Photo #29, Shows Tree #153, 50% bark loss on base and trunk west, leans heavy east

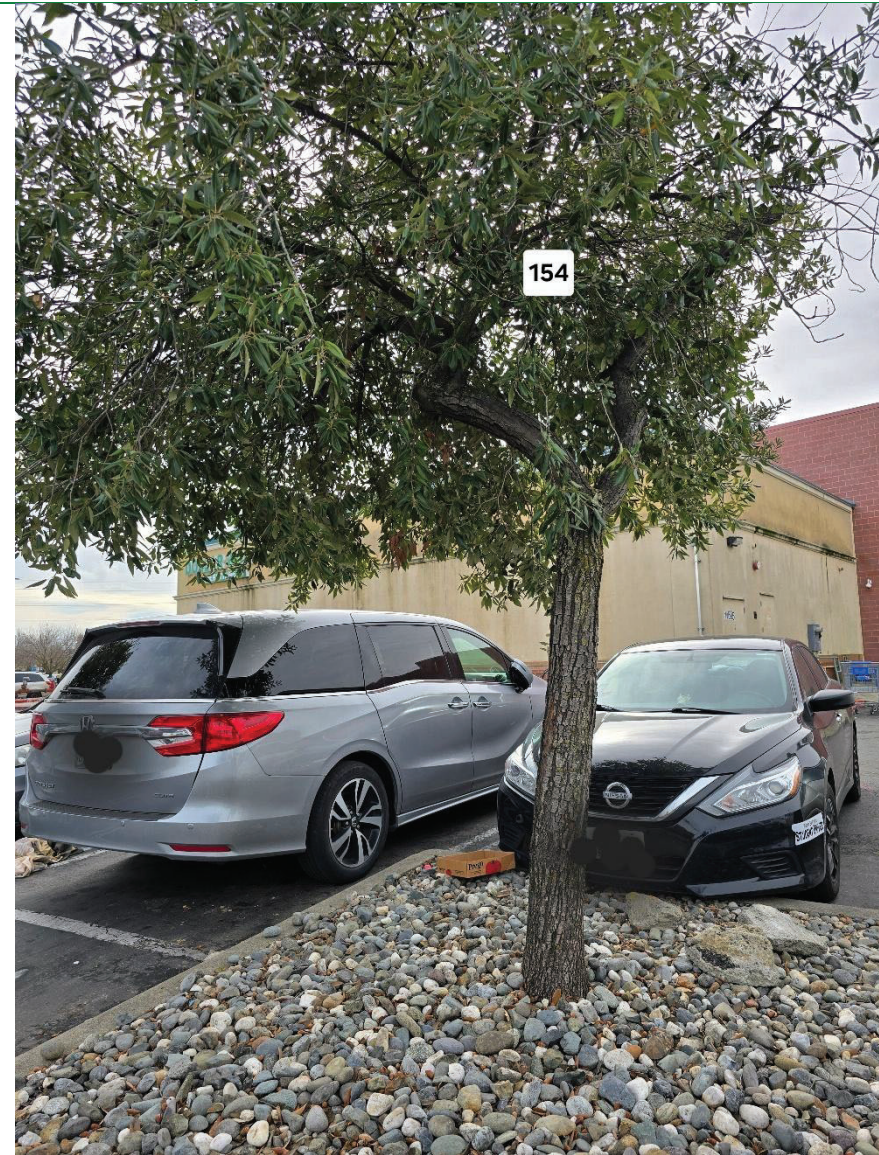


Photo #30, Shows Tree #154, low crown, leans south

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APPENDIX 4 - GENERAL PRACTICES FOR TREE PROTECTION



Tree protection fence - orange lines around trees, fence shall be outside the curb of islands to protect tree branches from impacts during the construction

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the

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project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 1'. The Project Arborist must approve work within the RPZ.

Irrigate, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be irrigated. The irrigation should percolate at least 24" into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and tree branches outside of the planting islands. Restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage, and damage to low branches by construction equipment or personnel. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.²

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

² International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

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Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of “preserved” roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼” to ½” of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

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APPENDIX 5 - TERMS

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6' above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap to produce the tree location map.

Tree Measurements: DBH (diameter at breast height) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A diameter tape was used to measure the DBH for all trees. The crown was paced to measure the canopy radius distances. Canopy radius measurements were estimated on trees inside the locked fenced yard.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6' above ground level on the north side of the tree.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter at breast height is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter" converted to' and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

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<u>Arborist Ratings</u>		
No problem(s)	Excellent	5
No apparent problem(s)	Good	4
Minor problem(s)	Fair	3
Major problem(s)	Poor	2
Extreme problem(s)	Very Poor	1
Dead	Dead	0

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DBH may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they may lack the proper tree expertise.

Arborists: Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: asca-consultants.org

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Assignment Assumptions and Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.
2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.
4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.
5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.
6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.
7. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
8. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
9. Unless otherwise agreed, (1) information contained in this report covers only the items examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. Consultant makes no warranty or guarantee, express or implied that the problems or deficiencies of the plans or property in question may not arise in the future.
10. Loss or alteration of any part of this Agreement invalidates the entire report.

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Report Assumptions and Limitations:

This report provides information about the subject trees at the times of the inspection. Trees and conditions may change over time. This report is only valid for the trees with the conditions present at the times of the inspections. All observations were made while standing on the ground. The inspection consisted of visual observations, using a probe to gain additional information about decay and hollow portions of the tree, and if needed, light excavation was performed to observe shallow depth areas below grade at the base of the trees. No further examinations were requested or performed.

Sincere attempts were made to accurately locate the trees and show the trees on the plan. All tree locations were attempted to be shown as observed in the field.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatments, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

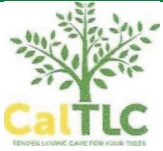
Trees involved with sidewalk repairs, due to the limited space and work site constraints require root pruning at distances closer than required for maximum tree preservation. These exception decisions on which roots to prune are made with a first confidence that the tree will not fail due to the roots that are cut, and second a second confidence that the tree will not die from the root pruning. There may be some branch dieback, and this must be accepted to avoid the tree removal decision.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees. Our company goal is to help clients enjoy life with trees, and grow better trees.

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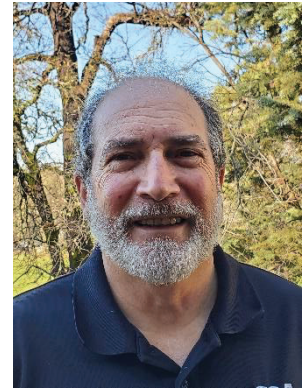


California Tree and Landscape Consulting, Inc.

GORDON MANN

EDUCATION AND QUALIFICATIONS

- 1977 Bachelor of Science, Forestry, University of Illinois, Champaign.
- 1982 - 1985 Horticulture Courses, College of San Mateo, San Mateo.
- 1984 Certified as an Arborist, WE-0151A, by the International Society of Arboriculture (ISA).
- 2004 Certified as a Municipal Specialist, WE-0151AM, by the ISA.
- 2011 Registered Consulting Arborist, #480, by the American Society of Consulting Arborists (ASCA).
- 2003 Graduate of the ASCA Consulting Academy.
- 2006 Certified as an Urban Forester, #127, by the California Urban Forests Council (CaUFC).
- 2011 TRACE Tree Risk Assessment Certified, continued as an ISA Qualified Tree Risk Assessor (T.R.A.Q.).



PROFESSIONAL EXPERIENCE

- 2016 – Present CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC (CalTLC). Vice President and Consulting Arborist. Auburn. Mr. Mann provides consultation to private and public clients in health and structure analysis, inventories, management planning for the care of trees, tree appraisal, risk assessment and management, and urban forest management plans.
- 1986 - Present MANN MADE RESOURCES. Owner and Consulting Arborist. Auburn. Mr. Mann provides consultation in municipal tree and risk management, public administration, and developing and marketing tree conservation products.
- 2015 – 2017 CITY OF RANCHO CORDOVA, CA. Contract City Arborist. Mr. Mann serves as the City's first arborist, developing the tree planting and tree maintenance programs, performing tree inspections, updating ordinances, providing public education, and creating a management plan,
- 1984 - 2007 CITY OF REDWOOD CITY, CA. City Arborist, Arborist, and Public Works Superintendent. Mr. Mann developed the Tree Preservation and Sidewalk Repair Program, supervised and managed the tree maintenance program, performed inspections and administered the Tree Preservation Ordinance. Additionally, he oversaw the following Public Works programs: Streets, Sidewalk, Traffic Signals and Streetlights, Parking Meters, Signs and Markings, and Trees.
- 1982 - 1984 CITY OF SAN MATEO, CA. Tree Maintenance Supervisor.

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For the City of San Mateo, Mr. Mann provided supervision and management of the tree maintenance program, and inspection and administration of the Heritage Tree Ordinance.

1977 - 1982 VILLAGE OF BROOKFIELD, IL. Village Forester.

Mr. Mann provided inspection of tree contractors, tree inspections, managed the response to Dutch Elm Disease. He developed an in-house urban forestry program with lead worker, supervision, and management duties to complement the contract program.

1979 INTERNATIONAL SOCIETY OF ARBORICULTURE. Member.

- Board of Directors (2015 - Present)
- True Professional of Arboriculture Award (2011) o In recognition of material and substantial contribution to the progress of arboriculture and having given unselfishly to support arboriculture.

1982 - Present WESTERN CHAPTER ISA (WCISA). Member.

- Chairman of the Student Committee (2014 - Present)
- Member of the Certification Committee (2007 - Present)
- Member of the Municipal Committee (2009 - 2014) • Award of Merit (2016) In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.
- Annual Conference Chair (2012)
- President (1992 - 1993)
- Award of Achievement and President's Award (1990)
- 1985 - Present CALIFORNIA URBAN FORESTS COUNCIL (CaUFC). Member; Board Member (2010 - Present)

1985 - Present SOCIETY OF MUNICIPAL ARBORISTS (SMA). Member. e Legacy Project of the Year (2015) o In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.

- Board Member (2005 - 2007)

2001 - Present AMERICAN SOCIETY OF CONSULTING ARBORISTS.

Member. e Board of Directors (2006 - 2013)

- President (2012)

2001 - Present CAL FIRE. Advisory Position.

- Chairman of the California Urban Forestry Advisory Committee (2014 - Present)

2007 – Present AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI): A300 TREE MAINTENANCE STANDARDS

COMMITTEE. SMA Representative and Alternate.

- Alternative Representative for SMA (2004 - 2007; 2012 - Present)
- Representative for SMA (2007 - 2012)

2007 - Present SACRAMENTO TREE FOUNDATION. Member and Employee.

- Co-chairman of the Technical Advisory Committee (2012 - 2018), member 2018- present
- Urban Forest Services Director (2007 - 2009)

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- Facilitator of the Regional Ordinance Committee (2007 - 2009)

1988 - 1994 TREE CLIMBING COMPETITION. Chairman.

- Chairman for Northern California (1988 - 1992)
- Chairperson for International (1991 - 1994)

PUBLICATIONS AND LECTURES

Mr. Mann has authored numerous articles in newsletters and magazines such as Western Arborist, Arborist News, City Trees, Tree Care Industry Association, Utility Arborists Association, City Trees, and Arborists Online, covering a range of topics on Urban Forestry, Tree Care, and Tree Management. He has developed and led the training for several programs with the California Arborist Association. Additionally, Mr. Mann regularly presents at numerous professional association meetings on urban tree management topics.

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Certificate of Performance

I, Gordon Mann, certify that:

The site was inspected by an ISA Certified Arborist. I have reviewed the trees and site referred to in this report, and have stated my findings accurately. The extent of the inspection is stated in the attached report under Assignment;

I have no current or prospective interest in the vegetation, or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;

The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;

No one provided significant professional assistance to me, except as indicated within the report;

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client, or any other party, nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and an ISA Certified Arborist and Municipal Specialist. I am also a Registered Consulting Arborist member in good standing of the American Society of Consulting Arborists. I have been involved in the practice of arboriculture and the care and study of trees for over 46 years.

Signed:



Gordon Mann

Date: May 14, 2025

Conditions of Approval

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
General Conditions				
1.	The approved entitlement is for a Major Design Review Permit, for an expansion of the existing Walmart Supercenter store located at 10655 Folsom Blvd (APN 057-0240-033-0000), as described in the City Council staff report dated May 27, 2026 and Project Plans (<u>Exhibit A</u>) with the conditions herein, for project number PLND-0325-0123.	Project Description	On-Going	Planning
2.	The Major Design Review permit approval is valid for a period of three (3) years from the date of Planning Commission approval unless an extension is granted by the Community Development Director or the Development Agreement expiration date.	Expiration	On-Going	Planning
3.	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
4.	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

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

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
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@cityofranhocordova.org for the status of your account with the City.	General	On-Going	Finance
6.	In accordance with Government Code Sections 65864 through 65869.5 and the Zoning Code 23.158, all active Development Agreements must maintain a minimum deposit balance of \$5,000 and report to the Planning Department annually. This report should include the status of the project, payment of fees, and any change in ownership.	Development Agreement	On-Going	Planning/ Public Works/ Finance
7.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	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 and RCMC 6.68.	Construction	On-Going	Planning/ Building
9.	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 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.	Construction	Prior to Issuance of Building Permits	Planning/ Building
10.	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

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

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
11.	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
12.	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
13.	Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on an adjoining site shall be completely removed and the site cleaned, prior to occupancy approval.	Architectural	On-Going	Planning/ Building
14.	The Sacramento Municipal Utility District (SMUD) has provided the following conditions for this project: 1. SMUD has existing overhead 12kV facilities along the northern parcel boundary 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. 2. SMUD has existing underground 12kV facilities on the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation. 3. 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	Utilities	On-Going	SMUD

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

	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity. 4. 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. 5. 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. 6. 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			

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

	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
for other utilities (e.g., Gas, Telephone, etc.). 7. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. Landscaping improvements placed within the IOD or 12.5-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. 8. 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. 9. 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 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.			

ITEM 7.1.

**ATTACHMENT 3
Exhibit B to the Resolution**

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
At Improvement Plans/Grading Permit Issuance				
15.	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 Department, prior to occupancy approval in accordance with RCMC 23.716.080.	Landscaping	At Improvement Plans/ grading permit issuance	Planning
16.	Permanent structures, walls, signs and footings will not be permitted within the existing SacSewer easement area.	Sewer	Prior to Approval of Improvement Plans	SacSewer
17.	Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.	Sewer	Prior to Approval of Improvement Plans	SacSewer
Prior to Issuance of Building Permits				
18.	There are 12 protected onsite trees ranging from 1 inch to 10 inches diameter at standard height proposed for removal totaling 60.5 inches. Trees shall be replaced or mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is \$165 per inch.	Trees	Prior to Issuance of Building Permits	Public Works
19.	Applicant shall apply for a tree permit from the Public Works Department for the removal of trees identified in the arborist report and to the satisfaction of the Public Works Department.	Trees	Prior to Issuance of Building Permits	Public Works
20.	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	SacSewer

ITEM 7.1.

ATTACHMENT 3 Exhibit B to the Resolution

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
21.	The applicant shall meet the following: Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans.	Safety	Prior to Issuance of Building Permit	SMFD
22.	Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.	Safety	Prior to Issuance of Building Permit	SMFD
23.	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	Landscaping	Prior to Issuance of Improvement Plan/ Building Permits/ Installation of new landscape material.	Planning/ Public Works
24.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Department, prior to the issuance of Building Permits and installed prior to occupancy approval.	Architectural	Prior to Issuance of Building Permits	Planning

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
Prior to Final inspection/Certificate of Occupancy				
25.	Applicant/Owner/Developer shall repair and replace all right-of-way damages caused by the construction of the building to the satisfaction of the Public Works Department. Damages include, but are not limited to: pavement, sidewalks, curbs, and gutters.	Damages	Prior to Occupancy	Public Works
26.	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.	Safety	Prior to Occupancy	SMFD
Advisory				
27.	Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.	Sewer	Ongoing	SacSewer
28.	Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.	Sewer	Ongoing	SacSewer
29.	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.	Sewer	Ongoing	SacSewer
30.	SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings. Demolishing the building may require replacing the existing 4-inch lower lateral with a 6-inch lower lateral.	Sewer	Ongoing	SacSewer
31.	Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.	Sewer	Ongoing	SacSewer

MEMORANDUM

ITEM 7.2.



DATE: May 27, 2026

TO: Planning Commission Members

FROM: Chance Finley-Ross, AICP, Associate Planner

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

RECOMMENDATION

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

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

RESULT OF RECOMMENDED ACTION

The Ordinance will be scheduled for a public hearing at the next regular City Council meeting. The City Council would then decide whether to introduce the Ordinance and waive the first reading. If the City Council introduces and waives the first reading, the Ordinance would then return to the City Council for second reading and adoption at a subsequent meeting. Approval of the Ordinance would amend Title 23 Zoning Code, Article 9 Specific Use Provisions, Section 23.901.060 Accessory dwelling units.

BACKGROUND

Periodically, amendments to the Municipal Code are necessary to address ambiguities, provide clarification, maintain consistency with customary practice, and comply with changes in State law. In recent years, the State has adopted several amendments to Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) regulations intended to reduce barriers to housing production and streamline permitting processes.

The City received a technical assistance letter from the California Department of Housing and Community Development (HCD) identifying recent changes to State ADU law and

recommending updates to the City's ADU Ordinance to ensure continued consistency with State law requirements. The City previously updated its ADU regulations in 2024; however, additional amendments are necessary to address subsequent changes to State law and incorporate clarifications identified by HCD.

The proposed amendments primarily consist of updates necessary to maintain consistency with current State ADU and JADU regulations, clarify permitting and development standards, and improve the overall organization and readability of the ordinance.

ANALYSIS

Section 23.901.060 Accessory Dwelling Unit (ADU) Ordinance Update

An updated Section 23.901.060 Accessory Dwelling Units has been prepared to ensure continued consistency with current State ADU and JADU law requirements. The proposed amendments include updates related to application completeness review timelines, appeal procedures, impact fee applicability, fire sprinkler requirements, rental term restrictions for junior accessory dwelling units, owner occupancy requirements, and revisions to development standards and definitions consistent with recent amendments to State law.

The proposed revisions also include updates responding to comments and technical assistance provided by California Department of Housing and Community Development, including clarifications regarding Junior Accessory Dwelling Unit regulations and permitting requirements. Additional minor grammatical, formatting, and organizational revisions are also included to improve clarity and consistency throughout the ordinance.

Attachment 4 includes all draft amendments shown in track changes format. New draft language is underlined and language proposed for deletion is shown in strikethrough. Only sections containing proposed amendments are included in the attachment as excerpts from the Rancho Cordova Municipal Code. Attachment 3 includes a clean version of the proposed amendments and is provided as an exhibit to the Ordinance.

ENVIRONMENTAL ANALYSIS

CEQA requires analysis of agency approvals of discretionary "projects." A "project" under CEQA is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.)

As reflected in CEQA Guidelines Section 15061(b)(3), an activity is not subject to CEQA where "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment."

The proposed amendments are not a "project" within the meaning of CEQA because the amendments primarily clarify and update existing development standards and procedures to maintain consistency with State law. The amendments do not approve or authorize any specific physical development beyond what is already permitted by existing regulations and State law. As such, no significant expansion of uses or activities would occur as a result of the proposed amendments, and no possibility exists that the ordinance amendments would result in a significant effect on the environment.

Further, any future development projects facilitated by the ordinance amendments would remain subject to applicable permitting requirements and environmental review, as necessary. Therefore, the proposed ordinance amendments are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3), and no further environmental review is required.

RECOMMENDED MOTIONS

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

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

ATTACHMENT(S)

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

CITY OF RANCHO CORDOVA

PLANNING COMMISSION RESOLUTION NO. 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 TITLE 23, ZONING CODE, ARTICLE 9
SPECIFIC USE PROVISIONS OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE**

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

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

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

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

NOW, THEREFORE, BE IT HEREBY RESOLVED THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA: recommends that the City Council adopt the attached Ordinance amending Title 23 Chapter 23.901 Residential Uses, Section 23.901.060 Accessory Dwelling Units of the Rancho Cordova Municipal Code based upon the following findings and evidence:

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

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

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

PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 27th day of May 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 AMENDING TITLE 23, ZONING CODE, ARTICLE 9 SPECIFIC USE
PROVISIONS OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE

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

Section 1. Purpose and Declarations.

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

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

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

WHEREAS, on DATE XX, 2026, the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

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

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

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

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

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

Section 3. Amendments to Title 23 Zoning Code

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

Section 4. Severability

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

Section 5. Effective Date

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

ITEM 7.2.

ATTACHMENT 2

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

Rancho Cordova

Municipal Code Amendments

Note to Reader: Only those sections and/or subsections listed within this document are being amended. Unless otherwise indicated, all sections and subsections prior to and after the amended section and/or subsection shall remain unchanged.

23.901.060 Accessory dwelling units.

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

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

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

D. Relationship to General Plan and Zoning.

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

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

E. Permits and Approval.

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

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

3. Application Completion Determination. Within 15 business days of receiving an application for an accessory dwelling unit or junior accessory dwelling unit, the City shall determine whether the application is complete and shall provide written notice of the determination to the applicant. If the application is determined to be incomplete, the written notice shall identify the missing information and describe how the application may be made complete.

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

ITEM 7.2.

Exhibit A to the Draft Ordinance

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

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

F. Denial. If the City denies an application for an accessory dwelling unit or junior accessory dwelling unit, the City shall provide the applicant, within the applicable review period, a written notice identifying all items that are incomplete, deficient, or otherwise require correction. The notice shall describe the steps or revisions necessary for the applicant to remedy the identified issues and resubmit a complete application.

G. Appeals. The City shall provide a process for an applicant to appeal a determination that an application is incomplete or a denial of an accessory dwelling unit or junior accessory dwelling unit permit. The City shall issue a final written determination on the appeal within 60 business days of receipt of the appeal.

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

1. “Accessory dwelling unit or ADU means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single-family or multifamily dwelling unit that is the primary dwelling unit or will be situated. An accessory dwelling unit also includes the following: (a) an efficiency unit, as defined in Section [17958.1](#) of the Health and Safety Code, and (b) a manufactured home, as defined in Section [18007](#) of the Health and Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section [66313](#).

2. “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same parcel. This definition shall be interpreted as consistent with and including the definition of accessory structure found in Government Code Section [66313](#).

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

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

a. A cooking facility with appliances.

b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

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

6. Junior Accessory Dwelling Unit or JADU. A “junior accessory dwelling unit” means a unit that is no more than 500 square feet of interior livable space contained entirely within a single-unit primary dwelling. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the primary dwelling. This definition shall be interpreted as consistent with and including the definition of junior accessory dwelling unit found in Government Code Section [66313](#).

ITEM 7.2.

Exhibit A to the Draft Ordinance

7. “Living area” means the interior habitable area of a dwelling unit including basements and attics, but does not include a garage or any accessory structure. This definition shall be interpreted as consistent with and including the definition of living area found in Government Code Section [66313](#).

8. “Passageway” means a pathway that is unobstructed, clear to the sky and extends from a street or alley to one entrance of the accessory dwelling unit. This definition shall be interpreted as consistent with and including the definition of passageway found in Government Code Section [66313](#).

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

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

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

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

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

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

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

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

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

a. Maximum of 500 square feet in size.

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

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

d. Includes a bathroom within the JADU or shares a bathroom with the primary dwelling, provided the JADU has a separate entrance that is not the main entrance and maintains interior access to the primary living area.

e. Includes an efficiency kitchen.

J. Number of Accessory Dwelling Units or Junior Accessory Dwelling Units Allowed per Parcel in Zones Permitting Single-Family Homes. In all zoning districts where single-family homes are a permitted use, the following units are allowed per parcel:

1. One accessory dwelling unit and one junior accessory dwelling unit located within the existing or proposed space of a single-family dwelling or accessory structure.
2. One detached, newly constructed accessory dwelling unit.

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

1. Accessory Dwelling Units.

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

2. Detached Accessory Dwelling Units.

- a. Up to eight detached accessory dwelling units shall be allowed on a parcel with existing multifamily structures, subject to compliance with the development standards for detached accessory dwelling units in this chapter. The number of ADUs may not exceed the number of existing units on the lot.
- b. If the existing multifamily dwelling has a rear or side setback of less than four feet, no modification of the existing multifamily dwelling shall be required as a condition of approving the application to construct an accessory dwelling unit.

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

1. Attached Accessory Dwelling Units.

- a. Location. Attached accessory dwelling units shall be located on the same lot or parcel as an existing or proposed primary dwelling unit and be attached to the primary dwelling unit by at least one wall or by a ceiling (above or below the primary dwelling unit) on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.
- b. Size. The total floor area of an attached accessory dwelling unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an accessory dwelling unit that provides more than one bedroom. If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling. These limits do not include up to 150 square feet of area added to the primary dwelling for the sole purpose of providing ingress and egress to the accessory dwelling unit.
- c. Setbacks.
 - i. Front yard setback: Per the zoning district standard for the primary dwelling, except that no front setback requirement shall preclude the construction of at least one accessory dwelling unit of up to 800 square feet with four-foot side and rear yard setbacks and a height of at least 16 feet.

- ii. Side yard: Four feet.
- iii. Rear yard: Four feet.
- iv. No setback shall be required for an existing living area or accessory structure, or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.
- d. Height. 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower. This height requirement shall not require the city to allow an accessory dwelling unit to exceed two stories.
- e. Access. An attached accessory dwelling unit shall have direct exterior access separate from the main entrance to the primary dwelling.
- f. Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
- g. Fire Sprinklers. Fire sprinklers are not required in an accessory dwelling unit if they are not required for the primary dwelling. Construction of an accessory dwelling unit shall not trigger fire sprinkler installation in an existing primary dwelling.
- h. Landscape. Landscaped areas within setbacks shall meet the requirements of this code.
- i. No provision within this section, including but not limited to lot coverage, building separation, or legal nonconformity, shall preclude the construction of at least one accessory dwelling unit of up to 800 square feet with four-foot side and rear yard setbacks

2. Detached Accessory Dwelling Unit Development Standards.

- a. Location. Detached accessory dwelling units shall be located on the same lot or parcel as an existing or proposed primary dwelling on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.
- b. Size. A detached accessory dwelling unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an accessory dwelling unit that provides more than one bedroom.
- c. Setbacks.
 - i. Front yard setback: Per the zoning district standard for the primary dwelling, except that no front setback requirement shall preclude the construction of at least one accessory dwelling unit of up to 800 square feet with four-foot side and rear yard setbacks and a height of at least 16 feet
 - ii. Side yard: Four feet.
 - iii. Rear yard: Four feet.
- d. Height. The maximum height of a detached accessory dwelling unit shall be:
 - a. 16 feet for new structures built specifically as an accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit. Existing structures taller

than 16 feet can be converted to an accessory dwelling unit consistent with the requirements of this chapter.

- b. 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor. An additional two feet in height may be permitted to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
- c. 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

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

f. Fire Sprinklers. Fire sprinklers are not required in an accessory dwelling unit if they are not required for the primary dwelling. Construction of an accessory dwelling unit shall not trigger fire sprinkler installation in a primary dwelling.

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

h. Building Separation. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone, except that such requirements shall not preclude the construction of at least one accessory dwelling unit of up to 800 square feet with four-foot side and rear yard setbacks.

i. No provision within this section, including but not limited to lot coverage, building separation, or legal nonconformity, shall preclude the construction of at least one accessory dwelling unit of up to 800 square feet with four-foot side and rear yard setbacks.

3. Junior Accessory Dwelling Unit Development Standards.

a. Location. Shall be located on the same lot or parcel as a primary dwelling unit and shall be constructed entirely within the walls of the single-family residence, including an attached garage. A junior accessory dwelling unit may be located above or below the primary dwelling unit.

b. Size. Maximum of 500 square feet of interior livable space.

c. Setbacks. A junior accessory dwelling unit shall be constructed entirely within the existing or proposed single-family residence, including an attached garage, and shall not involve an expansion of the primary dwelling unit to create the junior accessory dwelling unit. No additional setbacks shall be required beyond those applicable to the primary dwelling, except as required by applicable building or fire codes.

d. Access. A junior accessory dwelling unit shall have a separate entrance that is not the main entrance to the primary dwelling.

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

f. Fire Sprinklers. Fire sprinklers shall not be required for a junior accessory dwelling unit if they are not required for the primary dwelling. Construction of a junior accessory dwelling unit shall not trigger a requirement for fire sprinklers in the primary dwelling.

g. Utilities.

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

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

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

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

i. Owner Occupancy and Deed Restriction.

i. If a junior accessory dwelling unit shares sanitation facilities with the primary dwelling, a person with legal or equitable title to the property shall reside on the property in either the primary dwelling or the junior accessory dwelling unit as their legal domicile and permanent residence.

ii. If the junior accessory dwelling unit includes separate sanitation facilities, owner occupancy shall not be required.

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

iv. Prior to issuance of a building permit for a junior accessory dwelling unit, a deed restriction shall be recorded against the property in a form approved by the City Attorney consistent with state law. The deed restriction shall run with the land and shall be binding on all future property owners pursuant to Government Code Section [66333](#).

j. Rental Term. junior accessory dwelling unit shall not be rented for a term of less than 30 days.

M. Impact Fees.

1. Impact Fee Requirements.

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

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

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

N. Required Parking for Accessory Dwelling Units.

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

- a. One off-street parking space, covered or uncovered, is required for each attached and detached accessory dwelling unit or bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.
 - b. Notwithstanding any other section, no off-street parking is required for an attached or detached accessory dwelling unit if one or more of the following applies:
 - i. The accessory dwelling unit is located within one-half-mile walking distance of public transit, including transit stations and bus stations.
 - ii. When on-street parking permits are required by the city, but not offered to the occupant of the accessory dwelling unit.
 - iii. The accessory dwelling unit is part of the proposed or existing primary residence.
 - iv. The accessory dwelling unit is located within an architecturally and historically significant historic district.
 - v. When there is a car share vehicle located within one block of the accessory dwelling unit.
 - vi. When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the accessory dwelling unit or the parcel satisfies any other criteria listed in this chapter.
 - c. Off-street parking shall be permitted in setback areas in locations determined by the city or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.
2. When a garage, carport, or covered parking structure is demolished to allow for the construction of an accessory dwelling unit or for the conversion of a structure to an accessory dwelling unit it shall not be required to be replaced.
 3. Guest parking spaces shall not be required for accessory dwelling units under any circumstances. [Ord. 17-2021 § 3 (Exh. A); Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 5.1.060)].

23.901.065 Junior accessory dwelling units.

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

Rancho Cordova

Municipal Code Amendments

TRACK CHANGES

Note to Reader: Only those sections and/or subsections listed within this document are being amended. Unless otherwise indicated, all sections and subsections prior to and after the amended section and/or subsection shall remain unchanged.

23.901.060 Accessory dwelling units.

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

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

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

D. Relationship to General Plan and Zoning.

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

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

E. Permits and Approval.

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

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

3. Application Completion Determination. Within 15 business days of receiving an application for an accessory dwelling unit or junior accessory dwelling unit, the City shall determine whether the application is complete and shall provide written notice of the determination to the applicant. If the application is determined to be incomplete, the written notice shall identify the missing information and describe how the application may be made complete.

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

- a. The applicant requests a delay, in which case the 60-day time period is put on hold for the period of the requested delay; or
- b. The application to create an accessory dwelling unit or junior accessory dwelling unit is submitted with an application to create a new single-family or new multifamily dwelling on the parcel. The city may delay acting on the permit application for the accessory dwelling unit or junior accessory dwelling unit until the city acts on the permit application to create the new single-family or new multifamily dwelling on the parcel.

F. Denial. If the City denies an application for an accessory dwelling unit or junior accessory dwelling unit, the City shall provide the applicant, within the applicable review period, a written notice identifying all items that are incomplete, deficient, or otherwise require correction. The notice shall describe the steps or revisions necessary for the applicant to remedy the identified issues and resubmit a complete application.

G. Appeals. The City shall provide a process for an applicant to appeal a determination that an application is incomplete or a denial of an accessory dwelling unit or junior accessory dwelling unit permit. The City shall issue a final written determination on the appeal within 60 business days of receipt of the appeal.

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

1. “Accessory dwelling unit or ADU means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single-family or multifamily dwelling unit that is the primary dwelling unit or will be situated. An accessory dwelling unit also includes the following: (a) an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, and (b) a manufactured home, as defined in Section 18007 of the Health and Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section 66313.
2. “Accessory structure” means a structure that is accessory and incidental to a dwelling located on the same parcel. This definition shall be interpreted as consistent with and including the definition of accessory structure found in Government Code Section 66313.
3. “Car share” means a program that allows customers hourly access to shared vehicles from a dedicated home location, with the vehicles required to be returned to that same location at the end of the trip.
4. “Efficiency kitchen” means a cooking facility that includes all of the following:
 - a. A cooking facility with appliances.
 - b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
5. Efficiency Unit. As defined in Section 17958.1 of the Health and Safety Code.
6. Junior Accessory Dwelling Unit or JADU. A “junior accessory dwelling unit” means a unit that is no more than 500 square feet of interior livable space contained entirely within a single-unit primary dwelling. A

junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the primary dwelling. This definition shall be interpreted as consistent with and including the definition of junior accessory dwelling unit found in Government Code Section [66313](#).

7. “Living area” means the interior habitable area of a dwelling unit including basements and attics, but does not include a garage or any accessory structure. This definition shall be interpreted as consistent with and including the definition of living area found in Government Code Section [66313](#).

8. “Passageway” means a pathway that is unobstructed, clear to the sky and extends from a street or alley to one entrance of the accessory dwelling unit. This definition shall be interpreted as consistent with and including the definition of passageway found in Government Code Section [66313](#).

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

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

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

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

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

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

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

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

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

a. Maximum of 500 square feet in size.

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

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

d. Includes a bathroom within the JADU or shares a bathroom with the primary dwelling, provided the JADU has a separate entrance that is not the main entrance and maintains interior access to the primary living area. Has a bathroom that is either in the junior ADU or in the primary dwelling.

e. Includes an efficiency kitchen.

J. Number of Accessory Dwelling Units or Junior Accessory Dwelling Units Allowed per Parcel in Zones Permitting Single-Family Homes. In all zoning districts where single-family homes are a permitted use, the following units are allowed per parcel:

1. One accessory dwelling unit and one junior accessory dwelling unit located within the existing or proposed space of a single-family dwelling or accessory structure.

~~1.—2. One detached, newly constructed accessory dwelling unit.~~ H. Number of Accessory Dwelling Units or Junior Accessory Dwelling Units per Lot or Parcel in Zones Which Allow Single-Family Homes. The following number of accessory dwelling units apply in all zoning districts that allow single-family homes as a permitted use:

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

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

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

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

1. Accessory Dwelling Units.

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

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

2. Detached Accessory Dwelling Units.

- a. Up to ~~two~~ eight detached accessory dwelling units shall be allowed on a parcel with existing multifamily structures, subject to compliance with the development standards for detached accessory dwelling units in this chapter. The number of ADUs may not exceed the number of existing units on the lot.
- b. If the existing multifamily dwelling has a rear or side setback of less than four feet, no modification of the existing multifamily dwelling shall be required as a condition of approving the application to construct an accessory dwelling unit.

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

1. Attached Accessory Dwelling Units.

a. Location. Attached accessory dwelling units shall be located on the same lot or parcel as an existing or proposed primary dwelling unit and be attached to the primary dwelling unit by at least one wall or by a ceiling (above or below the primary dwelling unit) on a lot that is zoned to allow single-family or multifamily dwelling residential use and includes a proposed or existing dwelling.

b. Size. The total floor area of an attached accessory dwelling unit shall not exceed 850 square feet for a one-bedroom unit or 1,000 square feet for an accessory dwelling unit that provides more than one bedroom. If there is an existing primary dwelling, the total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the existing primary dwelling. These limits do not include up to 150 square feet of area added to the primary dwelling for the sole purpose of providing ingress and egress to the accessory dwelling unit.

c. Setbacks.

i. Front yard setback: Per the zoning district standard for the primary dwelling, except that no front setback requirement shall preclude the construction of at least one accessory dwelling unit of up to 800 square feet with four-foot side and rear yard setbacks and a height of at least 16 feet.~~Per the zoning district standard for the primary dwelling.~~

ii. Side yard: Four feet.

iii. Rear yard: Four feet.

iv. No setback shall be required for an existing living area or accessory structure, or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

d. Height. 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower. This height requirement shall not require the city to allow an accessory dwelling unit to exceed two stories.

e. Access. An attached accessory dwelling unit shall have direct exterior access separate from the main entrance to the primary dwelling.

~~f. Design. Accessory dwelling units shall be compatible with the architectural style, materials, and colors of the primary dwelling unit.~~

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

~~gh.~~ g. Fire Sprinklers. Fire sprinklers are not required in an accessory dwelling unit if they are not required for the primary dwelling. Construction of an accessory dwelling unit shall not trigger fire sprinkler installation in an existing primary dwelling. An attached accessory dwelling unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.

~~hi.~~ h. Landscape. Landscaped areas within setbacks shall meet the requirements of this code.

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

~~ik.~~ i. No provision within this section, including but not limited to lot coverage, building separation, or legal nonconformity, shall preclude the construction of at least one accessory dwelling unit of up to 800

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

2. Detached Accessory Dwelling Unit Development Standards.

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

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

c. Setbacks.

i. Front yard setback: Per the zoning district standard for the primary dwelling, except that no front setback requirement shall preclude the construction of at least one accessory dwelling unit of up to 800 square feet with four-foot side and rear yard setbacks and a height of at least 16 feet.~~Per the zoning district standard for the primary dwelling.~~

ii. Side yard: Four feet.

iii. Rear yard: Four feet.

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

- a. 16 feet for new structures built specifically as an accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit. Existing structures taller than 16 feet can be converted to an accessory dwelling unit consistent with the requirements of this chapter.
- b. 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed single family or multifamily dwelling unit that is within one-half of one mile walking distance of a major transit stop or a high-quality transit corridor. An additional two feet in height may be permitted to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
- c. 18 feet for a detached accessory dwelling unit on a lot with an existing or proposed multifamily, multistory dwelling.

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

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

~~fg. Fire Sprinklers. Fire sprinklers are not required in an accessory dwelling unit if they are not required for the primary dwelling. Construction of an accessory dwelling unit shall not trigger fire sprinkler installation in a primary dwelling. An attached accessory dwelling unit shall not be required to provide fire sprinklers if they are not required for the primary dwelling.~~

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

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

~~h~~j. Building Separation. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone, except that such requirements shall not preclude the construction of at least one accessory dwelling unit of up to 800 square feet with four-foot side and rear yard setbacks.~~An accessory dwelling unit shall comply with the building separation requirements of the underlying zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of 800 square feet, maximum of 16 feet in height with four-foot side and rear yard setbacks.~~

~~i~~k. No provision within this section, including but not limited to lot coverage, building separation, or legal nonconformity, shall preclude the construction of at least one accessory dwelling unit of up to 800 square feet with four-foot side and rear yard setbacks.~~No provisions within this section, including lot coverage or legal nonconformity, shall preclude a detached minimum 800 square foot accessory dwelling unit that is at least 16 feet in height with four foot side yard and rear yard setbacks, and that is constructed in compliance with all other development standards.~~

3. Junior Accessory Dwelling Unit Development Standards.

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

b. Size. Maximum of 500 square feet of interior livable space.~~500 square feet of living area.~~

c. Setbacks. ~~If the primary dwelling unit is expanded to create t~~A junior accessory dwelling unit shall be constructed entirely within the existing or proposed single-family residence, including an attached garage, and shall not involve an expansion of the primary dwelling unit to create the junior accessory dwelling unit. No additional setbacks shall be required beyond those applicable to the primary dwelling, except as required by applicable building or fire codes.~~he junior accessory dwelling unit, the addition shall maintain setbacks of four feet from side and rear yards or the same setback as the existing structure, whichever is less. Front setback shall be the same as the existing structure or per the zoning district for the primary structure, whichever is less. Larger setbacks shall apply if required by fire or building codes on a case by case basis.~~

d. Access. A junior accessory dwelling unit shall have a separate entrance that is separate from~~not~~ the main entrance to the primary dwelling.

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

f. Fire Sprinklers. Fire sprinklers shall not be required for a junior accessory dwelling unit if they are not required for the primary dwelling. Construction of a junior accessory dwelling unit shall not trigger a requirement for fire sprinklers in the primary dwelling.

~~g~~f. Utilities.

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

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

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

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

ih. Owner Occupancy and Deed Restriction.

i. If a junior accessory dwelling unit shares sanitation facilities with the primary dwelling, a person with legal or equitable title to the property shall reside on the property in either the primary dwelling or the junior accessory dwelling unit as their legal domicile and permanent residence. ~~A person with legal or equitable title to the primary dwelling shall reside on the property in either the primary dwelling or junior accessory dwelling unit as that person's legal domicile and permanent residence.~~

ii. If the junior accessory dwelling unit includes separate sanitation facilities, owner occupancy shall not be required.

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

~~iiiv. Prior to issuance of a building permit for a junior accessory dwelling unit, a deed restriction shall be recorded against the property in a form approved by the City Attorney consistent with state law. The deed restriction shall run with the land and shall be binding on all future property owners. Prior to issuance of a building permit for a junior accessory dwelling unit, a deed restriction shall be recorded in the chain of title of the primary single unit property. The form of the deed restriction shall be approved by the city attorney pursuant to Government Code Section 66333.~~

j. Rental Term. junior accessory dwelling unit shall not be rented for a term of less than 30 days.

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

Mk. Impact Fees.

1. Impact Fee Requirements.

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

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

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

NE. Required Parking for Accessory Dwelling Units.

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

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

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

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

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

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

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

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

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

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

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

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

23.901.065 Junior accessory dwelling units.

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