3 LAND USE ELEMENT

3.1 PURPOSE

This section outlines the goals and vision for the Rio Del Oro Specific Plan (RDOSP) Area and provides a brief description of the focal elements which comprise the community form. A brief description of each land use is provided, as well as a summary of the land uses depicted on Community Vision, Exhibit 3-1.

3.2 COMMUNITY FORM

The vision for Rio Del Oro is to build a community within Rancho Cordova which has definable character, provides diversity and has a 'heart'; a place where people with shared interests can live, work and play. This vision will be realized by following Plan Area-wide design concepts in site planning, neighborhood and street layouts, architectural design and open space.

A primary focus of the RDOSP is to provide pedestrian scale 'main streets' to promote walking and add to the community's overall livability

- **A variety of housing opportunities.** A range of housing types and densities are integrated throughout the Plan Area to create choice and variety in housing stock, pricing and life style. Low to medium density neighborhoods, including opportunities for executive size lots, are predominate throughout the Plan Area. Higher density housing is clustered nearer to community services such as parks, shopping and services.
- **Town Centers.** Several town centers are provided within the Plan Area. A Local Town Center, with a pedestrian scale, "main street," is centrally located in the Village Core to provide a community center and offer a variety of retail, employment, services and public amenities. The LTC zoning designation is a variation of mixed use, allows for close integration of retail and office uses. Two Regional Town Centers are located along the adjacent major arterials to provide for both local, community and regional shopping needs.

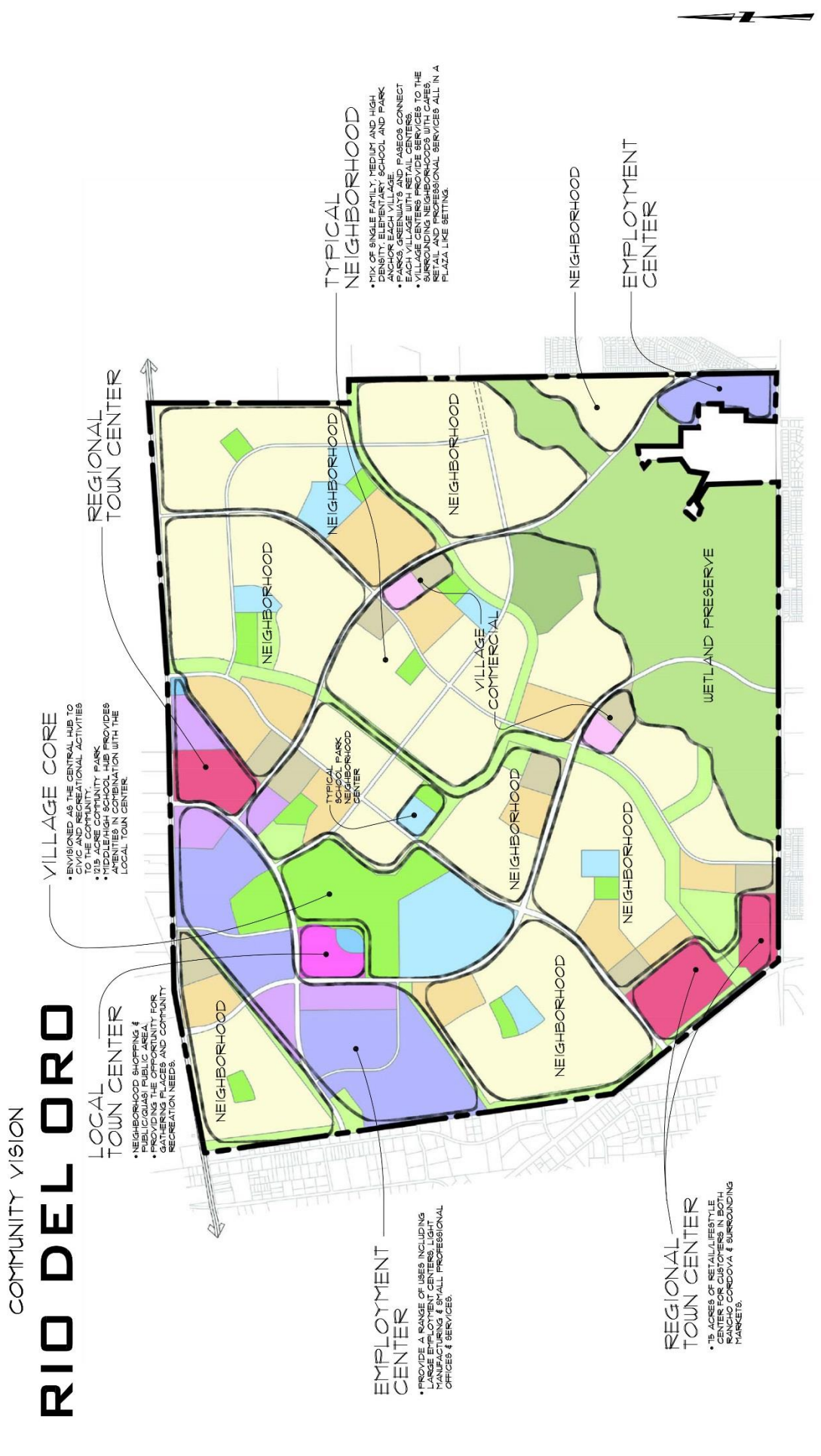


Exhibit 3-1
Community Vision Exhibit

- **Transit opportunities.** Rancho Cordova Parkway is a major road through the core of the Plan Area. This roadway has been designed to accommodate vehicles, traditional bus modes and possible enhanced transit use. A transit center is envisioned to be provided within the Local Town Center and possibly on the high school/middle school campus.
- **An integration of Green Infrastructure,** including drainage parkways, paseos, landscape corridors, and greenbelts. The project proposes to enhance and define drainage courses that flow through the site, using multi-use drainage parkways which will incorporate bicycle and pedestrian trails alongside the drainage conveyance channels. The Green Infrastructure network—greenbelts, paseos and drainage parkways—will connect neighborhoods, schools, parks, shopping and businesses.
- **Environmental preservation and restoration.** The preservation of approximately 510 acres in the southeastern portion of the site will protect Morrison Creek and many existing wetlands, as well as providing for wetland restoration. The design of the major drainage ways will incorporate the restoration of riparian habitat along the major watercourses.
- **Storm water management and quality.** As outlined in this plan, the project will utilize the green infrastructure network for drainage and water quality treatment. Retention and detention will be designed into the overall drainage system to manage storm water flows at pre-project levels.

3.2.1 Plan Area Focal Elements

Primary elements within the RDOSP Area include the Village Core, which includes the Local Town Center, Community Park and high school/middle school campus; the Regional Town Centers; the residential neighborhoods and the Drainage Parkway/ Open Space Network.

3.2.1.1 Village Core

The Village Core is a centrally located community focal point which incorporates the Rio Del Oro Local Town Center, Community Park and a high school/middle school campus.

The Local Town Center is anticipated to serve both neighborhood and community needs. The 206 acre site is envisioned to facilitate a variety of commercial mixed uses and public/quasi-public uses with a “main street” feel. The Local Town Center will be compact, connected and pedestrian friendly in order to foster community character and provide a community identity.

The Community Park and adjacent school campus is envisioned as a central hub of civic and recreational activity for the Community. The uniquely designed school site will accommodate a joint high school and middle school campus, while also sharing recreational facilities with the adjacent Community

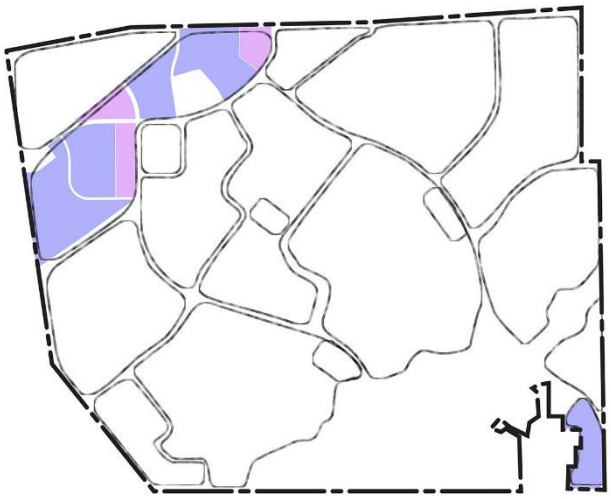
Park. A greenway system will allow direct non-vehicular access to the park and school campus from nearly every neighborhood within the Plan Area.

3.2.1.2 Regional Town Center

Two Regional Town Centers (RTC) are located within the Plan Area. The Regional Town Centers will provide regional shopping opportunities for the Plan Area, Rancho Cordova and surrounding markets. These sites are envisioned to contain a mix of uses and in addition to retail may also include business-professional.

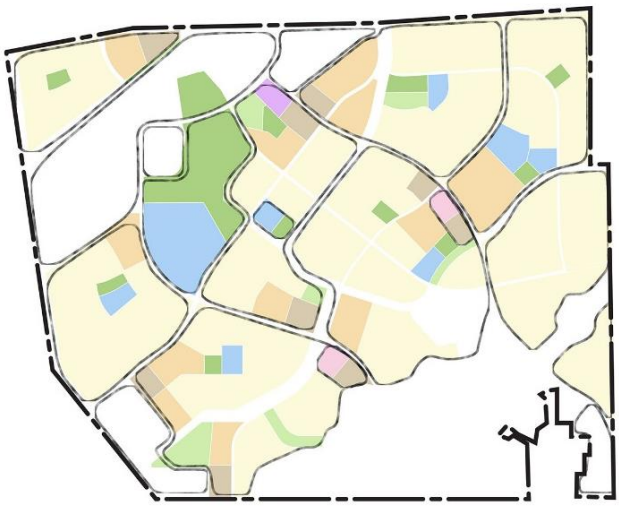
3.2.1.3 Employment Center

Business Park (BP) and Industrial (MP) land uses comprise the employment centers and will provide the principal employment opportunities for the Plan Area. Located in a highly accessible area, the primary employment center has frontage on White Rock Road and Rancho Cordova Parkway. A smaller employment center is located on Douglas Road adjacent to the existing Security Park Industrial Park.



3.2.1.4 Typical Neighborhood

The typical neighborhood within the RDOSP includes a mixture of low, medium and high-density residential uses. These neighborhoods will provide housing of varied types, densities and styles to enable a diversity of socio-economic residents. The neighborhoods are designed with centrally located parks and schools to serve as neighborhood centers and to be easily accessible via non-vehicular modes along the greenway system.



Village Commercial sites are designed as mixed-use commercial and high density residential hubs, serving the adjacent neighborhoods. These sites are envisioned to include a full range of small commercial shops and professional services organized around small urban plazas.

Pedestrian orientation is a focus of RDOSP, with the fundamental intent of reducing the impact of the automobile on both neighborhoods and the surrounding community through architectural and community design.

3.2.1.5 Open Space Network

The Rio Del Oro open space network is an interconnected system that provides access, recreation, and flood control while preserving natural features. Recreational opportunities may occur in all areas except for the wetland preserve. An integral concept of the RDOSP is to provide a well-integrated series of non-vehicular trails within the landscape corridors, greenbelts and drainage parkways that will connect residents to employment, retail, education and recreation facilities. The drainage parkways will also have a dual function to provide flood control.

3.3 LAND USE SUMMARY

All land within the Plan Area is designated with a land use category, acreage and dwelling units, as depicted on the Land Use Diagram, Exhibit 3-2. Table 3-1, Land Use Summary, provides an overall summary of each land use type. The assigned land use categories, along with other provisions in the RDOSP and the Development Standards and Design Guidelines, Appendix A, constitute zoning within the Plan Area and serves the purpose of maintaining the RDOSP vision for the Plan Area. All development within the Plan Area shall adhere to these land use designations unless the RDOSP is otherwise amended.

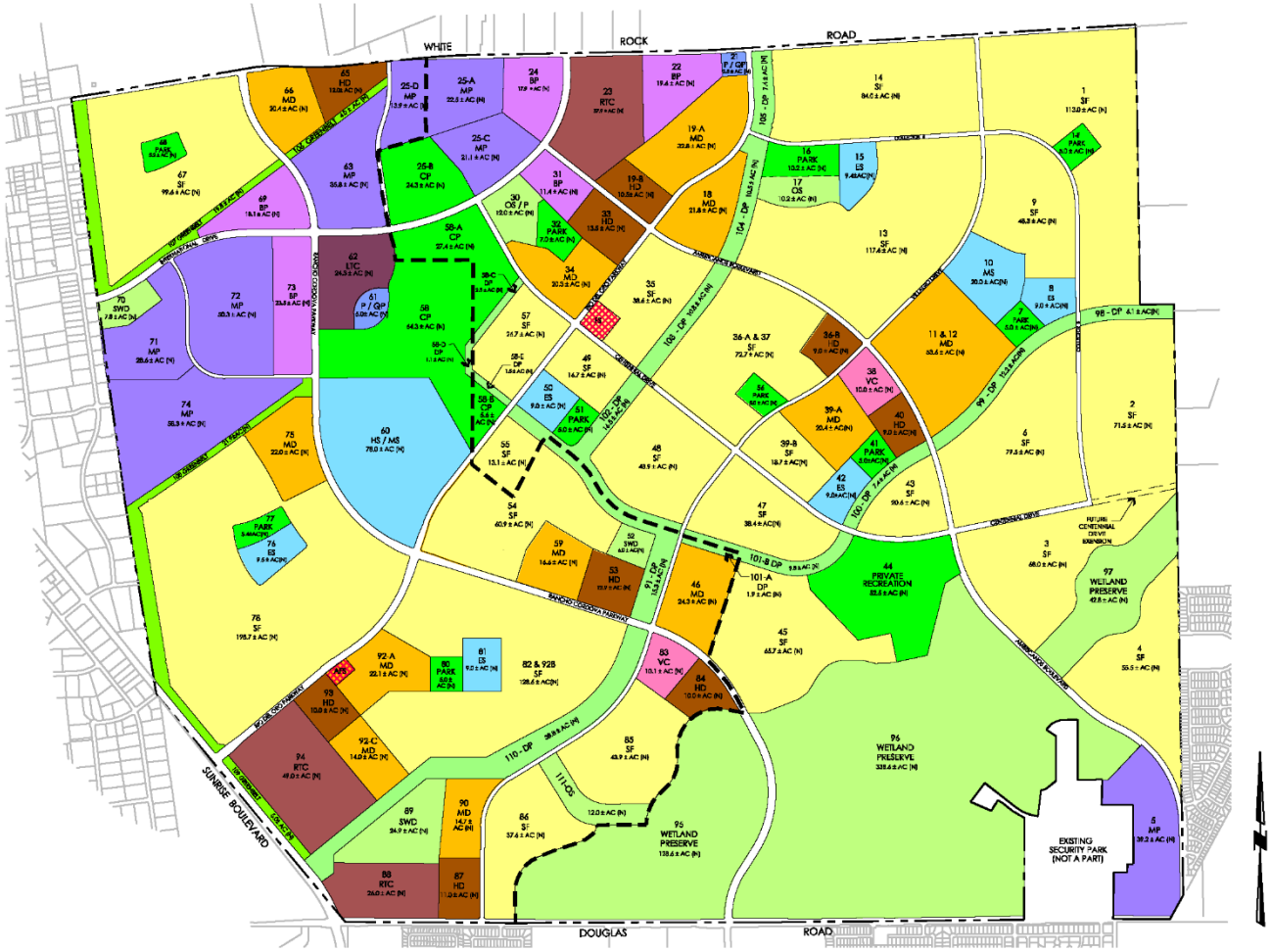
Table 3-1 Land Use Summary (Refer to Exhibit 3-2)

Land Use/ Zoning Symbol	Land Use Designation	Acres	% of Total Acres	% of Total Units	Units
Residential					
SF (2.1-6.0 DU/AC)	*Single Family*	*1,566.4*	*40.9%*	*62%*	*7,593*
MD (6.1-18.0 DU/AC)	*Medium Density*	*283.1*	*7.4%*	*17%*	*2,048*
HD (18.1-40.0 DU/AC)	*High Density*	*98.0*	*2.6%*	*21%*	*2,548*
Subtotal		***1,947.5***	***50.9%***	***100%***	***12,189***
Village Services and Employment					
VC	*Village Commercial*	*20.1*	*0.5%*		
LTC	*Local Town Center*	*24.3*	*0.6%*		
RTC	*Regional Town Center*	*112.9*	*3.0%*		
BP	*Business Park*	*90.4*	*2.4%*		
MP	*Industrial Park*	*269.5*	*7.0%*		
Subtotal		***517.2***	***13.5%***		
Education					
HS/MS	*High School/Middle School*	*78.0*	*2.0%*		
MS	*Middle School*	*20.0*	*0.5%*		
ES	*Elementary School*	*54.9*	*1.5%*		
Subtotal		***152.9***	***4.0%***		
Open Space & Public					
CP	*Community Park*	*121.5*	*3.2%*		
P/QP	*Public/Quasi Public*	*7.5*	*0.2%*		
NP	*Neighborhood Park*	*57.7*	*1.5%*		
SWD	*Storm Water Detention*	*38.7*	*1.0%*		
WP	*Wetland Preserve*	*510.0*	*13.3%*		
DP	*Drainage Parkway*	*141.9*	*3.7%*		
PR	*Private Recreation*	*52.5*	*1.4%*		
OS	*Open Space*	*22.2*	*0.6%*		
OS/P	*Open Space/Preserve*	*12.0*	*0.3%*		
LC	*Landscape Corridors**	*0.0*	*0.0%*		
GB	*Green Belts*	*50.8*	*1.3%*		
ROW	*Right-of-way*	*195.5*	*5.1%*		
Subtotal		***1,210.3***	***31.6%***		
	TOTAL:	***3,827.9***	***100%***		***12,189***

**Note: The Landscape Corridors previously shown were removed from Land Use Plan, acreage assigned to adjacent parcel*

LAND USE PLAN

RIO DEL ORO



LAND USE SUMMARY

	LAND USE	ACRES	DENSITY RANGE	FIXED COUNT	UNITS	UNIT %	% OF RESIDENTIAL ACRES
SF	SINGLE FAMILY RESIDENTIAL	1,566.4	2.1 - 6.0	4.84 DU/AC	7,593	62%	40.9%
MD	MEDIUM DENSITY RESIDENTIAL	283.1	6.1 - 18.0	7.23 DU/AC	2,048	17%	7.4%
HD	HIGH DENSITY RESIDENTIAL	98.0	18.1 - 40.0	26.00 DU/AC	2,548	21%	2.6%
VC	VILLAGE COMMERCIAL	20.1					
LTC	LOCAL TOWN CENTER	24.3					
RTC	REGIONAL TOWN CENTER	112.9					
BP	BUSINESS PARK	90.4					
MP	INDUSTRIAL PARK	269.5					
P/QP	PUBLIC / QUASI PUBLIC	7.5					
FS	FIRE STATION	*					
A-FS	ALTERNATIVE FIRE STATION	*					
MS/HS	SCHOOL CAMPUS	78.0					
MS	MIDDLE SCHOOL	20.0					
ES	ELEMENTARY SCHOOL	54.9					
CP	COMMUNITY PARK	121.5					
P	NEIGHBORHOOD PARKS	57.7					
SWD	STORM WATER DETENTION	38.7					
	WETLAND PRESERVE	510.0					
	DRAINAGE PARKWAY	141.9					
	PRIVATE RECREATION	52.5					
OS	OPEN SPACE	22.2					
OS/P	OPEN SPACE/ PRESERVE	12.0					
	LANDSCAPE CORRIDORS*	0.0					
GB	GREENBELTS	50.8					
	MAJOR ROADS	195.5					
TOTALS:		3,827.9			12,189	100%	

*LANDSCAPE CORRIDORS REMOVED FROM LAND USE SUMMARY, ACREAGE ASSIGNED TO ADJACENT PARCEL.

**UNDERLYING ZONING SHALL REMAIN.

Exhibit 3-2
Land Use Plan

3.4 RESIDENTIAL USES

The land use plan provides three different residential designations: Single Family Residential (SF), Medium Density Residential (MD) and High Density Residential (HD). Density ranges, permitted uses and development standards and design guidelines for all residential uses are provided in the RDOSP Development Standards and Design Guidelines.

3.4.1 Single Family Residential (SF)

The SF district permits single-family development, with a density range of 2.1 to 6 dwelling units per acre. The size and type of lots anticipated will range from one half-acre executive lots to moderately sized lots. Portions of the highlighted parcels shown on Exhibit 3-3 are candidate locations where executive housing may be executed. Use of alternative garage configurations, porches and front courtyards are encouraged and are further addressed in the Development Standards and Design Guidelines.

Single family housing

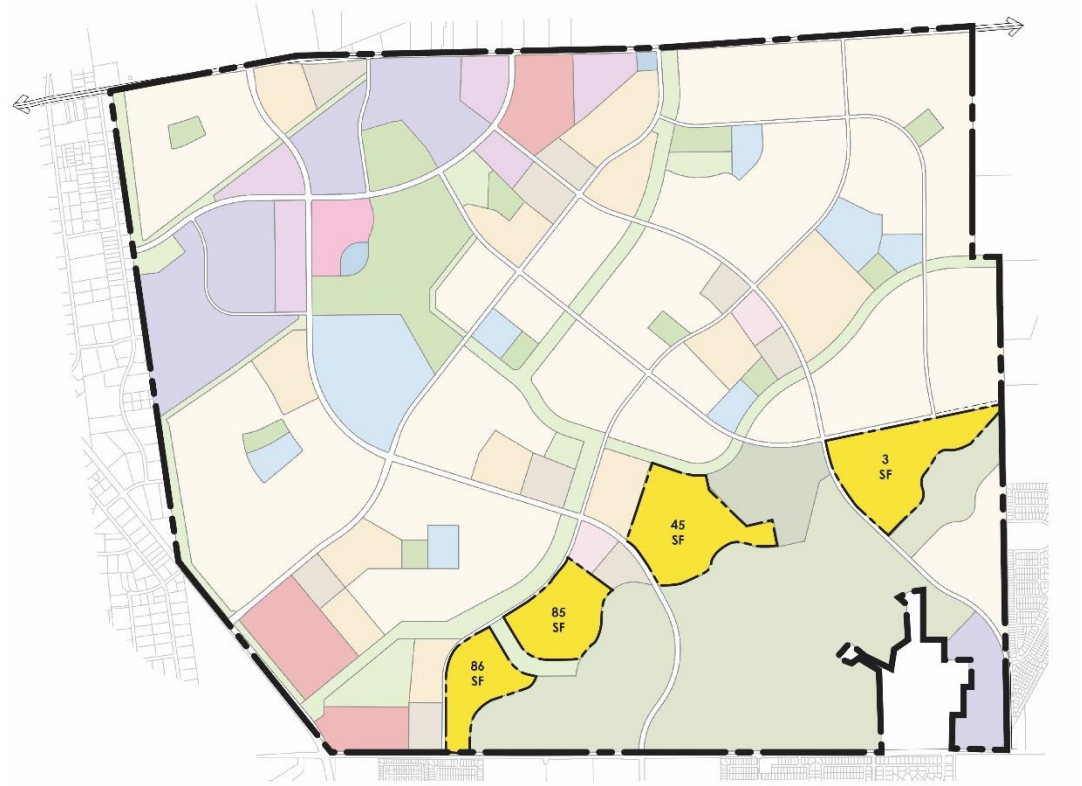


Exhibit 3-3
Candidate locations for executive housing

3.4.2 Medium Density Residential (MD)

The MD district provides an opportunity to accommodate a variety of housing types. Types may include cluster, courtyard, zero lot line, half-plexes and other attached and detached housing products, containing a density range of 6.1 to 18 dwelling units per acre. Incorporation of diverse and innovative housing alternatives are encouraged to enhance the neighborhood identity and provide opportunities to create for-sale housing at levels attainable to area residents and workers.

Medium density housing

3.4.3 High Density Residential (HD)

The HD district accommodates attached multi-family housing, including apartment, townhouse and condominiums. The HD sites are strategically located within the Village Core and near the higher intensity uses to promote alternative transportation, through the proximity to goods, services and transportation hubs. These HD sites will provide both rental and for-sale housing opportunities for the general workforce, with a density range of 18.1 to 40 dwelling units per acre. Portions of the HD units may be made available at affordable levels pursuant to the Rio Del Oro Affordable Housing Agreement.

High density housing

3.4.4 Affordable Housing Plan

A separate Affordable Housing Plan was approved in conjunction with this Specific Plan in 2016 and is summarized as follows: In total the HD sites must average a minimum density of 26 dwelling units per acre per the Affordable Housing Plan for Rio del Oro. If initial HD projects are developed at a higher density then subsequent HDR projects may be developed at a density lower than the 26 dwelling units per acre minimum provided the average minimum density across all HD sites is maintained at 26 dwelling units per acre.

The Affordable Housing Plan defines the project's fair share of the Regional Housing Needs Allocation (RHNA) and establishes affordable housing performance requirements to satisfy the project's obligations pursuant to the City or Rancho Cordova's Housing Element Policy H.1.5. The Rio del Oro Land Use Plan designates a number of High Density residential (HD) sites and a resulting total acreage within the Plan Area. In addition to designating parcels that could accommodate affordable housing, Rio del Oro is also subject to performance requirements. Builders within Rio del Oro are required to pay an **Affordable Housing In-Lieu Fee** at building permit for each market rate unit. Builders also have the option of reducing or eliminating the in-lieu fee by dedicating land to the City for affordable housing purposes and/or constructing affordable units.

3.5 COMMERCIAL SERVICE USES

Commercial service uses in RDOSP consists of two Regional Town Center (RTC) sites, the Local Town Center site (LTC) and two Village Commercial (VC) sites. Development standards and permitted uses for each of the commercial districts are addressed in the Development Standards and Design Guidelines.

3.5.1 Local Town Center (LTC)

The Town Center (LTC) will be a vibrant focal point of Rio Del Oro offering a mix of office and retail spaces

The Local Town Center, located at the northeast corner of Rancho Cordova Parkway and International Drive, is envisioned to attract a variety of community and neighborhood serving retail commercial and office uses. The Local Town Center is located within the Village Core, providing a unique setting to blend the retail and office uses with the adjacent Community Park and public uses. Due to the current noise contours of Mather Airport, residential uses are not permitted within the LTC. However, if the noise contours are amended, the City will consider the vertical and/or horizontal integration of high density residential units in conjunction with the non-residential uses of the property via a Specific Plan Amendment as outlined in Section 8.3. A conceptual site plan covering the entire LTC parcel is required to be submitted and approved by the City Council prior to the approval of the first parcel map to subdivide the LTC area or any other development permit is issued in the LTC area.

3.5.2 Regional Town Center (RTC)

The larger Regional Town Center site is located at the corner of Rio Del Oro Parkway and Sunrise Boulevard. This site is envisioned to serve as a combination lifestyle center and power center, which will draw customers from both Rancho Cordova and the surrounding market areas. The site will have vehicular access from Sunrise Boulevard, Rio Del Oro Parkway and Douglas Road, as well as trail access from the Morrison Creek Trail. The adjacent storm water detention area will be designed as an amenity for the shopping area, providing opportunities for recreation and outdoor dining spaces. The second Regional Town Center is located along White Rock Road and Americanos Boulevard. This site will provide opportunity for retail, office and neighborhood serving commercial uses. The Development Standards and Design Guidelines, Appendix A, emphasize the internal focus of parking to the interior of the sites, while locating the buildings along the streets. Due to the current noise contours of Mather Airport, residential uses are not permitted within the RTC. However, if

the noise contours are amended, the City will consider vertical and/or horizontal integration of high density residential units in conjunction with the non-residential uses of the property via a Specific Plan Amendment as outlined in Section 8.3. Residential uses are not permitted on RTC sites located outside of the noise contours. The City will consider the integration of high density residential units in conjunction with non-residential uses of the property via a Specific Plan Amendment. A conceptual site plan covering the entire RTC site is required to be submitted and approved by the City Council prior to the approval of the first parcel map to subdivide any RTC area or any other development permit is issued.

3.5.3 Village Commercial (VC)

Village Commercial (VC) sites will act as neighborhood hubs offering a mix of uses

The two 10 acre Village Commercial sites are intended to serve as neighborhood centers providing a variety of retail sales and professional services which residents may access on a daily basis. The location of these sites centralized within the neighborhoods and located adjacent to higher density uses and greenways will encourage pedestrian or bike access. The Village Commercial district's commercial mixed-use designation permits a limited variety of commercial and high-density residential uses. Residential units will be second floor uses above ground floor commercial uses such as coffee shops, cafes, and retail, as well as a grocery store. Residential units may be permitted via a Specific Plan Amendment as outlined in Section 8.3.

3.6 OFFICE AND INDUSTRIAL USES

Office (BP) and Industrial (MP) uses will provide Rio Del Oro with a robust employment center

Office and industrial uses within RDOSP consist of business professional (BP) and Industrial Park (MP). The majority of the BP and MP uses are found in the Employment Center located in the northwest quadrant of the Plan Area, coinciding with the portion of the site affected by the noise contours of Mather Airport. The Employment Center will provide the opportunity for a range of users, from large employment centers, light manufacturing and assembly to small professional offices and services. The BP districts are located along

Rancho Cordova Parkway and Americanos Boulevard to provide visibility and connectivity with the Town Centers. The future planned alignment connection of International Drive from the Plan Area to the adjacent business professional and industrial uses outside the Plan Area will further enhance the connectivity of the employment uses. The primary MP district will accommodate uses which are not noise sensitive. The proximity of the employment land uses to Rancho Cordova Parkway, a designated transit line, and to the Town Center, will contribute to the ability of workers to use alternative transit modes and have services nearby, thus reducing vehicle trips.

MP uses are also located adjacent to the existing Security Park industrial complex in the southeast corner of the Plan Area. Anticipated uses in this district may include manufacturing, assembly and other moderate to heavy industrial uses. The proximity of this MP district to Americanos Boulevard and Douglas Road will make it attractive to industrial users while being compatible with surrounding uses.

3.7 OPEN SPACE AND PUBLIC USES

Approximately 179 acres of parks, 510 acres of wetland preserve, 160 acres of public uses, such as schools, and approximately 320 acres of miscellaneous open space type of uses are designated within the RDO Plan Area. All open space and public use sites have been located and sized consistent with applicable policies. Specific design standards for open space and public uses are provided in the RDO Development Standards and Design Guidelines.

3.7.1 Schools (ES)

A total of 6 elementary school sites, 1 middle school, and 1 joint middle/high school are designated within the Plan Area. The sites have been sized in accordance with the Folsom-Cordova Unified School District criteria. The school sites have been given an underlying zone of SF and would be converted to single family use if the District determines that the site is not needed in the locations shown. Residential units resulting from the conversion of school sites to residential were not considered in the projected 12,189 dwelling units and will be subject to additional environmental analysis.

3.7.2 Public/Quasi Public (P/QP)

A total of 2 sites are designated for public/ quasi public use. This zoning is applied to a 5 acre parcel located within the Village Core, anticipated to accommodate a number of uses, such as a day care, transit center, library or post office which will support the community use of the Village Core. The additional site, approximately 2 acres, is located at the corner of Rio Del Oro Parkway and White Rock Road and may also accommodate similar uses. Public/Quasi Public uses may also be allowed within other land use designations as outlined by the Development Standards and Design Guidelines.

3.7.3 Parks (P)

Parks will provide Rio Del Oro with a vast array of recreational opportunities (photo source: HLA)

Parks are allocated within the RDOSP, comprised of one Community Park and 9 Neighborhood Parks. Quimby and City Open Space requirements are discussed in Chapter 7. The 121.5-acre Community Park is located within the Village Core and is easily accessible via numerous greenbelts linking the entire Plan Area. Facilities in the Community Park are anticipated to include significant active recreation facilities, including ball fields, soccer fields, tennis courts, basketball courts, picnic and playground areas as well as community gathering facilities such as an amphitheater and plaza. Please refer to the Rio del Oro Development Standards and Design Guidelines and the Cordova Recreation and Park District Master Plan and Design Guidelines for a complete list of all allowed public uses. The joint high school/middle school is also located adjacent to the Community Park, providing a combined facility approximately 200 acres in size.

The neighborhood parks are intended to serve as a focal point for each neighborhood, providing a gathering place with smaller scale recreational facilities, such as tot lots, playgrounds, multi-use turf fields and BBQ picnic areas. Many of the parks are co-located with elementary schools to provide shared facilities and to reinforce them as focal points of each neighborhood.

3.7.4 Private Recreation

The 52.5 acre private recreation site is located adjacent to Americanos Boulevard and the wetland preserve. The prior use of the site resulted in surface soil contamination, therefore limiting the site to uses which do not require buildings or structures with significant foundations. The proposed use of the site for private recreational uses, such as a golf course, driving range, skate park, recreation facility or other type of non-public park will provide a commercially viable and compatible use. Considering that the site will be private, it will not contribute to the Rio Del Oro project's Quimby or the City Open Space requirements.

3.7.5 Open Space (OS)

Open space zoning is applied to lands in four categories: open space preserves, wetland mitigation/preserves, landscape corridors, drainage parkways and greenbelts. Open space parcels provide community-oriented green space that fosters interaction between residents and nature, creating a cohesive framework divided into two components: Community Places and Green Infrastructure.

Community Places, as defined by the City of Rancho Cordova Open Space Guidelines, includes neighborhood greens, urban plazas, community gardens, and other passive recreation opportunities. Green infrastructure meets certain "functional standards," including pedestrian and bicycle trails, landscape corridors, floodwater conveyance and retention, storm water quality treatment, resource preservation and mitigation, and provides an interface between land uses and along Plan Area boundaries.

Open space (OS) trails will provide connections between land uses (photo source: EDAW)

A major element of the RDOSP is an accessible open space network, or Green Infrastructure, that will serve to soften the built environment while performing crucial functions. The Green Infrastructure network contains linear open spaces, landscape corridors, drainage parkways, greenbelts, paseos and parks to provide for drainage purposes while also allowing pedestrian and bicycle travel within the Plan Area. The Green Infrastructure network links the residential neighborhoods, schools and parks to the shopping and employment areas. The open space drainage system also provides opportunities for seasonal and riparian habitat. The corridors are designed to pass drainage flows within a meandering channel, creating upland areas for re-vegetation, and to provide for multiple passive (e.g. walking, biking, etc.) recreation uses. Trails are provided for pedestrian and bicycle uses as well as interpretive trails through the upland areas for uses such as bird watching and photography. The detailed trail plan is shown in Section 4.6 of this document.

3.7.6 Wetland Preserve

A 510-acre wetlands preserve area is located in the southern portion of the project, protecting Morrison Creek and 52% of the existing vernal pools and associated upland habitat. Vernal pool creation, maintaining approximately 250' buffers from existing vernal pool features, will occur within this preserve area also.

3.8 MINOR DENSITY ADJUSTMENT/ TRANSFER OF DENSITY

Each residential parcel has been assigned a density and allocated units, based upon factors such as site location, conditions and anticipated market demand for a variety of housing products. Table 3-2, Parcel Summary, in conjunction with the Land Use Plan, Exhibit 3-2, provides a detailed summary of the land use, zoning and unit allocation on a parcel-by-parcel basis. As individual residential projects are designed, a more detailed assessment of these factors may result in the need to adjust the number of units assigned to some residential parcels.

It is the intent of the Specific Plan to permit limited flexibility in adjusting the number of residential units allocated to and from any SF or MD parcel and to and from any HD parcel in response to market demand, subdivision design or other considerations.

3.8.1 Minor Density Adjustment Process

Minor density adjustment, if consistent with the following criteria, are contemplated by and within the intent of this Specific Plan and the RDO EIR and will not require an amendment to the Specific Plan or the City's General Plan.

1. The transfer and receiving parcels are within the RDOSP and the total maximum number of approved units for the entire Plan Area is not increased.
2. The cumulative increase or decrease in units resulting from the minor density adjustment does not change by more than twenty-percent (20%) the number of pre-transfer units allocated to any one receiving parcel as established by Table 3-2 of the Specific Plan. For example, if a parcel is allocated 100 units, it may transfer or receive up to a maximum of 20 units through this process.
3. The adjustments do not adversely affect the affordable housing program as set forth in the Affordable Housing Development Agreement (or other form as approved by the City). Any units located on a parcel designated for affordable development under an Affordable Housing Development Agreement are not eligible for unit transfers except to another parcel designated for affordable development.
4. The adjustments in density do not adversely impact planned infrastructure, roadways, schools, other public facilities or Plan Area fee programs and assessment districts.

To request a minor density adjustment, the owner or owners of both the transfer and receiving parcels shall submit an Administrative Permit to the Planning Director identifying the impacted parcels, designating the number of units being transferred and providing other documentation as required by the Planning Director to determine compliance with the above units transfer criteria. The applicant shall also provide a revised Specific Plan Table 3-2 Parcel Summary reflecting the adjusted unit counts and densities. The revised table will be the official record tracking unit allocations to each large lot residential parcel.

3.8.2 Review, Referral and Appeals Process

If, in the opinion of the City of Rancho Cordova Planning Department, such minor density adjustments fulfill the above criteria, they are consistent with the intent of this Specific Plan and EIR and will not require an amendment to the Specific Plan.

If the Planning Director determines that the minor density adjustment is not consistent with the criteria, the minor density adjustment shall be denied. The Planning Director may also refer the matter to the City Council for consideration to determine if the minor density adjustment is consistent with the criteria set forth herein. The land owner may also appeal the determination of the Planning Director to the City Council.

Table 3-2 Large Lot Parcel Summary (Refer to Exhibit 3-2)

Parcel Number	Land Use/ Zoning Symbol	Land Use Designation	Acres±	Fixed Count Density	Units
1	*SF*	*Single Family*	*113.0*	*4.84*	*547*
1F	*NP*	*Neighborhood Park*	*5.0*		
2	*SF*	*Single Family*	*71.5*	*4.84*	*346*
3	*SF*	*Single Family*	*68.0*	*4.84*	*329*
4	*SF*	*Single Family*	*55.5*	*4.84*	*269*
5	*MP*	*Industrial Park*	*39.2*		
6	*SF*	*Single Family*	*79.5*	*4.84*	*385*
7	*NP*	*Neighborhood Park*	*5.0*		
8	*ES*	*Elementary School*	*9.0*		
9	*SF*	*Single Family*	*48.3*	*4.84*	*234*
10	*MS*	*Middle School*	*20.0*		
11	*MD*	*Medium Density*	*26.8*	*7.23*	*194*
12	*MD*	*Medium Density*	*26.8*	*7.23*	*194*
13	*SF*	*Single Family*	*117.6*	*4.84*	*569*
14	*SF*	*Single Family*	*84.0*	*4.84*	*407*
15	*ES*	*Elementary School*	*9.4*		
16	*NP*	*Neighborhood Park*	*10.2*		
17	*OS*	*Open Space*	*10.2*		
18	*MD*	*Medium Density*	*21.8*	*7.23*	*158*
19A	*MD*	*Medium Density*	*32.8*	*7.23*	*237*
19B	*HD*	*High Density*	*10.5*	*26.00*	*273*
21	*P/QP*	*Public/ Quasi Public*	*2.5*		
22	*BP*	*Business Park*	*19.6*		
23	*RTC*	*Regional Town Center*	*37.9*		
24	*BP*	*Business Park*	*17.9*		
25A	*MP*	*Industrial Park*	*22.5*		
25B	*CP*	*Community Park*	*24.3*		
25C	*MP*	*Industrial Park*	*21.1*		
25D	*MP*	*Industrial Park*	*13.9*		
30	*OS/P*	*Open Space Preserve*	*12.0*		
31	*BP*	*Business Park*	*11.4*		
32	*NP*	*Neighborhood Park*	*7.0*		
33	*HD*	*High Density*	*13.5*	*26.00*	*351*
34	*MD*	*Medium Density*	*20.3*	*7.23*	*147*
35	*SF*	*Single Family*	*38.6*	*4.84*	*187*
36A	*SF*	*Single Family*	*19.1*	*4.84*	*92*
36B	*HD*	*High Density*	*9.0*	*26.00*	*234*
37	*SF*	*Single Family*	*53.6*	*4.84*	*259*
38	*VC*	*Village Commercial*	*10.0*		

39A	*MD*	*Medium Density*	*20.4*	*7.23*	*147*
39B	*SF*	*Single Family*	*18.7*	*4.84*	*91*
40	*HD*	*High Density*	*9.0*	*26.00*	*234*
41	*NP*	*Neighborhood Park*	*5.0*		
42	*ES*	*Elementary School*	*9.0*		
43	*SF*	*Single Family*	*20.6*	*4.84*	*100*
44	*PR*	*Private Recreation*	*52.5*		
45	*SF*	*Single Family*	*65.7*	*4.84*	*318*
46	*MD*	*Medium Density*	*24.3*	*7.23*	*176*
47	*SF*	*Single Family*	*38.4*	*4.84*	*186*
48	*SF*	*Single Family*	*48.9*	*4.84*	*237*
49	*SF*	*Single Family*	*16.7*	*4.84*	*81*
50	*ES*	*Elementary School*	*9.0*		
51	*NP*	*Neighborhood Park*	*5.0*		
52	*SWD*	*Storm Water Detention*	*6.0*		
53	*HD*	*High Density*	*12.9*	*26.00*	*335*
54	*SF*	*Single Family*	*60.9*	*4.84*	*295*
55	*SF*	*Single Family*	*13.1*	*4.84*	*63*
56	*NP*	*Neighborhood Park*	*5.0*		
57	*SF*	*Single Family*	*26.7*	*4.84*	*129*
58	*CP*	*Community Park*	*64.3*		
58A	*CP*	*Community Park*	*27.4*		
58B	*CP*	*Community Park*	*5.6*		
58C/D/E	*DP*	*Drainage Parkway*	*5.1*		
59	*MD*	*Medium Density*	*16.6*	*7.23*	*120*
60	*HS/MS*	*High School/Middle School*	*78.0*		
61	*P/QP*	*Public/ Quasi Public*	*5.0*		
62	*LTC*	*Local Town Center*	*24.3*		
63	*MP*	*Industrial Park*	*35.8*		
65	*HD*	*High Density*	*12.0*	*26.00*	*312*
66	*MD*	*Medium Density*	*20.4*	*7.23*	*147*
67	*SF*	*Single Family*	*99.6*	*4.84*	*482*
68	*NP*	*Neighborhood Park*	*5.2*		
69	*BP*	*Business Park*	*18.1*		
70	*SWD*	*Storm Water Detention*	*7.8*		
71	*MP*	*Industrial Park*	*28.6*		
72	*MP*	*Industrial Park*	*50.3*		
73	*BP*	*Business Park*	*23.5*		
74	*MP*	*Industrial Park*	*58.3*		
75	*MD*	*Medium Density*	*22.0*	*7.23*	*159*
76	*ES*	*Elementary School*	*9.5*		
77	*NP*	*Neighborhood Park*	*5.4*		

78	SF	Single Family	198.7	4.84	962
80	NP	Neighborhood Park	5.0		
81	ES	Elementary School	9.0		
82	SF	Single Family	111.8	4.84	541
83	VC	Village Commercial	10.1		
84	HD	High Density	10.0	26.00	260
85	SF	Single Family	43.9	4.84	212
86	SF	Single Family	37.6	4.84	182
87	HD	High Density	11.0	26.00	286
88	RTC	Regional Town Center	26.0		
89	SWD	Storm Water Detention	24.9		
90	MD	Medium Density	14.7	7.23	106
91	DP	Drainage Parkway	15.3		
92A/C	MD	Medium Density	36.1	7.23	261
92B	SF	Single Family	16.8	4.84	81
93	HD	High Density	10.0	26.00	260
94	RTC	Regional Town Center	49.0		
95	WP	Wetland Preserve	128.6		
96	WP	Wetland Preserve	338.6		
97	WP	Wetland Preserve	42.8		
98	DP	Drainage Parkway	6.1		
99	DP	Drainage Parkway	12.2		
100	DP	Drainage Parkway	7.4		
101A	DP	Drainage Parkway	1.9		
101B	DP	Drainage Parkway	9.8		
102	DP	Drainage Parkway	16.5		
103	DP	Drainage Parkway	10.8		
104	DP	Drainage Parkway	10.5		
105	DP	Drainage Parkway	7.4		
106	GB	Greenbelt	4.0		
107	GB	Greenbelt	19.8		
108	GB	Greenbelt	21.9		
109	GB	Greenbelt	5.0		
110	DP	Drainage Parkway	38.8		
111	OS	Open Space	12.0		
	Major ROW	Major Right-of-Way	195.5		
	LC	Landscape Corridors	0.0		
			3,827.9	± Acres	12,189 Units

Note:
The Landscape Corridors previously shown were removed from Land Use Plan, acreage assigned to adjacent parcel.
Single Family fixed count density is rounded from 4.8477303 to 4.84 for the purposes of this table. Rounding is also utilized for the acreage calculation.