



October 24, 2023

Trumark Homes
3001 Bishop Drive, Suite 100
San Ramon, CA 94583

Subject: Trumark at Kassis (PLND-0623-0073) Consistency Review per SB 330

The City of Rancho Cordova has received your application package for the Trumark at Kassis Tentative Subdivision Map and Major Design Review. On August 25, 2023, the City determined that the submitted application package was COMPLETE pursuant to Government Code Section 65943 and consequently began the 60-day consistency review.

As a preliminary matter, you have asserted that your application must be processed "by-right". However, that assertion is incorrect. Your December 16, 2022 preliminary application states that the application is "by-right" pursuant to Government Code section 66583.2(h), since the project site is zoned to meet the City's Regional Housing Needs Assessment obligations for lower income households. However, Section 66583.2(h) applies only to sites that were rezoned pursuant to a rezoning program implemented after the adoption of a housing element that did not identify adequate sites to accommodate all income levels, and is therefore inapplicable to the proposed project site. To the extent you are claiming the proposed project is subject to the Policy H.1.6 of the City's Housing Element, that assertion is also incorrect. Policy H.1.6 includes a program for the City to rezone certain specified sites to allow qualifying housing projects by-right consistent with AB 1397. However, Housing Element Policy H.1.6 did not itself rezone any property. The City has not yet implemented the rezoning program, nor has the City missed any deadlines for implementing the program.

For these reasons, your application will not be processed "by-right". The City will process your application in accordance with the requirements of the Rancho Cordova Municipal Code, SB 330, and the Housing Accountability Act. As part of that process, the application is required to undergo complete and thorough environmental review as required by the California Environmental Quality Act (CEQA).

The submitted project documents were reviewed by City staff and have been deemed INCONSISTENT and not in compliance with certain applicable plans, programs, policies, ordinances, standards, requirements, and other similar provisions as further described below. Pursuant to Government Code section 65589.5, this letter constitutes the City's explanation of the reasons the proposed project is not in compliance.¹

¹ The application indicates that it will include units affordable to lower income households. The application does not request a density bonus, or any waivers or concessions under the Density Bonus Law (Government Code section 65915) and therefore the City does not evaluate whether the applicant is entitled to use any waivers and/or concessions to excuse noncompliance with any development standard or requirement.

1. Project is not consistent with adopted General Plan policies and actions.

- a. *The a portion of the proposed project is located within the 100-year floodplain as determined by the most recently available maps from FEMA and is therefore inconsistent with the following General Plan Safety Element policies and actions:*

Policy S.2.2 – Manage the risk of flooding by discouraging new development located in an area that is likely to flood.

Action S.2.2.2 – Preclude development within the 100-year floodplain, as determined by the most recent floodplain mapping available from the Federal Emergency Management Agency (FEMA) or other acceptable source, unless otherwise approved by the City floodplain administrator based on site-specific mitigation.

Action S.2.2.4 – Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-year and 200-year floodplain. Discourage the use of fill to create buildable area within the 100-year floodplain, except in extreme circumstances consistent with all other applicable policies and regulations, and after review to determine potential impacts on wildlife, habitat, and flooding on other parcels.

2. Project is not consistent with the City's objective zoning, development, and design standards.

- a. Project does not meet the following objective zoning standards set by the Zoning Code of the City of Ranch Cordova:

- i. Per Zoning Code Section 23.719 Parking and Loading, Table 23.719-1: Required Minimum Vehicle Ratios, multi-family residential uses are required to provide the following parking ratios:
- Studio & 1-bedroom units: 1 parking space/unit
 - 2- & 3-bedroom units: 2 parking spaces/unit
 - Guest parking: 0.2 parking spaces/unit

The proposed project does not meet the required guest parking requirements for multi-family residential uses. Project plans do not provide the 50 guest parking spaces required by the Zoning Code.

- ii. Per Zoning Code Section 23.719.110 Bicycle Parking Requirements, Subsection A, Short Term Bicycle Parking, if a land use or project is anticipated to generate visitor traffic, the project must provide permanently anchored bicycle racks within 100 feet of the visitors' entrance. To enhance security and visibility the bicycle racks shall be readily visible to passersby. The bicycle capacity of the racks must equal an amount equivalent to 10 percent of all required motorized vehicle parking. There shall be a minimum of one rack with capacity for two bicycles. *Project plans do not depict or demonstrate*

consistency with this requirement. There is no bicycle parking identified for the multi-family use.

- iii. Per Zoning Code Section 23.719.110 Bicycle Parking Requirements, Subsection B, Long-Term Bicycle Parking, buildings with over 10 tenant-occupants (e.g., multifamily tenants, owners, employees) shall provide secure bicycle parking for five percent of required motorized vehicle spaces for employees/residents, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and include one or a combination of the following:
- Covered, lockable enclosures with permanently anchored racks for bicycles.
 - Lockable bicycle rooms with permanently anchored racks.
 - Lockable, permanently anchored bicycle lockers.
 - In the case of residential development, a standard garage is sufficient, if available.

Project plans do not depict or demonstrate consistency with this requirement. There is no bicycle parking identified for the multi-family residential use.

- iv. Per Zoning Code Section 23.719.120 Design Standards for Bicycle Parking Facilities, Subsection B.1, areas set aside for required bicycle parking must be clearly reserved for bicycle parking only. *Project plans do not depict or demonstrate consistency with this requirement. There is no bicycle parking identified for the multi-family residential use.*
- v. Per Zoning Code Section 23.719.120 Design Standards for Bicycle Parking Facilities, Subsection B.3, bicycle parking must meet the following location requirements:
- Outdoor bicycle parking should be located within 100 feet, or as close as possible to the primary building entrance, without impeding pedestrian circulation or emergency access.
 - Bicycle parking must be visible from within on-site buildings or the street.
 - Bicycle parking may be located within a building if access is readily available from an outdoor entrance.
 - Bicycle parking is prohibited within 100 feet of a trash or recycling enclosure.

Project plans do not depict or demonstrate consistency with this requirement. There is no bicycle parking identified for the multi-family residential use.

- vi. Per Zoning Code Section 23.719.120 Design Standards for Bicycle Parking Facilities, Subsection D, when required, 25 percent of all bicycle parking for residential uses shall be provided as Class I facilities (locker, bike room, etc.). *Project plans do not depict or demonstrate consistency with this requirement. There is no bicycle parking identified for the multi-family residential use.*
- vii. Per Zoning Code Section 23.719.120 Design Standards for Bicycle Parking Facilities, Subsection E.1, bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a rack upon which the bicycle

can be locked. Bicycle parking racks, shelters, or lockers must be securely anchored to the ground or to a structure. Bicycle racks must hold bicycles securely by the means of the frame. The frame must be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. *Project plans do not depict or demonstrate consistency with this requirement. There is no bicycle parking identified for the multi-family residential use.*

- viii. Per Zoning Code Section 23.719.120 Design Standards for Bicycle Parking Facilities, Subsection E.3, bicycle parking shall be at least one and one-half feet wide by six feet long for a single bicycle parking space or two and one-half feet wide by six feet long for two paired bicycle racks (as pictured in Figure 23.719-6) and, when covered, provide a minimum vertical clearance of seven feet. An access aisle of at least five feet wide shall be provided and maintained beside or between each row of bicycle parking. Each required bicycle space must be accessible without moving another bicycle. Bicycle parking spaces required by this chapter may not be rented or leased. *Project plans do not depict or demonstrate consistency with this requirement. There is no bicycle parking identified for the multi-family residential use.*
- ix. Per Zoning Code Section 23.719.120 Design Standards for Bicycle Parking Facilities, Subsection F, paving and surfacing of bicycle parking areas shall be surfaced with hard surfacing of at least two inches minimum (i.e., pavers, asphalt, concrete, or similar material). This surface must be designed to maintain a well-drained condition. *Project plans do not depict or demonstrate consistency with this requirement. There is no bicycle parking identified for the multi-family residential use.*
- x. Per Zoning Code Section 23.719.130 Standards for Off-street Parking for Private Residences, Subsection D, each parking space shall be at least eight and one-half feet wide by 18 feet deep. *The design review booklet does not depict or demonstrate consistency with this requirement.*
- xi. Per Zoning Code Section 23.719.130 Standards for Off-street Parking for Private Residences, Subsection G, the minimum driveway width is 10 feet. Driveway pavement shall be five feet from the side property line in order to provide an area of landscaping between adjacent lots. Deviations from these standards may be allowed through site plan and architecture review for small-lot single-family developments at the time of master home plan review where these standards cannot be attained due to design. Remaining unpaved portion shall be landscaped, irrigated, and maintained. See Figure 23.716-2 (Nonpervious Surface Limits in Single-Family and Two-Family Residential Zones). Project plans do not depict or demonstrate consistency with this requirement. *The design review booklet does not depict or demonstrate consistency with this requirement.*
- xii. Per Zoning Code Section 23.719.160 Electric Vehicle Parking Spaces, all new construction must comply with CALGreen, Title 24, Part 11 and include “EV capable”

parking spaces. *Project plans do not depict or demonstrate consistency with this requirement. There are no "EV capable" parking spaces identified for the multi-family use.*

- xiii. Per Zoning Code Section 23.725.070 Outdoor Lighting Plans Required, an outdoor lighting plan shall include the following:
- Manufacturer specifications sheets, cut sheets, and other manufacturer-provided information for all proposed outdoor light fixtures to show fixture diagrams and outdoor light output levels.
 - The proposed location, mounting height, and aiming point of all outdoor lighting fixtures.
 - If building elevations are proposed for illumination, drawings of all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the illumination level of the elevations, and the aiming point for any remote light fixture.
 - Photometric data including a computer-generated photometric grid showing foot-candle readings every 10 feet within the property or site and 10 feet beyond the property lines.

Though conceptual lighting plans were provided, the plans do not depict or demonstrate consistency with this requirement.

- xiv. Per Zoning Code Section 23.725.060 General Lighting Standards, Subsection A, all outdoor lighting shall be designed, located, installed, directed downward or toward structures, shielded, and maintained in order to prevent glare, light trespass, and light pollution. *Lighting plan does not depict or demonstrate consistency with this requirement.*
- xv. Per Zoning Code Section 23.725.060 General Lighting Standards, Subsection C, except as otherwise exempt, all outdoor lighting shall be constructed with full shielding and/or recessed to reduce light trespass to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light fixture directly illuminates an area outside of the site. *Lighting plan does not depict or demonstrate consistency with this requirement.*
- xvi. Per Zoning Code Section 23.725.060 General Lighting Standards, Subsection D, outdoor lighting shall be designed to illuminate at the minimum level necessary for safety and security and to avoid the harsh contrasts in lighting levels between the project site and adjacent properties. *Lighting plan does not depict or demonstrate consistency with this requirement.*

- xvii. Per Zoning Code Section 23.725.060 General Lighting Standards, Subsection D.2, parking lots, driveways, trash enclosures/areas, public phones, and group mailboxes shall be illuminated with a minimum maintained one foot-candle of light and an average not to exceed four foot-candles of light. *Lighting plan does not depict or demonstrate consistency with this requirement.*
- xviii. Per Zoning Code Section 23.725.060 General Lighting Standards, Subsection D.3, pedestrian walkways shall be illuminated with a minimum maintained one-half foot-candle of light and an average not to exceed two foot-candles of light. *Lighting plan does not depict or demonstrate consistency with this requirement.*
- xix. Per Zoning Code Section 23.725.060 General Lighting Standards, Subsection D.5, in order to minimize light trespass on abutting residential property, illumination measured at the nearest residential structure or rear yard setback line shall not exceed the moon's potential ambient illumination of one-tenth foot-candle. *Lighting plan does not depict or demonstrate consistency with this requirement.*
- xx. Per Zoning Code Section 23.725.060 General Lighting Standards, Subsection E, the maximum height of freestanding outdoor light fixtures abutting residential development shall be 18 feet. Otherwise, the maximum height for freestanding outdoor light structures shall be 24 feet. Height shall be measured from the finish grade, inclusive of the pedestal, to the top of the fixture. *Lighting plan does not provide information on maximum height of freestanding outdoor light fixtures.*
- xxi. Per Zoning Code Section 23.725.060 General Lighting Standards, Subsection F, Outdoor lighting shall utilize energy-efficient (high pressure sodium, metal halide, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater efficiency) fixtures and lamps. All new outdoor lighting fixtures shall be energy-efficient with a rated average bulb life of not less than 10,000 hours. *Lighting plan does not depict or demonstrate consistency with this requirement.*
- xxii. Per Zoning Code Section 23.725.060 General Lighting Standards, Subsection I, where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed, and shielded so that the light falls within the primary playing area and no significant off-site light trespass is produced. Additionally, the lights shall be turned off within one hour after the end of the event. *Lighting plan does not depict or demonstrate consistency with this requirement.*
- xxiii. Per Zoning Code Section 23.731.040 Height Limits and Locations, each fence, wall, and screen shall comply with height limits and locations shown in Table 23.731-1: Maximum Height of Fences, Walls, and Screening in Required Yard Area. *Landscape plans do not depict or demonstrate consistency with this requirement.*

- xxiv. Per Zoning Code Section 23.731.080 Special Fencing and Screening Requirements, Subsection A.2, all exterior mechanical equipment shall be screened from view on all sides. *It is unclear whether outdoor mechanical equipment will be included with the multi-family residential use and clubhouse, if so, then project plans do not demonstrate consistency with this requirement.*
- xxv. Per Zoning Code Section 23.731.080 Special Fencing and Screening Requirements, Subsection A.3, roof-mounted mechanical equipment shall be screened in compliance with the following standards:
- Screening materials may be solid concrete, wood, or other opaque material and shall effectively screen the mechanical equipment so that it is not visible from a public street.
 - The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural styles.
- It is unclear whether the multi-family residential use will have roof-mounted mechanical equipment (such as air conditioning units). Project plans do not depict or demonstrate consistency with this requirement.*
- xxvi. Per Zoning Code Section 23.731.080 Special Fencing and Screening Requirements, Subsection A.6, residential trash receptacles (including recycling and green waste containers) shall not be stored within a required front or street side yard and shall be screened from view of the public right-of-way by a solid fence not less than four feet in height. Preexisting setback exceptions may be approved by approval authority. Exceptions to fence height standards may be granted by the designated approval authority to ensure proper placement and screening of trash receptacles. *Trash receptacles are identified in landscape plans; however plans do not depict or demonstrate consistency with this requirement.*
- xxvii. It is unclear from the submitted project plans whether a swimming pool is proposed with the clubhouse. Per Zoning Code Section 23.731.080 Special Fencing and Screening Requirements, Subsection C, swimming pools/spas and other similar water features shall be fenced in compliance with city-adopted building code requirements. *Project plans do not depict or demonstrate consistency with this requirement.*
- xxviii. Per Zoning Code Section 23.731.080 Special Fencing and Screening Requirements, Subsection F, fences adjacent to open space and trail areas shall be constructed and maintained as open view fencing and shall not be chain link. *Project plans do not depict or demonstrate consistency with this requirement.*
- xxix. Per Zoning Code Section 23.722.030 Pedestrian Plan Required, as part of the design review application, the applicant shall submit a pedestrian plan demonstrating compliance with the relevant standards and performance criteria. *The submitted*

project plans do not include a pedestrian plan demonstrating compliance with this requirement.

- xxx. Per Zoning Code Section 23.722.040 Standards for All Pedestrian-Oriented Spaces, Subsection A, materials used in pedestrian-oriented spaces shall be attractive, durable, slip-resistant, of high quality, and compatible in color and pattern with a project's design. Surfaces in pedestrian circulation areas shall be constructed from materials that provide a hard, stable surface and that permit comfortable maneuverability for people of all abilities. Wherever a pathway crosses a drive aisle, loading area, or parking area, the pathway shall be made identifiable by the use of one of the following: elevation changes, changes in paving materials, and/or the use of colors. Such designations are subject to the approval of the council. *Project plans do not depict or demonstrate consistency with this requirement.*
- xxxi. Per Zoning Code Section 23.722.040 Standards for All Pedestrian-Oriented Spaces, Subsection B, lighting in pedestrian-oriented spaces shall be consistent with the requirements of Chapter 23.725 RCMC (Outdoor Lighting). *Project plans do not depict or demonstrate consistency with this requirement.*
- xxxii. Per Zoning Code Section 23.722.040 Standards for All Pedestrian-Oriented Spaces, Subsection C, landscaping in pedestrian-oriented spaces shall be consistent with the requirements of Chapter 23.716 RCMC (Landscaping). *Project plans do not depict or demonstrate consistency with this requirement.*
- xxxiii. Per Zoning Code Section 23.722.040 Standards for All Pedestrian-Oriented Spaces, Subsection E.1, seating is required in all public spaces and meet the following criteria:
 - Seating should provide a variety of abundant, accessible, comfortable seating options throughout pedestrian-oriented spaces. Specific considerations include:
 - Provide a variety of seating types and configurations.
 - Accommodate solitary and social activities.
 - Provide a safe, comfortable seating surface with smooth, even surfaces and curved edges.
 - Seating types shall conform to crime prevention standards, such as “open seating” that inhibits vandalism and skateboarding. Armrests or other obstructions shall be provided on any public bench that is designed for two or more people to inhibit the ability to sleep on benches.
 - Seating within public spaces should be provided at the ratio of approximately one linear foot per 30 square feet of space.
 - Seating along pedestrian pathways should be provided at the ratio of approximately one linear foot per two linear feet of pathway.
 - Seating that faces a wall shall be located at least six feet away from the wall.
 - Seating as part of a tenant space shall not count toward meeting this requirement.

Project plans do not depict or demonstrate consistency with this requirement.

xxxiv. Per Zoning Code Section 23.722.040 Standards for All Pedestrian-Oriented Spaces, Subsection E.2, bicycle racks shall be provided based on the development's anticipated parking demand (see Chapter 23.719 RCMC (Parking and Loading)). Racks shall be located adjacent to or near bicycle pathways and routes and building entrances. *Project plans do not depict or demonstrate consistency with this requirement.*

xxxv. Per Zoning Code Section 23.722.050 Standards for On-Site Pedestrian Pathways, Subsection A, the pedestrian paths system shall be designed to provide the pedestrian safe passage throughout the project area. Adherence to all of the following provisions will create maximum safe connectivity for pedestrians:

- A continuous path which connects the primary entrances of the structure(s) on the site.
- Clear and continuous paths from every primary building entrance to all transit stops and crosswalks directly adjoining the site.
- A clear and continuous path that connects the main pedestrian access point to the site with the main entrance of the primary use structure on site.
- Pedestrian pathways from the building to adjacent streets at a ratio of one for each vehicle entrance on site. For example, if there are two driveways into the site, two sidewalk entries that connect to the building's primary entrance are required. Entrances designed primarily for service and delivery vehicles are not included in this ratio.
- Drive aisles leading to main entrances with a walking path on at least one side.

Project plans do not depict or demonstrate consistency with this requirement.

xxxvi. Per Zoning Code Section 23.722.050 Standards for On-Site Pedestrian Pathways, Subsection B, the pedestrian paths system shall be designed to provide the pedestrian safe passage between adjoining properties and shall connect their pedestrian pathways. Adherence to all of the following provisions will create maximum safe connectivity for pedestrians:

- A clear and continuous path along all adjacent streets that connects the main entrance of the primary use structure on each property.
- A clear and continuous path along all drive aisles providing access between the properties that connects the main entrance of the primary use structure on each property.
- Special pedestrian paths/connections between adjoining lots where those uses are compatible.

Project plans do not depict or demonstrate consistency with this requirement.

- xxxvii. Per Zoning Code Section 23.722.050 Standards for On-Site Pedestrian Pathways, Subsection E, the design and construction of pedestrian pathways into and through parking areas shall comply with the following standards:
- No parking space shall be located farther than 130 feet from a designated pedestrian pathway.
 - Where parking areas are located between a public right-of-way and a primary entrance into a site's primary use structure, a continuous and well-designated pedestrian path shall be provided through the parking area that connects the public right-of-way and the said entrance.

Project plans do not depict or demonstrate consistency with this requirement.

- xxxviii. Per Zoning Code Section 23.722.050 Standards for On-Site Pedestrian Pathways, Subsection F.3, paseos shall be designed and constructed according to the following standards:
- A paseo shall be at least 20 feet in width.
 - A paseo shall contain an unobstructed circulation path at least four feet in width, connecting the two streets on which the paseo fronts.
 - Where any building wall(s) adjoins a paseo and where such wall(s) exceeds a height of 60 feet for an aggregate length of more than 120 feet, the wall(s) shall be set back from the paseo by a minimum distance of 10 feet.

Project plans do not depict or demonstrate consistency with this requirement.

- xxxix. Per Zoning Code Section 23.716.070 Parking Lot Landscape, Subsection C.4, shade canopy requirements are as follows:
- Parking lot landscaping shall include shade trees placed so as to cover 50 percent of the total parking area with tree canopies within 15 years of securing building permit, illustrated in Figure 23.716-6 (Parking Lot Shade Requirements). Shade tree selection shall be approved by the director to ensure that shade canopy will be achieved. No portion of the vehicle use area shall be farther than 30 feet from the trunk of a large-type tree.
 - Tree coverage shall be determined by the approximate crown diameter of each tree at 15 years, as estimated on the approved tree list. Trees shall be a minimum 15-gallon size at planting.

Per the comment letter from the City's landscape consultant, the landscape plans must be updated to provide preliminary parking lot shade calculations for common parking areas in the multi-family site. Currently, project plans do not depict or demonstrate consistency with this requirement.

- xl. Per Zoning Code Section 23.716.060 Special Landscape Provisions, Subsection J, development shall comply with Chapter 22.180 RCMC (Water Use and Conservation) which includes the following:
- Submittal requirements.
 - Irrigation system design criteria.
 - Plant selection, water use calculation chart, and turf and non-turf requirements and restrictions.
 - Model home landscape criteria.
 - Soil infiltration rates.
 - Relative water requirements of commonly used plants.

Per the comment letter from the City's landscape consultant, preliminary MWELC calculations must be provided for the common area landscape areas (Lots C, D, E, F, G and multi-family site), to demonstrate that project intends to comply with the water conservation ordinance. Currently, project plans do not depict or demonstrate consistency with this requirement.

- b. Project does not meet the requirements of the Parkway Corridor Overlay Zone.
- i. The project site is located within Erosion Zone 4 of the Parkway Overlay Zone. Rancho Cordova Zoning Code Section 23.325.070(H)(3) establishes specific development standards for uses located within an erosion zone. The project plans do not depict or demonstrate consistency with the following development standards identified in that section:
- Accessory buildings shall not exceed 12 feet in height.
 - Dwellings and other structures shall be screened by live plantings of locally native trees and shrubs to minimize the visual impact of the dwelling or structure from the parkway.
 - Dwellings and structures shall be finished in earthtones as defined in Article 11 (Definitions) of Rancho Cordova Zoning Code title.
 - Accessory uses, buildings, and structures (including swimming pools and appurtenant equipment) customarily incidental to and subordinate to single-family detached and two-family dwellings shall not be located closer than 20 feet from the edge of a bluff or terrace.
 - Construction, erection, or installation of any fence, wall, abutment, or similar device shall not be located closer than ten feet from the edge of a bluff or terrace when proposed in Erosion Zone 4.
 - No form of trenching, grading, earth filling, or similar disturbance of residual or transported soils shall occur within ten feet from the edge of a bluff or terrace when proposed in Erosion Zone 4.
- ii. Zoning Code Section 23.325.070(J) requires the following information for projects within Erosion Zone 4 that has not been depicted in the submitted project plans, and

such information must be provided in order for the application to be deemed consistent:

- Site plan showing:
 - Location of existing and proposed structures, buildings, and signs.
 - Location of existing trees and shrubs. For trees, the species and dbh (i.e., diameter breast height) shall be indicated.
 - Location of any proposed walls and fences; the height and construction materials thereof.
 - Finished grade of the site at the building.
 - Location of an irrigation system, subterranean water lines, drainage facilities, and other appurtenant equipment.

 - Color, materials, and texture of proposed buildings and structures.
 - Location, materials, size and copy of any signs, and illumination thereof, if any.
 - Elevation drawing of all improvements.
- iii. Zoning Code Section 23.325.070(K) requires the following information in the geotechnical report for projects within Erosion Zone 4 that has not been depicted in the submitted project plans, and such information must be provided in order for the application to be deemed consistent:
- Geotechnical report shall consider, describe, and analyze the following:
 - Bluff and site topography, extending the surveying work beyond the site as needed to depict geomorphic conditions that might affect the site.
 - Geologic conditions, including soil, sediment, and rock types and characteristics, in addition to structural features, such as bedding, joints, and faults.
 - Hydrologic conditions, including surface water drainage, groundwater, and American River 100-year floodplain and designated floodway locations and elevations.
 - Historic, current, and foreseeable bluff erosion, including investigation of recorded land surveys and tax assessment records in addition to the use of historic maps and photographs where available, and possible changes in channel configuration and sediment transport.
 - The potential effects of the development on both on-site and off-site erosion.
 - The impact of the proposed construction activity on both on-site and off-site erosion.
 - The effect of foreseeable erosion on the development and potential mitigation measures, including maintenance requirements.
 - Potential effects of seismic forces resulting from a maximum credible earthquake.
 - Any other factors which may affect slope stability and erosion.

- The report shall contain a diagram establishing the location of the bluff edge, the toe of the bluff, other significant geologic features, and the 100-year floodplain and designated floodway locations. Distances to each feature shall be identified, with measurements taken from a fixed location.
 - The report shall detail mitigation measures for any potential impacts and shall outline alternative solutions. The report shall express a professional opinion as to whether the project can be designed so that it will neither be subject to nor contribute to significant geologic instability throughout the economic life span of the project.
 - The report shall use a currently acceptable engineering stability analysis method and shall also describe the degree of uncertainty of analytical results due to assumptions and unknowns. The degree of analysis required shall be appropriate to the degree of potential risk presented by the site and the proposed project.
 - An engineered design for the development and/or erosion protection measures shall be filed by the applicant. The design shall be of sufficient detail to ensure compliance with the American River Parkway Plan and to allow for appropriate consideration of all potential erosion problems affected by and affecting the proposed development and its associated construction activity.
- c. Project does not meet the following objective design guidelines set by the Rancho Cordova Citywide Design Guidelines
- i. Per Chapter 5 Residential of the Citywide Design Guidelines, Section SITE DESIGN > PARKING, multi-family projects with more than 50 units shall provide a common vehicle wash area. Where provided, the vehicle wash areas shall be paved, bermed, and graded in order to drain properly. *Project plans do not depict or demonstrate consistency with this requirement.*
 - ii. Per Chapter 5 Residential of the Citywide Design Guidelines, Section SITE DESIGN > GARAGE PLACEMENT AND DESIGN, garage door width facing the street shall not exceed 50 percent of the width of the home. Subdivisions with lot widths less than 50 feet may increase this proportion to a maximum of 60 percent. Attached single family homes are allowed a one car garage door width if this width exceeds 60 percent of the width of the home. *Project plans do not depict or demonstrate consistency with this requirement.*
 - iii. Per Chapter 5 Residential of the Citywide Design Guidelines, Section ARCHITECTURE > STYLE AND DESIGN DETAILS, no two identical floor plans and building elevations within a master home plan series shall be located directly adjacent or across the street from one another. *Project plans do not depict or demonstrate consistency with this requirement.*

- iv. Per Chapter 5 Residential of the Citywide Design Guidelines, Section ARCHITECTURE > STYLE AND DESIGN DETAILS > FACADES, home designs shall wrap façade materials a minimum distance of 4 feet along the side yard elevations. *There are a couple of home elevations showing façade materials that wrap around side elevations, however, the design plans and elevations do not demonstrate consistency with this requirement.*

- 3. Project is not consistent with the City's adopted street standards, bicycle standards, drainage requirements, and traffic standards.

The City's Public Works Department has reviewed the project and identified additional inconsistencies between the application and the adopted standards and requirements. The letter is included in Attachment A and incorporated herein.

- 4. Project is not consistent with the requirements for the preservation and protection of private trees.

- a. An updated arborist report is required.

You have submitted an arborist report from 2019. You must submit a report completed within 6 months of the date an application was submitted. A recent report is required because determining whether or not a tree is protected pursuant to Rancho Cordova Municipal Code Chapter 19.12 is based upon the tree's trunk diameter. Since trees continue to grow throughout their lives, an outdated report may not accurately depict the size of the trees on the project site.

- b. Project does not meet the tree replacement standards in Rancho Cordova Municipal Code section 19.12.120(B)(2), which specifies that protected trees must be replaced as a ratio of one-inch DSH of tree replaced for each inch DSH of tree removed.

- c. The number of trees in the landscape plan for the project are not identified, so the City cannot determine the amount of any in-lieu fee owed by the developer.

- 5. Project requires a conditional use permit.

The project site is located within Erosion Zone 4 of the Parkway Overlay Zone. Pursuant to Zoning Code Section 23.325.070(E), a conditional use permit is required for the construction of any structure for which a building permit is required. However, the current project application indicates that the submittal is for a Tentative Subdivision Map and Design Review, and you have not submitted a conditional use permit application. Submission of a conditional use permit application is required for the City to further process your project.

- 6. The project does not comply with the City's parkland dedication requirements.

Rancho Cordova Chapter 22.40 establishes park requirements for proposed subdivisions. The Cordova Park and Recreation District (CPRD) is the local agency with the authority to construct and operate park



and recreational facilities within Rancho Cordova. CRPD has identified inconsistencies between Chapter 22.40 and the proposed project, which are contained in a letter included in Attachment A and incorporated herein.

Additional comment letters from City departments and outside agencies are provided in Attachment A, along with draft conditions of approval, for your information. The proposed project may require permits or approvals from agencies other than the City of Rancho Cordova. Nothing in this letter should be interpreted as indicating whether the project complies with any standards, policies, rules or requirements other than those of the City of Rancho Cordova.

As indicated above, the proposed project is not entitled to "by right" approval, and is therefore required to undergo comprehensive environmental review in accordance with CEQA. When you are ready to begin environmental review for the project, please contact me so I can provide you information on the applicable requirements for that process. Complete environmental review is necessary before the City will make a decision regarding the project.

The City has deemed your application INCONSISTENT and not in compliance with certain applicable plans, programs, policies, ordinances, standards, requirements, and other similar provisions as identified in this letter and the attached documents. If you have any questions, I can be contacted at agranadosin-jones@cityofranhocordova.org.

Sincerely,

Arlene Granadosin-Jones, AICP
Senior Planner
City of Rancho Cordova

Attachments:

1. Attachment A: Comment Letters and Conditions of Approval
 - a) Public Works Department Comment Letter and Conditions of Approval
 - b) Landscape Architect Comment Letter
 - c) Arborist Comment Email
 - d) Cordova Recreation & Park District Comment Letter
 - e) Sacramento Metro Fire Department Comment Letter and Conditions of Approval
 - f) Sacramento Area Sewer District Comment Letter and Conditions of Approval
 - g) Sacramento County Water Agency Comment Letter
 - h) Sacramento Municipal Utility District Comment Letter and Conditions of Approval
 - i) Pacific Gas & Electric Comment Letter
 - j) Sacramento-Yolo Mosquito & Vector Control District Comment Letter
 - k) Sacramento County Comment Letter
 - l) Sacramento County Regional Parks Comment Letter



PLANNING DEPARTMENT
2729 Prospect Park Drive | Rancho Cordova, CA 95670
Phone: (916) 851-8750 | Fax: (916) 851-8762

- m) Department of Transportation (CALTRANS) Comment Email
- n) Sacramento Regional Transit (SacRT) Comment Email
- o) Rancho Cordova Police Department Comment Email
- p) Department of Fish and Wildlife Comment Email

5511108.1



October 23, 2023

Trumark Homes
3001 Bishop Drive, Suite 100
San Ramon, CA 94583
Attn: Heidi Antonescu

Via email: hantonescu@trumarkco.com

Subject: Trumark Homes, Kassis – 1st Review Completeness Comments by Public Works (PLND-0623-0073, 20191)

Dear Ms. Antonescu,

The submitted project documents were reviewed by City staff and have been deemed INCONSISTENT and not in compliance with certain applicable plans, programs, policies, ordinances, standards, requirements, and other similar provisions. Specifically, the project plans are not consistent with the following adopted objective standards:

- City of Rancho Cordova Proposed Street Standards (Revised January 2013)
- Sacramento County's 2018 Improvement Standards & 2016 Standard Construction Specifications
- 2014 California Manual on Uniform Traffic Control Devices
- 2023 Caltrans Construction Contract Standards
- 2011 Pedestrian Master Plan
- 2016 Bicycle Master Plan
- Guide for Roundabouts (NCHRP Report 1043)
- Rancho Cordova Municipal Code

Please address the following items for Public Works to complete our review and prepare conditions of approval. The Applicant must address all comments in this letter and redlines from Public Works.

1. All Tentative Map cross-sections shall reflect current City cross-section standards "TABLE X: Proposed Street Standards (*Revised January 2013*)" as approved by the City Engineer. Including, but not limited to the following:
 - a. Pedestrian trail, include mid-point
 - b. Demarcate parking, bike lanes, and travel lanes in cross-sections
2. Provide improved pedestrian trail with paved access connecting to Rod Beaudry at the northern boundary. Include cross-section details of pedestrian trail and detail of connection to pedestrian path from Street D. Show ramp and stair alignments. All access shall be ADA compliant.
3. Provide paved pedestrian trail within the pedestrian easement from Street C/Street D west along the northern boundary, to the intersection of Street E/Street D.

4. Project shall include a minimum 10ft wide multi-use trail within a public pedestrian easement, along the northern and western frontages of Lot A. The trail and easement shall connect to Street A, potential future connection to Mira Del Rio and Folsom Blvd per the 2016 Bicycle Master Plan.
5. Provide tentative map phasing plan addressing sequencing and full build-out of all internal and external infrastructure. The phasing plan shall show the block of tentative map to be constructed, and all roads, bike trails, drainage facilities, parks, traffic signal (at Street A and Folsom Blvd) and other utilities, etc. as necessary for access to and use of the proposed units.

There shall be no retaining walls in close proximity to the northern boundary of development elevating site and creating privacy concerns for existing residents. Use sloping buffer embankments max slope 3:1.

6. Underground all overhead utilities across frontage of development, including but not limited to Folsom Blvd. (Per Chapter 23.740, Public Utilities of the Rancho Cordova Municipal Code).
7. Drainage study is incomplete. Please provide additional cross-sections at all boundary conditions where there is a change in elevation.
8. Please provide shed maps for pre-project condition.
9. Please provide an exhibit showing the extent of the 10-year and 100-year flooding after placement of fill and all the pads are elevated.
10. The stormwater basin is to be privately maintained by the HOA once completed.
11. All drainage courses and appurtenant access roads to be conveyed to the City shall be dedicated and conveyed in fee title as separate parcels. Underground pipelines and open channels shall be located in the public right-of-way or parcels to be conveyed to the City. Parcels to be conveyed shall be a minimum of 25 feet wide. The applicant shall provide minimum 20 foot wide maintenance service roads along the entire water course(s) to be conveyed. No conditional easements shall be placed on these drainage parcels.
12. Per the *Preliminary Geotechnical Engineering Report – Reissue* letter, dated March 28, 2023, the geotechnical engineering report submitted is incomplete. Additional field exploration was noted to be required to confirm the current field conditions. In addition, the letter also qualifies the validity of the recommendations to be valid for a period of two years after the date of geotechnical engineering report. The original geotechnical engineering report was dated October 26, 2018 and based on the validity of the recommendation, the original report would no longer be valid.
13. Include additional cross-sections at location noted on redlines and including but not limited to:
 - a. Pedestrian trail on western boundary
 - b. Street, sidewalk, northern boundary property line.
 - c. At the currently proposed perimeter retaining walls, including but not limited to north and east boundaries of site.
 - d. Note horizontal dimensions on all cross-sections, including but not limited to: between property lines, walls, sidewalks, etc.
14. Provide screening between Lot B multi-family residential and existing residential.
15. Lot E Maintenance:
 - a. Provide estimated future maintenance costs for Lot E.
 - b. Neighborhood Greens and Community Places District (2018-2) shall be sufficient for on-going maintenance.

16. Park owned and maintained by CRPD requires separate submittal.
17. Current traffic study is incomplete and does not contain sufficient information to complete the review. Address comments in letter provided from DKS Associates.
18. Development is a fill project bringing in 121,000 cu.yds. of soil creating impacts to roadways and significant traffic on Folsom Boulevard. Project shall identify truck routes prior to Council approval. Meet and confer with City Staff to identify acceptable routes and memorialize in project package.
19. Boundaries of the traffic study shall be expanded to include intersections within the County or Caltrans jurisdictions. Those entities will need to review the traffic analysis and concur with the findings.
20. Evaluate traffic calming treatments at Street A, Folsom Boulevard, Stirling Park Drive, etc. Meet and confer with City Staff to evaluate the following, including but not limited to:
 - a. Roundabout locations:
 - i. Entrance to the apartments
 - ii. Street J (if no roundabout at the apartments)
 - iii. Street I
 - b. Raised crosswalk at the paseo connecting to the park
 - c. Bulb-outs
 - d. Raised curbs
 - e. Final traffic calming shall be included in the site plan.
21. Street cross-sections
 - a. Entry street starts wide with a turn lane and bike lanes, but then drops the turn lane and bike lanes. Show what happens in that transition to the bicycle traffic.

Additionally, the Drainage Study/Hydraulic Technical Memorandum dated May 23, 2023 has also been found INCONSISTENT with adopted regulations and standards as listed below:

22. **Page 2:** the required minimum pad elevation per Section 9-1-G of the City of Rancho Cordova's Improvement Standards is **1.2 ft** above the 100-year floodplain elevation. Please revise the first paragraph as needed. Also, calculations should be provided to demonstrate there is no net loss in floodplain storage with the addition of the proposed fill.
23. **Page 3:** last paragraph references geotechnical testing that was done back in 2018 (during the drought) to assess the depth of the groundwater table in the project area. Given the recent exceedingly wet season, additional testing should be conducted to assess the groundwater depth. This analysis will directly impact the design of the proposed infiltration basin. Chapter 5 of the Stormwater Quality Design Manual for the Sacramento Region (2018) requires that a separation of at least 10-ft between the bottom of the proposed infiltration basin and the high groundwater table. Compliance with this requirement shall be demonstrated.
24. **Page 4:** please note that the proposed infiltration basin will not be maintained by the City since it will not serve a flood control function (flood control storage is not required). A maintenance covenant will be executed with the HOA for the maintenance of the basin and the proposed LID features- see Appendix B of the Stormwater Quality Design Manual for the Sacramento Region. In addition, a drainage easement should be granted to the City for the basin parcel for emergency response per Section 9-7 of the City of Rancho Cordova's Improvement Standards.
25. **Page 6:** Chapter 5 of the Stormwater Quality Design Manual for the Sacramento Region (2018) requires the application of a safety factor when using measured infiltration rates. Please refer to the fact sheet in the manual and clarify how the proposed infiltration rate of 1.5 inch/per was developed.

26. **Page 7:** the channel sizing should be revised to incorporate backwater effects from the American River. See Section 9-20-C of the City of Rancho Cordova's Improvement Standards for more details.
27. **Page 13:** last paragraph states that "*During the 100-year event the water quality basin will be completely inundated from the American River backwater. Streets and the park area will also have mild inundation as they sit slightly below the modeled water surface elevation of 62.5 ft.*" These design conditions are not acceptable and do not meet the City's criteria for detention basin design and overland release (see Section 9-8-A of the City of Rancho Cordova's Improvement Standards). Earlier in the memo, it was stated that the basin will have 1-ft of freeboard from the 100-year WSE. This language contradicts that. Please revise the drainage system design as needed to alleviate this condition.
28. **Page 14:** last paragraph- please delete the statement stating that this Memo was prepared as a guide only. This Memo was developed to assess the impacts of the proposed development and evaluate the required drainage system design to mitigate these impacts, therefore, it's not just a guide.
29. **Page 12:** it has been the City's experience that river flows erode the riverbanks. This year with the elevated water surface elevations in the river, there was noticeable bank erosion in multiple areas. Please use this information to reconsider the proposed bank erosion measures.
30. **Page 13:** was an application resubmitted to the CVFPB with the revised lot layout? If so, please submit a copy of the CVFPB approval letter and conditions of approval.

Please contact me if you have any questions regarding these comments at 916-851-8863 or email me at qnham@cityofranhocordova.org

Sincerely,

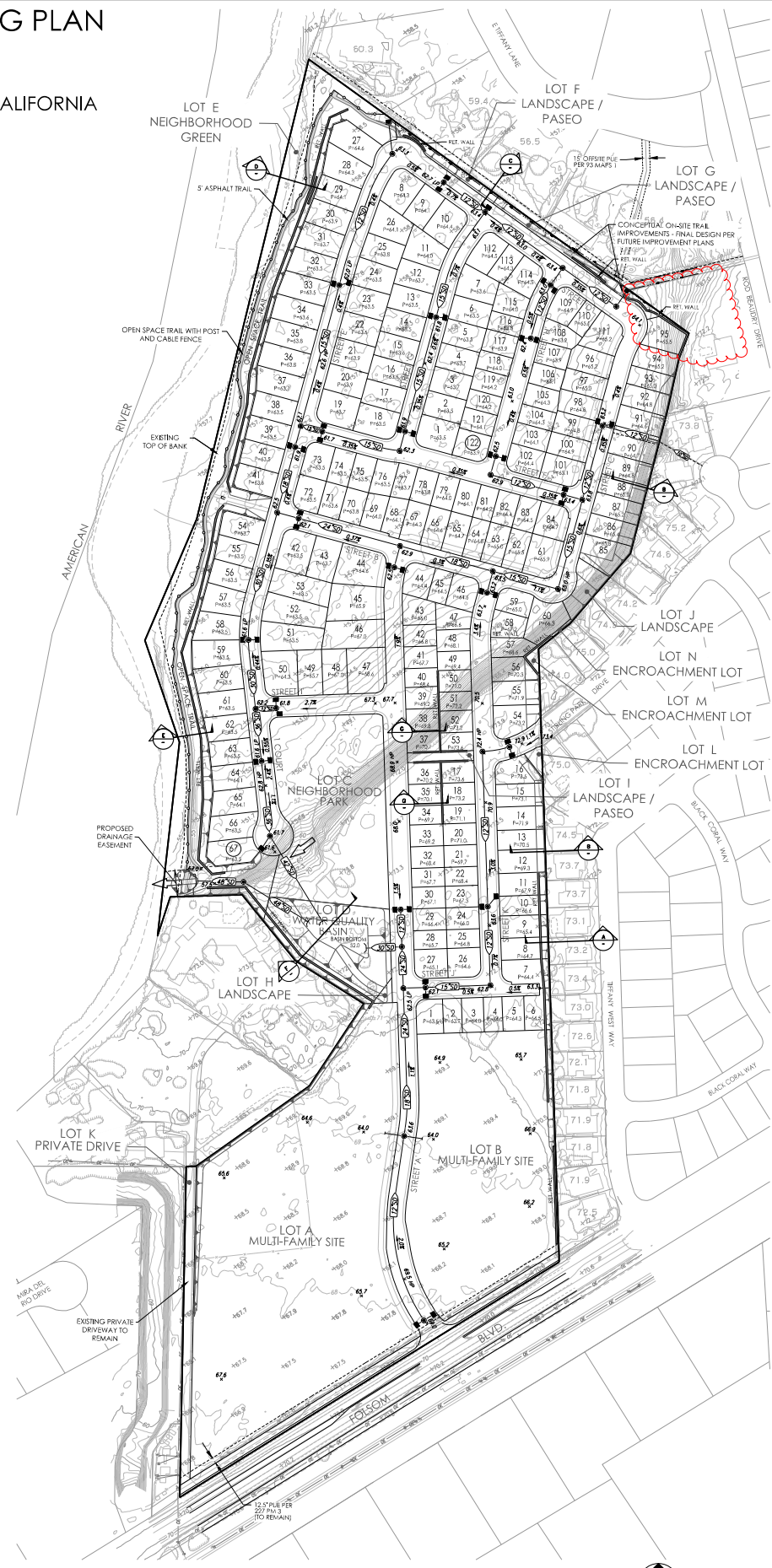
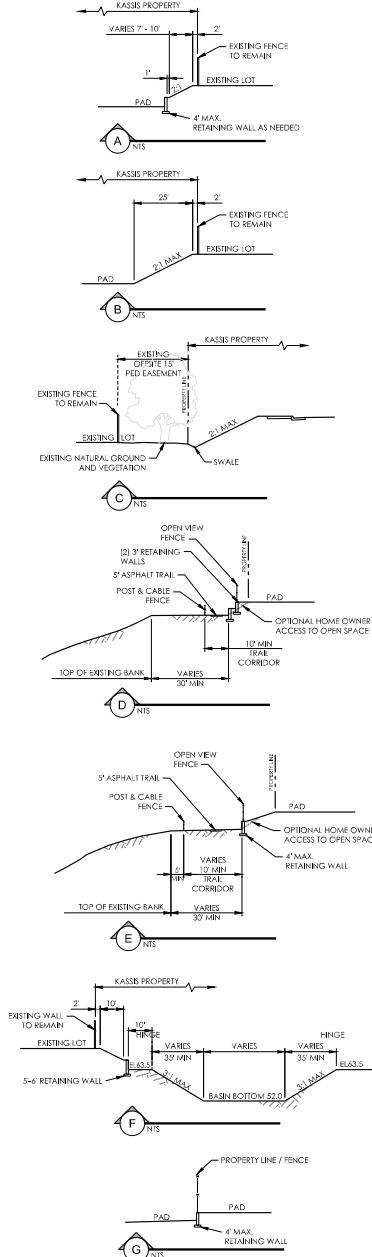


Quoc Nham
Senior Civil Engineer

PRELIMINARY GRADING PLAN

KASSIS

CITY OF RANCHO CORDOVA, CALIFORNIA
JUNE 1, 2023



LEGEND:

- PROJECT BOUNDARY
- P=68.9 PROPOSED MASS GRADING PAD ELEVATION
- Q=71.24 PROPOSED MASS GRADING STREET ELEVATION (SUBGRADE)
- ← PROPOSED OVERLAND RELEASE
- STORM DRAIN INLET
- STORM DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN
- RETAINING WALL
- DRAINAGE SWALE

EARTHWORK

CUT	154,300 CY
FILL	234,800 CY
NET	79,800 CY (FILL)
ADD'L	40,600 CY (FILL)*
TOTAL	121,660 CY (FILL)**

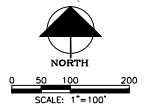
*ANTICIPATED COMPACTION / SURSIDENCE BASED UPON RECOMPACTION EFFORTS
**ADDITIONAL SEE GRADING ADJUSTMENTS CAN REDUCE THE VOLUME TO BE DETERMINED PRIOR TO GRADING APPROVAL

NOTE DB
WQ

FINAL DESIGN/ION BASINLED AND WATER QUALITY TREATMENT SHALL BE CALCULATED AND SIZED BASED UPON THE FINAL LAND USE PLAN.

GRADING DESIGN

GRADING AND RETAINING WALLS SHOWN ARE PRELIMINARY. FINAL PAD ELEVATIONS AND WALL HEIGHTS SHALL BE DETERMINED WITH FINAL DESIGN.



MACKAY & SOMPS
INCORPORATED PLANNING SURVEYING
10000 COLUMBIA AVENUE SUITE 200 CARMEL, CA 95008

6-27-2023 13:24:47 gmmss 6:172023\PMI\Agreement\19102-6-2023-23_M-2023.dwg SHEET 2 OF 4



MEMORANDUM

DATE: June 28, 2023

TO: Quoc Nham | City of Rancho Cordova

FROM: Sean Carney | DKS Associates
Josh Pilachowski | DKS Associates

SUBJECT: Peer Review of the Local Traffic Analysis for the Kassis Subdivision

This memorandum summarizes the review of the traffic operational assessment prepared by W-Trans. Peer reviews are used to ensure that traffic studies are prepared in accordance with the standards of care, best practices, and established conventions and procedures typically used in the traffic engineering profession.

SCOPE OF REVIEW

DKS Associates has conducted a peer review of the PDF document titled *Transportation Impact Analysis for the Kassis Subdivision*, prepared by W-Trans and dated June 6, 2023. This is the first review of this document.

TRAFFIC IMPACT STUDY REVIEW

The document was reviewed for content and compliance and was found to be in need of several revisions before it can be accepted by the City. We have reviewed the following items and provided notes on accuracy, consistency, and clarity.

STUDY AREA AND PERIODS

- The study area needs to be expanded with additional locations to show the full extents of potentially impacted locations. At a minimum, add Stirling Park Dr/Rod Beaudry Dr, Bradshaw Rd/Gore Rd, Bradshaw Rd/US 50 WB, Bradshaw Rd/US 50 EB, Mather Field/US 50 WB, and Mather Field/US 50 EB. Additional locations should be added if the project is likely to add more than 50 peak hour trips to a turn movement or more than 5% of the existing intersection peak hour volume. Provide data and analysis used to determine study limits. Expand as necessary.

- The KDA study is cited multiple times in the Study and is used as the basis for existing conditions. Given that study was completed for a prior project proposal at a time when collecting new data was not a viable option, new 2023 traffic data should be used to establish existing conditions for this study.
- La Loma Drive is a loop roadway and intersects with Folsom Boulevard in two locations. Only W La Loma Drive was analyzed in this study. Ensure that W La Loma Drive is specifically referenced throughout the document as W La Loma Drive and La Loma Drive are two different locations.
- Update the roadway descriptions to include their proper City/County classifications:
 - Folsom Boulevard, Bradshaw Road, and Mather Field Road are Other Principal Arterials
 - Routier Road is a major Collector
 - Horn Road and Rod Beaudry Drive are Minor Collectors
- The description of Horn Road is missing number of lanes and incorrectly states that it intersects US 50

TRIP GENERATION

- Project Trip generation utilizes **LU 220 (Multifamily Housing (Low-Rise) Close to Rail Transit)**, which only has a single data point for AM and PM peak hour rates. Analysis should instead use **LU 223 Affordable Housing**. If LU223 is used, reductions in trip generation for rail adjacency could be applied.
- Given that the light rail station at Horn Road is not yet constructed, only apply any vehicle trip reductions related to transit to the forecasted scenario.

TRIP DISTRIBUTION AND ASSIGNMENT

- Trip Distribution seems reasonable, however the routing for Mather Field Road and Bradshaw Road should indicate how much is associated with the freeway. Caltrans may also require queuing analysis for associated off-ramps, even without any expected spillover.
- The description of Trip Distribution explains how much project traffic is expected to use Stirling Point Drive as an access point, but the documentation does not provide the detail in subsequent figures and tables that is needed. Add percentages using Stirling Park Drive and Rod Beaudry Drive to the distribution figure

- There is a discussion estimating the current volume on Stirling Park Drive under the Roadway Segment Analysis section and analysis of range of trip routing along it. Project trip assignment shown using Study Intersection 4 during the AM peak is 14%, however it increases to 20% during the PM peak, which is inconsistent with both the comparison between the AM and PM project trip generation (24% decrease) and the proportion of daily trips stated. Correct this discrepancy by either updating the text or the figure for consistency and ensure that the correct trip generation is used in the updated analysis consistent with the documentation.
- The assigned volume for trips leaving the project site (sum of Study Intersections 3 & 4) shown in Figure 3 are also slightly different from those provided in the Trip Generation, summing to 162(131) instead of 167(128). Ensure that the same numbers are used consistently throughout the reporting and analysis.

STUDY AREA (FIGURE 1):

Please update all figures with maps to include Stirling Park Drive, as it is one of the Study Roadways identified.

BICYCLE FACILITIES

- Remove the language regarding the elimination of the Class I path between Mira Del Rio Drive and Stirling Park Drive. The City is still interested in maintaining high quality bicycle and pedestrian access across the project site and has not agreed to this elimination in the current application process.
- Connection to the trail easement in the Northeast corner of the site to Rod Beaudry Drive should be addressed.

QUEUING ANALYSIS

- Synchro analysis is reliant on correctly entered signal timing data. If existing timing plans are not currently used in this analysis, please request the timing sheets from the City/County as appropriate and enter the correct timing plans for existing and existing with project conditions. If the correct timing plans are already entered, add a statement stating this to the report.
- There are some approaches which show a significant reduction in queues with the addition of project traffic between future and future plus project conditions, including IS #5 SBL and IS #6 EBL and WBL. The narrative following Table 4 states that it is the result of stochastic fluctuations, and that queuing would be similar with the additional project traffic. Stochastic modeling with the stated ten runs should not result in such drastic reductions in queue, and the model should be reviewed for accuracy.

- Given the lack of spillover between study intersections, Synchro modeling could also be used as a proxy for SimTraffic analysis in these cases to confirm that queuing doesn't significantly increase.
- As stated, if a queue already extends past the storage length under baseline conditions, the deficiency criteria is based upon the effect on the through lane, that should also be provided in Table 4 for any approaches which overflow. The City will hold a standard of extending an already deficient queue by one car length as the requirement for remediation. Remediation options can include either the extension of turn pockets where feasible or adjustment of signal timing. If signal timing adjustments are recommended, show how splits can be adjusted within the timing plan to reduce the queueing without degradation of intersection level of service below City standards. Applicant shall pay fair share of mitigation.
- A proposed storage length is not provided at intersection 3 in Table 4. Please include a recommended storage length

SIGHT DISTANCE

Add a statement to the recommendation that the recommended line of sight triangle be maintained based on sight distance evaluation.

LEFT TURN LANE

Recommendation should be modified; the minimum stacking capacity should be listed as 150 feet and the bay taper should be 100 feet to meet relevant local requirements.

SIGNAL WARRANT

- The analysis sufficiently provides basis for a signal at the proposed driveway. Update as appropriate after incorporating the other comments in this memo.
- The "Significance Finding" at the end of this section seems to be a non-sequitur to the signal warrant analysis, if this is meant as an overall finding to the Site Access section, please make that clearer in the layout of the document.

EMERGENCY ACCESS - OFF-SITE IMPACTS

Add to the discussion reference of preemption equipment and that such equipment will be required to be installed in the new traffic signal accessing the site.

CAPACITY ANALYSIS

- Incorporate comments as previously noted in the previous sections of this memo and update this analysis.

- Clarify per scenario if actual signal timings were used and if signal timings were optimized in the analysis. The City expects existing signal timings to be used for existing and existing with project scenarios and the same optimized timings based on the no project condition to be used across future conditions (one set for AM and one set for PM).
- There is concern that some of the analysis does not accurately reflect actual existing conditions (delay is lower than expected). Please provide SimTraffic models for review and clarify in the text the process used to estimate the delay related to light rail operations along the corridor.
- Add to section headers referencing future conditions the analysis year (2055)
- Given the potential for significantly increased traffic on Stirling Park Drive, add recommendations for neighborhood traffic calming to reduce the likelihood of the worst case scenario volume increases

CONCLUSIONS AND RECOMMENDATIONS

Update this section after incorporating the previous comments.

DESIGN REVIEW LANDSCAPE PLAN CHECK
City of Rancho Cordova

June 29, 2023

Project: CE455_Trumark at Kassis TSM, DR PLND-0623-0073 - Rancho Cordova, California
Reviewed by: Michael Engle, RCLA 4672
Comments to: Arlene Granadosin-Jones, Senior Planner
City of Rancho Cordova
2729 Prospect Park Dr.
Rancho Cordova CA 95670
916-851-8846

A. Documents upon which this review is based:

Rancho Cordova Zoning Code and Design Guidelines
Water Efficiency Landscape Ordinance
Sunset Western Garden Book

B. Submittal Review Items:

Conceptual Landscape Plans submitted by The HLA Group, plans dated June 1, 2023 (8 sheets).

C. Design Review Comments:

1. Sheet 1: Preliminary Landscape Plan – Overall Site
 - a. Provide preliminary parking lot shade calculations for common parking areas in the multi-family site.
 - b. Provide preliminary MWELo calculations for the common area landscapes (Lots C, D, E, F, G and multi-family site), to demonstrate that project intends to comply with the water conservation ordinance. Include preliminary landscape areas in square feet.
 - c. Provide generic irrigation statement that project intent is to comply with the state MWELo for water conservation. Include proposed irrigation method(s), automatic controller(s) and maintenance responsibility.
 - d. Provide updated Tree Protection Plan. The previous application included an arborist report and Tree Protection Plan prepared by Live Oak Associates, dated 09/25/2020, which identified approximate clusters of existing trees located along and within the property line

that would be protected in place. Identify the protected clusters on the plan and/ or provide updated information on existing tree removals and protection.

2. Sheet 4: Preliminary Landscape Plan – Lot E Neighborhood Green
 - a. Keynotes #8 & #9: The proposed post and cable fencing and the tubular steel fencing are difficult to distinguish from each other graphically on the plan. Revise for clarity.
 - b. Keynote #17: Consider a more permanent boundary, such as a concrete mowcurb, to separate the turf areas from adjacent landscaping.

3. Sheet 5: Multi-Family Housing – Common Areas
 - a. There is one large tree that appears to be a specimen tree. Please clarify.

By performing this review and making the recommendations and/or comments herein, Cunningham Engineering shall not be acting in a manner so as to assume responsibility or liability, in whole or in part, for any aspect of the project Master Plans, proposed design requirements, design criteria, design calculations, construction methods, or the substance or contents of the Plan documents. The review and recommendations as provided herein are to be advisory only to the City of Rancho Cordova and to the Project Design Professionals.

Tree Legend

Symbol	Botanical Name	Common Name	Size	WUCOLS Water-Use	Remarks
Large Shade Trees					
	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	24" Box	M	50'h x 30'w
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" Box	L	30'h x 30'w
	Platanus racemosa	California Sycamore	24" Box	M	50'h x 40'w
	Quercus lobata	Valley Oak	24" Box	L	60'h x 50'w
	Quercus suber	Cork Oak	24" Box	L	50'h x 60'w
	Quercus wislizenii	Interior Live Oak	24" Box	VL	60'h x 60'w
	Zelkova serrata 'Village Green'	Village Green Zelkova	24" Box	M	50'h x 50'w

Symbol	Botanical Name	Common Name	Size	WUCOLS Water-Use	Remarks
Medium and Small Accent Trees					
	Acer buergerianum	Trident Maple	24" Box	M	30'h x 20'w
	Chionanthus retusus	Chinese Fringe Tree	24" Box	M	40'h x 30'w
	Arbutus x 'Marina'	Marina Strawberry Tree	24" Box	L	20'h x 25'w
	Lagerstroemia x 'Tuscarora'	Tuscarora Crape Myrtle	24" Box	L	15'h x 15'w
	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" Box	L	40'h x 25'w
	Olea europaea 'Swan Hill'	Swan Hill Olive	24" Box	VL	25'h x 25'w
	Ulmus propinqua	Emerald Sunshine Elm	24" Box	M	35'h x 25'w
	Zelkova serrata 'City Sprite'	City Sprite Zelkova	24" Box	M	30'h x 25'w

- Notes:**
- The proposed trees have been selected from the City of Rancho Cordova Master Tree List.
 - Per Rancho Cordova requirements 30% of proposed trees must be evergreen species and 25% of the proposed trees must be 24" box container size.
 - The proposed tree legend is intended for initial design/theming purposes only and is not intended to be exclusive. Final plant species shall be determined by the designer during future design phases and shall be selected from the City of Rancho Cordova Master Tree List.

Plant Legend

Symbol	Botanical Name	Common Name	Size	Remarks	WUCOLS Water-Use
Shrubs					
AG	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	5 gal	-	M
AM	Achillea 'Paprika'	Yarrow	1 gal	-	L
AS	Arctostaphylos 'Sunset'	Manzanita	5 gal	-	L
AT	Agapanthus 'Tinkerbell'	Dwarf Variegated Agapanthus	1 gal	-	M
CA	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	5 gal	-	L
CK	Cistus skanbergii	Pink Rockrose	5 gal	-	L
CM	Ceanothus maritimus 'Valley Violet'	Ceanothus	5 gal	-	L
CT	Carex tumulicola	Foothill Sedge	1 gal	-	L
CV	Callistemon viminalis 'Better John'	Dwarf Bottlebrush	5 gal	-	L
DR	Dianella revoluta 'Little Rev'	Flax Lily	1 gal	-	L
DV	Dietes vegeta	African Iris	5 gal	-	L
EC	Epilobium californica	California Fuchsia	1 gal	-	L
HA	Heteromeles arbutifolia	Toyon	15 gal	Multi-stem	VL
HP	Hesperaloe parviflora 'Brakeights'	Red Yucca	5 gal	-	L
JP	Juncus patens 'Elk's Blue'	California Grey Rush	1 gal	-	M
LL	Lomandra longifolia 'Platinum Beauty'	Platinum Beauty Mat Rush	5 gal	-	L
LN	Laurus nobilis 'Little Ragu'	Sweet Bay	5 gal	-	L
MR	Muhlenbergia rigens	Deer Grass	5 gal	-	L
PA	Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	5 gal	-	L
PH	Penstemon heterophyllus 'Margarita BOP'	Mountain Penstemon	1 gal	-	L
PT	Phormium tenax 'Black Adder'	Black Adder Flax	5 gal	-	L
PV	Pittosporum tobira 'Variegata'	Variegated Mock Orange	5 gal	-	M
RC	Rhamnus californica	Coffeeferry	5 gal	-	L
RO	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 gal	-	L
RU	Raphiolepis umbellata 'Minor'	Yeddo Hawthorne	5 gal	-	L
SC	Salvia chamaedryoides	Germander Sage	1 gal	-	L
SG	Salvia greggii 'Ferman's Red'	Magenta Red Autumn Sage	5 gal	-	L
YF	Yucca filamentosa 'Color Guard'	Color Guard Yucca	5 gal	-	M

Symbol	Botanical Name	Common Name	Size	Remarks	WUCOLS Water-Use	
Groundcover, Vines & Turf						
A	Campsis radicans	Trumpet Vine	5 gal	15' o.c.	L	
C	Coprosma kirkii 'Variegata'	Variegated Coprosma	5 gal	-	L	
E	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	1 gal	-	M	
G	Grevillea lanigera 'Mt. Tamboritha'	Woolly Grevillea	1 gal	-	L	
J	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	5 gal	-	L	
L	Acacia redolens 'Low Boy'	Prostrate Acacia	5 gal	-	VL	
M	Myoporum parvifolium 'Putah Creek'	Putah Creek Myoporum	1 gal	-	L	
P	Jasminum polyanthum	Pink Jasmine	5 gal	15' o.c.	M	
R	Rosa 'Meimirote' PP 23,354	Apricot Drift Rose	2 gal	-	M	
U	Macfadyena unguis-cati	Cat's Claw Vine	5 gal	15' o.c.	L	
W	Westringia fruticosa 'Mundi'	Mundi Coast Rosemary	5 gal	-	L	
H	Detention Basin/Native Meadow Hydroseed Mix - To be determined at time of Construction Documents					L
T	Sodded Turf - Blend/Species to be determined at time of Construction Documents					H

- Notes:**
- The proposed plant legend is intended for initial design/theming purposes only and is not intended to be exclusive. Final plant species shall be determined by the designer during future design phases.

Overall Project Elements Legend

- Existing private drive (Lot N).
- Proposed Multi-use path, typ. Path is 10' except when adjacent to Lot D - Private Drive. At this location, the width of the path varies from 6'-10'.
- Open space access easement and asphalt path, typ.
- Fencing at lot lines, typ. Exact fencing type at each location to be determined.
- Asphalt path to Rod Beaudry Drive

Provide preliminary parking lot shade calculations for common parking areas in the multi-family site.

Provide preliminary MWELo calculations for the common area landscapes (Lots C, D, E, F, G and multi-family site), to demonstrate that project intends to comply with the water conservation ordinance. Include preliminary landscape areas in square feet.

Provide generic irrigation statement that project intent is to comply with the state MWELo for water conservation. Include proposed irrigation method(s), automatic controller(s) and maintenance responsibility.

Note:
Conceptual design for illustrative purposes only.
Subject to change.



Kassis Property

Preliminary Landscape Plan - Overall Site

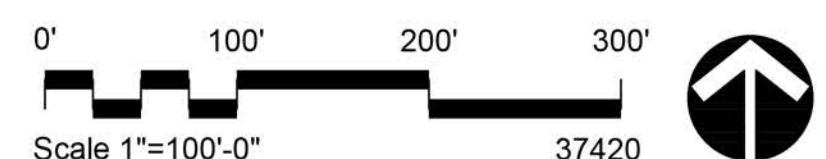
Rancho Cordova, California

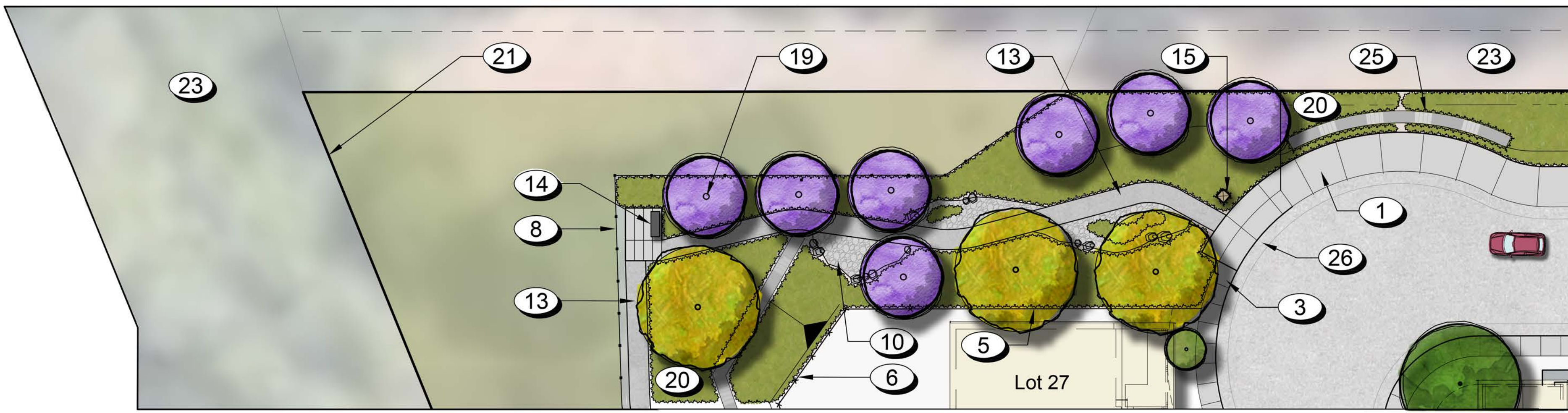
June 1, 2023

Sheet 1

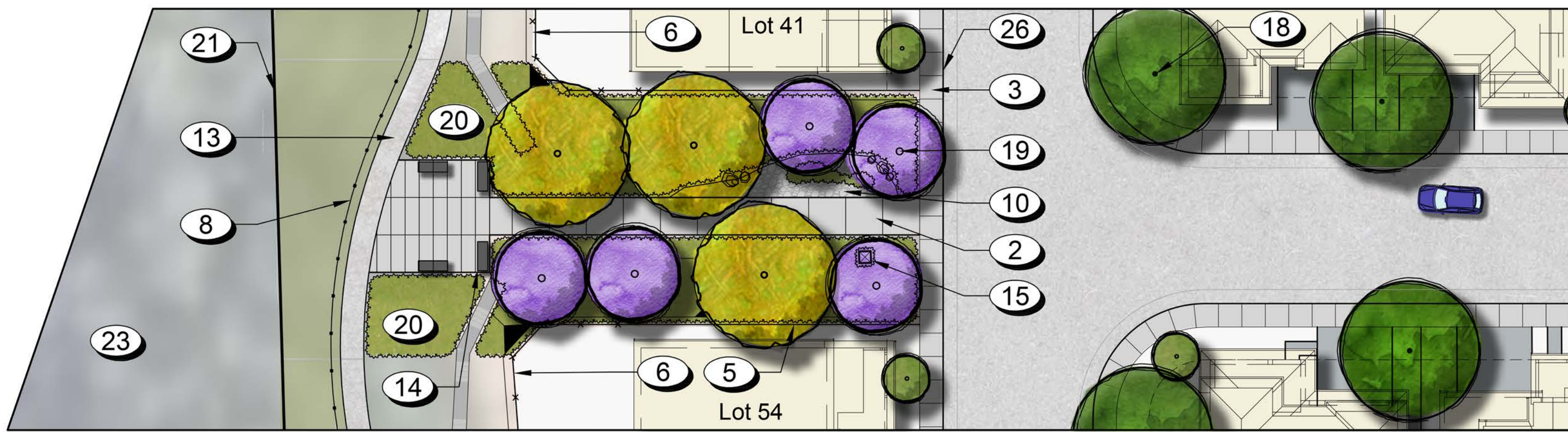


The HLA Group
Landscape Architects & Planners, Inc.
555 University Ave, Suite 154
Sacramento, California 95825
916.447.7400 / www.hlagroup.com





Lot E Neighborhood Green Landscape Area - Plan View



Lot E Neighborhood Green Landscape Area - Plan View



Lot E Neighborhood Green Landscape Area - Plan View



Note:
Conceptual design for illustrative purposes only. Subject to change.

Paseo Elements Legend

- | | |
|---|--|
| <ul style="list-style-type: none"> ① 10'-0" wide concrete sidewalk per Civil Engineer's plans, typ. ② 8'-0" wide concrete sidewalk, typ. ③ 5'-0" wide concrete sidewalk per Civil Engineer's plans, typ. ④ 5'-0" wide concrete walkway, typ. ⑤ Enhanced wood fencing at property line, typ. ⑥ Decorative view fence at property line, typ. ⑦ Masonry wall with pilasters at property line, typ. ⑧ Post and cable fence, typ. ⑨ Tubular steel fence at water dissipator. ⑩ Cobble swale with landscape boulders, typ. ⑪ Landscape boulders, typ. ⑫ Pedestrian bridge over cobble swale. ⑬ Asphalt path per Civil Engineer's plans, typ. | <ul style="list-style-type: none"> ⑭ Benches at gathering area, typ. ⑮ Decorative pilaster, typ. ⑯ Hydroseeded native meadow/grasses, typ. ⑰ Redwood header at turf areas or property line, typ. ⑱ Primary street tree, typ. ⑲ Secondary or accent tree, typ. ⑳ Planting area, typ. ㉑ Property line at American River, typ. ㉒ Property line at open space easement, typ. ㉓ Existing adjacent property (Not a Part). ㉔ Connection to Lot B Park. ㉕ Retaining wall per Civil Engineer's plan, typ. ㉖ Curb and gutter per Civil Engineer's plans, typ. |
|---|--|
- Consider more permanent boundary (concrete mowcurb)
- These 2 different fence types are difficult to distinguish on the plans.

Kassis Property

June 1, 2023

Preliminary Landscape Plan - Lot E Neighborhood Green

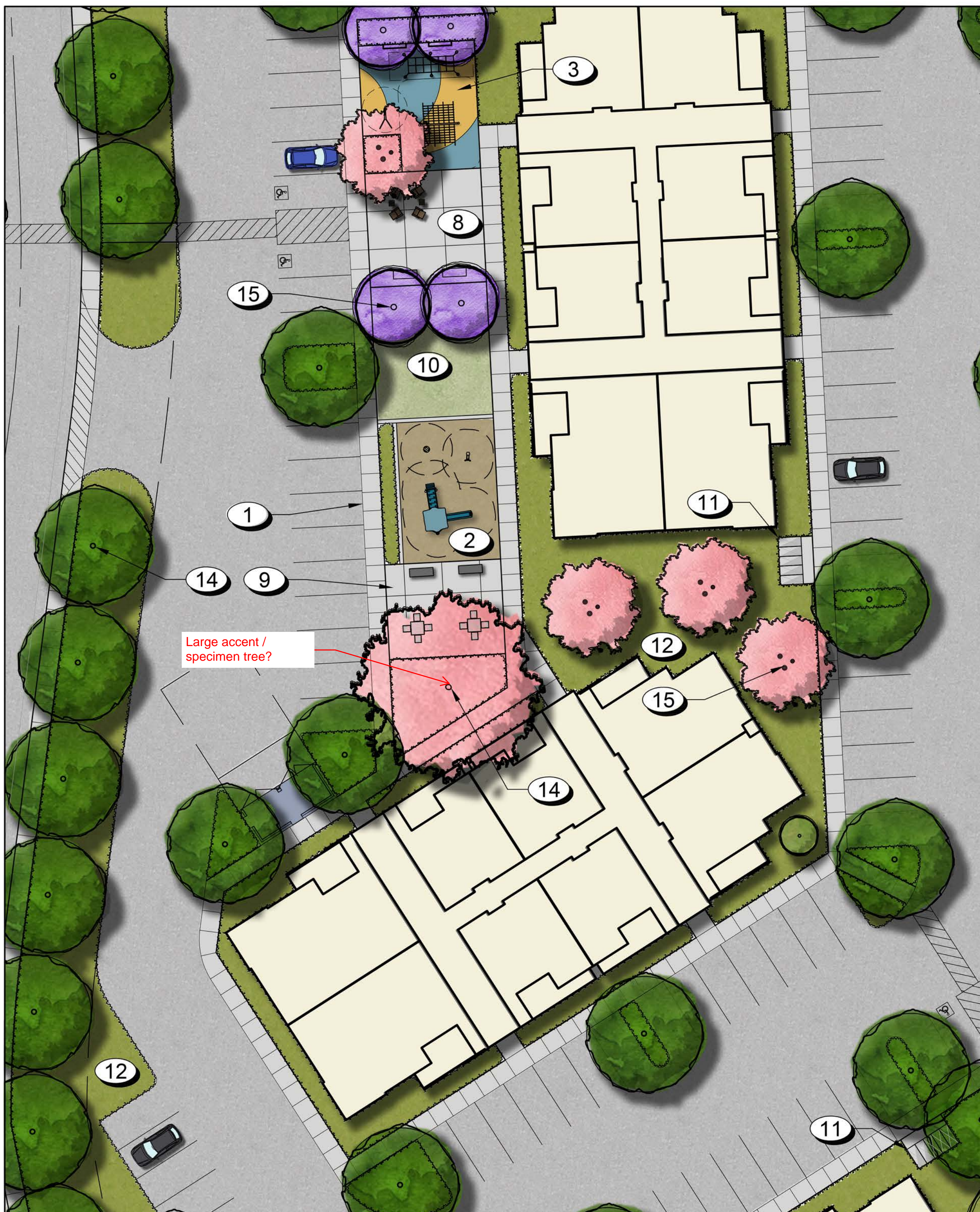
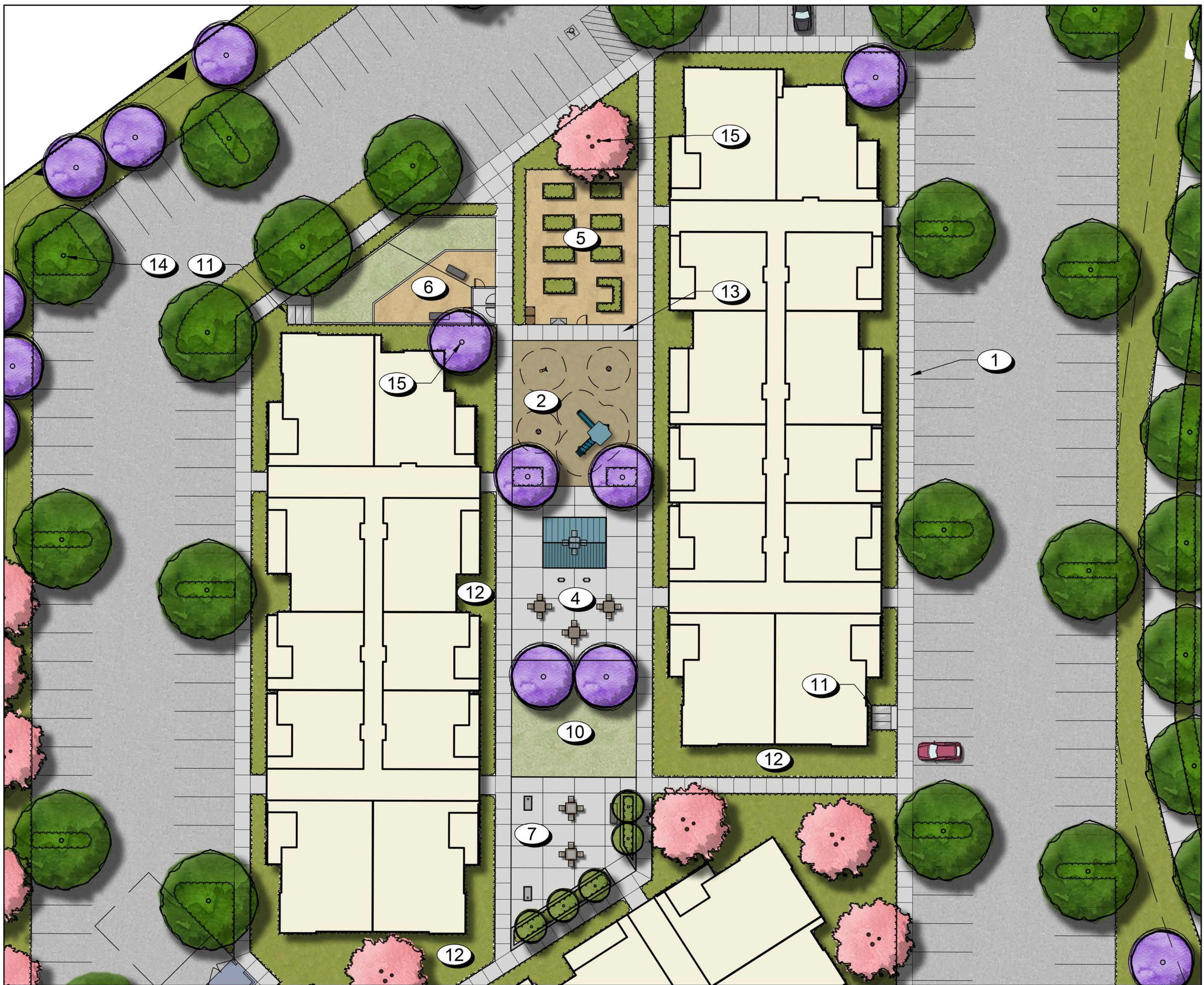
Sheet 4



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

Rancho Cordova, California





Park Elements Legend

- ① 5'-0" wide concrete sidewalk, curb & gutter per Civil Engineer's plans, typ.
- ② Children's play area (2 to 12 years old) with fibar surfacing and accessible entry point.
- ③ Fitness/recreational area designed for children ages 13 to 17 with poured in place rubber safety surfacing.
- ④ Picnic/gathering area with shade shelter, BBQs, and tables.
- ⑤ Fenced community garden with planter beds, 1 accessible raised bed, compost bins, and tool storage chest on decomposed granite paving.
- ⑥ Fenced dog park with decomposed granite paving and turf in separated small dog and large dog areas.
- ⑦ Gathering area with concrete cornhole, a gameboard table, benches and seatwalls.
- ⑧ Gathering area with benches and adirondack chairs.
- ⑨ Gathering area with benches and tables.
- ⑩ Informal sodded turf area, typ.
- ⑪ Bike lockers per city of Rancho Cordova code requirements.
- ⑫ Planting area, typ.
- ⑬ 5'-0" wide concrete path, typ.
- ⑭ Primary street or park tree, typ.
- ⑮ Secondary tree or accent tree, typ.

Kassis Property

Multi-Family Housing - Common Areas

Rancho Cordova, California

June 1, 2023

Sheet 5



The HLA Group
Landscape Architects & Planners, Inc.

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

From: [Arlene Granadosin-Jones](mailto:Arlene.Granadosin-Jones)
To: [Arlene Granadosin-Jones](mailto:Arlene.Granadosin-Jones)
Subject: FW: Project Routing - Trumark at Kassis TSM, DR PLND-0623-0073
Date: Tuesday, October 24, 2023 12:53:58 PM

From: Lori Murphy <lmurphy@cityofranhocordova.org>
Sent: Wednesday, October 18, 2023 4:00 PM
To: Arlene Granadosin-Jones <agranadosin-jones@cityofranhocordova.org>
Subject: RE: Project Routing - Trumark at Kassis TSM, DR PLND-0623-0073

Hi Arlene,

I have reviewed the arborist report and have a few comments on this:

- The report was done in 2019 and in general an arborist report is good for one year. Some jurisdictions have different rules, and I've seen some consider a report outdated in 6 months, but 1 year is pretty common. I actually have not had this issue come up before in Rancho so I do not know what Rancho Cordova rules are about this, but this report is over 3.5 years old. Even if we don't request an updated report, there are some trees that fall just below the protected size threshold that I would recommend be re-measured and updated. I think this is more than reasonable, and the bare minimum for a report update. Trees to be updated include:
 - #2, 15, 22, 66, 85, 88, 111, 113, 119, 171, 210, 223, and 225
- The report is well written although there are a few points that should be revised:
 - In 'Tree Protection Measures' on pg. 5, #2- it states that an "acceptable TPZ is the edge of the canopy or 5 feet from the trunks, per Section 19.12.150 of the City Ordinance". The TPZ shall be established at the edge of the canopy and only in special circumstances is it 5 ft. from the trunk. Tree protection fencing (the TPZ) is required to be at the dripline unless they have an approved permit to encroach under the dripline. This shall be included on all demolition, construction, and in landscaping plans and project specifications, as the report states.
 - On pg. 6, #7 it states that "If possible, use sharp tools (Chainsaw or axe) for pruning roots." Root pruning is required to be done with sharp tools to avoid tearing roots.
 - Table 2 on pg. 7 shows tree #116 as having a trunk DSH of 2.5". It is actually 25".
 - The report states that mitigation funds can be contributed towards the in-lieu fund held by the Sacramento Tree Foundation but all funds are payable to the City of Rancho Cordova. We do not have an in-lieu fund held by the Sac. Tree Foundation.
 - They are proposing a replacement ratio of 0.25:1 as the majority of trees being removed are "non-native orchard trees". I strongly disagree with this proposal as all these trees provide valuable wildlife and ecological benefits to the entire city. Also, the walnut trees are hybrids with California native walnuts, so whether these are considered native trees or not is certainly debatable. The report even states that this site is "near one of the historic indigenous groves of N CA black walnut in the Sacramento region, one of the five isolated regions known to historically contain natural groves."
- The mitigation fee for trees planned for removal is **\$692,934.00**, before the trees mentioned in the first bullet point are taken into account.
- Trees proposed in the landscape plan are not totaled, so it is unclear how many new trees

there will be to reduce the mitigation fee. Also, the majority of the proposed street trees will be small stature trees in small yards and will never attain the size to replace the benefits that the trees to be removed are providing.

Thank you for the chance to review these documents.

Best regards,

Lori Murphy

City Arborist

ISA Board Certified Master Arborist WE-7844BM

ASCA Registered Consulting Arborist #780

(916) 851-8869



ROBERT E. THURBON
Attorney at Law

PLEASE REPLY TO:
5170 Golden Foothill Parkway
El Dorado Hills, CA 95762
(916) 636-1840
bthurbon@thurbonlaw.com

October 23, 2023

Laura Taylor, ASLA
Park Planning and Development Manager
Cordova Recreation and Park District
11070 White Rock Rd., Suite 130
Rancho Cordova, CA 95670

Re: Trumark at Kassis; Large Lot and Small Lot Tentative Subdivision Map and Design Review Response to CRPD's Comments on SB 330 Kassis Project

Dear Ms. Taylor:

I have reviewed Trumark's response to CRPD's comments on the Kassis Large Lot and Small Lot Tentative Subdivision Map design review. Preliminarily, Trumark concedes that its Project is subject to the objective park standards under Quimby.

Background

The Housing Accountability Act, Cal. Govt. Code section 65589.5 does not prohibit a local agency from requiring the housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with meeting the jurisdiction's share of the regional housing needs. (65589.5(f)(1). "Objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official. (65589.5(h)(8). Ordinances, policies and standards includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria and any other rules, regulations, requirements, and policies of a special district e.g., Cordova Recreation and Park District (CRPD) (see Govt. Code section 66000 (c)), including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions. (65589.5(o)(4)

Analysis of Trumark's Comments

1. Park Requirement Under Quimby Act and RCMC Chapter 22.40 ("Quimby").

Trumark does not seem to quarrel with the amount of park land required to satisfy the objective standard established by Quimby, the City under its Quimby Ordinance and CRPD by way of its

ordinances, rules, requirements, and policies. Instead, Trumark notes that it is not aware of an objective standard that allows CRPD to “require all dedication” and then discounts the relevance of the Municipal Service Review. Trumark notes that the MSR reports that CRPD provides 4.6 acres of parks per 1000 residents and further notes CRPD’s goal of 5 acres of parks per 1000 residents. This accounting essentially solidifies the objective standard set forth in Cal. Govt. Code 66477. Subsection (a) (2) expressly provides that if the amount of existing neighborhood and community park area, as calculated pursuant to the Quimby requirements exceeds the limit of 3 acres for 1000 persons, CRPD (and the City) may adopt the calculated amount as a higher standard not to exceed 5 acres per 1000 persons (Quimby).

In other words, calculating a 4.73-acre park land obligation for Trumark’s Project is the result of application of objective and quantifiable development standards, conditions and policies, without exercise of subjective judgment, and based on uniformly verifiable external uniform benchmarks or criterion available to and knowable by both the development applicant or proponent and the public official, specifically, Government code section 66477, the City’s Quimby ordinance, chapter 22.40 and CRPD’s adopted Quimby compliant standards. Trumark’s comment about reference to the MSR and its relationship to the December 21, 2022, vesting date of the SB 330 preliminary application is misplaced. Quimby, the City’s Quimby Ordinance, and CRPD’s adopted Quimby compliant standards were in place long before Trumark’s development application here. These standards/requirements were known by, or at least knowable by Trumark, well before the subject development project.

Trumark’s overarching objection seems to be CRPD’s requirement that Trumark satisfy its park requirements (4.73 acres) through dedication of land only. First, satisfaction of park land requirements under Quimby, the City’s Quimby Ordinance and the CRPD’s Quimby compliant standards by way of dedication of land, payment of in lieu fees or a combination of both is a statutorily established objective standard, condition, and policy. Trumark relies on RCMC section 22.40.020 for the proposition that the subdivider mandates what method of compliance is utilized. Second, Trumark’s interpretation/application of RCMC sections 22.40.020, 22.40.010 and 22.40.030D is not persuasive.

Trumark refers to section 22.40.020 implying that the subdivider gets to choose compliance by land dedication, in lieu fees, or both. But section 22.40.020 provides that at the time of filing a tentative subdivision map for approval, the subdivider of the property shall, as a part of such filing indicate whether the subdivider **desires** to dedicate property for park and recreation, or whether the subdivider **desires** to pay a fee in lieu thereof, or a combination of dedication and in-lieu fees. In other words, the developer is required to state what it desires to do regarding compliance with the objective standards, but the city determines what method of compliance is utilized. Section 22.40.010 expressly provides that “as a condition of approval of a tentative subdivision map or tentative parcel map the subdivider shall dedicate land, pay a fee in lieu thereof or both, at the option of the city...”.

Here, CRPD is the local special district with jurisdictional authority to construct, own and operate park and recreation facilities within the city and district jurisdictional boundaries. The city, as part of its land use approval process has authority to impose Quimby requirements, but CRPD as the agency with jurisdictional authority over parks, determines, consistent with its Quimby compliant requirements whether to require land dedication only, satisfaction by payment of in lieu fees, or a

combination of both. The City, as the land use authority implements CRPD's determination. The subdivider, under Quimby, the city's Quimby ordinance or CRPD's Quimby compliant requirements, does not determine the method of compliance.

2. RCMC Does Not Require Dedication Alone for Projects of 50 or more Parcels.

Trumark, commenting on discussions at a previous meeting that all subdivisions of 50 parcels or more must fulfill their park land requirements by dedication alone, discusses RCMC section 22.40.030D. Trumark claims that the code section allows subdivisions of less than 50 parcels to fulfill its obligation by payment of in lieu fees, and therefore the language cannot be interpreted to require subdivisions of more than 50 parcels to meet its obligation by dedication alone. Trumark argues that such interpretation would swallow the meaning of section 22.40.010 "that allows the subdivider to choose compliance either through land dedication, in lieu fees, or both". As discussed above, section 22.40.010 does not allow the subdivider to choose the method of compliance.

Subdivision D of RCMC section 22.40.30 expressly provides only the payment of in lieu fees may be required for developments of 50 parcels or less. Dedication of land to satisfy a development of less than 50 parcels park land requirement is a voluntary proposition and cannot be mandated by the City or CRPD. This section has nothing to do with the method of compliance for Trumark's project which significantly exceeds 50 parcels. Ultimately, as discussed above, CRPD determines whether the subdivider's parkland obligation will be met by land dedication only, in lieu fees only, or a combination of both.

Conclusion

Calculating a 4.73-acre park land obligation for Trumark's Project is the result of application of objective and quantifiable development standards, conditions and policies, without exercise of subjective judgment, and based on uniformly verifiable external uniform benchmarks or criterion available to and knowable by both the development applicant or proponent and the public official, specifically, Government code section 66477, the City's Quimby ordinance, chapter 22.40 and CRPD's adopted Quimby compliant standards.

Trumark makes a brief argument that CRPD's requirement that the dedicated parkland be connected to the American River Parkway is not supported by an objective standard. The CRPD Master Plan for New development in Incorporated Areas, Chapter 6 sets forth objective standards for the location of parks, specifically:

Neighborhood Parks shall be located in neighborhoods. They are 2 acres to 15 acres in size with passive programming and a service radius area of 1/2 to 3/4 mile. They shall be bordered on 3 sides with residential street frontage (one side of residential street frontage may be substituted by elementary school frontage). The remaining property line shall be fenced by a 6-foot CMU split-face wall with a decorative cap when bordered with residential or commercial properties (this may be substituted by creek frontage if applicable). When adjacent to schools, decorative fencing with access gates shall be used on the property line. Neighborhood Parks should not be located on lands that are unusable or not programmable.

The District has adopted an objective standard that determines parkland location. The District's requirement that the dedicated parkland be connected to the American River Parkway serves a number of important purposes and is consistent with the adopted objective standard.

Best Regards,



ROBERT E. THURBON

From: [Rieger, Matthew](#)
To: [Krystina Baudrey](#); [Adam Egbert](#); [Adam Lindgren](#); [Adam Lindgren](#); agcom@saccounty.net; [Albert Stricker](#); [Amanda Norton](#); [Andrew Saltmarsh](#); [Ashley Kobe](#); [Audie Foster](#); [Benjamin Turner](#); [Brenda Quezada](#); [Brian Bailey](#); [Caltrans District 3 Local Development Review](#); [Cameron Shew](#); [Chris Bohrer](#); [Chris Hunley](#) (hunleyc@saccounty.net); [Chris Pace](#) (pacec@saccounty.net); [Cristina James](#); [Civic Thread General Project Email](#); [Darcy Goulart](#); darrowm@saccounty.net; [Dave Ghirardelli](#); [Dennis Barber](#); developmentsservices@sacsewer.com; [Dov Kadin](#); [Elizabeth Sparkman](#); ["eric.fredericks@dot.ca.gov"](mailto:eric.fredericks@dot.ca.gov) (eric.fredericks@dot.ca.gov); [Erin Naderi](#); [Gary Gasperi](#); gwickham@fcusd.org; hockerl@saccounty.net; [Howard Williams](#); [Jason Smalley](#) (smalleyj@saccounty.net); [Jeremiah Zillig](#); [Jim Dobson](#) (jjmd@sac-city.k12.ca.us); [Joanne McCarthy](#); [John Rogers](#) (rogersjo@saccounty.net); [Kacey Lizon](#) (klizon@sacog.org); [Kim Juran](#); [Liisa Behrends](#); [Lisbet Gullone](#); [Lori Murphy](#); ltaylor@crpd.com; [Maria Lopez](#); [Mary Pakenham-Walsh](#); [Micah Runner](#); [Michelle Havens](#); [Michelle Mingay](#); mike@cecewest.com; [Nancy Quaresma](#); [Palmer Hilton](#); [Palmer Hilton](#); [Patrick Hindmarsh](#); [PG&E Plan Review](#); [Pham Saechao](#); [Quoc Nham](#); [Rachel Del Rio](#) (rachel.delrio@smud.org); [Richard Blackmarr](#) (blackmarr@saccounty.net); [saccounty wateragency](#); [Sacramento EMD](#); crrdstaff@metrofire.ca.gov; [Sacramento Regional Transit](#); [Sacramento Yolo Mosquito & Vector Control District](#); [Sarah Poe](#); [SASD General Review Email](#); [Sean Twilla](#); [SMAQMD Project Review](#); [Smud](#); [Stefan Heisler](#); [Steve Harriman](#); [Tamra Rickman](#); [USFWS](#); [Victor Ramos](#); [Wendy Sander](#); whughes@smud.org
Cc: [Arlene Granadosin-Jones](#)
Subject: RE: Project Routing - Trumark at Kassis TSM, DR PLND-0623-0073
Date: Thursday, June 22, 2023 2:45:03 PM
Attachments: [image003.png](#)
[image001.png](#)
[image002.jpg](#)

There are no new Fire Department comments for this project. Please refer to the prior planning letter.

Matt Rieger
Fire Inspector II
Sacramento Metropolitan Fire District
10545 Armstrong Ave, #310, Mather, CA 95655
(916) 859-4594



Please note my working days are Tuesday through Friday 6:00 AM - 4:30 PM

From: Krystina Baudrey [<mailto:kbaudrey@cityoffranchocordova.org>]
Sent: Monday, June 12, 2023 4:31 PM
To: Adam Egbert <age1@pge.com>; Adam Lindgren <adam@meyersnave.com>; Adam Lindgren <alindgren@cityoffranchocordova.org>; agcom@saccounty.net; Albert Stricker <astricker@cityoffranchocordova.org>; Amanda Norton <anorton@cityoffranchocordova.org>; Andrew Saltmarsh <asaltmarsh@crpd.com>; Ashley Kobe <akobe@cityoffranchocordova.org>; Audie Foster <audie.foster@amwater.com>; Benjamin Turner <dlrp@consvr.ca.gov>; Brenda Quezada <bquezada@meyersnave.com>; Brian Bailey <baileyb@saccounty.net>; Caltrans District 3 Local Development Review <D3.Local.Development@dot.ca.gov>; Cameron Shew <ShewC@saccounty.net>; Chris Bohrer <cbohrer@egusd.net>; Chris Hunley (hunleyc@saccounty.net) <hunleyc@saccounty.net>; Chris Pace (pacec@saccounty.net) <pacec@saccounty.net>; Cristina James <cjames@crpd.com>; Civic Thread General Project Email <ProjectReview@civicthread.org>; Darcy Goulart <dgoulart@cityoffranchocordova.org>; darrowm@saccounty.net; Dave Ghirardelli <ghirardellid@saccounty.net>; Dennis Barber <DBarber@republicservices.com>; developmentsservices@sacsewer.com; Dov Kadin

From: [Rieger, Matthew](#)
To: [Arlene Granadosin-Jones](#)
Subject: RE: Project Routing - Trumark at Kassis TSM, DR PLND-0623-0073
Date: Thursday, July 6, 2023 12:58:25 PM
Attachments: [image001.png](#)
[image004.jpg](#)
[image005.png](#)
[image006.jpg](#)
[image002.jpg](#)

Status: Approved
General Inspector comments:

May 1, 2019

*City of Rancho Cordova
Planning Department
2729 Prospect Park Dr.
Rancho Cordova, CA. 95670*

*RE: Control Number: DD9865
APN: 075-0450-009
Project Name: Kassis Property
Project Location: 9851 Folsom Blvd.
Applicant's Name: Trumark Homes c/c Heide Antonescu*

NOTE: THE FOLLOWING ITEMS ARE SPECIFIC TO THE STAFF REPORT FOR THIS PROJECT AND REQUIRE SPECIAL ATTENTION:

Applicant: It is highly recommended that specific requirements for your project be obtained from the Fire District during the pre-construction planning stage. Specific requirements for bridges, fire hydrants, entry gates, and access roadways must be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide any necessary requirement clarifications.

If there are no immediate plans for construction or the on-site storage of combustible construction materials, the requirements applicable to construction may be held in abeyance until such time that construction occurs. If this property is sold prior to development, the seller must disclose these requirements to the buyer.

PRIOR TO APPROVAL OF IMPROVEMENT PLANS

1. Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the

protection of residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction.

Please be advised of the following section in the Sacramento County Code No. 1626:

Section 503.1.2.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of dwelling units exceed thirty-nine (39) shall be provided with two (2) separate and approved fire apparatus access roads.

Section 503.1.2.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

PRIOR TO ISSUANCE OF FINAL BUILDING PERMIT

1. Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.

PRIOR TO GRANTING FINAL OCCUPANCY

1. Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.

2. Residential roof coverings shall consist of materials having a minimum Class C rating.

The Sacramento Metropolitan Fire Districts requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field approval and completion of required tests.

If I may answer any questions or be of any assistance, please feel free to contact me directly at (916) 851-8933.

Sincerely,

*Jenae K. Callison
Fire Inspector II*

July 5, 2023

Krystina Baudrey
City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, California 95670

Subject: Trumark at Kassis
APN: 075-0450-009
File No: PLND-0623-0073

Dear Ms. Baudrey,

The Sacramento Area Sewer District (SacSewer) has reviewed the subject documents.

The applicant is requesting A The project will consist of 441 new homes, which includes 189 single-family detached market rate homes on 31.4 acres and a 252-unit for rent affordable housing development to be built on 10 acres along Folsom Boulevard with a net density of 24 du/acre. The project will also include a public park and public trail connection.

SacSewer Conditions:

- Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
- Prior to the SUBMITTAL OF IMPROVEMENT PLANS: For this project, SacSewer requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers’ most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.

www.sacsewer.com

Board of Directors
Representing:

County of Sacramento | City of Citrus Heights
City of Elk Grove | City of Folsom
City of Rancho Cordova | City of Sacramento

Christoph Dobson
District Engineer

Rosemary Clark
Director of Operations

Mike Huot
Director of Policy & Planning

Matthew Doyle
Director of Internal Services

Masiku Tapa Banda
Director of Finance

Nicole Coleman
Director of Communications

- Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.
- Prior to the APPROVAL OF IMPROVEMENT PLANS: Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.
- Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.
- Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.
- Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San or SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

SacSewer Advisories:

- SacSewer will provide additional Conditions of Approval when it is requested at a later date

If you have any questions regarding these comments, please call me at (916) 876-6657 or Yadira Lewis at (916) 876-6336.

Sincerely,

Steve Kiyama

Steve Kiyama
SacSewer Development Services



SACRAMENTO COUNTY
WATER AGENCY

DATE: July 3, 2023

TO: Arlene Granadosin-Jones
City of Rancho Cordova

FROM: Esther Kinyua
Sacramento County Water Agency
Water Supply – Zone 40 Planning and Development

SUBJECT: Trumark at Kassis
Application Number: PLND-0623-0073

Sacramento County Water Agency – Water Supply Section has reviewed the subject cited application and has **NO COMMENTS** for the following reason:

- This project is located outside of SCWA’s service area. However, it appears that this project is located within the boundary of the California American Water Company service area. Please contact the service provider for any comments regarding this project.

Contact Esther Kinyua if you have any questions at (916)-874-7199 or KinyuaE@saccounty.gov



Sent Via E-Mail

June 30, 2023

Arlene Granadosin-Jones
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95760

Subject: Trumark at Kassis (Project No. PLND-0623-0073)

Dear Arlene Granadosin-Jones:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Tentative Subdivision Map, Major Design Review, SB330, and By-Right for the Trumark at Kassis (Project, PLND-0623-0073), located at 9851 Folsom Blvd. SMUD is the electric utility provider for Sacramento County, including the proposed Project area. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region, all while maintaining best-in-class safety and reliability. As a reviewing agency, SMUD is committed to providing reliable service to meet our customers' growing needs.

Trumark Homes (Applicant) has requested to construct 441 new homes, which includes 189 single-family detached market rate homes on 31.4 acres and a 252-unit for rent affordable housing development to be built on 10 acres along Folsom Boulevard with a net density of 24 du/acre. The project will also include a public park and public trail connection.

SMUD requests the following conditions on the Applicant's Project to minimize impacts to SMUD facilities on or adjacent to the Project site.

1. SMUD has existing overhead 69/12kV facilities along the west and south side of the project parcel that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
2. SMUD has existing underground 12kV facilities along the south side of the project parcel will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

3. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
4. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
5. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
6. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
7. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
8. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
9. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>
10. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
11. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
12. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

13. The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.
14. Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).
15. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.
16. Development phases submitted for new service should include all lots fronting streets.

SMUD aims to be partners in the efficient and sustainable delivery of the proposed Project. To that end, SMUD recommends that California Environmental Quality Act (CEQA) documents for proposed Project activities include adequate evaluation of cumulative impacts to utility systems, the utility facilities needed to serve the Project, and any potential environmental issues associated with extending utility service to the proposed Project. This will ensure the Project's compliance with CEQA and reduce potential delays in Project schedule.

SMUD appreciates the opportunity to provide input on the Tentative Subdivision Map, Major Design Review, SB330, and By-Right for Trumark at Kassis. Please ensure that the conditions and considerations in this response are conveyed to the Project planners and the appropriate Project Applicants. Any revisions or deletions relative to the above conditions must be submitted in writing to the Real Estate section of SMUD. No verbal or other written agreements should be accepted by the City of Rancho Cordova. For additional information regarding approvals, acceptable uses, and clearances for SMUD facilities, please contact SMUD's Land Specialist, Ellen Springer at Ellen.Springer@smud.org or (916)732-5989.

Sincerely,



LeAndre Henry
Regional & Local Government Affairs
Sacramento Municipal Utility District
6201 S Street, MS B404
Sacramento, CA 95817
entitlements@smud.org

cc: Ellen Springer



June 13, 2023

Arlene Granadosin-Jones
City of Rancho Cordova
2729 Prospect Park Dr
Rancho Cordova, CA 95670

Ref: Gas and Electric Transmission and Distribution

Dear Arlene Granadosin-Jones,

Thank you for submitting the PLND-0623-0073 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



June 21, 2023

Arlene Granadosin-Jones
City of Rancho Cordova
2729 Prospect Park Dr
Rancho Cordova, CA 95670

Re: PLND-0623-0073
Trumark at Kassis TSM

Dear Arlene Granadosin-Jones,

Thank you for providing PG&E the opportunity to review the proposed plans for PLND-0623-0073 dated 6/12/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

MAILING ADDRESS
SACRAMENTO COUNTY
8631 BOND ROAD
ELK GROVE, CA 95624

YOLO COUNTY
1234 FORTNA AVENUE
WOODLAND, CA 95695

1.800.429.1022
FIGHTtheBITE.net

City of Rancho Cordova
2719 Prospect Drive
Rancho Cordova, Ca. 95670

June 13, 2023

ATTN: Arlene Granadosin-Jones AICP

The Sacramento-Yolo Mosquito and Vector Control District (District) appreciates the opportunity to review and comment on the Large Lot and Small Lot Subdivision Map and Design Review for the proposed Trumark at Kassis project (PLND-0623-0073). After review, the District is providing the following comments.

Comments

The Plans show a proposed .8-acre water quality basin on Lot D. Please provide details on the general slope, management, and long-term maintenance of the water quality basin including but not limited to what department will be in charge of the long term maintenance of the water quality basin. It is the District's goal to have the water quality basins constructed and maintained in such a manner that it does not breed mosquitoes, provide mosquito harborage, or require mosquito control.

- Add a bullet point that states "All stormwater and drainage features including but not limited to: outfalls, catch basins, detention basins, and bioretention areas, shall be designed to be in compliance pursuant to the California Health and Safety Code (HSC 2060) to discourage or eliminate mosquito breeding".
- Ensure that any stormwater drainage features do not hold water for more than 72 hours and emergent vegetation is maintained to prevent mosquito breeding and harborage. (Please refer to the District's BMP manual SW-10).
- Construct shoreline perimeters of the detention basin on Lot D as steep as possible to discourage dense plant growth. (Please refer to the District's BMP manual SW-1).
- Ensure that District staff have complete unobstructed access to conduct mosquito control activities in Lot D and to the Proposed Drainage Easement on the west end of the project.

The Plans show a proposed open space trail along the western border of the project site that includes posts with a cable fence. The District utilizes the current dirt trail to access areas of mosquito breeding along the American River.

- Ensure that District staff have complete unobstructed vehicle access to conduct mosquito control activities along the proposed bike trail located on the western edge of the project. If cable and locks are involved, ensure that District staff can obtain keys or combinations to gain access.

The District requests that any proposed project or mitigation consider and use all reasonable and practical measures to avoid and minimize impacts on mosquito control activities regarding public health and welfare. To the extent that the management of any private, state, or federal lands may produce mosquitoes, the responsible party must recognize and comply with its obligations under state law to not develop or support mosquito breeding sources on its property or under its purview.

The District intends to encourage cities, municipalities, and project proponents developing new subdivisions, remediation and/or mitigation plans to develop and implement a cooperative Mosquito Reduction Plan (MRP) with the District. Mosquito Reducing Best Management Practices can be downloaded from the District's website at: <http://www.fightthebite.net/physical-control/>. Please review and implement the District's BMPs for design and maintenance guidelines for the proposed project to reduce or prevent the breeding of mosquitoes that can carry diseases such as West Nile virus (WNV), Dengue Fever, Zika Virus and Chikungunya.

Although the District can employ the California Health and Safety Code in order to ensure safe conditions and to sustain its public responsibilities (abatement and enforcement actions), it has been the District's experience that a cooperative approach provides more effective and long-lasting mosquito management and directs cities and municipalities on how to best achieve their coequal goals.

Should you have any questions or concerns please feel free to contact me at (916) 405-2093.

Sincerely,



Kevin Combo
Ecological Management Department
Sacramento Yolo Mosquito and Vector Control District
kcombo@fightthebite.net



County of Sacramento

July 3, 2023

Arlene Granadosin-Jones
Planning Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

SUBJECT: COMMENTS ON TRUMARK AT KASSIS COMMUNITY SPECIFIC PLAN AMENDMENT – 7TH SUBMITAL (DD9865).

Arlene Granadosin-Jones,

The County of Sacramento appreciates the opportunity to review the submittal documents for Trumark at Kassis. I have taken it upon myself to compile and reiterate one coordinated response from the County that includes comments from the Regional Parks, Planning and Environmental Review, and Transportation departments. Our comments are as follows.

- We have attached conditioning related documents from 1973 and 1987 regarding easements and irrevocable offers of dedications (IOD). Please do not preclude the connection described in those documents.
 - The 30-foot Riding and Hiking Trail Easement and 54-foot IOD shown on the 7th Submittal's Large Lot Tentative Subdivision Map should not be abandoned per the condition agreed to in 1973. We recommend an affirmative statement by the development group be recorded with the City of Rancho Cordova's Planning Department, acknowledging the 1973 Agreement with the County of Sacramento and noting the importance of the Mira Del Rio Drive Connection point to the community
- County staff recommends that any project or CEQA analysis recognize the potential benefits that such connections can improve mobility for residents along the south side of the American River in an environment of considerably lower traffic stress in comparison to Folsom Boulevard. Such connections are critical to the success of long-term planning efforts, such as the City's Bicycle Master Plan, ongoing Climate Action Plans and the County Board's recent recognition of a Climate Emergency.
- County staff is in agreement with 15-foot offsite pedestrian easement along the western edge of the project (informally known as the "fisherman's access") that is shown unobstructed on the 7th Submittal's Preliminary Landscape Plan and the Large Lot Tentative Subdivision Map. In this project's further iterations to the plans, County staff requests, this pedestrian easement maintain unobstructed to allow anyone to access to the river from Rod Beaudry Drive.

County of Sacramento staff from the Departments of Regional Parks, Planning and Environmental Review, and Transportation are happy to make ourselves available to participate with City staff during the City's entitlement process if desired. Thank you for including the County of Sacramento in this application review, and please continue coordinating with us as the project progresses.

Feel free to contact Gary Gasperi at gasperig@saccounty.gov with any questions or comments to forward to appropriate county staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew G. Darrow', with a long horizontal flourish extending to the right.

Matthew G. Darrow,
Chief, Planning and Programs
Department of Transportation

MGD:gg

Cc: Liz Bellas, Regional Parks
Michael Doane, Regional Parks
Mary Maret, Regional Parks
Todd Smith, Planning and Environmental Review
Ron Vicari, SacDOT
Cameron Shew, SacDOT

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OK to accept

EASEMENT

Real Estate Section

JOHN P. KASSIS and MARION C. KASSIS, ADON V. PANATTONI and YOLANDA PANATTONI,
and MARVIN L. OATES

119554

NO FEE

GRANT to the County of Sacramento, a political subdivision of the State of California, an EASEMENT for

A 30-foot Riding and Hiking Trail

upon, over and across that certain real property in the County of Sacramento, State of California, described as follows:

A portion of the Subdivision "John Boyd 157 35/100 A" of the "Rancho Rio de los Americanos", filed in the office of the Recorder of Sacramento County in Book 1 of Maps, Map No. 2; described as follows:

Point of beginning lies in the center line of a 54-foot County Road known as Mira del Rio Drive, and is also located North 58°23' East 39.58 feet and North 31°37' West 27.00 feet from the Northeasterly corner of Parcel 5 of the Parcel Map filed in Book 4 of Parcel Maps, Page 3, Sacramento County Records; running thence from said point of beginning North 58°23' East 244.48 feet to a point in the Westerly line of the parcel of land owned by the County of Sacramento, together with the extensions in the exterior boundary lines of said strip of land so as to bring the boundaries of the easement to the boundaries of the property hereby affected.

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

1973 DEC 26 AM 9 03

R. M. Hooper
COUNTY RECORDER

Dated this 20th day of December, 1973.

Signed and delivered in the presence of

Adon V. Panattoni

Marion C. Kassis

John P. Kassis

Yolanda Panattoni

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STATE OF CALIFORNIA }
County of Sacramento } ss.

On this day of in the year one thousand nine hundred and
before me, a Notary Public in and for said County and State, residing therein, duly
commissioned and sworn, personally appeared known to me to be the person whose
name is subscribed to the within instrument as a subscribing witness thereto, who, being by me duly sworn deposed and said: that
he resides in the said County of Sacramento, State of California; that he was present and saw

personally known to him to be the person..... described in, and who executed the said within instrument as part..... thereto,
sign and execute the same; that he, the affiant, then and there, at the request of said person....., subscribed his name as a witness
thereto.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

My commission expires..... 19..... Notary Public in and for the County of Sacramento,
State of California.

STATE OF CALIFORNIA }
County of Sacramento }

On this 20th day of December in the year one thousand nine hundred and 73
before me Alan W. Wolff a Notary Public in and for the County of Sacramento, personally appeared
John P. Kassis, Marion C. Kassis, Adon V. Panattoni, Yolanda Panattoni, and
Marvin L. Oates

known to me to be the person..... whose name subscribed to the within instrument, and they... duly
acknowledged to me that executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year in this certificate first
above written.

My Commission Expires October 6, 19 76 Notary Public in and for the County of Sacramento,
State of California



ALAN W. WOLFF
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SACRAMENTO COUNTY

My Commission Expires October 6, 1976

CERTIFICATION OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed, the provisions of
which are incorporated by this reference as though fully set forth in this Certification, to the County
of Sacramento, a political subdivision of the State of California, is hereby accepted by the under-
signed officer pursuant to authority conferred by Resolution No. 68-481 of the Board of Supervisors
of said County adopted on June 12, 1968, and the grantee consents to recordation thereof by its
duly authorized officer.

Dated: Dec. 21, 19 73

By A.W. McKenzie
As Director of the Department of Public
Works of the County of Sacramento

119554

FOR USE OF RECORDER ONLY

AFTER RECORDING
RETURN
EASEMENT
TO THE
REAL ESTATE SECTION
DEPARTMENT OF PUBLIC WORKS
COUNTY OF SACRAMENTO

No. 12885

Cont. to 87-0326
Aug 25/87

RECEIVED

FEB 27 1987

PLANNING DEPARTMENT
County of Sacramento

OWNER & SUBDIVIDER: JOHN P. KASSIS
1430 22ND ST.
SACRAMENTO, CA. 95827

ENGINEER: J. FRED LAMBERT
P.O. Box 1267
GEORGETOWN, CA. 95834
916-333-4138

IMPROVEMENTS: AS REQUIRED BY SACRAMENTO COUNTY
DEPARTMENT OF PUBLIC WORKS

EXISTING USE: VACANT

PROPOSED USE: RESIDENTIAL

EXISTING ZONING: RD-20 & RD-5

PROPOSED ZONING: SAME

ASSESSOR'S PARCEL NO: 075:440:18

SEWAGE DISPOSAL: SACRAMENTO COUNTY

WATER SUPPLY: CITIZENS UTILITY CO.

DRAINAGE: SACRAMENTO COUNTY

FIRE PROTECTION: RANCHO CORDOVA

SCHOOL DISTRICT: FOLSOM-CORDOVA UNIFIED

PARK DISTRICT: CORDOVA

ACREAGE: 4.19 ACRES

NO. OF LOTS: 4

LOT SIZE: AS SHOWN

LEGAL DESCRIPTION

A portion of Parcel No. 2, as shown on that certain Parcel Map entitled "A Portion of Tracts of Land entitled 'Carpenter & Sister 146 18/100 A' & 'John Boyd 157 85/100 A.' on flat of subdivision of the Rancho Rio de los Americanos", recorded in Book 5 of Parcel Maps, at pg 30, records of said County, described as follows:

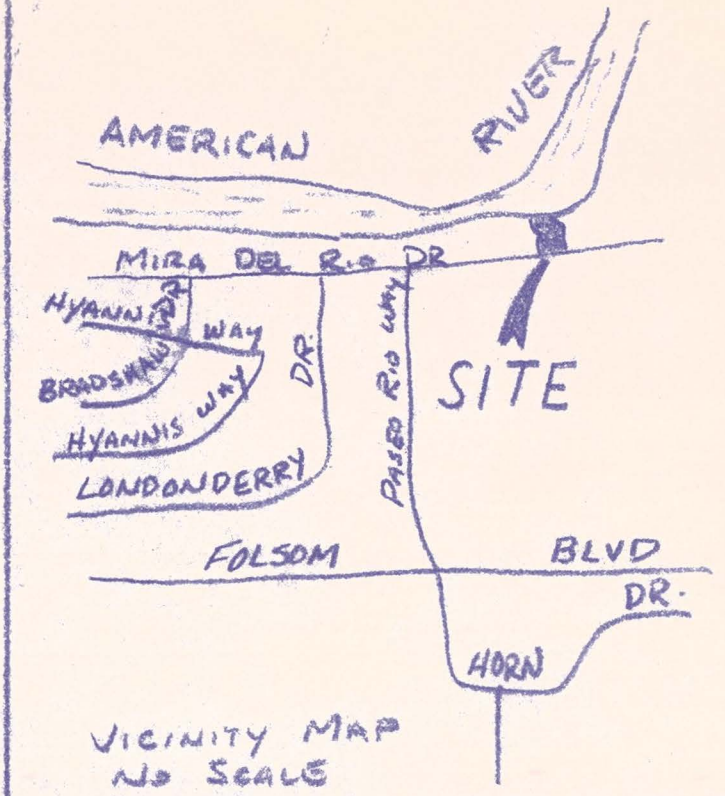
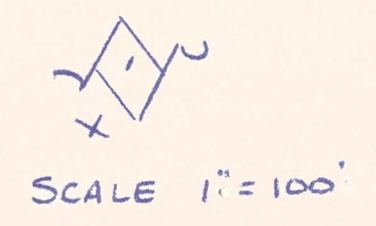
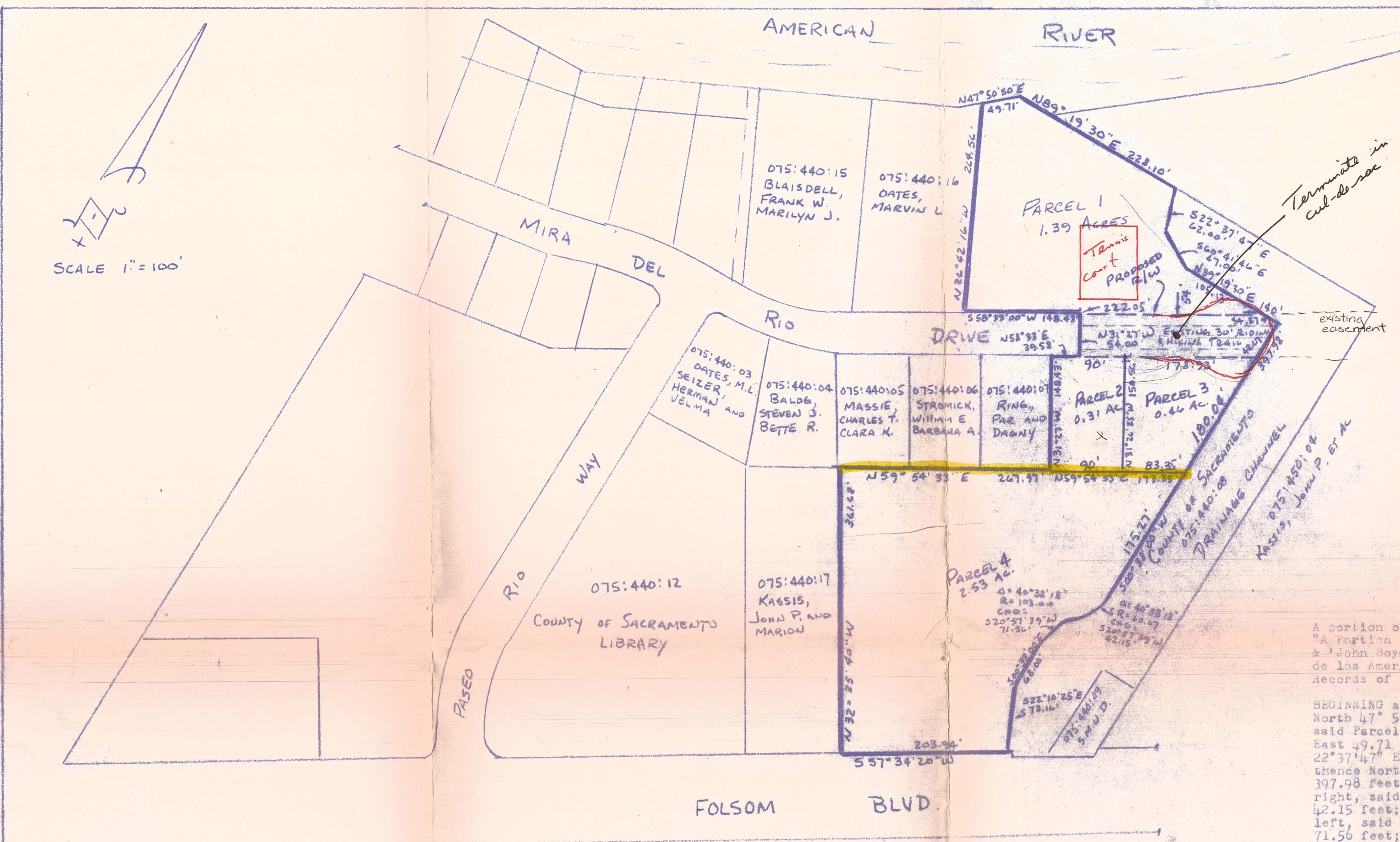
BEGINNING at a point which bears North 63° 42' 00" East 258.07 feet and North 47° 50' 50" East 23.09 feet from the most westerly corner of said Parcel No. 2; thence from said Point of Beginning, North 47° 50' 50" East 49.71 feet; thence North 89° 19' 30" East 228.10 feet; thence South 22° 37' 47" East 62.00 feet; thence South 60° 41' 46" East 47.00 feet; thence North 89° 19' 30" East 140.00 feet; thence South 00° 38' 00" West 397.98 feet; thence along the arc of a 60.67 foot radius curve to the right, said arc being subtended by a chord bearing South 20° 57' 39" West 42.15 feet; thence along the arc of a 103.00 foot radius curve to the left, said arc being subtended by a chord bearing South 20° 57' 39" West 71.56 feet; thence South 00° 38' 00" West 68.00 feet; thence South 22° 10' 25" East 73.10 feet; thence South 57° 34' 20" West 325.94 feet; thence North 32° 25' 40" West 366.58 feet; thence North 59° 54' 33" East 390.07 feet; thence North 31° 27' 00" West 148.43 feet; thence North 58° 33' 00" East 39.00 feet; thence North 31° 27' 00" West 54.00 feet; thence South 58° 33' 00" West 148.43 feet; thence North 26° 42' 15" West 264.56 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion thereof, described as follows:
All that portion of Parcel No. 2, as shown on that certain Parcel Map entitled "A Portion of Tracts of Land entitled 'Carpenter & Sister 146 18/100 A' & 'John Boyd 157 85/100 A.' on flat of subdivision of the Rancho Rio de los Americanos", recorded in Book 5 of Parcel Maps at page 30, records of said County, described as follows:

BEGINNING at a point in said Parcel No. 2, said point being the Southwest corner of Parcel No. 2, as said parcel is shown on that certain Parcel Map entitled "A Portion of Tracts of Land entitled 'Carpenter & Sister 146 18/100 A' & 'John Boyd 157 85/100 A.' on flat of subdivision of the Rancho Rio de los Americanos", recorded in Book 4 of Parcel Maps, page 3, records of said County; thence from said point of beginning, North 59° 54' 33" East 122.00 feet; thence South 32° 25' 40" East 361.68 feet; thence South 57° 34' 20" West 122.00 feet; thence North 32° 25' 40" West 366.58 feet to the Point of Beginning.

9-1-87
Continued to
9-15 for applicant
to resolve cul-de-sac
and bridge issue
HK

8-25-87. JF



Approved
9-15-87
[Signature]

212

COUNTY OF SACRAMENTO
STATE OF CALIFORNIA
TENTATIVE SUBDIVISION MAP

87-SD-0326

Tentative Subdivision Map: JOHN KASSIS, ETAL -

Assessor's Parcel No.: 075-0440-018

Property Location: On the northerly side of Folsom Boulevard,
approximately 500 feet northeasterly of Paseo Rio Way in the Rancho Cordova
area.

OWNER:

JOHN P. KASSIS, ETAL
1430 - 22nd Street
Sacramento, CA 95827

APPLICANT:

J. FRED LAMBERT
P. O. Box 1267
Georgetown, CA 95634

AGENT:

KENNETH SISLER
4512 Rutgers Way
Sacramento, CA 95821

The Project Planning Commission, meeting in regular session on October 5, 1987, took the following action on the subject tentative subdivision map:

Pursuant to Section 11549.5 of the Business and Professions Code, the Planning Commission adopted the following findings:

1. The tentative subdivision map is consistent with the County General Plan.
2. The tentative subdivision Map is consistent with the adopted community plan.
3. The site is physically suitable for the type of development.
4. The site is physically suitable for the proposed density of development.
5. The design of the land division or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. The design of the land division or the proposed improvements are not likely to cause serious public health problems.
7. The design of the land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
8. The proposed land division does not violate the provisions of Title 22, the Land Development Ordinance.
9. The proposed land division does not violate the provisions of the Zoning Code.
10. The proposed land division is not a land project.
11. The proposed land division would not enlarge, expand, or extend a non conforming use of the land under the Zoning Code of Sacramento County.
12. The proposed land division would not violate any other County ordinance, any County Code provision.
13. The discharge of waste from the proposed land division into an existing community sewer system would not result in violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000 of the Water Code).


Based upon the above findings, the Project Planning Commission determined that the tentative map be approved, subject to conditions on the attached page.

ASSESSOR'S PARCEL: 075-0440-018

CONDITIONS OF APPROVAL:

1. The development approved by this action is for 4 lots on which 4 residential dwelling units may be constructed.
2. This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations and procedures applicable at the time of development. Any required subsequent procedural actions shall take place within 36 months of the date on which the permit became effective, or this action shall automatically be null and void.
3. Provide public sanitary sewer and water supply facilities.
4. Grant the County right-of-way for Folsom Boulevard and Mira Del Rio Drive, based on a total width to the satisfaction of the Public Works Department, and install County standard street improvements.
5. Provide fees in lieu of dedication of land for park purposes as required by the Sacramento County Code.
6. Provide drainage easements to the satisfaction of the Public Works Department, including any fee required by Ordinance 1 of the County Water Agency.
7. Secure Public Works Department approval of final grading plans, as required by County Ordinance.
8. Terminate Mira Del Rio Drive on the project site with a standard 40 foot radius cul-de-sac bulb constructed to the satisfaction of the Public Works Department per Exhibit "X". Additionally, grant a 20 foot wide I.O.D. from the terminus of the cul-de-sac across the drainage canal to provide for pedestrian/bicycle and emergency access to the east.
9. The five oak trees (dbh 10-24 inches) existing on proposed Parcel 1 shall be preserved and protected.
10. During the construction phase of the project, a physical barricade shall be erected and maintained coincidental to the dripline of all oak trees that are to be retained. Within the barrier, no construction related activities shall be allowed, including, but not limited to, vehicular parking or material storage.
11. If artifacts or skeletal materials are encountered during construction, all work shall stop and the Environmental Impact Section notified in order to assess the find.
12. Dedicate a standard 12.5 foot Public Utility Easement for underground electrical facilities and appurtenances adjacent to all public ways to the satisfaction of the Public Works Department and SMUD.
13. The improvement requirement certificate contained on the final map shall indicate construction of a public sewer lateral to the western property line of proposed Parcel 3 to the satisfaction of the Public Works Department.
14. Provide a private sewage lift station for proposed Parcel 3, if necessary, to the satisfaction of the Public Works Department.
15. Comply with all requirements of Chapter 35, Article 3, Title II of the County Zoning Code relating to the Parkway Corridor Combining Zone.

ENVIRONMENTAL DOCUMENT: Negative Declaration.



Ila Miranda, Secretary
Project Planning Commission

Ann Edwards
County Executive



Dave Defanti
Deputy County Executive
Community Services Agency

Regional Parks
Liz Bellas - Director

County of Sacramento

September 22, 2023

Arlene Granadosin-Jones
Planning Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

RE: TRUMARK AT KASSIS COMMUNITY REVIEW PROCESS

Arlene Granadosin-Jones:

The County of Sacramento Department of Regional Parks is aware that the City of Rancho Cordova is currently reviewing the Trumark at Kassis Community project. We understand that the proposed development application has now entered the review phase for consistency with the City of Rancho Cordova codes and regulations. We appreciate that Rancho Cordova's review process includes ensuring that the values of the American River Parkway are maintained, as required by the Rancho Cordova 23.325.070 Parkway Corridor Overlay Zoning District.

Although most of the project falls within the jurisdiction of the City of Rancho Cordova, there may be some parts of the development, such as a stormwater outfall, that will need to be reviewed and approved in accordance with the American River Parkway Plan, which was approved by the County Board of Supervisors, the City of Sacramento, the City of Rancho Cordova, and adopted into California Public Resources code by the State Legislature. The approval process for the development which falls within the boundary of the American River Parkway includes presentations to the American River Parkway Advisory Committee and to the Recreation and Park Commission. Additionally, Regional Parks respectfully requests that the City of Rancho Cordova present the

development project as a whole to the American River Parkway Advisory Committee and to the Recreation and Park Commission for comment, as per the Rancho Cordova 23.325.070 Parkway Corridor Overlay Zoning District.

For your information, the following policies of the ARPP, regarding potential encroachments into the American River Parkway have been copied below:

Terrestrial Resource Policies

3.1 Any development of facilities within the Parkway, including but not limited to buildings, roads, turfed areas, trails, bridges, tunnels, pipelines, overhead electrical lines, levees and parking areas, shall be designed and located such that any impact upon native vegetation is minimized and appropriate mitigation measures are incorporated into the project.

3.1.1 Parkway facilities are those necessary for the operations, management, and permitted uses within the Parkway.

3.1.2 Development of non-Parkway facilities must have a compelling regional need, meet all applicable statutory requirements and provide mitigation and enhancements to the Parkway's natural, recreational, or interpretive resources.

7.0 Land Use: Visual Impacts from Uses and Facilities within the Parkway

7.20 New public utilities or similar public service facilities should be placed underground and the area revegetated with native plantings. If new public utilities or similar public service facilities must be placed above ground, impacts shall be minimized by clustering the facilities with existing facilities and Parkway crossings. Facilities shall be camouflaged with native trees and shrubbery plantings, and if appropriate, soundproof pump stations, without compromising public safety.

7.21 New drainage outfalls, or improvements and expansions to existing outfalls, shall be designed and built to minimize erosion and to be visually unobtrusive and naturalistic in appearance. Culverts and gate valves, if necessary, should be set back from the river; if this is not possible, the outfall shall be integrated into a comprehensive grading and landscaping plan that screens the outfall with native vegetation.

If you have any questions please contact KC Sorgen at (916) 874-4918 or SorgenKC@saccounty.gov.

Sincerely,

A handwritten signature in black ink that reads "Liz Bellas". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Liz Bellas

From: [Stalin, Nirupama@DOT](mailto:Stalin.Nirupama@DOT)
To: [Arlene Granadosin-Jones](mailto:Arlene.Granadosin-Jones)
Cc: [Arnold, Gary S@DOT](mailto:Arnold.Gary_S@DOT)
Subject: RE: Project Routing - Trumark at Kassis TSM, DR PLND-0623-0073
Date: Monday, July 3, 2023 2:39:20 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.jpg](#)

Hi Arlene,

Thank you for including California Department of Transportation in the review process for Trumark at Kassis Project. We wanted to reach out and let you know we have no comments at this time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

Should you have questions please contact me, Local Development Review, Equity and System Planning Coordinator, by phone (530) 821-8306 or via email at D3.local.development@dot.ca.gov.

Thank you!

Nirupama Stalin

Associate Transportation Planner, Local Development Review, Equity and System Planning
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3
703 B Street | Marysville, CA 95901
Work Cell: (530) 821-8306
Email: Nirupama.Stalin@dot.ca.gov
www.dot.ca.gov/d3/

From: Arlene Granadosin-Jones <agranadosin-jones@cityofranchocordova.org>
Sent: Friday, June 30, 2023 4:20 PM
To: Adam Egbert <age1@pge.com>; Adam Lindgren <adam@meyersnave.com>; Adam Lindgren <alindgren@cityofranchocordova.org>; agcom@saccounty.net; Albert Stricker <astricker@cityofranchocordova.org>; Amanda Norton <anorton@cityofranchocordova.org>; Andrew Saltmarsh <asaltmarsh@crpd.com>; Ashley Kobe <akobe@cityofranchocordova.org>; Audie Foster <audie.foster@amwater.com>; DLRP@DOC <DLRP@conservation.ca.gov>; Brenda Quezada <bquezada@meyersnave.com>; Brian Bailey <baileyb@saccounty.net>; D3 Local Development@DOT <D3.local.development@dot.ca.gov>; Cameron Shew <ShewC@saccounty.net>; Chris Bohrer <cbohrer@egusd.net>; Chris Hunley (hunleyc@saccounty.net) <hunleyc@saccounty.net>; Chris Pace (pacec@saccounty.net) <pacec@saccounty.net>; Cristina James <cjames@crpd.com>; Civic Thread General Project Email <ProjectReview@civichthread.org>; darrowm@saccounty.net; Dave Ghirardelli <ghirardellid@saccounty.net>; Dennis Barber <DBarber@republicservices.com>; developmentsservices@sacsewer.com; Dov Kadin <dkadin@sacog.org>; Elizabeth Sparkman <esparkman@cityofranchocordova.org>; Fredericks, Eric

From: [Krystina Baudrey](#)
To: [Arlene Granadosin-Jones](#)
Cc: [Sarah Poe](#)
Subject: FW: Project Routing - Trumark at Kassis TSM, DR PLND-0623-0073
Date: Monday, July 10, 2023 11:10:05 AM
Attachments: [image002.png](#)

Good morning Arlene,

Please see below.

Thank you,



RANCHO CORDOVA
CALIFORNIA

Krystina Baudrey
Planning Technician I

916.851.8756
kbaudrey@cityofranhocordova.org
2729 Prospect Park Drive
Rancho Cordova, CA 95670
CityofRanchoCordova.org

Learn

f t i y t i n

From: Sarah Poe <SPoe@sacrt.com>
Sent: Sunday, July 9, 2023 10:10 AM
To: Krystina Baudrey <kbaudrey@cityofranhocordova.org>
Subject: RE: Project Routing - Trumark at Kassis TSM, DR PLND-0623-0073

Hi there,

SacRT does not have any additional comments on this project. Its been a few years since our last comment letter; however, we are still very supportive of this project! SacRT is currently planning the Horn Road station project, which will construct a new light rail station near this project area. If the development team is interested in discussing anything related to the station project, we are available any time. Thanks.

SARAH POE

Planner

SACRAMENTO REGIONAL TRANSIT DISTRICT

p: 916.556.0518

e: spoe@sacrt.com

1400 29th Street, Sacramento, CA 95816

From: Krystina Baudrey <kbaudrey@cityofranhocordova.org>
Sent: Monday, June 12, 2023 4:31 PM
To: Adam Egbert <age1@pge.com>; Adam Lindgren <adam@meyersnave.com>; Adam Lindgren

From: [Swander, Wendy](#)
To: [Krystina Baudrey](#); [Arlene Granadosin-Jones](#)
Subject: Re: Project Routing - Trumark at Kassis TSM, DR PLND-0623-0073
Date: Wednesday, June 14, 2023 12:00:33 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image.png](#)
[image.png](#)

Hello,

RCPD has no comments at this time.

Thank you,

SRO I Wendy Swander

Crime Prevention Specialist
Rancho Cordova Police Department
Sacramento County Sheriff's Office
Phone (916) 875-5852
Fax (916)875-9673

wswander@sacsheriff.com



From: Krystina Baudrey <kbaudrey@cityofranhocordova.org>
Sent: Monday, June 12, 2023 4:30 PM
To: Adam Egbert <age1@pge.com>; Adam Lindgren <adam@meyersnave.com>; Adam Lindgren <alindgren@cityofranhocordova.org>; agcom@saccounty.net <agcom@saccounty.net>; Albert Stricker <astricker@cityofranhocordova.org>; Amanda Norton <anorton@cityofranhocordova.org>; Andrew Saltmarsh <asaltmarsh@crpd.com>; Ashley Kobe <akobe@cityofranhocordova.org>; Audie Foster <audie.foster@amwater.com>; Benjamin Turner <dlrp@consv.ca.gov>; Brenda Quezada <bquezada@meyersnave.com>; Brian Bailey <baileyb@saccounty.net>; Caltrans District 3 Local Development Review <D3.Local.Development@dot.ca.gov>; Cameron Shew <ShewC@saccounty.net>; Chris Bohrer <cbohrer@egusd.net>; Chris Hunley (hunleyc@saccounty.net) <hunleyc@saccounty.net>; Chris Pace (pacec@saccounty.net) <pacec@saccounty.net>; Cristina James <cjames@crpd.com>; Civic Thread General Project Email <ProjectReview@civicthread.org>; Darcy Goulart <dgoulart@cityofranhocordova.org>; darrowm@saccounty.net <darrowm@saccounty.net>; Dave Ghirardelli <ghirardellid@saccounty.net>; Dennis Barber <DBarber@republicservices.com>; developmentsservices@sacsewer.com <developmentsservices@sacsewer.com>; Dov Kadin

From: [Wood, Dylan@Wildlife](mailto:Wood,Dylan@Wildlife)
To: [Arlene Granadosin-Jones](mailto:Arlene.Granadosin-Jones)
Cc: [Mog, Alex](mailto:Mog,Alex); [Darcy Goulart](mailto:Darcy.Goulart)
Subject: RE: Kassis – Formal SB330 & By-Right Application Submittal
Date: Tuesday, October 24, 2023 12:26:55 PM
Attachments: [image002.png](#)

Dear Arlene Granadosin-Jones:

Subject- Kassis – Formal SB330 & By-Right Application Submittal

The California Department of Fish and Wildlife (CDFW) reviewed the Formal SB330 & By-Right Application Submittal from the City of Rancho Cordova for the Kassis Property (Project) in Sacramento County.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, plants and their habitats. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code (Fish & G. Code).

CDFW offers the comments and recommendations presented below to assist the City of Rancho Cordova in adequately identifying and/or mitigating the Project's significant, or potentially significant, impacts on biological resources. The comments and recommendations are also offered to enable CDFW to adequately review and comment on the proposed Project with respect to impacts on biological resources:

1. Fully Protected Species (Fish & G. Code § 3511) have the potential to occur within or adjacent to the Project area, including, but not limited to: white-tailed kite (*Elanus leucurus*). Fully protected species may not be taken or possessed at any time. Project activities should be designed to completely avoid any fully protected species that have the potential to be present within or adjacent to the Project area. This species has been observed on the project site and may nest within the remnant walnut orchards or adjacent riparian habitat. CDFW recommends that the City of Rancho Cordova include in the analysis how appropriate avoidance, minimization and mitigation measures will reduce indirect impacts to fully protected species.
2. Section 1602 of the Fish and Game Code requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following: substantially divert or obstruct the natural flow of any river, stream or lake; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). It may also apply to work undertaken within the floodplain of a body of water. Early consultation with CDFW is recommended, since modification of the Project may avoid or reduce impacts to fish and wildlife resources. To obtain an LSA notification package, please go to <https://www.wildlife.ca.gov/Conservation/LSA/Forms>.

Please note that other agencies may use specific methods and definitions to determine impacts to areas subject to their authorities. These methods and definitions often do not include all needed information for CDFW to determine the extent of fish and wildlife resources affected by activities subject to Notification under Fish and Game Code section 1602. Therefore, CDFW does not recommend relying solely on methods developed specifically for delineating areas subject to other agencies' jurisdiction (such as United States Army Corps of Engineers) when mapping lakes, streams, wetlands, floodplains, riparian areas, etc. in preparation for submitting a Notification of an LSA.

The following information will be required for the processing of an LSA Notification and CDFW recommends incorporating this information into any forthcoming CEQA document(s) to avoid subsequent documentation and Project delays: Mapping and quantification of lakes, streams, and associated fish and wildlife habitat (e.g., riparian habitat, freshwater wetlands, etc.) that will be temporarily and/or permanently impacted by the Project, including impacts from access and staging areas. Please include an estimate of impact to each habitat type. Discussion of specific avoidance, minimization, and mitigation measures to reduce Project impacts to fish and wildlife resources to a less-than-significant level.

Based on review of Project materials, aerial photography and observation of the site from public accesses, the Project site supports floodplain of the Lower American River (particularly the lower 20-acre terrace of the Project area) and associated riparian habitat. CDFW recommends that the Project submit an LSA Notification for grading activities, outfall installation, and any other modifications to the Lower American River.

3. CDFW has noted that the Project includes a proposed 20-foot buffer from development activities to the sloped riparian habitat. However, the Project proposes a paved trail within this 20-foot buffer. CDFW recommends further consideration of this buffer distance and evaluation of both short-term impacts to habitat from construction of the trail within the riparian corridor and the long-term impacts to riparian habitat. This consideration should include effects from higher intensity recreational usage of the area, impacts from trash and debris from residences, and higher potential for vandalism.
4. The Lower American River supports runs of both Chinook salmon (*Oncorhynchus tshawytscha*) and steelhead trout (*Oncorhynchus mykiss irideus*) and is identified as salmonid rearing habitat. Specifically, the river habitat adjacent to the Project area includes a side channel with complex habitat and refuge from the primary river channel. Ongoing restoration efforts are being developed and implemented for the purpose of increasing spawning and juvenile rearing habitat throughout the Lower American River. This location is one of the few remaining naturally occurring side channels in the Lower American River that provides habitat

complexity. Construction of the proposed Project, including new outfalls, may result in modification to the existing river habitat during certain flow scenarios, causing increased sedimentation into the side channel and other connecting sections of the Lower American River, as well as increased erosion of the banks. Additionally, loss of rearing habitat by decreasing the water depth downstream of the proposed drainage outfall pipe locations may cause disconnection of the side channel in low flow conditions. Furthermore, urban runoff has the potential to cause ecological impacts by affecting water quality immediately downstream of the proposed drainage outfall pipes. CDFW recommends further analysis of the Project's potential impacts to existing habitat, flow conditions, and river function to ensure project activities avoid decreases in beneficial habitat for salmonids.

5. CDFW has concerns for potential Project restrictions to public fishing access. CDFW has a mission to manage natural resources and habitats for ecological value and enjoyment by the public. CDFW recommends further analysis to ensure project activities avoid additional restrictions for members of the public who use this area to access the river for recreational fishing.

CDFW appreciates the opportunity to comment and recommends that the City address CDFW's comments and concerns in its review. CDFW personnel are available for consultation regarding biological resources and strategies to minimize impacts. If you have any questions regarding the comments provided in this letter, or wish to schedule a meeting and/or site visit, please contact Dylan Wood, Senior Environmental Scientist (Supervisor), at (916) 358-2384 or by email at dylan.wood@wildlife.ca.gov.

Sincerely,

Dylan Wood

California Department of Fish and Wildlife
Senior Environmental Scientist (Supervisor)
(916) 358-2384



From: Arlene Granadosin-Jones <agranadosin-jones@cityofranchocordova.org>

Sent: Wednesday, October 4, 2023 3:24 PM

To: Wood, Dylan@Wildlife <Dylan.Wood@wildlife.ca.gov>

Cc: Mog, Alex <amog@meyersnave.com>

Subject: RE: Kassis – Formal SB330 & By-Right Application Submittal

You don't often get email from agranadosin-jones@cityofranchocordova.org. [Learn why this is important](#)

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Dylan,

You can certainly send us any comments that you would like to provide.