

MASTER PLAN DOCUMENT  
AMENDMENT INDEX  
AUGUST 2018



**CORDOVA HILLS, LLC**

5241 Arnold Avenue  
McClellan, CA 95652

916-565-3645

Ron Alvarado

Mark Hanson

# AMENDMENT INDEX

June 2, 2016

**MINOR AMENDMENT NO. 1:** Relocation of Park, MDR, RD-20, and the School in University Village on Figure 3.5, Illustrative Land Use Plan.

**MINOR AMENDMENT NO. 2:** Relocation of Park in University Village on Figure 3.6, Parks and Open Space Plan, to reflect Amendment No. 1.

**MINOR AMENDMENT NO. 3:** Removal of an underpass for the Multi-Use trail in University Village from Section 3.11.2, Internal Pedestrian and Bike Trail, and Figure 6.10, Trails Plan.

**MINOR AMENDMENT NO. 4:** Addition of 0.43 acres to the Main Avoided Area between the Town Center and Ridgeline Village on Figure 3.5, Illustrative Land Use Plan.

**MINOR AMENDMENT NO. 5:** Conversion of Drive "D" to a paseo in Ridgeline Village on Figure 6.4, Street Master Plan.

August, 29 2018

**MINOR AMENDMENT NO. 6:** Addition of 61.3 acres of Avoided Area, causing land use adjustments on Figure 3.5, Illustrative Land Use Plan and Table 3.2, Proposed Land Use Summary.

**MINOR AMENDMENT NO. 7:** Reposition the internal roadway in Town Center Village on Figure 6.4, Street Master Plan.

**MINOR AMENDMENT NO. 8:** Adjust the boundaries of Recreation and Recreation 2 on Figure 3.7, Parks Credit Plan and Table 3.4 Parks and Open Space Summary.

**MINOR AMENDMENT NO. 9:** Remove a portion of the East/West Community Trail through the Main Avoided Area on Figure 6.10, Trails Plan and identified potential off-site connections.

**MINOR AMENDMENT NO. 10:** Revise language related to Master Plan Amendments in Section 9.2.







**MEMORANDUM**

**DATE:** June 2, 2016

**TO:** Cordova Hills Special Planning Area Project File (2008-00142)  
University Village Project File (PLNP2015-00123)  
Ridgeline Village Project File (PLNP2015-00124)

**FROM:** Leighann Moffitt, AICP  
Planning Director *Leighann Moffitt*

**SUBJECT: Approval of Minor Amendments to the Cordova Hills Master Plan**

Section 9.2.2.2 of the Cordova Hills Master Plan provides that the Planning Director may approve Minor Amendments to the Master Plan if such Amendments are in substantial conformance with:

- The overall intent of the Cordova Hills Master Plan;
- The Community Design Guidelines established in the Master Plan;
- The County of Sacramento General Plan; and
- The Environmental Impact Report for the SPA and Master Plan

Accordingly, this Memorandum serves to evidence that based upon the above referenced criteria and the attached Addendum to the Cordova Hills 2012 Final Environmental Impact Report; the approval of the following five (5) minor amendments within the University and Ridgeline Village project areas based on the following findings of fact:

**Minor Amendment No. 1, University Village:**

As shown in Plate IS-1, said Minor Land Use Amendment to Chapter 3.7 and Figure 3.5 (Illustrative Land Use Plan), entails the exchange and relocation of 6.1 acres of Park land with 6.8 acres of Medium Density Residential land located immediately to the south, which will permit the Park site to better function as a joint-use facility with the adjacent elementary school site. The resultant land uses are as follows:

EXISTING LAND USE			PROPOSED LAND USE		
Park	6.1	Net Acres	Park	6.0	Net Acres
MDR	6.8	Net Acres	MDR	4.8	Net Acres
RD-20	6.0	Net Acres	RD-20	6.4	Net Acres
School	10.4	Net Acres	School	10.3	Net Acres



There is a net increase of 0.4 acres of RD-20 Land Use in the aforementioned scenario. However, the proposed University Village Tentative Subdivision Map Consistency Table proposes only 102 Lots/Units of RD-20 – whereas, in comparison, the Cordova Hills SPA identifies a total of 105 Lots/Units of RD-20 within the Tentative Map boundary. Similarly, the proposed revision to the MDR lot will result in a further reduction in total units in the small plan area to be revised. The resulting net reduction of RD-20 and MDR Lots/Units translates to an actual reduction in vehicle trips generated and a resulting reduction in ozone precursor and Green House Gas emissions. As such the impact is considered less than significant and the proposed modification is, therefore, deemed a Minor Amendment.

**Minor Amendment No. 2, University Village:**

As shown in the attached Plate IS-2, said Minor Amendment to Figure 3.6 of the Parks and Open Space Plan, entails the relocation of a neighborhood Park to the south, so the Park site could optimally function as a joint-use facility in conjunction with the adjacent elementary school site. Similarly, the movement of the park site will result in the following minor modification of the park description on page 3-27 of the Master Plan: “Six neighborhood parks are distributed through the project, ~~twethree~~ are adjacent to school sites.” The resultant land uses are as follows:

EXISTING LAND USE			PROPOSED LAND USE		
Park	6.1	Net Acres	Park	6.0	Net Acres
School	10.4	Net Acres	School	10.3	Net Acres

Because the resultant location and interrelationship of land uses are similar to the approved Master Plan, the impact is considered less than significant and is therefore deemed a Minor Amendment.

**Minor Amendment No. 3, University Village:**

As shown in the attached Plate IS-3, said Minor Amendment to Section 6.11.2 (Internal Pedestrian and Bike Trail) and Figure 6.10 (Trails Plan), entails the substitution of an underpass trail (under Street “A”, approximately 250-feet east of “R” Lane) to an at-grade trail crossing at the same location. Said amendment is required due to the limited vertical freeboard (height) of the future vehicular bridge. Similarly, the modification of the trail crossing will result in the following modification of the trails description on page 6-32 of the Master Plan: “One (1) pedestrian bridge, one (1) pedestrian underpass and ~~three (3)~~ two (2) vehicular bridges with a trail underpass.”

Because the subject at-grade trail crossing occurs on a minor street (Street “A”), safety crossing issues will be addressed through standard road safety signage and street markings to the satisfaction of the DOT. As such, the at-grade crossing is considered less than significant and therefore deemed a Minor Amendment.

**Minor Amendment No. 4, Ridgeline Village:**

As shown in the attached Plate IS-4, said Minor Amendment entails the transfer of 0.43 acres of Open Space Recreation (R-2) land located within Lot E, into the adjacent 306.1 acre Avoidance Area (AV-2) which functions as preserve land. This is seen as environmentally positive effect to preservation practices in creating a more linear edge in minimizing edge effects. Accordingly, this impact is considered less than significant and is therefore deemed a Minor Amendment.



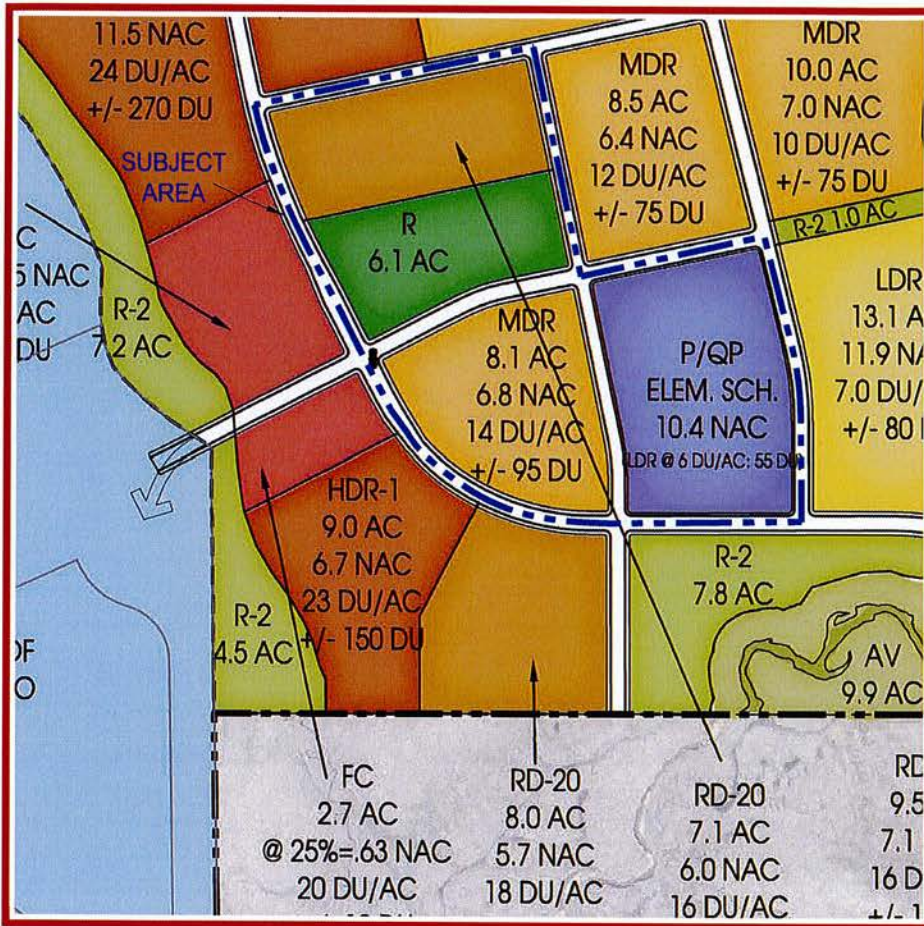
**Minor Amendment No. 5, Ridgeline Village:**

As shown in Plate IS-5, said Minor Amendment involves the elimination of "D" Drive located between North Loop Road and "E" & "F" Lanes at the request of the Sacramento County Department of Transportation (DOT). The basis of the request stems from the median break at "D" Drive occurring at less than the 650-foot minimum separation required from an un-signalized median break at the "A" Drive intersection - which is approximately 400-feet away. The resulting redesign creates a pedestrian paseo from the Residential side of Village "I" out to North Loop Road as well as creating two additional MDR Lots from the previous "D" Drive right-of-way. Previous designs of "D" Drive from March 3, 2015 proposed a right-in/right-out from North Loop Road. This would have functioned more as a secondary point of convenience as most traffic would have gravitated to go west – which the center divider blocked. This led to the full intersection design by the Applicant to which DOT asked that it be removed. The Ridgeline Village still has four points of access which DOT has deemed adequate, the modified grid system is still retained, the former pedestrian access is still retained within a new paseo to allow access to North Loop Road from Village "I"; and the number of MDR Lots is still under the prescribed allocation allowed by the Cordova Hills SPA. Accordingly, this impact is considered less than significant and is therefore deemed a Minor Amendment.

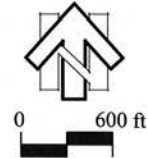
APPROVED:

 6-15-16  
\_\_\_\_\_  
Leighann Moffitt, AICP                      Date  
Planning Director

- Plate IS-1, Minor Land Use Amendment
- Plate IS-2, Minor Parks Amendment
- Plate IS-3, Minor Trails Amendment
- Plate IS-4, Minor Land Use Amendment
- Plate IS-5, Minor Circulation Amendment



**EXISTING**  
Cordova Hills Master Plan  
Land Use Exhibit  
(subject area highlighted)



**Notes:**  
AC = area net of major roadway, landscape/paseo lots.  
NAC = area net of on-site slopes, roads, layout inefficiencies and other site constraints.



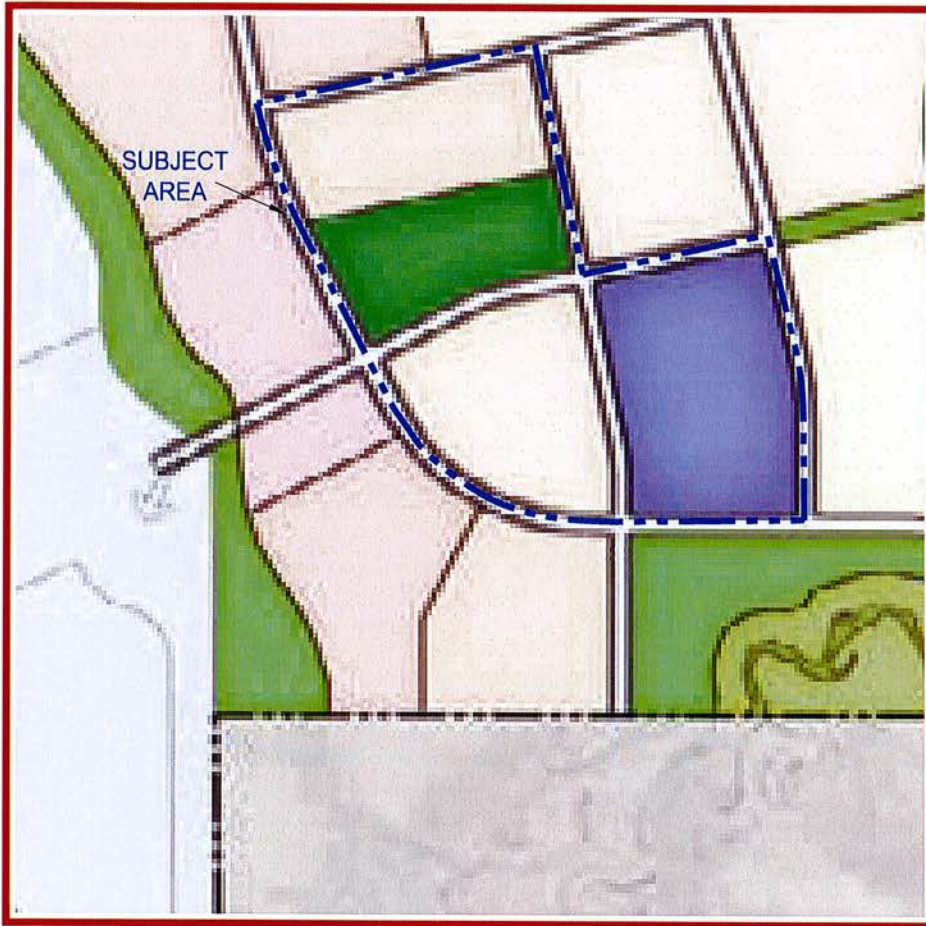
**PROPOSED**  
University Village-Small Lot  
Tentative Map

**MINOR  
AMENDMENT  
EXHIBIT #1  
UNIVERSITY  
VILLAGE**

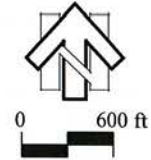
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EXISTING  
 Cordova Hills Master Plan  
 Parks and Open Space  
 Exhibit (Figure 3.6)  
 (subject area highlighted)



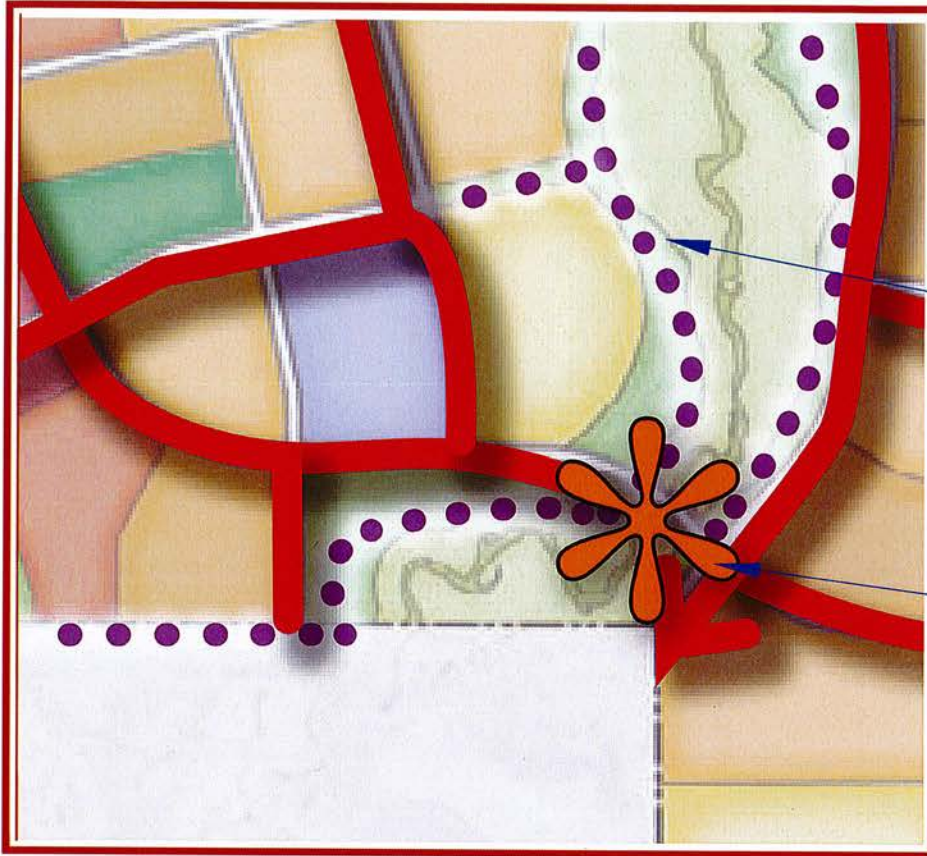
PROPOSED  
 University Village-  
 Small Lot  
 Tentative Map

MINOR  
 AMENDMENT  
EXHIBIT #2  
**UNIVERSITY  
 VILLAGE**

Scale: 1" = 600' 9/10/15



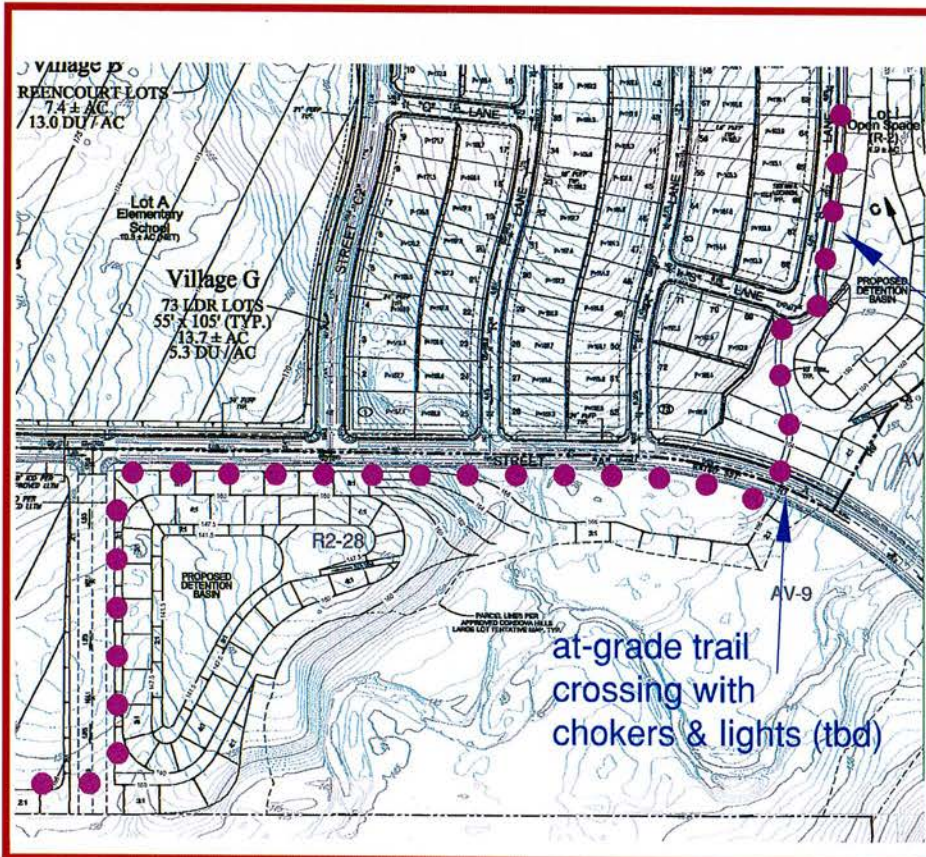




EXISTING  
Cordova Hills Master Plan-  
Trails Plan (Figure 6.10)

off-street  
10' multi-use  
trail

vehicular bridge  
w/ trail  
underpass



PROPOSED  
University Village-  
Conceptual Grading Plan

off-street  
10' multi-use  
trail

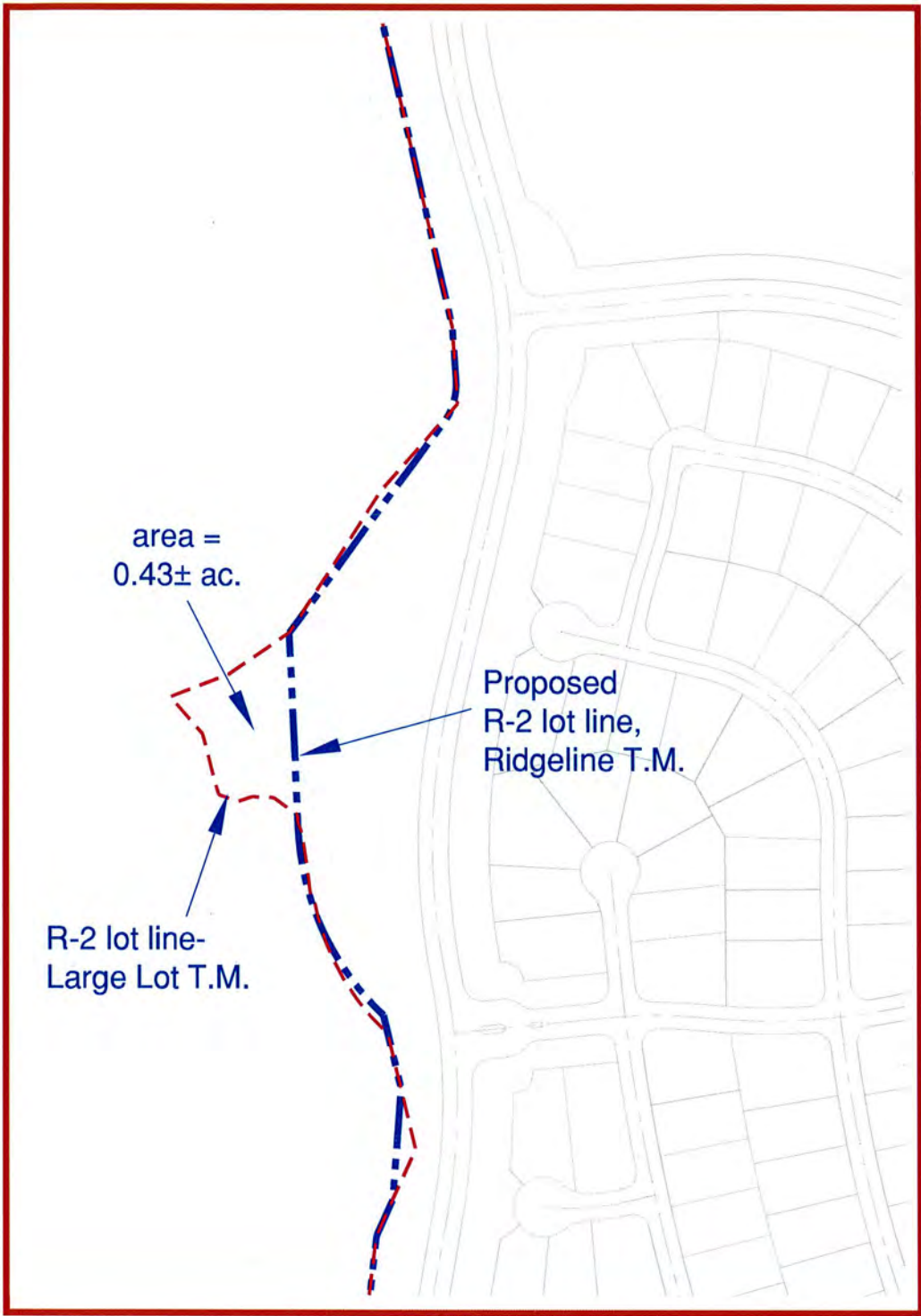
at-grade trail  
crossing with  
chokers & lights (tbd)

MINOR  
AMENDMENT  
EXHIBIT #3  
UNIVERSITY  
VILLAGE

Scale: N.T.S. 9/10/15



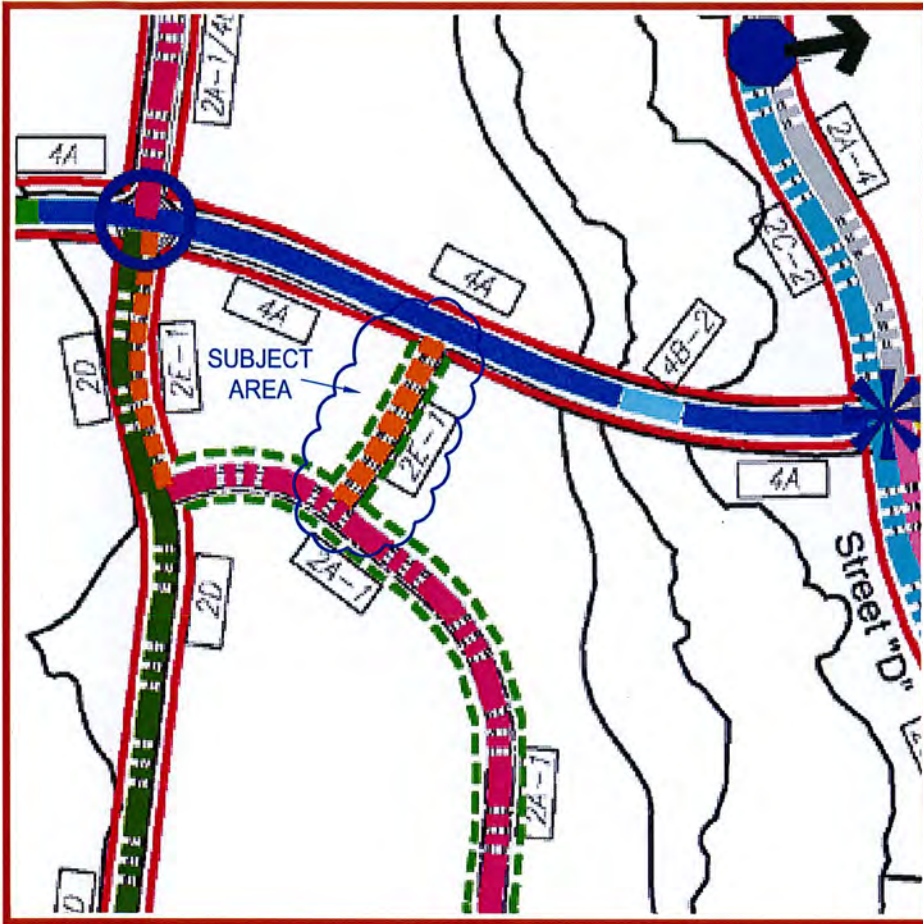




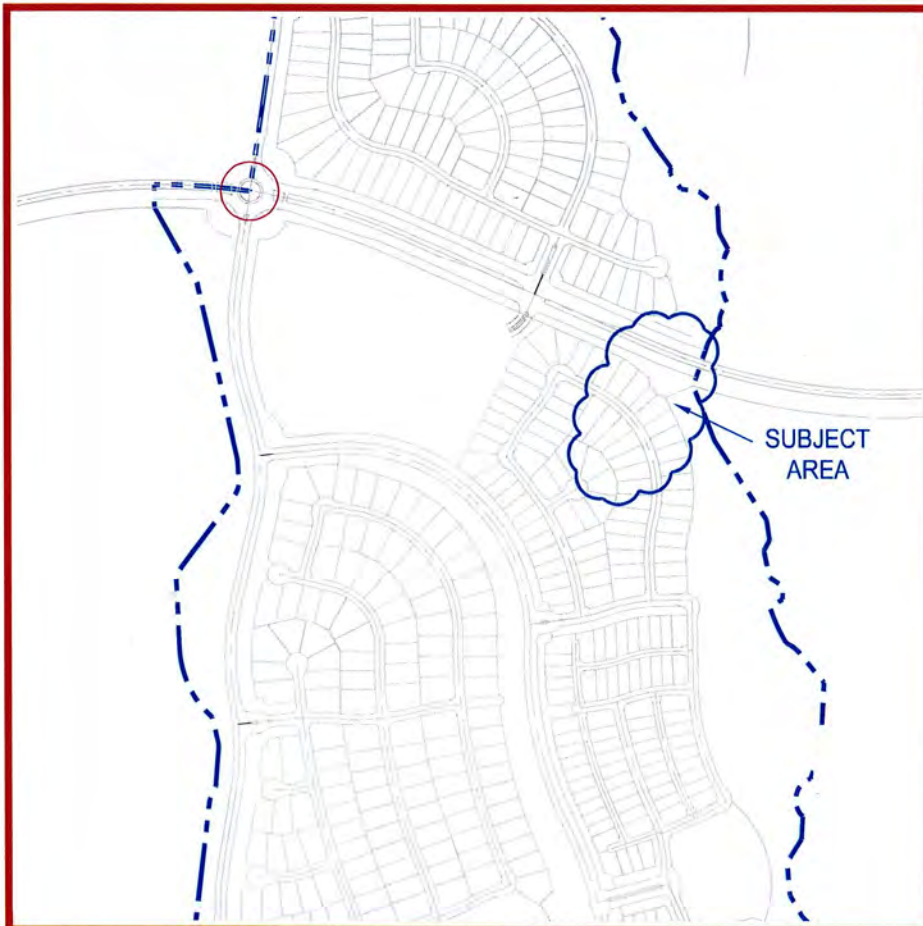
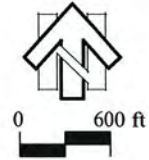
MINOR AMENDMENT  
PLATE IS-4  
**RIDGELINE VILLAGE**

Scale: 1"=200' 2/1/16





EXISTING  
 Cordova Hills Master Plan  
 Street Master Plan Exhibit  
 (Figure 6.4)  
 (subject area highlighted)



PROPOSED  
 Ridgeline Village  
 Small Lot  
 Tentative Map

**MINOR  
 AMENDMENT  
 PLATE IS-5  
 RIDGELINE  
 VILLAGE**

Scale: 1" = 600' 2/1/16







## MEMORANDUM

**DATE:** August 29, 2018  
**TO:** Cordova Hill Project File (PLNP2008-00142)  
Cordova Hills Amendments Project File (PLNP2017-00370)  
**FROM:** Leighann Moffitt, Planning Director *Leighann Moffitt*  
**SUBJECT:** MINOR AMENDMENTS TO THE CORDOVA HILLS MASTER PLAN  
**DETERMINATION:** **Approve the minor amendments to the Cordova Hills Master Plan based on the information in this memorandum.**

### I. BACKGROUND

The Board of Supervisors adopted the Cordova Hills Master Plan on March 12, 2013 (PLNP2008-00142). Section 9.2.2.2 of the Cordova Hills Master Plan provides that the Planning Director may approve Minor Amendments to the Master Plan if such amendments are in substantial conformance with:

- The overall intent of the Master Plan;
- The Community Design Guidelines established in the Master Plan;
- The County of Sacramento General Plan; and
- The Environmental Impact Report for the Special Planning Area (SPA) and Master Plan.

Subsequently, the Planning Director approved five Minor Amendments to the Master Plan on June 2, 2016. The Board of Supervisors adopted amendments to the General Plan Land Use Diagram, the Bicycle Master Plan, and the Cordova Hills SPA on August 21, 2018 (PLNP2017-00370) due to revisions to the approved Cordova Hills project. Concurrent with the most recent amendments, the Board of Supervisors also approved an Addendum to the Final Environmental Impact Report (EIR).

### II. DISCUSSION

The approval of the following Minor Amendments is based on the information described below.

#### Minor Amendment No. 6

As shown in Exhibit 1 and Exhibit 2, Minor Amendment No. 6 is the adjustment of several land use boundaries on Figure 3.5, Illustrative Land Use Plan, and the acreage of the land uses in Table 3.2, Proposed Land Use Summary, of the Master Plan due to the net increase of 61.3 acres of Avoided Area.

These changes to the Master Plan are relatively minor and are consistent with the amendments to the General Plan Land Use Diagram that were approved by the Board of Supervisors on August 21, 2018. The Addendum to the Final EIR indicated that the impacts related to Land Use, specifically to open space, would be seen as an environmentally positive effect and further preservation practices by creating a more linear edge to minimize edge effects.

#### Minor Amendment No. 7

As shown in Exhibit 3, Minor Amendment No. 7 will reposition the internal roadway in the Town Center Village on Figure 6.4, Street Master Plan, of the Master Plan.

The change to the roadway is in response to the adjustment of the land use boundaries that were included in the amendments to the General Plan Land Use Diagram approved by the Board of Supervisors on August 21, 2018. The Addendum to the Final EIR indicated that the realigned roadway would still maintain the needed connectivity in the eastern portion of the Town Center Village.

#### Minor Amendment No. 8

As shown in Exhibit 4 and Exhibit 5, Minor Amendment No. 8 will adjust the boundaries of the Recreation and Recreation 2 designations, including the addition of two neighborhood parks, on Figure 3.7, Parks Credit Plan, and will adjust the acreages on Table 3.4 Parks and Open Space Summary, of the Master Plan.

The changes to parks and open space are due to the adjustment of the land use boundaries that were included in the amendments to the General Plan Land Use Diagram approved by the Board of Supervisors on August 21, 2018. The Addendum to the Final EIR indicated that while there will be a net loss of Recreation and Recreation-2 designated land, the remaining 120.3 acres of Recreation-2 land will still provide sufficient area to create a minimum of 7.8 acres of active recreational uses in order to fulfill the Quimby Act requirements.

#### Minor Amendment No. 9

As shown in Exhibit 6, Minor Amendment No. 9 will remove a portion of the East/West Community Trail through the Main Avoided Area and identify potential off-site connections for the trail network on Figure 6.10, Trails Plan, of the Master Plan.

This change is required by the State and federal permitting agencies. The change would make the Master Plan consistent with the amendment to the Bicycle Master Plan that was approved by the Board of Supervisors on August 21, 2018. The Addendum to the Final EIR indicated that the impacts related to Climate Change would be mitigated by requiring the applicant to provide an investment, similar to that which would have been spent upon the eliminated portion of the East/West Community Trail, on a robust wayfinding signage network throughout the project site. This would encourage non-motorized forms of transportation for both utilitarian and recreational use.

#### Minor Amendment No. 10

As shown in Exhibit 7, Minor Amendment No. 10 will revise the text in Section 9.2, Cordova Hills Master Plan Administration, of the Master Plan.

These changes would make the Master Plan consistent with the amendments to the Cordova Hills SPA that were approved by the Board of Supervisors on August 21, 2018. These changes allow the use of the new Master Plan Amendment procedure for Major Amendments, and to allow administrative updates to the figures and mitigation measures, as necessary, in the Cordova Hills SPA following approval of a Major Amendment by the Board of Supervisors, or a Minor Amendment by the Planning Director.

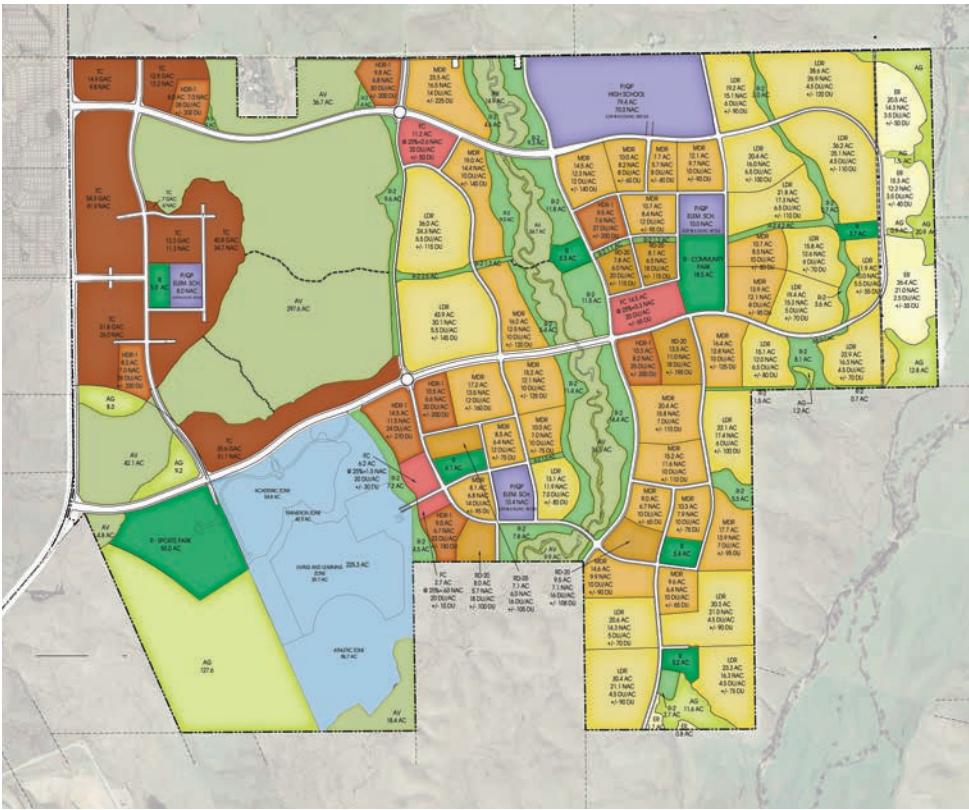
### **III. CONCLUSION**

The Planning Director has determined that the proposed changes are Minor Amendments, and approves the amendments based on the information provided in this memo.

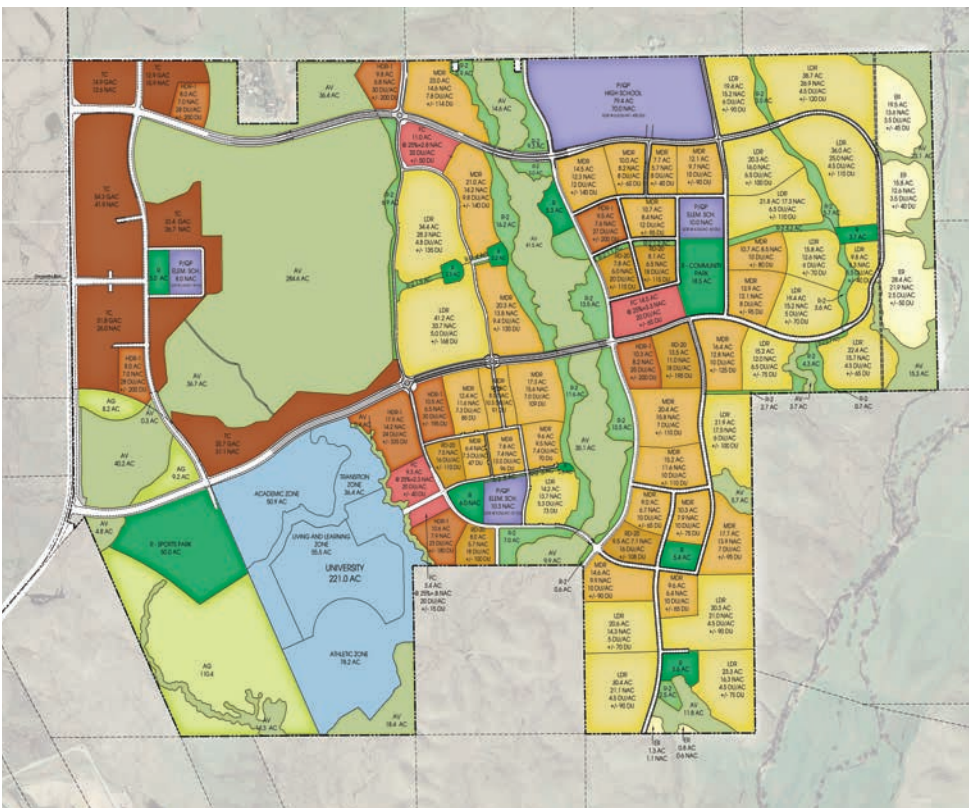
#### Attachments

- Exhibit 1: Existing and Proposed Illustrative Land Use Plan, Figure 1.3
- Exhibit 2: Existing and Proposed Land Use Summary, Table 3.2
- Exhibit 3: Existing and Proposed Street Master Plan, Figure 6.4
- Exhibit 4: Existing and Proposed Parks Credit Plan, Figure 3.7
- Exhibit 5: Existing and Proposed Parks and Open Space Summary, Table 3.4
- Exhibit 6: Existing and Proposed Trails Plan, Figure 6.10
- Exhibit 7: Proposed Master Plan Section 9.2





**EXISTING**  
 Cordova Hills Master Plan: Illustrative Land Use Plan (**Figure 3.5**)



**PROPOSED**  
 Cordova Hills Master Plan: Illustrative Land Use Plan (**Figure 3.5**)

**MINOR AMENDMENT  
 EXHIBIT #1**

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Table 3.2: Proposed Land Use Summary

Land Use	Gross Acreage	% of Gross Acres
<b>Land Use Acreage Summary</b>		
For-Sale Land Use		
Residential	949.8	35.6%
Flex Commercial	34.6	1.3%
Town Center	204.3	7.7%
<b>Sub Total</b>	<b>1188.7</b>	<b>44.5%</b>
Community Land Use		
Public / Quasi Public	107.8	4.0%
Recreation	99.2	3.7%
Recreation 2	151.6	5.7%
Roadways/ Misc Open Space	210.5	7.9%
<b>Sub Total</b>	<b>569.1</b>	<b>21.3%</b>
Additional Land Use		
University/College Campus Center	223.5	8.4%
Agricultural	194.0	7.3%
Avoided Area	493.2	18.5%
<b>Subtotal</b>	<b>910.7</b>	<b>34.1%</b>
<b>Total Project</b>	<b>2668.5</b>	<b>100.00%</b>

**EXISTING**

Cordova Hills Master Plan: Proposed Land Use Summary (Table 3.2)

Table 3.2: Proposed Land Use Summary

Land Use	Gross Acreage	% of Gross Acres
<b>Land Use Acreage Summary</b>		
For-Sale Land Use		
Residential	959.5	36.0%
Flex Commercial	38.2	1.4%
Town Center	183.0	6.9%
<b>Sub Total</b>	<b>1180.7</b>	<b>44.3%</b>
Community Land Use		
Public / Quasi Public	107.7	4.0%
Recreation	104.6	3.9%
Recreation 2	120.3	4.5%
Roadways/ Misc Open Space	202.9	7.6%
<b>Sub Total</b>	<b>535.5</b>	<b>20.1%</b>
Additional Land Use		
University/College Campus Center	221.0	8.3%
Agricultural	127.8	4.8%
Avoided Area	601.8	22.6%
<b>Subtotal</b>	<b>950.6</b>	<b>35.6%</b>
<b>Total Project</b>	<b>2666.8</b>	<b>100%</b>

**PROPOSED**

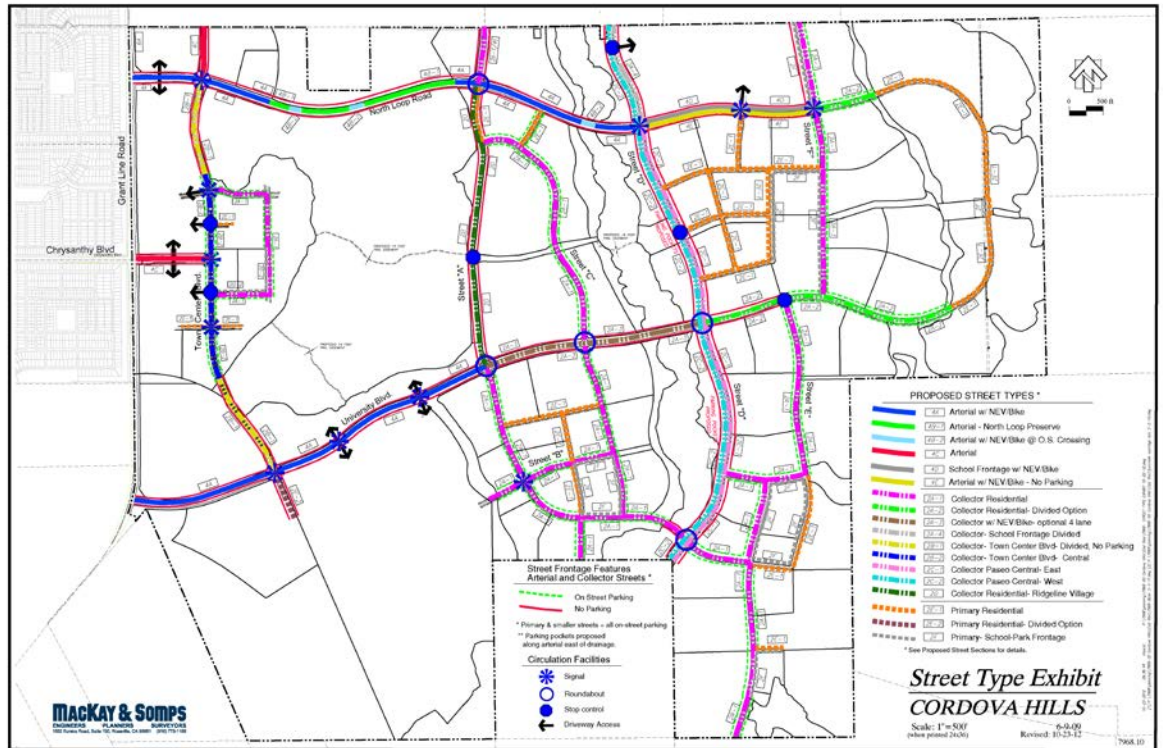
Cordova Hills Master Plan: Proposed Land Use Summary (Table 3.2)

**MINOR AMENDMENT EXHIBIT #2**

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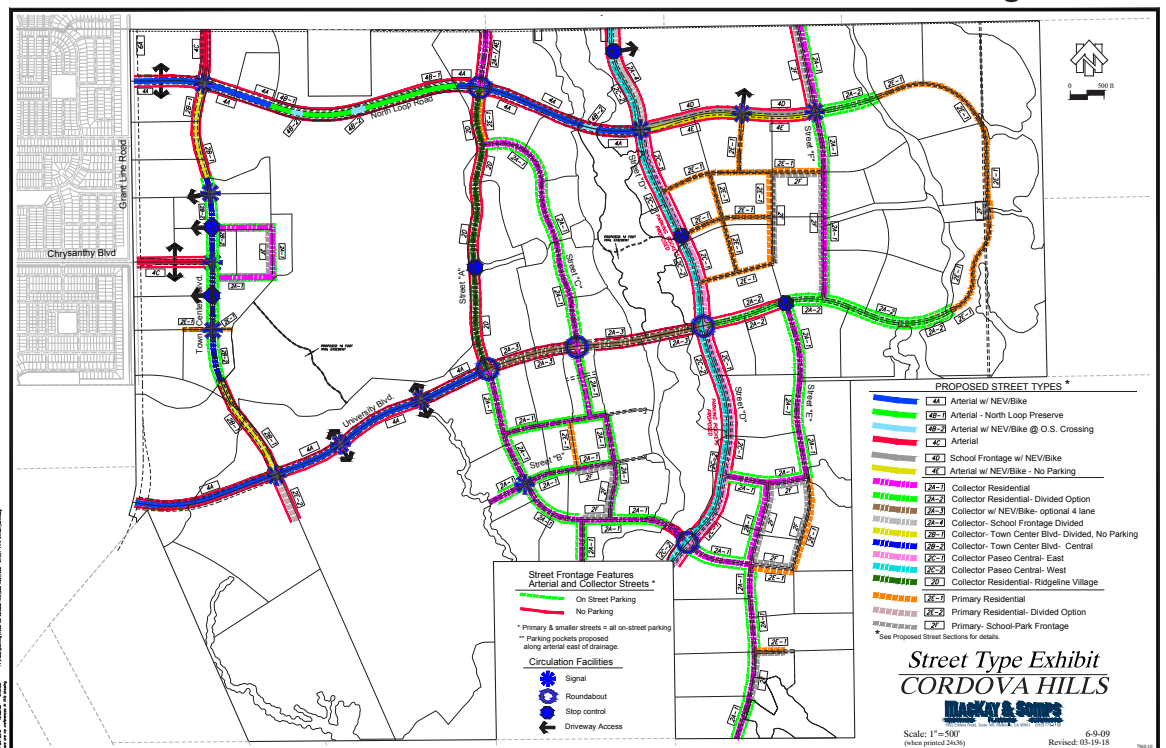




EXISTING

Cordova Hills Master Plan: Street Master Plan (Figure 6.4)

PROPOSED  
Cordova Hills Master Plan: Street Master Plan (Figure 6.4)



MINOR AMENDMENT EXHIBIT #3

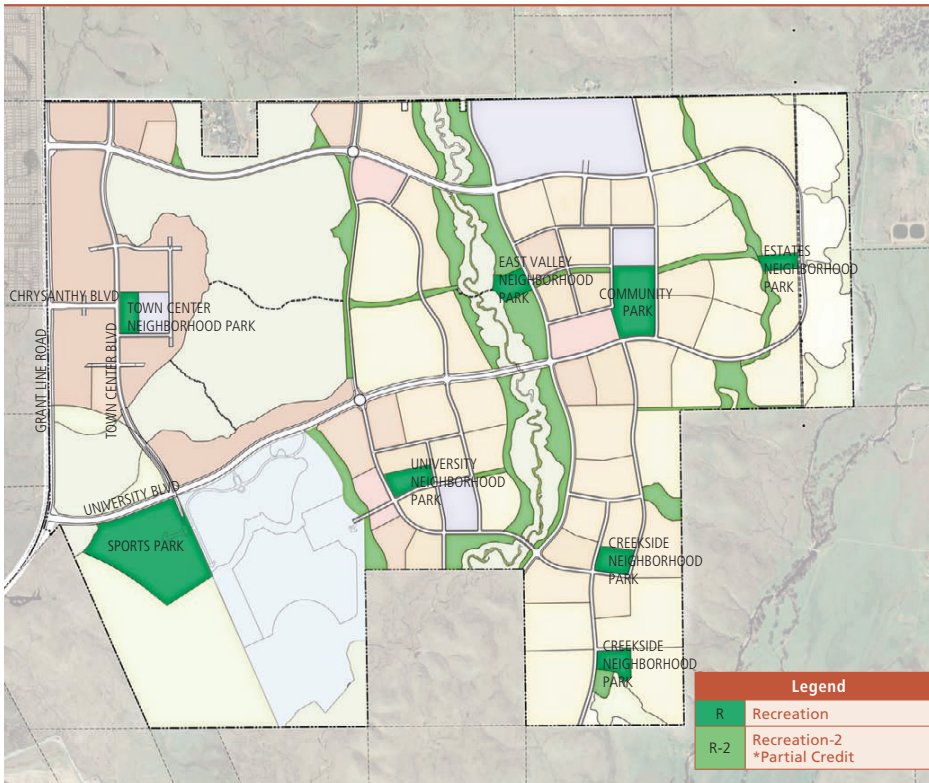
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ARCHITECTS • PLANNERS • DESIGNERS

WHA.

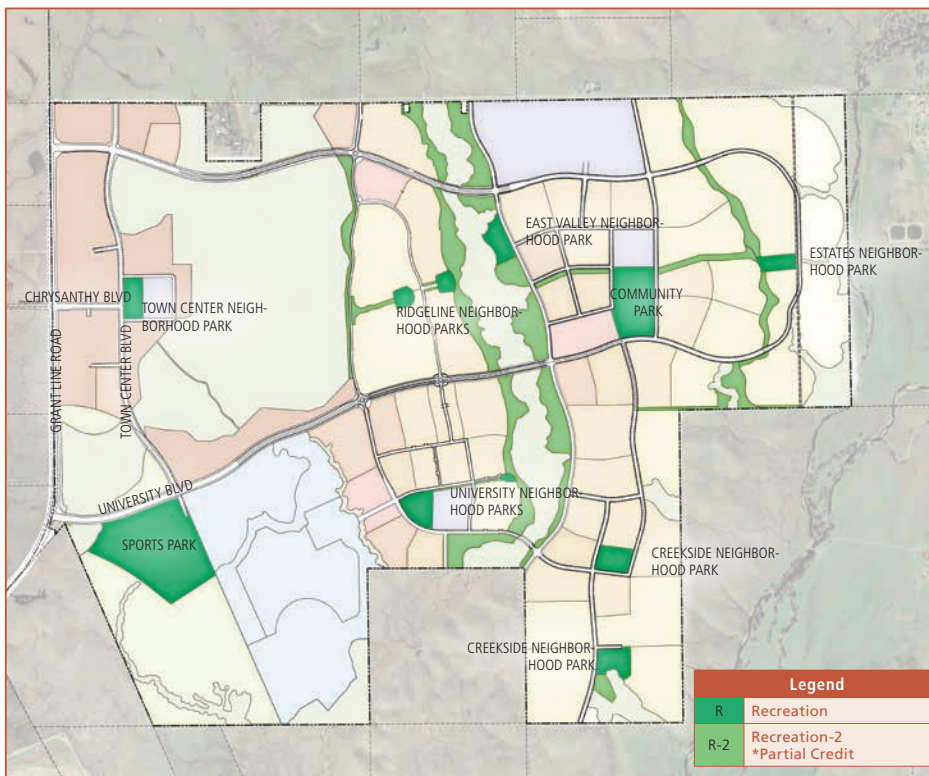
## EXISTING

Cordova Hills Master Plan:  
Parks Credit Plan (**Figure 3.7**)



## PROPOSED

Cordova Hills Master Plan:  
Parks Credit Plan (**Figure 3.7**)



## MINOR AMENDMENT EXHIBIT #4

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## EXISTING

Cordova Hills Master Plan:  
Parks and Open Space  
Summary **(Table 3.4)**

**Table 3.4: Parks and Open Space Summary**

Type of Park	Acreage	Village
Sports Park	50	Bufferlands
Neighborhood Park	5	Town Center
Neighborhood Park	6.1	University Village
Neighborhood Park	5.4	Creekside
Neighborhood Park	5.1	Creekside
Neighborhood Park	5.3	East Valley
Neighborhood Park	3.7	Estates
Community Park	18.5	East Valley
<b>Full Credited Park Acreage</b>	<b>99.1</b>	
R-2 (Paseos/Basins)	151.6	Entire Project
*Note partial credit for R-2 areas will exceed Quimby requirement		
Total Population	21,379	
Quimby Requirement 5 per 1,000	106.9	

## PROPOSED

Cordova Hills Master Plan:  
Parks and Open Space  
Summary **(Table 3.4)**

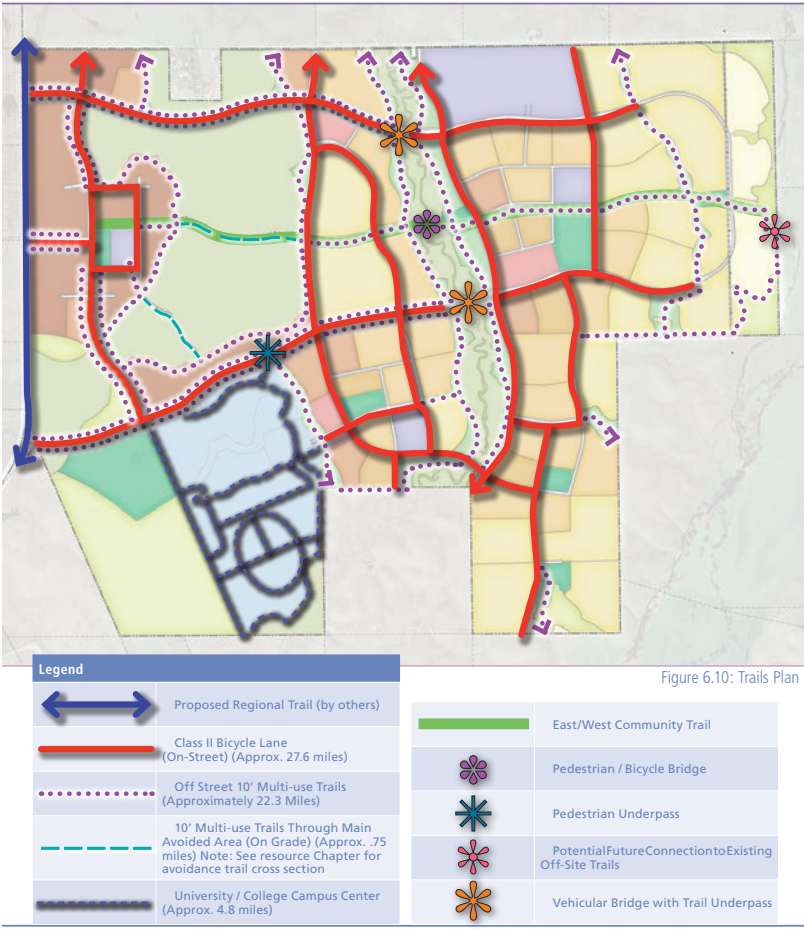
**Table 3.4: Parks and Open Space Summary**

Type of Park	Acreage	Village
Sports Park	50	Bufferlands
Neighborhood Park	5	Town Center
Neighborhood Park	2.3	Ridgeline
Neighborhood Park	2.2	Ridgeline
Neighborhood Park	6.0	University Village
Neighborhood Park	0.6	University Village
Neighborhood Park	5.6	Creekside
Neighborhood Park	5.4	Creekside
Neighborhood Park	5.3	East Valley
Neighborhood Park	3.7	Estates
Community Park	18.5	East Valley
<b>Full Credited Park Acreage</b>	<b>104.6</b>	
R-2 (Paseos/Basins)	120.3	Entire Project
*Note partial credit for R-2 areas will exceed Quimby requirement		
Total Population	21,379	
Quimby Requirement 5 per 1,000	106.9	

## MINOR AMENDMENT EXHIBIT #5

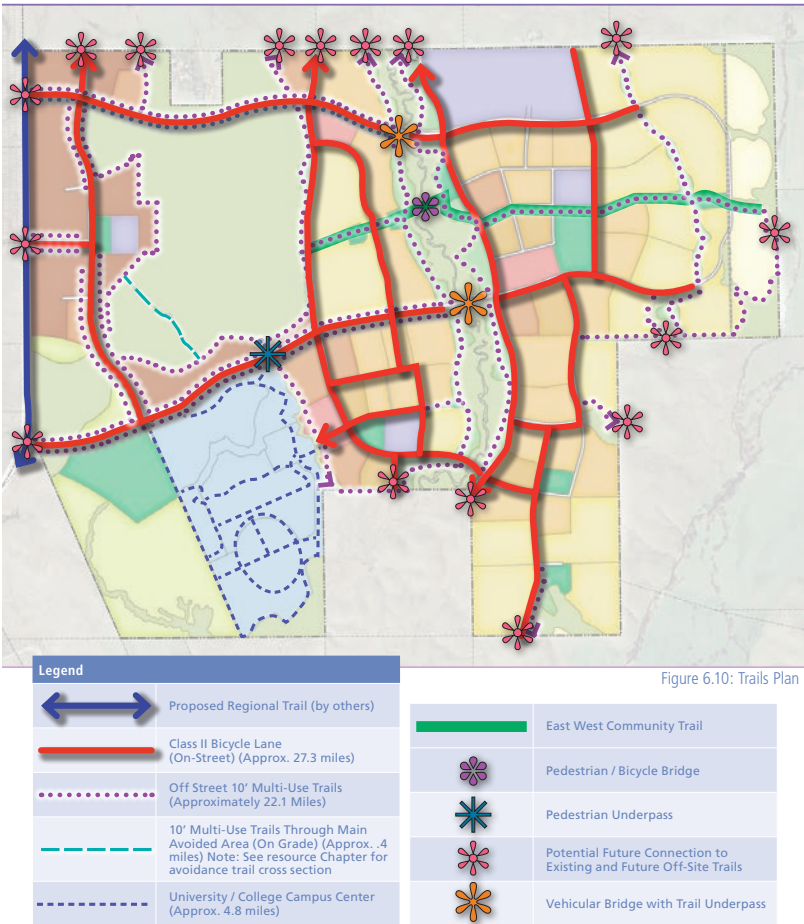
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**EXISTING**

Cordova Hills Master Plan:  
Trails Plan **(Figure 6.10)**



**PROPOSED**

Cordova Hills Master Plan:  
Trails Plan **(Figure 6.10)**

**MINOR AMENDMENT  
EXHIBIT #6**

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# IMPLEMENTATION

## 9.1 PURPOSE

The purpose of the Implementation Chapter is to ensure that development will progress in a comprehensive and coordinated manner that is responsive to changing circumstances and market conditions. Implementation and administration of the Cordova Hills Master Plan includes the review and processing of individual development projects within Cordova Hills, the anticipated phasing of the development and methods of financing of the required public improvements.

## 9.2 CORDOVA HILLS MASTER PLAN ADMINISTRATION

### 9.2.1 Authority

The County of Sacramento will administer the Master Plan and related documents consistent with the provisions of Article 8, Sections 65450 through 65457 of Title 7 Planning and Land Use Law, California Government Code. Specific procedures for adoption and administration of the Master Plan may be developed in the context of a Zoning Ordinance adopted by the County of Sacramento. The Cordova Hills Special Planning Area (SPA) will incorporate the Master Plan, including Design Guidelines and Development Standards. The Cordova Hills Master Plan shall be implemented consistent with the Master Plan goals, policies and standards in combination with applicable County ruler, regulations and policies.

### 9.2.2 Master Plan Amendments

The Cordova Hills Master Plan is intended to be flexible to respond to changing conditions and expectations during the course of its implementation. During the long-term build-out of Cordova Hills, amendments to the adopted Master Plan may be necessary to respond to changing circumstances or to adapt some design guidelines or standards to special conditions on a particular site. To address this intent, the Cordova Hills Master Plan provides for both minor and major Master Plan Amendments.

#### 9.2.2.1 Scope of Amendment

Any proposed amendments to the Master Plan can include, but are not limited to changing land use designations, design criteria, development standards or policies. Amendments to this adopted Master Plan shall be categorized by the Planning Director as either a Major Amendment or a Minor Amendment.

The Planning Director shall determine the consistency of the application with the General Plan and the Master Plan and determine whether the application constitutes a request for a Major or Minor Amendment as defined below.

All amendments to the Cordova Hills [SPA Master Plan](#) with the potential to result in a change in ozone precursor emissions shall include an analysis which quantifies, to the extent practicable, the effect of the proposed [SPA](#) amendment on ozone precursor emissions. The amendment shall not increase total ozone precursor emissions above what was considered in the AQMP for the entire Cordova Hills project and shall achieve the original 35% reduction in total overall project emissions. If the amendment would require a change in the AQMP to meet that requirement, then the proponent of the [SPA](#) amendment shall consult with SMAQMD on the revised analysis and shall prepare a revised AQMP for approval by the County, in consultation with SMAQMD.



All amendments to the [SPA Master Plan](#) with the potential to change the SPA-wide GHG emissions shall include an analysis which quantifies, to the extent practicable, the effect of the amendment on SPA-wide greenhouse gas emissions. The amendment shall not increase SPA-wide greenhouse gas emissions above an average 5.80 metric tons per capita (including emissions from building energy usage and vehicles). If the [SPA Master Plan](#) amendment would require a change in the approved GHG Reduction Plan in order to meet the 5.80 MT CO<sub>2</sub>e threshold, then the proponent of the [SPA](#) amendment shall consult with the SMAQMD on the revised analysis and shall prepare a revised GHG Reduction Plan for approval by the County, in consultation with SMAQMD.

#### 9.2.2.2 Minor Amendments

An amendment shall be defined as Minor if determined by the Planning Director to be in substantial conformance with:

- The overall intent of the Cordova Hills Master Plan
- The Community Design Guidelines established in this Master Plan
- The County of Sacramento General Plan
- The Environmental Impact Report for the SPA and Master Plan

Examples of Minor Amendments include, but are not limited to:

- The addition of new or updated information that does not substantively change the Master Plan.
- Minor adjustments to land use boundaries and street alignments where the general land use pattern is maintained.
- Minor adjustments to drainage alignments that do not substantially alter land use or circulation concepts of the Master Plan.
- Variation in development standards, if such variations do not substantively change the character of the Master Plan.

- Changes to the provision for public infrastructure and facilities that do not impact the level of service provided or affect the development capacity in Cordova Hills.
- Changes to phasing boundaries that do not impact infrastructure sizing, financing districts or the provision for adequate services to associated development.
- Modifications to the Design Guidelines, such as revisions to design treatments or changes in specified plant materials, if the Planning Director determines that such changes achieve the original design intent.
- The amended land use must be consistent with the goals, policies and requirements of the County of Sacramento General Plan, and the Cordova Hills Master Plan.
- The amended land use does not result in significant modification to conditions of the approved tentative map, rezone agreement or applicable permits.
- The amended land use does not impact any Community Facilities District, or any other benefit assessment facilities financing arrangement unless such documents are amended to correspond to the proposed density adjustments.



# IMPLEMENTATION

## 9.2.2.3 Major Amendments

Major Amendments shall be defined as any Amendment not deemed to be a Minor Amendment. Examples include:

- A new type of land use not specifically discussed in this Master Plan is introduced.
- Significant changes to the distribution of land uses, minor density adjustments or other changes affecting land use are proposed which may substantially affect the Master Plan.
- Changes to design guidelines and/or development standards, which, if adopted, would substantially change the physical character of Cordova Hills as envisioned by the Master Plan, as determined by the Planning Director.
- Changes to the approved Phasing Plan are proposed which significantly increase or alter the area boundaries or units allocated by the proposed phasing schedule.
- Any change proposed to the Master Plan which could significantly increase environmental impacts identified in the Environmental Impact Report for the SPA and the Master Plan, as determined by the Sacramento County Environmental Coordinator, or other changes determined to be significant by the Planning Director.

## 9.2.2.4 Approval of Amendments

Any application deemed to be a Minor Amendment may be approved by the Planning Director. Any decision of the Planning Director may be appealed to the Planning Commission. The Planning Director, in his or her sole discretion, may refer an application for a Minor Amendment to the Planning Commission for consideration. The determination of the Planning Commission is appealable to the Board of Supervisors. Any application for a Major Amendment ~~shall~~ may be ~~processed in the same manner as the initial Master Plan adoption approved by the Board of Supervisors following a recommendation by the Planning Commission.~~ Any approved Major or Minor Amendment,

including any amended Exhibits, shall apply as amended, without any need to amend the SPA Ordinance.

## 9.2.3 Williamson Act

Implementation of the Cordova Hills Master Plan is subject to the Williamson Act contract restrictions set forth in Section 1.12.4 on page 1-14. See Figure 1-4 for location of Williamson Act Parcel.

## 9.3 PROJECT PHASING

Phasing and construction of the project is anticipated to begin along Grant Line Road along with the University / College Campus Center. The project will then build-out in an easterly direction. However, market conditions and infrastructure phasing may dictate alternative build-out scenarios. Figure 9.1 illustrates the primary phases of the project development.