



THE RANCH

Special Planning Area Handbook

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1 Introduction

1.1 OVERVIEW

The City of Rancho Cordova, since its incorporation in 2003, has defined an aggressive vision—to “Build a City”. Its implementing themes are equally important: Place Making, Catalyst for Change, Great Ideas, Land Use Change, and Services for Quality of Life.

Since the City of Rancho Cordova is not a traditional City nor built around a historic downtown, the long-term strategy is to create a unique urban form. The City has elected to pursue an urban form composed of multiple centers, each designed to contribute to the City as a whole. Such an approach to an urban form relies on a hierarchy of activity centers that respond to the diverse civic, residential, commercial, employment, and recreational needs of this growing community. The Ranch, due to its central location in the eastern part of the City, is envisioned as an integral part of the City—providing a dynamic program of types and styles of homes, connected to a commercial village center and a range of recreational uses by a series of on- and off-street trails.

In preparation for creating this handbook, the Applicant and Development Team have worked closely with City Staff and Elected Officials to understand the needs and wishes of the City and community at large. In addition, the Applicant and Development Team have reviewed and analyzed relevant policy and regulatory documents as context for this SPA document:

- City of Rancho Cordova Pedestrian & Bicycle Master Plan
- Citywide Design Guidelines
- Cordova Recreation & Park District Master Plan for Incorporated Areas 2014
- Cordova Recreation & Park District Preliminary District-wide Facilities Distribution Plan, June 2017

Exhibit 1: Regional Location Map



- City of Rancho Cordova General Plan
- City of Rancho Cordova Zoning Code
- Sunrise Douglas Community Plan
- South Sacramento Habitat Conservation Plan

1.2 PURPOSE

The purpose of The Ranch Special Planning Area Handbook is to guide future development(s) within The Ranch SPA project and allow for a more creative implementation of the General Plan. Special Planning Areas are more conducive to the use of imaginative planning standards that would not be allowed through the application of a standard zoning district.

The Ranch is envisioned to be a focal community that exemplifies the City's "building blocks" as described in the General Plan. Every city has several basic elements—neighborhoods, villages, and districts distributed throughout the community. Each of these elements contribute to a successful city. The Ranch will use these "building blocks" to create a city on a small scale—one that ensures a walkable, livable and sustainable development by:

- Providing a mix of residential and nonresidential uses,
- Creating neighborhood retail development,
- Implementing compact design to preserve sensitive wetlands,
- Providing market-rate neighborhoods with a variety of densities; and
- Create the City's first active-adult neighborhood to provide housing choices to an underserved segment of the City of Rancho Cordova's population catering to their specific needs and lifestyle.

The community is cohesively designed with a unique street scene, prominent monumentation to mark arrival, and a quality architectural palette to create continuity across varied and diverse housing types.

Through the creation, and eventual adoption, of a SPA Handbook, unique development standards and allowed uses will be established that will permit The Ranch to become this unique urban area. It is for these reasons that The Ranch Special Planning Area

Handbook has been created and why this community will be a model community in the City of Rancho Cordova and in the greater Sacramento region.

1.3 CONTEXT & SETTING

The Ranch Special Planning Area (TRSPA) lies within the Sunrise Douglas Community Plan area. However, the TRSPA was not included in the approved Sunridge Specific Plan (approved June 2003) nor was it included in the adjacent Suncreek Specific Plan (approved October 2012). In the City's General Plan, this area is called the "Suncreek Preserve Planning Area", and is slated for:

- A mix of low, medium and high-density residential uses,
- An Active Adult community comprises approximately 49% of the total residential development,
- A series of walkable neighborhoods with local and community parks,
- A village center with commercial development at the south east corner of the Chrysanthy Boulevard and Rancho Cordova Parkway intersection,
- Wetland preservation,
- Connection to the City's open space and trail system.

The Ranch Special Planning Area comprises approximately 530 contiguous acres and is bound on the north by the partially built Sunridge Park subdivision. The subject property is bound on the east by vacant lands known as Grantline 208 and Arista Del Sol, both with approved Tentative Subdivision Maps, and are currently being developed. The site is bound on the south by the approved Suncreek Specific Plan Area and on the west by the completed Anatolia II and Anatolia under construction.

Access to the subject property is provided by arterial roadways including Rancho Cordova Parkway on the west and Chrysanthy Boulevard, which is planned for extension through the project, ultimately connecting Sunrise Boulevard to Grantline Road.

With The Ranch SPA's proximity to the existing City of Rancho Cordova job base, Folsom Boulevard Transit Corridor, Highway 50, as well as the site's location in the heart of the Sunrise Douglas Community Plan, the SPA is strongly positioned to be as one of the focal communities within the City of Rancho Cordova.

Exhibit 2: Local Context Map



1.4 VISIONS AND PRINCIPLES

One of the essential goals of the City is to ensure that future growth is smart growth. A City is being built where quality of life and community balance are top priorities. RSPA designed to be developed in keeping with the following nine Smart Growth Principles, which are described in more detail below:

1. Balanced Land Uses
2. Transportation Choices
3. Housing Choices
4. Integrated (Mixed) Land Uses
5. Compact Urban Development
6. Walkable Neighborhoods
7. Preservation/Integration of Natural Resources
8. Quality Design/Sense of Place
9. Regeneration/Infill

These principles promote a balanced development to serve the economy, the community, and the environment.

1. Balanced Land Use

A balanced community is a healthy community – one that can support itself over the long-term and provide choices, variety, and services that residents need and expect.

Residential, commercial, office, recreational, and public/quasi-public uses are provided throughout the entire community and sized appropriately with the service area. Retail shopping opportunities are provided close to homes so as various recreational and public/quasi-public uses. The Ranch also provides a range of housing choices throughout the community.

2. Transportation Choices

Walking, cycling, public transit, and driving are all important modes of transportation and are all found at the Ranch development. Streets are designed to safely accommodate many modes of transportation; continuous off-street trails will connect future

residents to the commercial area, parks, future schools and open space area. A future transit stop, located at Rancho Cordova Parkway and Chrysanthy Boulevard intersection will provide public transit opportunities on the City's Signature Bus Route and accessible to all future residents.

3. Housing Opportunities and Choices

The design of the community allows for a range of densities, including low, medium and high density residential, and a variety of housing types including:

- Higher density Single-family homes:
 - o zero lot line/use-easement homes
 - o Alley-loaded homes
 - o I-courts (cluster) homes
- Multi-family residences
- Senior multi-family residences
- Traditional single-family homes
- Executive single-family homes
- Affordable Housing opportunities

What's more, The Ranch offers both a market-rate neighborhood and the City's first active-adult neighborhood, expanding the housing choices offered within the City of Rancho Cordova.

4. Mixed Land Uses

The Ranch community provides for various land uses within its boundaries. By integrating or mixing these compatible uses in close proximity to one another, the development creates a desirable place for people to live, work, play, and shop. A commercial neighborhood center blends with a high-density residential development through shared access points, landscape areas and public plaza for a true integration. Other residential uses are a short walk away. A multi-family use is combined with various recreational uses for truly unique experience. The Active Adult multi-family units are integrated with clubhouse, pool, gardens, and other recreational uses.

5. Compact Urban Development

Compact development uses less land than conventional development for a more efficient land use pattern conducive to the integration of compatible uses in close proximity. Efficient use of land provides more room for the things we care about, like parks, bike trails, playgrounds and environmental amenities. Most importantly, efficient design for both community and the building itself makes efficient use of our time, thereby providing more leisure time to spend with friends and family. Within the development several neighborhoods are designed as compact urban development and located in the close proximity to the public transportation, neighborhood commercial uses and recreational opportunities. Those uses include commercial, multi-family residential, small-lot single family homes and alley-loaded single-family homes.

6. Walkable Neighborhoods

Walkability is a focus for The Ranch Land Use Plan. Streets provide sidewalks and large shade trees to create a pedestrian-friendly street scene. Off-street trails connect neighborhoods to parks, open space and the commercial area so the residents can easily walk from their homes to schools, parks, and shopping areas. The off-street north-south trail will provide connectivity to the future school sites south of the development to the existing neighborhoods north of the project. Neighborhood streets are designed for slower speeds and pedestrian crossings at key locations. Off street trails and street sidewalks will connect neighborhoods to parks, open space, natural resource areas as well as commercial area and public transportation.

7. Preservation and Integration of Natural Resources

Natural resources are a valued amenity within The Ranch. Over 200+ acres will be placed in the natural permanent preserve. The development footprint was strategically chosen to minimize impacts to the natural resources found on site such as valuable vernal pools and natural habits for plants and animals unique to the area.

8. Quality Design/Sense of Place

One of the most important aspects of creating community character and sense of identity is through the quality of project design. The Ranch site design is focused on the future residents, the nature preserve and relationship to its surroundings. The Ranch Community creates a unique identity and a memorable place that is inviting to residents, employees, and visitors.

The Ranch specific design guidelines will ensure that new development improves the aesthetics of the community. The Ranch SPA document provides a vision for the community, to create cohesive continuity across varied and diverse housing types including the city's first Active Adult neighborhood. The communal nodes and gathering areas will provide the community with a sense of place regardless of neighborhood chosen.

9. Regeneration/Infill

The area of the plan has historically been called the "donut hole" as all surrounding parcels have their land uses determined and project approved, some build out or have their Tentative Maps approved making The Ranch is quasi-infill project. As such, The Ranch development will fill in a large gap in the center of the Sunrise Douglas Community Plan Area, providing vital transportation, infrastructure, recreational and natural resources link between communities and preserves.

1.5 THE RANCH LAND USE PLAN

The Ranch Land Use Plan is consistent with the patterns for development as set forth in the City's General Plan Land Use Map. The Land Use Plan locates a commercial area along Chrysanthy Boulevard and Rancho Cordova Parkway, two 4-lane (ultimately) arterial roadways, to provide varied housing opportunities in close proximity to shopping and daily services as well as to existing employment centers throughout the City.

The Ranch plan area is divided into three distinct neighborhoods that are generally separated by Chrysanthy Boulevard and the wetland preserve:

- **The Gateway Neighborhood.**
A commercial center with opportunity for neighborhood-serving multi-family, retail, and higher-density homes.
- **Parkview Neighborhood.**
A traditional, single-family neighborhood with a large, centrally located Community Park and a smaller Neighborhood park close to the entrance from Rancho Cordova parkway.
- **Four Seasons Neighborhood.**
A gated active-adult neighborhood located east of the wetland preserve.

These neighborhoods are described and illustrated in further detail in Section 2. Exhibit 3, below, illustrates the overall arrangement of neighborhoods and Exhibit 4 details the relationship of public and private lands.

Eight different single-family lot sizes and ten product types are provided within the Plan Area to accommodate various income levels and lifestyle choices within the plan area. Additionally, the plan provides for a higher density housing conveniently located next to the commercial village and in close proximity to transit opportunities.

The Ranch Land Use Plan provides many varied recreation opportunities in the form of both active and passive parks, natural open spaces, and a system of off-street trails. Public parks include; one 11-acre community park adjacent to open space power line corridor which is integrated for additional park uses, a +2-acre neighborhood park, and a 1.2-acre passive open green park at the edge of the preserve. The park is linked to the surrounding

neighborhood by sidewalks and off-street trails. A private clubhouse and system of private parks are provided in the Four Seasons neighborhood.

The plan area also includes a 200+/- acre wetland preserve that will be maintained in perpetuity for the preservation of threatened and/or endangered species. A pedestrian trail around the wetland preserve provides continuous off-street circulation from the Anatolia neighborhood to the west of Rancho Cordova Parkway, through The Ranch community, to future developments to the east and existing trail to the north.

The Ranch will consist of both public and private neighborhoods (see Exhibit 4, [Public and Private Neighborhoods](#)). Vehicle traffic will be limited to residents of the gated neighborhood, utility maintenance, and emergency vehicles. Please see primary entry discussion 3.9.4 for a detailed discussion.

The following is the proposed Land Use Plan and associated Land Use Summary.

Exhibit 3: Illustrative Site Plan

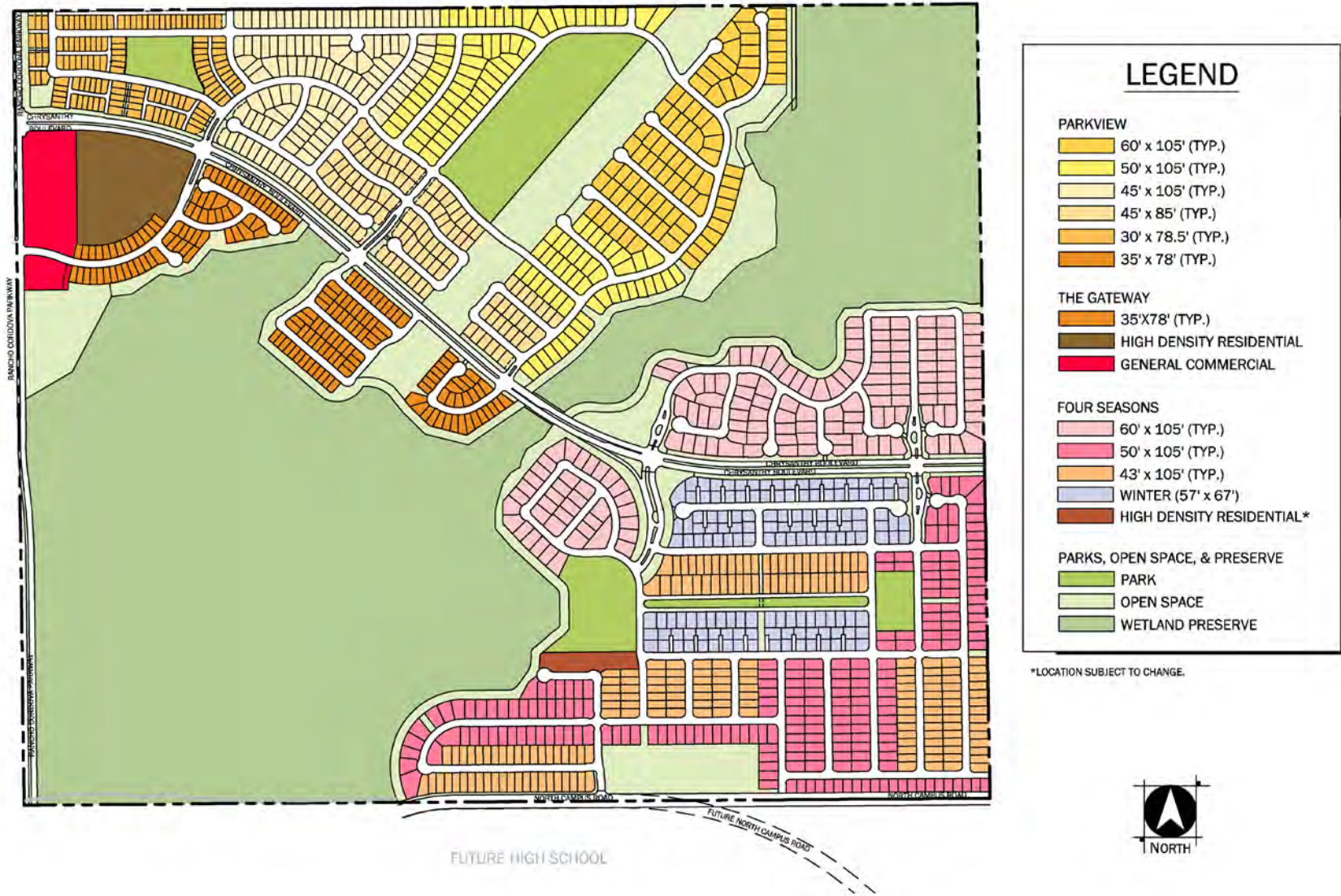


Table 1: Lot Size Summary Table


















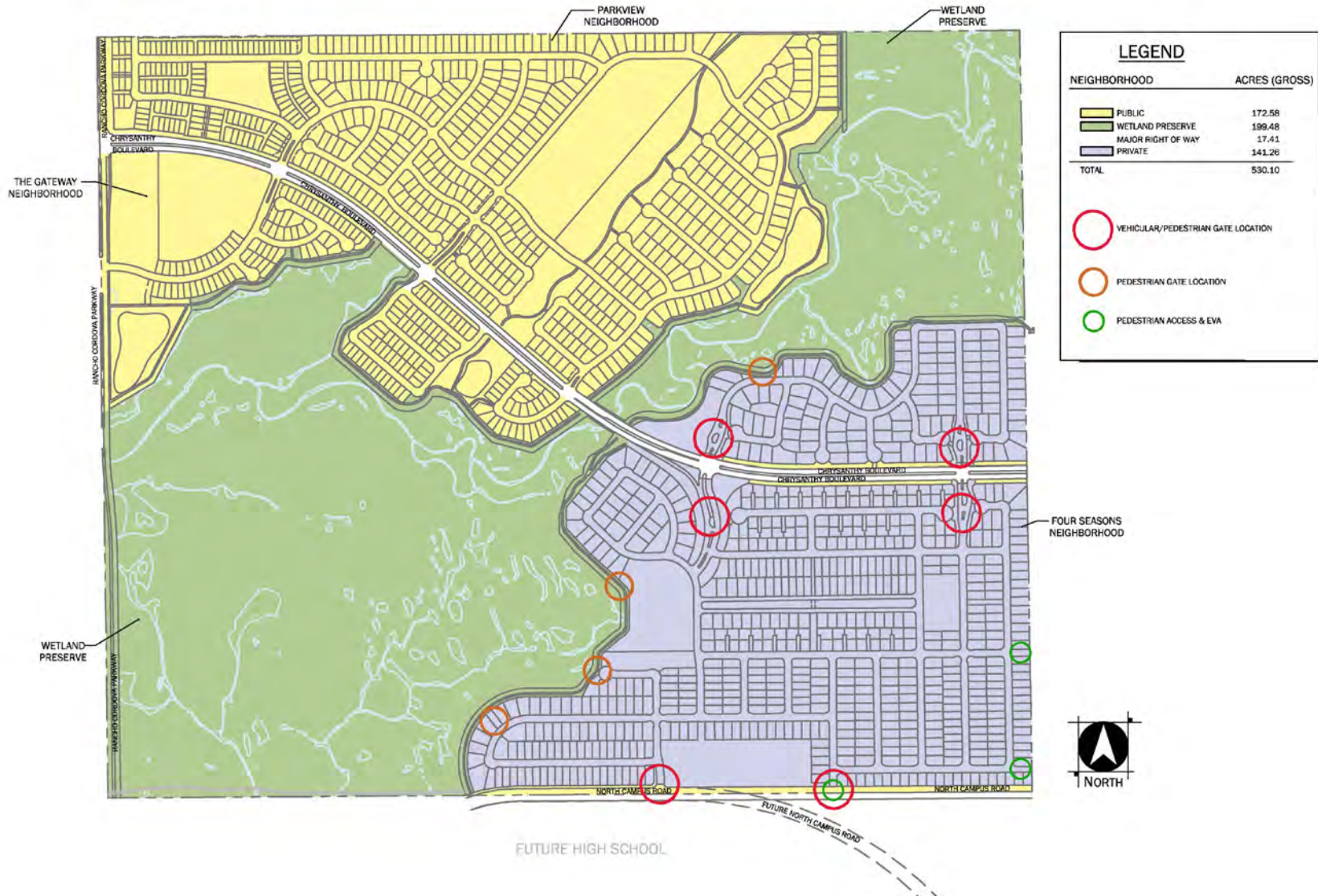
LOT SIZE SUMMARY			
LOT SIZE	ACRES (GROSS)	UNITS	DENSITY (GROSS)
PARKVIEW			
 60' x 105' (TYP.)	19.42	86	4.4
 50' x 105' (TYP.)	22.48	114	5.1
 45' x 105' (TYP.)	19.05	116	6.1
 45' x 85' (TYP.)	16.57	113	6.8
 30' x 78.5' (TYP.)	14.33	130	9.1
 35' x 78' (TYP.)	13.53	102	7.5
SUBTOTAL	105.38	661	-
THE GATEWAY			
 35'x78' (TYP.)	9.84	71	7.2
 HIGH DENSITY RESIDENTIAL	7.14	215	30.0
 GENERAL COMMERCIAL	5.73	-	-
SUBTOTAL	22.71	286	-
FOUR SEASONS			
 60' x 105' (TYP.)	43.97	159	3.6
 50' x 105' (TYP.)	36.47	212	5.8
 43' x 105' (TYP.)	27.27	189	6.9
 WINTER (57' x 67')	21.83	145	6.6
 HIGH DENSITY RESIDENTIAL	1.26	38	30.0
SUBTOTAL	130.96	743	-
PARKS, OPEN SPACE, & PRESERVE			
 PARK	23.35	-	-
 OPEN SPACE	30.07	-	-
 WETLAND PRESERVE	199.48	-	-
MAJOR RIGHT-OF-WAY	18.10	-	-
TOTAL	530.10	1,690	-

Exhibit 4: Public + Private Neighborhoods



2 Regulatory Framework

2.1 RELATIONSHIP TO EXISTING CITY DOCUMENTS

The Ranch Special Planning Area (TRSPA) Handbook, and the subsequent Development Agreement, work together to insure a high-quality cohesive design that implements the vision for The Ranch. By virtue of the adoption of this Handbook by ordinance, the zoning districts, development standards and guidelines provided herein shall apply. Where there is a conflict between this document and other City documents, the tentative subdivision map, the TRSPA Development Agreement, and this Handbook shall prevail.

2.2 GENERAL PLAN CONSISTENCY

As defined in the City's Zoning Code a Special Planning Area can allow for a more unique development than what would otherwise be possible under provisions of the existing zoning code; however, the SPA must be consistent with the goals, policies and objectives of the General Plan. The Ranch SPA accomplishes the following City of Rancho Cordova General Plan goals:

Goal LU.2: Establish growth patterns based on smart growth principles and the City building blocks concept.

The Ranch design was based on proven Smart Growth Principles. Smart Growth principles relevant to the project include:

- Creating a distinctive, attractive community with a strong sense of place,
- Creating walkable, close-knit neighborhoods with excellent bicycle access, and
- Fostering citizen and stakeholder participation in development decisions.

Goal LU.6: Ensure development of the Planning Areas consistent with the City's vision.

This plan area is called the "Suncreek/Preserve Planning Area" in the City's General Plan, and is slated for:

- A mix of low, medium and high-density residential uses,
- A series of walkable neighborhoods with community park,
- A commercial village development on the south intersection of Chrysanthy Boulevard and Rancho Cordova Parkway,
- Wetland preservation, and
- Connection to the City's open space and trail system.

This Handbook implements each element discussed in the General Plan for this Suncreek/Preserve Planning Area.

Goal UD.1: Development in keeping with the building block concepts of neighborhoods, villages, and districts.

The Ranch uses these "building blocks" to create a small-scale city that provides:

- A mix of uses,
- Flexible retail development,
- Compact design which preserves sensitive wetlands,
- A market-rate neighborhood, and
- The City's first active-adult neighborhood.

These "building blocks" are all cohesively designed with a unique street scene, prominent monumentation to mark arrival, and an interesting architectural palette to create continuity across varied and diverse housing types.

Goal UD.3: Create unique project identities that contribute to the overall character of the district and City.

The Ranch proposes the City's first active-adult neighborhood which will be cohesively designed to blend with the traditional, market-rate neighborhood.

Goal ED.2: Encourage expansion of retail and services to meet local and regional demands and generate tax revenues for the City.

The commercial village is envisioned to provide neighborhood-serving retail and higher density homes, placing residents in walking distance to services and transit.

Goal H.1: Balance Employment and Housing

The village center concept places residents in walking and biking distance to retail and services. Ultimately creating a balance of employment opportunities in close proximity to housing.

Goal H.3: Encourage Housing Opportunities

The design of the community allows for a range of densities, including low, medium and high density residential, and a variety of housing types including:

- Single-family detached and attached,
- Front- and alley-loaded homes,
- Small-lot and clustered homes, and
- Multi-family attached homes.

What’s more, The Ranch offers both a market-rate neighborhood and the City’s first active-adult neighborhood, expanding the housing choices offered within the City of Rancho Cordova.

The Ranch has an Affordable Housing Plan that will provide housing opportunities for all economic segments of the community through an Affordable Housing In-lieu Fee and identify land for the City of Rancho Cordova’s Regional Housing Needs Allocation.

Goal C.1: Develop a roadway system that accommodates future land uses at the City’s desired level of service, provides multiple options for travel routes, protects residential areas from excessive traffic, coexists with other travel modes, and contributes to the quality of the City’s residential, commercial, office, and industrial areas.

The extension of Chrysanthy Boulevard to the project’s eastern boundary will begin to complete the City’s planned roadway network

by providing connection from Sunrise Boulevard toward Grant Line Road.

Goal C.2: Establish an extensive, complete, smooth, interconnected, and continuous pedestrian and bicycle network that is a safe and attractive option for local or regional trips or recreation and that connects to the City’s neighborhoods, parks and schools, employment areas, and retail centers.

Streets provide sidewalks and large shade trees to create a pedestrian-friendly street scene. Traffic-calming features included in the circulation system include narrower streets, limited single-loaded streets, parking on both sides of the street, posted speed limit signs, planter strips with street trees, bulb-outs, and horizontal shifts (lane centerline that curves or shifts), and intersection traffic calming features, including pedestrian push-buttons at three intersections, marked crosswalks, count-down signal timers where appropriate, curb extensions, channelization islands, median islands, and tight corner radii. Off-street trails connect neighborhoods to parks, open space and the commercial center. Details are shown on the Pedestrian Crossing and Trail Exhibit 30.

Goal C.3: Establish a viable transit system that connects all parts of the City and links with regional destinations.

The Ranch provides for multi-modal transportation choices. A future transit stop, located at Rancho Cordova Parkway and Chrysanthy Boulevard, will provide public transit opportunities.

Goal OSPT.1: Create a premier system of public parks and recreation programs that meet the needs of all residents.

A community park is provided in The Ranch’s traditional market-rate neighborhoods. The Cordova Recreation and Park District’s Preliminary District-wide Facilities Distribution Plan anticipates the park program to include two regulation-sized soccer fields, public restrooms, and other facilities typical to community parks such as children’s play areas, picnic shelters and sport courts. The community park’s programming will be adjusted by Cordova Recreation and Park District as needed to meet current trends and

community needs when the design for the community park commences. For the active adult portion of the project, the plan provides a truly premier system of recreational programs including a clubhouse, pool, various ball courts, and community garden for the enjoyment of its residents.

Goal OSPT.2: Establish a system of open space areas that connect all parts of the community and provide opportunities for passive and neighborhood-based recreation.

The Ranch will dedicate approximately 32.53 acres of open space to the city. This will include a network of open space corridors such as greenway, trails, nodes, green infrastructure, paseos and small open space areas that will be provided throughout the community. There will be numerous trailheads and access points that provide connections from the residential neighborhoods to this open space system. The Ranch has strategically located public parks and open space adjacent to mitigation lands to create a greater sense of open space and to take advantage of trail connections.

Goal OSPT.3: Create a system of pedestrian and bicycle trails that maximize usage while providing places for walking and bicycling without conflicts with motor vehicles.

Walking and biking opportunities is a focus for The Ranch Land Use Plan. Streets provide sidewalks and large shade trees to create a pedestrian-friendly street scene. Off-street multi-use trails connect neighborhoods to parks, open space and the commercial center.

Goal ISF.2: Ensure the development of quality infrastructure to meet community needs at the time they are needed.

Infrastructure improvements will be phased to meet the needs of the community as it develops.

Goal NR.2: Preserve the City's rich and diverse natural wetlands.

The Ranch preserves over 200 acres of on-site wetlands. Off-street trails are provided along the preserved wetland, consistent with the South Sacramento Habitat Conservation Plan. The trails will provide

opportunities for passive outlook areas, including benches and pet waste stations, at major trailhead locations.

Goal NR.3: Preserve and maintain creek corridors and wetland preserves with useable buffer zones throughout the new development areas as feasible.

The design of the community has minimized developable area in order to prioritize natural resources and included buffer zones at the edge of the development area to protect natural resources.

Goal E.1: Reduce greenhouse gas and air pollutant emissions through sustainable features that reduce energy demands, air pollutant emissions, and greenhouse gas emissions compared with conventional development.

Reduce energy demand through providing electric vehicle charging stations for at least 50% of single family residences and 5% of parking spaces within the commercial, parks and recreation, and multi-family land uses, planting at least 2,240 trees, installing energy-efficient outdoor lighting, energy-efficient appliances, low-flow appliances, and water-efficient irrigation systems, reducing turf areas to 70% less than maximum allowed, meeting at 95% of energy demand through renewable energy.

2.3 SPECIAL PLANNING AREA ADMINISTRATION

This Handbook is the culmination of intensive project-specific planning. Provided in this Handbook are a set of development standards and guidelines which, once approved, will set The Ranch apart from other communities.

Although this handbook will grant approval for those items described and illustrated herein, The Ranch SPA is subject to the City of Rancho Cordova's design review process. Design review is a subject to the City of Rancho Cordova Municipal Code, Chapter 23.141, Major Design Review. Once the Design Review is approved by the City Council, the approvals are vested for 10 years from the date of the approval.

3 Special Planning Area Elements

3.1 LAND USE DESIGNATIONS

The Ranch SPA Land Use Designations are consistent with the City's General Plan (Exhibit 5):

Low Density Residential (LDR) 2.1 – 6.0 du/ac

The Single-Family Residential Land Use Designation is generally characterized by single-family detached residential lots in a variety of lot sizes and configurations. Within the TRSPA this land use designation is used for the single-family conventional residential lot sizes of 60'x105'. Other lot sizes and configurations meeting the specified density range are possible and are permitted.

Medium Density Residential (MDR) 6.1 – 18.0 du/ac

The Medium Density Residential Land Use Designation is generally characterized by small lot single-family detached or single-family attached products including condominium and townhome type development. Within the TRSPA this land use designation is used for the small lot single-family residential at various lot sizes and configurations including but not limited to and 50'x105' and 45'x105' conventional lots, 45'x85' conventional lots, 35'x78' conventional lots, 30'x78.5' alley-loaded lots and 4-pack Cluster lots. Other lot sizes and configurations meeting the specified density range are possible and are permitted. A lot may vary in the area by $\pm 10\%$ and still be considered consistent with the lot type per Exhibit 3.

High Density Residential (HDR) 27.0 – 50.0 du/ac

The High-Density Residential Land Use Designation is generally characterized by larger multi-family housing complexes, like apartments, or other multi-family attached condominium products. Within the TRSPA this land use designation has a maximum density

of 50 dwelling units per acre. Other types and configurations meeting the specified density range are possible and permitted.

Commercial (C)

The Commercial Land Use designation is characterized by neighborhood-serving uses, the daily shopping and service needs of residents within The Ranch Plan Area. Typical uses include retail services, including general retail, restaurants, coffee shops, offices, small to medium sized grocery stores, drug stores, and dry cleaners. This designation allows for a Floor Area Ratio (FAR) ranging from 0.25 to 1.0.

Parks/Open Space (P/OS)

The Parks/Open Space Land Use Designation is generally characterized by parks and other public facilities owned and operated by the Cordova Recreation Park District, City of Ranch Cordova, and HOA. See [page 71, Exhibit 33: Overall Parks + Open Space System for a detailed map](#). Within the TRSPA this land use is used for the parks, open space along the power line corridor.

Natural Resources (NR)

This land use is generally characterized by lands set aside as natural habitat to protect natural and/or protected resources. Within the TRSPA this land use designation is used for the wetland preserve, associated development buffer zone and public trails.

3.2 ZONING + PERMITTED LAND USES

The Ranch is zoned SPA (Exhibit 6) and is subject to development according to the text and exhibits contained herein, as well as subject to provisions as set forth by the project's Development Agreement. The standards and permitted uses provided in this document are intended to supplement the City of Rancho Cordova Zoning Code. As a SPA, this handbook establishes unique and specific standards to create design flexibility in achieving project goals. Where these standards are silent or unspecified, the City of Rancho Cordova Zoning Code shall apply.

Permitted Land Uses

Allowed uses, and corresponding permit requirements, for all residential zoning districts in the TRSPA shall be consistent with the City's Zoning Code. Ranch SPA zone characteristics, intensity of uses, and their attributes are located in section 3.5. This is a large and medium density residential district, allowing development of 4-10 dwelling units per acre. Table 2, to follow, identifies allowed uses within the Commercial District.

Exhibit 5: General Plan Land Use Map

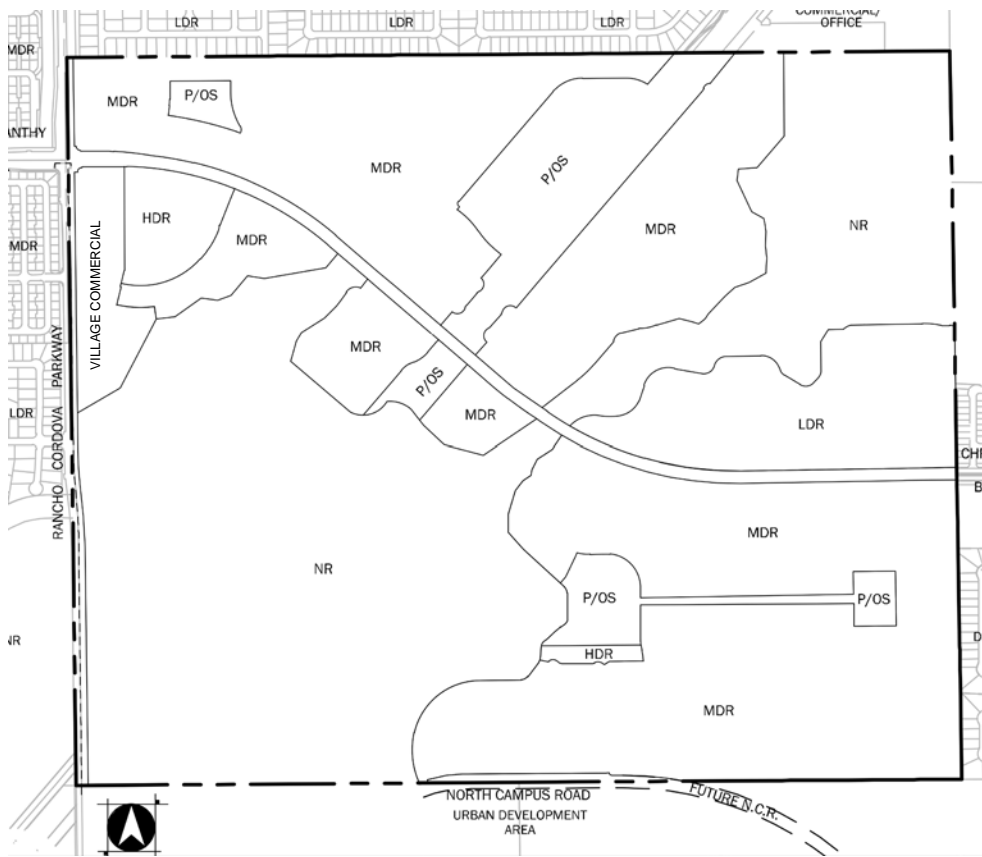


Exhibit 6: Zoning Map

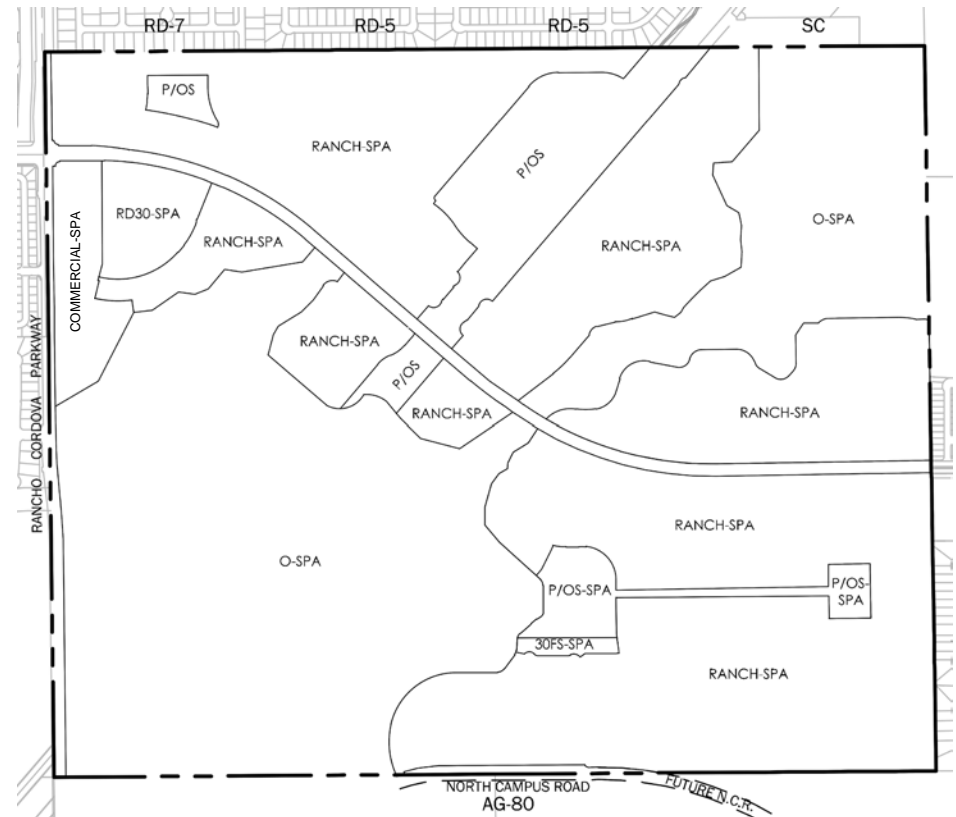


Table 2: Permitted Uses for Commercial District¹

RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES	
Clubs, Lodges, and Private Meeting Halls	P
Indoor Amusement/Entertainment Facility	P
Indoor Fitness and Sports Facility	P
Libraries and Museums	P
Public Safety Facility	P
Religious Institutions	P
Schools, Private and Special/Studios	P
Theaters and Auditoriums	P
UTILITY, TRANSPORTATION, AND COMMUNICATION USE LISTINGS	
Park and Ride Facility	CUP
Telecommunication Facility	CUP
Utility Facilities and Infrastructure	CUP
RETAIL, SERVICE, AND OFFICE USE LISTINGS	
Alcoholic Beverage Sale ²	CUP
Animal Sales and Grooming	P
Art, Antique, Collectable	P
Artisan Shops	P
Banks and Financial Services	P
Brew Pub	P
Business Support Services	P
Child Day Care Facility	P
Convenience Stores	CUP
Furniture, Furnishings, and Appliance Stores	P
Garden Center/Plant Nursery	P
Grocery Stores/Supermarket	P
Home Improvement Supplies	P
Maintenance and Repair, Small Equipment	P
Medical Services, General	P
Medical Services, Extended Care	P
Neighborhood Market	P
Offices, Business and Professional	P
Offices, Accessory	P
Personal Services	P
Restaurant	P
Retail, Accessory	P

Retail, General	P
Veterinary Facility	P
RESIDENTIAL	
Caretaker Housing	P
Dwelling, Multifamily	P
Live-Work Facility	P
AUTOMOBILE AND VEHICLE USES	
Auto Parts Sales	P
Car Washing	CUP
Detailing/Waterless Car Wash	CUP
Service Stations	CUP
INDUSTRIAL, MANUFACTURING, AND PROCESSING USES	
Brewery, Winery, Distillery	P
Printing and Publishing	P

1. Outdoor storage shall comply with Chapter 23.728 and Chapter 23.731 for standards related to the outdoor storage and screening.
2. On site consumption is permitted as an incidental use to a permitted primary use.

3.3 THE RANCH NEIGHBORHOODS

As discussed in the introduction, The Ranch Land Use Plan is divided into three distinct neighborhoods that are generally separated by Chrysanthy Boulevard and wetland preserve. Each neighborhood is defined by its location and relationship to adjacent park, open space or wetland preserve. To follow is a detailed discussion of each neighborhood.

3.3.1 The Gateway Neighborhood

The Gateway Neighborhood creates a public front door to The Ranch Plan Area by forming a commercial edge along Rancho Cordova Parkway. The neighborhood provides local-serving retail opportunities next to higher-density residential uses as well as a small-lot single-family residential village on its eastern boundary.

The internal street network of The Gateway Neighborhood is well connected, providing on- and off-street connection to trails along the Wetland Preserve. This neighborhood provides amenities and commercial uses to both the surrounding neighborhoods and community at large.

To the maximum extent practicable, every effort should be made to blend and connect Commercial and High Density Residential uses at this location. No screen wall shall be erected to divide the two uses. The goal is to achieve Mixed Use feel in the neighborhood.

Also located within this neighborhood is a large detention/ water quality basin that will be designed to incorporate trails

The Gateway Neighborhood is generally bound on the north by Chrysanthy Boulevard, on the east by the open space trail along the Wetland Preserve, on the south by the Wetland Preserve and on the west by Rancho Cordova Parkway.

Exhibit 7: The Gateway Neighborhood Map

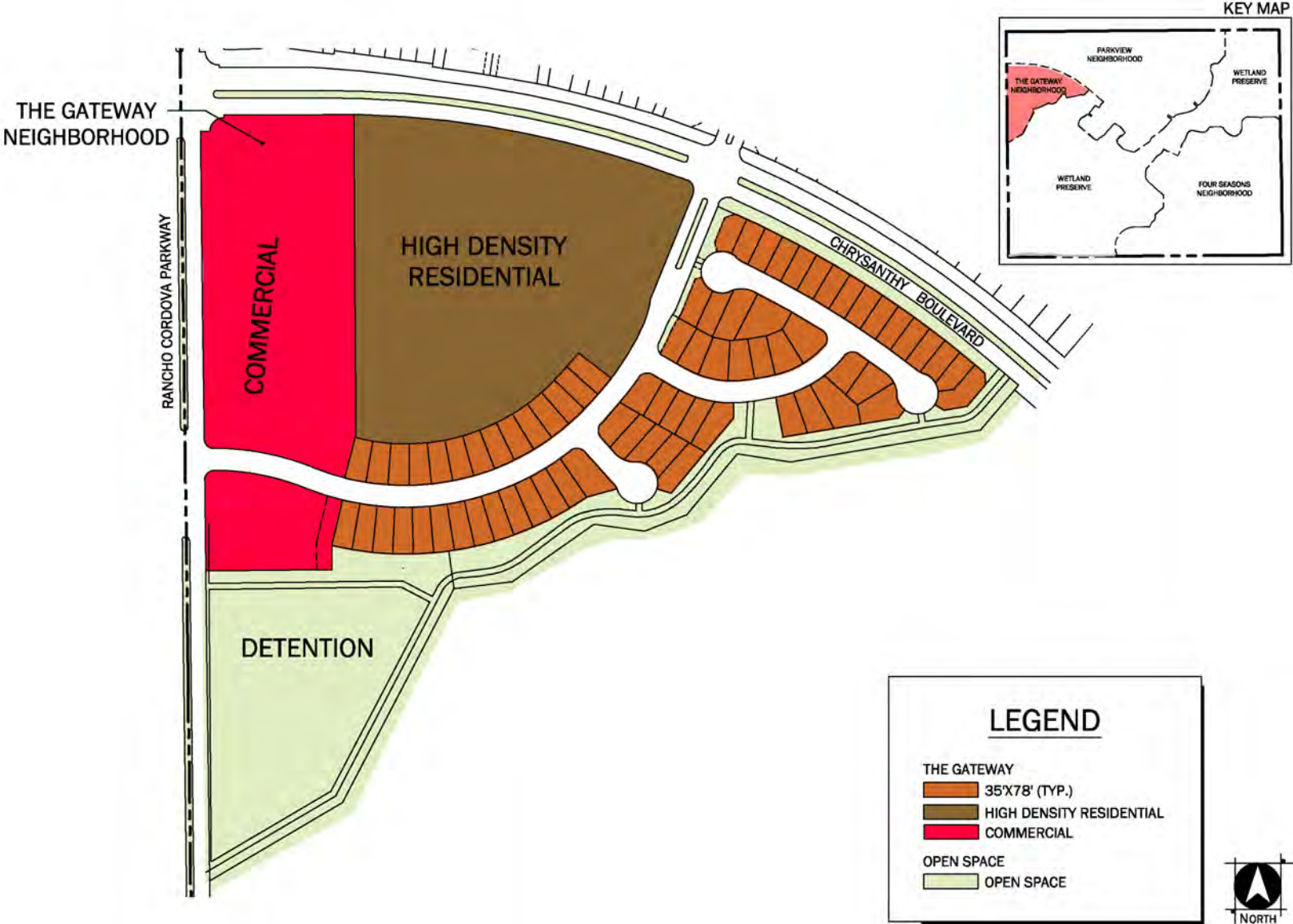


Exhibit 8: The Gateway Neighborhood Conceptual Site Plan



Note: Conceptual site plan only. Layout is subject to change.

3.3.2 Parkview Neighborhood

Parkview is home to a large, centrally located community park surrounded by single-family residential at various lot sizes and configurations. The neighborhood park is planned to provide recreational opportunities to the surrounding villages and may include play structures, sport courts, and shade structures. The power line corridor bisects the neighborhood, offering a parkway of passive recreational uses and a continuous off-street trail from the northern edge of the plan area to the wetland preserve trail south of Chrysanthy Boulevard.

Parkview is generally bound on the north by the project boundary and a partially built single-family residential neighborhood, on the east by the wetland preserve, on the south by Chrysanthy Boulevard and the wetland preserve and on the west by Rancho Cordova Parkway.

Exhibit 9: Parkview Neighborhood Map

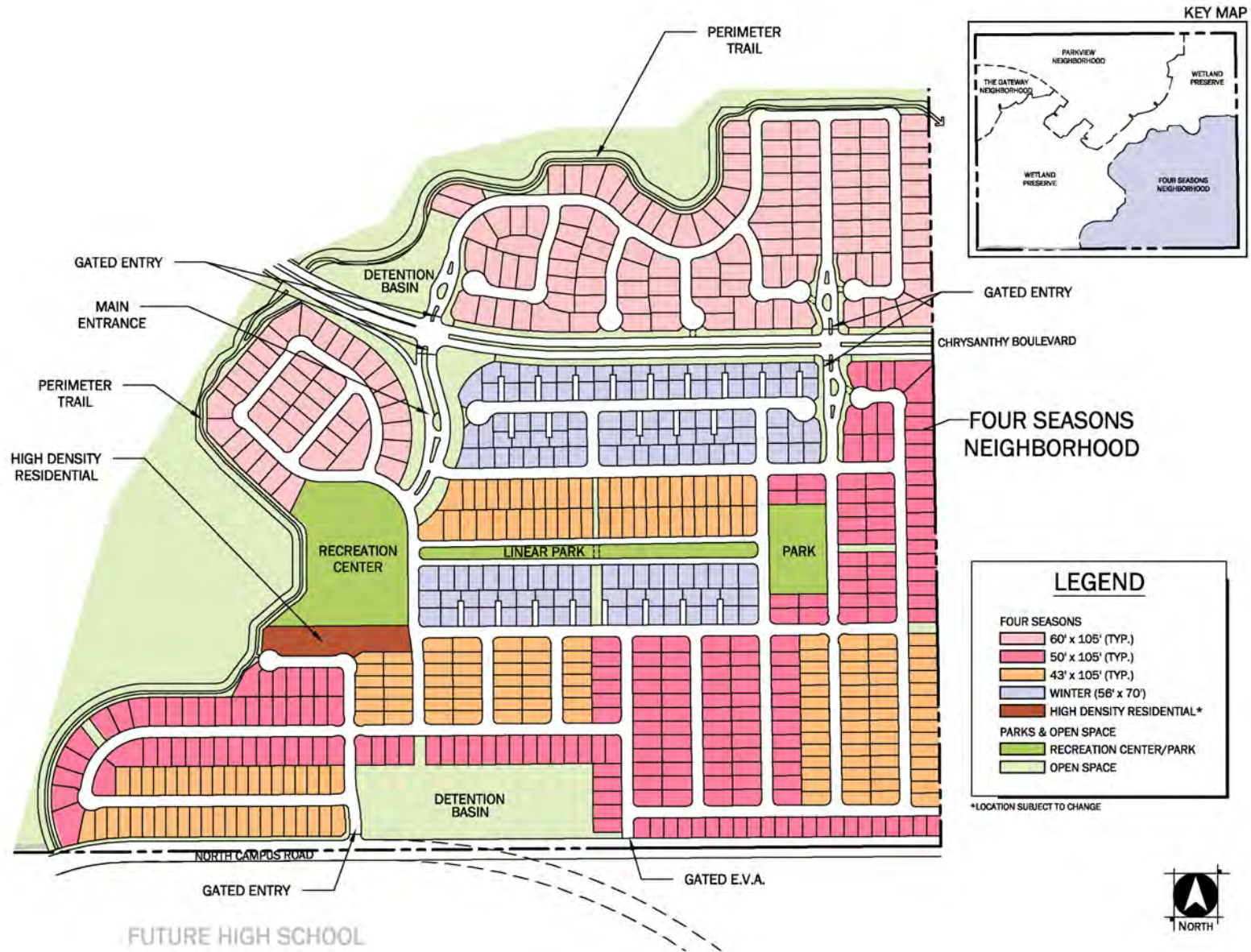


3.3.3 Four Seasons Neighborhood

The Four Seasons Neighborhood is the first active-adult community within the City of Rancho Cordova. Envisioned as a gated community, this neighborhood contains four single family residential lot sizes and product types organized around a suite of private recreational amenities: a clubhouse, linear park, community and rose garden, planned for connectivity. High density units (38-unit maximum) are permitted within the recreation center parcel, providing rental opportunities with the active-adult community. A multi-use trail is also provided along the wetland preserve which will provide off-street pedestrian and bicycle connection between the southern and northern portions of the neighborhood.

The Four Seasons Neighborhood is generally bound on the north by the wetland preserve, on the east by the project boundary and future single-family residential uses, on the south by the project boundary and the approved Suncreek Specific Plan Area (including a high school and regional park) and east by the wetland preserve.

Exhibit 10: Four Seasons Neighborhood Map



3.4 ARCHITECTURAL STYLES

The Ranch allows for a wide variety of architectural styles throughout each of the residential and non-residential neighborhoods. To follow are illustrations and graphics of the architectural styles. These representations are not meant to be descriptive but are meant to demonstrate typical examples of the variety of footprints and massing, elevations, and possible design elements. Implementation of the architecture should always be of quality materials and finishes.

Other architectural styles not mentioned in the following pages are allowed but will be subject to the city's design review approval.

3.4.1 Market Rate Single Family Residential

An array of architecture, blending historic styles with modernized designs and amenities will be carefully employed throughout each of the neighborhoods. Six architectural styles are proposed throughout the single-family neighborhoods, developing a dynamic and active streetscape.

Spanish Colonial

Informal, colorful, articulated

DESIGN CHARACTERISTICS

- Half round arches
- Low pitch gables with occasional hip roof accents
- Wrought iron accents, gable vents, plank shutters
- S-Tile roof
- Short gable eaves, with 12” minimum hip eaves
- Windows with large grids
- Occasional deeply recessed windows
- Occasional half round or oculus accent windows
- Stucco siding and detailing



Craftsman

Informal, hand-crafted, varied materials.

DESIGN CHARACTERISTICS

- Large front porches with tapered or multi-post columns
- Low pitch gables, flat concrete or comp roof tiles
- Mostly stucco siding with board and batten, lap, or shingle siding accents, especially under gables
- Stone and brick accents at column bases
- Single hung windows with grids on upper half
- Deep gable eaves with brackets (front only)
- No shutters



Tuscan

Rustic elegance, “built-over time” look, varied materials

DESIGN CHARACTERISTICS

- Low-pitched hip or gable roofs, S-tile
- Exposed timber truss tails, dentils and/or corbels
- Half round archways
- Stucco siding
- Stone masonry or brick accent siding
- Decorative shutters
- Accent wrought iron
- Windows with large grids
- Heavy lintels
- Rustic shutters used sparingly



Farmhouse

Semi-formal, repetition of materials, simple lines

DESIGN CHARACTERISTICS

- Large front porches, occasionally with metal accent roof
- Wood post columns with bracket and corbel detailing
- Combination of gable and shed roofs, medium pitch main gable, steeply pitched projecting gables
- Flat concrete or comp roof tiles
- Board and batten or horizontal siding on front, stucco on sides and rear (where not visible)
- Brick veneer accents
- Windows with small grids
- No shutters



French Country

Informal, interesting-varied roof lines, eye-catching details

DESIGN CHARACTERISTICS

- Prominent and steep projecting gables, main gable or hip roof
- Flat concrete or comp roof tiles
- Short eaves at gables, with deep eaves at shed roofs
- Flat arched exterior soffits
- Mixing of siding, colors and textures
- Decorative shutters
- Stucco siding with large areas of stone accent siding
- Windows with small grids



Modern/Contemporary

Clean lines, unconventional massing and window placement

DESIGN CHARACTERISTICS

- Low pitched or shed roofs with flat concrete tile or metal seam roofs
- Deep eaves with clean simple lines and masses
- Horizontal siding accents
- Asymmetrical and overlapping soffits and window sills
- Stucco siding
- Stacked stone masonry accents
- Windows with no grids, often positioned unconventionally such as at corners
- No shutters



3.4.2 Active Adult Single Family Residential

Similar to the market rate neighborhood, the Active Adult neighborhood will also provide an array of architecture, blending historic styles with modernized designs and amenities. Five architectural styles are proposed throughout the single-family neighborhoods, developing a dynamic and active streetscape. All homes in the active-adult neighborhood area designed as single-story buildings to cater to this specific market segment.

Spanish Colonial

Informal, colorful, articulated

DESIGN CHARACTERISTICS

- Half round arches
- Low pitch gables with occasional hip roof accents
- Wrought iron accents, gable vents, plank shutters
- S-Tile roof
- Short gable eaves, with 12” minimum hip eaves
- Windows with large grids
- Occasional deeply recessed windows Occasional half round or oculus accent windows
- Stucco siding and detailing



Farmhouse

Semi-formal, repetition of materials, simple lines

DESIGN CHARACTERISTICS

- Medium pitch gables utilizing either flat concrete or comp tile roof
- Large front porches occasionally with metal accent roof
- Wood post columns with bracket and corbel detailing
- Horizontal or board/batten siding on front with stucco on sides/rear (where not visible)
- Brick veneer accents
- Tall windows with small grids
- No shutters



Modern Ranch

Emphasizes horizontal lines, window massing

DESIGN CHARACTERISTICS

- Low pitched gable or shed roofs
- Wide-overhanging eaves
- Emphasis on horizontal lines with a brick veneer base
- Extensions of wall bands into the adjacent landscape areas
- Interesting window placement and sizing
- No window grids
- Stucco siding with various accent siding treatments
- No shutters



Cottage

Informal, storybook quality

DESIGN CHARACTERISTICS

- Prominent and steep projecting gables, main gable or hip roof
- Curved pitch roof over front porch
- Flat concrete or comp roof tiles
- Short eaves at gables, with deep eaves at shed roofs
- Flat arched exterior soffits
- Mixing of siding, colors and textures
- Decorative shutters
- Stucco siding with stone accent siding
- Detailing under gables such as half-timbering
- Windows with small grids



Tuscan

Old world, “built-over time” look, varied materials

DESIGN CHARACTERISTICS

- Low-pitched hip or gable roofs, S-tile
- Exposed timber truss tails, dentils and/or corbels
- Half round archways
- Stucco siding
- Stone masonry or brick accent siding
- Decorative shutters
- Accent wrought iron
- Windows with large grids
- Heavy lintels
- Rustic shutters used sparingly



3.4.3 High Density Residential

The Multi-Family parcel may be developed in a variety of product configurations, from apartments to condominiums. Because the ultimate configuration is unknown, this SPA document provides a variety of product types with varied architectural styles. Ultimately, the High-Density Residential parcel will be subject to Design Review, as outlined in Section 2.3.

The following architectural and site guidelines will guide future development of the multi-family parcel:

Architectural + Site Design Guidelines

The architectural guidelines are crafted to create an intimate neighborhood with a strong sense of place, and a pedestrian-oriented streetscape. The following guidelines are provided to create a framework within which developers, builders and designers can have flexibility to create unique multi-family communities.

Circulation

- The circulation pattern should be designed to facilitate the smooth flow of vehicular traffic and internal pedestrian activity.
- The circulation pattern and parking should be designed to maximize conflict with adjacent uses and limit the maximum extent practicable.
- Provide internal pedestrian paths of travel between parking areas and dwellings to avoid pedestrian and vehicle conflicts.

Building Placement + Orientation

- Variable building orientations are encouraged along the streets to create visual diversity and interesting streetscapes.
- Provide direct connections from individual and common entries to the public sidewalk system.
- The fronts of buildings and individual units should face and provide access to the public street.

- All trash, recycling, and green waste containers should be screened from view of public streets.
- All mechanical equipment (HVAC) should be screened from view of public streets.
- Garages, carports and surface parking should be limited from view along public streets. If garages or carports are placed along public streets, a landscape buffer of 10' wide is recommended.
- Garages and carports should be designed to complement the project architecture in terms of design, materials and color.
- Surface parking areas should be broken up into smaller parking areas to provide parking in close proximity to dwellings.

Public Spaces + Pedestrian Amenities

- Where feasible, multi-family developments should include plazas, courtyards, tot-lots or other properly scaled features where residents can gather. Public spaces should be located for easy access by residents.
- Picnic areas, including picnic tables and barbeques, should be provided as an amenity to the community, where feasible.
- Landscaping of outdoor areas should be visually stimulating, with both softscape and hardscape elements to help site identification and create an inviting build environment. Outdoor furniture, such as benches, lamps, and landscape planters should be integrated into the overall project.
- Special attention should be paid to the design of major corners.

Massing, Scale + Form

- All visible elevations shall be made interesting by means of articulation of facades, varied roof lines,

window placement and shape, and variety in exterior colors, finishes, and detailing.

- Buildings shall be designed with different building setbacks or façade variations to avoid the creation of a monotonous streetscape.
- Roof lines may be made interesting by use of gables, hips, dormers, and roof planes that create variations in planes.
- Use of roof overhangs, porches, balconies, trellises, patios, and low walls are encouraged to add interest to the streetscape.

Style + Design

- Roof pitch, elevation styles, and materials should be consistent with the architectural style of the building.
- Use of quality materials such as stucco, brick, stone, and wood are recommended.
- Accent materials may include stone veneer, painted wood trim, and shutters.
- Roofing material shall be consistent with the architectural style of the building.
- Color selection should match the overall neighborhood design theme palette and be consistent with the building's architectural style.

Also incorporated into The Ranch is land identified for the City of Rancho Cordova regional housing allocation. Affordable Housing Plan will provide housing opportunities for all economic segments of the community through an Affordable Housing In-lieu Fee.



3.4.4 Commercial

The architectural character of The Gateway Commercial Center employs a more contemporary style indicative of an urban retail center. Ultimately, this development will be subject to Design Review, as outlined in Section 2.3.

The following architectural and site guidelines will guide future development of the commercial parcels:

Architectural + Site Design Guidelines

The architectural guidelines are crafted to provide a well-designed retail environment that is compatible with adjacent uses, contributes to the character of the street, neighborhood, and community at large; and creates a vibrant, pedestrian-friendly place that serves the needs of the The Ranch residents. The following guidelines are provided to create a framework within which developers, builders and designers can have flexibility to create unique multi-family communities.

Circulation

- The circulation pattern should be designed to facilitate the smooth flow of vehicular traffic and internal pedestrian activity.
- Provide internal pedestrian paths of travel between parking areas and shops to avoid pedestrian and vehicle conflicts.

Building Placement + Orientation

- Commercial buildings should be oriented to internal or external streets or drive aisles and pedestrian-friendly paths of travel.
- Design and construct a primary building entrance for each building façade. If a building has frontage on more than one public street or internal drive aisle, special attention should be paid to the location of the building entrance in an effort to serve both vehicular and pedestrian users.
- Areas between public streets or internal drive aisles and commercial buildings can be used to create plazas, planter areas, bicycle parking, or other appropriate amenities.

- Building frontages should be detailed with architectural elements oriented to the “human scale” on the ground floor.
- Surface parking areas should be located and designed to minimize potential circulation conflicts.
- Loading, delivery and mechanical equipment (HVAC) areas should be located and designed to minimize their visibility, circulation conflicts, and adverse noise and light impacts. These areas can be screened with portions of buildings, wing walls, freestanding walls, and/or landscaping.

Public Spaces + Pedestrian Amenities

- Where feasible, commercial developments should include plazas, courtyards, greens or other properly scaled and located public places where people can gather. Public spaces should be integrated, or oriented, toward commercial uses.
- Uses such as restaurants or coffee shops are encouraged to provide outdoor space for seating and/or dining.
- Landscaping of outdoor areas should be visually stimulating, with both softscape and hardscape elements to help site identification and create an inviting build environment. Street furniture, such as benches, lamps, and landscape planters should be integrated into the overall project.
- Special attention should be paid to the design of major corners.
- Hardscape elements should be designed to use different materials, colors and patterns to offset the paving and to provide visual interest.

Massing, Scale + Form

- Overly long, straight and flat facades are not permitted; projects should provide wall projections, recesses or other relief at appropriate intervals along the walls of all buildings.
- Facades that face public streets shall provide an adequate amount of visual interest by employing arcades, display windows, entry areas, awnings, insets, canopies, wing walls, trellises or other such features.
- Roof lines may be made interesting by employing parapets to conceal flat roofs, overhang eaves, sloping roofs, multiple roof places or other such features.

Style + Design

- Break up rooflines through use of cornices, changes in parapet heights, or other techniques that create an aesthetically pleasing skyline effect.
- Use awnings, reliefs, and fenestrations to add distinction to the façade of the structure.
- Roofing materials should be unique, cohesive, and add character and style to the building.
- Visible building walls should provide architectural interest by varying the color, texture and/or material.
- Exterior building materials should be of highest quality, including brick, stone and/or textured concrete masonry.
- Colors should be consistent or complementary throughout the commercial development while giving distinction to individual buildings and tenants. Building trim and accents may employ brighter colors.



3.5 DEVELOPMENT STANDARDS

3.5.1 Single-Family Residential Development Standards

The Ranch Land Use Plan provides for varied single-family residential opportunities to attract a diverse population. Seven different single-family residential home-ownership opportunities are located within the Plan Area to appeal to an economically- and lifestyle-diverse community of future residents. These single-family lot sizes/product types are listed below and described in detail on the exhibits on the following pages.

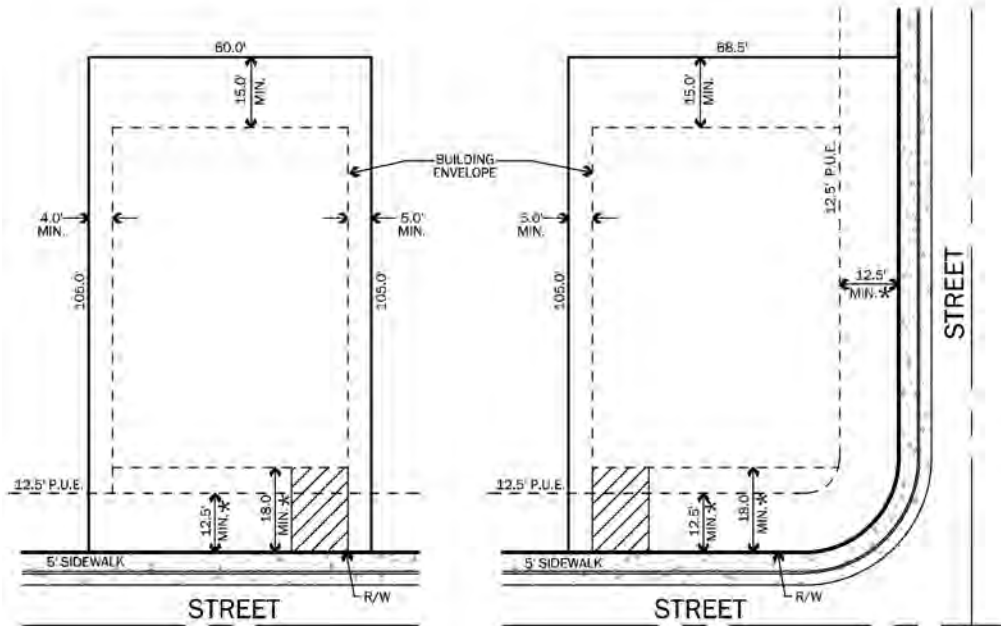
- 60'x105' Conventional Lots
- 50'x105' Conventional Lots
- 45'x105' Conventional Lots
- 43'x105' Conventional Lots
- 45'x85' Conventional Lots
- 35'x78' Conventional Lots
- 30'x78.5' Alley-Loaded Lots
- 55'x70' Conventional and I-Court Lots

RD-10 zoning is an equivalent zoning for all Villages within the Project. See Title 23 of the Zoning Code for details.

The typical Development Standards exhibits illustrated in this handbook outline the typical lot and setback requirements needed for each product type listed above. The exhibits illustrate and list particular detailed information to accommodate a particular product envisioned for the Plan Area. This information may include, but is not limited to, the following items.

- Minimum Lot Size
- Minimum Interior Lot Width
- Minimum Corner Lot Width
- Minimum Lot Depth
- Maximum Lot Coverage
- Minimum Front Yard Setback
- Minimum Garage Setback (Measured to the garage door)
- Minimum Interior Side Yard Setbacks
- Minimum Corner Side Yard Setbacks
- Minimum Rear Yard Setback
- Maximum Building Height
- Location/width of Public Utility Easement (PUE)

Exhibit 11: 60'x105' Conventional Lots
Typical Development Standards



60' X 105' (TYP.) LOT Development Standards Table

Lot Requirements

minimum lot size	5,985 square feet
minimum interior lot width	57'
minimum elbow lot width	37'
minimum corner lot width	63'
minimum lot depth	95'

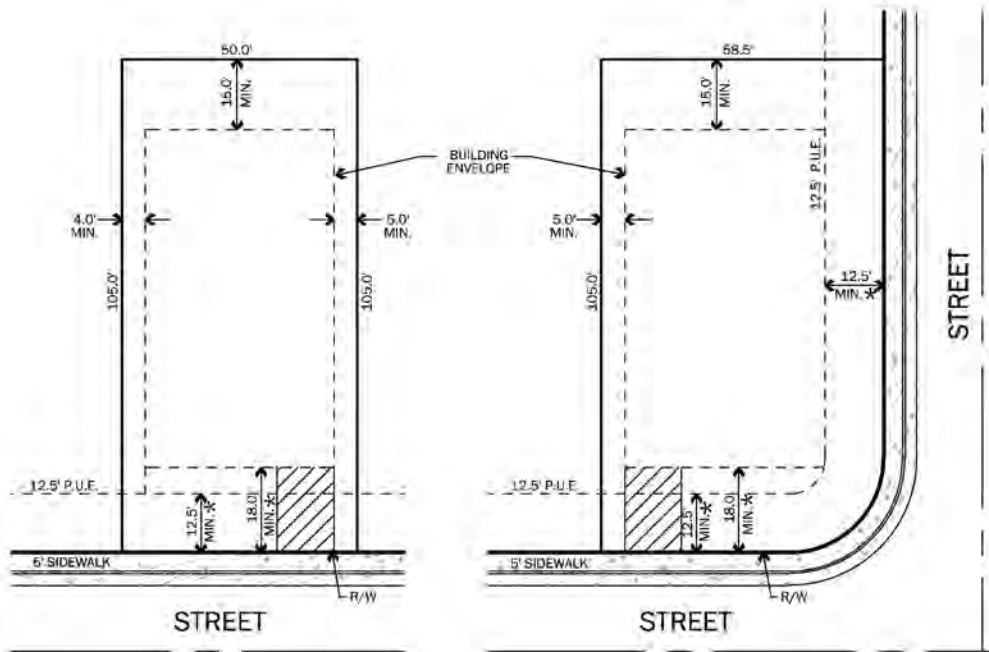
Setback Requirements

<u>front yard</u>	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
<u>side yard</u>	
minimum interior	4'
minimum garage side	5'
minimum street side	12.5' *
<u>minimum rear yard</u>	15' **
lot type	conventional
max. coverage	75%
max. building height	37'

notes:

- * = measured from back of walk
- ** allowing 10' encroachment for cover patio

Exhibit 12: 50'x105' Conventional Lots
Typical Development Standards



50' X 105' (TYP.) LOT Development Standards Table

Lot Requirements

minimum lot size	5,000 square feet
minimum interior lot width	50'
minimum elbow lot width	34'
minimum corner lot width	58'
minimum lot depth	95'

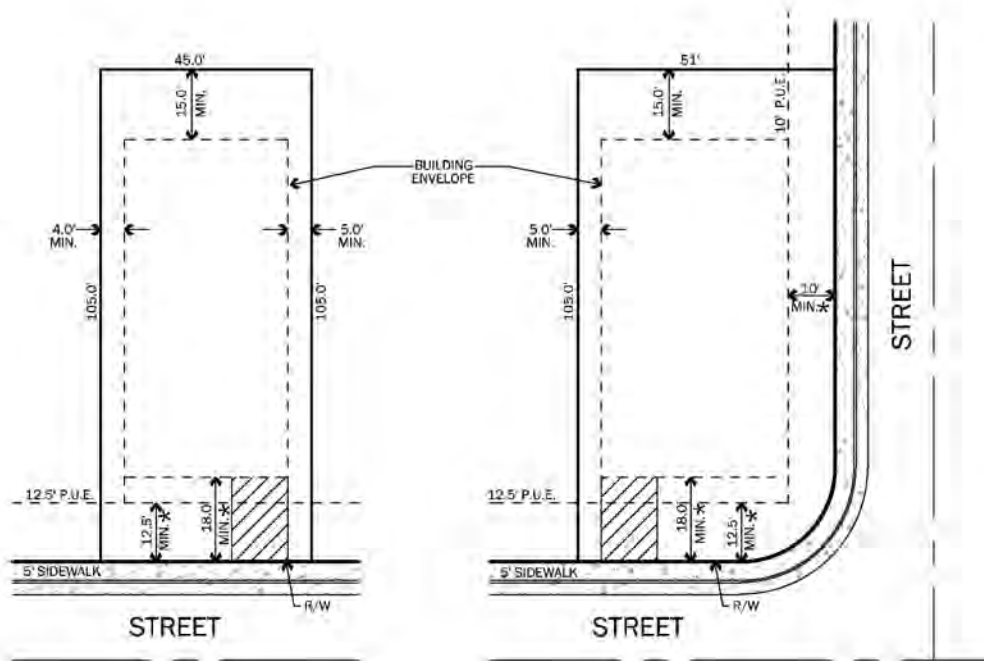
Setback Requirements

<u>front yard</u>	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
<u>side yard</u>	
minimum interior	4'
minimum garage	5'
minimum street side	12.5' *
<u>minimum rear yard</u>	15' **
lot type	conventional
max. coverage	75%
max. building height	37'

notes:

- * = measured from back of walk
- ** allowing 10' encroachment for cover patio

Exhibit 13: 45'x105' Conventional Lots
Typical Development Standards



45' X 105' (TYP.) LOT Development Standards Table

Lot Requirements

minimum lot size	4,515 square feet
minimum interior lot width	43'
minimum elbow lot width	30'
minimum corner lot width	49'
minimum lot depth	95'

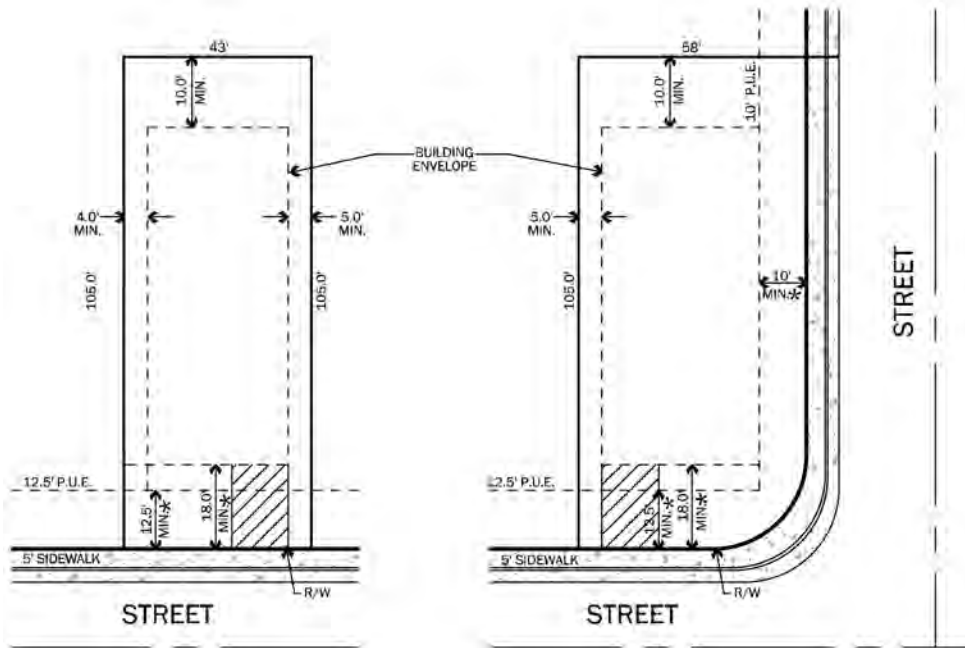
Setback Requirements

<u>front yard</u>	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
<u>side yard</u>	
minimum interior	4'
minimum garage side	5'
minimum street side	10' *
<u>minimum rear yard</u>	15' **
lot type	conventional
max. coverage	75%
max. building height	37'

notes:

- * = measured from back of walk
- ** allowing 10' encroachment for cover patio

Exhibit 14: 43' x 105' Conventional Lots
Typical Development Standards



43' X 105' (TYP.) LOT Development Standards Table

Lot Requirements

minimum lot size	4,200 square feet
minimum interior lot width	40'
minimum elbow lot width	29'
minimum corner lot width	58'
minimum lot depth	95'

Setback Requirements

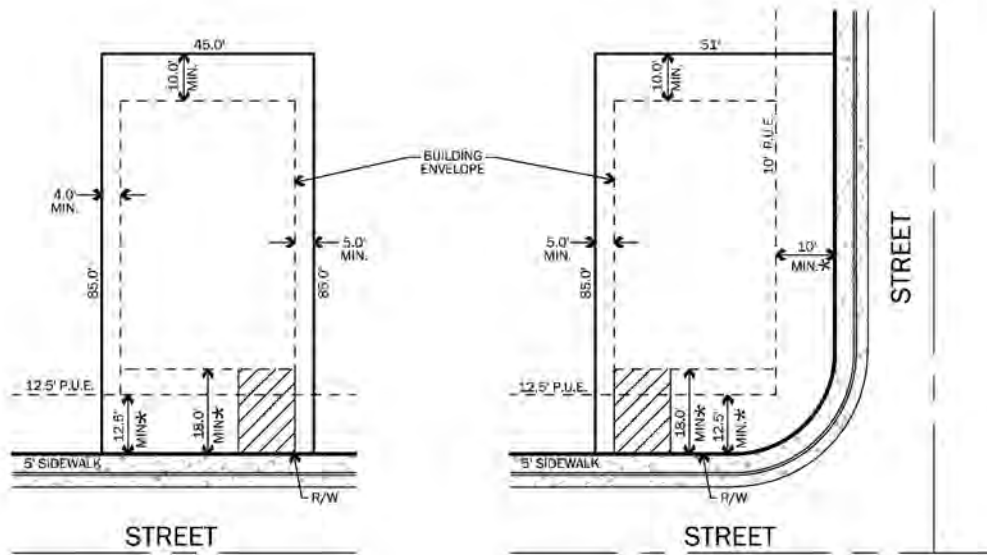
<u>front yard</u>	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
<u>side yard</u>	
minimum interior	4'
minimum garage side	5'
minimum street side	10' *
<u>minimum rear yard</u>	10' **
lot type	conventional
max. coverage	75%
max. building height	37'

horizontal garage dominant
elevation is permitted with garage
door design elements

notes:

- * = measured from back of walk
- ** allowing 5' encroachment for cover patio

Exhibit 15: 45'x 85' Conventional Lots
Typical Development Standard



45' X 85' (TYP.) LOT Development Standards Table

Lot Requirements

minimum lot size	3,483 square feet
minimum interior lot width	43'
minimum elbow lot width	36'
minimum corner lot width	51'
minimum lot depth	75'

Setback Requirements

<u>front yard</u>	
minimum to garage door	18' *
minimum to living area/porch	12.5'*

<u>side yard</u>	
minimum interior	4'
minimum garage side	5'
minimum street side	10'

minimum rear yard 10'**

lot type small lot

max. coverage 75%

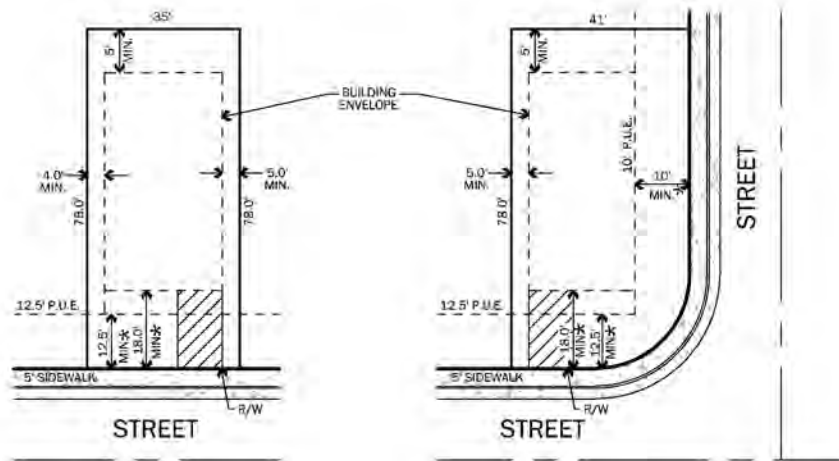
max. building height 37'

horizontal garage dominant elevation is permitted with garage door design elements

notes:

- * = measured from back of walk
- ** allowing 5' encroachment for cover patio

Exhibit 16: 35'x78' Conventional Lots
Typical Development Standard



35' X 78' (TYP.) LOT Development Standards Table

Lot Requirements

minimum lot size	2,376 square feet
minimum interior lot width	33'
minimum elbow lot width	18'
minimum corner lot width	41'
minimum lot depth	72'

Setback Requirements

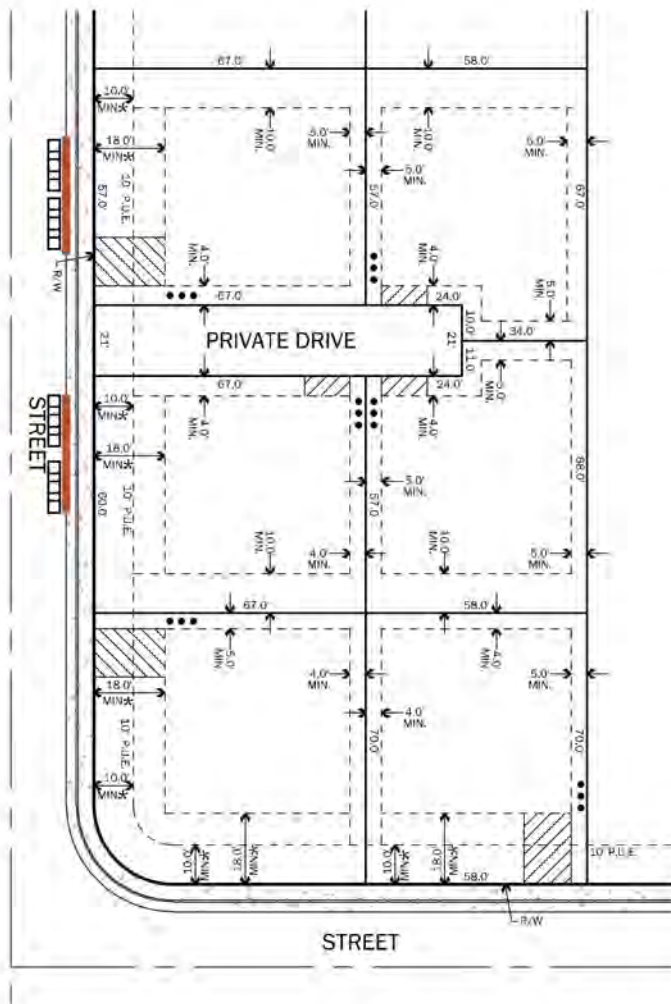
<u>front yard</u>	
minimum to garage door	18' *
minimum to living area/porch	12.5' *
<u>side yard</u>	
minimum interior	4'
minimum garage side	5'
minimum street side	10' *
<u>minimum rear yard</u>	
	5'
lot type	small lot
max. coverage	75%
max. building height	37'

horizontal garage dominant
elevation is permitted with garage
door design elements

notes:

* = measured from back of walk

Exhibit 18: 56' x60' Cluster Lots (4-pack)
Typical Development Standards



57' X 67' (TYP.) LOT Development Standards Table

Lot Requirements

Minimum Lot Size	3,300 square feet
Minimum Interior Lot Width	52'
Minimum Corner Lot Width	70'
Minimum Lot Depth	66'

Setback Requirements

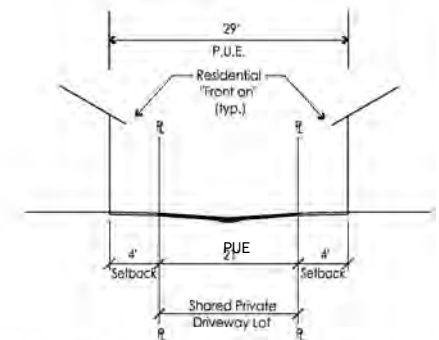
<u>minimum from public street</u>	
to living area/porch	10' *
to garage door	18' *
<u>minimum from private drive</u>	
to living area/porch	4'
to garage door	4'
<u>side yard</u>	
minimum interior	4'
minimum garage side	5'
<u>minimum rear yard</u>	
lot type	courtyard and small lot
max. coverage	85%
max. building height	20'

notes: * = measured from right-of-way

LEGEND

LIMITED PARKING ON TRASH COLLECTION DAYS; SIGNED NO PARKING AND HOA ENFORCED.

TRASH CAN



3.5.2 High Density Residential Development Standards

Within the Gateway Neighborhood, the high-density residential parcel will provide for multi-family attached uses including apartments and condominiums, lofts and other multi-story residential uses. The development standards for this neighborhood are provided in Table 3a.

Table 3a: High Density Residential Development Standards

DENSITY (du/ac)	
Minimum	27
SETBACKS	
Front	18'
Side	
To adjacent building	15' min
Street/Corner	15'
Zero Lot Line	n/a
Rear	10'
To Alley / Access Road	5'
HEIGHT (maximum)	
Primary Structure	60'
LOT COVERAGE (maximum)	75%
COMMON OPEN SPACE* (minimum)	25%
PARKING	
Resident Parking	Zoning Ordinance
Resident Guest Parking	Zoning Ordinance

*Common open space includes all landscaped areas outside of the required landscape corridors along adjoining streets, active and passive recreation areas, other outdoor amenities, and natural open space areas. Reductions in the required open space area to a minimum of 20 percent of the gross area for exceptional architecture design may be granted by the designated approval authority.

Table 3b: Active Adult High Density Residential Development Standards

DENSITY (du/ac)	
Minimum	30
Maximum	80
SETBACKS General	
Front	12.5'
Street/Corner	15'
To adjacent building	15' min
Rear	10'
Zero Lot Line	n/a
To Alley / Access Road	5'
HEIGHT (maximum)	
Primary Structure	60'
PARKING	
Senior Resident Parking	0.5 sp/unit
Senior Resident Guest Parking	0.1 sp/unit
COMMON OPEN SPACE* (minimum)	0%
LOT COVERAGE (maximum)	N/A

Within the Four Seasons Neighborhood, the high-density residential use will provide for multi-family senior apartments or condominiums located on the Clubhouse Parcel A. Up to 1 ac is reserved for this use. The development standards for this use is provided in Table 3.

3.5.3 Commercial Development Standards

Within the Gateway Neighborhood, the commercial parcel will provide for a range of retail and neighborhood-serving uses. The development standards for this neighborhood are provided in Table 4.

Table 4: Commercial Development Standards

FLOOR AREA RATIO (FAR)	
Minimum	0.25
Maximum	1.0
SETBACKS	
Front	
Minimum	10'
Maximum	20'
Side	
Interior	5'
Street (minimum/maximum)	0' / 10'
Rear (minimum)	
General	5'
To Alley	5'
ACCESSORY BUILDING	
Front	30'
Side	
Interior	10'
Street	10'
Rear	5'
HEIGHT	
Minimum	n/a
Maximum	45'
LOT COVERAGE (maximum)	n/a

3.6 SUSTAINABILITY FEATURES

The Ranch has been planned designed to include sustainable amenities and features that encourage walking, biking, and transit use, reduce energy demand and water use. These features reduce greenhouse gas, air pollutant emissions, water use, and vehicle travel. The features are described below and include measures identified the Draft Environmental Impact Report prepared for The Ranch.

Walkable and Bikeable Design

The Ranch is designed with a walkable street pattern, with a ratio of approximately 144.9 intersections per square mile, multiple bicycle/ pedestrian connections, an off-street trail system, and bicycle lanes to encourage walkability. The Ranch’s pedestrian and bicycle network includes pedestrian/bicycle-only links, through push-buttons to provide safe pedestrian and bicycle crossing at major streets, a comprehensive trail system, pedestrian/bicycle-only connections between streets, sidewalks, and bicycle lanes. The Ranch includes traffic-calming street design features, such as narrower streets, limited single-loaded streets, parking on both sides of the street, posted speed limit signs, planter strips with street trees, bulb-outs, and horizontal shifts (lane centerline that curves or shifts), and intersection traffic calming features, including pedestrian push-buttons at three intersections, marked crosswalks, count-down signal timers where appropriate, curb extensions, channelization islands, median islands, and tight corner radii, on a minimum of 50% of streets.

Electric Vehicles

The Ranch supports electric vehicle use, including installation of EV charging stations throughout the site for at least 50% of single-family residences and 5% of parking spaces within the commercial, park and recreation, and multi-family land uses to reduce reliance on gasoline-fueled vehicles.

Vehicle Trip Reduction

All project components, including residential, commercial, and parks and recreation uses will join a Transportation Management Association.

Energy Use

All development will be designed to exceed the 2016 Title 24 energy use and efficiency requirements by 2 percent. All outdoor lighting will be energy-efficient (i.e., LED or better). All appliances will be energy efficient, with an EnergyStar or comparable rating.

The Ranch will focus on renewable energy use, with a minimum of 95% of electricity supplied via renewable energy through either on-site energy generation and/or a contract with SMUD.

Water Conservation

All development will install energy-efficient appliances, including low-flow bathroom and kitchen faucets, shower heads, and toilets.

The landscaping plan shall ensure a minimum of 50% of vegetation on all lots, including residential, commercial, and parks/recreation, consisting of drought-resistant trees, shrubs, grasses, and other vegetation, and shall demonstrate a reduction of outdoor water use of at least 25% compared with water use associated with the conventional landscaping that would be allowed for each lot. In addition, turf for residential uses will be at least 70% less than the maximum allowed turf area.

All landscaping and turf areas shall be irrigated by water-efficient irrigation systems that use a smart irrigation control system with automatic rain shut-off, maximum gallon per minute restriction, and WiFi connectivity to reduce water waste.

Greenhouse Gases

A minimum of 2,240 new trees will be planted throughout The Ranch to sequester greenhouse gas emissions. The majority of trees will be planted on residential lots, with tree planting also occurring on parks and recreation lots, landscaped medians, and along the trails.

The Ranch will purchase carbon offsets to reduce net project operational and amortized construction emissions to less than the Air District's adopted threshold for GHG emissions at the time of purchase.

3.7 NOISE STANDARDS

3.7.1 Construction Noise Standards

The following requirements shall be noted on all the improvements plans prior to approval by the City's Public Works Department and shall be implemented during construction activities.

- Construction activities shall adhere to the requirements of the City of Rancho Cordova Municipal Code, including the specified hours of operation for construction activities.
- Construction staging areas, including equipment staging, equipment and materials storage, and soil stockpiling for grading activities, shall be located centrally within each phase of Project development and shall be setback from residential dwellings to the maximum extent feasible to minimize construction noise impacts to existing residential uses. Construction staging areas shall be shown on grading and improvement plans.
- All construction equipment shall be fitted with factory equipped mufflers and shall be maintained in good working order.
- Any compaction required less than 26 feet from residential structures shall be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, pre-construction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures.

3.7.2 Operational Noise Standards

To ensure that noise levels are reduced to less than significant within the project the follow measures are included and shall be adhered to by all components of the project:

- Residential lots along Rancho Cordova Parkway and Chrysanthy Boulevard:

Residential lots along Rancho Cordova Parkway and Chrysanthy Boulevard shall be shielded from excessive noise through a six-foot masonry wall located along the rear-yard of each residential lot that backs up to Rancho Cordova Parkway or Chrysanthy Boulevard. Along

Rancho Cordova Parkway. At the terminus of each segment of the sound wall, in addition to shielding the lot line adjacent Rancho Cordova Parkway, the masonry wall shall wrap around the side yard of each residential lot for a minimum of 15 feet toward the east, with the exception of any portion of the lot that is a driveway or front yard. This requirement shall be waived or modified if the Project applicant conducts a site-specific acoustical analysis for the lots that addresses cumulative roadway noise impacts that takes into account site specific conditions (e.g., site design, location of structures, building characteristics) and noise-attenuating features and demonstrates that noise levels in the exterior activity area of the residential lots will not exceed the City's conditional noise standard shown in General Plan Table N-2.

Villages 24 and 25 (Commercial), Village 23 (Multifamily Lot), and Parks and Recreation Facilities:

Prior to approval of whichever occurs first: approval of improvement plans, site design plans, or issuance of building permits for uses located in Villages 24 and 25 (Commercial), Village 23 (Multifamily Lot), and parks and recreation facilities that include potential noise generating uses (e.g., competitive sports fields and other uses anticipated to involve amplified sound or large crowds), an acoustical analysis shall be prepared addressing the potential noise impacts associated with the specific proposed uses and site design.

The proposed land uses shall be designed so that on-site mechanical equipment (e.g., HVAC units' compressors, generators) and area-source operations (e.g., loading docks, parking lots, and recreational-use areas) are located as far as feasible from or shielded from nearby noise-sensitive land uses.

The acoustical analysis shall evaluate stationary- and mobile-source noise attributable to the proposed use or uses and impacts on nearby noise-sensitive land uses, in accordance with adopted City noise standards. For any noise impacts

identified in the acoustical analysis that would be greater than City noise standards, the Project applicant shall submit a noise reduction plan to reduce any identified impacts above adopted City noise standards to acceptable levels. The noise reduction plan shall be reviewed and approved by the City and its implementation shall be required as a condition on improvement plans and operational measures shall be included in the covenants, restrictions (CC&Rs) or similar mechanism to ensure on-going adherence to the requirements. Feasible measures to be included in the noise reduction plan to reduce Project-related noise impacts shall include, but are not limited to, the following:

- To the extent feasible, major noise-generating commercial uses (e.g., loading docks and equipment/vehicle storage repair facilities, etc.) shall be designed and sited to shield residential land uses located or proposed to be located within 500 feet of and within the direct line of sight of these facilities by construction of a noise barrier, earthen berm, or combination of the two. To provide effectiveness, noise barriers shall be continuous or solid, with no gaps, and shall block the line of sight to windows of neighboring dwellings. (Achievable noise reductions from barriers can vary, but typically range from approximately 5 to 10 dBA, depending on construction characteristics, height, and location.) The applicant shall retain the services of a professional acoustician to determine the design and location of noise barriers to be constructed prior to City issuance of building permits or improvement plans.
- Use of “quiet pavement” (e.g., rubberized asphalt) construction methods, where appropriate to reduce vehicle noise.
- Dual-pane, noise-rated windows, mechanical air systems, exterior wall insulation, and other noise reducing building materials shall be used to address existing noise levels as well as projected noise levels associated with nearby noise-generating uses. For example, Village 23 shall be designed and planned to address future commercial uses planned for Villages 24 and 25.
- Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7 a.m. to 6 p.m.). All electrical generators shall be equipped with noise control (e.g., muffler, acoustic enclosure, etc.) devices in accordance with manufacturers’ specifications.
- On-site landscape maintenance equipment shall be equipped with properly operating exhaust mufflers and engine shrouds, in accordance with manufacturers’ specifications.
- For maintenance areas located within 500 feet of noise-sensitive land uses, the operation of on-site landscape maintenance equipment shall be limited to the least noise-sensitive periods of the day, between the hours of 7 a.m. and 7 p.m.
- Outdoor use of amplified sound systems within 500 feet of noise-sensitive land uses shall be permitted only between 7 a.m. and 10 p.m. Sunday through Thursday, and between 7 a.m. and 11 p.m. on Friday and Saturday and shall comply with the noise requirements of the City of Rancho Cordova Municipal Code.

3.8 CIRCULATION DESIGN STANDARDS

The design of The Ranch SPA’s circulation system utilizes an efficient system of streets and pathways to serve the Plan Area. The internal street system is designed such that a ‘block’ or ‘grid’ system is achieved. Wherever possible, various pedestrian pathways are designed to provide non-vehicular transportation opportunities throughout the project site, especially within the Active Adult portion of the project. The intent of the circulation network is to create a well-

connected system of roadways and pedestrian facilities to encourage biking and walking.

3.8.1 Overall Circulation Plan

Minor arterial streets (4-lane) are the principal streets that serve through traffic in the vicinity of the Plan Area. These streets include Rancho Cordova Parkway on the sites' western boundary and Chrysanthy Boulevard that bisects the Plan Area and provides an east-west connection between Sunrise Boulevard and Grant Line Road, two major arterial streets (6-lane roadways).

Construction of the Plan Area street system, including the internal streets, will occur in a timely and coordinated manner. Street improvements will be phased according to the phasing plan and specifications contained within the TRSPA Development Agreement. The Development Agreement will define the financing and implementation of the projects phased circulation system. A total of 2.5 +/- miles of trails will be added connecting the site in the east -west and north-south direction.

The internal residential streets provide connections into and through, the TRSPA and connect residential neighborhoods with The Gateway Neighborhood, various planned park, open space facilities, and wetland features, thus allowing residents to travel within and throughout the Plan Area without traveling along the arterial roadways. Where necessary, pedestrian push buttons will be installed that will facilitate timely and safe pedestrian crossings.

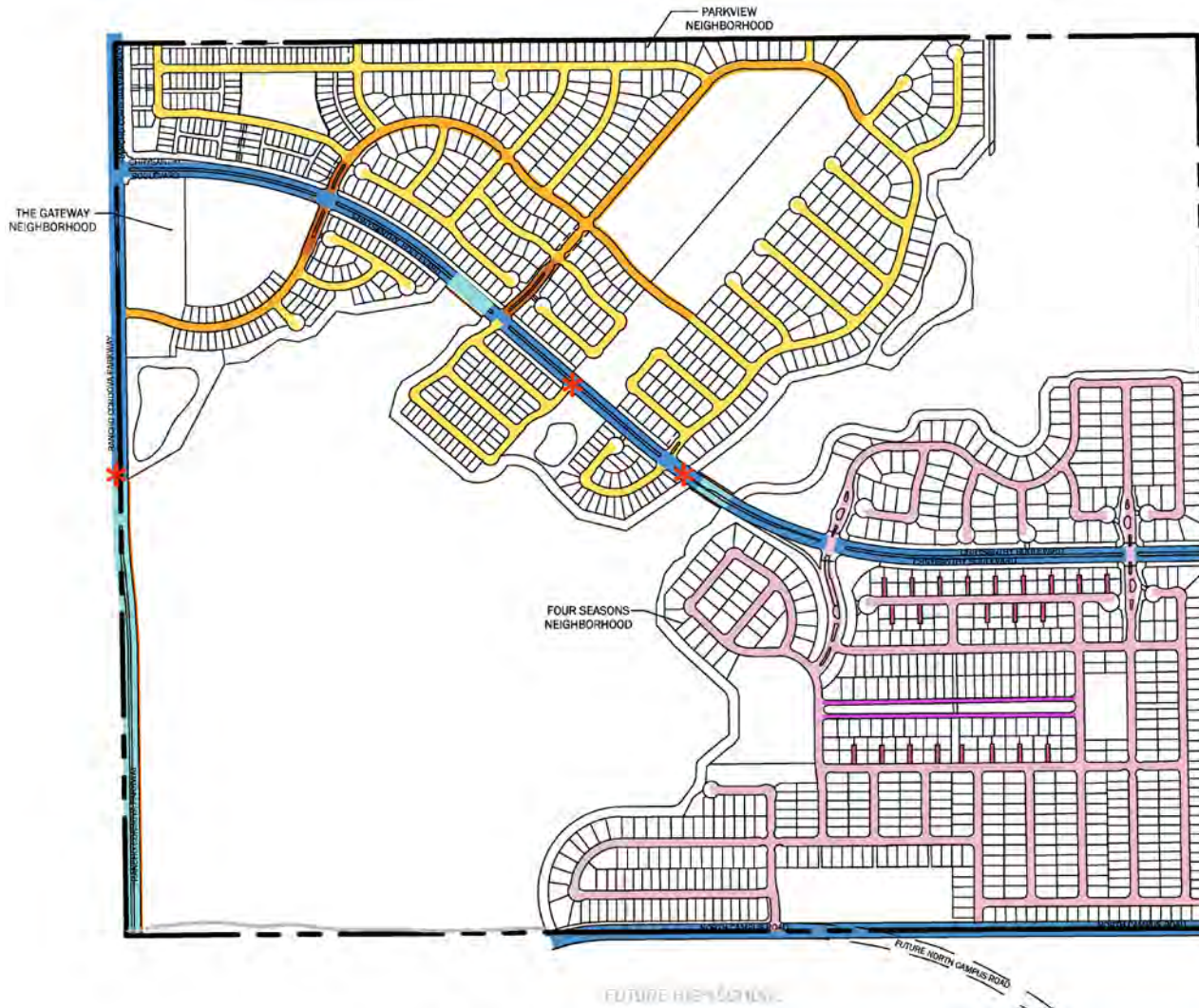
The Ranch provides for non-vehicular transportation choices. A future transit stop, located at Rancho Cordova Parkway and Chrysanthy Boulevard, will provide public transit opportunities. The design of the TRSPA encourages the use of public transit by locating denser residential development close to the future transit stop, facilitating easy, walkable access.

Traffic-calming street design features, such as narrower streets, limited single-loaded streets, parking on both sides of the street, posted speed

limit signs, planter strips with street trees, bulb-outs, and horizontal shifts (lane centerline that curves or shifts), and intersection traffic calming features, including pedestrian push-buttons at three intersections, marked crosswalks, count-down signal timers where appropriate, curb extensions, channelization islands, median islands, and tight corner radii, are provided on a minimum of 50% of streets.

Additionally, The Ranch SPA provides a varied network of both on- and off-street pedestrian pathways and trails allowing for safe and convenient non-vehicular travel throughout the Plan Area. All minor arterial streets have Class II bike lanes striped on the street. Large street trees are provided next to sidewalks, creating a shaded street environment for pedestrians. Pedestrian and bike trail facilities are located within the TRSPA along the Wetland Preserve as well as within the Open Space Parkway (Power Line Corridor) that facilitates a continuous off-street connection from Rancho Cordova Parkway through to eastern project boundary.

Exhibit 19: Overall Circulation Plan (Subject to change)



LEGEND

FACILITY DESIGNATION

- MINOR ARTERIAL STREET
- MODIFIED MINOR ARTERIAL STREET
- STANDARD RESIDENTIAL STREET
- MODIFIED RESIDENTIAL STREET AT ENTRY
- MINOR RESIDENTIAL STREET
- PRIVATE MINOR RESIDENTIAL STREET
- PRIVATE DRIVE
- ONE-WAY STREET
- BICYCLE & PEDESTRIAN PATHWAY (ATTACHED SIDEWALK)

* PUBLIC PEDESTRIAN & BICYCLE ACCESS PUSH BUTTON

* General locations shown. Final location will be determined at improvement plan stage.

3.8.2 Street Sections

The Ranch SPA identifies the basic framework and hierarchy of roadways and establishes the primary circulation system that feeds, defines and connects the Plan Area. Streets within the SPA are classified based on their functional requirements and their relative importance in serving the neighborhoods and establishing the character of the project.

Minor Arterial Streets

Minor Arterial streets within the SPA include Rancho Cordova Parkway, Chrysanthy Boulevard and North Campus Road.

Exhibit 20: Rancho Cordova Parkway Minor Arterial Street Section

These streets are design for less than 32,500 average daily trips (ADT) with a speed limit of 35 to 45 mph. These 4-lane facilities are generally comprised the following components:

- 74' right-of-way
- 14' landscaped median and 15' to 25' landscape corridors
- Two travel lanes (12' and 11') in each direction
- 6.5' striped bike lane (to Face of Curb)
- 3' vertical curb & gutter with 7' Sidewalk
- Parking is not permitted
- 10' Left Turn Lanes (not pictured)
- Attached sidewalk along preserve boundaries

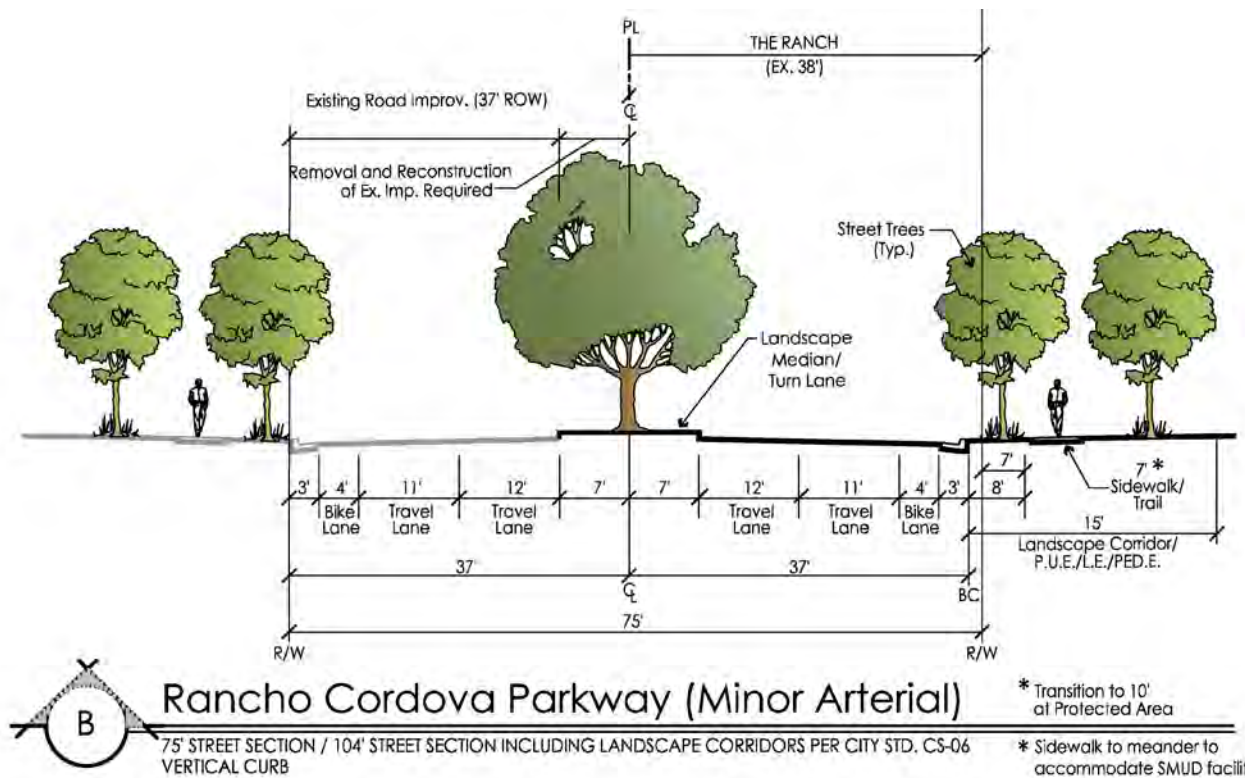
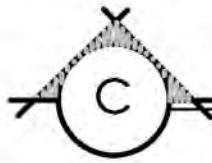
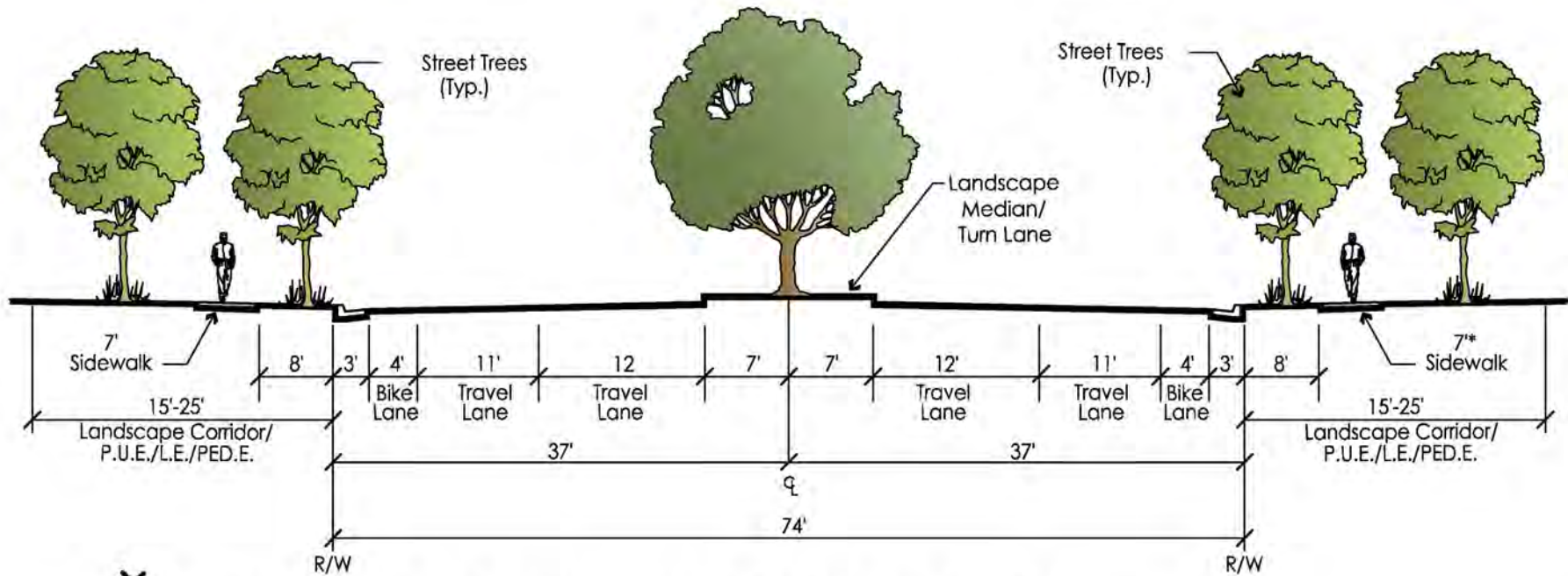


Exhibit 21: Chrysanthy Boulevard Minor Arterial Street Section



Chrysanthy Boulevard (Minor Arterial)

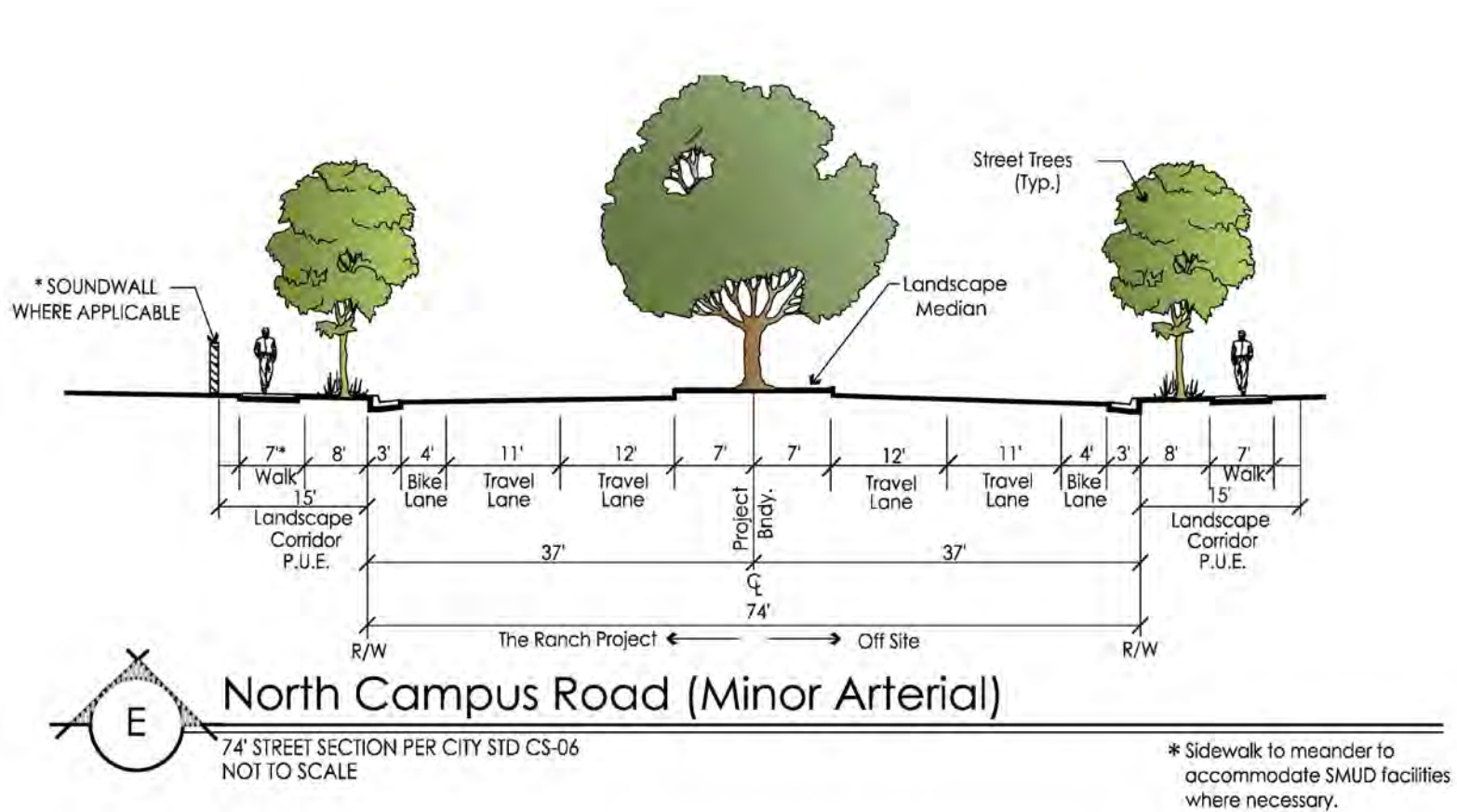
74' STREET SECTION / 104' STREET SECTION INCLUDING LANDSCAPE CORRIDORS
 VERTICAL CURB
 NOT TO SCALE

* Sidewalk to meander to accommodate SMUD facilities where necessary.

North Campus Road – Modified Minor Arterial

North Campus Road is a modified minor arterial street within the SPA which serves as a residential collector on the project’s southern boundary.

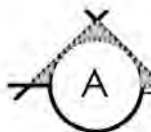
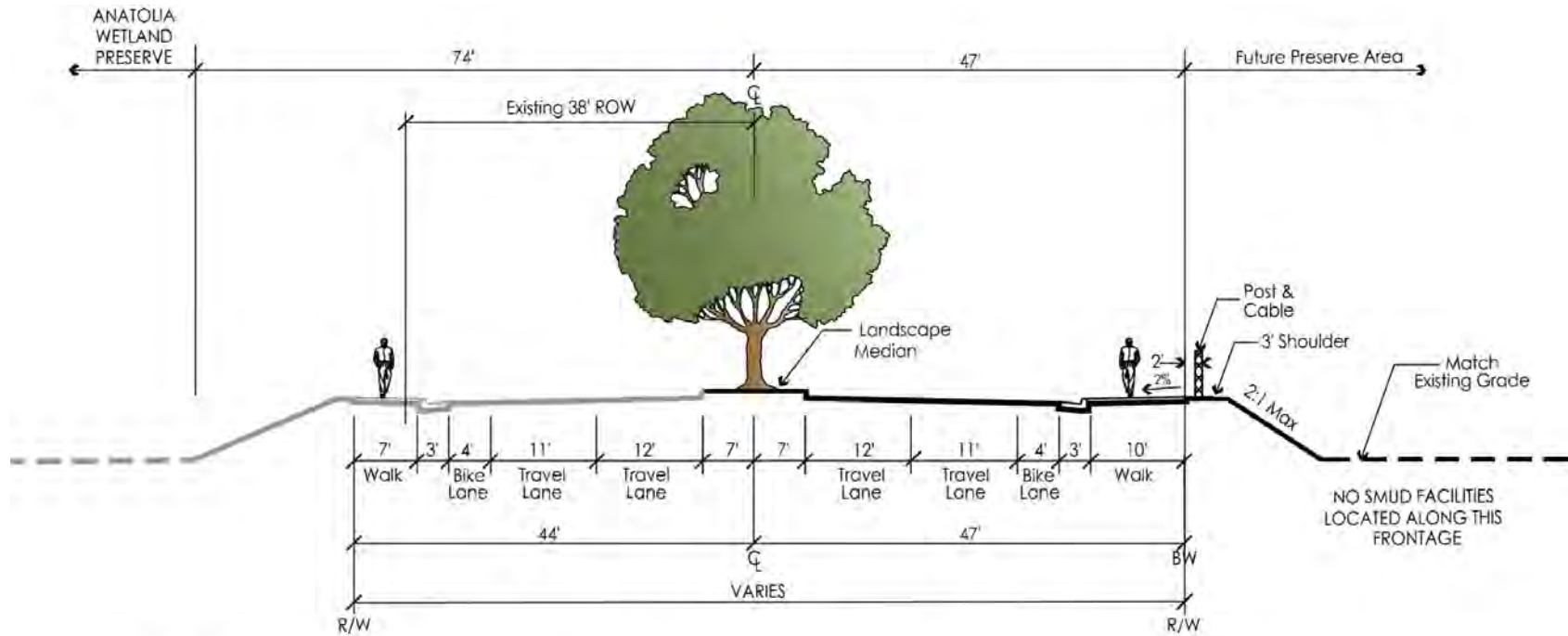
Exhibit 22: North Campus Road



Modified Minor Arterial Street

Modified Minor arterial streets within the TRSPA include Rancho Cordova Parkway adjacent to the Wetland Preserve, and Chrysanthy Boulevard at the crossing of the Wetland Preserve and protected area. These modified arterial sections have been designed to conform to SSHCP standards and to minimize impacts to the preserve area while maintaining bicycle and pedestrian connections at these key locations. In both cases, the 25' landscape corridor is removed and the sidewalk transitions to a 10' attached walk.

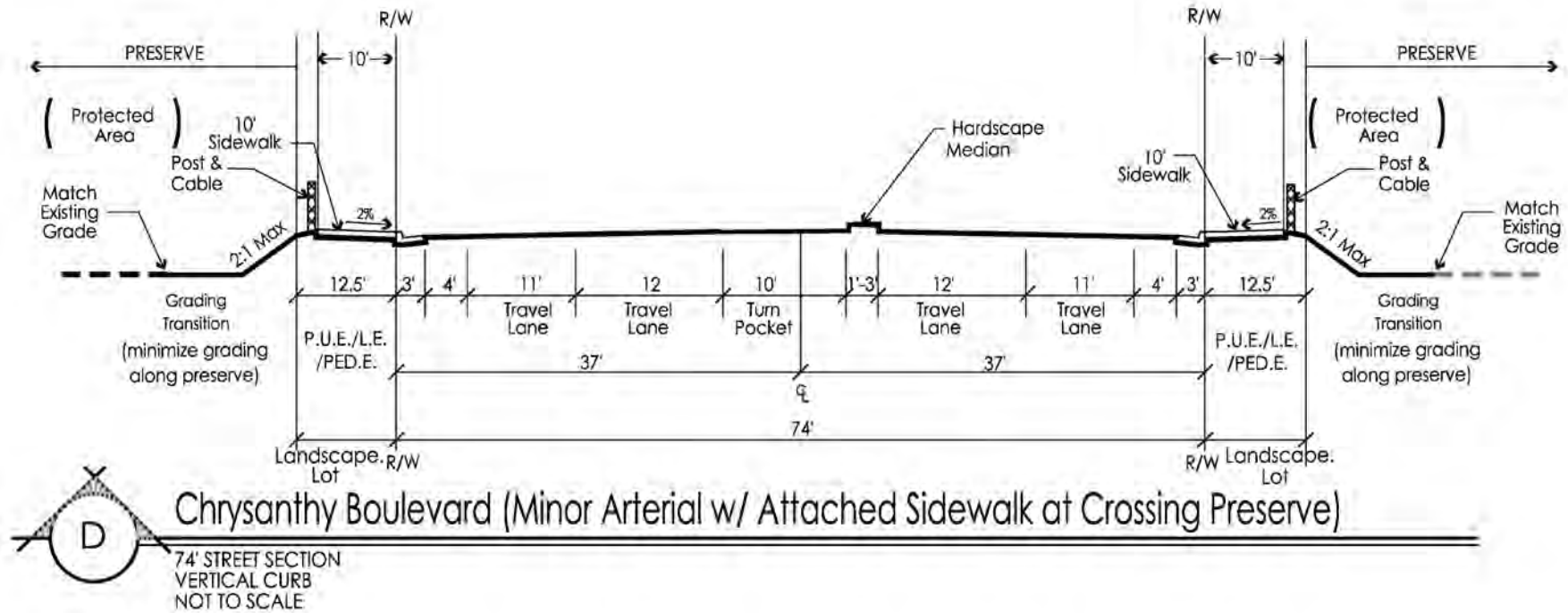
Exhibit 23: Rancho Cordova Parkway Modified Minor Arterial Street



Rancho Cordova Parkway (Modified Minor Arterial)

STREET SECTION - WIDTH VARIES
VERTICAL CURB

Exhibit 24: Chrysanthy Boulevard Modified Minor Arterial Street



Standard Residential Streets

Standard residential streets within the SPA serve as primary circulation within a neighborhood. This designation includes a modified residential street section for major entries only in which parking is prohibited and a median is added. These streets are design for less than 7,000 ADT with a speed limit of 25 mph. Generally, these 2-lane facilities are comprised of the following components:

- 43' right-of-way (typical); 53' right-of-way at entry
- 9' travel lane in each direction
- 7' parking (typical); no parking at entry
- 5' attached sidewalk
- No striping required
- Vertical curb along community park

Exhibit 25: Standard Residential Street

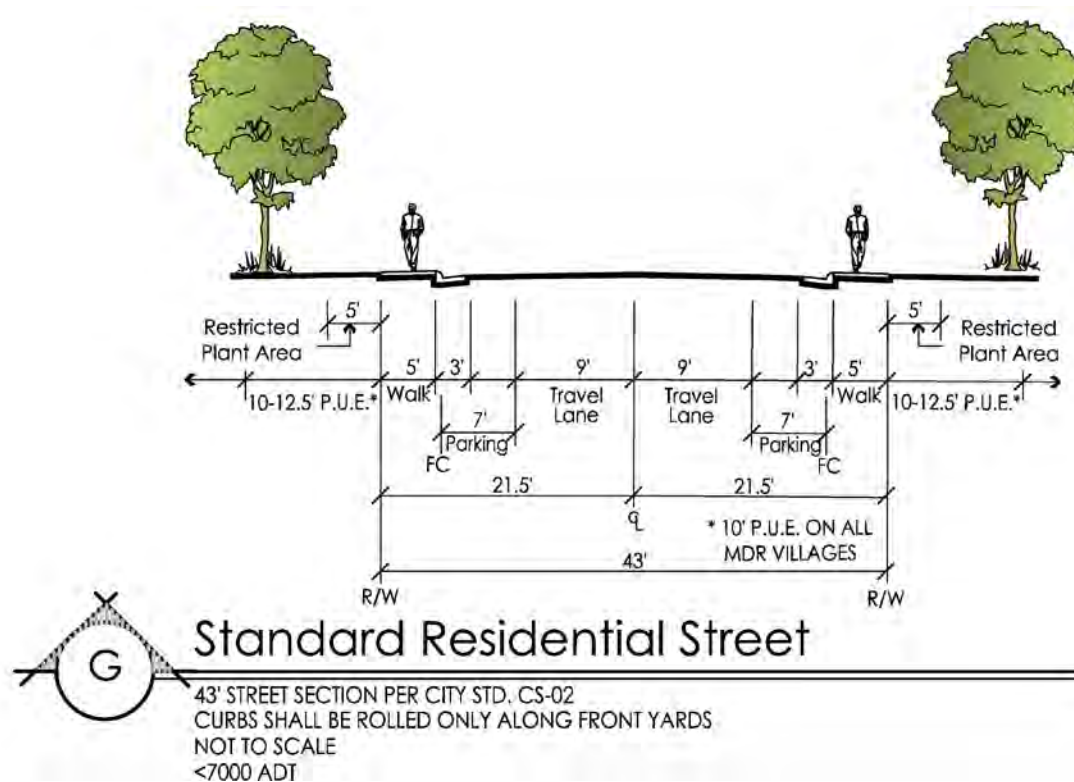
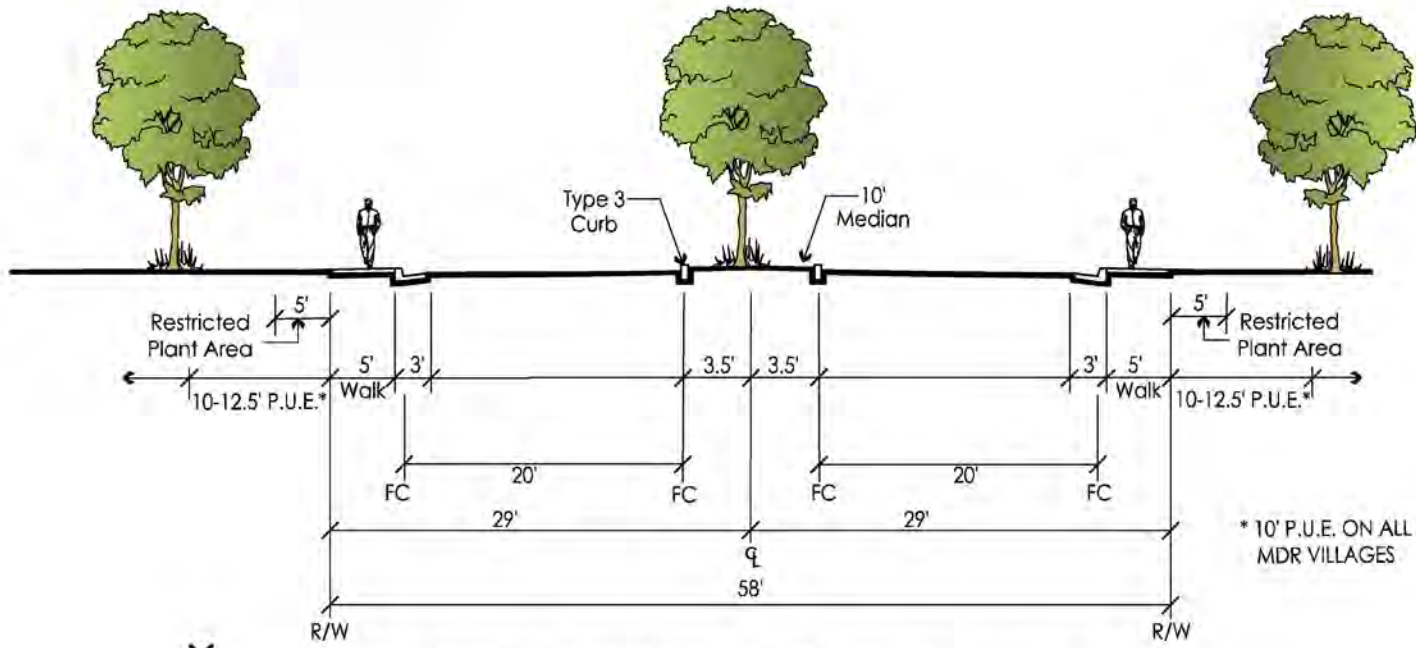
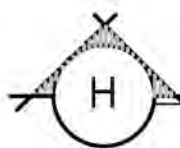


Exhibit 26: Modified Residential Street Section at Entry



* 10' P.U.E. ON ALL MDR VILLAGES



Standard Residential Street Entry

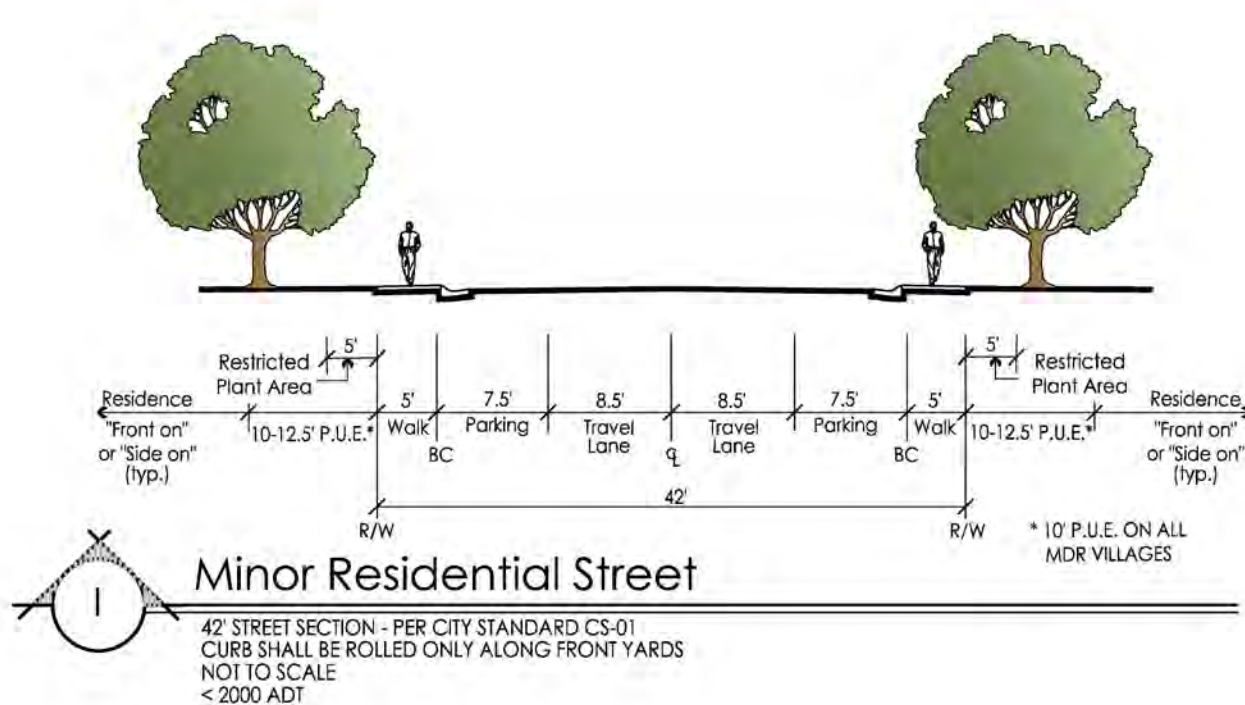
58' STREET SECTION PER CITY STD CS-02
VERTICAL CURB

Minor Residential Streets

Minor residential streets within the TRSPA serve as local connector streets within the individual neighborhoods and are consistent with City Standard (CS-01). These streets are designed to carry low volumes of local traffic (less than 2,000 ADT). These 2-lane facilities comprise the following components:

- 42' right-of-way
- Two 8.5' travel lane in each direction
- 7' parking, including rolled curb & gutter (to Face of Curb)
- 5' attached sidewalk
- Parking is permitted
- Vertical curbs should be installed along parks and residential frontages for alley loaded homes.

Exhibit 27: Minor Residential Street Sections



Public and Private Alleys

Private drives within the SPA serve residential units as a shared private driveway within the Four Seasons Neighborhood. These private drives provide access to multiple homes off this shared facility. This clustered configuration of homes minimizes garages and driveways in front yards of small lot detached residential units and eliminates 'garage-dominant' architecture. Private drives carry only the traffic from the residences that they serve and will be privately maintained as part of a Home Owners Association (HOA).

These 2-lane facilities comprise the following components:

- 21' wide pavement width
- No sidewalks
- Parking is not permitted

Exhibit 28: Public and Private Alleys

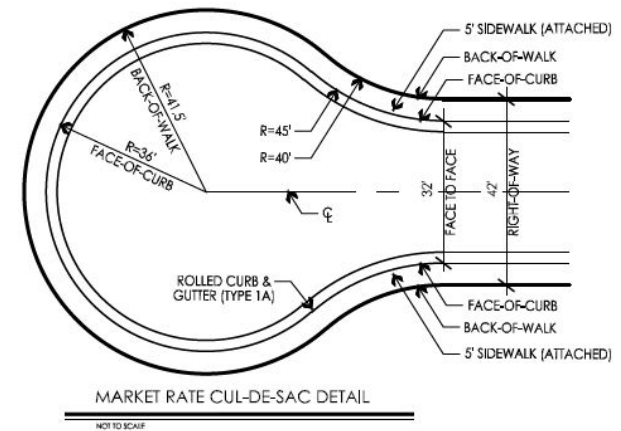
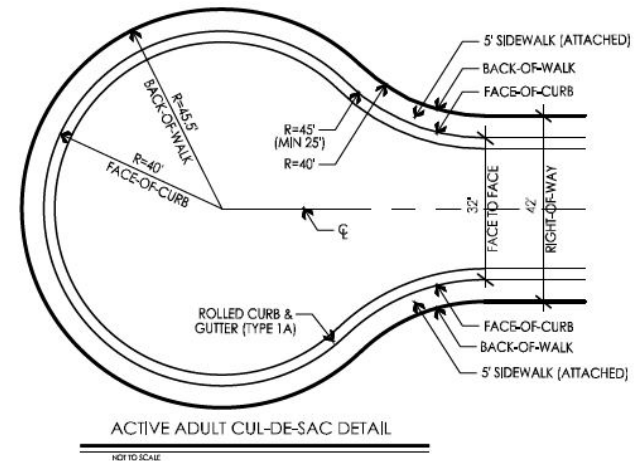
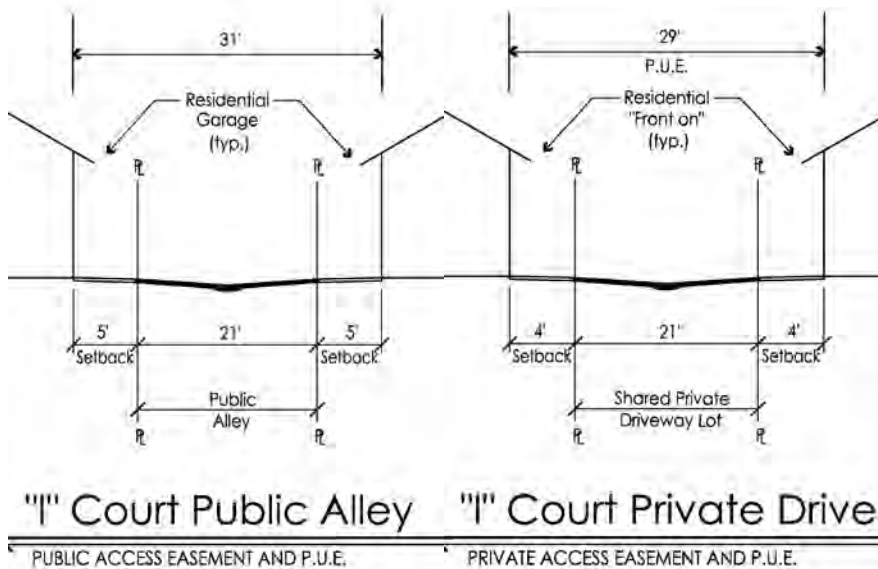


Exhibit 29: Typical Cul-de-Sac Bulbs

3.8.3 Trail Network

The trail network will create a citywide network with regional connections, allowing convenient and safe access to all pathways. The trail network, located throughout The Ranch Plan Area, is a key defining factor of the community. Trails encourage alternate transportation choices, like walking and biking, and limit the need for the conventional automobile. Trailheads orient residents to trail connections within the residential community and provide a unique sense of place integrating the natural and built environment. Proposed Trails provide opportunities for both active nodes and passive outlook areas, including benches, and pet waste stations, at these major trailhead locations. All trail improvements must be consistent with the South Sacramento Habitat Conservation Plan which governs this area. A total of 2.5+/- miles of trails will be added to the proposed site.

Within the SPA, trails are located along the expansive Wetland Preserve and a Class I Bike Trail is located within the Open Space Power Line Corridor. (Exhibit 30: Trail Map)

Nature Trails (Exhibit 31: Nature Trail Section)

Adjacent to the Wetland Preserve, there is a nature trail on the south side of Chrysanthy Boulevard, and on the north side of Chrysanthy Boulevard adjacent to the Four Seasons Neighborhood. These trails will consist of a 10' wide permeable and non-permeable trails with 2' shoulders. Proposed Trails will be located within a 50' buffer zone adjacent to the wetland preserve. The setback area will have natural vegetation and have minimal grading alteration incidental to grading transition from adjacent homes and necessary drainage. A 4' post and cable fence will separate the trail area from the remainder of the setback.

Class I Trail (Exhibit 32: Class I Trail Section)

Within the Open Space Parkway (Power Line Corridor) the trail section itself will be similar: 10' wide asphalt trail with 2' native shoulders on either side. However, it will occur in quite a different

setting. A community-wide amenity, the Open Space Parkway will consist of an existing 275' wide power line easement providing access from the northern property boundary down to the Wetland Preserve south of Chrysanthy Boulevard. A 300' wide Community Park is proposed next to the Parkway located centrally within Parkview to create a premier parkland feature. The Open Space Parkway, and adjacent parklands, offer direct pedestrian connectivity throughout the Plan Area to other areas of the Sunrise Douglas Community Plan. The area will have native vegetation and limited landscaping incidental to community park amenities. This Class I trail provides a great opportunity to connect with other Class I trails, both existing and planned, in the area and in the greater City of Rancho Cordova community as identified in the City's Pedestrian Master Plan.

Trail Head (Exhibit 30: Trail map)

Meeting areas, benches, signs, pet waste stations, and landscaping will be located at every trail head. Trail head will be located at major pedestrian access points shown in exhibit 30.



Exhibit 30: Trail Map (Subject to change)

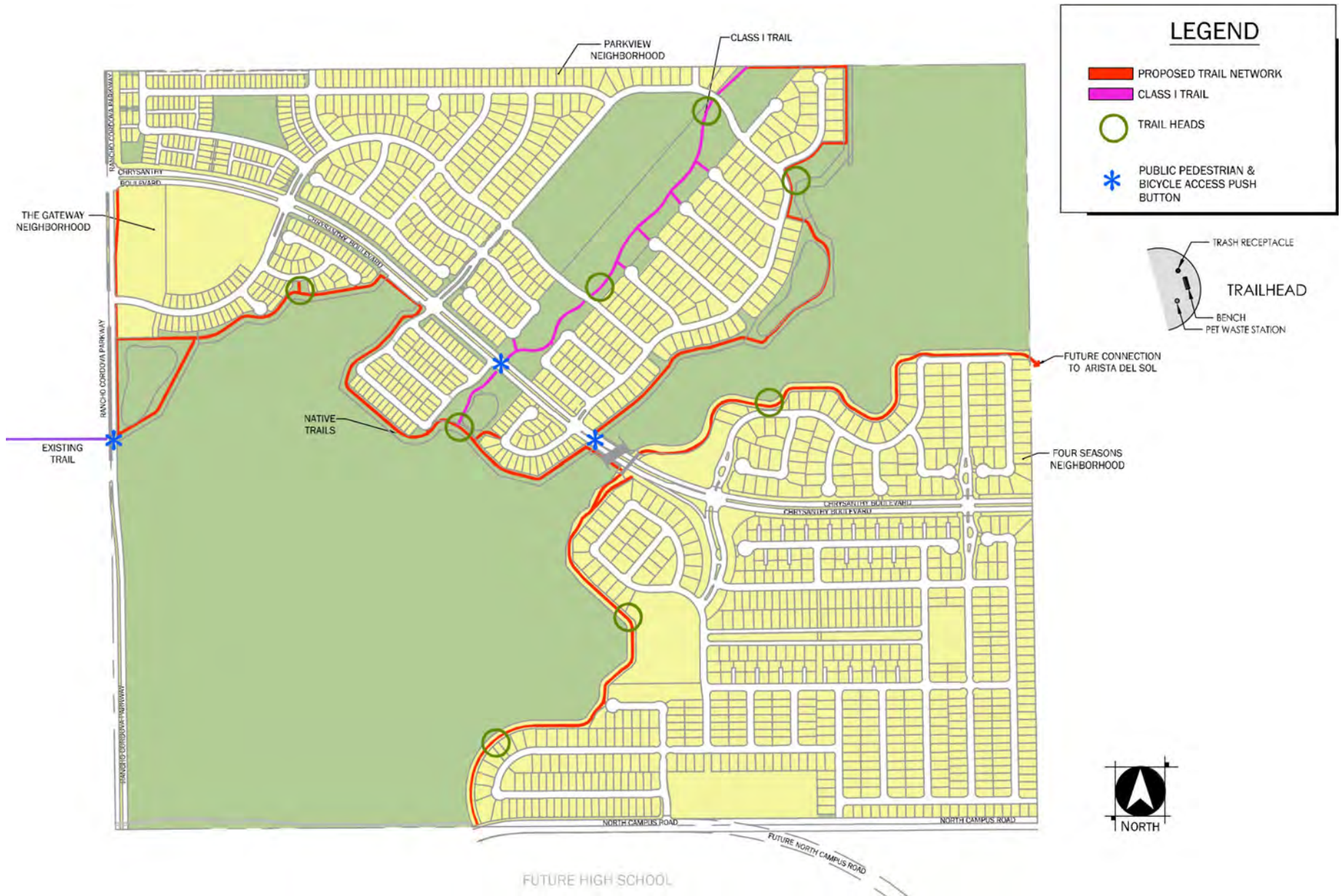


Exhibit 31: Nature Trail Section

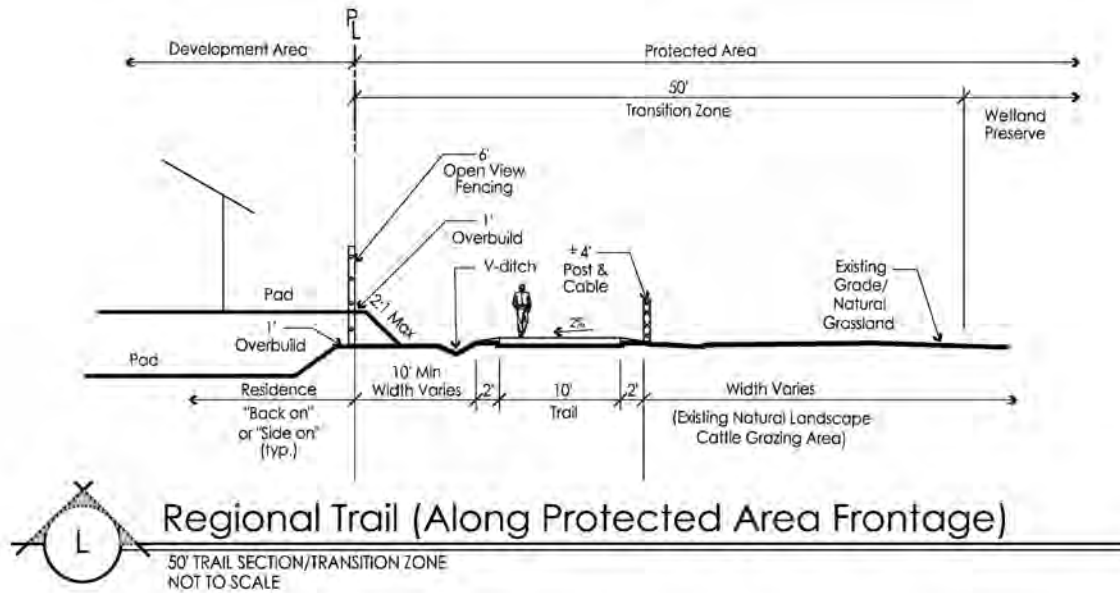
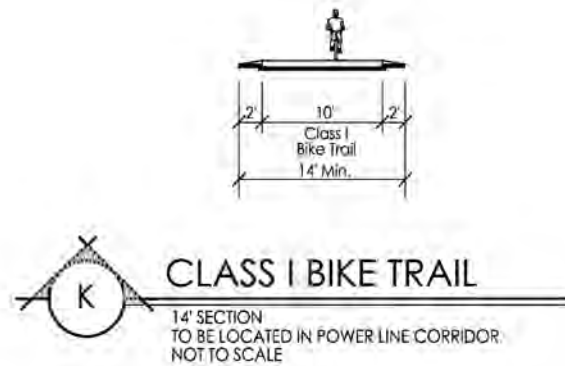


Exhibit 32: Class I Trail Section



3.9 PARKS + OPEN SPACE DESIGN PROGRAM

3.9.1 Overall Park + Open Space Plan

The Ranch Overall Park and Open Space Plan provides a variety of recreation opportunities, including active Community park, Neighborhood Park, passive parks, and open spaces within the Plan Area. The system of parks and open space will create a cohesive outdoor environment that complements the surrounding neighborhood form, playing an integral role in shaping the community as a whole. Proposed parks are located throughout the Plan Area, linked by residential streets, trails, and enhanced open space connections. The parks and open space system will greatly enhance the visual nature, quality of life, housing desirability, and the overall community image.

The Overall Parks and Open Space Plan is divided into two park programs: Public and Private. Within The Gateway and Parkview Neighborhoods a 10.8-acre public park combined with the adjacent Open Space Parkway will accommodate a premier park program, several detention basins as well as off-street Class I bicycle and pedestrian trail. This Corridor trends generally in a northeast-southwest orientation and provides community-wide open space. The community park consists of two regulation size soccer fields to be owned and maintained by Cordova Recreation & Park District. Public open space is generally owned and maintained by the City of Rancho Cordova.

The Four Seasons Neighborhood provides parks and recreation. For residents of this neighborhood this system of private amenities includes a clubhouse, linear park, community garden and off-street paths which create a looped walking network. These Four Seasons amenities will be privately owned and maintained as part of a Home Owners Association (HOA).

The Plan Area also includes a large Wetland Preserve that will be maintained in perpetuity for the preservation of threatened and/or endangered species. A trail around the Wetland Preserve will incorporate interpretive signage regarding the Wetland Preserve's special site characteristics, plant and animal inhabitants and ongoing maintenance efforts.

Bicycle Facilities

Bicycle facilities shall be incorporated into each phase of The Ranch. The bicycle facilities and features shall include bicycle parking facilities for the multifamily, parks, recreation, and commercial uses, and may include bicycle lockers, showers for employment-generating uses, or bicycle-related signage.

Parkland Dedication

The Ranch public and private parks within the Plan Area contribute to the required parkland dedication. As outlined in the City's General Plan, 'All new residential development is required by the State to dedicate parkland at a rate determined by the land authority. The City of Rancho Cordova requires a rate of five acres per 1,000 population. In addition, the City of Rancho Cordova requires open space dedication at a rate of one acre per 1,000 population.' Table 5 outlines the required and provided parkland dedication.

Lighting Standards

A lighting plan shall be prepared prior to the approval of any improvement plans or building permits for park facilities. The lighting plan shall demonstrate that the lighting systems have been designed to minimize light spillage onto adjacent properties to the greatest extent feasible. The lighting plan shall include the following:

- Design of site lighting and exterior building light fixtures to reduce the effects of light pollution and glare from glass and metal surfaces;
- Lighting shall be directed downward, and light fixtures shall be shielded to reduce upward and spillover lighting;
- Where it is not feasible to fully shield light fixtures from light pollution, such as the sports field lights, the sports fields shall be located as to minimize the effect of lighting on nearby residential uses and the lighting shall be directed downward, be of the minimum wattage and height suitable for illuminating the playing surfaces and immediately surrounding areas, and shall be shielded and hooded to prevent light trespass outside of the park boundary and any adjacent roadway and to minimize any backscatter to the night sky.
- Lighting for each playfield, parking area, and structure shall have control boxes that allow operation of specific areas of lighting in order to only illuminate the field(s) and parking area(s) in use at any given time.
- Lights shall be turned off when the fields, parking areas, and structures are not in use.
- Parking lot lights added within the powerline easement east of the Community Park shall not be installed until the poles and fixtures have been reviewed and approved by easement holder. (PG&E or SMUD)

These requirements shall be noted on the project improvement plans.

Table 5: Parkland Dedication

QUIMBY DEDICATION					
Designation	Units	PPF	Required dedicaton	Location	Proposed dedication
Market Rate					
SFR	732	2.95	10.80	Community Park	10.78
				Neighborhood Park	2.19
MFR	215	1.54	1.66	25% Park Parking lots	0.2575
Active Adult					
AA SFR	705	2	7.05	Rec Center	4.62
AA MFR	38	1.04	0.1976	Linear Park	1.4
				Community Garden	1.58
Totals	1690		19.70		20.8275

CITY OPEN SPACE DEDICATION					
Designation	Units	PPF	Required dedicaton	Location	Proposed dedication
Market Rate					
SFR	732	2.95	2.16	25% Lot R	1.965
MFR	215	1.54	0.33	Lot U	1.21
				25% Lot S	0.7275
				25% Lot I	0.5725
				25% Lot Q	0.5625
Active Adult					
SFR	705	2	1.41		
Senior MFR	38	1.04	0.04		
Totals	1690		3.94		5.0375

The following pages illustrate the overall parks and open space plan including individual conceptual park plans, landscape standards and monumentation.

3.9.2 Conceptual Park + Open Space Program

The park designs and programs for uses shown in this section are conceptual in nature and are subject to further design refinements. For purposes of this handbook, the park plans/ and programs are separated and listed by neighborhood, as previously identified in this handbook, and described in detail on the following pages. Concept only. Layout is subject to change.

The Gateway Neighborhood

The Gateway Neighborhood represents the public front door to the community and marks one's arrival to The Ranch SPA. As such, prominent community entry feature and plaza are planned for the intersection of Ranch Cordova Parkway and Chrysanthy Boulevard. Refer to Section 3.7.4, Signage + Monumentation, for more detail on the community entries.

In addition, this neighborhood also provides opportunity for residential and retail-service uses to interface by providing a parks or plaza to orient the neighborhood, creating a focal meeting area and community gathering space. The plaza is envisioned to have a formal, urban design yet provide passive-use recreational spaces.

PARKS PROGRAM

Linear connection to town center
Plaza at village end with water fountain
Raised planters with minor turf berms
Linear turf parkway strip
Landscaped transition to higher density homes
Site amenities: benches, trash receptacles, drinking fountains

Exhibit 34: The Gateway Neighborhood Plaza Concept

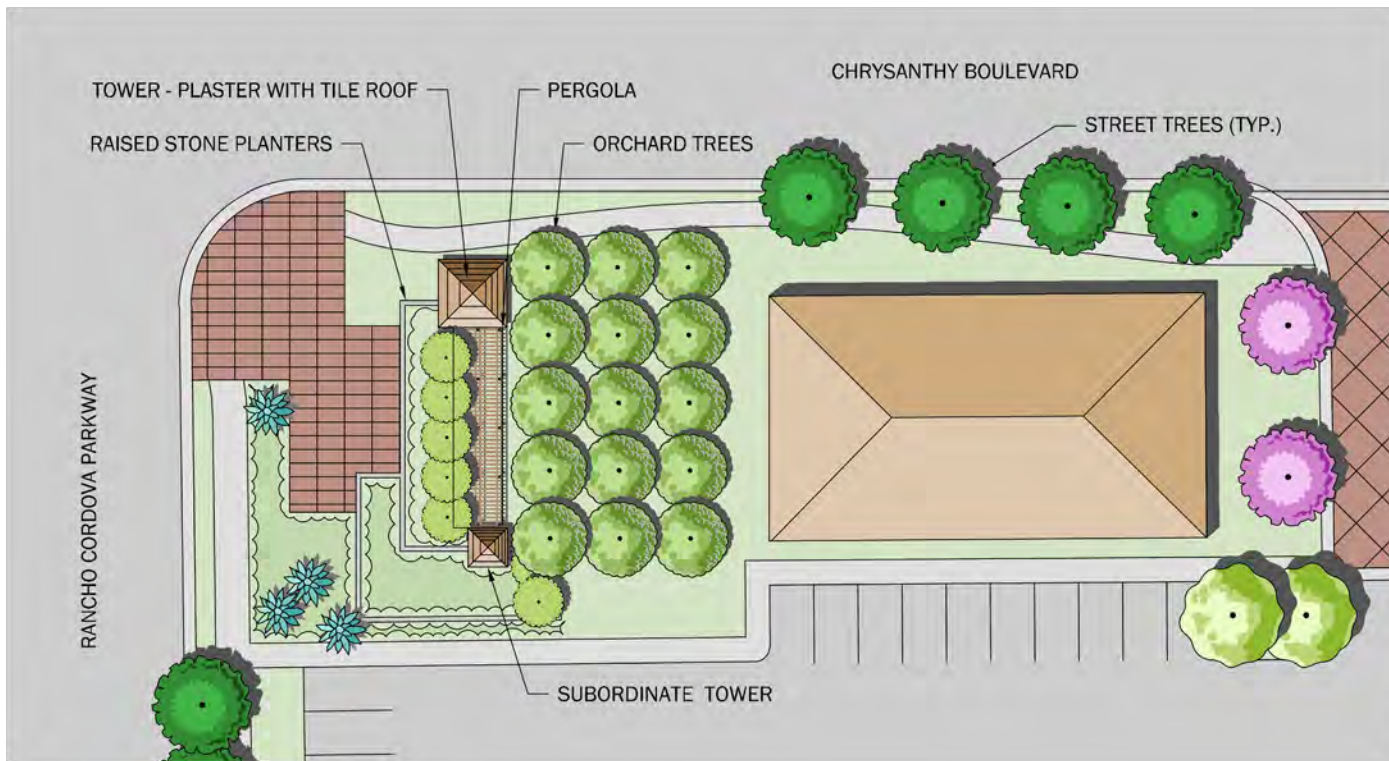
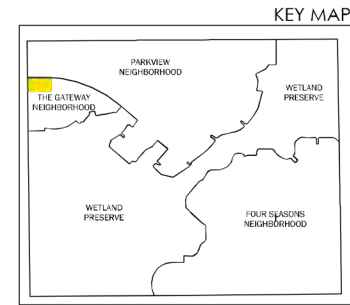
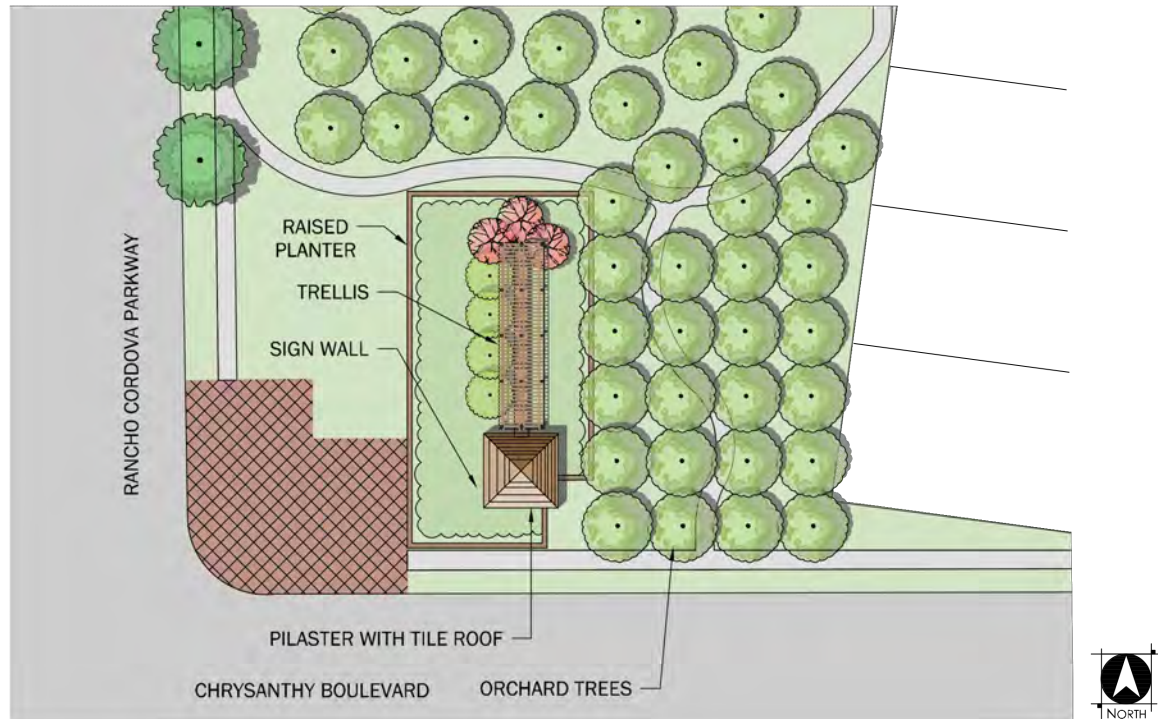
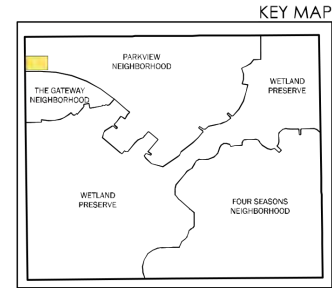


Exhibit 35: The Parkview Neighborhood Community Entry
Concept only. Layout is subject to change.



Parkview Neighborhood

This neighborhood is home to an 11-acre public community park, combined with the adjacent 8-acre open space parkway and a 2.1-acre neighborhood park. The parks serve the neighborhood and the community to provide active and passive recreational uses for the plan area. The community park is envisioned to have active recreation facilities. The open space in the adjacent power line corridor will be a natural, informal design.

The open space parkway consists of an existing 275' wide power line easement that provides Community-wide Open Space and offers direct pedestrian connectivity throughout the Plan Area and to other areas of the Sunrise Douglas Community Plan. Improvements include a Class I trail system consisting of a 10' wide asphalt or concrete trail with 2' gravel shoulders and will provide regional connectivity through the Plan Area.

The neighborhood park is envisioned to serve high density villages. The park will be an ideal location for a tot lot and will feature a basketball court available for all ages. The exact programing will be determined in collaboration with CRPD and local residents.

The park design elements within Parkview Neighborhood will be consistent with the architectural character of the surrounding neighborhood. The community park programing will be adjusted as needed to meet current trends and community needs when the design for the community park commences, consistent with the Cordova Recreation & Park District *Preliminary District-wide Facilities Distribution Plan* (June 2016). Final programming will be determined during the design phase of the community park.

The Programs for Uses and Conceptual designs are as follows.

COMMUNITY PARK PROGRAM

Two regulation-sized soccer fields, public restrooms, and other facilities typical to community parks such as children's play areas, picnic shelters and sports courts.

NEIGHBORHOOD PARK PROGRAM

Play structures, sports courts, picnic areas, shade structures, benches, tables, barbeque and trash cans.

PROGRAM FOR OTHER PARKS

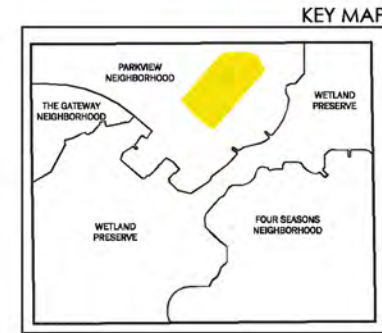
Meandering, Class I Bike and Pedestrian Trail

Site amenities: dog stations, trash receptacles, drinking fountains

Surface parking for adjacent community park facility

Detention basin facilities

Exhibit 36: Parkview Conceptual Plan of Community Park



* Kite flying is prohibited in this area. Signs shall be posted to inform the public.



Exhibit 37: Parkview Conceptual Open Space Power Line Corridor
 (Improved with drought tolerant plants and very limited turf area)



Four Seasons Neighborhood

This gated Neighborhood is home to a private recreation center, linear park, and community garden. The system of park amenities within this private community are meant to orient the neighborhood and provide focal meeting areas for community gatherings. The parks and open space system are envisioned to have a formal design and provide passive and active use recreational spaces.

The park design elements within the Four Seasons Neighborhood will be consistent with the architectural character of the surrounding neighborhood. The programs for uses and conceptual designs are as follows.

Four Seasons Parking

Parking on private streets within Four Seasons neighborhood on streets are allowed on one side only on streets up to 35 feet wide.

Table 6: Four Seasons Clubhouse & MFR Parking Requirements

Use	Area/Units	Rate	Parking
Clubhouse (approx. 19,000 sf)	19	2	38
AA MFR	38	0.5	19
AA MFR Guest	38	0.1	3.8
Total			60.8

ADA per building code

LINEAR PARK PROGRAM

Picnic trellis with enhanced paving and raised planter
 Informal turf & grasses
 Canopy shade trees
 Meandering pathway
 Site amenities: benches, trash receptacles & drinking fountains

COMMUNITY GARDEN

Community garden plots

Picnic area with trellis
 Raised bed planters
 Site amenities: picnic tables, trash receptacles & drinking fountains

MAIN COMMUNITY ENTRY

Gates and guard house
 Prominent entry monumentation
 Landscaped median
 Wide landscaped corridors with street trees
 Water features
 (Secondary entries will have understated gated entries.)

RECREATION CENTER PROGRAM

Gym/Fitness/Showers/Lockers
 Aerobics/Multipurpose Room
 Ballroom/Assembly
 Cards/Mojang Room/Billiard tables
 Club Room
 Bistro (w/Pro Kitchen)
 Lounge/Bar
 Kitchen Demonstration/Lounge/TV Events
 Small Conference Room
 HOA Office Suite
 Staff Breakroom
 IT Room
 Fire Room(s)
 Storage Room (Maintenance)
 Pickleball Courts (At Least 4)
 BBQ/Outdoor Kitchen Stations/Tables
 Putting Green
 Pool (s) and Spas
 Shaded Structures
 Fire Pits

*The above program is subject to change

Exhibit 38: Four Seasons Recreation Center.



Note: Concept only. Site Plan is subject to change.

Exhibit 39: Four Seasons Linear Park Conceptual Plan
(Concept only, subject to change)

KEY MAP

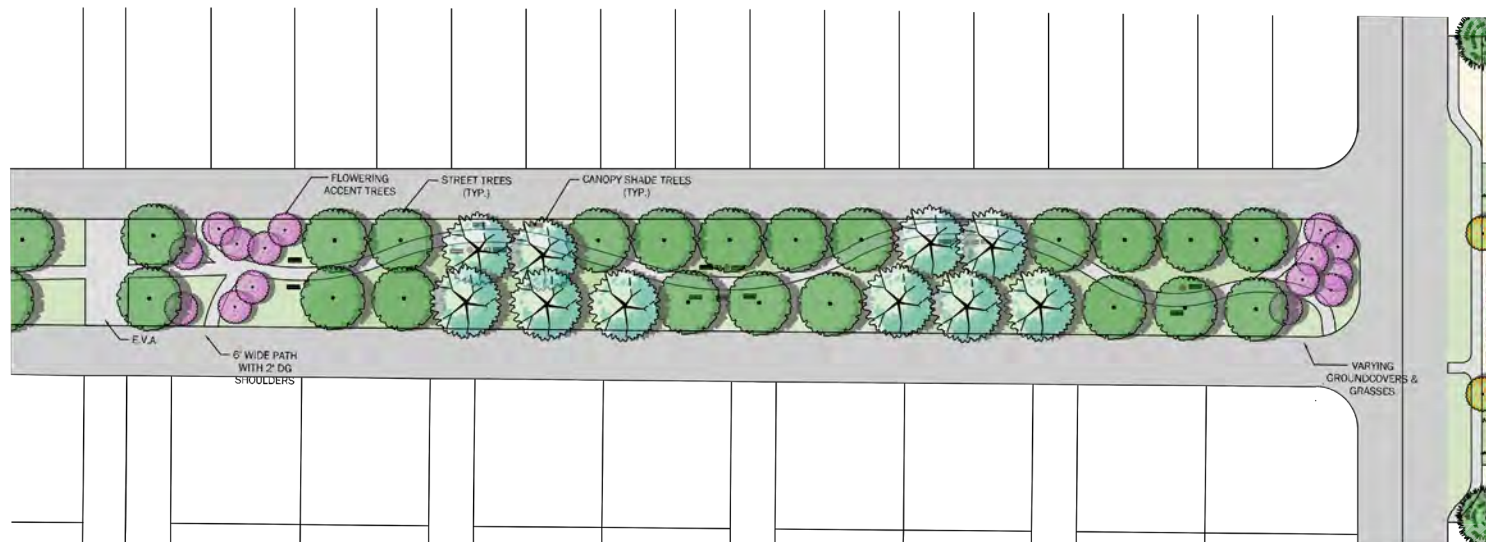
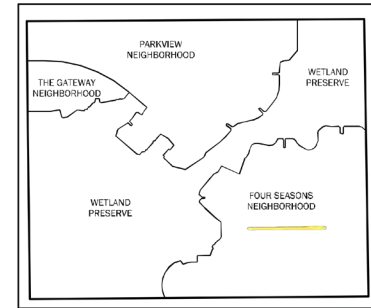
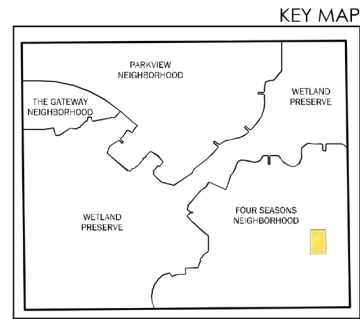
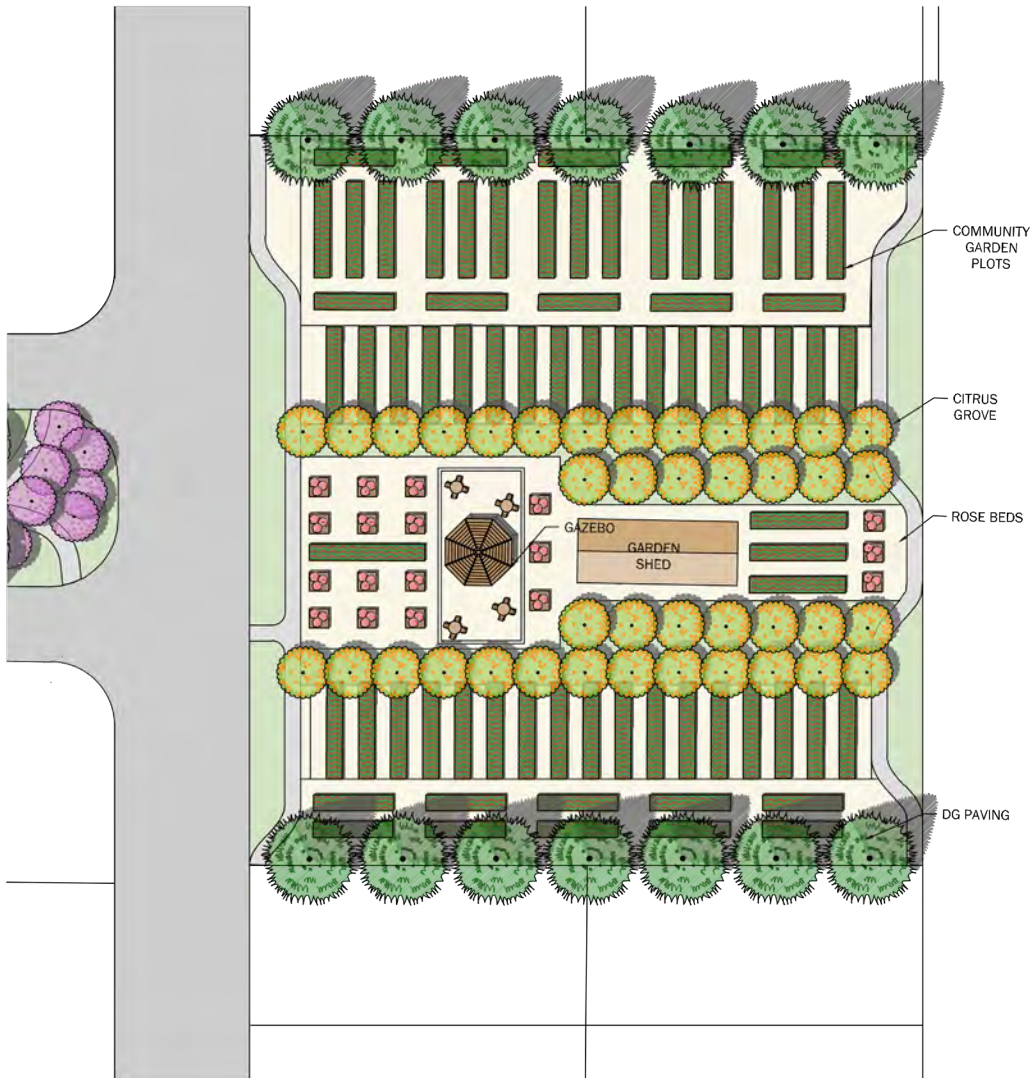


Exhibit 40: Four Seasons Community Garden Conceptual Plan
 (Concept only, subject to change).



3.9.3 Landscape Standards

The intent of the landscape design within each neighborhood is to provide continuity throughout the community. Landscaping guidelines specify standards for streetscapes and public spaces. Using deciduous and evergreen plant material, year-round interest will be given to the site with an evenly layered plant design. This layered plant design helps to frame views and highlight special features and can also screen or diminish adverse views and utilities.

The streetscape within The Ranch community is unified through a consistent palette of ground cover, shrubs, and street trees. A minimum of 2,240 new trees will be included in the project, as street trees and trees included in the parks and landscaping areas. The street trees create a canopy along all public streets to increase the aesthetics of the neighborhood while providing shade and a walkable environment. All street trees should be a minimum of 15 gallons in size at the time of planting and centered in the parkway strip or behind the sidewalk in a few locations where there is an attached sidewalk. A mix of evergreen and deciduous trees is encouraged as primary and accent tree options.

The landscaping of public spaces should be carefully considered to attract visitors. Trees with a consistent canopy should be used in areas where shade is desirable especially along the walking path along the roadways. In general, the landscaping of public spaces should complement the other features and amenities of the area, becoming a backdrop to pedestrian activities.

The following landscape guidelines and standards apply to the community:

- Landscaping should be used to define outdoor spaces, softening and complementing structures
- Provide landscaping to screen parking, loading, storage and equipment areas
- Provide landscaping to shade and enhance the streetscape, parking areas, and outdoor gathering places

- Detention facilities should be planted to create the appearance of natural vegetation, with careful consideration of plant selection to ensure survival and compatibility of a proper functioning drainage system; and,
- Landscape should be drought tolerant.

Plant Palette

Refer to the Cordova Recreation & Park District *Design & Construction Standard Manual* (June 2015) for preferred trees, shrubs and groundcover. A minimum of 50% of trees and vegetation on each lot shall be drought-resistant. Additional trees and plants may be utilized with administrative review.

Turf Area

Turf for residential uses shall be at least 70% less than the maximum allowed turf area.

Irrigation

All irrigation shall use water-efficient irrigation systems that include automatic rain shut-off, maximum gallon per minute restriction, and WiFi connectivity features.

Public Art

Public art is encouraged and may be incorporated into public community spaces such as urban plazas and parks.

Fencing

Open view fence shall be installed along all lots backing to the preserve and open space lots. The fences will be wrought iron (or similar material), as seen in [exhibit 41](#). Good neighbor fences will be installed on side property lines adjacent to open space lots and paseos. Please see [exhibit 42](#).

3.9.4 Signage, Entry Monumentation, and Walls

Entry features and monumentation create an identity or “sense of place” for a community. Entries provide a rhythm to the streetscape, acting as a defining element that reinforces the overall architectural and landscape design theme. Both Primary and Secondary monumentation and associated signage are envisioned for The Ranch. To follow, are examples of primary and secondary monuments which may be found throughout the community.

The Primary Entry to the community is Located at the intersection of Rancho Cordova Parkway and Chrysanthy Boulevard. The entry feature at this major intersection is a combination of plant material, hardscape elements, decorative structures and paving, and signage (Exhibit 46).

Gates and a guard house are located at the main entrance to the Active Adult neighborhoods at Chrysanthy Boulevard (Exhibit 49). All other Active Adult entries will be scaled down and recessed from Chrysanthy Blvd. Secondary entries are designed to have a similar feel as the rest of The Ranch community, including a combination of plant material, hardscape elements, paving, and signage.

The following guidelines and standards apply to entry features and monumentation:

- Neighborhood identification signage or thematic logos may be incorporated into pilasters or low walls
- Entry street corners may incorporate hardscape elements including enhanced paving, pilasters, walls, raised planters and pedestrian gateways
- Groupings of evergreen or deciduous flowering trees shall be used to highlight each entry
- Thematic landscaping material consistent with Plant Palette, will set the tone for the community
- Must not interfere with vehicular sight lines

Exhibit 41: Open View Fencing



Exhibit 42: Good Neighbor/Privacy Fencing



Walls and fences are intended to provide screening and buffering between different land uses, to define the edges of roadways and public landscape, and to provide privacy and security for private homes. Masonry sound and safety walls are provided along the edges of the primary roadways. (Exhibit 43) These walls also provide for the entry and signage that are described in this section. Enhanced fencing is provided along the main entry drives within the project (along the enhanced landscape pedestrian walks), and lot line fencing between homes.

Exhibit 43: Example of wall detailing (preliminary design, subject to change)



Exhibit 44: Primary Entry (Rendering - Preliminary design, subject to change)



Exhibit 45: Examples of Primary Community Entry Monumentation



Exhibit 46: Community Entry Monumentation.

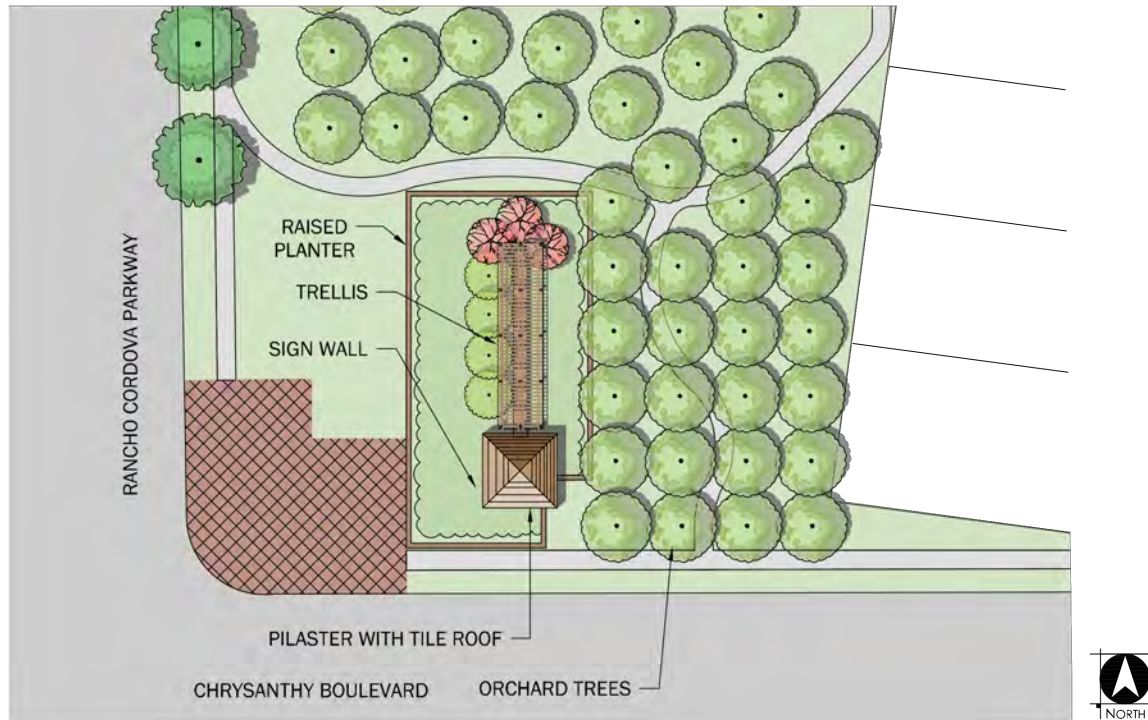
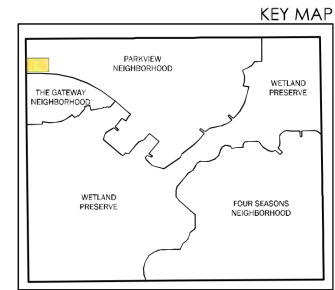


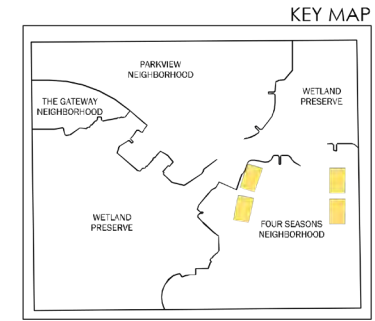
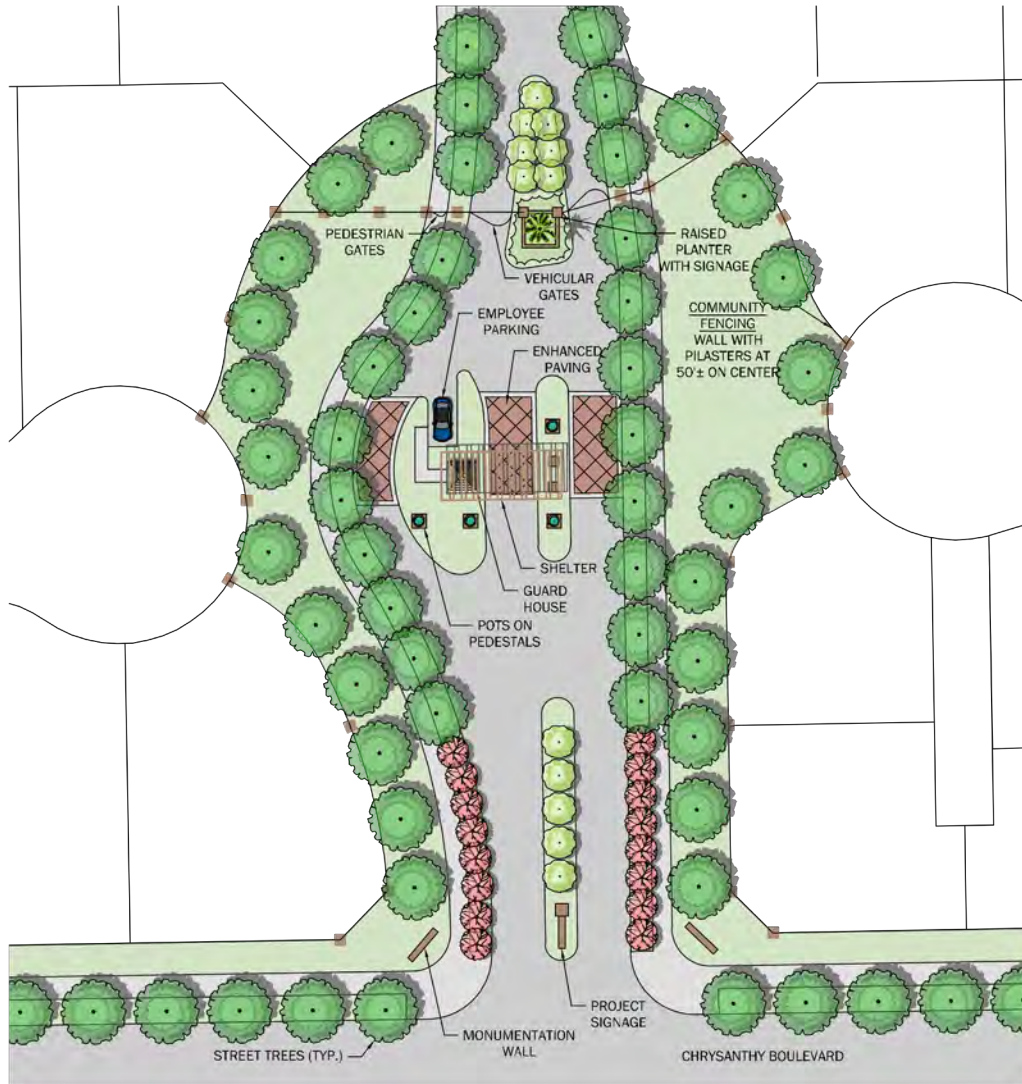
Exhibit 47: Examples of Secondary Community Entry Monumentation



Exhibit 48: Four Seasons Gated Entry
(Preliminary Design, subject to change)



Exhibit 49: Four Seasons Community Primary Entry Plan



3.9 WETLAND PRESERVE

The TRSPA includes a 200+/- acre Wetland Preserve which will be protected through a perpetual conservation easement. The Applicant is working with the South Sacramento Habitat Conservation Plan (SSHCP) to implement the Preserve. The SSHCP is a regional effort that will provide development and infrastructure Project with a streamlined, predictable federal and state permitting process by creating a Preserve System to protect habitat, open space, and agricultural lands.

The SSHCP was adopted by the City of Rancho Cordova on October 15, 2018. The SSHCP allows project proponents within the Plan Area to simplify and expedite the state and federal Endangered Species Act (ESA) permitting process. It is anticipated that the SSHCP will receive approval to sell mitigation credits for Incidental Take Permits in late March-Early April of 2019.

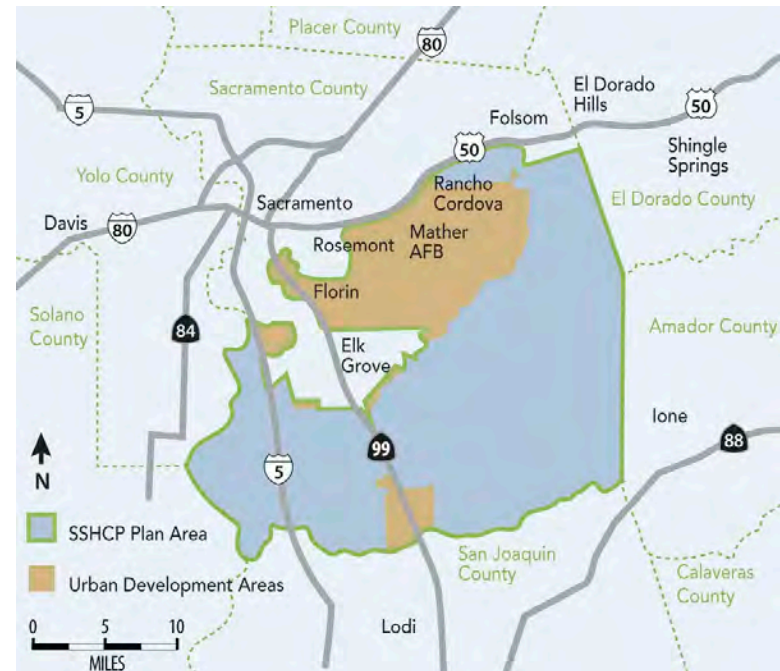
Other Related Permitting

In addition to streamlining the ESA permitting processes, a separate but parallel multi-tiered permitting program has been developed to streamline Clean Water Act Section 404 and 401 permitting process (see SSHCP Draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) Appendix C) and a Master Streambed Alternation Agreement will be prepared to address Section 1602 of the California Fish and Game Code.

Incidental Take

The SSHCP will allow the Sacramento County (the County), the City of Rancho Cordova, City of Galt, Sacramento County Water Agency, and the Southeast Connector Joint Powers Authority (collectively referred to as the Plan Permittees) to issue an Incidental Take Permit (ITP) for activities and projects they conduct. In addition, the three local Land Use Authority Permittees (the County, Galt, and Rancho Cordova) have the ability to extend incidental take coverage provided by the SSHCP ITPs to activities and projects implemented by Third-Party Project Proponents that are under the jurisdiction of that Land Use Authority Permittee. This will allow

Third-Party Project Proponents to avoid the extensive negotiation and processing currently required to obtain individual project permits under the California Endangered Species Act (CESA) from the California Department of Fish and Wildlife (CDFW) and project ESA compliance from the U.S. Fish and Wildlife Service (USFWS).



Ultimately the SSHCP Conservation Strategy will result in an interconnected Preserve System totaling 36,282 acres of which TRSPA will be a part of. All SSHCP Preserves will be preserved in perpetuity and would be acquired either as a fee title or as conservation easements, although most of the Preserve System will be acquired using conservation easements. As the SSHCP is implemented over the 50-Year Permit Term, the new 36,282-acre SSHCP Preserve System will be established in a manner that supplements, complements, and links together many of the existing preserves within the Plan Area.

Monitoring SSHCP

The frameworks for two monitoring programs have been developed. The first framework is the “South Sacramento Habitat Conservation Plan (SSHCP) Compliance and Avoidance and Minimization Measure Monitoring (AMM) Program Framework.” This monitoring program framework was developed to monitor compliance with the Plan requirements, the Implementing Agreement, and the permits. A second monitoring program framework, the “SSHCP Preserve System Monitoring and Management Program” was developed to monitor the effectiveness of the Plan in terms of protecting Covered Species, natural communities, and ecosystem processes within the SSHCP Preserve System and to evaluate the effects of preserve management actions.

Land Dedication

The applicant proposes to dedicate the entire area of the wetland preserve to the HCP Authority. Therefore, Land Dedication in lieu of Development Fees implementation strategy outlined in Chapter 9 of the SSHCP is being proposed by the applicant. The SSHCP describes a land dedication process where project proponents can dedicate land towards satisfying their mitigation requirements and thereby reduce their development fees. When the dedication of land (or a re-establishment/establishment site) is accepted into the SSHCP Preserve System, development fees will be adjusted by reducing the appropriate portion(s) of the development fee (e.g., the “land” component of the SSHCP development fee) at a 1:1 ratio. It should be noted that some components of the proposed SSHCP development fees (i.e., “Other” fees shown in Table 12-5) will remain unchanged, as these fee revenues are used to fund SSCHP requirements for management and monitoring, changed circumstances, plan administration, plan development, and endowment). Land dedication in lieu of paying the land purchase component of the SSHCP development fee is only awarded after the Implementing Entity has approved the land dedication and recordation of a conservation easement or transfer of fee title to the Implementing Entity has occurred.

Endowment

The development fees include a contribution to a non-wasting endowment fund designed to generate sufficient interest to cover the ongoing annual costs beyond the 50-year Permit Term. The endowment needs are based on estimates of the long-term average real interest rate.

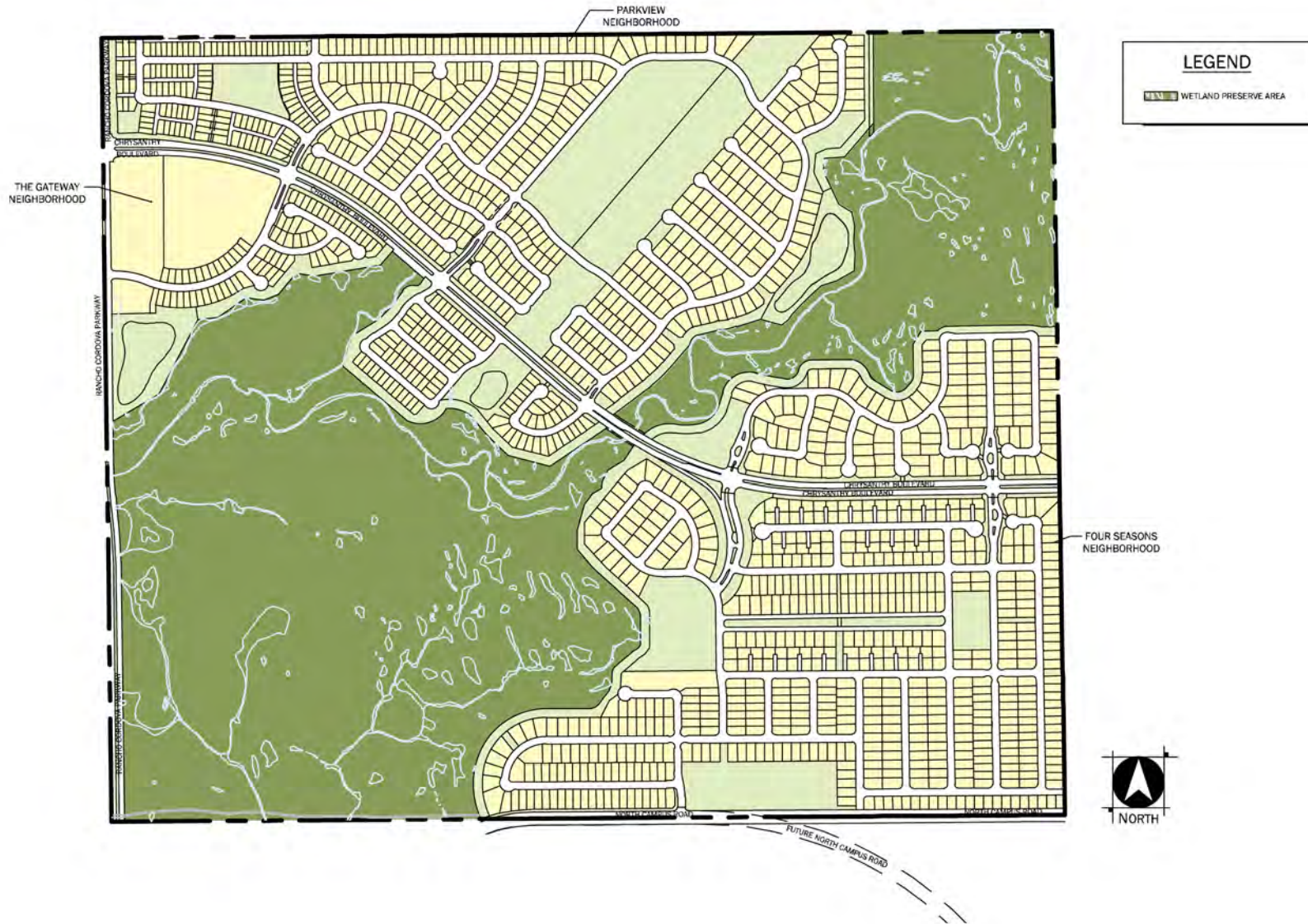
Preserve

The preserve will be fenced, and the conservation easement will specifically prohibit public access to the preserve. The easement will also prohibit vegetation removal, burning and dumping, discing, addition of roads or trails, equipment or fuel storage, alteration of topography, motor vehicle use, application of harmful chemicals, construction activities, or planting vegetation except for the express purpose of habitat monitoring and maintenance. Discing and mowing will only be allowed for fire control purposes and will be conducted in manner to avoid adverse impacts to vernal pool habitat.

Trails

Within the TRSPA, trails are located alongside the extensive Wetland Preserve. The trail will consist of a 10’ wide all-weather surface with 2’ shoulders on either side. The trail will be set back from the adjacent development a minimum of 10’ and 0-5’ from the curb and gutter on local streets and adjacent to the curb and gutter along minor arterials. The edge of the trail adjacent to the preserve will be clearly delineated with a low post and cable fence or any other similar delineation; no landscaping is permitted to occur within the wetland preserve boundary. Cattle have historically grazed the site and it is possible that this practice will be continued for weed abatement and fire control, as well as to provide a perpetual view into the site’s historic agricultural past.

Exhibit 50: Wetland Preserve (Subject to change)



3.10 INFRASTRUCTURE

3.10.1 Sanitary Sewer

The Ranch SPA is located within Area 2 of the BR East Rancho Expansion Trunk Shed (2015 Amendment) of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD amended the BR East Rancho Trunk Shed in 2015, ahead of the scheduled 2020 System Capacity, to include The Ranch in the buildout expansion facilities. At build-out, The Ranch SPA will be served by a trunk main connecting to the existing Aerojet Interceptor 1B located in Chrysanthy Boulevard (east of Rancho Cordova Parkway), which drains to Location #1 Outfall at S132 Chrysanthy Pump Station.

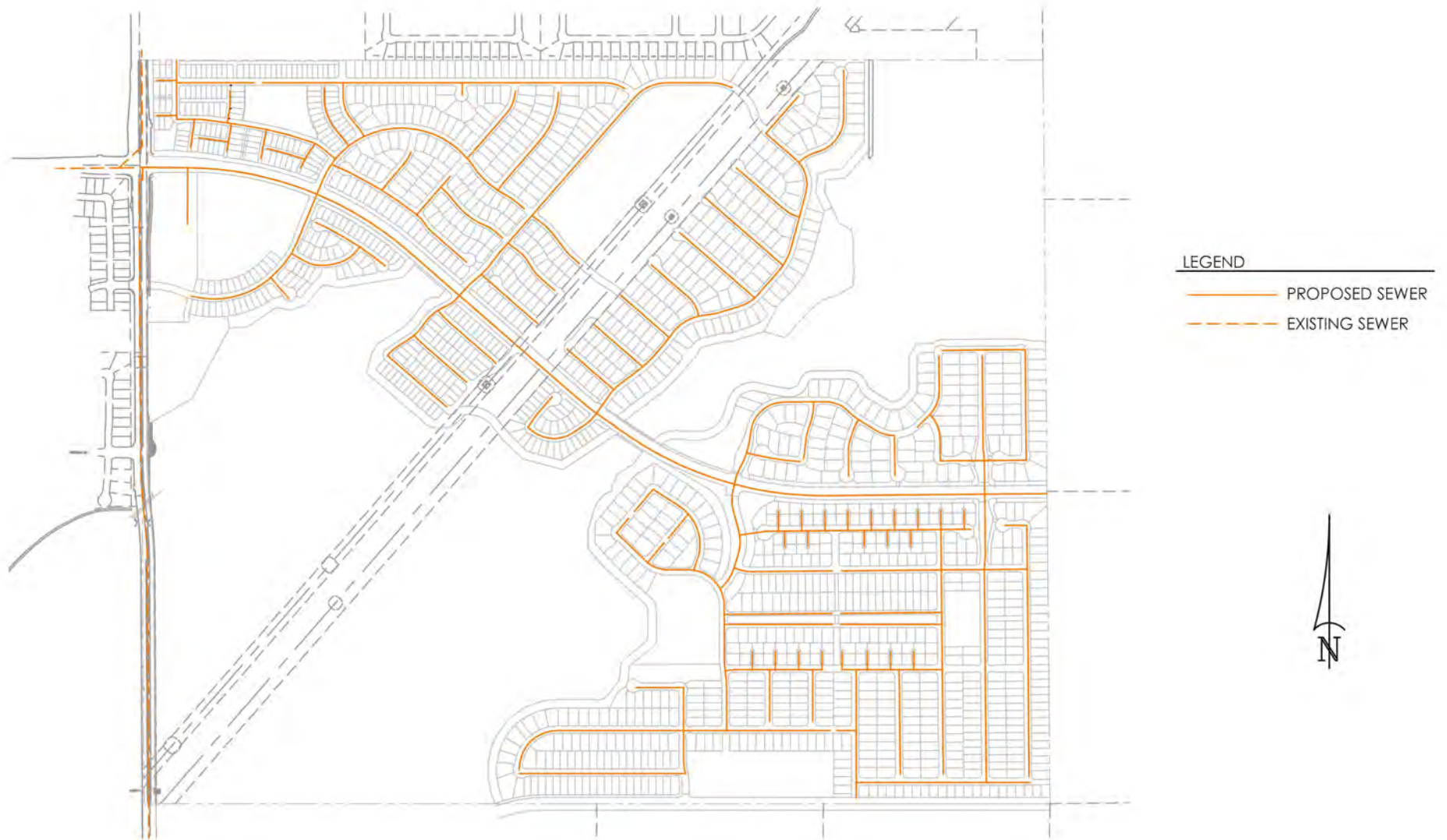
The following Sewer Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

- The City of Rancho Cordova General Plan citywide policy mandates public sewer service for new residential developments of densities greater than one unit per two acres. Consistent with this policy, the SPA will be served by a public sewer collection system.
- Design and construction of phased sewer infrastructure into and through the Plan Area will be done with the approval and to the satisfaction of the City of Rancho Cordova and SASD staff, per SASD Sewer Ordinance (Effective 2/9/2018).
- Building permits for proposed projects shall not be approved until an approved Sewer Study for the Plan Area is approved by SASD.

- Interim sewer facilities, if required for phased development of the Plan Area, shall be designed in consultation with SASD and SRCSD.

The proposed on-site sewer collection system is illustrated in [Exhibit 51](#).

Exhibit 51: Sanitary Sewer (Subject to change)



3.10.2 Water Service

The Ranch SPA is within service area Zone 40 of the Sacramento County Water Agency (SCWA). SCWA will provide water service to each developable parcel and building of The Ranch SPA. The SCWC has an adequate source of water to meet the needs of The Ranch SPA as outlined in their letter provided to the City of Rancho Cordova. A water distribution system, constructed in phases, in and through The Ranch SPA will consist of a 24-inch, 12-inch and 8-inch diameter pipes, providing water to each of the proposed land uses in the quantity and pressure necessary for the intended development. Development of the project's water system will be consistent with the Regional Water Forum Agreement. Each project development phase will convey water in the appropriate quantity and pressure to support the proposed level of development without impacting the surrounding area.

Water demands were projected for The Ranch SPA based on the land uses identified and the standard methodology implemented by the SCWA. The projected demands are similar to the existing water uses within the SCWA service area. The proposed water distribution system has been designed and sized to service this demand.

The following Water Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project phasing plan:

- The City of Rancho Cordova General Plan Citywide policy mandates public water service for new residential developments of densities greater than one unit per two acres. Consistent with this policy, The Ranch SPA will be served by a public water distribution system.
- Design and construction of phased water infrastructure into and through The Ranch SPA will be done with the approval and to the satisfaction of the City of Rancho Cordova and SCWA staff.
- The Ranch SPA is required to connect to the existing SCWA system at a minimum of two locations. Interim water facilities, if required for phased development of the Plan Area, shall be designed in consultation with the City of Rancho Cordova, SCWA staff, and coordination with adjacent projects.
- Building permits for proposed projects shall not be approved until SCWA staff approves a Water Distribution Plan for The Ranch SPA. In addition, Building Permits for the proposed project shall conform to the specific provisions of the City of Rancho Cordova Landscaping Ordinance (Municipal Code Title 23, Chapter 23.716).

The proposed on-site water distribution system is illustrated in [Exhibit 52](#).

Exhibit 52: Water Service (Subject to change)



3.10.3 Drainage

The Ranch SPA topography is characterized by gently rolling terraces, numerous hills, and depressions. Current land use is cattle grazing. The unnamed tributary to the lower Morrison Creek South meanders down the middle, generally from the northeast to southwest.

The project consists of two development areas at the northwest and southeast quadrants, with the remaining area left as open space and an environmental corridor for the Lower Morrison Creek South. The northwest quadrant will drain to the Lower Morrison Creek South, and the southeast quadrant will drain to both the Lower Morrison Creek South and Kite Creek.

The open spaces will also include detention basins that will provide water quality and stormwater management. The management includes capture and treatment of summer irrigation flows, hydromodification of storm runoff, and attenuation of very large storms so that post-project flow rates are equal to or less than existing conditions. There will be three basins to manage runoff from the northwest quadrant development and two basins to manage the southeast quadrant stormwater runoff. Adequate overland release paths to convey runoff in excess of storm drainage collection pipe capacities shall be provided.

With the exception of a major road crossing (Chrysanthy Boulevard) and four outflows from the respective detention basins, the unnamed tributary to LMCS will remain as a meandering channel within an open space corridor. The outfall for the southern portion of the Southeast quadrant into Kite Creek is tentatively planned to be part of a larger outfall that will serve the proposed Sun Creek Specific Plan.

The following Drainage Service Standards and Guidelines are identified to ensure necessary infrastructure is provided in a timely manner, consistent with the project-phasing plan:

- Design and construction of phased drainage infrastructure into and through The Ranch SPA will be done with the approval and to the satisfaction of the City of Rancho Cordova.
- Building permits for proposed projects shall not be approved until the City of Rancho Cordova approves a Drainage Study of The Ranch SPA.
- Interim drainage facilities, if required for phased development of The Ranch SPA, shall be designed in consultation with City of Rancho Cordova staff.

The proposed on-site drainage system is illustrated in [Exhibit 53](#).

Exhibit 53: Drainage Map (Subject to change)

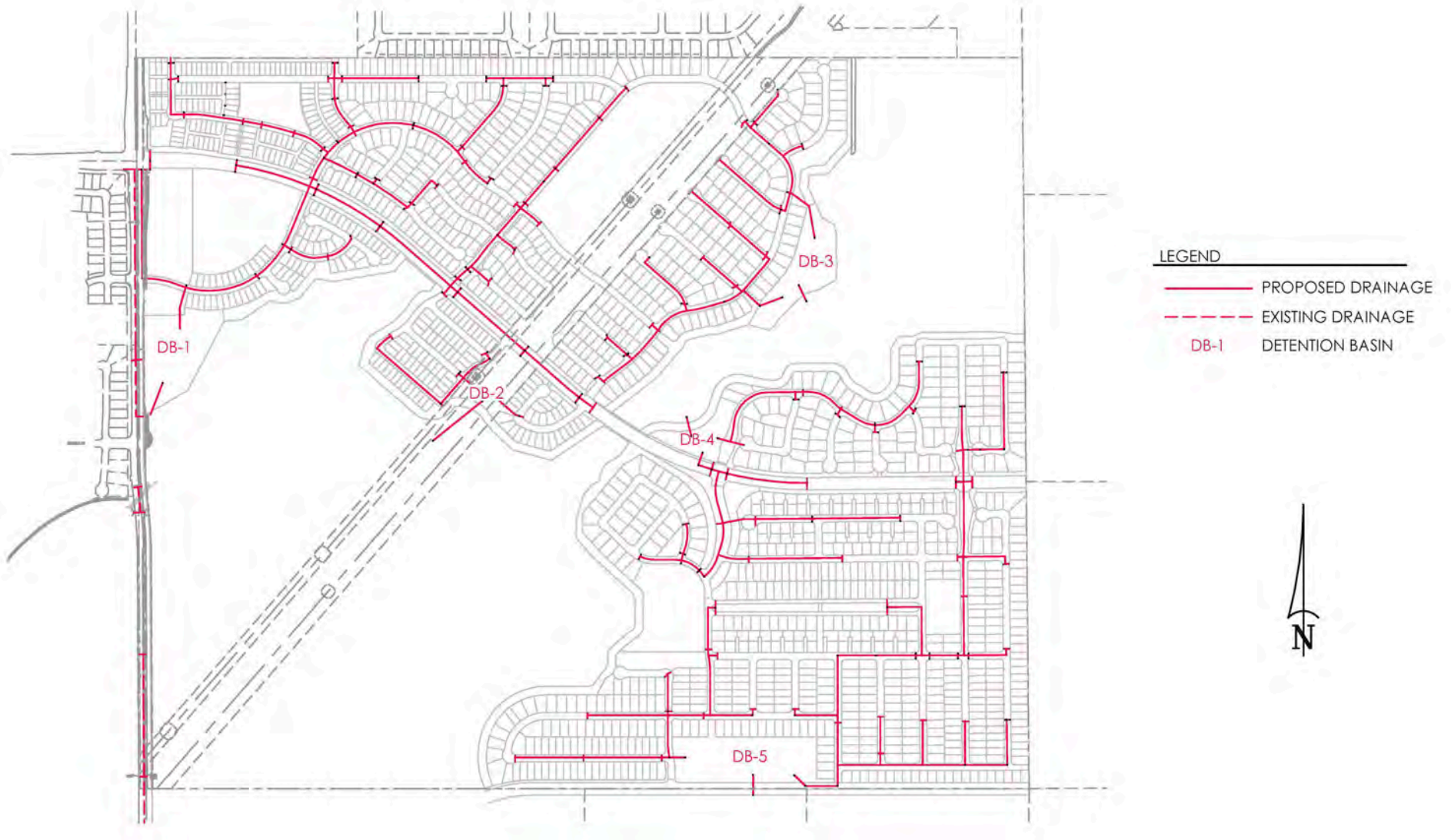
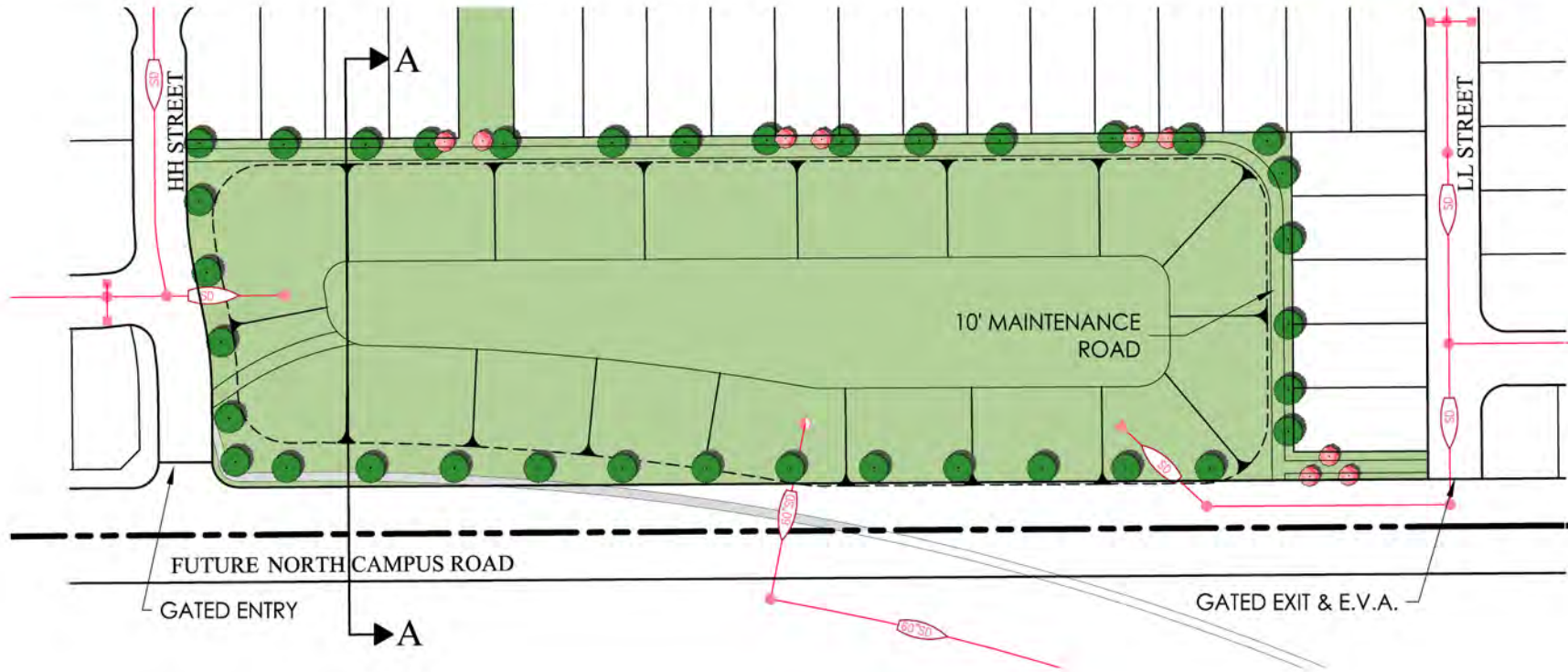
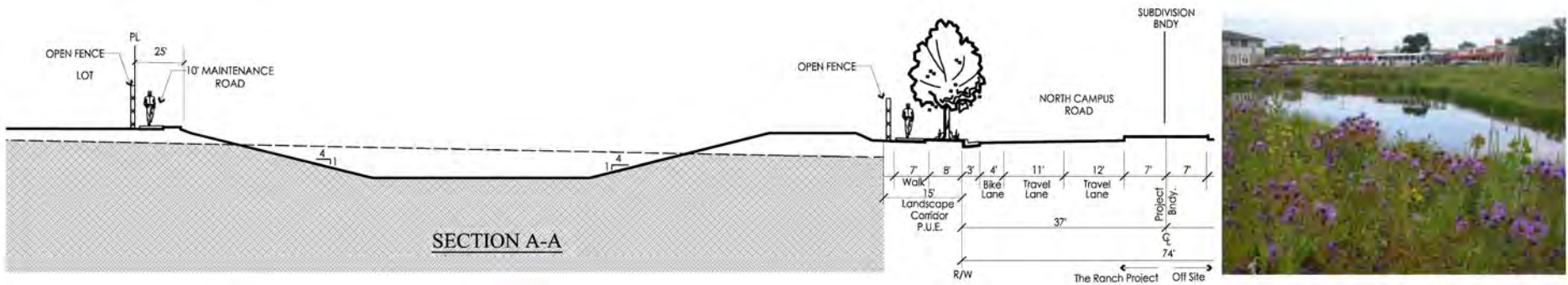


Exhibit 54: Section A-A Drainage Basin Illustration (Subject to change)



3.10.4 Phasing

A phasing plan has been prepared and included to demonstrate the logical, timely and appropriate completion of the infrastructure and roadway facilities, required to serve the phased build-out of the

Plan Area. Refer to Exhibit 55 on the following page for the Phasing Map.

