

CITY OF RANCHO CORDOVA

ORDINANCE NO. 12-2007

AN ORDINANCE OF THE CITY COUNCIL TO PREZONE PROPERTY  
TO VARIOUS MIXED USE, INDUSTRIAL, AND OTHER DESIGNATIONS

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

**WHEREAS**, the City of Rancho Cordova ("City") has submitted an application to the Sacramento Local Agency Formation Commission ("LAFCO") to annex the City's Sphere of Influence, referred to below as the "Annexation Area"; and

**WHEREAS**, the City is required by LAFCO to prezone the proposed Annexation Area to indicate the zoning districts which will apply to lands within the area upon annexation pursuant to California Government Code Section 56375(a); and

**WHEREAS**, the City has the authority to adopt this Ordinance pursuant to the general police power granted to cities by Article 11, Section 7 of the California Constitution and California Government Code Section 65859; and

**WHEREAS**, on June 26, 2006, the City adopted its first General Plan pursuant to Resolution 117-2006 and certified the General Plan's Environmental Impact Report pursuant to Resolution 116-2006; and

**WHEREAS**, the proposed pre zoning is consistent with and implements the Land Use and other policies contained in the Rancho Cordova General Plan;

**WHEREAS**, the purpose of this Ordinance is to adopt the pre zoning map, attached hereto as Exhibit A.

**NOW, THEREFORE**, the City Council of the City of Rancho Cordova does hereby ordain as follows:

**Section 1. Findings**

A. The City finds that all requirements of the California Environmental Quality Act, Public Resources Code section 21000 *et seq.*, and the CEQA Guidelines, California Code of Regulations Title 14 Section 15000 *et seq.*, (Collectively "CEQA") have been complied with in approving this pre zoning. The proposal to establish pre zoning for the Annexation Area would not have a significant adverse impact on the environment and an Initial Study/Negative Declaration has been prepared and completed in accordance with the CEQA. **Evidence:** The proposed pre zoning map is consistent with the land use designations set forth in the Rancho Cordova General Plan, and on the basis of the whole record, there is no substantial evidence that the project would have a significant adverse impact on the environment other than the impacts previously identified in the General Plan Final EIR.

B. The City finds that the proposed adoption of the pre zoning map is in the public interest. **Evidence:** The City has reviewed the proposed pre zoning map, reviewed the staff report, and has received public testimony at a duly noticed public hearing regarding the matter. The proposed pre zoning map is consistent with the allowed density ranges and uses in the General Plan. The proposed amendment is consistent with the Plan's objectives of orderly and systematic development and responds to opportunities and constraints in the local area.

**Section 2. Action**

The City Council hereby adopts the Annexation Area rezoning map, attached hereto as Exhibit A, subject to the findings contained in this Ordinance.

**Section 3. No Mandatory Duty of Care**

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

**Section 4. Severability**

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

**Section 5. Effective Date**

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

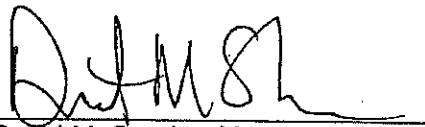
**PASSED AND ADOPTED** by the City Council of the City of Rancho Cordova on the 2<sup>nd</sup> day of July, 2007 by the following vote:

**AYES:** Cooley, McGarvey, Skoglund, Budge and Sander

**NOES:** None

**ABSENT:** None

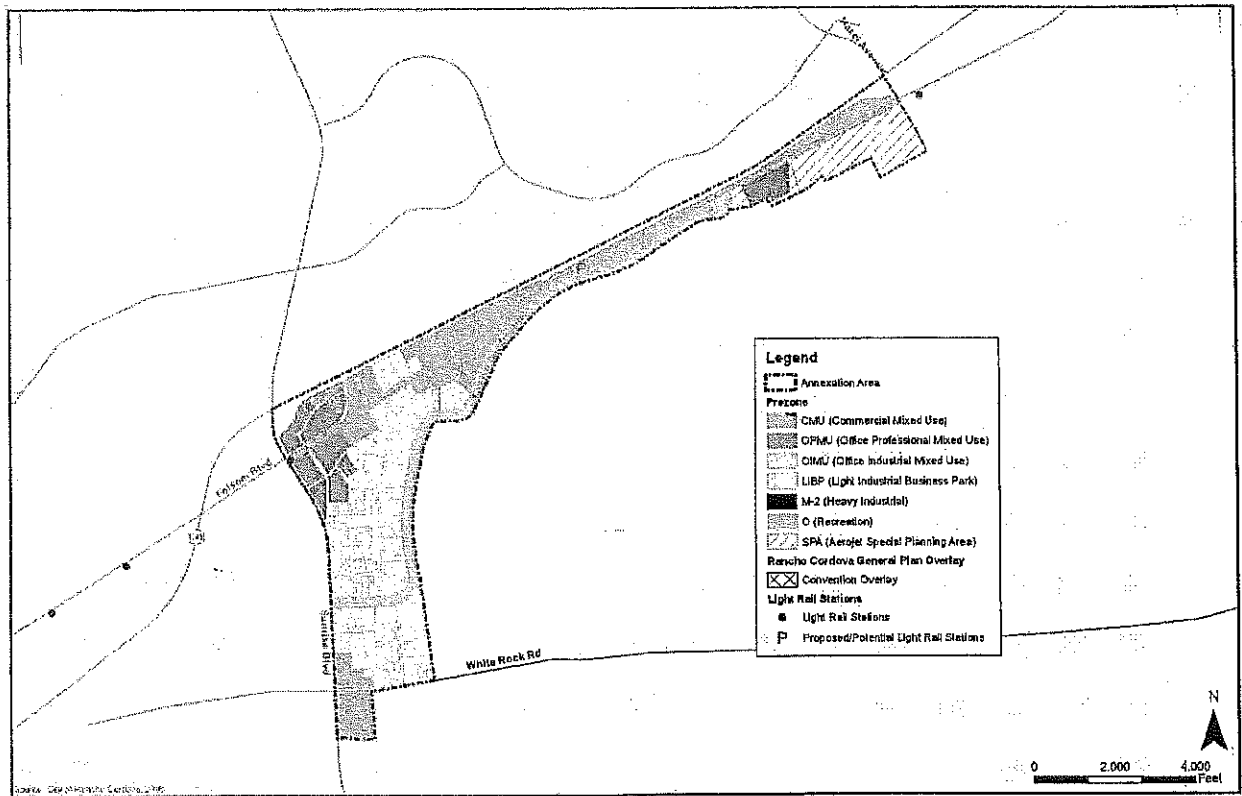
**ABSTAIN:** None

  
David M. Sander, Mayor

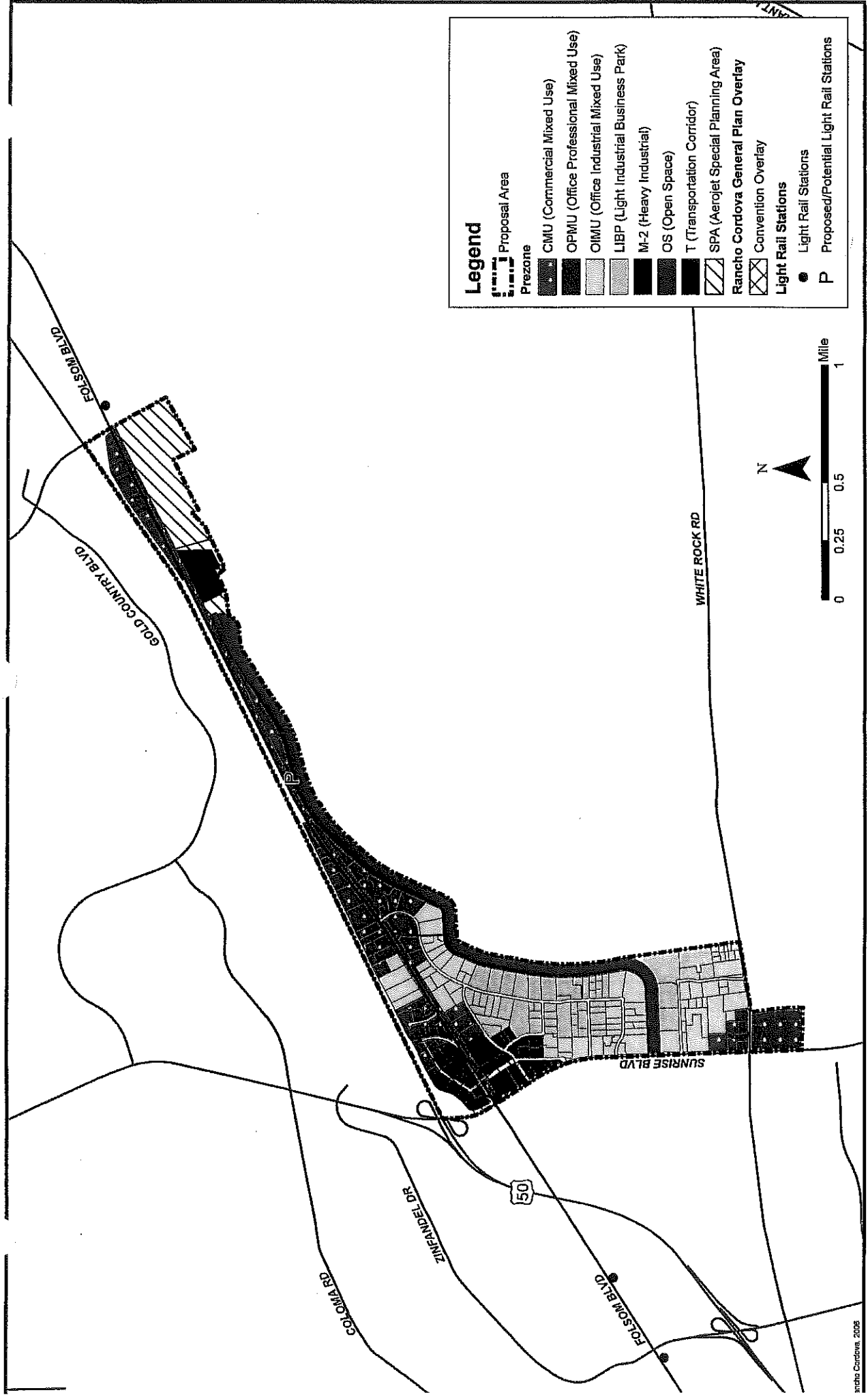
**ATTEST:**

  
Anna Olea-Moger, CMC, City Clerk

# Exhibit A: Pre-Zoning Map of Annexation Area







**Adopted July 2, 2007**

City of Rancho Cordova, 2006









APN	Existing County LU Code	County Zoning	County General Plan LU	Rancho Cordova Prezone
05802700040000	GAAC0A	M 1	UTOD	CMU
05802700240000	AJ0004	GC	COM/OFF	OPMU
05802700290000	AJ244A	GC	COM/OFF	OPMU
05802700300000	AN126A	GC	COM/OFF	OPMU
05802700310000	IGEDFA	LC	COM/OFF	CMU
05802700340000	IAEDFA	MP	UTOD	CMU
05802700350000	CAB00A	MP	COM/OFF	OPMU
05802700410000	GDOC0A	M 1	COM/OFF	OPMU
05802700450000	BCD00A	AC	COM/OFF	OPMU
05802700490000	AJ0004	GC	COM/OFF	OPMU
05802700500000	AJ2644	GC	COM/OFF	OPMU
05802700510000	AN1593	GC	COM/OFF	OPMU
05802700530000	IBEDFA	GC	COM/OFF	OPMU
05802700570000	AN1593	GC	COM/OFF	OPMU
05802700580000	BFC00A	M 1	UTOD	CMU
05802700590000	AJ129A	LC	UTOD	CMU
05802700600000	IBFDFA	GC	COM/OFF	OPMU
05802700610000	BCA00A	GC	COM/OFF	OPMU
06900400140000	WHC00A	Z00	INT IND	CMU
06900400800000	GBECO A	Z00	INT IND	M-2
06900400930000	GBBC0A	Z00	INT IND	M-2
06900900010000	FGK00A	M 2	UTOD	OIMU
06900900050000	GCOB0A	M 2	UTOD	CMU
06900900160000	GCOB02	M 2	UTOD	CMU
06900900210000	WHACO A	M 2	UTOD	O
06900900220000	GCOB0A	M 2	UTOD	CMU
06900900260000	GCOA0A	M 2	UTOD	CMU
06900900270000	GCOB0A	M 2	UTOD	CMU
06900900280000	GCOB0A	M 2	UTOD	CMU
06900900290000	GCOB02	M 2	UTOD	CMU
06900900310000	GL000A	M 2	UTOD	CMU
06900900320000	GADB0A	M 2	UTOD	OIMU
06900900330000	GABA0A	M 2	UTOD	CMU
06900900350000	IGEDFA	M 2	UTOD	CMU
06901200050000	GAD00A	M 2	INT IND	CMU
06901200060000	BDA00A	M 2	INT IND	CMU
06901200070000	GACA0A	M 1	INT IND	CMU
06901200080000	GAAB0A	M 2	INT IND	CMU
06901200090000	GAAB0A	M 2	INT IND	CMU
06901200100000	GAAB0A	M 2	INT IND	CMU
06901300030000	BF000A	M 2	INT IND	CMU
06901300040000	GADC0A	M 2	INT IND	CMU
06901300070000	WGCC0A	M 2	UTOD	CMU
06901300080000	FGK00A	M 2	UTOD	OIMU

06901300130000	GCKBOA	M 2	INT IND	CMU
06901300140000	BCBOA	M 2	INT IND	CMU
06901300160000	GCOA0A	M 2	UTOD	OIMU
06901300170000	GCOBOA	M 2	UTOD	CMU
06901300180000	BBA00A	M 2	INT IND	CMU
06901300190000	GCOA0A	M 2	UTOD	CMU
06901300200000	GCGCOA	M 2	UTOD	CMU
06901600040000	GADC02	M 1	INT IND	CMU
06901600050000	GADC02	M 1	INT IND	CMU
06901600060000	GMHCOA	M 1	INT IND	CMU
06901600070000	GMHCOA	M 1	INT IND	CMU
06901600080000	G0000P	M 1	INT IND	CMU
06901600110000	WGAC0A	M 1	INT IND	CMU
06901600120000	B0000P	M 1	INT IND	CMU
06901600140000	BCB00B	Z00	INT IND	CMU
06901600150000	GL000A	M 1	INT IND	CMU
06901600190000	AN125A	M 1	INT IND	CMU
06901600200000	BCA00E	M 1	INT IND	CMU
06901600210000	IGEDFA	M 1	INT IND	CMU
06901600220000	BDA00A	M 1	INT IND	CMU
07202310140000	BAA00A	M 1	INT IND	CMU
07202310220000	WAACAA	Z00	REC	O
07202310270000	WAACAA	Z00	INT IND	O
07202310330000	WHCC0A	SPA	INT IND	CMU
07202310560000	GA0002	Z00	INT IND	Aerojet SPA
07202310580000	GEBCOX	SPA	INT IND	Aerojet SPA
07202310590000	GEBCOX	Z00	INT IND	Aerojet SPA
07202400030000	WHCC0A	Z00	INT IND	CMU
07202400040000	BCB00B	GC	INT IND	OPMU
07202400050000	BAB00A	MP	INT IND	OPMU
07202400080000	BFA00A	M 1	INT IND	OPMU
07202400090000	BFA00A	M 1	INT IND	OPMU
07202400110000	GAAB0A	M 1	INT IND	OPMU
07202400120000	WGA00A	GC	INT IND	OPMU
07203400280000	WCAC0A	GC	INT IND	CMU
07203400330000	GAECO A	M 2	INT IND	OIMU
07203400370000	GAGCBA	M 2	INT IND	OIMU
07203400530000	GMOBOA	M 2	INT IND	OIMU
07203400540000	GAAB0A	M 2	INT IND	OIMU
07203400570000	IGEDFA	M 2	INT IND	OIMU
07203400600000	GCAA0A	M 2	INT IND	LIBP
07203400660000	BFA0BA	GC	INT IND	CMU
07203400700000	GCGBOA	M 2	INT IND	OIMU
07203400760000	GAAB0A	M 2	INT IND	OIMU
07203400790000	BFA00A	M 2	INT IND	OIMU
07203400800000	GMJBOA	M 2	INT IND	LIBP
07203400810000	GAAB0A	GC	INT IND	CMU

07203400840000	GAGBOA	GC	INT IND	CMU
07203400850000	GCGBOA	M 2	INT IND	OIMU
07203400860000	GCGAOA	M 2	INT IND	OIMU
07203400870000	GAABOA	M 2	INT IND	OIMU
07203400880000	GAABOA	M 2	INT IND	OIMU
07203400910000	BCE00A	M 2	INT IND	OIMU
07203400920000	IGEDFA	M 2	INT IND	OIMU
07203400930000	BFC00A	GC	INT IND	CMU
07203400940000	BFC00A	GC	INT IND	CMU
07203400950000	GACBOA	M 2	INT IND	LIBP
07203400970000	G CJ00A	M 2	INT IND	LIBP
07203400980000	GCH00A	M 2	INT IND	LIBP
07203400990000	G CJ00A	M 2	INT IND	LIBP
07203401000000	GCABOA	M 2	INT IND	OIMU
07203401010000	IGFEAA	M 2	INT IND	OIMU
07203401060000	GCGBOA	M 2	INT IND	OIMU
07203401070000	GCGBOA	M 2	INT IND	OIMU
07203401080000	IGFBFA	M 2	INT IND	CMU
07203401090000	GAGBOA	GC	INT IND	OIMU
07203401100000	GCFBOA	GC	INT IND	CMU
07203401110000	GAGAOA	M 2	INT IND	OIMU
07203401120000	GAGAOA	M 2	INT IND	OIMU
07203500110000	WHCCOA	Z00	INT IND	CMU
07203500120000	WHCCOA	M 1	INT IND	CMU
07203500130000	A1G00A	M 1	INT IND	CMU
07203500150000	FGA00A	M 1	INT IND	OIMU
07203500180000	GAGAOA	M 1	INT IND	LIBP
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07203500200000	GCFBOA	M 1	INT IND	CMU
07203500220000	GCGAOA	M 1	INT IND	CMU
07203500230000	GCGBOA	M 1	INT IND	CMU
07203500240000	GCGBOA	M 1	INT IND	CMU
07203500250000	GCGBOA	M 1	INT IND	CMU
07203800040000	GCABOA	M 1	INT IND	OPMU
07203800050000	GL0COA	M 1	INT IND	OPMU
07203800060000	GMFB0A	M 1	INT IND	CMU
07203800070000	GM000A	M 1	INT IND	CMU
07203800080000	WHCCOA	M 1	INT IND	LIBP
07203800090000	GCOBOA	M 1	INT IND	LIBP
07203800100000	GCGBOA	M 1	INT IND	LIBP
07203800110000	GCGBOA	M 1	INT IND	LIBP
07203800130000	GCOBOA	M 1	INT IND	LIBP
07203800220000	GDBBOA	M 1	INT IND	OPMU
07203800240000	GCOBOA	M 1	INT IND	LIBP
07203800250000	GCOBOA	M 1	INT IND	LIBP
07203800260000	GCOBOA	M 1	INT IND	LIBP
07203800270000	CAB00A	M 1	INT IND	LIBP

07203800280000	GCFBBA	M 1	INT IND	OPMU
07203800290000	GCFBOA	M 1	INT IND	OPMU
07203800300000	GCOBOA	M 1	INT IND	OPMU
07203800310000	GCOBOA	M 1	INT IND	OPMU
07203800320000	GAABOA	M 1	INT IND	OPMU
07203800330000	GCOAOA	M 1	INT IND	OPMU
07203800340000	GABOOA	M 1	INT IND	LIBP
07203800350000	GCFBOA	M 1	INT IND	LIBP
07203800360000	GCFBOA	M 1	INT IND	LIBP
07203800370000	GCFBOA	M 1	INT IND	OPMU
07203800380000	GCFBOA	M 1	INT IND	OPMU
07203800390000	GCFBOA	M 1	INT IND	LIBP
07203800400000	GCFBOA	M 1	INT IND	LIBP
07203900020000	GMCB0A	M 1	INT IND	CMU
07203900070000	GCCBOA	M 1	INT IND	CMU
07203900150000	GCGBOA	M 1	INT IND	OIMU
07203900170000	GCOAOA	M 1	INT IND	OIMU
07203900180000	GCCAOA	M 1	INT IND	OIMU
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07203900220000	GCOBOA	M 1	INT IND	OIMU
07203900230000	GCOBOA	M 1	INT IND	OIMU
07203900250000	GLDCA	M 1	INT IND	CMU
07203900260000	GCFBOA	M 1	INT IND	OIMU
07203900280000	WHCCOA	M 1	INT IND	CMU
07203900300000	GCFBOA	M 1	INT IND	OIMU
07203900310000	GCFBOA	M 1	INT IND	OIMU
07203900320000	GCFBOA	M 1	INT IND	OIMU
07203900340000	GCFBOA	M 1	INT IND	OIMU
07203900350000	GCFBOA	M 1	INT IND	OIMU
07203900360000	GCFBOA	M 1	INT IND	OIMU
07203900370000	GCFBOA	M 1	INT IND	OIMU
07203900380000	GCOAOA	M 1	INT IND	OIMU
07203900400000	UNKNWN	M 1	INT IND	CMU
07203900410000	GCHBOA	M 1	INT IND	CMU
07203900420000	GDBOOA	M 1	INT IND	CMU
07203900430000	G0000P	M 1	INT IND	OIMU
07203900440000	GCOBOA	M 1	INT IND	OIMU
07203900450000	GCFBOA	M 1	INT IND	OIMU
07204000040000	GCOBOA	M 1	INT IND	LIBP
07204000090000	GAABOA	M 1	INT IND	LIBP
07204000100000	GCOBOA	M 1	INT IND	LIBP
07204000110000	GADBOA	M 1	INT IND	LIBP
07204000120000		M 1	INT IND	LIBP
07204000220000	WGACOA	M 1	INT IND	OIMU
07204000240000	GMFBOA	M 1	INT IND	LIBP
07204000250000	GCOAOA	M 1	INT IND	LIBP
07204000260000	GAABOA	M 1	INT IND	LIBP

07204000270000	GACBOA	M 1	INT IND	LIBP
07204000280000	GAAAOA	M 1	INT IND	LIBP
07204300090000	GMCB02	M 1	INT IND	LIBP
07204300120000	GCOAOA	M 1	INT IND	LIBP
07204300200000	GCGBOA	M 1	INT IND	OIMU
07204300220000	GMHBOA	M 1	INT IND	OIMU
07204300260000		M 1	INT IND	OIMU
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07204300280000	GAC00A	M 1	INT IND	OIMU
07204300310000	GAJBOA	M 1	INT IND	OIMU
07204300320000	CAA00A	M 1	INT IND	LIBP
07204300330000	GCHBOA	M 1	INT IND	LIBP
07204300360000	GM0BOA	M 1	INT IND	LIBP
07204300370000	GM000A	M 1	INT IND	LIBP
07204300380000	CAB00A	MP	INT IND	OIMU
07204300420000	BFE00A	M 1	INT IND	OIMU
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07204300440000	GCGY0A	M 1	INT IND	LIBP
07204300450000	GCOAOA	M 1	INT IND	LIBP
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07204300470000	GCOAOA	M 1	INT IND	LIBP
07204300480000	GCOAOA	M 1	INT IND	LIBP
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07204300550000	GCHBC3	M 1	INT IND	OIMU
07204300560000	GCHBC3	M 1	INT IND	OIMU
07204300570000	GCFY0A	MP	INT IND	LIBP
07204300600000	GCFBOA	MP	INT IND	LIBP
07204300610000	GCFY0A	MP	INT IND	LIBP
07204300620000	GCFY0A	MP	INT IND	LIBP
07204300630000	GCFY0A	MP	INT IND	LIBP
07204300640000	IGEDFA	M 1	INT IND	OIMU
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07204300820000	G0000E	M 1	INT IND	OIMU
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07206200210000	GCFA0A	MP	INT IND	OPMU

07206200220000	GCFA0A	MP	INT IND	OPMU
07206300230000	GCFA0E	MP	INT IND	OIMU
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07206700220000	BFA00A	GC	INT IND	CMU
07206700230000	BCE00A	GC	INT IND	CMU
07206700250000	GCGBOA	GC	INT IND	CMU
07206700260000	BBA00A	GC	INT IND	CMU
07212000010000	GAGBOA	M 2	INT IND	OIMU
07212000020000	GAGBOA	M 2	INT IND	OIMU
07212000030000	GCFBOA	M 2	INT IND	OIMU
07212000040000	GCFBOA	M 2	INT IND	OIMU
07212000050000	GAGBOA	M 2	INT IND	OIMU
07212000060000	GAGBOA	M 2	INT IND	OIMU
07212000070000	GAGBOA	M 2	INT IND	OIMU
07212000080000	GCFBOA	M 2	INT IND	OIMU
07212000090000	GCFBOA	M 2	INT IND	OIMU
07212000100000	GAGBOA	M 2	INT IND	OIMU
07212000110000	GAGBOA	M 2	INT IND	OIMU

<b>Rancho Cordova General Pland LU</b>	<b>Acres</b>
FBSPA	0.94
FBSPA	1.06
FBSPA	1.87
FBSPA	2.66
FBSPA	1.04
FBSPA	1.41
FBSPA	1.56
FBSPA	2.23
FBSPA	0.50
FBSPA	1.39
FBSPA	3.64
FBSPA	2.32
FBSPA	0.64
FBSPA	0.63
FBSPA	1.99
FBSPA	2.01
FBSPA	2.61
FBSPA	1.02
FBSPA	13.50
FBSPA	7.76
FBSPA	9.17
FBSPA	4.98
FBSPA	0.47
FBSPA	0.63
FBSPA	1.35
FBSPA	1.78
FBSPA	2.10
FBSPA	1.63
FBSPA	1.20
FBSPA	2.61
FBSPA	2.38
FBSPA	3.23
FBSPA	0.49
FBSPA	0.50
FBSPA	1.49
FBSPA	2.53
FBSPA	4.59
FBSPA	1.39
FBSPA	0.90
FBSPA	0.73
FBSPA	2.46
FBSPA	2.01
FBSPA	0.07
FBSPA	5.04

FBSPA	2.09
FBSPA	1.63
FBSPA	2.32
FBSPA	2.18
FBSPA	5.67
FBSPA	2.25
FBSPA	1.13
FBSPA	1.03
FBSPA	1.02
FBSPA	1.02
FBSPA	1.01
FBSPA	1.01
FBSPA	0.62
FBSPA	0.50
FBSPA	2.20
FBSPA	4.04
FBSPA	2.08
FBSPA	0.93
FBSPA	0.84
FBSPA	2.41
FBSPA	12.03
FBSPA	109.67
FBSPA	1.35
FBSPA	1.89
FBSPA	4.37
FBSPA	76.33
FBSPA	4.52
FBSPA	1.40
FBSPA	5.65
FBSPA	2.67
SSSPA	0.52
SSSPA	0.84
SSSPA	1.17
SSSPA	2.57
SSSPA	0.43
SSSPA	4.99
SSSPA	4.94
SSSPA	2.07
SSSPA	2.35
SSSPA	0.58
SSSPA	5.06
SSSPA	1.25
SSSPA	0.68
SSSPA	2.97
SSSPA	2.43
SSSPA	5.72
SSSPA	1.39



SSSPA	1.54
SSSPA	0.81
SSSPA	0.87
SSSPA	0.68
SSSPA	0.61
SSSPA	0.98
SSSPA	0.60
SSSPA	1.17
SSSPA	1.20
SSSPA	11.39
SSSPA	2.65
SSSPA	2.23
SSSPA	7.28
SSSPA	6.92
SSSPA	4.30
SSSPA	4.77
SSSPA	7.56
SSSPA	3.46
SSSPA	1.20
SSSPA	1.54
SSSPA	0.76
SSSPA	0.77
FBSPA	9.50
FBSPA	6.24
FBSPA	1.62
SSSPA	2.44
SSSPA	5.88
FBSPA	0.75
FBSPA	4.54
FBSPA	3.32
FBSPA	3.06
FBSPA	2.50
FBSPA	2.79
FBSPA	3.97
FBSPA	3.47
FBSPA	3.40
FBSPA	3.38
SSSPA	4.66
SSSPA	3.59
SSSPA	3.60
SSSPA	3.80
SSSPA	3.29
SSSPA	1.10
SSSPA	1.57
SSSPA	1.11
SSSPA	1.11
SSSPA	1.36

SSSPA	1.32
SSSPA	1.56
SSSPA	1.10
SSSPA	0.90
SSSPA	0.66
SSSPA	0.83
SSSPA	7.17
SSSPA	1.95
SSSPA	3.32
FBSPA	2.07
FBSPA	1.96
SSSPA	1.65
SSSPA	1.68
FBSPA	2.87
FBSPA	2.37
FBSPA	3.82
FBSPA	1.37
FBSPA	1.26
FBSPA	1.89
FBSPA	0.77
FBSPA	0.76
FBSPA	6.05
FBSPA	4.06
FBSPA	0.77
FBSPA	1.68
FBSPA	1.79
FBSPA	4.11
FBSPA	2.47
FBSPA	1.88
FBSPA	2.00
FBSPA	0.98
FBSPA	0.30
FBSPA	0.18
FBSPA	3.25
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FBSPA	2.07
SSSPA	1.09
SSSPA	1.21
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SSSPA	1.09
SSSPA	1.06
SSSPA	0.17
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SSSPA	0.60

SSSPA	0.67
SSSPA	2.13
SSSPA	1.70
SSSPA	1.78
SSSPA	1.62
SSSPA	1.67
SSSPA	1.03
SSSPA	1.05
SSSPA	1.07
SSSPA	1.06
SSSPA	1.07
SSSPA	1.07
SSSPA	1.05
SSSPA	1.06
SSSPA	2.77
SSSPA	0.93
SSSPA	0.62
SSSPA	0.61
SSSPA	0.47
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SSSPA	0.60
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SSSPA	0.67
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SSSPA	0.97
SSSPA	0.53
SSSPA	0.92
SSSPA	0.99
SSSPA	0.91
SSSPA	0.81
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SSSPA	6.74
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SSSPA	0.73
SSSPA	5.08
SSSPA	2.13
SSSPA	0.96
SSSPA	1.99
SSSPA	1.81

SSSPA	1.89
SSSPA	1.81
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SSSPA	1.73
SSSPA	0.98
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SSSPA	0.67
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SSSPA	0.46
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SSSPA	0.44
SSSPA	0.57
SSSPA	0.52
SSSPA	0.38
SSSPA	0.68
SSSPA	0.53



Planning Department

November 23, 2009

Don Lockhart, AICP  
Assistant Executive Officer  
Sacramento LAFCo  
1112 I Street, Suite 100  
Sacramento, CA 95814-2836

**Re: City of Rancho Cordova Pre Zoning**

Dear Mr. Lockhart,

In preparing the rezoning for the Rancho Cordova Sphere of Influence (SOI) the City carefully considered the existing land uses and applied designations that would generally accommodate those uses as well as provide greater flexibility for new alternative uses.

In keeping with the City's 2006 General Plan and its recently updated Zoning Code, the City relies upon consolidated designations that allow a variety of land uses. County applied zoning of Limited Commercial, Auto Commercial and General Commercial have been consolidated into the City's Commercial Mixed Use (CMU). In addition to combining the multiple narrow focus commercial districts, the CMU district also allows a range of non-commercial uses, requiring only that commercial be the predominant (more than 50 percent area) use. This mixed use concept greatly expands the potential land uses for SOI property owners.

The City's rezoning recognizes existing land uses within the SOI near Hazel Avenue and the City has rezoned the territory consistent with the existing County zoning. The Aerojet Special Planning Area (Aerojet SPA) has been carried forward without change to reflect the existing core operations of Aerojet. The Heavy Industrial (M2) designation of the Schnitzer Steel facility has been rezoned M-2 by the City in recognition of this facility's likelihood to continue operations. Both Aerojet and Schnitzer steel raised no objections to the rezoning.

Heavy Industrial designations in the vicinity of White Rock Road and Sunrise Boulevard have been redesignated to Office Industrial Mixed Use, a designation that allows a range of light industrial and office industrial uses, generally consistent with land uses existing in the area. Adult oriented businesses found within the SOI are anticipated to continue operation, but establishment of new adult oriented businesses is not anticipated. The City has retained the numeric limits of total adult businesses allowed within that Planning Area as established by Sacramento County. In the few instances where an existing use does not match the rezoning, the uses will be allowed to continue in perpetuity. In addition, the City has established liberal use regulations that not only

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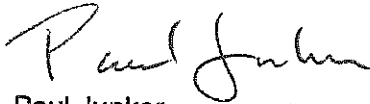
David Sander  
*Council Member*

Mr. Don Lockhart  
November 23, 2009  
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allow such businesses and uses to continue use indefinitely, but also allow complete reconstruction in the event of a catastrophic event, and allow the discretionary approval of expansions of such uses.

In conducting the rezoning public outreach program, the combination of expanded use opportunities of City mixed use districts, combined with business-friendly provisions for uses that do not precisely match rezoning designations, created the incentives and the assurances needed for property owner support. As such, the City had no property owner opposition during the rezoning effort.

Sincerely,



Paul Junker  
Planning Director