

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

**5:30 PM – Regular Meeting
David B. Roberts Council Chambers**

Monday, March 16, 2020

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Council Members Budge, Gatewood, McGarvey, Terry and Mayor Sander.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

4. INVOCATION

Oksana Reznik with Highlands Community Charter School, will give the invocation.

5. PRESENTATIONS

5.1. Olli Autonomous Shuttle Pilot Project Summary Presentation.

5.2. Presentation of Proclamation to members of Soroptimist International of Rancho Cordova and Gold River recognizing March as Women's History Month.

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this

time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of March 2, 2020.
Recommendation: Adopt the Minutes.
- 9.2. **Subject:** A Resolution Increasing the Annual Stormwater Utility Fee for Fiscal Year 2020-2021.
Recommendation: Adopt the Resolution.
- 9.3. **Subject:** 2019 General Plan Annual Report to Include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.
Recommendation: Receive the 2019 General Plan Annual Report as required by State Law.
- 9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 162-2019-1 for On-Call Engineering and Design Services with Bennett Engineering Services, Inc. to Increase the Contract Amount from \$148,000 to an Amount not to Exceed \$203,629 for the Mather Field Road Rehabilitation Project.
Recommendation: Adopt the Resolution.
- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 180-2018-1 for Construction Management Services with Dewberry Drake Haglan to Increase the Contract Amount from \$830,434.66 to an Amount not to Exceed \$1,030,434.66 for the Zinfandel Complex Project.
Recommendation: Adopt the Resolution.
- 9.6. **Subject:** A Resolution of the City Council of the City of Rancho Cordova, State of California, Adopting a List of Projects for Fiscal Year 2020-21 Funded by SB1: The Road Repair and Accountability Act of 2017.
Recommendation: Adopt the Resolution.
- 9.7. **Subject:** A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Interwest Consulting Group in the Amount of \$479,050 to Provide Geographic Information System (GIS) Consulting Services.
Recommendation: Adopt the Resolution authorizing the City Manager to enter into a Contract with Interwest Consulting Group for GIS Services.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1. **Subject:** A Resolution Approving the 2019 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report for Submittal to the U.S. Department of Housing and Urban Development.
Recommendation: Adopt the Resolution of the City Council of the City of Rancho Cordova to

submit the 2019 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) to the US Department of Housing and Urban Development (HUD).

11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** GLP Stores Major Design Review; Project No. DD9903 - Located on the Southwest Corner of Zinfandel Drive and North Mather Boulevard.

Recommendation: Adopt the Resolution approving the Major Design Review for a 164,149 square-foot light industrial office warehouse and associated office space building that includes parking, lighting, and landscaping for the GLP Stores, LLC.

- 11.2. **Subject:** Presentation of the 2020-2024 Community Development Block Grant Draft Consolidated Plan and Draft 2020 Annual Action Plan.

Recommendation: Receive presentation of the 2020-2024 draft Community Development Block Grant (CDBG) Consolidated Plan and draft 2020 Annual Action Plan (AAP) and invite public comment on these plans.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Presentation and Update on COVID-19/Coronavirus.

Recommendation: Receive information.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranhocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

March 24, 2020	5:30 PM Special Meeting/Work Session
April 6, 2020	4:00 PM Special Meeting/Regular Meeting
April 14, 2020	5:30 PM Special Meeting/Work Session
April 20, 2020	5:30 PM Regular Meeting
May 4, 2020	4:00 PM Special Meeting/Regular Meeting
May 12, 2020	5:30 PM Special Meeting/Work Session
May 18, 2020	5:30 PM Regular Meeting

June 1, 2020	4:00 PM Special Meeting/Regular Meeting
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If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A DVD copy is available from the City Clerk's Department and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the March 16, 2020 Regular Meeting of the Rancho Cordova City Council was posted and available for review on March 12, 2020 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed March 12, 2020 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

4:00 PM - Special Meeting/Closed Session
Community Board Room

5:30 PM – Regular Meeting
David B. Roberts Council Chambers

Monday, March 2, 2020

City Hall
2729 Prospect Park Drive, Rancho Cordova

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER

Mayor David Sander called the Regular meeting to order in the David B. Roberts Council Chambers at 4:03 p.m.

Council Members Present: Linda Budge, Garrett Gatewood (arrived at 4:15 p.m.), Robert McGarvey, Donald Terry and Mayor David Sander.

Council Members Absent: None.

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley.

2. PUBLIC COMMENT

Mayor Sander opened the public comment Period. Seeing no speakers, Mayor Sander closed the public comment period.

3. SPECIAL MEETING ITEMS

- 3.1. **Subject:** Appointment of Real Property Negotiators; Cyrus Abhar, City Manager, Adam Lindgren, City Attorney and Frank Splendorio, Deputy City Attorney; Property Address and Assessor's Parcel Numbers (APN): 10448 Investment Circle; APN 057-0211-038, 10456 Investment Circle; APN 057-0211-039 and 10432 Investment Circle; APN 057-

0211-040.

ACTION: Motion to approve item 3.1. by Budge second by Terry;
Motion passed with a 4:0 vote.

AYES: Budge, McGarvey, Terry, and Mayor Sander.

NOES: None.

ABSENT: Gatewood.

ABSTAIN: None.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Sander adjourned to closed session at 4:07 PM.

5. SPECIAL MEETING/CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the closed session to order in the Community Board Room at 4:10 p.m.

6. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL: Pursuant to Government Code Section 54956.9(d)(2) Anticipated Litigation. Significant Exposure to Litigation (Two Cases).

CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: City Negotiators: Cyrus Abhar, City Manager, Adam U. Lindgren, City Attorney and Frank Splendorio, Deputy City Attorney. Negotiating Party: Cordova Community Council. Property: Assessor's Parcel Numbers: 057-0211-038; 10448 Investment Circle, 057-0211-039; 10456 Investment Circle, and 057-0211-040; 10456 Investment Circle. Under Negotiation: Price and Terms of Payment.

7. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken in closed session.

8. ADJOURNMENT OF SPECIAL MEETING

Mayor Sander will adjourn the special meeting to the regular meeting in the David B. Roberts Council Chambers.

9. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the Regular meeting to order in the David B. Roberts Council Chambers at 05:44 PM.

Council Members Present: Linda Budge, Garrett Gatewood, Robert McGarvey, Donald Terry and Mayor David Sander.

Council Members Absent: None.

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley.

10. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

11. PLEDGE OF ALLEGIANCE

Derald Langwell led the pledge.

12. INVOCATION

Harry Kim, with the Salvation Army, gave the invocation.

13. PRESENTATIONS

None.

14. PUBLIC COMMENT

Mayor Sander opened the public comment period. The following individuals addressed the Council:

1. Fayzah Mughal (via email)
2. Sharon Judy

Mayor Sander closed the public comment period.

15. COUNCIL REPORTS

Council reported on events since the last meeting.

16. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

17. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to Approve item 17.1 through 17.2 by Budge second by McGarvey;
Motion Passed with a 5:0 vote.

- 17.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of February 18, 2020 and the Special City Council Meeting of February 25, 2020.

Recommendation: Adopt the Minutes.

- 17.2. **Subject:** Treasurer's Report - December 31, 2019.

Recommendation: This report is informational only. It is recommended that the City Council receive and file the December 31, 2019 Treasurer's Report.

18. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 18.1. **Subject:** A Resolution Approving the Abandonment of a Public Utility Easement Located at 3251 and 3261 Sunrise Boulevard.

Recommendation: Adopt the Resolution.

ACTION: Motion to Approve item 18.1. by Budge second by McGarvey;
Motion with a 5:0 vote.

19. PUBLIC HEARING ITEMS

- 19.1. **Subject:** GLP Stores Major Design Review; Project No. DD9903 - Located on the Southwest Corner of Zinfandel Drive and North Mather Boulevard.

Recommendation: Staff is requesting that the item be continued to the March 16, 2020, City Council meeting in order to allow Planning and the City Attorney's office to continue addressing the issues that were raised.

ACTION: Motion to Continue item 19.1 to March 16, 2020 by Budge second by McGarvey;
Motion Passed with a 5:0 vote.

20. REGULAR CALENDAR ITEMS

- 20.1. **Subject:** Presentation of 2019 Communications Insights and 2020 Strategic Communications Plan.

Recommendation: Receive communications updates, provide input and approve 2020

plan.

ACTION: Input was received regarding the 2019 Communications Insights and 2020 Strategic Communication Plan.

20.2. **Subject:** 2020 Public Works Infrastructure Update.

Recommendation: Receive the 2020 Public Works Infrastructure Update from staff regarding active infrastructure projects.

ACTION: Input was received regarding the 2020 Public Works Infrastructure Update.

21. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

22. ADJOURNMENT

Mayor Sander adjourned the meeting at 7:46 PM.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



DATE: March 16, 2020
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Community Development Director
Jeanette Cervantes, Management Technician
SUBJECT: **A RESOLUTION INCREASING THE ANNUAL STORMWATER UTILITY FEE FOR FISCAL YEAR 2020-2021.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of this Resolution will apply an inflationary adjustment to the Annual Stormwater Utility Fee increasing the rates by 2.5%. This fee is applied in the new development areas of the City.

BACKGROUND

During the formation of the Stormwater Utility Fee, Council approved a written report entitled "Rate Analysis Report", dated August 7, 2014 (the "Written Report") prepared by Harris & Associates. The report is filed with the City Clerk and available for public inspection. On September 2, 2014, following a properly noticed public hearing, Council adopted Ordinance No. 7-2014 that established the Stormwater Utility Fee by adding Chapter 15.11 to the Rancho Cordova Municipal Code. The Annual Stormwater Utility Fee is applied to new development projects in the City which annex into the City's Stormwater Utility Fee area.

As established by the Written Report and Municipal Code section 15.11.040, "Levy of charge for storm drainage services," the Stormwater Utility Fee may be increased annually by the annual change in the Consumer Price Index (CPI). The change in CPI from December 2018 to December 2019 is 2.5%. By adoption of this Resolution, the Stormwater Utility Fee rates for Fiscal Year 2020-2021 are hereby increased by 2.5% from \$131.64 per Drainage Measurement Unit (DMU) to \$134.93 per DMU.

FISCAL IMPACT AND FUNDING SOURCE

The annual stormwater utility fees collected are deposited into an enterprise fund specifically for the maintenance of the storm drainage and flood protection system.

ATTACHMENT(S)

1. Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, INCREASING THE ANNUAL STORMWATER UTILITY FEE FOR
FISCAL YEAR 2020-2021**

WHEREAS, this Council approved a written report entitled, "Rate Analysis Report", dated August 7, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Stormwater Utility Fee is applicable (collectively, the "Identified Parcels"). The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, on September 2, 2014, this Council adopted Ordinance No. 7-2014, adding Chapter 15.11 to the Rancho Cordova Municipal Code entitled "Annual Storm Water Utility Fee," thereby establishing the Stormwater Utility Fee; and

WHEREAS, pursuant to Section 15.11.040 of the Municipal Code and the Written Report, the Stormwater Utility Fee may be increased annually by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics; and

WHEREAS, the change in CPI from December 2018 to December 2019 for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, as published by the United States Department of Labor, Bureau of Labor Statistics, is two and five-tenths percent (2.5%).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA:

1. The foregoing recitals are true and correct.
2. The Stormwater Utility Fee rates for Fiscal Year 2020-2021 are hereby increased by 2.5% from \$131.64 per Drainage Measurement Unit (DMU) to \$134.93 per DMU.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of March 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

David M. Sander, Mayor

MEMORANDUM



DATE: March 16, 2020
TO: Honorable Mayor and Council Members
FROM: June Cowles, Senior Planner
SUBJECT: **2019 GENERAL PLAN ANNUAL REPORT TO INCLUDE THE HOUSING ELEMENT AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN ANNUAL REPORT.**

RECOMMENDATION

Receive the 2019 General Plan Annual Report as required by State Law.

RESULT OF RECOMMENDED ACTION

By receiving this report, the City Council is satisfying its statutory obligation under State Law. No further action is required on the part of the City Council. The purpose of the report is to provide an annual accounting of implementation of the General Plan, Housing Element, and Multi-Jurisdictional Hazard Mitigation Plan.

BACKGROUND

California State Law requires the City to complete an Annual Report by April each calendar year and submit the report to the Office of Planning and Research and the Department of Housing and Community Development. This annual report is a review of the City's progress towards implementing its General Plan during the 2019 planning period which includes the General Plan, Housing Element, and Multi-Jurisdictional Hazard Mitigation Plan.

FISCAL IMPACT AND FUNDING SOURCE

The City anticipates that this annual update will result in a minimal fiscal impact as the accomplishments are a balance of quality of living improvements, internal infrastructure improvements, staff training, and revenue generating projects.

ATTACHMENT(S)

1. General Plan Annual Report
2. General Plan Tables
3. Housing Element Annual Report-2019
4. Housing Element HCD Table
5. Hazard Mitigation Plan Action Table

2019 GENERAL PLAN ANNUAL REPORT

CITY OF RANCHO CORDOVA 2019 GENERAL PLAN ANNUAL REPORT

PREPARED BY THE PLANNING DEPARTMENT
COMPLETED MARCH 2020

CITY COUNCIL

David Sander, Mayor
Garrett Gatewood, Vice-Mayor
Linda Budge, Council Member
Robert McGarvey, Council Member
Donald Terry, Council Member

2019 GENERAL PLAN ANNUAL REPORT

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2019 GENERAL PLAN ANNUAL REPORT

INTRODUCTION

PURPOSE OF THE ANNUAL REPORT

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated city and land outside city boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to “Build a City.” As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires the City to complete an Annual Report by April of each calendar year and submit the report to the Office of Planning and Research and the Department of Housing and Community Development. This report must:

- Identify compliance with the State General Plan Guidelines;
- Identify status of the General Plan and the process towards its implementation;
- Describe the City’s progress in meeting its Regional Housings Needs Allocation; and
- Describe progress in addressing/removing governmental constraints to the maintenance, improvement, and development of housing.

State law requires that the General Plan Annual Report be complete and submitted to the State by April 1st of each year. The report covers the previous calendar year for which it is being completed. This Annual Report looks at the City’s progress towards implementing its General Plan during the 2019 planning period.

RECOMMENDATIONS

It is recommended that the City update the Implementation Matrix in the General Plan by adjusting timing, responsible parties, and establishing new action items, as appropriate, during the 2020 Planning Year. This action will require amendment of the General Plan and will help ensure that the goals and policies of the Plan are being achieved by keeping the Plan current. Funding for this task should be included in the 2020-2021 fiscal year budget for all departments.

Tracking the implementation of the General Plan is paramount in achieving the vision of the City that the General Plan establishes, and providing this information in a transparent report holds the City accountable to the public for the promises and goals it has set.

This document will provide a status update for major City accomplishments and housing element action items for the 2019 Calendar year. This document will be reviewed for adoption by the City of Rancho Cordova City Council on March 16, 2020 to adhere to the state required due date of April 1, 2020 (Government Code Section 65400(a)(2)).

2019 GENERAL PLAN ANNUAL REPORT

A copy of the current Implementation Element has been included with this report to indicate the status of all General Plan policies. This included the Implementation plan for the 2013-2021 Housing Element Update.

ADMINISTRATION AND STATUS OF THE GENERAL PLAN

Upon incorporation in July 2003, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan for the City. The resulting plan was adopted on June 26, 2006. More than 50 workshops, stakeholder meetings, study sessions, and public hearings were held to understand the vision and desires for Rancho Cordova and to develop the blueprint to build the future City.

The General Plan for Rancho Cordova includes not only the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space) but additional topics of special and unique concern to the community, including urban design, economic development, air quality, historic and cultural resources, and infrastructure, services, and finance. As the basis for local government decision-making, the plan includes goals and policies by which projects are analyzed against and actions to be taken by the City necessary to achieving the overall vision for the community.

DEPARTMENTAL RESPONSIBILITIES

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. Each action item identified in the General Plan has been tasked to one or more City departments. The General Plan includes an Implementation Matrix that lists each of the action items in the plan and identifies the responsible agency, timing, and funding source for each action. City departments responsible for implementation of the General Plan include the:

- City Manager's Office;
- Planning Department;
- Building Department;
- Public Works Department;
- Finance Department;
- Economic Development Department;
- Redevelopment Agency; (no longer valid)
- Housing and Neighborhood Services Department;
- City Public Information Officer; and
- Police Department.
- Public Information Office
- Other Agencies/Committees to be established by the Council

2019 GENERAL PLAN ANNUAL REPORT

There are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are not part of the City's operational structure and not directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

Sacramento Metropolitan Fire District;
 Cordova Recreation and Parks District;
 Folsom-Cordova Unified School District; and
 Elk Grove Unified School District.⁷
 Sacramento City Unified
 Sacramento County

AMENDMENTS TO THE GENERAL PLAN

State law allows the City to amend any of its mandated elements of General Plan up to than four times per calendar year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any changes to the General Plan require public hearings by the City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

As of March 2020, there was one General Plan Amendment that occurred in January 2020. The Amendment was to amend the General Plan Land Use Map to include The Ranch Special Planning Area within the Land Use Element. The Housing Element was updated and adopted by the City of Rancho Cordova City Council at the end of 2013 and certified by the State of California Department of Housing and Community Development (HCD) in the beginning of 2014. This 2014 update satisfies the legally mandated update to reflect the 2014-2022 Regional Housing Needs Allocation.

This annual report includes the General Plan and Housing Element reports as required by State law.

2019 GENERAL PLAN ANNUAL REPORT

2019 GENERAL PLAN ANNUAL REPORT

GENERAL PLAN ELEMENTS AND
IMPLEMENTATION PROGRESS

ELEMENT SUMMARY

The General Plan for Rancho Cordova includes twelve elements that cover a variety of topics as provided for in State law. Table 1 lists these elements and shows how they relate to the State requirements (State General Plan Guidelines). The contents of these elements are summarized below. The contents of the General Plan are consistent with the latest edition of the State General Plan Guidelines for content and scope.

TABLE 1
ELEMENTS OF THE GENERAL PLAN AND RELATIONSHIP TO
STATE LAW

		Topics Required by State Law							Optional Topic
		Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	
Elements of the Rancho Cordova General Plan	Land Use	X			O	O			
	Urban Design	O							X
	Economic Development	O		O					X
	Housing			X					
	Circulation		X	O					
	Open Space, Parks, and Trails		O	O		X			
	Infrastructure, Services, and Finance		O	O					X
	Natural Resources	O			X				
	Cultural and Historic Resources	O							X
	Safety	O						X	
	Air Quality	O	O						X
	Noise	O	O				X		

Notes:

X - Indicates that this element directly addresses the State required topic

O - Indicates that information in this element is related to the State required topic

2019 GENERAL PLAN ANNUAL REPORT

Section 1-Introduction

This section contains general history and background into the City, but does not contain action programs that require annual monitoring.

Section 2-Land Use Element

The Land Use Element provides the central framework for the General Plan and serves as a compass to guide planners, the general public, and decision makers on the desired pattern of development in Rancho Cordova. It describes both existing and future land use activity, the latter of which was designed to achieve the City's long-range goals for physical development. This Element also identifies the distribution, location, and intensity of all land uses types throughout the City. Text, maps, and diagrams establish the blueprint for future land uses within the City and describe how these uses are integrated with the other General Plan elements and policies.

Section 3-Urban Design Element

The Urban Design Element provides policies and design concepts relating to the form and character of new private development and public improvements, along with focused plans for areas of the City in need of special design attention. The Element also includes policies and implementation programs aimed at creating Rancho Cordova as a unique place with a strong, memorable character.

Section 4-Economic Development Element

The Economic Development Element attempts to identify the City's strengths and weaknesses as it seeks to provide a full range of employment, housing, retail/service, and entertainment option to residents. The Element establishes goals, policies, and actions to improve the City's prosperity, maintain regional competitiveness, ensure accessibility to assets, market the City, and, perhaps most importantly, set fair and equitable rules for development. This Element is also intended to create wealth for the citizens of Rancho Cordova by providing opportunities to increase property values, fully utilize their properties, offer continuing education opportunities, and support entrepreneurship.

Section 5-Housing Element

The purpose of the Housing Element is to identify housing solutions that solve local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

2019 GENERAL PLAN ANNUAL REPORT

Section 6-Circulation Element

The Circulation Element describes existing and future transportation conditions and systems. The Element establishes goals, policies, and actions that will guide the City's circulation system, including the roadway network, transit facilities and services, and bicycle and pedestrian facilities. The text, maps, and diagrams are a basis for the development of the City's transportation network.

Section 7-Open Space, Parks, and Trails Element

The Open Space, Parks, and Trails Element identifies the need to maintain existing open space and natural recreational areas, as well as to create additional areas for the enjoyment of residents and the protection of the environment. The goals, policies, and actions provided are intended to achieve the City's vision of open spaces that are accessible to all members of the community. This Element establishes a policy framework and action program for the improvement, expansion, and maintenance of the City's open space.

Section 8-Infrastructure, Services, and Finance Element

This Element seeks to identify the ideal level and type of infrastructure and service provision necessary to achieving the goal of becoming a first-rate city. It also explores possible mechanisms to finance infrastructure and service improvements. The goals, policies, and actions contained in the Element set forth methods for ensuring that Rancho Cordova provide the highest service levels possible.

Section 9-Natural Resources Element

The Natural Resources Element identifies the ways in which Rancho Cordova will protect, maintain, and enhance its natural resources for the betterment of current residents and future generations. It also attempts to balance the present needs of resource users with the need for resource conservation for the common good. The goals, policies, and actions in this Element will foster the preservation of Rancho Cordova's many valuable natural resources, including wildlife, habitat, water resources, soils, and mineral resources.

Section 10-Cultural and Historic Resources Element

The Cultural and Historic Resources Element seeks to identify and protect locally important sites, buildings, and memorabilia that reflect the history of the community. It also seeks to honor the people of Rancho Cordova by promoting the inclusion of cultural arts into the fabric of the community as a component that contributes to the overall quality of life for residents, workers, and visitors. The Element provides goals, policies, and actions designed recognize and preserve the history of the area and celebrate the diversity of the City's population.

2019 GENERAL PLAN ANNUAL REPORT

Section 11-Safety Element

The Safety Element seeks to recognize and remedy both present and anticipated concerns about the on-going well being of City residents, employees, and visitors. The goals, policies, and actions identify viable solutions to minimize the potential risk of death, injuries, property damage, and economic hardship and social displacement resulting from fires, floods, earthquakes, landslides, and other hazards. Additionally, this Element addresses safety and hazards related to airport land use, groundwater contamination, traffic and pedestrian accidents at interfaces with rail lines, the potential release of hazardous materials into the community, and general issues related to police and fire protection services.

Section 12-Air Quality Element

The Air Quality Element establishes a framework for how the City will improve air quality in the Planning Area and work with other communities in the region and the Sacramento Metropolitan Air Quality Management District (SMAQMD) to improve air quality in the Sacramento Valley Air Basin. This Element also underscores the effects that land use patterns and the resulting transportation behavior have on air quality. The goals, policies, and actions outlined in this Element focus on improving air quality through embracing regional coordination, “smart growth” land use concepts, transportation demand management, energy conservation, cleaner industries and vehicles, and public education.

Section 13-Noise Element

The goal of the Noise Element is to identify the major sources of noise within the City and discuss the City’s role in ensuring comfortable and safe noise levels throughout the community. The goals, policies, and actions provided will, when implemented, improve the noise environment in the Planning Area.

Section 14-Implementation Element

This section contains a complete list of the action programs contained within each element. The implementation element was intending to assist staff in the monitoring the progress of those programs.

STATUS OF IMPLEMENTATION ACTIONS OF THE GENERAL PLAN

Attached with this report is the 2019 Implementation Element progress assessment. While some of the programs have been complete or remain incomplete, a majority of the programs within the General Plan remain active and ongoing.

2019 GENERAL PLAN ANNUAL REPORT

REGIONAL HOUSING NEEDS AND REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and needs based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Sacramento area is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocation is based on household income groupings over the planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. State law requires that the City identify its progress in meeting its share of the regional housing needs allocation and identify local efforts to remove governmental constraints to housing. The City’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the 2013-2021 Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

2013-2021 REGIONAL HOUSING NEEDS PLAN

The Sacramento Area Council of Governments (SACOG), along with the City and the other jurisdictions in the region, has prepared a new Regional Housing Needs Plan (RHNP) for the 2013-2021 planning period. The 2013-2021 RHNP for the Sacramento region identified a total of dwelling units as the City’s “fair share” of the regional needs total. Table 2 identifies the breakdown of this number for each of the four income categories covered by the RNHP for the City.

2019 GENERAL PLAN ANNUAL REPORT

TABLE 2
CITY OF RANCHO CORDOVA
SHARE OF THE REGIONAL NEEDS ALLOCATION
FOR 2013-2021

Income Group	2013-2021 RHNA
Extremely Low	770 units
Very Low	770 units
Low	1,079 units
Moderate	1,303 units
Above Moderate	3,087 units
Total	7,008 units

Source: SACOG, Regional Housing Needs Plan for Sacramento County; City of Rancho Cordova.

The RHNP and RHNA only require the City to provide a suitable amount of land needed to build the number of units allocated to the City under the RHNA. The Housing Element was updated and certified by HCD at the beginning of 2013 to reflect the 2013-2021 RHNA.

Table 3 summarizes the number of units permitted in the City in 2019 by income category and dwelling type. Table 4 summarizes the cumulative total number of units permitted in the City during the current RHNP planning period. All numbers are based on issuance of building permits from January 1 to December 31 of the given year.

2019 GENERAL PLAN ANNUAL REPORT

TABLE 3
ANNUAL BUILDING ACTIVITY REPORT SUMMARY
NEW CONSTRUCTION
VERY LOW-, LOW-, AND MIXED-INCOME MULTIFAMILY
PROJECTS

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units
		Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
SF	O			210	254		0		
Total of Moderate and Above Moderate				210	254	464			
Total Extremely Low-Income Units				0					

*Building permits issued from January 1, 2019 to December 31, 2019. New permits include 464 single family detached homes.

2019 GENERAL PLAN ANNUAL REPORT

TABLE 4
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS

Income Level		RHNA Allocation by Income Level	2013 Year 1	2014 Year 2	2015 Year 3	2016 Year 4	2017 Year 5	2018 Year 6	2019 Year 7	2020 Year 8	2021 Year 9	Total Units to Date (All Years)	Total Remainin g RHNA by Income Level
Very Low	Deed Restricted Non-Deed Restricted	1,539			50		50					100	1,439
Low	Deed Restricted Non-Deed Restricted	1,079											1,079
Moderate	Deed Restricted Non-Deed Restricted	1,303					110	107	210			427	876
Above Moderate		3,087	331	254	402	330	306	151	254			2,028	1,059
Total RHNA by COG		7,009											
Total Units			331	254	452	330	466	258	464			2,555	
Remaining Need for RHNA Period													4,453

REMOVAL OF GOVERNMENTAL CONSTRAINTS TO HOUSING

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors. The Citywide Zoning Code includes land use districts, regulations, and standards that allow for alternative housing products at higher densities and facilitate the provision of live-work units and mixed use developments.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
II – LAND USE ELEMENT					
LU 1.1.1	Regularly evaluate the mix of land uses as the City grows to analyze build out conditions, market conditions, etc.	PL	Ongoing	GF	On-going amendments to the Zoning Ordinance were completed in 2019.
LU.1.1.2	Utilize the PLACE ³ S land use model to track General Plan implementation with respect to Land Use and analyze the impact of new development on existing uses and the City roadway network. Update the model on a quarterly basis with newly constructed development projects to maintain accuracy of the model.	PL	Ongoing	GF	Completed, but other resources are also under consideration to determine proper land use and their impacts. Awaiting the new permitting system that includes ability to process Reports.
LU.1.1.3	Regularly update the General Plan Land Use Map and other related maps in the General Plan with the latest parcel information from the County's Assessor's Office, regardless of General Plan Amendment activity. Updates to the parcel lines, when no adjustments have been made with respect to land uses.	PL	Ongoing	GF	The parcel and zoning maps have been updated, the maps within the General Plan have been relatively unchanged. Recommend the City review the land use map to look at possible LU changes in 2020.
LU.1.1.4	Amend the Zoning Code text to include the appropriate findings required for General Plan land use and text amendment requests.	PL	2006 / 2007	GF	Completed. ZC 23.155.040
LU 1.2.2	Designate adequate commercial, office, and industrial land uses throughout the City during project review and as part of annual review of the General Plan.	PL	Ongoing	GF	Ongoing. However, not part of the annual GP reporting. Zoning amendments will continue through the 2020 zoning code updates.
LU.1.2.2	Establish a comprehensive plan for an economically viable mix of land uses in and around Mather Airport.	PL / ED	2007	GF	Improvements have been completed to the Mather area and new projects have been approved to improve vitality in the region. A comprehensive plan has not been established that reviews the economic viability of the land uses included in the Mather SPA approved by Sacramento County. The County is working on an updated Mather Airport Land Use Compatibility Plan
LU.1.3.1	Identify target businesses and industries that diversify the City's employment base and create incentives to locate in Rancho Cordova.	ED	Ongoing	GF	Ongoing, part of the annual plan. Jobs and Talent incentive program.
LU.1.3.2	Designate new and existing office developments as mixed-use to encourage the compatible integration of residential and commercial retail and service uses in proximity to jobs.	PL	2006 / 2007	AF	Office uses are included within a mixed use zone with some of these MU zones allowing residential and/or light industrial and retail uses.
LU.1.4.1	Establish performance and development standards in the Zoning Code and guidelines in the Citywide Design Guidelines to address compatibility between existing and proposed development and within proposed mixed-	PL	2006 / 2007	GF	On-going and completed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	use development (vertical and horizontal).				
LU.1.4.2	Create development standards and design guidelines to specifically address the compatibility of high-rise development in the Downtown Planning Area. Give special consideration to those issues unique to high-rise development, including the following: visual intrusion, distant viewshed, shadowing of adjacent properties, glare, wind tunnel effects, emergency service, interruption of electronic transmissions, traffic and parking, and noise and vibration. Recognize that urban (higher intensity) developments increase transit opportunities, increase walkability, and efficient land use, which lead to reduced automobile emissions.	PL / FD	2007 / 2008	GF	Not completed. Planning staff will continue to work with the Fire, Public Works, and Building departments to assess existing standards as a proactive solution.
LU.1.4.3	Promote the disclosure of potential land use compatibility issues in all parts of the City, such as noise, dust, odors, etc., in order to provide potential purchasers with the information necessary to make informed decisions about the property and its future land uses.	PL	2006 / 2007	GF	The City offers and encourages pre-application meetings with developers and business owners in order to improve communication and potential disclosure.
LU.1.4.4	Develop guidelines for the buffering of incompatible land uses in ways that retain community character but do not consume large land area, create pedestrian barriers, or result in unsafe conditions.	PL / PD	2006 / 2007	GF	Completed.
LU.1.4.5	Minimize impacts between urban and agricultural uses through the use of buffers, increased setbacks, roadways, barriers, landscaping, and/or other appropriate methods to avoid conflicts.	PL	2007 / 2008	GF	Completed and implemented as part of entitlement review.
LU.1.4.6	Work with utility providers to coordinate location of transmission lines and substations during development review.	PW / PL	Ongoing	GF	On-going. The City coordinates with the utility providers
LU.1.5.1	Update the Zoning Code Text and Map to reflect new land use designations and distributions throughout the City as established in this General Plan.	PL	2006 / 2007	GF	Completed in 2019 and on-going.
LU.1.5.2	Regularly audit, and update as necessary, any provisions of the Code that may be inconsistent with the General Plan and its subsequent amendments.	PL	Annual	GF	Ongoing.
LU.1.6.1	Ensure master planned communities include the provision of public/quasi-public land preserved for civic uses.	PL	Ongoing	AF / GF	Completed and ongoing as part of entitlement review.
LU.1.6.2	Create a site inventory identifying desired locations for a full service hospital.	CM / ED / PL	2006 / 2007 / 2008	GF	Not completed.
LU.1.7.1	When siting new transit-oriented developments: the development must be within one-quarter mile of a major transit stop; emphasize street-level neighborhood commercial services that serve many residents in surrounding areas; encourage employment in the urban transit-oriented development created along the transit route; create a pleasant walking environment through good land use design, short distances, amenities, and streetscape features; and provide direct, multiple linkages, especially	PL	Ongoing	GF	Ongoing. The zoning code encourages higher densities and more intense uses within these corridors.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	for bicycles and pedestrians, to surrounding areas.				
LU.2.1.1	Amend the Zoning Code and Citywide Design Guidelines to include the City's smart growth principles as appropriate.	PL	2006 / 2007	GF	On-going
LU.2.2.1	Identify the building block components of neighborhoods, villages, and districts in the existing areas of the City and encourage redevelopment using the building blocks principles.	PL	Ongoing	GF / AF	Not Completed. Requires coordination with Public Works Street system to identify these areas.
LU.2.4.1	Establish, as a part of design review, a system or mechanism that evaluates the effectiveness of a proposed project in meeting these requirements (listed in LU.2.4).	PL	2006	AF	Achieved but not complete. LU 2.4. involves project designs that ensure safe pedestrian routes both on and off site. Reviewed during project entitlement.
LU.2.5.1	Require market studies, financing plans, phasing plans, and other associated studies as needed as part of all new major development applications in order to evaluate the need for these projects, their compliance with established City policy, and the impact of the development on the City and service providers.	PL / F	Ongoing	AF	Phasing plans and financing plans are required for master plans and specific plans.. Staff reports include a "Fiscal Impact" section that indicates the potential benefit of a project taken before the City Council.
LU.2.6.1	As part of neighborhood project review, ensure that village centers are strategically located for accessibility to surrounding neighborhoods and retail viability. Village town center should ensure that neighborhood-serving commercial uses adjacent to residential areas provide quality, convenience, and community-serving retail choices in a manner that does not adversely impact neighborhood character.	PL / F	Ongoing	AF	Ongoing and completed.
LU.2.7.1	Develop and adopt energy conservation performance standards that apply to new construction and focus on cost-effective measures that exceed minimum federal and state requirements, in recognition and support of the Sacramento Municipal Utility District's "Conservation Power" goals.	PL / B	2007	GF	There are some policies for energy conservation (especially in UBC). There are no specific RCMC codes/regulations. Currently, the City enforces the provisions of the California Energy Code, and the Building Energy Efficiency Standards that are referenced within.
LU.2.7.2	Create programs that educate developers and property owners about the advantages of "green design" on their property and within the City, and inform them on how they can incorporate such design elements into their projects. Develop incentives, such as grants, financing programs, or other mechanisms that help make "green design" realistic.	PL / B / PIO	2007	GF	Building & Safety website page directs developers and property owners to the State Green Code website for the requirements of the Green Building Standards (CALGreen).
LU.2.8.1	Amend the Zoning Code to include flexible parking standards and parking reductions to encourage compact development, shared parking, and higher density projects in specified locations throughout the City.	PL / PW	2006 / 2007	GF	Completed. ZC 23.719.090 includes reductions.
LU.3.1.1	Identify and map target attractions and establish economic development policies and programs to attract these uses to the City.	ED	2007	RAF	Completed a business incentive program.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
LU.3.2.1	Establish specific policies, standards, and guidelines for quality design of all public and quasi-public uses.	PL	2007	GF	Contained with the DG and ZC for Article 5 and 23.722
LU.3.6.1	All applications for annexations shall include a comprehensive land use plan for the affected territory, including pre-zoning and a plan for infrastructure financing and phasing. In considering applications for annexation, the City shall consider whether the annexation will accomplish all of the following: - Constitute fiscally sound additions to the existing City; - Be consistent with state law and Local Agency Formation Commission policies, standards, and criteria; - Preserve neighborhood identities; - Ensure the provision of adequate municipal services; - Be consistent with General Plan and Community Plan land use policies; - Incorporate smart growth principles for sustainable economic growth while maintaining environmental integrity and providing for social equity; and - Promote fiscally sound, efficient service boundaries.	CM / PL	Ongoing	GF	The City did not receive an annexation application in 2019. All proposed annexations will meet LU 3.6.1
LU.4.1.1	Establish and maintain agreements or working relationships with SACOG, Sacramento County, and the cities of Folsom, Sacramento, and Elk Grove to facilitate a coordinated approach to land use decisions that affect each jurisdiction.	CM	Ongoing	GF	Ongoing and completed.
LU.4.1.2	Facilitate agreements (i.e. memorandums of understanding) for critical planning topics and activities with neighboring jurisdictions and SACOG and allow for shared responsibility and an equal voice for all participants	CM	Ongoing	GF	Ongoing and complete.
LU.4.1.3	Partner with other jurisdictions and agencies to create joint powers authorities that address issues of mutual concern (i.e. the American River Parkway) but still allow the City to maintain its voice and decision making authority throughout the process.	CM	Ongoing	GF	Ongoing and complete. (ie. Grantline Road
LU.4.1.4	Encourage neighboring jurisdictions to adopt and collect infrastructure impact fees (e.g. roadway impact fees) for all new development that will have an impact on the City infrastructure (e.g. roads)	CM	Ongoing	GF	Ongoing and complete.
LU.5.1.1	Encourage the upgrading, beautification, revitalization, infill development, and appropriate reuse of existing commercial areas and shopping centers.	ED / PL	Ongoing	GF	Established the sign and façade program to assist businesses in making façade and other onsite improvements.
LU.5.1.2	Study, create, and implement streetscape enhancement plans that become catalyst projects for the revitalization of existing development.	PW / PL	Ongoing	CIP / Grants	Ongoing. Folsom Boulevard improvements have improved the corridor and encourage new development to the area.
LU.5.1.3	Seek improvement to existing infrastructure within residential areas of the City developed prior to incorporation that are not consistent with the City's current standards.	PW	2006 / 2007 / 2008 /	CIP / Grants	Staff has identified the magnitude of this extensive need and is making great progress with complete streets

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
			2009		including bike and pedestrian facilities. 2019 examples include the following; Rails to Trails project, Pavement rehab projects; streets, sidewalks, ADA ramps and storm drainage improvements.
LU.5.2.1	Conduct the studies and community input process necessary to determine the location and extent of needed redevelopment districts within the City.	ED / PL	2006	GF / RAF	Complete and ongoing. RA for the city no longer exists. New studies are being prepared to address areas that require revitalization and rehab.
LU.5.4.1	Conduct infrastructure surveys and, where necessary, coordinate with utility providers to create infrastructure enhancement plans, which determine shortcomings in infrastructure that could inhibit the development of mixed-use projects in already developed areas of the City.	PW / PL / ED	Ongoing	GF / CIP	Complete and ongoing. Asset Management database for streets. Next phase is storm drainage.
LU.5.5.1	Conduct a survey of property within the Downtown to determine where potential land assembly issues may occur and work with property owners to actively solve the problem together, with mutual benefit.	ED / PL	2007	GF / RAF	Progress; however not complete as the surveys have been completed on a case by case basis, but not of all properties to define the DTPA vision. Folsom Blvd area to complete survey.
LU.5.5.2	Survey property designated as a Transit-Oriented Development to determine where potential land assembly issues may occur and work with property owners to solve the problem. Coordinate access and right-of-way issues with the transit provider early in the process.	ED / PL	2007	GF / RAF	Acquired potential TOD land within the District.
LU.6.1.1	For lands within the Countryside/Lincoln Village, Sunrise Boulevard North, and Sunrise Boulevard South Planning Areas, require consistency between proposed development projects and the corresponding Planning Area descriptions and Land Plans.	PL	Ongoing	GF / AF	Ongoing.
LU.6.2.1	Require the development and approval of Specific Plans or Special Planning Areas for the Aerojet, East, Glenborough, Grant Line North, Grant Line South, Grant Line West, Jackson, Mather, Rio del Oro, Suncreek/Preserve, and Westborough Planning Areas to create parcel-specific land use plans for those areas. Subsequent land use plans shall be consistent with relevant General Plan provisions and shall reflect the ideas communicated in the Conceptual Land Plans and associated planning area descriptions.	PL	Ongoing	GF / AF	Plans have been adopted with new construction. Current market demands have delayed the submittal of new plans in some areas.
LU.6.3.1	Consistent with the Downtown Planning Area, create a Downtown Specific Plan that fosters the creation and success of a Downtown Rancho Cordova.	PL	2006 / 2007 / 2008	GF	Incomplete. The GP adopted a Downtown Planning Area (DTPA) Boundary, but a Specific Plan has not been achieved. The DTPA lacks detail and contains multiple overlays (transit, FBSP).
LU.6.4.	Develop, adopt, and implement a Folsom Boulevard Specific Plan that	PL	2006	GF	

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
1	refines the vision and creates a detailed land plan with action steps for revitalization of the corridor. The Specific Plan shall include a land plan consistent with the vision and development envelope in the General Plan as well as the Planning Area description.				Completed.
LU.6.4.2	Analyze development projects proposed for the Folsom Boulevard Planning Area for consistency with the planning area description for the corridor.	PL	Ongoing	AF	Ongoing and complete.
III – URBAN DESIGN ELEMENT					
UD.1.1.1	Amend the Zoning Code and Design Guidelines to be consistent with the urban vision. Select areas where a “form based” approach to zoning is appropriate.	PL	2006 / 2007	GF	Completed per DG and Article 5 of the ZC.
UD.1.1.2	Prepare and adopt guidelines and standards for residential dwellings in higher density development. Focus on maintaining livability through sensitive design that maintains privacy and minimizes conflicts between adjacent homes.	PL	2006 / 2007	GF	Completed. The adopted design guidelines include standards for high density development
UD.1.2.1	Develop neighborhood street standards that promote walking and cycling to improve quality of life and transportation choices for residents.	PW / PL	2006	GF	Completed and ongoing. Includes PW standards, master plan review, design guidelines, and the zoning code.
UD.1.2.2	Establish residential development design standards and guidelines that enhance the character and quality of projects.	PL	2006	GF	Complete as part of the Citywide Design Guidelines.
UD.1.3.1	Require the design of all residential projects with a grid or modified grid street system.	PL / PW	Ongoing	AF	Complete. However, not applicable to all projects that may have onsite constraints that prohibit this design.
UD.1.3.2	Allow for flexibility in the implementation of residential densities in a mixed density project.	PL	Ongoing	GF	Complete and ongoing. The GP and zoning includes density range.
UD.1.3.3	Discourage the use of fences/walls/gates between compatible uses.	PL	Ongoing	AF	Complete and ongoing as part of the entitlement review process.
UD.1.5.1	Continue to use, and update as necessary, the Citywide Design Guidelines as a starting point for encouraging developments that are interconnected and relate to one another.	PL	Ongoing	GF / AF	Complete and ongoing.
UD.1.5.2	Revise the Zoning Code provisions to identify appropriate solutions to create compatibility between developments. The use of walls and fences to segregate uses does not inherently create compatibility.	PL	2006 / 2007	GF	Complete as part of our design guidelines and integrated developments (shopping centers).
UD.1.6.1	Create development standards and update the Design Guidelines as necessary to ensure pedestrian-friendly village and local town center designs.	PL	2006 / 2007	GF	Complete and ongoing.
UD.2.2.	Amend the Zoning Code text and map to implement the new mixed-use	PL	2006 /	GF	Completed and ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
1	designations in this General Plan.		2007		
UD.2.3.1	Land uses along the eastern and southern boundaries of the City shall transition down the intensity and density of development from urban to rural at the City edge.	PL	Ongoing	AF	Completed. Uses consist of low density housing and open space preserve.
UD.2.3.2	Establish a gateway program to create a sense of entry at key locations throughout the City and promote wayfinding throughout the community. Use creative designs that respond to the character and history of the City to establish a sense of place, including gateway signage, streetscape design, site landscaping, and other features. Users should feel a sense of arrival and be welcomed to the City.	PL / ED / PW	2007	GF / RAF / CIP	Processing Gateway program; Wayfinding signs. Finished Phase 1. Phase 2 is under construction.
UD.2.3.3	Prepare and adopt design standards for pedestrian overcrossings of major roads that contribute to district character and defined gateways and promote wayfinding.	PL / PW	2006 / 2007	GF	Standards for at grade, above grade, and under- crossing exist.
UD.2.4.1	As part of the Design Review process, encourage the development of unified district themes with integrated streetscapes (including streetscape furniture), district-wide signage programs, unified architectural styles, and / or themes for a concentration of uses or open space programs.	PL / PW	Ongoing	AF	Part of the Entitlement Process.
UD.2.5.1	Prepare and adopt a Downtown Specific Plan that addresses the future uses, design standards, street design, and other characteristics of the built form.	PL	2006 / 2007 / 2008	GF / RAF	Not Completed
UD.2.5.2	Work with businesses, property owners, and other stakeholders to create a vital Downtown with pedestrian- and cyclist-oriented activities and design features.	ED / PL	Ongoing	RAF	Not Completed. The ZC includes standards, but nothing specifically for the DTPA.
UD.2.6.1	Develop streetscape standards that define the character of the street and promote pedestrian mobility between individual uses.	PW / PL	2006 / 2007	GF	Complete.
UD.2.6.2	Create standards for the type, spacing, etc. of trees along the street. Require development to include street trees along all frontages of the project.	PW / PL	2006 / 2007	GF	Specific Plan...Complete. Landscaping is located under 23.716 with plant and irrigation standards under 22.180.
UD.2.6.3	Establish standards for the use of street furniture, such as benches, light fixtures, and planters, as inviting and usable accent pieces along the street.	PW / PL	2006 / 2007	GF	Complete per DG and 23.722. Lighting is within 23.725.
UD.2.6.4	Define standards for the use and dimensions of separated sidewalks.	PW	2006 / 2007	GF	Complete.
UD.2.6.5	Create enhanced medians with landscaping and lighting along corridors to promote district identity and unify individual developments.	PW	Ongoing	CIP / Grants	Ongoing
UD.2.6.7	Promote the use of on street parking as an alternative to large parking lots. Establish standards for size, location, and frequency of on-street parking spaces.	PW	Ongoing	AF	Ongoing
UD.2.6.8	Develop and implement streetscape enhancement plans for Folsom Boulevard, Coloma Road, Sunrise Boulevard, Mather Field Road, and	PW	2006 / 2007 /	CIP / Grants	Streetscape enhancements are nearly complete on Folsom Boulevard. Phase

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	other roadways of community importance.		2008		4 is complete. Phase 5 is under construction and anticipated to be complete in 2020.
UD.3.1.1	Develop provisions in the Citywide Design Guidelines that illustrate how projects with architectural styles and / or themes can be designed successfully.	PL	2006	GF	Completed and Ongoing.
UD.3.1.2	Require projects to include features and attributes that positively contribute to the image of the City.	PL	Ongoing	AF	Completed and Ongoing.
UD.3.1.3	Require development projects to use quality materials that are long lasting to ensure a sense of permanence for each project.	PL	Ongoing	GF	Completed and Ongoing.
UD.3.2.1	Prepare and adopt standards and guidelines for the development of interconnected walkways, pedestrian amenities (e.g. seating, lighting, signage, landscaping), plaza areas, outdoor spaces, and commuter amenities (e.g. covered bus stops) oriented toward the pedestrian user.	PL / PW	2006 / 2007	GF	Completed and Ongoing. Design guidelines and zoning code outlines examples.
UD.3.2.2	Amend the City's Street Design Standards to include design elements that establish priority for pedestrians at road and drive aisle crossings through pavement markings, differentiation in the pavement surface, and/or signage.	PW / PL	2006	GF	Complete per the Design Guidelines, zoning code, and public works standards.
UD.3.2.3	Prepare and adopt standards and guidelines for the orientation of commercial and mixed-use buildings, which should be close to the street with parking behind or on the side of the development and easily connected to the pedestrian- and cyclist-oriented public streetscape. Consider incorporating such provisions within a "form based" code in appropriate locations around the City.	PL	2006	GF	Completed and ongoing. Per the pedestrian master plan and pedestrian gathering space standards in zoning code 23.722
UD.3.2.4	Prepare and adopt standards for cyclist-triggered lights that allow cyclists to move about the community efficiently.	PW	2006	GF / CIP	The City continues to receive grants for bicycle detection systems at traffic signals city-wide.
UD.3.3.1	Prepare and adopt guidelines for the design and integration of meaningful public spaces within commercial and mixed-use projects.	PL	2006 / 2007	GF	Included within the specific plan and zoning code, with examples in the Design Guidelines.
UD.3.3.2	Require landscaping to be meaningful in nature, relating to the style and scale of the development and contributing to the look and feel of the City and district. Give consideration to how landscaping will mature over time.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building review process.
UD.3.3.3	Require site furniture that is uniform across the development and encourage furniture that is consistent across entire districts.	PL / PW	Ongoing	AF	Not complete. However, design examples exist within the specific plan and design/open space guidelines.
UD.3.3.4	Prepare and adopt standards for project signage that promote the creation of a unique character for the project while respecting the impact of signage on neighboring properties and uses.	PL	2006 / 2007	AF	Not complete. However, standards exist for sign design review.
UD.3.4.	Develop a Citywide public art program that directs the inclusion of art in	ED/PL	2007	GF	Adopted the ART in Rancho Cordova Strategic Plan in December 2019.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
1	private projects and coordinates the use of art in public projects.				Partners to include RC Arts Council, Rancho Cordova Community Council, and Community representative of the Art organization.
UD.4.2.1	Develop standards and guidelines that require and illustrate compatibility between new and existing development.	PL	2006	GF	Completed and ongoing. Per the pedestrian master plan and pedestrian gathering space standards in zoning code 23.722
UD.4.3.1	Remove barriers to infill projects by improving existing infrastructure to accommodate new development and increases in service demands.	PL / PW/ B	Ongoing	CIP / Grants	Complete and ongoing.
UD.4.3.2	Provide incentives that allow for higher density and intensity of development, including how to streamline the permitting process.	PL / PW / B	Ongoing	GF	Complete and ongoing.
UD.4.3.3	Require infill projects to comply with the City's smart growth principles and building blocks concept.	PL	Ongoing	AF	Complete and ongoing.
UD.4.3.4	Review how proposed projects interface with existing development and ensure that the interface is positive and meaningful.	PL	Ongoing	AF	Complete and ongoing. Part of the entitlement process.
UD.4.3.5	Work with property owners of existing development on potential remodel/reuse of their sites so that they may become catalysts projects for development and redevelopment in the City.	ED / PL	Ongoing	GF	Complete and ongoing. Working on Folsom Blvd area.
UD.4.3.6	Consider the development and adoption of pattern books/building prototypes of desired development and design solutions. These patterns/prototypes would be pre-approved for expedited permit review and building permit issuance.	PL	2006 / 2007	GF	Not complete.
UD.4.4.1	Promote streetscape enhancement projects, as described in UD.2.4.6, as catalysts for change.	PW / ED	Ongoing	CIP / Grants	Complete and ongoing.
UD.4.4.2	Work with property owners to coordinate development activities over multiple sites to help create integrated projects with common design features.	ED / PL	Ongoing	AF	Ongoing.
UD.4.5.1	Encourage the development of major streets, trails, and significantly sized public spaces that preserve and take advantage of vistas.	PW / PL	Ongoing	GF / CIP	Ongoing. The Ranch SPA includes a major east west street, trails and a large preserve area.
UD.4.5.2	Update the Citywide Design Guidelines to address viewsheds and vistas.	PL	2006	GF	References are included in the DG.
IV – ED ELEMENT					
ED.1.1.1	Identify key locations for transformation of existing office and retail uses to mixed-use projects that incorporate other supportive uses within large employment areas, at pulse points along Folsom Boulevard and within	ED / PL	2006	GF	Completed and ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	one-quarter mile of a major transit stop.				
ED.1.1.2	Target underutilized and vacant sites throughout the City that may be more adequately suited for other uses or a combination of uses that would be vibrant and successful	ED / PL	Ongoing	GF	Completed and ongoing.
ED.1.1.3	Continue annexing land within the Planning Area to secure an adequate supply of land for future development, consistent with LAFCo proceedings.	CM / PL	Ongoing	GF	Completed with new land along Folsom boulevard. Nothing has been annexed since 2012.
ED.1.2.1	Offer incentives to business owners and property owners for improving the appearance of aging shopping centers and retail space.	ED / PL	Ongoing	GF / RDA / private / CDBG	Completed and ongoing as the sign and façade program was approved in 2017
ED.1.2.2	Work with the owners of Class B and large floor-plate office buildings to update their office space to attract new businesses.	ED	Ongoing	RDA / private	Ongoing and included in 2016 Strategic Plan Update.
ED.1.2.3	Actively promote new Class A office development that serves high-end office users and provides signature building office users.	ED	Ongoing	GF / RDA funds	Ongoing and included in 2016 Strategic Plan Update.
ED.1.2.4	Actively promote new office development with smaller individual and cooperative spaces to provide new opportunities for an expanding demand currently unmet in the City.	ED	Ongoing	RDA / CDBG / private	Ongoing and included in 2016 Strategic Plan Update.
ED.1.2.5	Offer incentives for new office development or redevelopment that provides on-site amenities to employees.	ED / PL	Ongoing / PR	RDA / CDBG / private	Completed and ongoing.
ED.1.3.1	Work with local brokers, developers, and the Chamber of Commerce to establish clusters and districts of similar uses for home improvement centers, specialty building materials show rooms, furniture retail, manufacturing and high-tech industries to further diversify the economy.	ED	Ongoing	GF / RDA	Ongoing and included in 2016 Strategic Plan Update.
ED.1.3.2	Develop an attraction and retention program for companies that provide business-to-business (B2B) sales tax revenue to the City (e.g., business services, electronic equipment, light industrial, etc.). These companies are best suited to business parks and areas of the City with heavy industrial and light industrial designations.	ED	2007 / 2008	GF / RDA / Chamber	Ongoing and included in 2016 Strategic Plan Update. Included on economic annual plan
ED.1.6.1	Collaborate with local business, merchant associations, and the Chamber of Commerce to promote and advertise local events.	ED	Ongoing	GF / RDA / Chamber	Ongoing and included in 2016 Strategic Plan Update.
ED.1.6.2	Establish permanent information kiosks and event sign structures in strategic locations throughout the community to promote and advertise local events.	ED / CM	2006 / 2007 / Ongoing	GF / RDA / Grants	Waiting on final locations
ED.1.6.3	Work with the Rancho Cordova Chamber of Commerce to identify potential tourism-oriented market opportunities and to develop stronger links to regional and national tourist markets.	ED / CM	Ongoing	GF / RDA / BIDs	Complete and ongoing.
ED.1.7.1	Create and maintain an economic development web page on the City's Web Site with pertinent economic and demographic information, as well as profiles of key development sites and vacant buildings available for new	ED / PIO	Ongoing	GF / RDA	Complete and ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	businesses.				
ED.1.7.2	Create a Community Data Book with up-to-date information on available sites to attract businesses to Rancho Cordova.	ED / PIO	2006 / 2007 / Ongoing	GF / RDA	Information on ED Website and RCTT website
ED.1.7.3	Institute a zoning incentive program that may include flexible development standards, fast track processing, etc. for target uses and infill development.	PL	2006 / 2007	GF	Completed and ongoing for flexibility in code. Planning will work with ED for more incentives.
ED.1.7.4	Establish a Development Review Committee or Technical Advisory Committee to provide expedited review of development applications for targeted projects.	PL / PW / ED	2006	GF / AF	Completed
ED.1.7.5	Continually monitor the redevelopment and economic development strategies to determine their effectiveness in encouraging economic diversity, and adjust policies and incentives when necessary.	ED / PL	Ongoing	GF / RDA	Ongoing and included in 2016 Strategic Plan Update.
ED.1.7.6	Offer incentives as part of the Rancho Cordova ED Strategy and Action Plan (e.g., fee waivers and deferrals, low interest loans, façade improvements, assembling properties, etc.) that can be used to attract businesses.	ED	Ongoing	GF	Included in 2016 Strategic Plan Update, programs developed
ED.1.9.1	Work with the Sacramento Sports Commission and Cordova Recreation and Parks District to identify opportunities for new sports facilities in Rancho Cordova that will be capable of hosting major sports events.	ED / CM	2007 / 2008 / Ongoing	GF	Partner with RCTT and CRPD
ED.1.9.2	Evaluate the economic return and investment by the City for a major sports center or arena.	ED	2007 / 2008 / Ongoing	GF	Will conduct when project arises.
ED.1.9.3	Collaborate with the Sacramento Sports Commission and Cordova Recreation and Parks District to program existing and new parks and recreational facilities to their maximum potential (e.g., Mather Field Park, Sacramento Sports complex on Folsom Boulevard, etc.).	ED / CM	2006 / 2007 / Ongoing	GF	Ongoing
ED.1.9.4	Work with the Chamber of Commerce's Visitor and Tourist Bureau to develop a strategy for attracting sports events to Rancho Cordova.	ED / CM	2007 / 2008 / Ongoing	GF	Responsibility of RCTT
ED.2.1.1	Work with project proponents to locate retail uses within residential projects in appropriate locations and at the appropriate scale to serve local and community retail needs.	PL / ED	Ongoing / PR	AF	Complete and ongoing.
ED.2.1.2	Work with the Chamber of Commerce, Rancho Cordova Regional Economic Development Corporation, the City's Economic Development Committee, local brokers and developers to attract companies that will serve Rancho Cordova's specialty retail, regional and super regional needs (e.g., electronics, home décor, crafts and art, fashion-oriented department stores, children's stores, beauty and spa, auto dealers, shopping and entertainment centers, and specialty building materials, big-box home improvement), and other amenities to serve the community	PL / CM	Ongoing	GF / RDA	Complete and ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	(e.g., restaurants, coffee shops, specialty businesses, ethnically diverse enterprises, and services).				
ED.2.1.3	Promote and support specialty businesses and ethnically diverse enterprises throughout the City.	ED	Ongoing	GF / RDA	Complete and ongoing. KP international plaza is an example.
ED.2.2.1	Amend the Zoning Code to include flexible zoning standards for the redevelopment of office and industrial sites with supportive services (e.g., allowed uses, setbacks, parking).	PL	2006 / 2007	GF	Completed per MU zoning standards. These standards contain setbacks, FAR, and by right allowance for most office uses.
ED.2.3.1	Review development proposals to determine if the proposed uses are consistent with the Rancho Cordova Retail Strategy in terms of type of retail, access, visibility and benefit to Rancho Cordova.	PL / ED	Ongoing	AF	On-going
ED.2.3.2	Work with businesses, Regional Transit and other transit providers to locate appropriate uses near transit.	PL / PW	Ongoing	GF	Ongoing.
ED.2.5.1	Improve and expand the shopping opportunities in Rancho Cordova by taking the following steps: - Conduct a survey of existing shopping centers to identify problem stores and centers. - Work with storeowners to clean up the existing stores and shopping centers. - Attract new retail to Rancho Cordova through marketing and economic development efforts. - Provide assistance to smaller merchants through merchandizing training. - Encourage cooperative marketing of Rancho Cordova shops (e.g., Secret Shopper).	ED	2006 / 2007 / Ongoing	GF / RDA	Sunridge Plaza center nearly complete. Improvements continue to be made to the Rivergate and Zinfandel Village shopping centers.
ED.3.1.1	Locate government offices, compatible public services, and public gathering places in Downtown Rancho Cordova.	PL / CM	Ongoing	GF / RDA / taxes	The new City Hall is within the downtown planning area and improvements have been made to both sides of Hwy 50 within the planning area.
ED.3.1.2	Prepare a Downtown Marketing Plan that targets potential new businesses, including restaurants, upscale retail, high quality commercial, and entertainment venues.	ED / F	2006 / 2007	GF / RDA	Not Completed.
ED.3.1.3	Work with local businesses and property owners to create a Business Improvement District (BID) in Downtown Rancho Cordova.	ED / F	2008 / 2009	GF	Not completed due to lack of property owner interest.
ED.3.1.4	Adopt a Rancho Cordova Downtown Implementation Plan or Downtown Specific Plan that identifies appropriate land uses, incentives, development standards, and design provisions.	ED / PL	2007 / 2008	GF	Not Completed.
ED.3.1.5	Identify specific factors for measuring Downtown's economic diversity and financial success (e.g., tax increment growth, new square footage, number	ED	Ongoing	GF	On hold until downtown location is determined

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	of new businesses, new infrastructure projects, etc.).				
ED.3.1.6	Offer incentives that attract targeted uses and high quality buildings and architecture in Downtown Rancho Cordova.	ED / PL / PW	Ongoing	GF / RDA / sewer credit program / CDBG / loans	Included in 2016 Strategic Plan Update
ED.3.1.7	Support the development of specialty food stores and restaurants in the Downtown to serve Rancho Cordova employees and to meet the needs of the region's diverse population, as well as the needs of the growing number of visitors to the area.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update
ED.3.1.8	Encourage the development of new retail services in Downtown Rancho Cordova for which an unmet demand clearly exists.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update
ED.3.1.9	Foster mixed-use development with multi-family residential and commercial uses in Downtown to provide alternative housing opportunities for the community.	ED / PL / H	Ongoing	GF	Working with developers on potential projects
ED.3.1.10	Enhance Rancho Cordova's image and quality of life through investment in the Downtown, neighborhoods, commercial districts, parks, open spaces, community facilities, and services, and creating a high level of perceived safety and a business-friendly government.	ED / PL	Ongoing	GF	Included in 2016 Strategic Plan Update
ED.3.1.11	Create economic development strategies to support the Downtown vision including, but not limited to: - Evaluating infill opportunities for underutilized parking lots. - Encouraging increased lot coverage, density and intensity. - Encouraging structured parking and increased lot coverage.	ED / PL	2007 / 2008	GF	On hold until project location is determined
ED.3.2.1	Work with business and property owners in the Downtown to redevelop and improve their properties, update their architecture and facades, landscaping, parking and pedestrian amenities.	ED	Ongoing	RDA / grant / CDBG	Ongoing for entitlement and building permit review. Façade grants will assist owners in making improvements.
ED.3.2.2	Create incentives for new development and redevelopment in the Downtown with increased density and intensity of development.	ED / PL	Ongoing	GF / RDA	Incentives have been created city wide
ED.3.2.3	Pursue the development of shared parking structures within the Downtown.	ED / PL	Ongoing	GF	Ongoing
ED.3.2.4	Coordinate with the Public Works Department to complete an assessment of infrastructure deficiencies in the Downtown and along Folsom Boulevard and ensure that infrastructure is adequate to support planned intensity and density of land uses.	ED / PW	Ongoing	GF / CIP	Ongoing. There is no DTSPA; however Public Works has completed improvements to Folsom Blvd.
ED.4.1.1	Determine the appropriate type and scale for a Rancho Cordova Convention Center, based on a sound market analysis and appropriate public and private investment.	ED	2006 / 2007	GF	Ongoing
ED.4.1.2	Work with the high-tech businesses in Rancho Cordova and the region, as well as convention center designers, to make sure the Rancho Cordova	CM / ED	2007 / 2008	GF	Will be completed once a project is eminent

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	Convention Center has state-of-the-art technology and high-tech connectivity to serve the needs of future users.				
ED.4.1.3	Attract new hotel development to Rancho Cordova that will support conferences and entertainment venues.	ED / CM	Ongoing	GF	On-going. 1 hotel (extended stay) completed. 1 hotel is planned to be built in 2020.
ED.4.1.4	Review development proposals for land within the Convention Overlay for consistency with the City's desires for a convention center with conference and meeting spaces, hotels, and restaurants.	PL	Ongoing	AF	On-going.
ED.4.1.5	Promote a common architectural theme and other unifying elements within the Convention Overlay.	PL	Ongoing	GF	Defined within the Folsom Boulevard Specific Plan design standards for the area.
ED.4.1.6	Attract fine arts, cultural and performance venues to Rancho Cordova.	CAC / ED / PL	Ongoing	GF / Grants	Work completed by partnership with the Cordova Community Council
ED.4.1.7	Review development proposals for land within the western portion of the Convention Overlay designation to permit transitional uses from the Downtown Planning Area, such as research and development, retail, restaurant and professional office, as well as higher density residential to support primary uses in the Convention Overlay and Downtown areas and in keeping with the vision and subsequent planning efforts for those areas.	PL / ED	Ongoing	AF	Ongoing, work to be completed as proposals submitted
ED.4.1.8	Encourage residential development in appropriate locations in the Convention Overlay area to support convention, hotel, restaurant and other convention-related uses, including housing for all economic levels.	PL / ED	Ongoing	GF / AF	A new hotel is approved within the Convention Overlay area. PW has completed numerous improvements to Folsom Boulevard.
ED.5.1.1	Adopt the Rancho Cordova Redevelopment Plan and realize the Agency's Five-Year Implementation Plan.	ED / RA	2006 / 2011	RDA / private / CDBG / Grants / EPA	The RC Redevelopment agency has been dissolved.
ED.5.1.2	Work with developers to attract private investment to redevelopment sites.	ED	Ongoing	GF / RDA	Included in 2016 Strategic Plan Update
ED.5.1.3	Supplement private and public funds through use of Community Development Block Grants and other outside funding mechanisms whenever possible to stimulate economic development in the City.	ED	Ongoing	Private / CDBG / Grants / PW / EPA	To be utilized as needed
ED.5.1.4	Survey physical, social, and economic conditions on a regular basis to identify other potential redevelopment areas.	ED	Ongoing	GF / RDA / private / RDA / CDBG / Grants / PW / EPA	Included in 2016 Strategic Plan Update. However, Redevelopment Agency has been dissolved.
ED.5.1.	Use the Redevelopment Plan to upgrade infrastructure and the	ED / RA	Ongoing	GF / RDA /	The RC Redevelopment Agency has

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
5	streetscape.			CDBG	been dissolved.
ED.6.1.1	Review development and redevelopment proposals for consistency with the Folsom Boulevard Specific Plan.	PL	Ongoing / PR	AF	Complete and ongoing.
ED.6.1.2	Work with property owners and business associations to improve commercial areas along Folsom Boulevard, including their viability, appearance, cleanliness, and accessibility.	ED	Ongoing	RDA / GF / RDA / private (BID) / CDBG / Grants / PW	Ongoing
ED.6.1.3	Discourage the underutilization of properties along Folsom Boulevard by offering incentives for redevelopment and intensification of uses and densities at key locations along the corridor to create the desired pulse points of activity and intensity.	ED	Ongoing	RDA / Grants / GF / RDA / private (BID) / CDBG	Included in 2016 Strategic Plan Update
ED.6.3.1	Coordinate with the development community and Redevelopment Agency to identify landowners willing to partner, sell, and / or redevelop their property to achieve greater economic and community benefit.	ED / PL / RA	Ongoing	GF	The RC Redevelopment Agency has been dissolved.
ED.6.3.2	Encourage the use of mixed-use zoning categories, land use designations, transit-oriented developments, and districts along Folsom Boulevard consistent with the Folsom Boulevard Specific Plan.	PL / ED	Ongoing / Specific Plan	RDA / AF	Complete – Folsom Blvd. Specific Plan created.
ED.6.3.3	Through land use planning and zoning, establish nodes of commercial activity with new residential, office, and support services.	PL	Ongoing	RDA GF	Outlined within the adopted zoning map.
ED.6.4.1	Use street corridor improvements as catalysts for economic revitalization along Folsom Boulevard.	ED / RA / PW	Ongoing / Specific Plan / RDA Plan	RDA / CDBG / PW / Grants	The City has completed over \$25mil of improvements to Folsom Boulevard. Phase 4 is complete. Phase 5 is under construction.
ED.7.1.1	Maintain an inventory of vacant and underutilized land designated for commercial, industrial, or residential uses and identify opportunities for infill development.	ED / PL	2006 / 2007 and Ongoing	GF / EPA Grants	Completed and ongoing as updates are required to assess development potential.
ED.7.1.2	Target key underutilized or vacant parcels and buildings for rapid development and / or redevelopment, consistent with the other policies in this General Plan.	ED	Ongoing	EPA Grants / GF	Included in 2016 Strategic Plan Update
ED.7.1.3	Develop guidelines for adaptive reuse of commercial, industrial, and office buildings on infill sites, including using these buildings as “live / work” studios.	PL / ED	2007 / 2008	GF	On-going
ED.7.1.4	Adopt an infill policy.	PL / ED	Ongoing	GF	Some progress has been made, but will continue as new opportunities arise.
ED.7.2.	Establish focused public investment areas, where the City will take a more proactive role in providing basic infrastructure and shaping growth for infill	ED / F / RA	Ongoing	GF / CIP / CDBG / PW	On-going. Continue working with

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
1	sites.			/ Grants	Public Works as projects arise
ED.7.2.2	Create a fiscal analysis to determine "Return On Investment" (ROI) for each project.	F	2006 / 2007 / Ongoing	GF / AF	Completed on new Specific Plans 2012 forward (Arboretum, Rio Del Oro)
ED.7.3.1	Prioritize and expedite the development review process for infill and redevelopment projects by streamlining the project evaluation and permitting to avoid unnecessary delays.	PL / PW / ED	2006 / 2007 and ongoing	GF and AF	Not completed, currently working on a case-by-case basis
ED.7.3.2	Within the Zoning Code establish provisions that provide flexibility for infill site development.	PL	2006 / 2007	GF	Complete as part of the zoning code and Folsom boulevard SPA updates.
ED.7.3.3	Use density bonuses and other incentives to stimulate infill development in target areas.	ED	Ongoing	GF / waivers / credits / loans / Grants / private (BID) / CDBG / PW	Utilized as needed
ED.8.1.1	Provide labor market information to local educational institutions and youth and adult training agencies for planning and curricula purposes on an annual basis.	ED	Ongoing / Annually	GF / education funds / Grants	Ongoing, as needed
ED.8.1.2	Work with local educational agencies to promote the value of education, especially among youth with limited family history of higher education, in support of vocational training programs.	ED	Ongoing	GF / education funds / Grants	Ongoing, as needed
ED.8.1.3	Facilitate catalyst projects by bringing together key organizations to expand vocational and technical programs in secondary schools.	ED	Ongoing	GF / education Grants / funds	Ongoing, as needed. Measure H Promise Program.
ED.8.1.4	Promote and expand business activities that support schools, such as school partnerships, City student internships, faculty internships, and job shadowing.	ED	Ongoing	GF / education Grants, funds	Ongoing, as needed
ED.8.1.5	Foster an on-going connection with existing industries to retain businesses by effectively responding to concerns.	ED	Ongoing	GF	Included in 2016 Strategic Plan Update
ED.8.2.1	Work with the Chamber of Commerce, Rancho Cordova Regional ED Corporation and local businesses to support "jobs first" and "first hire" programs to optimize hiring Rancho Cordova residents.	ED / RA	Ongoing	GF	Ongoing
ED.8.2.2	Attract higher educational facilities, post high school training, and medical facilities to Rancho Cordova.	CM / ED	Ongoing	GF / education Grants /	On-going

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
				funds	
V – HOUSING ELEMENT					
December 16th, 2013, City Council adopted the 2013-2021 Housing Element Update of the City's General Plan. The policies and action items contained in that update supersede those of the original General Plan adopted in 2006. The summary of 2013-2021 Housing Element is discussed in the supplemental Housing Element Status Update 2015.					
VI – CIRCULATION ELEMENT					
C.1.1.1	Review and update the City's roadway cross-sections and design standards that implement the roadway types shown in the Circulation Plan.	PW	2006	GF	Complete Streets standards were completed in 2006
C.1.1.2	Require the dedication of right-of-way and the installation of roadway improvements as part of the review and approval of development projects. Require the dedication of major road rights-of-way (generally, for major roads and thoroughfares) at the earliest opportunity in the development process.	PW / PL	Ongoing	AF / GF	Complete and on-going.
C.1.1.3	Require the dedication of additional right-of-way for intersection improvements where features such as grade separations are planned, unless otherwise approved by the City Engineer.	PW / PL	Ongoing	AF / GF	Complete and on-going.
C.1.1.4	Require all development projects that must perform new roadway construction or road widening to complete the entire roadway to its planned width from curb-to-curb prior to the operation of the project for which the improvements were constructed, unless otherwise approved by the City Engineer. Such roadway construction must also provide facilities adequate to ensure pedestrian safety as determined by the City Engineer.	PW / PL	Ongoing	AF / GF	Roadway phasing will be required in the newly developing area. PW is requiring that any phased street is a complete street.
C.1.1.5	Require development projects to provide funding or to construct roadway / intersection improvements to implement the City's Circulation Plan. At the City's discretion, consider the payment of established traffic impact or similar fees to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in or fully funded by the fee program.	PW / PL	Ongoing	AF / GF	The Transportation Development Impact Fee is established and projects are monitored for additional fair share cost requirements.
C.1.1.6	Space major roadways approximately one mile apart and connector roads one-half mile apart to increase route choice and improve vehicular circulation.	PW	Ongoing	AF / GF	The city-wide Arterial Master Plan is completed.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
C.1.2.1	Adopt, and update as necessary, guidelines for the preparation of traffic impact analysis for proposed development projects. Items to be addressed may include the following: - Guidelines for determining when traffic analysis is required; - Guidelines for the preparation of traffic analysis; and - Significance criteria for use in CEQA analysis of proposed projects.	PW	2006 / 2007	GF	Traffic Impact Guidelines are in place along with CEQA significance criteria.
C.1.2.2	Adopt, and update as necessary, a list of circulation improvements, including roadway improvements, pedestrian and bicycle facilities, and transit-related improvements, which the City will accept as offsets for congestion in accordance with this policy.	PW	Annual	CIP	The roadway circulation plan is in place and Transit, Bicycle and Pedestrian Master Plans are completed.
C.1.3.1	On a regular basis, monitor existing traffic on roadways within and adjacent to the City.	PW	Ongoing	GF	The City has a traffic count monitoring program. The Traffic Management Center was completed in 2017.
C.1.3.2	Continue to update and refine the Citywide traffic model and use the model to project future traffic conditions based on existing and planned land uses within the City and in the region.	PW	Ongoing	GF	Several city-wide modeling efforts have been completed.
C.1.3.3	Adopt, and update as necessary, a list of roadways on which the City will not seek to achieve Level of Service D. This list may designate the Level of Service, which will be accepted on each roadway.	PW	2006 / Ongoing	CIP	The current list of roads that will not meet LOS standards includes Sunrise Boulevard and Folsom Boulevard. The list may be expanded with the GP update.
C.1.8.1	Implement, and update as necessary, the Neighborhood Traffic Management Plan and the tools for implementing traffic calming in neighborhoods.	PW	2006	GF	The NTMP is in place and produces ongoing traffic calming projects. Phase 5 project is complete. Phase 6 under construction.
C.1.9.1	Consider the preparation and adoption of a Trip Reduction Program that identifies ways in which automobile traffic and congestion can be reduced as a way to improve mobility within the City.	PW	2006 / 2007	GF	The City partners with the 50 Corridor TMA to provide these services and the City has initiated the CordoVan.
C.1.9.2	Encourage development projects, major employers, and schools to incorporate/participate in trip reduction programs.	PW	Ongoing	GF	Participation with the 50 TMA is a standard condition of approval.
C.1.10.1	Incorporate maximum block length standards into the City's street design and/or improvement standards.	PW	2006	GF	Complete
C.1.10.2	When blocks are designed at lengths greater than 800 feet, design shall include mid-block pedestrian and emergency vehicle connections.	PW	Ongoing	AF / GF	Enforced during the small lot tentative map improvement plan process.
C.1.11.1	Include funding in the City's Capital Improvement Plan (CIP) to construct the pedestrian and bicycle components of the roadway improvement.	PW	2006 /2007	GF / CIP	Bike, Ped and Transit elements are included in the Transportation Fee Program.
C.2.3.1	Require pedestrian circulation routes to be designed into all land plans and subdivisions to ensure that access for the pedestrian is provided. Pedestrian routes shall be interconnected and may include open spaces,	PW / PL	Ongoing	AF	Completed and ongoing as part of the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	parks, and trails as otherwise required by the City.				
C.2.3.2	Require and site pedestrian crossings of major roads at key intersections and at locations that provide priority and efficiency to the pedestrian, even at the expense of improved vehicular circulation.	PW / PL	2006 / Ongoing	AF / CIP / GF	Completed when project must adhere to a designated crossing per the Bike and Pedestrian Master Plan.
C.2.3.3	Ensure safe, efficient pedestrian connections are made between the sidewalk, parking areas, and entrances to stores, offices, and other uses as part of development design review.	PW / PL	Ongoing	AF / GF	Completed and ongoing as part of the entitlement review process.
C.2.4.1	Prepare and adopt a Pedestrian Master Plan that sets forth a comprehensive pedestrian system and support facilities, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked improvements in the Master Plan, and update the plan every three to five years. Include minimum sidewalk widths based on development type.	PW / PL	2006 / 2007	GF	Completed March 2011. Update completed in 2019.
C.2.4.2	Coordinate the Pedestrian Master Plan and the circulation-related components of the City Open Space Standards.	PW / PL / CRPD	2006 / 2007	GF	Completed November 2013.
C.2.5.1	Prepare and adopt a Bikeway Master Plan that sets forth a comprehensive bicycle system and support facilities over the next 20 years, as well as plans education, marketing, and enforcement programs. Identify detailed and ranked circulation improvements in the Master Plan, and update the plan every three to five years.	PW / PL	2006 / 2007	GF	Completed March 2011.
C.2.5.2	Coordinate the Bikeway Master Plan with the circulation-related components of the City Open Space Standards.	PW / PL	2006 / 2007	GF	Completed November 2013
C.2.5.3	Pursue all available sources of funding for the development and improvement of bicycle facilities. Develop projects and secure funding to improve pedestrian and bicycle safety and access around schools and transit stations.	PW	Ongoing	CIP / Grants	On-going. Obtained grants for alternate modes.
C.2.5.4	Establish a Bicycle Advisory Committee to oversee creation and implementation of the Bicycle Master Plan and ensure consistency with existing policy documents, such as the General Plan.	PW	2006	GF	The Bicycling Advocates for Rancho Cordova has been established. Staff attends meetings
C.2.5.5	Coordinate City departments with stakeholders such as the County of Sacramento, Sacramento Area Council of Governments, Bureau of Reclamation, American River Parkway Committee, Cordova Recreation and Park District, Sacramento City / County Bicycle Advisory Committee, air quality agencies, Sacramento Regional Transit District, 50 Corridor Transportation Management Association, employers, residents, and cyclists in order to design, implement, and maintain the proposed bikeway system.	PW	Ongoing	GF	Staff is working with all agencies to build an integrated trail system.
C.2.5.6	Provide staff resources focused on review of proposed bicycle and related facilities and their implementation and operation.	PW / PL	2006 / 2007	GF	Completed.
C.2.7.1	Include grade-separated crossings in the City's Capital Improvement Plan, and collect fees to assist in the construction of these facilities.	PW	2006	CIP / GF	Grade Separations for Bikes and Peds are included in the Fee Program.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
C.2.7.2	Develop standards for grade separated pedestrian and bicycle crossings that take the pedestrian / bicycle crossing either above or below the road. When the crossing goes under the road, development standards should specify that a change in elevation is required of both the crossing and roadway, thereby splitting the necessary vertical clearance. Doing so will make the crossing safer and more attractive to users by allowing them to see the horizon as they make the crossing.	PW	2006 / 2007	CIP	Developed a standard for bicycle under-crossings and continue to expand standard options.
C.2.7.3	Identify grade separated crossings and enhanced intersection improvements for bikeways and trails as part of the Bicycle Master Plan, Trails Master Plan, Pedestrian Master Plan, and in conjunction with development review.	PW / PL	2006 / 2007	GF	Completed as part of the Bike and Pedestrian Master Plan in 2011 and 2013.
C.2.8.1	Develop programs to encourage bicycle use in communities where significant segments of the population do not drive and where short trips are most common (e.g., through Safe Routes to Schools programs).	PW	Ongoing	GF / Grants	Working with 50 Corridor TMA and advocacy groups to expand City programs.
C.2.8.2	Maintain roadways and bicycle-related facilities so they provide safe and comfortable conditions for the bike rider, including establishing a routine street sweeping program and maintaining lane striping for bike lanes and routes.	PW	Ongoing	CIP	Street sweeping maintenance programs in place.
C.2.8.3	Minimize road construction impacts by coordinating bike, and pedestrian facilities with roadway construction whenever feasible.	PW	Ongoing	CIP	Included in project delivery requirements.
C.2.8.4	Ensure traffic-calming projects are appropriate for bicycle and pedestrian users (e.g., address bulb-out or roundabout designs that push cyclists into traffic).	PW	Ongoing	GF / Grants	Bike Ped access is a key element in the NTMP
C.2.8.5	Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.	PW	Ongoing	CIP	Included in Construction Standards
C.2.8.6	Enforce traffic laws to improve the safety and comfort of all road users, with a particular focus on behaviors and attitudes that cause motor vehicle / bicycle crashes.	PD	Ongoing	GF	Ongoing.
C.2.8.7	Use available accident data to monitor bicycle-related accident levels annually and focus on a reduction of fifty percent on a per capita basis over the next 20 years.	PD	Annual	GF	Ongoing.
C.2.8.8	Improve pedestrian crossings in areas of high pedestrian activity where safety is an issue.	PW	Ongoing	CIP	Addressed in the Bicycle and Pedestrian Master Plans.
C.2.8.9	Adopt a target level of bicycle use (e.g. percent of trips) and safety to be achieved within a specific timeframe, and improve data collection necessary to monitor progress.	PW / PD	Ongoing	GF	Mode split goals are established in the Bicycle Master Plan
C.2.8.10	Identify a funding source that will provide at least one crossing guard for each elementary and middle school in the City. Work with school districts to identify joint funding solutions and other partnership opportunities that facilitate pedestrian safety around schools	PD / PW	Ongoing	GF / Grants	Not Completed

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
C.2.10.1	As part of the Pedestrian Master Plan, Bicycle Master Plan, and/or City Street Standards, develop improvement standards for at-grade pedestrian crossings (e.g., pedestrian bulb outs, markings, special paving, lighting, signage) with performance standards for location and frequency.	PW	2006 / 2007	GF	These standards are included in the NTMP and the BMP and PMP.
C.3.1.1	Create, implement, and update regularly a Transit Master Plan for Rancho Cordova that identifies the type of system desired for the City. Transit routes should coincide with major destinations for employment and shopping, the location of major institutions, concentrations of multi-family housing, and other land uses likely to attract public transit ridership. Bus routes should follow major roads with service to residential neighborhoods from connector streets. Figure C-3 identifies the City's preferred transit system.	PW / PL	2006	GF	The Mobility Master Plan was updated in 2019.
C.3.1.2	Work with transit providers to develop and implement the Transit Master Plan and any additional transit services within the City that are timely, cost-effective, and responsive to growth patterns and existing and future transit demand.	PW	Ongoing	GF / IF / UF / Grants	Initiated with the Rancho Cordova and is continuing. Olie program complete. Report due in March.
C.3.1.3	Pursue all available sources of funding for transit services.	PW	Ongoing	GF	Obtained a demonstration grant
C.3.1.4	Ensure that transit service is provided in accordance with regional plans and policies, including identified transit improvements developed as part of the Sacramento County Mobility Study.	PW	Ongoing	GF / Grants	Transit planning is integrated with other transit agencies.
C.3.1.5	Review the need for additional transit lines / service in new development and require installation of needed stops through the project review process.	PW	Ongoing	AF / GF	Performed as part of the City's transit implementation efforts.
C.3.2.1	Encourage paratransit service within the City by working with service providers to better identify service gaps and resources, and to improve response times.	PW	Ongoing	GF	The Paratransit service area was expanded and will continue to look for expansion opportunities.
C.3.3.1	Require new development and redevelopment to include public transit stations, especially light rail stations, and to promote pedestrian activity and connection between public transit and retail, office, and residential uses.	PW / PL	Ongoing	AF	The City currently has 4 light rail stations. New development is required to provide their fair share of transit improvements (i.e. additional ROW, funding) as part of the entitlement review process.
C.3.3.2	Consistent with the Transit section of the Circulation Plan and the Transit Master Plan, require development to dedicate the necessary right-of-way needed to accommodate planned transit services.	PW	Ongoing	AF	Right-of-way needs are verified in the improvement plan process.
C.3.4.1	Encourage and accept employee shuttles as a viable mitigation measure for trip reduction when proposed development cannot otherwise mitigate potential impacts to City streets.	PW / PL	Ongoing	AF / GF / IF	Efforts are being addressed by the 50 TMA.
C.4.1.1	Work with the Sacramento County Airport System and the Airport Land Use Commission to improve operations at Mather Airport, consistent with the City's vision.	ED / PL	Ongoing	GF	Staff met with the airport management in 2017 to discuss the Airport Land Use plan update. The plan is in the draft

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
					stage.
C.5.3.1	Periodically undertake a detailed analysis of the improvements needed as growth occurs and the costs associated with those improvements. Update fees as necessary to ensure full funding of all required improvements.	PW	Ongoing	GF	The Transportation Impact Fee program was reviewed in 2019.
C.5.3.2	Establish a road maintenance assessment district to provide a funding source to maintain road improvements and new roads as a result of new development.	PW	2006	GF	Maintenance Districts have been established.
C.6.1.1	Develop and implement a comprehensive system to monitor and evaluate the conditions and maintenance needs of the existing transportation network. Inventory and categorize the City-maintained roads by road type and condition using a pavement management system.	PW	Ongoing	GF / CIP	The City has established a Pavement Management System using a pavement condition index.
C.6.1.2	Work with SACOG to ensure that the Metropolitan Transportation Plan is coordinated with the City's Capital Improvement Plan to facilitate access to federal and state funds for circulation maintenance and improvements.	PW	Ongoing	GF	City staff has an in-depth coordination process for SACOG MTP updates.
VII – OPEN SPACE, PARKS, AND TRAILS ELEMENT					
OSPT. 1.1.1	Require developers of all new residential development to dedicate parkland at a rate of five acres of land per 1,000 population. When necessary, provide an in-lieu payment option, which allows the developer to fund the acquisition of acceptable land equal to the dedication requirement. Calculate required parkland dedication exclusive of required open space.	PL / CRPD	Ongoing	AF	Completed and ongoing as the City now has open space requirements.
OSPT. 1.1.2	Consult with the Cordova Recreation and Park District prior to determining the acceptability of lands proposed for dedication as public parkland.	PL	Ongoing	GF / AF	Completed and ongoing.
OSPT. 1.1.3	Establish a procedure for determining an appropriate in lieu fee amount that ensures CRPD will have adequate funds to purchase required parkland for which in lieu fees are paid.	PL / F / CRPD	2006	GF	Completed. Outlined within Development Agreements and required in lieu fees prior to Final Map Approval
OSPT. 1.4.1	Ensure that sufficient funding for maintenance of parks is assured prior to approval of any Final Subdivision Map that includes public parks and / or related facilities.	PL / F / CRPD	Ongoing	GF	Completed and ongoing. This is enforced through the existing and proposed Development Agreements.
OSPT. 1.4.2	Consider creating a fee and assessment program to provide increased funding for existing parks, in collaboration with the Cordova Recreation and Park District. This could include local or regional bond measures or assessment districts, public or private grants or partnerships, homeowners associations, or other methods deemed appropriate by the City.	PL / F / CRPD	Ongoing	GF	Ongoing.
OSPT. 1.5.1	Continue to work with the Cordova Recreation and Park District on this issue, and implement funding mechanisms as part of the City's review and approval of new development projects.	PL / CRPD	Ongoing	GF	Ongoing.
OSPT.	Explore the possibility of the Cordova Recreation and Park District	PL / CRPD	2007	GP / PF	Building Permits approved. The pool

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
1.5.2	constructing a community pool that is usable year-round.				will be under construction in 2020. Anticipate opening in 2021.
OSPT. 1.5.3	Expand the Cordova Senior Center at the Lincoln Village Community Park, and the construction of new senior community facilities as demand for such facilities increases.	PL / CRPD	2007 / 2008	GP / PF	Improvements have been made.
OSPT. 1.6.1	Continue to work with the Cordova Recreation and Park District in the planning and execution of park and recreation facilities to accommodate a variety of regional sports venues.	PL	Ongoing	GF	Complete and ongoing.
OSPT. 1.6.2	Work cooperatively with the Sacramento Sports Commission and Chamber of Commerce Visitor and Tourist Bureau to attract and host regional sporting activities.	PL / CRPD	Ongoing	GF	Complete and ongoing.
OSPT. 2.1.1	Adopt City Open Space Standards as an action program to implement the open space policy framework in this Element. The standards will clearly define the City's requirements for the improvement, expansion, and maintenance of open space. Such standards shall include provisions for two types of open space: 1) Mandatory Open Space, and 2) Performance Based Open Space.	PL	2006	GF	Complete.
OSPT. 2.1.2	-Require developers of all new residential development to dedicate parkland at a rate of 1.75 acres of land per 1,000 population, generally comprised of: - Open Turf, Tree Canopy and Dog Parks; - Neighborhood Greens; and - Communitywide Open Space.	PL	Ongoing	AF	Complete; CRPD regulates the quimby parkland requirement while the City regulates the open space requirement per the open space standards.
OSPT. 2.1.3	Consider partial credit for mandatory open space within drainage facilities when certain criteria are met.	PL	Ongoing	AF	Ongoing.
OSPT. 2.1.4	Exempt from the minimum open space requirements residential subdivisions of ten acres or less which are not part of a master-planned development meeting the minimum open space requirement, at the City's discretion.	PL	Ongoing	GF	Under consideration for smaller projects.
OSPT. 2.1.5	Require all new development projects to provide a system of connected open space that includes greenway, trails, nodes, and green infrastructure (see City Open Space Standards), in proximity to all new residents.	PL	Ongoing	AF	Complete and ongoing per entitlement review.
OSPT. 2.1.6	Ensure that funding for maintenance of open space is sufficient prior to approval of any Final Subdivision Map of development that includes open space facilities or amenities.	PL / F	Ongoing	AF	Ongoing.
OSPT. 2.1.7	Consider including encumbered land (such as a power line easement) that meets all other requirements for open space for inclusion in the open space system on a case-by-case basis.	PL	Ongoing	AF	Ongoing as part of the entitlement review process. The Ranch project includes power line easement that includes open space.
OSPT.	Adopt a comprehensive Open Space Preservation Plan as the action	PL / CRPD	2006 /	GF	Completed. Open Space Design

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
2.2.1	program that clearly implements the City's open space policy framework and provides clear direction for the maintenance of open space lands.		2007		Guidelines.
OSPT. 2.3.1	Encourage projects to accomplish the following: - Align roads and public spaces to take advantage of vistas over mitigation lands; - Site publicly accessible trails adjacent to the boundaries of mitigation lands to take advantage of the open character and uninterrupted edge of the mitigation lands; and - Consider locating public parks adjacent to mitigation lands to create a greater sense of open space and to take advantage of opportunities for vistas and trail connections.	PL / PW / CRPD	Ongoing	AF	Complete and ongoing. The Ranch project incorporates preserve area with trails along the preserve.
OSPT. 2.3.2	Through the development review process, incorporate design features that increase visual access to natural resource mitigation lands.	PL	Ongoing	AF	Complete and ongoing.
OSPT. 3.1.1	Create and adopt a comprehensive Trails Master Plan that includes information on current resources and plans for future development, including designating locations and types of trails.	PL / PW	2006 / 2007	GF	Completed in 2016. Bicycle Trails Master Plan.
OSPT. 3.1.2	Review all new development projects and public works projects and require compliance with the Trails Master Plan prior to approval.	PL / PW	Ongoing	GF	Completed during entitlement review.
OSPT. 3.1.3	Provide appropriate pedestrian and bicycle linkages to existing facilities, particularly to those facilities within the American River Parkway and the Folsom South Canal.	PL / PW	Ongoing	GF / AF	On-going.
OSPT. 3.1.4	Develop and implement a capital improvement plan to construct new bridges, grade-separated crossings, and ramps at key intersections of major trails and roadways.	PW	Ongoing	GF	Grade separated crossings are included in the BMP and in the Fee Program.
OSPT. 3.2.1	Work cooperatively with Sacramento County to fund enhancements within the American River Parkway, consistent with the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF / Grants	On-going
OSPT. 3.3.1	Include funding for grade-separated and enhanced at-grade pedestrian crossings through the development review and entitlement process and pursue grants and other funding for trails.	PL / PW	Ongoing	AF	Infrastructure needs are included in development efforts.
OSPT. 4.1.1	Provide staff support and / or funding to facilitate updates to the American River Parkway Plan.	PL / PW / CRPD	Ongoing	GF	Ongoing.
OSPT. 4.1.2	Identify and support programs, which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Ongoing.
OSPT 4.1.3	Identify and support programs which serve the special recreational and open space needs of seniors, youth, and other special needs groups that may be underserved within the community.	PL / CRPD	Ongoing	GF / Grants	Ongoing; Multiple departments have been included to facilitate this outreach.
OSPT 4.1.4	Determine the need for special facilities for seniors (e.g., more benches and flat paved walking areas near the river).	PL / CRPD	Ongoing	GF / Grants	Ongoing and part of the building permit and improvement plan review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
OSPT 4.1.5	Determine the need for special facilities for youths consistent with natural resource protection.	PL / CRPD	Ongoing	GF / Grants	Ongoing.
OSPT. 4.2.1	Encourage the use of volunteers and community groups to provide maintenance and safety patrols on trails through the provision of funding and staff assistance to leverage volunteer efforts.	PL / PW / CRPD / PD	Ongoing	GF / Grants	Ongoing. City engages in events such as Creek Week and Community Clean Up events to help maintain Open Space areas.
OSPT. 4.2.2	Promote the City's world-class system of parks, trails, and open space to all users through education, marketing, and community activities.	PL / PW / CRPD / PIO	Ongoing	GF / Grants	Working to improve prominence of the American River Parkway.
OSPT. 4.2.3	Support trails events and trail use through publicity, proclamations, participation, and funding, community events (e.g., Fourth of July Celebration, Kid's Day, Soil Born Farms, Anatolia-Kavala Rancho Trail) that cross community and neighborhood boundaries, and help bring together various segments of the population.	PL / PW / CRPD / PIO	Ongoing	GF / Grants	These events are promoted and supported in our city bicycle program.
VIII – INFRASTRUCTURE AND FINANCE ELEMENT					
ISF.1.1 .1	Utilize the City's Fiscal Impact of New Development (FIND) Model within the review of proposed development projects to ensure revenues associated with the project will fully fund City expenses associated with the project.	PL / F	Ongoing	AF	Not Completed.
ISF.1.1 .2	Annually review the Fiscal Impact of New Development (FIND) Model and update as needed to reflect actual costs of City Services.	PL / F	Annual	GF	Not Completed.
ISF.1.1 .3	Periodically evaluate the City's office and retail demand based on changing demographics and market conditions to ensure an adequate supply of land for non-residential use.	PL / ED / RA	Ongoing	GF / RDA	Included in 2016 Strategic Plan Update and Economic Development Strategic Plan
ISF.2.1 .1	Except when prohibited by state law, require sufficient capacity in all public facilities to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.	PL / PW	Ongoing	AF	Ongoing.
ISF.2.1 .2	Adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, water and sewer, and other public facilities.	PW	2007	GF / AF	Ongoing
ISF.2.1 .3	Withhold public financing or assistance from projects that do not comply with the planned phasing of public facilities, and approve interim facilities only in special circumstances.	PW / ED / RA	Ongoing	AF	Ongoing
ISF.2.1 .4	Work with utility providers to coordinate the installation or upgrading or relocation of utilities to minimize multiple trenching of city streets.	PW	Ongoing	AF	Ongoing.
ISF.2.2 .1	Establish a Technical Review Committee for continued coordination with outside service agencies, including water and sewer providers, the Cordova Recreation and Park District, and the school districts, during the review of plans and development projects.	PL / PW / B	2006 / Ongoing	GF / AF	Ongoing as the Development Service Team (DST) fills this role in pre-application and application review. Meetings take place weekly on

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
					Thursdays at 10am.
ISF.2.3 .1	Require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms. Financing should be sufficient to complete required major public facilities at their full planned capacities in a single phase. Major facilities include roadways of collector size or larger; all wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project; and all sewer trunk and interceptor lines and treatment plants or treatment plant capacity. - Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges. - Right of way acquisition, design, engineering, environmental compliance, and construction costs. - Drainage and other facilities related to new roadway construction. - Installation of landscaped medians, sidewalks, and streetscaping where appropriate.	PW / F	Ongoing	GF / AF / IF	Ongoing for new development projects.
ISF.2.3 .2	Require new development to fund its fair share portion of its impacts to all public infrastructure and facilities.	PL / PW / B / F	Ongoing	AF	Ongoing.
ISF.2.3 .3	Include sufficient funding in fee programs and / or other finance mechanisms to cover the costs of each of the following roadway items:	PW / F	Ongoing	GF / AF	Ongoing
ISF.2.4 .1	The following shall be required for all legislative-level development projects, including community plans, general plan amendments, specific plans, rezonings, and other plan-level discretionary entitlements, but excluding tentative subdivisions maps, parcel maps, use permits, and other project-specific discretionary land-use entitlements or approvals: - Proposed water supplies and delivery systems shall be identified at the time of development project approval to the satisfaction of the City. The water agency or company proposing to provide service (collectively referred to as "water provider") to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. The project applicant or water provider shall make a factual showing prior to project approval that the water provider or providers proposing to serve the development project has or have legal entitlements to the identified water supplies or that such entitlements are reasonably foreseeable by the time of subsequent, project-specific discretionary land-use entitlements or approvals. This factual showing shall also demonstrate that the water provider's identified water supply is reasonably reliable over the long term (at least 20 years) under normal, single-dry and multiple-dry years. - All required water treatment and delivery infrastructure for the project shall be in place at the time of subsequent, project-specific discretionary land-use entitlements or approvals. Or shall be assured	PW / PL	Ongoing	AF	Ongoing per the entitlement review process through Conditions of Approval, Water Agency Review, and Improvement Plan Review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	prior to occupancy through the use of bonds or other sureties to the City's satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects. · Action service area, and other projects, which have received commitments for, water service. - Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.				
ISF.2.4.2	The following shall be required for project-specific discretionary land-use entitlements and approvals, including but not limited to, all tentative subdivision maps, parcel maps, or use permits: - An assured water supply and delivery system shall be available or reasonably foreseeable at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project. - The project applicant, water agency (or agencies), or water company (or companies) providing water service to the project site shall make a factual showing consistent with, or the City shall impose conditions similar to, those required by Government Code section 66473.7 in order to ensure an adequate water supply for development authorized by the project. Prior to recordation of any final subdivision map, or prior to City approval of any similar project-specific discretionary land use approval or entitlement required for nonresidential uses, the project applicant or water provider shall demonstrate the availability of a long-term, reliable water supply for the amount of development that would be authorized by the final subdivision map or project-specific discretionary non-residential approval or entitlement. This assurance of water supply shall identify that the water provider has legal entitlement to the water source and that the water source is reasonably reliable (at least 20 years) under normal, dry and multiple dry years. Such demonstration shall consist of a written certification from the water provider that either existing sources are available or that needed improvements will be in place prior to occupancy. - Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the issuance of building permits or their financing shall be assured to the satisfaction of the City prior to the approval of the Final Map, consistent with the	PW / PL	Ongoing	AF	Complete and ongoing per the entitlement review process, Conditions of Approval, Water Agency Review and Improvement Plans,

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	requirements of the Subdivision Map Act, or prior to the issuance of a similar, project-level entitlement for non-residential land uses. - Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.				
ISF.2.6 .1	Require all subdivision developments to adhere to the following provisions, to the extent permitted by state law: - Sewage / wastewater treatment capacity shall be available at the time of tentative map approval. - The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other proposed or approved projects which have received sewage treatment capacity commitment. - Onsite and offsite sewage conveyance systems required to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act. - Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.	PW / PL	Ongoing	AF	Complete and ongoing per the entitlement review process, Conditions of Approval, Improvement Plans, and Sacramento Area Sewer District Review.
ISF.2.6 .2	Generally, the City shall not allow construction of independent community sewer systems to serve new development.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF.2.6 .3	Require all commercial or industrial development, as well as all residential development with lots smaller than two acres, to connect to a public sewer system.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF.2.7 .1	Coordinate with utility agencies to underground, strategically place, and screen equipment to the maximum extent feasible.	PL / PW	Ongoing	AF	Ongoing per the entitlement review process.
ISF 2.7.2	Require complete visual screening of all utility sites, facilities, and equipment, with special emphasis on screening in proximity to residential property or in view shed.	PL	Ongoing	AF	Ongoing as a zoning code requirement section 23.731.080.
ISF.2.8 .1	Develop an Information Technology Strategic Plan with input from community stakeholders and experts.	F	2006 / 2007	GF	Completed and Ongoing.
ISF.2.8 .2	Explore ways to improve the City's website to provide service in new ways.	CM	2006 and ongoing	GF	Ongoing development
ISF.3.1 .1	City Staff shall actively work with other agencies and jurisdictions in the development / expansion and funding of a wide range of public services	PL / ED / H / CRPD	Ongoing	GF / Grants	Ongoing – as needed

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	including, but not limited to neighborhood services, social and cultural services, special needs services, housing services, educational and community services, and recreational services.				
ISF.3.1.2	Regularly survey or otherwise identify the service needs and priorities of Rancho Cordova residents.	CM / H	Ongoing	GF	Ongoing.
ISF.3.1.3	Pursue grants and other funding opportunities to create new services or expand existing services targeted to meet the needs of Rancho Cordova residents and employees.	CM / PL / PW / B / ED / H	Ongoing	GF	Ongoing.
ISF.3.1.4	Encourage the co-location of public service providers into commercial, office, and mixed-use sites that are accessible to persons in need of services.	PL / ED / RA	Ongoing	GF	Ongoing – as needed
ISF.3.2.1	Provide financial support to the existing library system to improve services for local residents and employees (e.g., extended hours).	CM / F	Ongoing	GF / Grants	Not Completed. CF fees are currently collected for new facilities.
ISF.3.2.2	Encourage the County to locate new libraries within Rancho Cordova accessible to pedestrians, bicycles, and public transit riders, in a highly visible location that is accessible to unaccompanied children.	CM / PL / PW / ED	Ongoing	GF / Grants	Ongoing
ISF.3.2.3	Consider the establishment of a fee for public library financing based on projected employment for new non-residential development.	CM / F	2006 / 2007	GF	Not Completed.
ISF.3.2.1	Market the City's strengths and desires for development of a full-service hospital to national hospitals and medical service providers.	CM / ED / PL	2006 / Ongoing	GF	Ongoing.
ISF.3.2.2	Consider the creation of economic development or redevelopment incentives to encourage the development of a full service hospital in Rancho Cordova (e.g., assembly and / or dedication of land, reduction of fees).	ED	2006 / 2007	GF	Ongoing discussion
ISF.3.4.1	Create an organization of community volunteers at City hall by contacting local volunteer groups, coordinating activities, and facilitating the sharing of information and resources.	NS / H / PIO	2006 / Ongoing	GF	Complete and ongoing
ISF.3.4.2	Create local neighborhood advisory committees and empower leaders to enhance their community.	NS / H / PL	2006 / Ongoing	GF	Complete and ongoing for events in 2019 (e.g. ITLV).
ISF.3.4.3	Create a neighborhood services education program to increase awareness about City standards and property maintenance.	NS	2007 / Ongoing	GF	Complete and Ongoing (e.g. Blight Busters, Mayor's Walk)
ISF.4.1.1	Convene a focused design effort with the School Districts to establish design guidelines for schools. Key issues include: - Proper sizing of school campuses and consideration of urban school design. - Design solutions that enhance; rather than impact neighborhoods. - Address shared use of school facilities, including continued park/school combined facilities and community use of school campus libraries.	PL / School Districts / CRPD	2006 / 2007	GF	Ongoing.
ISF.4.1	Support the Folsom Cordova and Elk Grove Unified School Districts in	PL / School	Ongoing	AF / GF	Ongoing as part of the entitlement

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
.2	siting new school facilities according to the following criteria: - Schools should be within walking distance of most residences, and should connect with trails, bikeways, and pedestrian paths. - Schools should serve as a focal point of neighborhood activity and be interconnected with churches, parks, greenways, and off-street paths whenever possible. - New schools should be placed adjacent to neighborhood and community parks whenever possible and be designed to promote joint use of appropriate facilities.	Districts			review process.
ISF.4.1 .3	Conduct focused discussion with local school districts to discuss design of pedestrian and bicycle facilities adjacent to and within the school sites	CM	2006 / 2007 / Ongoing	GF	Completed and ongoing.
ISF.4.2 .1	Continue to pursue a single unified school district for the City's K-12 children.	CM	2006 / 2007 / Ongoing	GF	Not complete.
ISF.4.3 .1	Create economic development and / or redevelopment incentives for the location and development of educational institutions in proximity to light rail and / or visible from Highway 50.	PL / ED / RA	2006 / 2007	GF	New educational facilities have been located in proximity to light and highway 50 (e.g. Folsom Lake College)
ISF.4.3 .2	Require Community Plans, Specific Plans, and Special Planning Areas to consider the needs of community colleges and address the feasibility and appropriateness of off-campus facilities, particularly in town centers and transit-oriented developments.	PL / ED / RA	Ongoing	AF	All aspects of a project are taken into consideration during entitlement review.
IX – NATURAL RESOURCES ELEMENT					
NR.1.1. 1	Incorporate large habitat preserves and interconnected wildlife corridors in new development areas to provide ample space for animal movement.	PL	Ongoing	AF / GF	Ongoing as part of the entitlement review process and CEQA Analysis. The Ranch project includes a large habitat preserve area.
NR.1.1. 2	Review projects through the entitlement process and CEQA analysis to ensure that they comply with this policy if the site contains unique habitat, creeks and / or wooded corridors.	PL	Ongoing	AF	Ongoing.
NR.1.1. 3	As part of the consideration of development applications for individual Planning Areas containing habitats that support special-status plant and animal species that are planned to be preserved, the City shall require that these preserved habitats have interconnections with other habitat areas in order to maintain the viability of the preserved habitat to support the special-status species identified. The determination of the design and size of the "interconnections" shall be made by the City, as recommended by a qualified professional, and will include consultation with the California Department of Fish and Game and U.S. Fish and Wildlife Service.	PL	Ongoing	AF	Ongoing. The Habitat Conservation Plan was approved in 2019.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
NR.1.1.4	Prior to the approval of any public or private development project in areas containing trees, the City shall require that a determinate survey be conducted during the nesting season (March 1 and August 31) to identify if active nesting by birds protected under the Migratory Bird Treaty Act (MBTA) is taking place. If all site disturbance is to occur outside this time, the actions described in this mitigation measure are not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department shall be conducted in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 100 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and Game.	PL	Ongoing	AF	Ongoing.
NR.1.2.1	Establish a Swainson's Hawk Ordinance in coordination with the California Department of Fish and Wildlife to establish the process of mitigating for the loss of Swainson's hawk foraging habitat based on habitat value lost to development. The ordinance will set forth a process where habitat lost to development will be mitigated through the permanent protection of equivalent or better existing habitat conditions (referred to hereafter as "mitigation lands"). The specific required mitigation ratios (habitat acreage lost versus mitigation lands) and any other provisions to mitigation process shall be established through technical studies as part of the development of the ordinance and will take into account value of habitat to be converted in relation to habitat value of the mitigation lands (e.g., relation to nesting sites), proximity of the mitigation lands to adjacent conditions affecting habitat (e.g., nearby land uses and already permanently protected lands), and other relevant factors. The ordinance will also establish standards ensuring that mitigation land will be adequately protected and managed in perpetuity (e.g., via conservation easement, deed restriction or other appropriate method), and setting forth the timing of the required provision of mitigation lands in relation with the timing of the loss of habitat in the City (as its boundaries may be changed through subsequent annexations), such that mitigation lands shall be provided no later than prior to ground disturbance.	PL	2006 / 2007	GF	Completed.
NR.1.3.1	Coordinate with non-profit groups, educational institutions, and other agencies to provide environmental education programs that inform the public about the City's natural resources, existing preserve sites, and cohabitation with common urban wildlife populations.	PIO / PL	Ongoing	GF	Completed and ongoing. This included information on stormwater and impacts to sensitive habitats/species (e.g. Creek Week)
NR.1.4.1	Create an educational leaflet that identifies common invasive species and recommends the planting of non-invasive species.	PIO	2006 / 2007	GF	Not Complete.
NR.1.4.2	The City shall adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import.	NS	2006 / 2007	GF	Complete per 17.12.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
NR.1.7.1	For those areas in which special status species are found or likely to occur or where the presence of species can be reasonably inferred, the City shall require mitigation of impacts to those species that ensure that the project does not contribute to the decline of the affected species populations in the region to the extent that their decline would impact the viability of the regional population. Mitigation shall be designed by the City in coordination with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.	PL	Ongoing	AF	Ongoing.
NR.2.1.1	During the environmental review process, evaluate feasible on-site alternatives that will reduce impacts to wetland resources and effectively preserve these resources.	PL	Ongoing	AF	Ongoing.
NR.2.4.1	Develop trails and associated educational facilities (e.g., information kiosks, signage) around wetland and vernal pool preserves where possible while maintaining the integrity of sensitive natural resources.	PL / PIO	Ongoing	GF / AF	Ongoing with new development.
NR.2.4.2	Consider constructing elevated board walkways and other low impact trails interior to preserves, in coordination with the U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers.	PL	Ongoing	GF / AF	Ongoing (e.g. Anatolia-Kavala Ranch Trail)
NR.3.2.1	Develop guidelines for channel creation or modification that will ensure channel meander, naturalized side slope, and varied channel bottom elevation are considered in design.	PW / PL	2006 / 2007	GF	The Open Space Guidelines provide guidance for development along the perimeter of the open space. In addition, review for water quality treatment is part of the entitlement review process..
NR.3.2.2	Adopt and implement improvement standards for soft bottom channels.	PW / PL	2006 / 2007	GF	Completed
NR.3.3.1	Work with affected local, state and federal agencies, including SACOG, the California Department of Water Resources, Delta Keepers and the U.S. Army Corps of Engineers, to determine when natural creek corridors can and should accommodate storm flows or if separate storm water conveyance structures are necessary.	PL / PW	2006 / 2007 / Ongoing	GF / CF	Part of the Environmental permitting process.
NR.3.4.1	Establish performance standards for natural resource preserves that accomplish the following: - Provide sufficient width for a mowed firebreak (where necessary), adjacent passive recreation uses, and access for channel maintenance and flood control. - Offer sufficient width in and / or adjacent to preserves to allow for existing and created wildlife habitat, species sensitive to human disturbance, vegetative filtration for water quality, corridor for wildlife habitat linkage, protection from runoff, and other impacts of urban uses adjacent to the corridor.	PL	2006 / 2007 / Ongoing	GF / CF	The Open Space Guidelines provide guidance for development along the perimeter of the open space. In addition, review for water quality treatment is part of the entitlement review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	- Allow for sufficient width adjacent to natural resource preserves to allow for trails and greenbelts. - Prohibit the placement of water quality treatment structures designed to meet pollutant discharge requirements within mitigation preserves.				
NR.3.4.2	Establish standards that allow public access in the floodplain and buffers along creek corridors and preserves. Mitigation measures shall be incorporated into environmental documents and conditions of approval that require open-view fencing adjacent to preserves.	PL	2006 / 2007	GF / CF	Ongoing. The Ranch project includes trails adjacent to the preserve area.
NR.3.4.3	Establish standards and/or guidelines for development adjoining wetland preserves or creeks to maximize visibility by designing the land plan with public streets on at least one side of the corridor or preserve with vertical curbs, gutters, footpath(s), street lighting, and post and cable barriers to prevent unauthorized vehicular entry into creek corridors and preserves.	PL	2006 / 2007	GF	Specific guidelines have not been created; however this is part of the entitlement review process (e.g. Open Space Design Guidelines and screening requirements).
NR.4.1.1	Implement the City's Tree Preservation and Protection Ordinance (and update as necessary) to establish minimum requirements for preserving native trees and landmark trees in the City, including a definition of the size, species, and age requirements of landmark, oak, and other trees to be protected and/or replaced.	PW/PL	Ongoing	GF	A revised Tree Preservation Ordinance was adopted in 2017. The revised ordinance increased the number of protected trees and includes restrictions on trimming trees.
NR.4.1.2	Where feasible, require underground utility lines that are in close proximity to oaks and other landmark trees to be designed and installed to minimize impacts to trees. Work with the utility provider(s) to coordinate transmission line location and other potential impacts associated with the undergrounding of the utilities.	PW / PL	Ongoing	CF	Ongoing.
NR.4.1.3	Establish development guidelines that require all oak habitat to be avoided to the maximum extent feasible. When avoidance is not possible, require mitigation efforts that result in preservation of in-kind habitat in the Planning Area.	PL	2006/2008 / Ongoing	GF	Ongoing. A City arborist is on staff.
NR.4.2.1	Create development guidelines to establish minimum planting standards and require appropriate tree species and planting densities within newly landscaped areas that are visible to or shared by the public. An adopted Tree List should be used as a guideline for all tree plantings within the City.	PL	2007 / 2008	GF	Ongoing. Working on standards. Tree List has been updated and adopted.
NR.4.2.2	Create development guidelines that address landscaping standards and that require appropriate tree species and densities in buffer areas. The guidelines should also ensure that medians will include native plantings and trees, and will be wide enough to support the long-term viability of the plantings.	PL	2007 / 2008	GF	Ongoing. A City arborist has been hired. Working on standards
NR.4.2.3	Provide leaflets and planting guides that promote the use of drought-tolerant native vegetation in home landscaping.	PIO / PL	2006 / 2007	GF	Not completed.
NR.4.2.4	Discourage the use of invasive non-native species.	PL	Ongoing	GF	Ongoing as part of the entitlement review process (e.g. required landscape plans for new

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
					developments).
NR.4.2.5	Establish a mistletoe abatement and remediation program.	NS	2006 / 2007	GF	Not Completed.
NR.4.2.6	Establish guidelines to require planting of trees to reduce "heat island" effects, in order to reduce the need for air conditioning and thus conserve energy.	PL	2007 / 2008	GF	Not completed.
NR.4.3.1	Achieve "Tree City USA" status. This will require the City to continue to implement the City's Tree Preservation and Protection Ordinance (and update as necessary), appoint a board, department or commission to advise the city on tree issues, spend two dollars per capita on community forestry activities, and hold an Arbor Day celebration.	PL/ PW	2007 / 2008	GF	Completed in 2016-2017, City of Rancho Cordova listed Tree City USA.
NR.4.3.2	Designate local funds to educate the public on tree planting and preservation.	F / PIO	Ongoing	GF	Ongoing. (e.g. program to plan 1 tree a day, City Arbor Day Celebration)
NR.4.3.3	Coordinate with SMUD to offer programs or other resources to provide property owners with information on proper tree selection, proper location to reduce heat transfer effects, planting and maintenance.	PIO / PL	Ongoing	GF	Ongoing
NR.4.3.4	Actively participate in the Sacramento County Greenprint Program.	PL / PW	Ongoing	GF	On-going
NR.5.1.1	Install water-conserving landscaping and irrigation on City-owned and operated facilities.	CM	Ongoing	GF	On-going.
NR.5.1.2	Require development project approvals to include a finding that all feasible and cost-effective options for conservation and water reuse are incorporated into project design.	PW / PL	Ongoing	AF	Not Complete. However, new entitlements are required to comply with the water conservation city requirements.
NR.5.1.3	Establish a program that requires per capita water consumption to be reduced by at least 20 percent by 2030 from 2006 baseline conditions consistent with State law. The program shall include the following measures: - Restrict water usage through metering or establishing designated watering days for the City's residences and businesses. - Promote water conservation efforts through education. - Implement standards that require low-flow appliances and fixtures in all new development. - Work with water providers and water conservation agencies to create an incentive program that encourages retrofitting existing development with low-flow water fixtures. - Require new development and landscaped public areas to utilize state-of-the-art irrigation systems that reduce water consumption (e.g., gray-water systems, etc). - Encourage drought-tolerant and native vegetation.	PW / PL	2008 / 2009	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
NR.5.1.4	Require water purveyors to include a provision for water supply monitoring and reporting in the franchise agreements.	PW	Ongoing	GF	Ongoing.
NR.5.2.1	Establish a Large-Scale Recycled Water Program and Citywide Recycled Water Distribution System Ordinance.	PW	2006 / 2007	GF	Determined not feasible
NR.5.2.2	Coordinate with the City's water purveyors to establish a connected "purple pipe" system throughout the City's new development areas that uses recycled water.	PW	2007 / 2008 / Ongoing	GF	Not Complete. Not feasible.
NR.5.3.1	Restrict hazardous materials storage in the 100-year floodplain to prevent surface water contamination.	PW / PL	Ongoing	GF	Ongoing Is required by law, but City process has not been established.
NR.5.3.2	Educate the community on laws governing the proper handling of hazardous materials, especially those laws which pertain to discharging materials into creeks.	PW / PIO	Ongoing	GF	Ongoing. Part of the NPDES permit MS4
NR.5.3.3	Install appropriate signage to deter the discharge of hazardous materials into storm drains.	PW	Ongoing	GF / AF	Complete and Ongoing
NR.5.3.4	Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards. Future land uses that include on-site storage of hazardous materials and waste comply with all applicable local, state and federal regulations, including those regulating the use, storage, handling and disposal of hazardous materials.	PW / B	Ongoing	GF / AF	Public Works has expanded enforcement and education for the City's Storm Water Quality Program. Building & Safety and Code Enforcement are assisting with enforcement.
NR.5.4.1	Provide information on pollution prevention, disposal of hazardous waste and chemicals, liability and clean-up on the City's website and in educational materials and brochures.	PIO / PW	Ongoing	GF	Ongoing and included on the City's website.
NR.5.4.2	Require clean-up of contaminated ground and surface water by current and / or past owners or polluters.	PW / PL	Ongoing	AF	Ongoing.
NR.5.4.3	Encourage pollutant cleansing companies to use the latest technologies available in order to expedite the cleansing process and do the least harm to the environment.	PW / PL	Ongoing	AF	Ongoing and included on the City's website.
NR.5.5.1	Require development projects to contain urban runoff control strategies and requirements that are consistent with Master Drainage Plans and the City's urban runoff management program.	PL / PW	Ongoing	GF	Ongoing, part of the entitlement review. Adopted Drainage requirements
NR.5.5.2	Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.	PW / PL	Ongoing	AF	Ongoing per entitlement review. Adopted Drainage requirements
NR.5.5.3	Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage	PW / PL	Ongoing	AF	Ongoing per entitlement review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	systems to enhance water quality. Work with the Cordova Recreation and Park District to establish standards for integrating retention/detention basins into park sites and create examples of desirable and innovative natural drainage features.				
NR.5.5.4	Require the use of best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff consistent with current state law.	PL / PW	Ongoing	AF	Ongoing per entitlement review.
NR.6.1.1	Regulate surface mining operations as required by California's Surface Mining and Reclamation Act of 1975 ("SMARA"), Public Resources Code Section 2207 (relating to annual reporting requirements), and State Mining and Geology Board regulations for surface mining and reclamation practice.	PL	Ongoing	GF / AF	Ongoing per entitlement review.
NR.6.1.2	Coordinate mining operations and urban development to minimize conflicts between residents and mining, particularly where mining is required before urbanization.	PL	Ongoing	AF	Ongoing as part of the specific plan and master plan review.
NR.6.1.3	Require inactive mined lands to be reclaimed to a usable condition that is readily adaptable to the future, anticipated land uses.	PL	Ongoing	GF / AF	Ongoing.
NR.6.2.1	Establish and require minimum setbacks of future and reauthorized surface mining from adjoining residential land uses.	PL	Ongoing	GF	Ongoing with entitlement and development permit process.
NR.6.2.2	Prohibit the use of cyanide-leaching systems for gold extraction.	B / PW	Ongoing	GF / AF	Ongoing.
NR.7.1.1	Develop educational programs to increase energy conservation at the household and business levels.	PIO / B / PL	2008 / 2009	GF	Building & Safety website directs developers and property owners to the State website regarding Energy Code requirements, and incentive programs that may help defer costs.
NR.7.1.2	Develop a comprehensive program to conserve energy resources at City-operated facilities.	B / PL	2006 / 2007	GF	Ongoing with the Facilities Department.
NR.7.3.1	Offer incentives (e.g., reduced fees, expedited entitlement processing, density bonus) for plans/projects that exceed Title 24 energy efficiency requirements by ten percent.	PW / PL	Ongoing	GF / AF	Some financial incentives are given for energy efficiency. However, they not incentives that would allow the project to differ cost or deviate from development standards.
NR.7.4.1	Consider the following items as ways to implement this policy: - Fund a program that offers incentives for adding energy efficient systems into existing developments; - Work with local utility providers to make the public aware of energy rebate programs; and - Work with community organizations, such as SMUD, to encourage the inclusion of energy efficient systems in remodels and retrofits of existing development.	B / PL / PIO	2008 / 2009 / Ongoing	GF	Building & Safety website directs developers and property owners to the State website regarding Energy Code requirements, and incentive programs that may help defer costs

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
NR.8.1.1	Continue providing curbside recycling and green waste service to all single-family and duplex residences in Rancho Cordova.	CM / PW	Ongoing	GF / UF	Ongoing. Private companies provide the service with different size containers. Information is on the City website
NR.8.1.2	Create and facilitate a series of educational workshops for the public and businesses on composting and recycling. Provide at least one program to increase recycling by occupants of multi-family housing.	PIO / B / PL / PW	2007 / 2008 / Ongoing	GF	Ongoing and included on the City's website.
NR.8.1.3	Encourage all office, commercial, and multi-family complexes to provide recycling bins and collection service for paper, plastic, glass, and metal.	B / PL / PW	Ongoing	GF	Ongoing per the entitlement review. With coordination by Public Works.
NR.8.1.4	Provide recycling centers at City facilities (e.g., City Hall, libraries) that are available to the public free-of-charge.	CM / PW	2006 / 2007	GF	Ongoing and included on the City's website.
NR.8.1.5	Provide locations for household hazardous wastes to be recycled.	B / PW	2006 / 2007 / Ongoing	GF	Ongoing. Information provided on the City's website.
NR.8.1.6	Remove impediments to successful recycling.	CM / PW	2006 / 2007	GF	Ongoing.
NR.8.2.1	Encourage the school districts within the Planning Area to support recycling at school sites by placing easily accessible recycling bins, providing educational programs on recycling, and using recycled products.	B / PL	Ongoing	GF	Ongoing.
NR.8.4.1	Ensure that at least 50 percent of the City's office supply purchases are comprised of recycled or reusable products.	CM	Ongoing	GF	Ongoing.
NR.8.5.1	Implement the State's source reduction and recycling element (required by the California Integrated Waste Management Act) and the household hazardous waste element (required by PRC 41500-41510).	CM / PW	Ongoing	GF	Ongoing per current legislation.
X – CULTURAL AND HISTORIC RESOURCES ELEMENT					
CHR.1.1.1	Establish a permanent museum or cultural center to be used to display artifacts, documents, and public art relevant to the City's history and cultural diversity.	CM / HRC	2010	GF	There is an unofficial historical society for Rancho Cordova that meets at City Hall and keeps some of the historical items at City Hall.
CHR.1.1.2	Establish a Historic Resources Commission that is responsible for facilitating the collection, preservation, and display of the City's history.	CM	2007	GF	Not Complete
CHR.1.1.3	Commence and continue collection of the artifacts, photographs, memorabilia, and oral history of the community.	HRC	Ongoing	GF	Ongoing with different departments working with outside agencies.
CHR.1.1.4	Locate an interim facility to show and/or exhibit items of historic or cultural value. Establish exhibits for historic and cultural items at City Hall	CM / HRC	2007	GF	This has been established at the City Hall office.
CHR.1.1.5	Compile a thorough record of the City's incorporation, including records, documents, photos, and artifacts.	HRC	2008	GF	Progress has been made and is still ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
CHR.1.2.1	Develop and regularly update a comprehensive historic resources inventory, coordinating with other agencies as necessary. The inventory will contain a list of all locally historically significant properties, as well as historic archaeological and paleontological resources in the Planning Area and a map depicting their locations.	PL / HRC	2007 / Ongoing	GF	Not complete.
CHR.1.2.2	Pursue recognition of all eligible historic properties by the National Register of Historic Places and California Register of Historical Resources.	HRC	Ongoing	GF	Not complete.
CHR.1.2.3	Improve and interpret Kilgore Cemetery. Interpreting the cemetery will include determining who is buried in the older portion of the site and increasing public awareness of the cemetery's significance.	CM / HRC	2008	GF	Ongoing.
CHR.1.2.4	Consider establishing review procedures for remodeling and reconstruction of buildings and other structures.	B / PL	2007 / 2008	GF	Complete per the entitlement and building permit review process. DST is also used to expedite reviews.
CHR.1.3.1	Require historic resources and paleontological studies (i.e., archaeological and historical investigations) for all applicable discretionary projects, in accordance with CEQA regulations. The studies should identify paleontological, historic, or cultural resources in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide mitigation measures for any resources in the project area that cannot be avoided.	PL	PR	AF	Ongoing per the entitlement review process and CEQA requirements.
CHR.1.3.2	Incorporate the following two conditions in applicable permits for all discretionary projects. - The Planning Department shall be notified immediately if any cultural resources (e.g., prehistoric or historic artifacts) or paleontological resources (e.g., fossils) are uncovered during construction. All construction must stop in vicinity of the find and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology or a paleontologist shall be retained to evaluate the finds and recommend appropriate action. - The Planning Department shall be notified immediately if any human remains are uncovered and all construction must stop in vicinity of the find. The Planning Division shall notify the County Coroner according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.	PL	PR	AF	Completed per the standard conditions of approval and mitigation measures.
CHR.2.1.1	Establish a Cultural Arts Commission that will be responsible for coordinating cultural events, parades, festivals, coordinate and communicate with cultural and ethnic communities (with the City's Public Information Officer), and other activities as determined by the City Council..	CM / PIO	2007	GF	A Cultural Arts Commission has not been created, however, this is achieved by other means through partnership with the Cordova Community Council and community artists.
CHR.2.	Encourage development projects to include design features that identify	PL / CAC	PR	GF	Completed, but could provide more

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
1.2	and celebrate the different cultures that make up Rancho Cordova by updating, as necessary, the Design Guidelines to include provisions for cultural identity in development projects.				specifics in the design guidelines.
CHR.2.1.3	Encourage and invite cultural groups and organizations to participate/plan/operate citywide events and to showcase the City's cultural diversity at these events	CAC / PIO	Ongoing	GF	Ongoing.
CHR.2.2.1	Provide City information (news, bulletins, application forms, etc) pursuant to programs designed to best capture the ethnic diversity of the community (i.e. in the four major languages used in the community and other languages on demand).	PIO / CM / CAC / PL/ B/ PW	Ongoing	GF	Complete and ongoing as part of our development service counter.
CHR.2.2.2	Reach out to all ethnic groups in the City and invite and encourage their participation in City government.	PIO / CAC/ CM/ PL/ PW	Ongoing	GF	Complete and ongoing.
CHR.3.1.1	Work with community groups to establish a performing arts center in Rancho Cordova, ideally within the Downtown or Convention Overlay.	CAC	2010	GF	A performing arts center is located at the High School. Looking at including a center within the Civic Center
CHR.3.1.2	Work with local schools and other educational and youth outlets to promote artistic performances by children and artistic education programs for children. Work with school districts to establish performing arts facilities in high school and junior high school campuses.	CAC	Ongoing	GF	Not complete under CAC, but work is done under the City's outreach programs under different departments.
CHR.3.1.3	Showcase youth artwork in public venues such as City Hall, public libraries, and other places throughout the community.	CAC	Ongoing	GF	Not complete under CAC, but work is done under the City's outreach programs under different departments.
CHR.3.1.4	As necessary, revise City ordinances to allow and promote on street visual art, dance, and theatrical performances in the Downtown. Include such provisions in the Downtown Specific Plan.	CAC / PL	2008	GF	Encouraged within the Folsom Boulevard SPA, open space and design guidelines, and the zoning code, but not required.
CHR.3.1.5	Work with existing theatre, music, arts, and other performing arts groups to help them find locations in Rancho Cordova.	CM / ED	Ongoing	GF	Ongoing as work is done under the City's outreach programs under different departments.
CHR.3.2.1	Establish a Cultural Arts Commission that is responsible for establishing a public art program, directing the use of public funds for art in public places, encouraging the use of art in private development projects, and administering other cultural and artistic programs for the City as deemed appropriate by the City Council.	CM / PL	2007	GF	Not complete under CAC, but work is done under the City's outreach programs under different departments and the Cordova Community Council.
CHR.3.2.2	Promote the incorporation of monuments, plaques, signs, or artwork identifying Rancho Cordova's diverse history into development projects and on pedestrian and bicycle trails. Possible highlights include the area's agricultural, mining, Pony Express, and aerospace and aviation activities.	CAC / PL	Ongoing	GF	Not complete under CAC, but is discussed as part of the entitlement review and internal city projects.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
XI – SAFETY ELEMENT					
S.1.1.1	Conduct an evaluation, as part of the CEQA process, of the potential safety hazards of proposed development within the City and mitigate impacts as appropriate and practical to ensure a reasonable level of safety for residents, workers, and property owners.	PL	Ongoing	AF	Ongoing as new regulations and processes evolve as part of CEQA updates and case law. In addition, the City includes a Hazard Mitigation Plan
S.1.2.1	Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.	PD	2006 / 2007	GF	Complete and ongoing.
S.1.2.2	Collaborate with Folsom Cordova and Elk Grove Unified School Districts, Cordova Park and Recreation District, the faith based community, and other public entities to continue to offer public safety education classes, including but not limited to personal safety, fire safety, traffic safety, and bicycle safety.	PD / F / PIO	Ongoing	GF	Ongoing.
S.1.3.1	Create, adopt, and update, as needed a local Emergency Management Plan identifying leadership, representatives, coordination, and action for responding to emergencies in a timely and efficient manner.	CM / PD / F	Ongoing	GF	Updated, completed in 2019
S.1.3.2	Participate in the Standardized Emergency Management System (SEMS) and the National Incident management System (NIMS), and comply with the State of California Emergency Services Act.	PD / F	Ongoing	GF	Ongoing. Staff training initiated
S.1.3.3	Develop and adopt a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.	CM / PD / F	Ongoing	GF	Ongoing per the emergency preparedness plan coordinated with the Facilities department. In addition, the Multi-Jurisdiction Hazard Mitigation Plan was adopted in 2017. This is a 5 year Plan for the region.
S.1.4.1	Develop and update as necessary risk assessments and emergency management provisions to maintain or improve the safety rating of Rancho Cordova as a community with low risk of disruption.	CM / PD / F	Ongoing	GF	Ongoing. The Multi-Jurisdiction Hazard Mitigation Plan was adopted in 2016. This is a 5 year Plan for the region. The next update approval is set for 2021
S.2.1.1	Support the construction of flood control projects when clear dangers to life and property exist.	PW	Ongoing	GF / AF	Ongoing.
S.2.1.2	Participate in the National Flood Insurance Program by updating the floodplain management ordinance as necessary to help reduce future flood damage. Participation in the National Flood Insurance Program makes federally backed flood insurance available to homeowners, renters,	PW	Ongoing	GF / AF	Ongoing. The Multi-Jurisdiction Hazard Mitigation Plan was adopted in 2016. This is a 5 year Plan for the region. The next update is due 2021.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	and businesses owners in Rancho Cordova.				
S.2.1.3	Participate with the City of Sacramento, the Army Corps of Engineers, and other Federal, State, and local governments and agencies to develop policies to finance, construct, and plan flood improvements to eliminate flooding in the City.	PW	Ongoing	GF	Ongoing.
S.2.2.1	Disapprove new projects that would result in new or increased flooding impacts on adjoining parcels or upstream and downstream areas, unless it can be shown that the existing drainage facilities are being improved to mitigate such impacts.	PL	Ongoing	AF	Complete and ongoing per the entitlement review.
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.	PL	Ongoing	AF	Complete and ongoing per the entitlement review. Include within the zoning code overlay for development restrictions.
S.2.2.3	On flood-prone parcels, locate development on portions of the site that are not subject to flooding, consistent with other policies of this General Plan or provide an approved grading plan showing no-net-loss of floodplain storage.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.4	Require every residential lot to have buildable area sufficient to accommodate a residence and associated structures outside the 100-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.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.5	Require vehicular access to the buildable area of all parcels to be at or above the ten-year floodplain elevation.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.6	Preclude the creation of lots whose access will be inundated by flows resulting from a ten-year or greater storm event. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.	PW / PL	Ongoing	AF	Ongoing.
S.2.2.7	Discourage additional crossings of natural creeks in order to reduce potential flooding and access problems, except as needed to provide roadway and trail connections and preserve natural resource areas.	PL / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.2.8	Prohibit new and modified bridge structures that will cause an increase in water surface elevations of the 100-year floodplain, unless analysis clearly indicates that the physical and/or economic use of upstream property will not be adversely affected.	PL / PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.3.1	Require all new urban development projects to either incorporate runoff control measures to minimize peak flows of runoff or otherwise implement Comprehensive Drainage Plans.	PW	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.2.3.2	Maintain drainage facilities in order to ensure their proper operation during	PW	Ongoing	AF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	storms.				
S.2.3.3	Prepare a Comprehensive Drainage Plan for all streams and their tributaries prior to any development within the 100-year floodplain.	PW	Ongoing	GF	Ongoing.
S.3.1.1	Continue to implement the Uniform Building Code to ensure that structures meet all applicable seismic standards.	B	Ongoing	AF	Complete and ongoing per the building permit review process.
S.3.2.1	Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints and impose appropriate measures for geologically sensitive areas. This would include necessary measures to address expansive soil conditions.	B	Ongoing	BPF	Complete and ongoing per the building permit review process.
S.3.2.2	Impose the appropriate mitigation measures for new development located in seismic and geologically sensitive areas.	B	Ongoing	BPF	Complete and ongoing per the building permit review process.
S.4.2.1	Coordinate with Regional Transit and companies with railways in the City to ensure that they implement all appropriate safety measures.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
S.4.2.2	Investigate improvements in crossing gates and warning devices on a regular basis.	PW	2007 / Ongoing	GF	Ongoing.
S.4.2.3	Make information on railroad crossing safety available at City Hall and on the City's website to encourage safe practices by City residents and businesses.	PW	2007 / Ongoing	GF	Created a link to the RT site on the City website
S.4.3.1	Evaluate the potential for grade separations at Mayhew Road, Bradshaw Road, Routier Road, Mather Field Road, and Zinfandel Drive roadway crossings.	PW	2007 / Ongoing	GF	Ongoing.
S.4.3.2	Work with RT to design grade separations appropriate for each location.	PW	2006 / 2007	BPF	Completed and Ongoing.
S.4.3.3	Include the grade separations specified in Action S.3.3.1 in the Capital Improvement Plan, and collect fees to help fund their construction.	PW	2007 / Ongoing	GF	Ongoing.
S.5.2.1	Adopt, and update as necessary, local standards for maximum acceptable exposure for the evaluation of hazardous facilities for potential to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage.	PW	2007	GF	Ongoing. Part of the entitlement process
S.5.3.1	Regularly review the City's codes to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.	B / F	Annually	GF	Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to educate the public on hazardous material handling and storage. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
S.5.3.2	During the review and approval process for development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.	PL / PW / B / F	Ongoing	AF	Complete and ongoing per the entitlement review. Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to ensure hazardous material handling and storage policies are current with state and federal regulations. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code
S.5.3.3	Require all sites that are suspected or known to contain hazardous materials and / or are identified in a hazardous material / waste search to be reviewed, tested, and remediate for potential hazardous materials in accordance with all local, state, and federal regulations.	B / F	Ongoing	GF	Building & Safety continues to work closely with Metro Fire and the Sacramento County Environmental Management Department to ensure hazardous material issues are dealt with expediently and are current with state and federal regulations. This is also accomplished through enforcement of the California Building Code, and other provisions of the Health and Safety Code.
S.5.4.1	Support the continued enforcement of permitting requirements for radioactive materials.	Fire	Ongoing	GF	Ongoing.
S.5.4.2	Enforce public safety standards for the use of radioactive materials, including the placarding of transport vehicles.	Fire	Ongoing	GF	Ongoing.
S.5.5.1	Require industries which store and process hazardous or toxic materials to provide a buffer zone between the materials and the property boundaries; the buffer zone must be sufficient to protect public safety, as determined by the Planning Department..	Fire / PD	Ongoing	GF	Ongoing.
S.5.5.2	Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. Locate uses requiring substantial transport of hazardous materials to direct such traffic away from the city's residential and commercial areas.	PL / F / PW	Ongoing	AF	Ongoing
S.5.6.1	Continue to coordinate with the State Office of Emergency Services, the State Department of Toxic Substances Control, the State Highway Patrol, County of Sacramento, the Sacramento Metropolitan Fire District, the Rancho Cordova Police Department, and other appropriate agencies in hazardous materials route planning and incident response.	CM / F / PD	Ongoing	GF	Ongoing.
S.5.6.2	Request that state and federal agencies that regulate the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in	PD / F	Ongoing	GF	Ongoing.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	urbanized areas.				
S.6.1.1	Limit the height of structures consistent with Federal Aviation Regulation (FAR) Part 77 regulations.	PL / B	Ongoing	GF / AF	Complete and ongoing per the entitlement review.
S.6.1.2	Site new land uses consistent with the CLUP for noise impacts and safety restrictions.	PL / B	Ongoing	AF / GF	Complete and ongoing per the entitlement review.
S.7.1.1	Adopt and periodically update development standards and design guidelines consistent with current Crime Prevention through Environmental Design (CPTED). Specifically, incorporate provisions to address the following: - Natural Surveillance. Intended to keep intruders easily observable, natural surveillance provisions maximize visibility of people, parking areas, and building entrances (e.g., doors and windows that look out on to streets and parking areas, pedestrian-friendly sidewalks and streets, front porches, adequate nighttime lighting). - Territorial Reinforcement. Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. This design concept is implemented by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and fences. - Natural Access Control. A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk for offenders. This design concept is achieved by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes, and also by discouraging access to private areas with structural elements. - Target Hardening. This is accomplished by adding features that prohibit entry or access, including window locks, dead bolts for doors, and interior door hinges.	PD / PL	2007 / Ongoing	GF	Mentioned in the City's standards. The Police Dept reviews and comments on new development
S.7.1.2	Adopt and implement a City of Rancho Cordova Uniform Security Code to ensure all structures meet applicable security standards.	PD / PL	2006 / 2007 / Ongoing	GF	Not Completed.
S.7.1.3	Adapt transit-oriented development guidelines to the needs of crime prevention to the extent possible.	PD / PL	2007 / Ongoing	GP / AF	Not Completed. However, the Police Dept reviews and comments on new development
S.8.1.1	Complete a review of police services in the City on an annual basis and provide funding for additional services as needed and in conjunction with increased development.	PD	2006 / 2007	GF	Ongoing.
S.9.1.1	Continue to review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.	FD	Ongoing	GF	Ongoing per the entitlement and development permit review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
S.9.1.2	Continue to review projects for compliance with the Fire Code as part of the building permit process.	FD	Ongoing	AF	Ongoing.
S.9.1.3	Work with SMFD to develop high visibility fire prevention programs, including those that provide voluntary home inspections and increase awareness of home fire prevention measures.	B	Ongoing	BPF	Building & Safety continues to work closely with Metro Fire to educate the public on fire safety issues. This is also accomplished through enforcement of the California Fire Code.
S.9.1.4	Require on-site fire suppression systems for new commercial and industrial development, as well as multi-family residential development with five or more units, to reduce the dependence on fire department equipment and personnel.	FD	Ongoing	GF	Ongoing.
S.9.1.5	Continue to maintain, periodically update, and test the effectiveness of the City's Emergency Management Plan.	FD	Ongoing	GF	Ongoing.
S.9.1.6	Require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.	PD	Ongoing	GF	Ongoing.
S.9.1.7	Continue to enforce all existing codes and ordinances regarding fire protection, including building inspection and vegetation management.	B FD / NS	Ongoing	BPF / GF	Complete and ongoing per the building inspection and code enforcement process. XII – Air Quality Element Complete and ongoing. All city facilities are held to the standards required for energy conservation and sustainable design, in accordance with state and federal guidelines and requirements.
S.9.1.8	Coordinate the design and installation of traffic control and calming measures to minimize impacts on emergency vehicle responses.	PW / FD	Ongoing	GF	Ongoing per the entitlement and development permit review process.
S.9.1.9	The City shall require that future projects are not initiated without assurance from the Sacramento Metropolitan Fire District that sufficient service capacity exists for fire protection and emergency medical services. Service capacity considers the proximity of fire stations, availability of personnel and equipment, water flow and pressure to the site, and adherence to Fire District construction and design requirements.	PW / PL / FD	Ongoing	GF	Ongoing.
XII – AIR QUALITY ELEMENT					
AQ.1.1.1	Use the emissions guidelines produced by the California Air Resources Board, SMAQMD, and SACOG to ensure that City facilities and operations comply with mandated measures.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.1.1.	Support SMAQMD in the development of improved ambient air quality	PL	Ongoing	GF	Ongoing per the entitlement and

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
2	monitoring capabilities, as well as the establishment of standards that more adequately address the air quality impacts of proposed project plans and proposals.				development permit review process.
AQ.1.1.1.3	Support intergovernmental efforts directed at adopting stricter standards related to lowest emission technology vehicles, and more efficient burning engines and fuels (e.g., HVAC, generators, construction equipment, stricter tailpipe emissions standards, etc.).	CM	Ongoing	GF	Ongoing.
AQ.1.1.1.4	Update the General Plan as necessary if updates to the Sacramento Area Regional Ozone Attainment Plan would create inconsistencies between future buildout of the General Plan Planning Area and the Attainment Plan.	PL	Ongoing	GF	Ongoing.
AQ.1.2.1	Coordinate with SMAQMD through the environmental review process to ensure that proposed projects would not significantly affect the region's ability to meet State and federal air quality standards.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.1.2.2	Require project proponents to coordinate with SMAQMD on appropriate methodologies for evaluating project emissions and air quality impacts (e.g., emissions modeling software, SMAQMD's thresholds of significance, etc.).	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ.1.2.3	Require all new development projects that exceed SMAQMD's thresholds of significance to incorporate design, construction material, and/or other operational features that will result in a 15 percent reduction in emissions when compared to an "unmitigated baseline" project.	PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ.2.1.1	Support the location of ancillary employee services, including childcare, restaurants, banking facilities, and convenience markets, at major employment centers for the purpose of reducing mid-day vehicle trips.	PL / ED	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.2.2.1	Promote compact development within one-quarter to one-half mile of rail transit stations and transit stations along enhanced transit corridors.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process.
AQ.2.2.2	Require greenfield areas of the City to be developed in keeping with the City's Building Block Concept of livable, walk able neighborhoods with services and employment opportunities integrated within every Village of the community.	PL	Ongoing	GF	Ongoing per the entitlement and development permit review process; however specific "blocks" have not been defined.
AQ.2.3.1	Identify and adopt incentives for planning and implementing infill development projects within urbanized areas and near job centers and transportation nodes.	PL	2007 / 2008 / Ongoing	GF	Not completed.
AQ.2.4.1	Provide buffers and setbacks between sensitive land uses and sources of air pollution.	PL	Ongoing	AF	Completed and ongoing.
AQ.2.4.2	Continue to implement criteria for all new parking lots to include tree plantings that will result in 50 percent shading of parking lot surface areas within 15 years.	PL / PW	Ongoing	GF	Ongoing per the entitlement and development permit review process.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
AQ.3.1.1	Facilitate street design that encourages biking and walking in both new and established areas.	PW / PL	Ongoing	GF / CIP	Ongoing per the entitlement and development permit review process.
AQ.3.1.2	Require all new development to be designed to enable easy pedestrian and bicycle access and circulation.	PW / PL	Ongoing	AF	Ongoing per the entitlement and development permit review process.
AQ.2.1.1	Develop and distribute user-friendly maps of the City's existing and planned pedestrian and bicycle facilities to businesses and post on the City's website.	PIO	Ongoing	GF	Ongoing per the entitlement and development permit review process. Maps are provided online and at City Hall.
AQ.3.2.1	Provide and / or adequately advertise shuttles from local transit stations to special event and civic centers.	PW / PIO	Ongoing	GF	Maps are provided online and at City Hall.
AQ.3.2.2	Encourage employers to provide: direct shuttle service to light rail; transit subsidies; bicycle facilities; ridesharing; flex schedules and alternative work schedules, including telecommuting and work-at-home programs; and preferential parking for carpools.	PW / PL	Ongoing	GF	Part of TMA
AQ.3.2.3	Support the development of Transportation Demand Management services through the City's Transit-Related Services Tax Area that result in active marketing of transit services, ride sharing programs, bike and pedestrian facilities, transit facilities, and provision of transit subsidies that provide air quality benefits.	PW	Ongoing	Transit tax	Ongoing.
AQ.3.2.4	Require that new development pay its fair share of the cost of transit facilities and the operations and maintenance of transit services.	PW	Ongoing	AF	Ongoing.
AQ.3.3.1	Encourage commercial, retail, and residential developments to participate in or create Transportation Management Associations.	PW	Ongoing	AF	Ongoing.
AQ.3.3.2	Recommend that business owners schedule deliveries at off-peak traffic periods.	PW	Ongoing	GF	Ongoing.
AQ.3.4.1	Require designated carpool and vanpool parking in all new office developments.	PW / PL	Ongoing	GF	Encouraged during entitlement review
AQ.3.4.2	Consider developing a model trip reduction and air quality improvement program for City employees. The program could include flexible or compressed work schedules, commuter matching services, telecommuting options, and preferential carpool / vanpool parking, transit subsidies.	PL / PW / PIO	2007 / 2008	GF / transit tax	City Hall location includes EV Stations. Flexible work schedules for employees are available
AQ.4.1.1	Require energy-conserving features in the design and construction of new development. Many options exist for reducing pollution from energy-producing systems, including the following: - Requiring the use of the best available technologies to reduce air pollution standards. - Using building materials and methods that reduce emissions and improve indoor air quality (e.g., LEED certification, LEED Green Buildings, EPA Green Building, etc.).	B / PW	Ongoing	GF	Complete and ongoing. Currently the City enforces the provisions of the California Energy Code, the Green Building Standards and the Building Energy Efficiency Standards that are referenced within.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	- Requiring that development projects be located and designed in a way that minimizes direct and indirect emission of air contaminants. - Installing efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units. - Utilizing automated time clocks or occupant sensors to control heating systems.				
AQ.4.1.2	Encourage the use of cost-effective and innovative emission-reduction technologies in building components and design.	PW / PL	Ongoing	AF	Ongoing, future plans may involve work with economic development and SACOG for funding opportunities and projects.
AQ.4.1.3	Support the use of building materials and methods that increase efficiency beyond State Title 24 standards.	B / PL	Ongoing	AF	Complete and ongoing per the entitlement and building permit process review.
AQ.4.1.4	Encourage the use of "EPA Energy Star"-certified appliances.	B / PIO	Ongoing	GF	Ongoing.
AQ.4.1.5	Promote the implementation of sustainable design strategies for "cool communities," such as installing reflective roofing or light-colored pavement and planting urban shade trees.	B / PIO	Ongoing	GF	Complete and ongoing per the building permit process review.
AQ.4.1.6	Consider incorporating energy-conserving design and construction techniques in all City facilities.	B	Ongoing	GF	Complete and ongoing per the building inspection and code enforcement process. XII – Air Quality Element Complete and ongoing. All city facilities are held to the standards required for energy conservation and sustainable design, in accordance with state and federal guidelines and requirements.
AQ.4.2.1	Replace the City's fleet vehicles with new vehicles that utilize the lowest emission technology available, whenever economically feasible.	CM	Ongoing	GF / Grants	Completed and on-going
AQ.4.2.2	Consider adopting a policy that provides a preferential treatment to contractors using reduced emission equipment for City construction projects and for City contracts for services (e.g., garbage collection).	CM / B	2006 / 2007	GF	Not complete. The City can expedite the review for priority projects, but does not have a process for preferential treatment.
AQ.4.2.3	Encourage lowest emission technology buses in public transit fleets.	CM	Ongoing	GF	Complete and ongoing.
AQ.4.2.4	Promote developments and street systems that support the use of neighborhood electric vehicles.	PW / PL	Ongoing / PR	AF	Not Complete
AQ.4.2.5	Adopt an ordinance that limits the amount of time diesel-powered trucks, buses, and other heavy vehicles may idle in accordance with California Air Resources Control Board rules for mobile TAC sources, and that restricts	PW	2007 / 2008	GF	Ongoing. Included in the Air Quality District provisions and CEQA review.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	placing new sensitive receptors within the proximity of known toxic air contaminant (TAC) producing facilities and land uses. Sensitive receptors shall be located a safe distance from TAC sources as described in California Air Resources Board guidelines and Sacramento Air Quality Management District requirements.				
AQ.4.4.1	Enforce construction-related air quality mitigation measures adopted through the CEQA process.	PL	Ongoing	AF	Complete and ongoing.
AQ.5.1.1	Provide air quality information on the City's website, including links to public information provided by SMAQMD and the California Air Resources Board.	PIO	Ongoing	AF	Ongoing. Connection to SMAQMD website to be complete in 2020.
AQ.5.1.2	Encourage employers to post flyers about carpools, vanpools, and other modes of transportation that contribute to improved air quality in locations that are easily visible to employees.	PIO	Ongoing	GF	Ongoing.
XIII – NOISE ELEMENT					
N.1.1.1	Adopt a Noise Ordinance with noise level performance standards, including maximum allowable noise exposure, ambient vs. nuisance noise, method of measuring noise, and enforcement procedures.	PL / CM	2007	GF	Sound regulated per RCMC 6.68 (noise control). This standard is outdated and taken from the County. Needs revision and guidelines for mitigation.
N.1.2.1	Require new development of noise-creating uses to conform to the City's maximum noise levels.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N.1.2.2	Require an acoustical analysis as part of the environmental review process when noise-sensitive land uses are proposed in areas where current or projected exterior noise levels exceed the City's standards.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N.1.2.3	Require any potential noise impacts identified during the acoustical analysis to be mitigated in the project design to the maximum extent feasible.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process. Is also required per CEQA analysis.
N.1.3.1	Require an acoustical analysis as part of the environmental review process when proposed non-residential land uses are likely to produce noise levels that exceed the City's noise standards. The acoustical analysis must be prepared by a qualified person experienced in environmental noise assessment and architectural acoustics, and must estimate existing and projected cumulative noise levels and compare those levels to the policies within this Element.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement process.
N.1.3.2	Require any noise impacts identified in the acoustical analysis to be mitigated in conjunction with the project design.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and CEQA review process.
N.1.4.1	Limit construction activity to the hours of 7 a.m. to 7 p.m. weekdays and 8 a.m. to 6 p.m. weekends when construction is conducted in proximity to	PL / PW / B	Ongoing	AF / BPF	Complete and ongoing per the noise element and municipal requirements.

	Action	Responsible Party	Time Frame	Funding Source	Status 2019
	residential uses.				
N.1.4.2	Consider restricting the hours of operation of loading docks, trash compactors, and other noise-producing uses in commercial areas that are adjacent to residential uses.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process.
N.1.4.3	Require stationary construction equipment and construction staging areas to be set back from existing noise-sensitive land uses.	PL	Ongoing	AF	Completed and ongoing as part of the entitlement and building permit process.
N.1.6.1	Develop guidelines, strategies, and standards specifically related to maintaining acceptable noise levels in higher density development. Consider design and construction standards that minimize noise conflicts between residents with shared walls or floors / ceilings.	PL / B	2007	GF	There are indirect regulations and guidelines (i.e. sound wall, landscaping, UBC requirements), but nothing within the zoning code.
N.2.1.1	Encourage placement of light rail lines below the grade of the roadway in order to reduce noise impacts.	PW / PL	Ongoing	GF	This has not been achieved.
N.2.2.1	Assess the significance of the noise increase of all roadway improvement projects in existing areas according to the following criteria: - Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and - Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and - Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant.	PL / B	Ongoing	AF / BPF	Complete and ongoing per the entitlement review.
N.2.3.1	Adopt a Citywide noise reduction program to reduce traffic noise and other noise levels.	PL / PW	2007 / 2008	GF	This has not been achieved. However, the City is implementing rubberize asphalt in certain sections on thoroughfares. The rubber asphalt reduces vehicle tire noise.

2019 Housing Element Annual Report

ATTACHMENT 3

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Goal H.1	Seek a balance of housing opportunities appropriate for the range of jobs available and planned in the city.				
Policy H.1.1	Improve the City's jobs-housing balance through ensuring that housing development in Rancho Cordova provides opportunities for all income levels in order to serve the full range of available and projected jobs in the City.				
Action H.1.1.1	The City will work with the Economic Development Department to inquire with larger employers in the community to determine salary information and employee preference regarding housing type.	General Fund	Economic Development Department	Inquire with employers once every two years.	Economic Development receives EDD Data with salary information in relation to industries.
Policy H.1.2	Maintain adequate sites that support a range of housing types appropriate for the City's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs.				

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.2.1	Residential development projects of 100 gross acres or more shall include a minimum of 5 percent of the total project residential developable acreage (net) for residential uses of 30 units per acre or higher. This minimum high density acreage requirement is calculated to satisfy projected RHNA to the City. Additionally the City will require a minimum of 5 percent for residential uses of 10 units per acre or higher. Development projects with a requirement of less than 5 acres in either or both categories may opt to designate land off-site, if deemed appropriate for the project. If projects propose densities higher than the identified density, the required acreage shall be decreased accordingly. For example, if a project is required to provide 15 acres at 30 units per acre, that project could alternatively provide 11.25 acres at 40 units per acre. Similarly, if the project's requirement for land with density of 10 units per acre was 6 acres, the project could alternatively provide 4 acres at 15 units per acre. For the purpose of satisfying the 5 percent for land uses at or above 30 units per acre, sites must meet the following requirements:	General Fund, Local Housing Trust Fund	Planning Department, Housing Services Division	Ongoing, as residential applications are received.	The City has met the high density set-asides in all of the new Development Entitlements that have been recently approved or are currently under review. As part of the development review process all new housing projects are reviewed for their compliance to these housing standards. The recently approved Ranch project includes an Affordable Housing Plan.
	Sites must be zoned exclusively residential.				
	Acres used to satisfy RHNA requirements will be required to maintain set minimum densities.				
	Sites must be of sufficient size to accommodate a minimum of 16 units per site.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	Sites must be proximate to public transportation routes which provide ready access to fixed rail.				
Policy H.1.3	Promote a broader range of housing options for executives.				
Action H.1.3.1	The City's Zoning Code accommodates and facilitates the development of executive housing options in Specific Plans and large subdivisions (500+ units) in the Rural Residential (RR) and the Estate Residential (ER) zones.	General Fund	Planning Department	Ongoing, as projects are possessed though the Planning Department.	Suncreek and Rio Del Oro are approved Specific Plans, and The Ranch Special Planning Area that include a variety of housing types and densities ranging from 6.1 d.u./acre to 40 d.u./acre. As addressed in the 2013-2021 housing element land use and sites inventory, the City's current zoning standards, accompanied with vacant land, has the capacity to meet the City's fair share of the housing needs within the current planning cycle.
Policy H.1.4	Promote higher density housing in close proximity to transit, employment, and appropriate services, such as transit-oriented development				
Action H.1.4.1	As part of an ongoing effort to promote transit oriented development the City will coordinate with regional partners to incentivize the production of housing for persons living and working in same community.	General Fund	Public Works, Housing Services Division, Planning, and Economic Development departments	The City will coordinate efforts to apply for funding for transit-oriented developments as Notices of Funding Available (NOFAs) are released and will create project requirements and incentives to encourage reduced auto use in transit nodes.	The City is maintaining a commitment to TOD high-density residential in review of all projects to be located adjacent to RT access points. The City recently purchased a prime 10 acre TOD property, and has plans to look at providing housing and community uses at this site. In addition, all new master plans and specific plans currently under review, contain a variety of multimodal transportation options that focus on linkages (i.e. bike to bus, bus to light rail) to improve connectivity and usage
	o SACOG – The City will continue to work with SACOG to identify and apply for grant opportunities aimed at planning and promoting TOD development along the Regional Transit Light Rail lines.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	o Regional Transit – The City will continue to cooperate with Regional Transit in identifying transit needs in the community and working to provide viable solutions. These may include negotiating new bus routes, partnering to provide special or commuter routes, creating and maintaining a discount RT pass program for low-and very low-income residents living in the City's affordable housing, and leveraging new infill development projects around existing mass transit infrastructure (Transit Oriented Development). o Local and Regional Complete Streets Advocate groups – The City will continue to work with local and regional Complete Streets Advocate groups to improve transportations options in the City, including bicycle lanes, improved pedestrian access, and better connectivity between existing alternative transportation options and local mass transit (such as dedicated pedestrian pathways), particularly in development projects located immediately adjacent to transit services.				of existing transit systems.
Policy H.1.5	Developers of new residential projects within the newly developing areas of the City (generally in the large, vacant areas south of Highway 50) shall prepare an Affordable Housing Plan (Plan) for the project for City review and approval that identifies the project's plan for providing affordable housing.				
Action H.1.5.1	The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Ordinance if one is to be developed.	General Fund	Community Development	The Affordable Housing Plan obligations will be implemented as projects are received by the Planning Department.	The City has negotiated Affordable Housing Plan (AHP) with the developers of the SunCreek Specific Planning Area, Rio del Oro, and The Ranch Special Planning Area, as per Housing Element standards. Future Specific Plans will include Affordable Housing Plans

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	The Affordable Housing Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. The Affordable Housing Plan shall specify and include the following: 1) A projection of the number of dwelling units that will be developed as affordable to extremely low-, very low-, low , moderate-, and above moderate-income households 2) The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan of each individual project. 3) Program options within project-specific Affordable Housing Plans may include but are not limited to the following: The timing for completion of affordable housing obligations includes the following considerations: For projects proposing to construct affordable housing units or to renovate existing dwellings, the City generally supports construction/renovation of affordable dwellings concurrent with the construction of market-rate housing when feasible. - For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the project specific Affordable Housing Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	4) At the City Council's discretion, land or other contributions provided by developers as specified within project-specific Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income. 5) In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to: - Density bonuses - Fee waivers or deferrals (as reasonably available) - Expedited processing/priority processing - Reduced parking standards - Technical assistance with accessing funding - Modifications to development standards (on a case-by-case basis) - Other incentives				
Action H.1.5.2	The City will annually monitor and revise as necessary, the Affordable Housing Plan negotiation and development process to ensure that the planning process does not pose a constraint on the development of housing.	General Fund	Housing Services Division	Annually monitor the Affordable Housing Plan.	Staff reviewed the current processes and applications, no constraints were identified.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.1.5.3	Together with the developer and nonprofit partners, the City will use maximum efforts to seek available resources to support the construction of affordable housing production, including but not limited to state and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund).	State and federal housing programs and the City programs such as the City's non-residential linkage fee (Local Housing Trust Fund)	Housing Services Division, Planning, and Economic Development Departments	Apply for funding as available.	The City completed with two non-profit developers, 2 permanent supportive housing developments.
GOAL H.2	ENCOURAGE THE IMPROVEMENT, REHABILITATION, AND REVITALIZATION/REINVESTMENT OF THE CITY'S EXISTING RESIDENTIAL NEIGHBORHOODS				
Policy H.2.1	Provide neighborhood revitalization in existing areas through housing rehabilitation (owner- and renter-occupied units).				
Action H.2.1.1	The City shall continue to apply for federal and state funds to fund the City's housing rehabilitation program to assist in the improvement of owner- and renter-occupied housing units in the City.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	Apply for funding as Notices of Funding Available (NOFAs) are released.	The City's first CalHOME funded rehabilitation program funded 10 loan to low-income home-owners in need of health and safety repairs. The City will continue to strongly encourage rental housing owners and managers to re-invest and upgrade rental housing stock through the Rental Housing Inspection Program.
Action H.2.1.2	Continue the use of the City's Emergency Repair Program to provide health and safety repairs for households falling in the extremely low-, very low-, and low-income ranges. This is a grant for mobile home owners and single family homeowners to address immediate health and safety problems.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	The City will provide loans as funding becomes available each year.	In 2019 the program funded 10 roof repairs.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.2.1.3	Support churches and service clubs who organize semi-annual community improvement days by providing information about the event at City Hall and on the City's website. Continue to make information available to the community about other revitalization programs including but not limited to Blight Busters, the Neighborhood Improvement Program, SMUD, and the Sacramento Tree Foundation.	Community Development Block Grant (CDBG), or other funds (as funding becomes available to the City)	Housing Services Division, Neighborhood Services Division and Economic Development Department	Ongoing, as community improvement days occur and new programs become available.	The City's Volunteer Program worked with local businesses, residents, and church organizations to provide residential improvement and revitalization programs to impacted neighborhoods. (Re-build Day, Clean-up and Beautification Projects)
Action H.2.1.4	Continue to identify the most troubled multi-family projects (in terms of law enforcement, code enforcement, and blight conditions) and aggressively pursue the transformation or conversion of such properties into uses that move the community into a more balanced housing market and that will not result in the loss of existing affordable housing units subsidized with federal, state, or local funds.	HOME Program and CDBG Program	Housing Services Division and Neighborhood Services Division	Ongoing.	The City's Rental Housing Inspection program has continued to strongly encourage rental housing property owners and managers to make necessary health and safety improvements and has been formulating ordinances that would include services of a community prosecutor and other fee based site review to continue to bolster that encouragement.
Action H.2.1.5	Continue to implement the Crime Prevention Through Environmental Design (CPTED) standards through the design review process.	General Fund	Planning and Building Departments	Implemented as part of the project processing and review of individual development applications.	The planning department continues to use CPTED standards as part of the design review process for new entitlements and continues to consult with the City's police department for further CPTED and other safety standards.
Policy H.2.2	Continue to implement the Folsom Boulevard Specific Plan.				
Action H.2.2.1	Continue to identify and implement opportunities on Folsom Boulevard for revitalization that will improve the Folsom Boulevard corridor, especially targeting the following	General Fund	Housing Services Division, Neighborhood Services Division, and Economic Development Department	Mixed-use and revitalization opportunities are currently being developed through the Folsom Boulevard Specific Plan.	The City is working with property owners and developers to identify development opportunities along Folsom BLVD. on an ongoing basis. The City continues to work with property owners and developers along Folsom Blvd. (ie, Mills Station)

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	Underutilized, blighted, and/or vacant shopping centers on Folsom Boulevard to increase mixed use and reuse in that corridor.				
Policy H.2.3	Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.				
Action H.2.3.1	Continue implementing the Housing Stock Conservation Fee which is an annual fee collected on business licenses for multi-family properties. This program supports general code enforcement aimed at ensuring code compliance and general housing habitability. Additional code enforcement activities include targeted inspections by the Neighborhood Services Division to enforce higher standards for building maintenance, parking requirements, and landscaping	CDBG Funds, General Fund	Housing Services Division and Neighborhood Services Division	Annually	The City is continuing to collect the Housing Stock Conservation Fee on business licenses.
Policy H.2.4	Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.				
Action H.2.4.1	The City will continue to undertake the following programs and activities during the planning period of the Housing Element. The Housing Services Division and Neighborhood Services Division will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of "at-risk" units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.	Local Housing Trust Fund, CDBG	Community Development	Annually	The City provided monitoring to the City funded affordable housing programs and updated the information regarding at-risk and other affordable housing units. The City continues to meet with nonprofit developers and other stakeholders to gauge interest and look for funding to maintain existing and at-risk affordable units and develop new affordable housing.
	o Monitor owners of at-risk projects on an ongoing annual basis, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.				

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	- o Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., California Housing Partnership Corporation (CHPC), HUD, State HCD, and California Tax Credit Allocation Committee). - o Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications. - o Ensure projects are monitored to see if they are subject to other State or local requirements regarding the provision of assistance to displaced tenants. - o Annually monitor local investment in projects that have been acquired by non-profit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City’s property rehabilitation standards. - o Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project basis. - o Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full				

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	funding of programs that provide resources for preservation activities). - o Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability. - o Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.				
Action H.2.4.2	Work with interested individuals, nonprofit housing corporations, and for-profit developers to acquire rental housing projects in need of rehabilitation, and transfer ownership, when necessary, to maintain the affordability of the units to low-income households.	General Fund, Local Housing Trust Fund and other subsidies as available	Housing Services Division	Ongoing	The City continues to work with non-profit and for-profit developers to identify potential rehabilitation projects.
GOAL H.3	PROMOTE HOUSING DIVERSITY THROUGH PROVIDING A RANGE OF HIGH-QUALITY HOUSING CHOICES FOR THE COMMUNITY, INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, TOWNHOMES/CONDOMINIUMS, LIVE-WORK UNITS, MIXED-USE, MULTI-FAMILY, EXECUTIVE HOUSING, AND MOBILE HOMES, THAT SERVE ALL HOUSEHOLDS, RANGING FROM THE WORKFORCE TO EXECUTIVES TO SENIORS AND OTHER SPECIAL NEEDS GROUPS.				
Policy H.3.1	Ensure that neighborhoods are developed in a balanced, sustainable manner, avoiding over-concentration of affordable housing or oversized rental complexes and providing a range of housing prices and rents.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.3.1.1	Continue to review other local jurisdictions' programs that spread a range of housing types throughout the jurisdiction.	General Fund	Housing Services Division	Ongoing	The City maintains contact with other jurisdictions' housing programs to encourage best practices.
Action H.3.1.2	The City has identified sites B-1, B-2, L-1, L-2, and L-3, in the Land Inventory (see Tables A-18, A-19, and A-20 in the Appendix) as appropriate to meet a portion of the City's RHNA. These sites are mixed use sites and require a Conditional Use Permit to allow for residential development. The CUP requirement ensures that the commercial uses are compatible with residential development. The sites already meet the location and environmental requirements of the CUP and therefore applications on these sites will be expedited. The City will monitor the development of these sites and upon consultation with developers should the CUP process pose a constraint to the development of Housing, the City will either change the CUP requirement to a Limited Use permit or find alternative sites.	General Fund	Planning Department	Annually monitor the CUP process to ensure it doesn't pose a constraint to any of the sites listed above.	These sites are located throughout the city including Villages of Zinfandel and the Mather Special Plan Area. Discussion occurs when applicants approach the City. The Limited Use Permit was eliminated from the entitlement process in June 2017. The City will update the codes to comply with the 2019 State Laws
Policy H.3.2	Provide a range of senior housing opportunities, including senior developments with single-story homes, independent living, assisted living, skilled nursing, and shared housing, and pursue opportunities and funding to convert existing apartment complexes to senior housing facilities.				
Action H.3.2.1	Research feasibility of converting existing multi-family rental housing to senior housing facilities, such as a congregate care or assisted living facility.	General Fund	Planning Department, Housing Services Division, Building Department, and Sacramento Metro Fire District	Evaluate the feasibility of converting units as sites are identified and funding becomes available.	The City did not have an opportunity to identify a conversion facility in 2019. However, a new retirement congregate care facility was approved in 2019 and a The Ranch Special Planning Area includes an active adult neighborhood.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H.3.3	Provide housing for the special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, the homeless, and single-parent households.				
Action H.3.3.1	Provide accessibility in housing for persons with physical and developmental disabilities by implementing state and federal requirements by undertaking the following actions:	General Fund	Planning Department, Building Department, and Housing Services Division	Ongoing. Provide accessibility in housing for persons with disabilities as projects are processed through the Planning Department.	The City is currently sponsoring two supportive housing projects that are targeting groups that have a high percentage disabled population – homeless veterans, Mather's Veteran Village, which provides transitional and permanent supportive housing. Phase 3 is complete and Phase 2 is under construction with an opening date in 2020.
	☐ Review regulations and procedures for City-funded or City-operated housing programs to ensure that housing needs for persons with physical and developmental disabilities are addressed. The City will continue to encourage and support housing for persons with physical and developmental disabilities, which will include assessing the need for elevator access, continued review of zoning standards, and implementation of the City's reasonable accommodation program.				
Action H.3.3.2	Provide incentives for the development of single-room occupancy (SRO) and supportive housing units for identified special needs groups. Incentives may include fee deferrals, reduced parking requirements, density bonus, priority permit processing, technical assistance in project processing, and accessing funding for the special needs. SROs are allowed with a conditional use permit in the RD-20, RD-25, RD-30, and high density residential (HDR) zones. To ensure development standards do not constrain the development of SROs, the City will evaluate adopting development standards which may include:	General Fund, Local Housing Trust Fund, CDBG	Housing Services Division and Planning Department	Implemented as part of project processing and review of individual development applications	The City has not received any SRO applications or inquiries during 2019. However, a student housing application was received in 2019 for a medical school.
	☐ 24-hour on-site management				
	☐ Room limitation to single occupancy,				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	with allowance for overnight guests ☐ Requirements for monthly tenancies ☐ Units must be 250–300 square feet in size and include kitchen or bathroom ☐ Parking ratio of one space per unit or less, and bicycle rack storage of one rack per 5 units The Planning Department and Housing Services Division will review development standards to see if they act as a constraint as SRO applications are submitted.				
Action H.3.3.3	Participate in regional coordination for homeless services and facilities. The City will continue to support existing facilities and programs (including financial support when appropriate and necessary) and permit homeless facilities in the Office/Industrial/Mixed Use (OIMU) and the Light Industrial Business Park (LIBP) zones. The City will permit and continue to allow transitional and supportive housing in all residential zones subject to the same restrictions that apply to other residential uses of the same type in the same zone. . The City will establish managerial standards for homeless facilities that will include the following: maximum number of beds; - o Off-street parking based upon demonstrated need; - o Size and location of on-site waiting and intake areas; - o Provision of on-site management; - o Proximity to other shelters; - o Length of stay; - o Lighting; and - o Security during hours when the shelter is open	General Fund, State Emergency Shelter Program, HUD, other specialized funding	Housing Services Division	Participate in regional coordination on an annual basis. Develop managerial standards for homeless facilities within one year of adoption of the Housing Element.	The City is currently participating in the Continuum of Care through Sacramento County. Transitional housing facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities are required to have a management plan.

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H.3.4	The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation.				
Action H.3.4.1	The City will continue implementation of its Fair Housing Plan that works to affirmatively further fair housing. The Plan is part of a new fair housing effort that the City began in fiscal year 2012-2013, and includes: - o Production, marketing, and distribution of fair housing materials, and marketing in non-English languages - o Fair housing case intake, and routing of fair housing complaints through the City's Fair Housing Representative - o Routing of potential fair housing cases to the appropriate entities, including Sacramento Self-Help Housing, HUD, California Department of Fair Employment and Housing, Legal Services of Northern California, and the California Department of Consumer Affairs, etc. - o Strategic implementation of activities and programs intended to address the impediments to fair housing identified in the City's Analysis of Impediments to Fair Housing (AI) completed in 2010.	General Fund, CDBG funds	Housing Services Division	Ongoing	The City in 2019 partnered with adjacent jurisdictions as a regional approach. The partnerships in 2019 included Project Sentinel and Sacramento Self-help Housing.
Action H.3.4.2	Per Chapter 1.1.0 of the Zoning Code (Entitlements), the City will allow requests for reasonable accommodation in regard to relief from the various land use or zoning rules, policies, practices, and/or procedures that may be necessary to ensure equal access to housing designed for, intended for occupancy by, or with supportive services for individuals with disabilities as required in the Zoning Code.	General Fund	Planning Department	Ongoing	On-going. The City will continue to work to accommodate individuals that require reasonable accommodations consistent with the provision of the zoning code.
GOAL H.4	PURSUE SUSTAINABLE DEVELOPMENT AND ENERGY EFFICIENCY FOR NEW RESIDENTIAL DEVELOPMENT AND EXISTING HOUSING STOCK.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Policy H.4.1	Require energy efficiency in the design and construction of housing developments through implementation of the State Energy Conservation Standards (Title 24). The long-term economic and environmental benefits of energy efficiency shall be weighed against any increased initial costs of energy saving measures. Encourage sustainable development by reducing energy use.				
Action H.4.1.1	Partner with SMUD and PG&E to develop model programs for energy efficiency in new development without increasing costs to the homebuyer, and post and distribute information on currently available weatherization and energy conservation programs to residents and property owners as well as encourage participation in SMUD's photovoltaic (solar), energy efficiency, peak reduction, and other comparable programs. The City will distribute information through the City's newsletter, annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and postings on the City's website. To best capture the ethnic diversity of the community, information will be available in the four major languages used in the community and other languages on demand.	General Fund	Planning and Building Departments	Ongoing	The planning and building department continue to coordinate efforts to encourage energy efficiency in design. Currently, the City is cooperating with Grid Alternatives (Solar).
GOAL H.5	PURSUE PUBLIC AND PRIVATE RESOURCES AVAILABLE TO PROMOTE DIVERSE HOUSING OPPORTUNITIES, AND PARTICULARLY TO ASSIST IN THE CREATION OF WORKFORCE HOUSING AND SPECIAL NEEDS HOUSING.				
Policy H.5.1	Partner with private organizations to encourage housing investment in the City.				
Action H.5.1.1	Consider creating a local housing foundation/trust that may be funded by for profit and non-profit partners as well as major employers as well as funding from potential in-lieu fees and land grants from new developments.	General Fund	Economic Development Department	Determine viability of creating a local housing trust fund by end of fiscal year 2014.	The City has a trust which funds through the Housing Trust Development Impact Fees. The Affordable Housing Plans include an in-lieu fee.
Policy H.5.2	Pursue state and federal funding sources needed to achieve the desired range of housing choice.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.5.2.1	Pursue available and appropriate state and federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households. Appropriate sources of funding will be determined on a case-by-case basis. (See Program Timeframe and Potential Funding below.) The City will collaborate with nonprofit organizations and agencies such as Northern California Construction Training, Community Housing Opportunity Corporation. Potential funding sources for this program will include the CDBG, HOME, CalHome, and BEGIN programs, the state Multi-Family Housing Program, California Housing Finance Agency programs (such as HELP), tax exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, and various other HUD programs for special needs groups.	Economic Development Initiations Grant (EDI) CDBG, HOME, CalHome, BEGIN, Multi-Family Housing program, California Housing Finance Agency, HELP Program, HUD Program Section 221(d), Section 202 (elderly), Section 811 (persons with disabilities), Federal Home Loan Bank, Tax Exempt Bonds, Low-Income Housing Tax Credits (state and federal), and Housing Tax Increment Funds, Workforce Housing Reward Program Funds	Housing Services Division	Ongoing. The City will apply for all of the above loans and grants as Notices of Funding Available (NOFAs) are released from HCD	The City continues to apply for any and all available and applicable grants and other funding for affordable housing. These include HOME and CALHOME grant applications, Infill grant applications, Affordable Housing Sustainable Communities, Tax Credits, and other assorted funding opportunities.
Action H.5.2.2	Work with financial institutions serving Rancho Cordova to solicit interest in providing financing for extremely low-, very low-, low-, and moderate-income housing as part of their responsibilities under the Federal Community Reinvestment Act (CRA). The City will seek specific lending commitments to be used in conjunction with state and federal funds. The City will work with interested lending institutions and developers to use existing CRA-funded programs through the Federal Home Loan Bank Board and the Federal Reserve Bank Board.	CDBG, HOME and other funds (as funding becomes available to the City)	Housing Services Division	Meet with financial institutions serving Rancho Cordova regularly to determine what funding is available for lower-income households.	The City explores opportunities to work with financial institutions to encourage CRA investment. A number of banks already operate in the City of Rancho Cordova, providing very low cost down payment programs, and providing mortgages to low and moderate income households.
Policy H.5.3	Cooperate with affordable housing providers and provide regulatory and financial incentives to develop, acquire, rehabilitate, and/or manage housing affordable to extremely low-, very low-, low-, or moderate-income households.				

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	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
Action H.5.3.1	To promote the development of affordable housing, the City will market available incentives by advertising on the City's website, publishing brochures and making referrals. The incentives for developers may include:	General Fund	Housing Services Division and Planning Department	Offer incentives as projects are processed through the Planning Department.	The City is working to encourage development of affordable housing project as funds and resources become available.
	☐ Financial assistance (based on availability of housing funds)				
	☐ Expedited development review				
	☐ Streamlined processing				
	☐ Density bonuses				
	Given equal quality of design, priority will be given to projects containing units affordable to extremely low and very low-income households.				
Policy H.5.4	Require non-residential development to provide for the affordable housing needs generated or contributed to by their development.				
Action H.5.4.1	The City will continue to explore the option of updating the existing Housing Trust Development Impact Fee (fee for non-residential development that funds the Local Housing Trust Fund) to better address the needs and desires of City. The update to the fee program shall include the following:	General Fund	Community Development Department	Determine the viability of updating the Housing Trust Development Impact Fee by end of fiscal year 2016. Annually review fee to determine if additional updates are necessary to reflect changes in real estate market.	The City did not consider updating the fee in 2019. It was determined that the current impact fee meets the desires of the City at this time.
	☐ An updated nexus study addressing the extremely low-, very low- and low-income housing needs generated by non-residential development, including the cost to provide a variety of lower-income housing types;				
	☐ A fee structure based on defined types of non-residential development that are consistent with uses identified in the Zoning Code;				
	☐ A fee component to cover administrative costs;				
	☐ An annual inflationary adjustment;				
	☐ Exempt uses; and				

	Description	Funding Source:	Responsible Agency:	Time Frame:	Status/Steps Taken
	☐ Allowed uses of the fee, including its use to provide pre-development, construction, and permanent financing for affordable multi-family projects and provide a homebuyer assistance program.				

Attachment 4 Housing Element HCD Table

Jurisdiction		Rancho Cordova		ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)					This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here				
Reporting Year		2019 (Jan. 1 - Dec. 31)											
Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1539			50		50					100	1439
	Non-Deed Restricted												
Low	Deed Restricted	1079											1079
	Non-Deed Restricted												
Moderate	Deed Restricted	1303										427	876
	Non-Deed Restricted												
Above Moderate		3087	331	254	402	330	306	151	254			2028	1059
Total RHNA		7008											
Total Units			331	254	452	330	466	258	464			2555	4453
Note: units serving extremely low-income households are included in the very low-income permitted units totals													
Cells in grey contain auto-calculation formulas													

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	
Jurisdiction	Rancho Cordova		ANNUAL ELEMENT PROGRESS REPORT										Note: "+" indicates an optional field							
Reporting Year	2019 (Jan. 1 - Dec. 31)		Housing Element Implementation										Cells in grey contain auto-calculation formulas							
CCR Title 25 §6202)																				
Table A																				
Housing Development Applications Submitted																				
Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
1				2		3	4		5						6		7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	132	1158	1290	149	0	0	
072-0300-001072-0300-002072-0300-005072-0300-008073-0100-010073-000-010	072-0300-001072-0300-002072-0300-005072-0300-008073-0100-010073-000-010	Extension of Edington Drive, north of Evanston Way	The Preserve	DD9835	SFD	O	8/2/2019								434	434		No	Application is still in process	
067-0040-010	067-0040-010	West side of Grand Line Road, approximately 1 miles south of Douglas Road	Grantline 220	DD9837	SFD	O	8/30/2019								575	575		No	Application is still in process	
072-2360-040	072-2360-040	3370 Zinfandel Drive	Rancho Cordova Retirement Residence	DD9900	MH	R	10/2/2019								149	149	149	No	Application is still in process	
072-0370-071	072-0370-071	South of White Rock Rd., West of Rancho Cordova Pkwy., North of International	Rio Del Oro - Parcel 66	DD9901	SFD	O	1/18/2019							132	132			No	Application is still in process	
															0					

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Jurisdiction	Rancho Cordova		ANNUAL ELEMENT PROGRESS REPORT										Note: "*" indicates an optional field				
Reporting Year	2019 (Jan. 1 - Dec. 31)		Housing Element Implementation										Cells in grey contain auto-calculation formulas				
(CCR Title 25 §6202)																	
Table C																	
Sites Identified or Rezoned to Accommodate Shortfall Housing Need																	
Project Identifier			Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description								
1			2	3				4	5	6	7	8		9	10	11	
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT			
Housing Element Implementation			
(CCR Title 25 §6202)			
Jurisdiction	Rancho Cordova		
Reporting Year	2019 (Jan. 1 - Dec. 31)		
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Maintain Adequate Sites	Maintain adequate sites that support a range of housing types appropriate for the City's housing needs, taking into account employment projections, household growth, and the City's share of regional housing needs.	Ongoing as housing applications are received	The City's Housing Element currently includes adequate sites to accommodate the City's share of the regional housing need for each income level.
Assist Development	Pursue state and federal funding sources needed to achieve the desired range of housing choice.	Ongoing	The City continues to apply for any and all available and applicable grants and other funding for affordable housing. These include HOME and CALHOME grant applications, Infill grant applications, Affordable Housing Sustainable Communities, UrbanLift neighborhood applications, Tax Credits, and other available funding opportunities.
Conserve and Improve	Ensure that existing housing stock within the City is maintained and remains habitable in order to assist in meeting the housing needs of the community.	Annually	The City is continuing to collect the Housing Stock Conservation Fee on business licenses and fund two additional rental housing code enforcement officers from its Community Development Block Grant program to adequately monitor the City's housing stock.
Promote Fair Housing	The City will continue to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, disability, familial status, source of income, or sexual orientation.	Ongoing	The City of Rancho Cordova partnered with adjacent jurisdictions and agencies on a regional approach in 2019. The partnerships in 2019 included Project Sentinel and Sacramento Self-help Housing. The City is also currently participating in the Homeless Continuum of Care through Sacramento County. The City is also the physical location of the largest transitional housing facility in the County – the Mather Community Campus. Transitional housing facilities receive special consideration during the entitlement process, including parking reductions and density bonuses. All transitional facilities are required to have a management plan. Finally, the City is currently sponsoring two supportive housing projects that are targeting groups that have a high percentage disabled population – homeless veterans– at the Mather Veterans Village, which provides transitional and permanent supportive housing. Phases 2 and 3 were under construction in 2019. Phase 3 was completed and occupied in July, 2019.

ATTACHMENT 4

Prserve Assisted Housing	Preserve housing units at risk of losing affordability status for units that are subsidized with federal, state, or local funds.	Annually	The City reviewed the assisted housing developments in 2019 and determined that no assisted housing developments were nearing the end of their restricted affordability periods.
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[illegible]

ATTACHMENT 4

Jurisdiction	Rancho Cordova			ANNUAL ELEMENT PROGRESS REPORT				Note: "+" indicates an optional field	
Reporting Period	2019 (Jan. 1 - Dec. 31)			Housing Element Implementation				Cells in grey contain auto-calculation formulas	
				(CCR Title 25 §6202)					
Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

ATTACHMENT 4

Jurisdiction		Rancho Cordova		NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.		Note: "+" indicates an optional field	
Reporting Period		2019 (Jan. 1 - Dec. 31)				Cells in grey contain auto-calculation formulas	
				ANNUAL ELEMENT PROGRESS REPORT			
				Housing Element Implementation			
				(CCR Title 25 §6202)			
Table G							
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of							
Project Identifier							
1							4
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site	
Summary Row: Start Data Entry Below							

ATTACHMENT 4

A	B	C	D
Jurisdiction	Rancho Cordova		
Reporting Year	2019	(Jan. 1 - Dec. 31)	
Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		0
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			149
Total Units			149
Note: Units serving extremely low-income households are included in the very low-income permitted units totals			
Housing Applications Summary			
Total Housing Applications Submitted:			0
Number of Proposed Units in All Applications Received:			1,290
Total Housing Units Approved:			149
Total Housing Units Disapproved:			0
Use of SB 35 Streamlining Provisions			
Number of Applications for Streamlining			0
Number of Streamlining Applications Approved			0
Total Developments Approved with Streamlining			0
Total Units Constructed with Streamlining			0

ATTACHMENT 4

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0
Cells in grey contain auto-calculation formulas			

ATTACHMENT 5

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
1	Adoption of the LHMP into the Safety Element of the General Plan by reference or incorporation	All Hazards	High	Planning	Local	As soon as possible (by the end of 2018)	Completed Dec 2018
2	Sunrise Blvd Widening Kiefer to Jackson	Flooding	Med	Public Works	Fed, State, and Local	Within 5 years	Anticipate design start in 2022.
3	City Disaster Debris Management Plan	Multi-hazard	Med	Public Works	FEMA, Local	Completed	Completed
4	Transportation Interconnectivity; ensure interconnectivity and road standards are maintained for disaster preparedness/evacuations	Multi-hazard	High	Planning and Public Works	Local	On-going	On-going
5	Intergovernmental Agreement between County and the City	Multi-hazard	Med	Public Works	FEMA, Local	MOU Completed	Completed
6	Land Use; as the City grows towards the south and east, cluster development and open space will be encouraged.	Multi-hazard	High	Planning	Local	On-going	On-going
7	Post disaster training for staff	Multi-hazard	High	Planning	Local	On-going	On-going
8	Update/Maintain Emergency Operation Plan (EOPs). Assemble key City staff to form a team to update and maintain EOPs	Multi-hazard	Med	Public Works to include all City Depts.	Local	Next 5 years	City of Rancho Cordova is part of the Sacramento County Emergency Operation Area Plan (EOA). Staff attends training classes (On-Going).
9	Increase Everbridge (Reverse 911 system to provide message	Multi-hazard	Med	Public Information	Local	FY 16/17	On-Going

ATTACHMENT 5

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
	alerts) Enrollment			Officer			
10	Develop and maintain a database to track community vulnerability	Gas infrastructure and facilities	Med	IT Dept, Public Works; GIS, Police and Fire	Local	FY 17	Part of the Hazard Mitigation Plan
11	City Website and Social Media Emergency Information (ensure info regarding emergencies is available through the City website with link to the Multi-Jurisdiction HMP, press notification and social media)	Multi-hazard	High	Communication Dept.		FY 18; info on website evaluated once a year	Completed Link to Multi-Jurisdiction HMP on City Planning website page FY 18.
12	Building & Safety Division Disaster Inspector Training	Post disaster, Multi-hazard	Med	Building Division	Local	As needed	3 Building Inspectors are Certified
13	Landscape and Irrigation requirements for City owned facilities. (Develop a new drought policy	Drought	Med	Public Works, Facility Dept, Finance	Local	Next 5 years (deadline date of 2021)	Part of the LID development for new facilities.
14	Landscape Ordinance (Update and maintain proper landscaping practices)	Drought	High	Planning	Local	On-going	On-going
15	Impervious surface (restrict impervious surface)	Drought and flooding	Med	Planning	Local	On-going	On-going
16	Porous pavement and vegetative buffers (encourage the use of porous pavement, vegetative buffers, and islands in large parking areas)	Drought and flooding	Med	Planning	Local	On-going	On-going
17	Storm Water Pump Station Infrastructure Upgrades (purchase 4 portable generators)	Flooding	High	Public Works	Local	Next 5 years (deadline date of 2021)	Analysis completed. Only 1 portable generator

ATTACHMENT 5

Hazard Mitigation Plan Action Items

Action #	Description	Hazard(s) Addressed	Priority	Lead Agency /Department	Potential Funding Sources	Implementation Schedule	Implementation Status
							is needed. Awaiting to purchase generator.
18	SB-5 Urban Level of Flood Protection	Flooding	High	Public Works	Local	Completed by 2017	Completed 2017
19	Channel Vegetation Management and Erosion Control	Flooding	Med	Public Works	Local	Next 5 years (deadline date of 2021)	On-going
20	Adoption of Hydromodification and Low Impact Development (LID) Standards	Flooding and Drought	Med	Public Works	Local	Next 5 years (deadline date of 2021)	Completed in 2018
21	Stormwater Capital Improvement Master Plan (identify existing flooding problems and analysis priority list of recommendations for capital improvement projects	Flooding	High	Public Works	Local	Next 5 years (deadline date of 2021)	Initiated in 2018. Anticipated to be completed in 2020.
22	Sunrise Blvd & Monier Circle Drainage Improvements	Flooding	High	Public Works	Local	Next 5 years (deadline date of 2021)	Improvements are in the planning stage (2019)
23	Roundabouts (Encourage roundabouts in place of traffic signals where appropriate)	High wind and storm (evacuation)	Med	Planning/Public Works	Local	On-going through development process	On-going.

MEMORANDUM



DATE: March 16, 2020

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Quoc Nam, Associate Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 162-2019-1 FOR ON-CALL ENGINEERING AND DESIGN SERVICES WITH BENNETT ENGINEERING SERVICES, INC. TO INCREASE THE CONTRACT AMOUNT FROM \$148,000 TO AN AMOUNT NOT TO EXCEED \$203,629 FOR THE MATHER FIELD ROAD REHABILITATION PROJECT.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of this resolution will authorize the City Manager to execute Contract Amendment No. 162-2019-1 to increase the contract amount from \$148,000 to an amount not to exceed \$203,629 for continued on-call engineering and design services with Bennett Engineering Services, Inc. for the Mather Field Road Rehabilitation Project.

BACKGROUND

Mather Field Road is a highly traveled corridor with average daily trips of approximately 41,000 vehicles. This corridor has been identified as a high priority road rehabilitation project by the City of Rancho Cordova.

The rehabilitation of this corridor is not only necessary, but also aligns with the City goals to promote the positive image of Rancho Cordova; ensure a safe, inviting and livable community; and ensures the availability of the best public services in the region while practicing sound financial management.

On October 21, 2019, City Council approved Contract No. 162-2019 for Bennett Engineering Services, Inc. to provide on-call engineering and design services for the Mather Field Road Rehabilitation Project.

As part of the project coordination process, City staff has identified the need for electrical

upgrades that will provide the ability to optimize the City's signal infrastructure along this corridor with greater efficiencies while minimizing congestion. Therefore, this contract amendment will include additional scope of work for electrical upgrades to the traffic signal infrastructure.

The project schedule will remain unchanged. The design of the project is anticipated to be complete by spring 2020 and construction is anticipated to begin summer 2020.

FISCAL IMPACT AND FUNDING SOURCE

Funding for the Mather Field Road consists of \$517,700 in Community Enhancement Fund and \$2,482,300 in Road Maintenance and Rehabilitation Fund for the delivery of the project.

This project is included in the City's current approved Capital Improvement Plan and in the 2019/2020 budget. There is no impact to the general fund.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment 162-2019-1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 162-2019-1 FOR ON-CALL ENGINEERING AND DESIGN SERVICES WITH BENNETT ENGINEERING SERVICES, INC. TO INCREASE THE CONTRACT AMOUNT FROM \$148,000 TO AN AMOUNT NOT TO EXCEED \$203,629 FOR THE MATHER FIELD ROAD REHABILITATION PROJECT

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated October 21, 2019, for the purposes of providing on-call engineering and design services; and

WHEREAS, adoption of this resolution will authorize the City Manager to execute Contract Amendment 162-2019-1 for professional services to increase the contract amount from \$148,000 to an amount not to exceed \$203,629 for on-call engineering and design services for the Mather Field Road Rehabilitation Project; and

WHEREAS, the rehabilitation of this corridor will include new pavement, enhanced landscaping of existing medians, improved pedestrian access, new striping, and electrical upgrades to the traffic signal infrastructure; and

WHEREAS, the contract will be paid through Community Enhancement Fund and Road Maintenance and Rehabilitation Fund. The contract does not impact the General Fund; and

WHEREAS, the services will exceed the maximum amount the City Manager has authorization to approve; and

WHEREAS, there are sufficient funds budgeted to cover the cost of the contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager or his designee to execute contract amendment 162-2019-1 with Bennett Engineering Services, Inc., to increase the contract amount from \$148,000 to an amount not to exceed \$203,629 for additional scope of work for electrical upgrades to the traffic signal infrastructure and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of March 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

David M. Sander, Mayor

FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND BENNETT ENGINEERING SERVICES, INC.

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Bennett Engineering Services, Inc. ("Professional") as of March 16, 2020. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") No. 162-2019 dated October 21, 2019 in the amount of \$148,000 for the purpose of providing on-call engineering and design service; and

WHEREAS, Amendment No. 162-2019-1 will increase the total compensation amount from \$148,000 to an amount not to exceed \$203,629 for additional scope of work for electrical upgrades to the traffic signal infrastructure; and

WHEREAS, the Parties agree that changes to the term and services provided for in the PSA are necessary in order for the City to continue receiving services by Professional.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed \$148,000. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed Two Hundred Three Thousand Six Hundred Twenty-Nine Dollars (\$203,629), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

2. The document entitled "Scope of Work," attached hereto as Exhibit A, shall replace and supersede the PSA's Exhibit A.
3. The document entitled "Compensation Schedule," attached hereto as Exhibit B, shall replace and supersede the PSA's Exhibit B.
4. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.
5. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

6. Contract Administration. This Agreement shall be administered by Quoc Nham, ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

Notices. Any written notice to Professional shall be sent to:

Mr. Leo Rubio, P.E., President
Bennett Engineering Services, Inc.
1082 Sunrise Avenue, Suite 100
Roseville, CA 95611

Email Address (for Insurance Update Requests): lrubio@ben-en.com

Any written notice to City shall be sent to:

City of Rancho Cordova
Attn: Quoc Nham, Public Works Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670
qnham@cityofranchocordova.org

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Leo Rubio, President

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk
Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney
Date: _____

EXHIBIT A
SCOPE OF WORK

Exhibit A: Scope of Services_Amend No. 1

Client: City of Rancho Cordova
Consultant: Bennett Engineering Services Inc.
Project: Mather Field Rehabilitation
Date: January 28, 2020



TRUSTED ENGINEERING ADVISORS

Bennett Engineering Services
1082 Sunrise Avenue, Suite 100
Roseville, California 95661

T 916.783.4100
F 916.783.4110

www.ben-en.com

Consultant's services shall be limited to those expressly set forth below, and Consultant shall have no other obligations or responsibilities for the Project or to the Client except as agreed to in writing or as provided in this Agreement. All of Consultant's services in any way related to the Project or Client shall be subject to the terms of this Agreement.

PROJECT DESCRIPTION:

Bennett Engineering Services (BEN|EN) will provide engineering support services to City staff for Mather Field Rehabilitation Project. The project includes, aerial survey & topo mapping, utility coordination, re-design existing median, landscape and irrigation design, and pavement evaluation & resurfacing recommendation. The limits will be from the southernmost third rail road track (UPRR) south of Folsom Blvd, to the intersection of Mather Field Road and International Drive. BEN|EN will submit a 60%, 90%, and 100% PS&E for City to provide up to 3 rounds of review comments and then we will proceed to providing Final PS&E. The City of Rancho Cordova has provided the following Project Description to consider:

Civil Work

- Provide Plans for Rehabilitation of Mather Field with a similar look and feel to Cordova Park SRTS
 - Provide improvement over a faded aerial image and aerial survey information.
- Update two (2) Curb ramps to make ADA compliant at El Mercado Drive.
- Close any sidewalk gaps along Mather Field Road and identify areas to remove and replace broken sidewalk
- Provide pedestrian refuge area on SW corner of Mills Station Rd
- Evaluate drainage through the corridor and proposed improvements/upgrades to drop inlets.
- Assist City with Encroachment permit for Caltrans

Electrical Work

- Replace detection loops with Video detection at 6 intersections.

Environmental Work

- City is requesting support in preparing the Memo to accompany the Notice of Exception to satisfy CEQA.

Geotechnical Work

- Perform up to 8 cores along Mather Field Road to investigate existing cross section and R-value of soil
 - Four cores will be done north of US-50 and four cores will be done south of US-50.
 - Provide pavement evaluation and recommendation for rehabilitation.

Landscape Work

- Widen the median (if needed) from I-50 eastbound Off-ramp intersection to the southbound left turn lane pocket at Rockingham Drive (Approximately 1000LF).
 - Use the same landscape palette that is used on Mather Field, just north of I-50.

Survey Work

- Provide aerial survey from Folsom Blvd, down to intersection of Mather Field Road and International Drive.
- Provide topo survey for up to 2 curb ramps (see Civil Work for locations) and one pedestrian refuge island

KEY WORK SCOPE ASSUMPTIONS:

- Video detection will be installed at 6 intersections, add electrical sub to contract.
- No potholing is anticipated for this project
- No drainage improvements (design) anticipated other than calling out upgrades to existing drop inlets.
- No need to establish right of way since all work will be confined from back of sidewalk to back of sidewalk.
- No rehab work on I-50 Bridge deck
- No need to consider FDR for this portion
- City will provide the PCI for the entirety of the project
- City will be responsible for providing copies of any Maintenance Agreement (MA) the City has with Caltrans. No additional support for updating MA anticipated as part of this effort.

TASK 1. Project Management

Subtask 1.1. Meetings and Project Coordination

BEN|EN, in collaboration with City Project Manager, will coordinate project meetings with representatives from subconsultants and appropriate City staff. BEN|EN will setup and facilitate all interagency, field review, and other project related meetings. BEN|EN will prepare all meeting agendas and meeting minutes and distribute these to the meeting attendees (assume 6 meetings).

Subtask 1.2. Agency Coordination

BEN|EN will coordinate with the City and the Operations and Maintenance Department, Joint Powers Authority (JPA), utility purveyors, and Caltrans. BEN|EN will inform the City Project Manager of all coordination efforts with outside agencies prior to any meeting with an outside agency or organization. BEN|EN will participate in coordination meetings with Caltrans in an effort to help during project review and encroachment permit application process.

Subtask 1.3. Monthly Invoices, Status Reports, and Project Schedule

BEN|EN will prepare and submit monthly invoices and status reports to the City. The status reports will include project tasks completed, deliverables submitted and budget expenditures for that months invoice. Invoices will include employee rates, expenses per task, and a copy of any subconsultant invoices. BEN|EN will provide a project schedule, using Microsoft Project, showing the activities and milestones outlined in our project scope. The activities will show begin and end dates, duration and dependency on other tasks. The schedule will be refined and maintained after major milestone or as decisions that impact the schedule are made throughout the life of the project.

Subtask 1.4. Quality Control

BEN|EN will utilize our existing internal controls and the guidelines as set by the City, and we will provide technical resources necessary to ensure that deliverables are complete, and that they meet the City's requirements. Reviews will be conducted by experienced staff not directly involved with the design or preparation of the deliverables. The review will be documented using a review form indicating the reviewer name, date of review, and the resolution of any comments. This task includes providing quality control reviews for the 60%, 90%, and 100% PS&E submittals.

DELIVERABLES:

- Meeting notices, agendas, minutes, and sign-in-sheets.
- Status report and monthly invoices
- Hardcopy and PDF of project schedule
- Quality control review forms

TASK 2. Topographic Survey and Mapping

Scope of Services - Mather Field Rehabilitation

Subtask 2.1. Topographic Surveying and Mapping

UNICO Engineering will perform topographic surveying and base mapping of the proposed project along Mather Field Road. UNICO will utilize project control derived from the NAD83 datum and an approved County of Sacramento NAVD88 benchmark. UNICO will perform a surface scan of the roadway from edge of pavement to opposite edge of pavement. The survey will collect high-density 3D scan data at 26,000 points per second and will include high resolution VISION imaging point data to provide a detailed analyzation of the pavement conditions along the project corridor. The general limits are along Mather Field Road from Folsom Boulevard to the intersection of Mather Field Road and International Drive. UNICO will perform detailed topographic surveying and mapping of two curb ramps on El Mercado Drive for the purpose of ADA compliance. UNICO will also survey the proposed pedestrian refuge area at the southwest corner of Mills Station Road. UNICO will survey and map all utility lids and structures within the paved area of the project. This will include valves, boxes, manholes and monument boxes. UNICO will perform base mapping of topographic and scan surveys to include 1' contours, 3D surface and planimetrics. Boundary and right of way surveys are not required for this work as all work will take place within the existing street improvements.

DELIVERABLES:

- *AutoCAD base file*
- *Surface Scan Files and Clouds*
- *Point Files*

TASK 3. Utility Coordination ABC Process

BEN|EN will prepare Utility Letters A, B, C, along with utility plans for the utility companies. Utilities known to operate in the vicinity of the project will be contacted. BEN|EN will map the existing utilities based on as-built plans, utility maps, field observation, and topographic survey of above ground utilities. Utilities conflicts with the proposed design will be identified and we will work with each utility company to develop relocation plans if necessary. All utility coordination efforts will be tracked using our internal utility tracking process.

Subtask 3.1. Utility Letters A

BEN|EN will prepare and provide exhibit to accompany the Utility Letter A. BEN|EN will then map the existing utilities with information provided by the City and the utility companies

Subtask 3.2. Utility Letters B

BEN|EN will generate Utility Conflict Maps that will be sent to each utility company that is being impacted. BEN|EN will coordinate any field review with utility companies to go over potential impacts and identify ways to mitigate the impact. BEN|EN assumes up to 3 field meeting with utility companies.

Subtask 3.3. Utility Letters C

BEN|EN will coordinate the development of relocation plans or demonstrate the relocation/adjustments in our plan set. BEN|EN will assist the city in generating any utility agreement between utility companies needing to have utilities adjusted/relocated.

TASK 4. Pavement Evaluation, Preliminary Engineering, and Environmental Documents

Subtask 4.1. Pavement Evaluation

GEOCON will evaluate existing pavement and subgrade conditions by performing pavement coring along Mather Field Road from Folsom Boulevard to the Mather Field Road and International Drive intersection and provide conclusions and recommendations for repair and/or rehabilitation. Rehabilitation will likely include isolated dig outs and grind/overlay with or without a pavement reinforcement interlayer. GEOCON will perform the following services:

- A GEOCON senior staff engineer will perform a site visit to observe existing pavement conditions and to pre-mark proposed core locations.
- Notify subscribing utility companies via Underground Service Alert (USA) a minimum of two working days (as required by law) prior to performing exploratory excavations at the site.
- Obtain an encroachment permit from the City of Rancho Cordova (assume no fee).
- Perform up to 8 pavement cores within the northbound and southbound lanes of Mather Field Road. Four (4) cores each will be located north and south of US Highway 50 in the northbound and southbound lanes.
- Provide necessary traffic control measures during fieldwork.
- Measure existing pavement section material thicknesses at the core locations.
- Obtain subgrade soil samples from the core locations.
- Patch the cores with rapid-set concrete or cold-patch asphalt concrete (AC).

DELIVERABLES: Summary report with conclusions and recommendations will include (but not be limited to) the following:

- Map showing core locations
- Site plan with typical pavement distress and recommended dig out locations noted
- Pavement condition description
- Pavement section material thicknesses at the core locations
- Pavement repair/rehabilitation recommendations

Subtask 4.2. Notice of Exemption/Categorical Exemption

GPA will prepare a Notice of Exemption (NOE) for the City's use in documenting the categorical exemption after project approval. The NOE will include all elements as required pursuant to CEQA Guidelines Section 15062 and will include supporting documentation demonstrating the project's compliance with the requirements of a CEQA CE. GPA assumes that City will file the NOE with the Sacramento County Clerk's Office and pay applicable fees. GPA will file the NOE with the California State Clearinghouse.

DELIVERABLES:

- One (1) electronic copy of the Notice of Exemption and supporting documentation for City's use in filing with the Sacramento County Clerk's Office. One (1) electronic copy of the Notice of Exemption filed with the California State Clearinghouse.

ASSUMPTIONS

- Project would qualify as Categorical exempt from CEQA under CEQA Guidelines Section 15301: Existing Facilities.
- Up to two rounds of comments on each deliverable. If responses to additional comments are requested, GPA will provide an additional scope of work and budget to support this effort.
- This scope of work is based on the project information provided by the City/design engineering team. If the limits of the project area or scope of the project change substantially, GPA will provide an additional scope of work and budget to support this effort.
- The project would be constructed entirely within existing City-owned rights-of-way and no acquisition would be required.
- GPA assumes that the City will be responsible for paying the required CEQA filing fees.
- No regulatory agency permits would be required for the project.

TASK 5. Final Plans, Specifications, and Estimate Documents

BEN|EN will engage HELIX for the irrigation and landscape design to be included in the following 60%, 90%, 100% and Final PS&E Submittals.

Y&C will Y&C will obtain electronic base plan and as-built signal plan for the following intersections on Mather Field Road and verify them in the field:

- *Folsom Boulevard (only south leg is within project limit)*
- *Mills Station Road*
- *US 50 WB Off-ramp*
- *US 50 EB Off-ramp*
- *Rockingham Drive*
- *International Drive (only north leg is within project limit)*

Y&C will prepare 60% electrical plans, specifications, and cost estimates (PS&E) for replacing detector loops on all approaches at project intersections within project limits with video/radar detection systems, except the Folsom Boulevard intersection at which detector loops will be re-installed.

Subtask 5.1. 60% Plans, Specifications & Estimate

BEN|EN will prepare and submit Plans, Specifications and Estimates to the City for review and comment. This submittal will include a complete set of construction drawings including but not limited to the following:

- *Title Sheet*
- *General Notes*
- *Survey Control Sheet/ Key Sheet*
- *Typical Cross Sections*
- *Roadway Layouts (scale 1"=20')*
- *Construction Detail*
- *Signage and Striping Plans*
- *Irrigation and Landscape Plans*
- *Traffic Signal Layout Plans*
- *Detailed Construction Cost Estimate*
- *Project Specifications*

Previous review comments received from the City will be tabulated; responses will be addressed and incorporated on the project plans as necessary.

DELIVERABLES:

- *One full size set and three (3) 11 x 17 sets of the plans, specifications and estimate at the 60% level*

Subtask 5.2. 90% Plans, Specifications, and Estimate

BEN|EN will prepare and submit 90% plans, specifications and estimates to the City for review and comment. Previous review comments received from the City will be tabulated; responses will be addressed and incorporated on the project plans as necessary.

DELIVERABLES:

- *One full size set and three (3) 11 x 17 sets of the plans, specifications and estimate at the 90% level*

Subtask 5.3. 100% and Final Plans, Specifications, and Estimate

Prepare and submit plans, specifications and estimates to the City for final review. Previous review comments received from the City will be tabulated; responses will be addressed and incorporated on the project plans as necessary. Upon verification of all comments incorporated into the 100% submittal, BEN|EN will provide a Final PS&E stamped copy. Additional revisions to 100% PS&E set will be done as part of an amendment if required at this phase of the project.

DELIVERABLES:

- *One full size set of the plans, specifications and estimate at the 100% level*
- *One full size stamped set of plans, specifications and estimate. A PDF copy of the plans, specifications, and cost estimate*

TASK 6. Bidding and Construction Assistance

Subtask 6.1. Bidding Assistance

BEN|EN will draft responses to bidder inquiries during the bidding process for City review and distribution to all bidders. Our team assumes responding to four (4) bidder inquiries.

Subtask 6.2. Construction Assistance

BEN|EN will attend the pre-construction meeting and will assist the City staff to review any RFI and change order requests. BEN|EN will also perform field reviews during construction as requested by the City. Our team assumes responding to four (4) field visits and four (4) RFI's.

Subtask 6.3. Record Drawings

Upon completion of construction, BEN|EN will provide Record Drawing and an Electronic file submittal in accordance to the City of Rancho Cordova Specifications for Digital Submission of Civil Engineering Plans (version 1.2).

EXHIBIT B
FEE SCHEDULE

ATTACHMENT 2

Contract 162-2019-1

Exhibit B: Fee Estimate (Amendment No. 1)

Client: Rancho Cordova

Consultant: Bennett Engineering Services Inc

Project: Mather Field Rehabilitation

Date: January 28, 2020



Fee Estimate	Project Manager IV 201 \$/hr		Engineer II 165 \$/hr		Engineer I 150 \$/hr		Designer III 160 \$/hr		Administrative 80 \$/hr		BEN EN Subtotal		MISC. EXPENSES	UNICO	GEOCON	HELIX	GPA	Y&C	AMENDMENT NO. 1 TOTAL	ORIGINAL CONTRACT TOTAL	ORIGINAL + AMEND NO. 1 TOTAL
	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost		Contract	Contract	Contract	Contract	Contract			
Task 1: Project Management																					
1.1 - Meetings and Project Coordination	4 hrs	\$804	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	4 hrs	\$804	\$0	\$0	\$0	\$0	\$0	\$0	\$804	\$4,620	\$5,424
1.2 - Agency Coordination	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,750	\$3,750
1.3 - Monthly Invoices, Status Report, and Project Schedule	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	2 hrs	\$160	2 hrs	\$160	\$0	\$0	\$0	\$0	\$0	\$0	\$160	\$3,650	\$3,810
1.4 - Quality Control	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,480	\$2,480
Subtotal	4 hrs	\$804	hrs	\$0	hrs	\$0	hrs	\$0	2 hrs	\$160	6 hrs	\$964	\$0	\$0	\$0	\$0	\$0	\$0	\$964	\$14,500	\$15,464
Task 2: Topographic Survey and Mapping																					
2.1 - LIDAR Surveying and Mapping	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,000	\$19,000
Subtotal	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,000	\$19,000
Task 3: Utility Coordination ABC Process																					
3.1 - Utility Letter A	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,462	\$3,462
3.2 - Utility Letter B	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,434	\$5,434
3.3 - Utility Letter C	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,104	\$4,104
Subtotal	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,000	\$13,000
Task 4: Pavement Evaluation, Preliminary Engineering, and Environmental Documents																					
4.1 - Pavement Evaluation	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,406	\$10,406
4.2 - Preliminary Engineering (35% Plans)	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,652	\$7,652
4.3 - Notice of Exemption/Categorical Exemption	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,542	\$6,542
Subtotal	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,600	\$24,600
Task 5: Final Plans, Specifications, and Estimate Documents																					
5.1 - 60% Plans, Specifications & Estimate	hrs	\$0	6 hrs	\$990	hrs	\$0	hrs	\$0	hrs	\$0	6 hrs	\$990	\$0	\$0	\$0	\$0	\$0	\$27,945	\$28,935	\$33,335	\$62,270
5.2 - 90% Plans, Specifications & Estimate	hrs	\$0	4 hrs	\$660	hrs	\$0	hrs	\$0	hrs	\$0	4 hrs	\$660	\$0	\$0	\$0	\$0	\$0	\$13,772	\$14,432	\$23,110	\$37,542
5.3 - 100% Final Plans, Specifications, and Estimate	hrs	\$0	4 hrs	\$660	hrs	\$0	hrs	\$0	hrs	\$0	4 hrs	\$660	\$0	\$0	\$0	\$0	\$0	\$4,623	\$5,283	\$10,455	\$15,738
Subtotal	hrs	\$0	14 hrs	\$2,310	hrs	\$0	hrs	\$0	hrs	\$0	14 hrs	\$2,310	\$0	\$0	\$0	\$0	\$0	\$46,340	\$48,650	\$66,900	\$115,550
Task 6: Bidding and Construction Assistance																					
6.1 - Bidding Assistance	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$495	\$495	\$1,356	\$1,851
6.2 - Construction Assistance	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$4,600	\$4,600	\$5,620	\$10,220
6.3 - Record Drawings	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$920	\$920	\$3,024	\$3,944
Subtotal	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	hrs	\$0	\$0	\$0	\$0	\$0	\$0	\$6,015	\$6,015	\$10,000	\$16,015
PROJECT TOTAL	4 hrs	\$804	14 hrs	\$2,310	hrs	\$0	hrs	\$0	2 hrs	\$160	20 hrs	\$3,274	\$0	\$0	\$0	\$0	\$0	\$52,355	\$55,629	\$148,000	\$203,629

Additional Fee Information

- ▶ This fee estimate is valid for 90 days.
- ▶ This fee estimate contains an abbreviated list of staff classifications and does not restrict BEN|EN to those classifications. The Standard Rate Schedule with a full list of staff classifications is available upon request.
- ▶ Standard hourly rates do not apply to a demand to perform work during an overtime period. Work required to be performed during an overtime period (as mandated by California law) may be charged at a 50% premium. Work mandated by Prevailing Wage laws may be charged at a 25% premium.
- ▶ Hourly rates include all compensation for wages, salary-related benefits, overhead, general office administration, and profit. Direct project administrative hours will be billed at the rate shown above.
- ▶ Classifications may be added or removed as-needed without notice.
- ▶ Changes in the requested scope of work or projected schedule may result in the revision of the proposed fees and amendment to the total contract amount.
- ▶ Rates are subject to change annually effective July 1st.

Total Additional Addendum No. 1 \$55,629

Original Contract Total: \$148,000

Original Contract + Addendum. No. 1: \$203,629

INITIALS:

MEMORANDUM



DATE: March 16, 2020

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Edgar Medina, Senior Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 180-2018-1 FOR CONSTRUCTION MANAGEMENT SERVICES WITH DEWBERRY DRAKE HAGLAN TO INCREASE THE CONTRACT AMOUNT FROM \$830,434.66 TO AN AMOUNT NOT TO EXCEED \$1,030,434.66 FOR THE ZINFANDEL COMPLEX PROJECT.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will authorize the City Manager to execute Contract No. 180-2018-01 with Dewberry Drake Haglan increasing the contract amount from \$830,434.66 to an amount not to exceed \$1,030,434.66 for construction management and inspection services for the Zinfandel Complex Project.

BACKGROUND

Zinfandel Drive from White Rock Road and Olson Drive (referred to as the Zinfandel Complex) is a highly congested roadway with several closely spaced signalized intersections including the Highway 50 interchange. Once completed the project will improve the operations of the existing Zinfandel Drive/Route 50 interchange, alleviate congestion on the surrounding roadway network, and provide a safer route for vehicles, bicycles and pedestrians.

In December 2019, Council approved a contract with Dewberry Drake Haglan for construction management services for this project. During the construction phase, the construction management team was required to increase their level of effort to cover all construction activities.

This contract amendment will address the increased level of effort that was performed by Dewberry Drake Haglan to support the night and day construction activities by the contractor. This amendment will also cover the remaining construction management and inspection services effort required to ensure the project is completed per the approved plans.

FISCAL IMPACT AND FUNDING SOURCE

This contract amendment for construction management and inspection services will be funded through Traffic Mitigation Impact Fees. This project is included in the City's approved Capital Improvement Plan and in the 2019/2020 Budget. There is no impact to the City's general fund.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment No. 180-2018-1

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT
NO. 180-2018-01 WITH DEWBERRY DRAKE HAGLAN INCREASING THE CONTRACT
AMOUNT FROM \$830,434.66 TO AN AMOUNT NOT TO EXCEED \$1,030,434.66
FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE ZINFANDEL
COMPLEX PROJECT**

WHEREAS, on December 03, 2018, the City of Rancho Cordova entered into Contract No. 180-2018 with Drake Haglan & Associates, Inc. in an amount not to exceed \$830,434.66 for construction management and inspection services for the Zinfandel Complex Project; and

WHEREAS, the City of Rancho Cordova desires to enter into contract no. 180-2018-01 with Dewberry Drake Haglan increasing the contract amount of \$830,434.66 to an amount not to exceed \$1,030,434.66 for construction management and inspection services for the Zinfandel Complex Project; and

WHEREAS, the services of a construction management firm will be required to represent the City to provide contract administration, inspection, and material testing during construction of the Zinfandel Complex Project; and

WHEREAS, this contract will be paid through federal grant and local traffic mitigation funding sources earmarked for the project; and

WHEREAS, this contract does not impact the general fund; and

WHEREAS, Caltrans issued a Categorical Exclusion NEPA Determination based on Title 23, United States Code, Section 327 on December 29, 2017 and therefore no additional environmental analysis is necessary.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract No. 180-2018-1 with Dewberry Drake Haglan to increase the contract amount to an amount not to exceed \$1,030,434.66 and in a form approved by the City Attorney for construction management and inspection services for the Zinfandel Complex Project.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of March 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

David M. Sander, Mayor

FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND DEWBERRY DRAKE HAGLAN
FOR THE ZINFANDEL COMPLEX PROJECT

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Dewberry Drake Haglan ("Professional") as of March 16, 2020. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated December 03, 2018 for the purpose of providing construction management and inspection services for the Zinfandel Complex Project; and

WHEREAS, this Amendment will reimburse the Professional for additional construction management and inspection services required to complete the construction phase of the project; and

WHEREAS, the Parties agree that changes to the term and services provided for in the PSA are necessary in order for the City to continue receiving services by Professional; and

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the PSA from June 30, 2020 to December 31, 2020. The second sentence of Section 1.1.1 of the PSA, "Performance Period" is amended to read as follows:

"The contract shall end on December 31, 2020, unless extended by contract amendment."

2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed \$830,434.66. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

"City hereby agrees to pay Professional a sum not to exceed One Million Thirty Thousand Four Hundred Thirty Four Dollars, Sixty Six Cents (\$1,030,434.66), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

3. The document entitled "Compensation Schedule," attached hereto as Exhibit B, shall replace and supersede the PSA's Exhibit B.
4. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

5. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.
6. **Contract Administration.** This Agreement shall be administered by Mr. Edgar Medina ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

Notices. Any written notice to Professional shall be sent to:

Howard Zabell, P.E., Principal Engineer
Dewberry Drake Haglan
11060 White Rock Road, Suite 200
Rancho Cordova, Ca. 95670

Email Address (for Insurance Update Requests): hzabell@drakehaglan.com

Any written notice to City shall be sent to:

Edgar Medina, P.E. Contract Administrator
City of Rancho Cordova
Department of Public Works
2729 Prospect Park Drive
Rancho Cordova, Ca. 95670

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Howard Zabell, Principal Engineer

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk
Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

City of Rancho Cordova
Zinfandel Complex Project

Contract No. CP14-2132

Federal Aid Project No.: STPL-5482(032)



Request for Contract Amendment and Budget Adjustment

Billed as of 12/28/2019

WIP as of 2/14/2020

Task	Description	Current Budget	Billed	WIP	Remaining	Proposed Budget Adjustment	New Current Budget	New Remaining Budget
1.1	Constructability Review	\$ 9,212.84	\$ 3,904.18	\$ -	\$ 5,308.66	\$ (5,308.66)	\$ 3,904.18	\$ -
1.2	Pre-Construction Activities	\$ 25,869.01	\$ 45,114.62	\$ -	\$ (19,245.61)	\$ 19,245.61	\$ 45,114.62	\$ -
1.3	Project Document Management	\$ 50,614.50	\$ 37,996.95	\$ 8,557.52	\$ 4,060.03	\$ 5,000.00	\$ 55,614.50	\$ 9,060.03
1.4	Meetings	\$ 31,739.39	\$ 16,752.08	\$ 13,808.60	\$ 1,178.71	\$ 5,000.00	\$ 36,739.39	\$ 6,178.71
1.5	Submittals and Clarifications	\$ 75,626.82	\$ 103,484.00	\$ 5,271.20	\$ (33,128.38)	\$ 32,847.00	\$ 108,473.82	\$ (281.38)
1.6	Field Inspection and Quality Assurance	\$ 285,024.09	\$ 183,598.23	\$ 53,267.64	\$ 48,158.23	\$ 34,000.00	\$ 319,024.09	\$ 82,158.23
1.7	Materials Testing	\$ 22,019.55	\$ -	\$ -	\$ 22,019.55	\$ (22,019.55)	\$ -	\$ -
1.8	Project Closeout	\$ 42,644.54	\$ -	\$ -	\$ 42,644.54	\$ -	\$ 42,644.54	\$ 42,644.54
2.1	Public Outreach Assistance	\$ 8,257.86	\$ -	\$ -	\$ 8,257.86	\$ (8,257.86)	\$ -	\$ -
	R.E.Y.	\$ 85,258.75	\$ 76,913.59	\$ 25,716.45	\$ (17,371.29)	\$ 61,671.96	\$ 146,930.71	\$ 44,300.67
	Unico	\$ 80,360.32	\$ 135,086.34	\$ -	\$ (54,726.02)	\$ 54,726.02	\$ 135,086.34	\$ -
	Geocon	\$ 88,317.13	\$ 68,799.00	\$ -	\$ 19,518.13	\$ 5,481.87	\$ 93,799.00	\$ 25,000.00
	Advanced Mobility Group	\$ 25,479.86	\$ 9,553.47	\$ -	\$ 15,926.39	\$ (5,946.39)	\$ 19,533.47	\$ 9,980.00
	Subtotals	\$ 830,424.66	\$ 681,202.46	\$ 106,621.41	\$ 42,600.80	\$ 176,440.00	\$ 1,006,864.66	\$ 219,040.80
	ODCs							
	QTI, LLC	\$ -	\$ 450.00		\$ (450.00)	\$ 600.00		\$ 150.00
	CSIS	\$ -	\$ 3,558.00		\$ (3,558.00)	\$ 4,000.00		\$ 442.00
	ABE Construction Services	\$ -	\$ 13,160.00		\$ (13,160.00)	\$ 13,160.00		\$ -
	Kleinfelder	\$ -	\$ 1,000.00		\$ (1,000.00)	\$ 1,000.00		\$ -
	K-Light	\$ -	\$ -	\$ 4,800.00	\$ (4,800.00)	\$ 4,800.00		\$ -
	ODC Subtotal	\$ -	\$ 18,168.00	\$ 4,800.00	\$ (22,968.00)	\$ 23,560.00	\$ -	\$ 592.00
Totals		\$ 830,424.66	\$ 699,370.46	\$ 111,421.41	\$ 19,632.80	\$ 200,000.00	\$ 1,006,864.66	\$ 219,632.80



Dewberry Engineers Inc.
11060 White Rock Road, Suite 200
Rancho Cordova, CA 95670-6061

916.363.4210
www.dewberry.com

February 27, 2020

Edgar Medina, P.E.
Public Works Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

JOB STAMP:
City of Rancho Cordova
Zinfandel Complex Project
Contract No. CP14-2132
EA-03-4F5104
Federal Aid Project No.: STPL-5482 (032)

Subject: Request for Contract Amendment- City Project CP14-2132

Dear Edgar:

We are requesting a contract amendment in the amount of \$200,000 and task budget adjustments per the attached summary sheet for construction management services for the Zinfandel Complex Project. This amendment is necessary for out of scope services due to unforeseen changes in the construction contract, and the additional effort that was necessary due to the contractor's actual schedule and methods of operation. As Construction Managers, we do not and cannot control the Contractor's schedule, or the means and methods with how they approach their work. The scope of our work and length of our services has increased beyond that which was contemplated and included in our original cost proposal. We believe the additional work and extension of our services are attributed to the following issues:

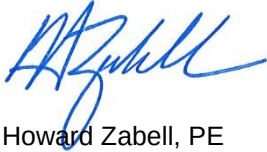
- Saturday/Sunday work performed in conjunction with night time work
- Actual night work shifts (12.5% hourly premium for special shift) far exceeded number of estimated night shifts in our cost proposal
- Increased inspection efforts/hours- day and night shifts often occurred during the same day/period, requiring two inspectors instead of one to cover the work
- Contractor shifts regularly worked OT, requiring inspection work in excess of 40 hours/week
- Late start to the project pushed work into the winter, resulting in inconsistent work progress
- Contractor exceeded allotted working days with RHMA paving temps. Pending CCO to waive liquidated damages stipulated in the construct contract in lieu of daytime HMA weekend paving will result in OT and DT for inspection staff
- The following additional services were performed but not anticipated:
 - Dynamic pile testing
 - Extra source inspection- light standards, overhead sign structures, specialized signal light testing required by Caltrans oversight/METS
 - Asbestos survey and testing

Request for Contract Amendment CP14-2132

We respectfully request a revised budget amendment in the amount of \$200,000 and request a Notice to Proceed for the additional work.

Sincerely,

Dewberry Engineers Inc. dba Dewberry | Drake Haglan

A handwritten signature in blue ink, appearing to read "H. Zabel", is positioned above the printed name.

Howard Zabel, PE

Project Manager

MEMORANDUM



DATE: March 16, 2020

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Edgar Medina, Senior Civil Engineer

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2020-21 FUNDED BY SB1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will allow the City to receive Senate Bill 1 Road Maintenance and Rehabilitation Account funding for the Mather Field Road Rehabilitation Project.

BACKGROUND

On April 28, 2017, the Governor signed Senate Bill 1 (SB1), also known as the Road Repair and Accountability Act (RRAA) of 2017. SB1 was enacted to address road maintenance, rehabilitation, and critical safety needs on both the state highway and local street and roads systems. The source of revenue is generally increased State taxes and fees on fuel and vehicle licensing.

Beginning November 1, 2017, the State Controller began collecting the new funds generated from the increased fuel taxes and vehicle registration fees, into the newly created Road Maintenance and Rehabilitation Account (RMRA). A portion of RMRA funds will be distributed annually to eligible cities and counties for basic road maintenance, rehabilitation, and critical safety projects on the local streets and roads systems. The City's allocation for Fiscal Year 2020-21 is estimated to be \$1,406,522.

In order to be considered for funding, agencies must annually provide a proposed list of projects to the California Transportation Commission by May 1st. The project that is proposed for RMRA funds in fiscal year 2020/21 is the Mather Field Road Rehabilitation Project. This project will address deferred maintenance, increase safety and beautify the corridors.

RMRA guidelines require that listed projects shall be adopted by resolution by the City Council

and include the infrastructure service life, project description, project location and proposed schedule.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact of approving the SB1 Project List, as the funds were anticipated in the adopted budget. The adoption of the SB1 Project List will ensure that the City is eligible for the Senate Bill 1 RMRA funding.

As a stipulation for accepting the RMRA funding, SB1 requires that the City maintain a level of effort annually from the general fund equivalent to the average expenditures from its general fund in 2009/10, 2010/11 and 2011/12 fiscal years that was spent on roads. The City's annual maintenance of effort from the general fund has been established as \$776,604.

ATTACHMENT(S)

1. Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2020-21
FUNDING BY SB1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City of Rancho Cordova are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Rancho Cordova must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Rancho Cordova, will receive an estimated \$1,406,522. in RMRA funding in Fiscal Year 2020-21 from SB 1; and

WHEREAS, this is the fourth year in which the City of Rancho Cordova is receiving SB 1 funding and will enable the City of Rancho Cordova to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the City of Rancho Cordova has undergone a public process to ensure public input into our community's transportation priorities/the project list; and

WHEREAS, the City of Rancho Cordova used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City of Rancho Cordova maintain and rehabilitate a main arterial road in the City of Rancho Cordova this year; and

WHEREAS, the 2018 California Statewide Local Streets and Roads Needs Assessment found that the City of Rancho Cordova's streets and roads are in a "fair" condition and this revenue will help us increase the overall quality of our road system and over the next decade will

bring our streets and roads into a “good” condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure will improve the quality of life of Rancho Cordova residents with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices.

NOW, THEREFORE, BE IT HEREBY RESOLVED, ORDERED AND FOUND BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, as follows:

1. The foregoing recitals are true and correct.
2. The following list of proposed projects will be funded in-part with fiscal year 2020-21 Road Maintenance and Rehabilitation Account revenues:

Project Title: Mather Field Road Rehabilitation - (Reference Page Section II: 92 in Adopted Budget and CIP)

Description: This project will rehabilitate Mather Field Road from Folsom Boulevard to Rockingham Drive. The project will also include sidewalk upgrades/repairs and storm drain upgrades as necessary.

Project Schedule:

- Design/Environmental: Winter/Spring 2020
- Construction: Summer/Fall 2020

Estimated Useful Life: 15-20 Years

3. The following previously proposed and adopted projects may utilize fiscal year 2020-21 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City of Rancho Cordova is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of March 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

David M. Sander, Mayor

MEMORANDUM



DATE: March 16, 2020
TO: Honorable Mayor and Council Members
FROM: Kim Juran, Administrative Services Director
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH INTERWEST CONSULTING GROUP IN THE AMOUNT OF \$479,050 TO PROVIDE GEOGRAPHIC INFORMATION SYSTEM (GIS) CONSULTING SERVICES.**

RECOMMENDATION

Adopt the Resolution authorizing the City Manager to enter into a Contract with Interwest Consulting Group for GIS Services.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will authorize the City Manager to execute a professional services agreement with Interwest Consulting Group to provide GIS consulting services in an amount not to exceed \$479,050 through December 31, 2022.

BACKGROUND

The City has been contracting with Interwest Consulting Group to provide Geographic Information Services (GIS) to the City since 2013. This contract enables Interwest to continue providing GIS support services to staff and information to the community through the City's GIS web portal. This GIS support also encompasses gathering data for analysis, support for the Growing Strong Neighborhoods program, and GIS integration with the City's land management system. The contract provides for a GIS Manager and GIS Analyst to support the City on-site several days a week over the course of the next three years.

FISCAL IMPACT AND FUNDING SOURCE

The agreements is established in an amount not to exceed \$479,050 over the course of the next three years and will be funded by the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. GIS Professional Services Agreement

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A
PROFESSIONAL SERVICES AGREEMENT WITH INTERWEST CONSULTING GROUP FOR
GIS SUPPORT IN THE AMOUNT OF \$479,050**

WHEREAS, the City has been contracting with Interwest Consulting Group for the purpose of providing GIS consulting services to the City; and

WHEREAS, the City wishes to execute a new agreement for the continuation of GIS consulting services; and

WHEREAS, those services will exceed the maximum amount the City Manager has authorization to approve; and

WHEREAS, there are sufficient funds budgeted to cover the costs of the agreement.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute a professional services agreement, in a form approved by the City Attorney, with Interwest Consulting Group to provide GIS consulting services for an amount not to exceed \$479,050 through December 31, 2022.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of March 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND
INTERWEST

THIS AGREEMENT for professional services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and Interwest, a Geographic Information System contractor ("Professional") as of January 1, 2020.

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Professional shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

- 1.1 **Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2022, the date of completion specified in Exhibit A. Professional shall complete the work described in Exhibit A prior to that date, unless the term of the Agreement is otherwise terminated or extended, as provided for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 **Standard of Performance.** Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Professional's profession.
- 1.3 **Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 **Time.** Professional shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Professional's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Professional a sum not to exceed \$479,050, notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered pursuant to this Agreement. Professional shall submit all

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invoices to City in the manner specified herein. Except as specifically authorized by City, Professional shall not bill City for duplicate services performed by more than one person.

Professional and City acknowledge and agree that compensation paid by City to Professional under this Agreement is based upon Professional's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Professional. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Professional and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 **Invoices.** Professional shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Professional and each employee, agent, and subcontractor of Professional performing services hereunder, as well as a separate notice when the total number of hours of work by Professional and any individual employee, agent, or subcontractor of Professional reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- The Professional's signature.

2.2 **Monthly Payment.** City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have 30 days from the receipt of an invoice that complies with all of the requirements above to pay Professional.

2.3 **Final Payment.** City shall pay the last 10% of the total sum due pursuant to this Agreement within sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 **Total Payment.** City shall pay for the services to be rendered by Professional pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever

incurred by Professional in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Professional submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

- 2.5 **Hourly Fees.** Fees for work performed by Professional on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit B.
- 2.6 **Reimbursable Expenses.** No reimbursable expenses are allowed through this contract. Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.
- 2.7 **Payment of Taxes.** Professional is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.
- 2.8 **Payment upon Termination.** In the event that the City or Professional terminates this Agreement pursuant to Section 8, the City shall compensate the Professional for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Professional shall maintain adequate logs and timesheets in order to verify costs incurred to that date.
- 2.9 **Authorization to Perform Services.** The Professional is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Professional shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Professional only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Professional's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Professional, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of

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the work hereunder by the Professional and its agents, representatives, employees, and subcontractors. Professional shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Professional shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Professional's bid. Professional shall not allow any subcontractor to commence work on any subcontract until Professional has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Professional shall maintain all required insurance listed herein for the duration of this Agreement.

- 4.1 **Workers' Compensation.** Professional shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Professional. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS (\$1,000,000.00) per accident. In the alternative, Professional may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Professional, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

The requirement to maintain Statutory Worker's Compensation and Employer's Liability Insurance insurance may be waived by the City upon written verification that Professional does not have any employees.

4.2 **Commercial General and Automobile Liability Insurance.**

- 4.2.1 **General requirements.** Professional, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00). The commercial general liability and automobile liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to

the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 **Minimum scope of coverage.** Commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

4.2.3 **Additional requirements.** Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Professional, including the insured's general supervision of Professional; products and completed operations of Professional; premises owned, occupied, or used by Professional; and automobiles owned, leased, or used by the Professional. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.
- b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.
- d. Any failure of Professional to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.
- e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within

fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

- 4.3 **Professional Liability Insurance.** Professional, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000) covering the licensed professionals' errors and omissions.

4.3.1 Any deductible or self-insured retention shall not exceed \$150,000 per claim.

4.3.2 An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

4.3.3 The following provisions shall apply if the professional liability coverages are written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Professional must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the work. The City shall have the right to exercise, at the Professional's sole cost and expense, any extended reporting provisions of the policy, if the Professional cancels or does not renew the coverage.
- d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

4.4 **All Policies Requirements.**

4.4.1 **Acceptability of insurers.** All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 **Verification of coverage.** Prior to beginning any work under this Agreement, Professional shall furnish City with certificates of insurance and with original

endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

4.4.3 **Subcontractors.** Professional shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4.4 **Deductibles and Self-Insured Retentions.** Professional shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of Contract Administrator, Professional may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and volunteers. The Contract Administrator may condition approval of an increase in deductible or self-insured retention levels with a requirement that Professional procure a bond, guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

4.4.5 **Waiver of Subrogation.** Professional hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Professional, its employees, agents, and subcontractors.

4.4.6 **Notice of Reduction in Coverage.** In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Professional shall provide written notice to City at Professional's earliest possible opportunity and in no case later than five (5) days after Professional is notified of the change in coverage.

4.5 **Remedies.** In addition to any other remedies City may have if Professional fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Professional's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

- Order Professional to stop work under this Agreement or withhold any payment that becomes due to Professional hereunder, or both stop work and withhold any payment, until Professional demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

- 5.1 **General Requirement.** Professional shall indemnify, defend with counsel selected by the City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Professional or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Professional shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Professional or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Professional to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Professional from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Professional acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.
- 5.2 **PERS Indemnification.** In the event that Professional or any employee, agent, or subcontractor of Professional providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Professional shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Professional or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.
- 5.3 **Design Professionals.** To the extent that the services under this Agreement include design professional services subject to California Civil Code Section 2782.8, as may be amended from time to time, Professional's duty to indemnify

under Sections 5.1 and 5.2 shall only be to the maximum extent permitted by California Civil Code Section 2782.8.

Section 6. STATUS OF PROFESSIONAL.

- 6.1 **Independent Contractor.** At all times during the term of this Agreement, Professional shall be an independent contractor as defined in Labor Code Section 3353, and shall not be an employee of City. Nothing contained in this Agreement shall be construed to be inconsistent with the foregoing relationship or status. City shall have the right to control Professional only insofar as the results of Professional's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Professional accomplishes services rendered pursuant to this Agreement. Professional shall have no power or authority by this Agreement to bind the City in any respect. All employees and agents hired or retained by Professional are employees and agents of Professional and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Professional by any such employees or agents, or any other person resulting from performance of this Agreement.

Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Professional and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits. Professional shall not allow any employee to become eligible for a claim for PERS benefits.

- 6.2 **Professional Not an Agent.** Except as City may specify in writing, Professional shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Professional shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 **Compliance with Applicable Laws.** Professional and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Professional's failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

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- 7.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Professional and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 **Licenses and Permits.** Professional represents and warrants to City that Professional and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Professional represents and warrants to City that Professional and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Professional and any subcontractors shall obtain and maintain valid Business Licenses from City during the term of this Agreement.
- 7.5 **Nondiscrimination and Equal Opportunity.** Professional shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Professional under this Agreement. Professional shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Professional thereby.

Professional shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 **Termination.** City may cancel this Agreement at any time and without cause upon written notification to Professional.

Professional may cancel this Agreement upon 90 days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Professional shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Professional delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Professional or prepared by or for Professional or the City in connection with this Agreement.

- 8.2 **Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Professional understands and agrees that, if City grants such an extension, City shall have no obligation to provide Professional with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Professional for any otherwise reimbursable expenses incurred during the extension period.
- 8.3 **Amendments.** The parties may amend this Agreement only by a writing signed by all the parties.
- 8.4 **Assignment and Subcontracting.** City and Professional recognize and agree that this Agreement contemplates personal performance by Professional and is based upon a determination of Professional's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Professional. Professional may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Professional shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.
- 8.5 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Professional shall survive the termination of this Agreement.
- 8.6 **Options upon Breach by Professional.** If Professional materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:
- 8.6.1 Immediately terminate the Agreement;
 - 8.6.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Professional pursuant to this Agreement;
 - 8.6.3 Retain a different Professional to complete the work described in Exhibit A not finished by Professional; or
 - 8.6.4 Charge Professional the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Professional pursuant to Section 2 if Professional had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

Last Revised June 2018

- 9.1 **Records Created as Part of Professional's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Professional prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Professional hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Professional agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.
- 9.2 **Professional's Books and Records.** Professional shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Professional pursuant to this Agreement.
- 9.3 **Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Professional to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10 **MISCELLANEOUS PROVISIONS.**

- 10.1 **Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 **Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.

- 10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 **Use of Recycled Products.** Professional shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.7 **Conflict of Interest.** Professional may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Professional in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*
- Professional shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*
- Professional hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Professional was an employee, agent, appointee, or official of the City in the previous twelve months, Professional warrants that it did not participate in any manner in the forming of this Agreement. Professional understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Professional will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Professional will be required to reimburse the City for any sums paid to the Professional. Professional understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.
- 10.8 **Solicitation.** Professional agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.9 **Contract Administration.** This Agreement shall be administered by the City's Administrative Services Director ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

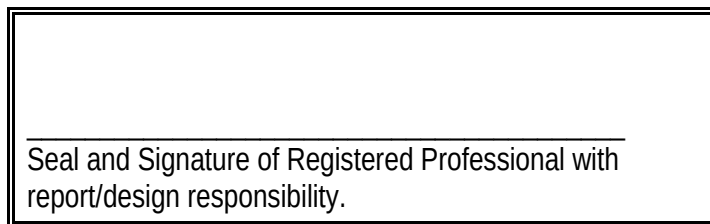
Last Revised June 2018

- 10.10 **Notices.** Any written notice to Professional shall be sent to:
Interwest Consulting
Attn: Mike Kashiwagi Chief Operations Officer
9300 W. Stockton Blvd. STE 105
Elk Grove, CA 95758

Email Address (for Insurance Update Requests)
mmarengo@interwestgrp.com

Any written notice to City shall be sent to:
City of Rancho Cordova
Attn: Administrative Services Director
2729 Prospect Park Drive
Rancho Cordova, CA 95670

- 10.11 **Professional Seal.** Where applicable in the determination of the contract administrator or when required by law, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.



- 10.12 **Integration.** This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated herein as Exhibit B, represents the entire and integrated agreement between City and Professional and supersedes all prior negotiations, representations, or agreements, either written or oral.
- 10.13 **IRS Form W-9.** Professional shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement.

CITY OF RANCHO CORDOVA

PROFESSIONAL

Cyrus Abhar, City Manager

Mike Kashiwagi, Chief Operations Officer

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

EXHIBIT A

SCOPE OF SERVICES

EXHIBIT A

GIS SCOPE OF WORK

INFORMATION TECHNOLOGY / INTERWEST GIS SUPPORT

	GIS TASK DESCRIPTIONS	PERCENTAGE OF TIME
1	GIS support of general requests that come from working units such as Economic Development, Finance, City Manager Office, Council Office, Planning, Building, and Code Enforcement. Work includes creating new data layers, making maps, analysis, reports, etc ...	25%
2	Currently there are 3 internal staff only mapping applications (Planning, Public Works, Finance) and 6 external public mapping applications. This task will focus on maintaining and improving the internal and external GIS mapping applications. Creating new applications, adding new content, and new functionality are examples of tasks that will be performed.	15%
3	Task will focus on maintaining various GIS map layers. Layers include addresses, street centerlines, subdivisions, finance layers, zoning, etc.....	10%
4	This task will focus on GIS mapping and data integration efforts with the new EnerGov system. As new modules rollout, tasks will include meeting with EnerGov technical team to explore additional map/data integration with GIS, functional integration between the two systems, testing, and improved cartographic look and feel.	10%
5	Assist Public Works with GIS asset management integration with Tyler Enterprise Asset Management, EAM - 2021	10%
6	GIS support and engagement with Growing Strong Neighborhoods initiatives. Support will include meeting attendance, data dashboard enhancements/maintenance, and special projects.	10%
7	Sacramento County has recently completed spatial upgrades to the parcel base map. Rancho Cordova GIS staff have completed adjustments to city specific priority 1 map layers to match the new parcel base map. This task will focus on additional work that needs to be done on priority 2 map layers.	5%
8	Training with City staff on use of GIS tools and technology	5%
9	Develop an Open Data portal that allows local agencies to share GIS data with the public and businesses. The data can be shared via downloads and web services that could integrate with other web products.	5%
10	Continue to attend Regional GIS Meetings as a representative of Rancho Cordova interests. Work will include review and training of new address street centerline portal for data maintenance.	5%

EXHIBIT B

COMPENSATION SCHEDULE

EXHIBIT B

COMPENSATION SCHEDULE
INFORMATION TECHNOLOGY / INTERWEST GIS SUPPORT

Estimated Costs and Schedule

Interwest will provide GIS consulting services on both a scheduled and on-call basis.

- An Interwest **GIS Manager** working with IT will be on-site for a scheduled minimum of 16 hours.
- An Interwest **GIS Analyst** working with IT will be on-site for a schedule minimum of 12 hours.
- Other Interwest GIS staff may be requested to work on select GIS work tasks. This type of work will be an on as-needed basis.

Resource	Location	Resource Hours *	Hourly Rate	Resource Costs
GIS Manager	Information Technology	2,250	\$135.00	\$303,750
Sr. GIS Analyst	Information Technology	60	\$130.00	\$7,800
GIS Analyst	Information Technology	1,600	\$100	\$160,000
GIS Technician	Information Technology	100	\$75	\$7,500
TOTALS				\$479,050

* The time frame used for the above cost estimates is from March 2020 through February 2023. (3 years)

MEMORANDUM

DATE: March 16, 2020

TO: Honorable Mayor and Council Members

FROM: Patrice Clemons, Grants Management Consultant



SUBJECT: A RESOLUTION APPROVING THE 2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT FOR SUBMITTAL TO US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

RECOMMENDATION

Adopt the Resolution of the City Council of the City of Rancho Cordova to submit the 2019 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) to the US Department of Housing and Urban Development (HUD).

RESULT OF RECOMMENDED ACTION

The 2019 CDBG CAPER will be submitted for HUD review according to requirements and timelines.

BACKGROUND

The City receives an annual entitlement allocation of CDBG funds from HUD. The City received \$616,119 of CDBG funds in Program Year (PY) 2019. CDBG allows the City to carry out housing and community development projects and programs, such as housing rehabilitation, neighborhood infrastructure improvements, and public services, for low- and moderate-income individuals, households, and neighborhoods.

HUD requires an annual evaluation of the programs and projects funded through its CDBG grant allocation, known as the CAPER. The PY 2019 CAPER describes the City's accomplishments in the implementation of programs and activities under the CDBG program. It also reports the progress of the City in meeting overall five-year goals and priorities identified as part of the 2016-2020 Consolidated Plan.

CDBG regulations require that the public be given a 15-day period in which to review the CAPER and provide comments prior to its approval by the City Council. A public notice announcing the availability of the CAPER was published in the Grapevine Independent on February 14, 2020, and copies of the CAPER were made available for public review at City Hall and on the City's website. The public comment period closed on March 13, 2020, and any comments received will be acknowledged and incorporated in the final draft of the CAPER and submitted to HUD.

PY 2019 was the City's fourth year of the 2016-2020 Consolidated Plan cycle. The City's program is in good standing with HUD, and program administrators have continued to work on refining

guidelines and procedures, assisting service providers to provide technical assistance in administering CDBG funds, and partnering with regional neighbors to improve efficiencies and identify best practices for program administration.

It should be noted that in November 2019, the City was instructed by HUD to change its CDBG program to align with Sacramento County's (County) HOME Investment Partnerships Program (HOME) timelines, due to the City's participation in a HOME Consortium agreement with the County and adjoining cities. This change would include aligning with the County's Consolidated Plan cycle, which goes from January 1, 2020, to December 31, 2024, and aligning with the County's program year start and end dates, which are January 1 and December 31 of each CDBG program year. Prior to January 1, 2020, the City's program year would consistently begin on July 1 and end on June 30 of the next year.

Because these changes to the City's CDBG program year were authorized in November 2019, the City prioritized the program year shift to occur immediately, in order to properly align with the new program year that would begin on January 1, 2020. This resulted in a six-month CDBG program year that ran from July 1, 2019, to December 31, 2019, as well as a shortening of the Consolidated Plan's regular five-year cycle to approximately four years. Subsequently, this CAPER only covers a period of six months, instead of the standard one-year period.

Being that this program "year" was only six months, 2019 subrecipients had half the time of a regular program year to meet their originally anticipated goal outcomes, which were stated prior to the City knowing that the program year change would happen. This being the case, anticipated outcomes were significantly higher than actual outcomes for many of the subrecipients during PY 2019. Even though some programs did not meet their originally anticipated goals, significant accomplishments were still achieved during the six-month program year, including:

- Helping 198 low-income households, including families at risk of homelessness, remain in their housing;
- Completing 863 code enforcement inspections of general properties in the CDBG target area;
- Conducting 1,359 inspections of rental units in the CDBG target area;
- Providing social services and meals for 145 seniors in the community;
- Completing 3 housing rehabilitation projects on 2 homes occupied by low-income households; and
- Providing youth mentoring services to 47 at-risk youth.

FISCAL IMPACT

The CAPER has no direct fiscal impact on the City. CDBG includes funds for the ongoing planning and administration of the program. CDBG funds were used to partially support two full-time employee positions in the Neighborhood Services department as part of the Code Enforcement and Rental Housing Inspection programs. At the end of PY 2019, the City had approximately \$360,000 of rollover funds from prior year programs. Some of those funds have been budgeted as part of the 2020 Annual Action Plan and the rest will be budgeted in the 2021 program year.

ATTACHMENT(S)

1. Resolution
2. City of Rancho Cordova 2019 Consolidated Annual Performance and Evaluation Report (CAPER)

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE FY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR
SUBMITTAL TO US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the City of Rancho Cordova has applied for and received Community Development Block Grant (CDBG) funds as an entitlement jurisdiction from the Government of the United States under Title I of the Housing and Community Development Act of 1974; and

WHEREAS, the Department of Housing and Urban Development (HUD) is the federal agency that promulgates regulations and oversees the administration of the CDBG program; and

WHEREAS, HUD requires that entitlement jurisdictions complete an annual evaluation of their grants programs through a report known as the Consolidated Annual Performance and Evaluation Report (CAPER); and

WHEREAS, City staff has completed the 2019 CAPER; and

WHEREAS, a public notice announcing the availability of the CAPER and a 15-day public comment period for the report was published in the Grapevine Independent on February 14, 2020; and

WHEREAS, the 15-day public comment period did open February 28, 2020, and closed March 13, 2020, and the CAPER has been considered by the Rancho Cordova City Council.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council:

Approves the 2019 CAPER; authorizes the City Manager, or his designee, to submit the CAPER to HUD; and authorizes staff to make technical modifications to the CAPER as required by HUD, and pending any public comment received prior to March 13, 2020.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of March, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

City of Rancho Cordova

2019 CDBG CAPER

Consolidated Annual Performance Evaluation Report

CAPER

1

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

In the 2019 program year, the City of Rancho Cordova (City) was instructed by the Department of Housing and Urban Development (HUD) to change its Community Development Block Grant (CDBG) program to align with Sacramento County's (County) HOME Investment Partnerships Program (HOME) timelines, due to the City's participation in a HOME Consortium agreement with the County and adjoining cities. This change would include aligning with the County's Consolidated Plan cycle, which goes from January 1, 2020, to December 31, 2024, and aligning with the County's program year start and end dates, which occur between January 1 and December 31 of each CDBG program year. Prior to January 1, 2020, the City's previous program year would consistently begin on July 1 and would continue to June 30 each year.

Being that these changes to the City's CDBG program year were decided in November 2019, the City prioritized the program year shift to occur immediately, in order to properly align with the new program year that was to begin on January 1, 2020. This resulted in a six-month CDBG program year that ran from July 1, 2019, to December 31, 2019, as well as a shortening of the Consolidated Plan's regular five-year cycle. Subsequently, this Consolidated Annual Performance and Evaluation Report (CAPER) only covers a period of six months, instead of the standard one-year period that a CAPER would normally report on.

During this shortened performance period, which covered CDBG activities and funding from July 1, 2019, to December 31, 2019, the City received \$616,119 from HUD to use toward the selected projects and programs in what was meant to be the fourth year of the 2016-2020 Five-Year Consolidated Plan. Additionally, approximately \$114,260 in funds were rolled over from the previous 2018-19 program year.

Listed below are the approved projects and programs which were funded using the City's 2019 CDBG allocation. These programs were selected through a competitive application process that occurred in January and February of 2019. Each project was selected to assist in carrying out the City's CDBG priority needs, as identified in the 2016-20 Consolidated Plan's Strategic Plan section:

- \$102,000 in funding was allocated for **Code Enforcement** (\$51,000) services and the **Rental Housing Inspection** (\$51,000) program, which provides health and safety code inspections for residential housing, businesses, and renter-occupied residential housing in the CDBG target area.
- \$38,815 in funding was allocated to **Meals on Wheels by ACC**, a program that aids senior populations, including home-bound seniors, by providing access to nutritious meals.
- \$29,574 in funding was allocated to **Folsom Cordova Community Partnership** to help support the Group Mentoring Initiative program.

This program provides youth support and improves community involvement through intensive one-on-one and group youth mentoring.

- \$9,242 in funding was allocated to **Sacramento Self-Help Housing** for a renter's helpline, which provides counseling and mediation services for landlord/tenant disputes for City residents in a housing crisis or dispute.
- \$7,393 in funding was allocated to **Sacramento Self Help-Housing** for fair housing services, which includes advocacy, enforcement, mediation, and marketing and education materials.
- \$14,787 in funding was allocated to **Sacramento Self Help Housing** for housing counseling services, which help prevent discrimination and at-risk households from becoming homeless.
- \$198,477 in funding was allocated to **Rebuilding Together Sacramento** for homeownership repairs through the Roof Rehab & Repair Program and the Critical Systems Home Repair program.
- \$100,000 in funding was allocated to the **City of Rancho Cordova's Public Works Department** for an ADA Sidewalk Improvement project meant to meet the requirements of the Americans with Disabilities Act (ADA).
- \$123,224 in funding was allocated to **the City of Rancho Cordova's Housing Division** for the general administrative costs to facilitate and manage the CDBG program. Administrative costs include the management of monitoring efforts, assisting subrecipients of CDBG funds with information and guidance on CDBG policies and procedures, planning for future CDBG goals and actions, and any other general administration activities that are involved in the implementation of the CDBG program.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Table 1, below, provides a detailed evaluation of the City's individual programs and projects, and compares them to the goals identified in the 2019 Annual Action Plan (AAP) and the 2016-2020 Consolidated Plan. It should be noted that, due to the abrupt program year change described above, the City's programs and projects had a condensed time to perform, and most did not reach their originally anticipated annual goals;

however, these programs and projects are expected to continue into the next funding cycle where they will continue working on their goals into the 2020 program year.

Project/Activity	Agency/Operator	Goal	Funding	Estimated Expenses	Indicator	Unit of Measure	Goal 5 yr Plan	Act. 5 yr Plan	% Comp.	Goal 2019	Act. 2019	% Comp.
Planning and Administration - PA-18												
Planning and Administration	City Staff	Planning and Administration	\$115,830	\$65,000.00	Successfully administered the CDBG program according to HUD regulations	Efficient Administration				NA	NA	100%
Planning & Administration: Fair Housing	Sacramento Self Help	Homelessness Prevention	\$7,393	\$3,355.77	Public Services Low/Mod Housing Benefit	Household Housing Unit				25	11	44%
Public Services - PS-18												
Homelessness Prevention - Households and Housing Units							1,000	1,418	142%	570	185	32%
Renters Helpline	Sacramento Self-Help Housing	Homelessness Prevention	\$9,242	\$3,839.26	Public Services Low/Mod Housing Benefit	Household Housing Unit				420	128	30%
Housing Counseling	Sacramento Self-Help Housing	Homelessness Prevention	\$14,787	\$5,916.45	Public Services other than Low/Mod Housing Benefit	Households Assisted				150	57	38%
Senior Services - Persons Assisted							1,000	703	70%	150	145	97%
Senior Nutrition Program	Meals on Wheels	Senior Services	\$38,815	\$22,589.28	Public Services other than Low/Mod Housing Benefit	Persons Assisted				150	145	97%
Youth Services - Persons Assisted							700	472	67%	120	47	39%
Group Mentoring Initiative	Folsom Cordova Community Partnership	Youth Services	\$29,574	\$12,557.90	Public Services other than Low/Mod Housing Benefit	Persons Assisted				120	47	39%
Housing Preservation Program HP-18												
Code Enforcement - Code Cases and Inspections							5,000	12,837	257%	1,600	2,222	139%
Code Enforcement	City Staff	Housing preservation-Code Enforcement	\$51,000	\$51,000.00	Housing Code Enforcement/Foreclosed Property Care	Code Cases				800	863	108%
Rental Housing Inspection Program	City Staff	Code Enforcement	\$51,000	\$51,000.00	Housing Code Enforcement/Foreclosed Property Care	Code Cases				800	1,359	170%
Housing Preservation - Housing Units							30	31	103%	16	2	13%

Critical Repair Program	Rebuilding Together Sacramento	Housing Preservation- Homeless Prevention	\$198,477	\$35,631.32	Homeowner Housing Rehabilitated	Household Housing Unit				16	2	13%
Public Infrastructure PI-18												
Public Infrastructure - Persons Provided Improved Access							30000	59,490	198%	2,000	0	0%
Public Facilities and Infrastructure	ADA Sidewalk Program	Public Infrastructure	\$100,000	\$0.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Infrastructure Projects Completed				0	0	0%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Being that this program year lasted for a six-month period, 2019 subrecipients had half the time of a regular program year to meet their originally anticipated goal outcomes. It should be noted that CDBG subrecipients stated their original anticipated outcomes prior to the City having knowledge of the program year change that occurred. This being the case, it is appropriate to adjust the anticipated goal outcomes to reflect half of the originally anticipated outcomes. Below is a summary of each project or program's performance, with an adjustment that compensates for a 50 percent decrease in their anticipated outcomes.

Five programs performed below 50 percent of their anticipated program goals, while **three** programs performed above 50 percent of their projected goals in the 2019 program year. When analyzing the accomplishments of the subrecipients during this shortened performance period, it is important to note that many services and parts of the programs that these subrecipients offer occur in the second half of the year. This means that for some of the subrecipients, it is not the case that they did not perform as anticipated, but rather that their anticipated accomplishments were cut short before the second half of the year, which would normally contain most of their program's accomplishments.

Below Goal - Explanation of goal outcomes

Rebuilding Together Sacramento reached 12.5 percent of its goal (2 homeowners) to assist 16 homeowners and spent 18 percent of its allocated budget. A total of three projects were completed for two homeowners. The first project included replacement of an HVAC system and flooring for a disabled elderly person living in a mobile home. The second project, for this same wheelchair-bound homeowner, was to repair their subflooring and install new vinyl flooring. The third project was provided for a second homeowner, living in the Cordova Meadows

neighborhood. This project repaired their porch structure and added new roofing material to the home. Water is now properly draining away from her home and not causing further damage to the exterior walls of the home. All of the repairs completed by Rebuilding Together Sacramento helped assist low- to moderate-income individuals, many of whom did not have the necessary capabilities or resources to complete the repairs otherwise.

Rebuilding Together Sacramento takes the first few months of the program year to ramp up and prepare for projects that are to happen throughout the course of the year, and then usually completes the projects in the second half of the program year. This means that many of their actual projects were unable to be captured in the six-month 2019 program year. Though the projects were not completed in this time frame, it should be known that the organization is on track to meet its anticipated goal of 16 completed projects before June 30, 2020.

Sacramento Self-Help Housing (SSHH) Renters Helpline reached 30 percent of its goal, or 128 of the goal of 420. At the same time, the **Fair Housing Services** project was also undercut by the lack in Renters Helpline call intakes. Renters Helpline was meant to refer a total of 25 cases to Project Sentinel and the California Apartment Association for follow-up on housing discrimination and disputes. However, at 11 referrals, the Fair Housing project met 44 percent of its goal, which comes close to the 50 percent mark. Additionally, SSHH's Housing Counseling program reached 38 percent of its goal, serving 57 individuals out of the anticipated 150 that were set as the 2019 program goals. The decrease in outcomes is also attributed to the decrease in Renters Helpline intakes, as it is the initial process prior to the client being referred to housing counseling.

As with Rebuilding Together Sacramento, SSHH also anticipates many of its accomplishments to be completed in the second half of the program year. This being the case, the low performance level is mainly due to the lack in calls that are often expected through the winter, spring, and summer months, when many people often need housing assistance.

The **City's Public Work's sidewalk repair** program did not begin its project during the program year and did not drawdown any funds. This project was to be completed in the spring and summer months of the originally anticipated CDBG program year, to avoid the rainy winter season. This project will now be completed as part of the 2020 CDBG program year.

Folsom Cordova Community Partnership (FCCP) reached 39 percent of its goal. The partnership was able to leverage the participation in its group mentoring program by partnering with the Folsom Cordova Unified School District and taking advantage of other grant funding to substantially increase the number of mentoring groups, total number of participants, and the number of school sites and housing groups in the region. The popularity of the group mentoring program among at-risk youth has been a key to the successful leveraging of the CDBG funding and helped serve 47 individuals and their families.

FCCP is another example of a subrecipient that regularly assists a large percentage of its beneficiaries in the spring and summer months of the program year. Due to school schedules and youth availability, spring and summer months are often the best months to have access to youth mentoring opportunities. It should be noted that FCCP has regularly met its anticipated accomplishments in prior CDBG program years.

Above Goal – Explanation of Outcomes

Code Enforcement reached 108 percent of its goal. The City-operated Code Enforcement program continues to help proactively address health and safety issues in both residential and commercial neighborhoods in the CDBG target area. In the 2019 program year, Code Enforcement officers responded to a total of 863 instances of code violation issues.

Rental Housing Inspection reached 170 percent of its goal. The Rental Housing Inspection program has been a pivotal program in addressing poor housing conditions in rental housing units in the CDBG target area. The City uses CDBG funding to leverage the program and support the goal of inspecting every registered rental unit in the City in two-year cycles. The program allows the City to proactively address deferred maintenance and poor housing conditions that pose health and safety risks to tenants without requiring that tenants first report on the housing conditions and risk potential retaliation from property owners and landlords. In the 2019 program year, 1,359 inspections occurred through the Rental Housing Inspection program.

Meals on Wheels reached 96 percent of its goal. The Meals on Wheels program expected to serve 151 seniors but ended up assisting a total of 145 seniors in the program year. Hot meals were provided to seniors through the organization's Café program, in which meals are served Monday through Friday at different host community centers. In conjunction with the Café meals served, the program also supplies meals to homebound seniors, providing individuals with social interaction and a healthy meal to enjoy at home.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The 2019 program year was the fourth year of the 2016-2020 Five Year Consolidated Plan. The 2016-2020 Consolidated Plan identifies the following goals and priorities for projects funded through CDBG during the five-year cycle. Those goals are as follows:

- Homelessness Prevention
- Senior Services
- Public Infrastructure
- Housing Preservation- Code Enforcement

- Youth Services
- Public Facilities
- Homeless Housing
- Housing Preservation- Homelessness Prevention

CDBG-funded programs in the 2019 program year aligned with six of the eight goals that were outlined in the 2016-2020 Consolidated Plan.

Those are **Homelessness Prevention, Housing Preservation for Code Enforcement, Housing Preservation for Homelessness Prevention, Youth Services, Senior Services, and Public Infrastructure**. **Table 1** above shows these goals and their associated projects in more detail, along with the one-year progress against the five-year goals established in the strategic plan section of the Consolidated Plan.

The City is currently leveraging non-CDBG funds to help address homeless housing needs and is the primary driving force behind one project in particular, known as the Mather Veterans Village project. This project is a three-phase affordable housing project that will, at completion, include at least 100 permanent supportive housing units for veterans and their families, and as many as 60 transitional housing beds for veterans currently experiencing homelessness. The entire project will be served by the Veterans Resource Centers of America in coordination with Mather Veterans Hospital to serve veterans in need of housing support. Currently, the project is in its final phase of construction and up to 60 transitional housing beds may be ready for occupants by spring 2020.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Race and Ethnicity	CDBG
White	42.9%
Black or African American	22.9%
Asian	6.2%
American Indian or American Native	0.9%
Native Hawaiian or Other Pacific Islander	0.9%
American Indian or American Native and White	0.0%
Black or African American and White	2.9%
Asian and White	0.6%
American Indian or American Native and Black/African American	0.0%
Other Multi-Racial	22.6%
Total	
Hispanic	6.5%
Not Hispanic	54.7%

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Table 2 above shows the race and ethnic distribution of persons who received assistance or services through the CDBG program during the 2019 program year. The 2017 American Community Survey (ACS) race and ethnicity population estimates for the City of Rancho Cordova are as follows:

Race and Ethnicity	2017 ACS
White	62.4%
Black or African American	9.3%
Asian	12.2%
American Indian or American Native	0.6%
Native Hawaiian or Other Pacific Islander	1.0%
American Indian or American Native and White	0.6%

Black or African American and White	2.2%
Asian and White	1.6%
American Indian or American Native and Black/African American	0.3%
Other Muti-Racial	6.7%
TOTAL Population: 69,482	
Hispanic	21.6%
Not Hispanic	78.4%

The 2016–2020 Consolidated Plan showed certain racial/ethnic groups as having a disproportionate need, compared to the jurisdiction as a whole. A disproportionate need exists when a racial/ethnic group experiences a housing need at 10 percentage points higher than that corresponding group in the jurisdiction as a whole. The 2016 -2020 Consolidated Plan found the following groups to have experienced a greater disproportionate housing need:

American Indian/Alaska Native

- 0-30% AMI households experience at least one housing problem

Black/African American

- 0-30% AMI households experience one or more severe housing problems
- 30-50% AMI households experience one or more severe housing problems
- Severe Cost Burden >50% of Income

Asian

- 30-50% AMI households experience one or more severe housing problems
- 50-80% AMI households experience one or more severe housing problems

Pacific Islander

- 30-50% AMI households experience one or more severe housing problems
- Severe Cost Burden >50% of Income

Two racial/ethnic groups were served by programs at a greater rate than the jurisdiction as a whole. This helps to meet the Consolidated Plan's goals of serving those racial/ethnic groups with a greater disproportionate need. To illustrate, the City's population consists of 9.3 percent Black/African American persons, while the population of persons served by CDBG programs consisted of 22.9 percent Black/African American persons. Additionally, the City's population consists of 6.7 percent multi-racial persons, while the population of persons served by CDBG programs consisted of 22.6 percent multi-racial persons.

The City strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of sex, race, religious background, or disability. All of the CDBG-funded public service programs, including senior services, youth services, and housing counseling, are available to residents citywide. Projects that focus on facility or infrastructure improvements are generally limited to the CDBG target area to help make sure they benefit as many low- and moderate-income residents as possible.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$616,119	\$248,872.48

Table 3 - Resources Made Available

Narrative

In the 2019 program year, the City received an award of \$616,119, and about \$114,260 in prior year rollover funds. For the 2019 program year, the City had originally budgeted for an allocation of \$500,000 to be distributed to different programs and projects. When the actual allocation was received, it was \$116,119 more than originally anticipated. With an increased award the City was able to fully fund projects that were slated to originally receive only a portion of their original application request. These projects included the City's three projects – Rental Housing Inspection, General Code Enforcement, and ADA Sidewalk Repair. Additionally, remaining funds were allocated to Rebuilding Together Sacramento's Critical Systems Repair Program, with the goal of serving additional households in the City. No amendment needed to be made to the AAP, as the funding award announcement was made prior to the due date of the AAP and the draft AAP contained a contingency plan in the event of such a change in funding amount. The following is a list of 2019 City CDBG programs and approved allocation amounts:

- Planning and Administration - \$115,830
- Affordable Housing
 - Rental Housing Inspection Program - \$51,000
 - Code Enforcement - \$51,000
 - Housing Repair - \$198,477
- Non-Housing Community Development Needs
 - Public Infrastructure and Facilities
 - ADA Sidewalk Improvement Project - \$100,000
 - Public Services
 - Folsom Cordova Community Partnership: Group Mentoring Initiative - \$29,574
 - Meals on Wheels: Senior Nutrition - \$38,815
 - SSHH: Fair Housing Services - \$7,393
 - SSHH: Renters Helpline - \$9,242

- SSHH: Housing Counseling - \$14,787

All recipient and subrecipient programs performed according to CDBG Laws and Regulations, found in the Federal Code of Civil Procedure, 24 CFR Part 570 Community Development Block Grants. In addition to all laws and regulations, the City and its subrecipients have made regular drawdowns and completed quarterly reports. All projects, aside from the ADA Sidewalk Improvement project, were completed during the program year, and all projects were completed within their allocated budget. The ADA Sidewalk Improvement project was not able to begin during the 2019 program year due to it originally being scheduled for completion in the spring and summer months of 2020. The City has met timeliness requirements every year since becoming an entitlement jurisdiction.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area	60%	55%	Meals on Wheels, Folsom Cordova Community Partnership, and Sacramento Self-Help Housing programs were provided to populations throughout the city, while programs like Rental Housing Inspection, Code Enforcement, and Rebuilding Together Sacramento Critical Repairs took place in the City's designated CDBG target area.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Of the total \$616,119 that was allocated for the 2019 program year, approximately 22 percent (\$137,631) was spent on activities in the CDBG target area. Please note that due to the shortened program year, the amount of the total allocation able to be spent in the CDBG target area was significantly reduced. In the six-month period, the City spent a total of \$248,872 on all CDBG activities; table 4 above shows that approximately 55 percent of this amount was spent on activities in the CDBG target area. If the program year were to have run its normal course and end in June 2020, the total percentage of funds dedicated to CDBG target area activities would have been closer to 80 percent of the total allocation.

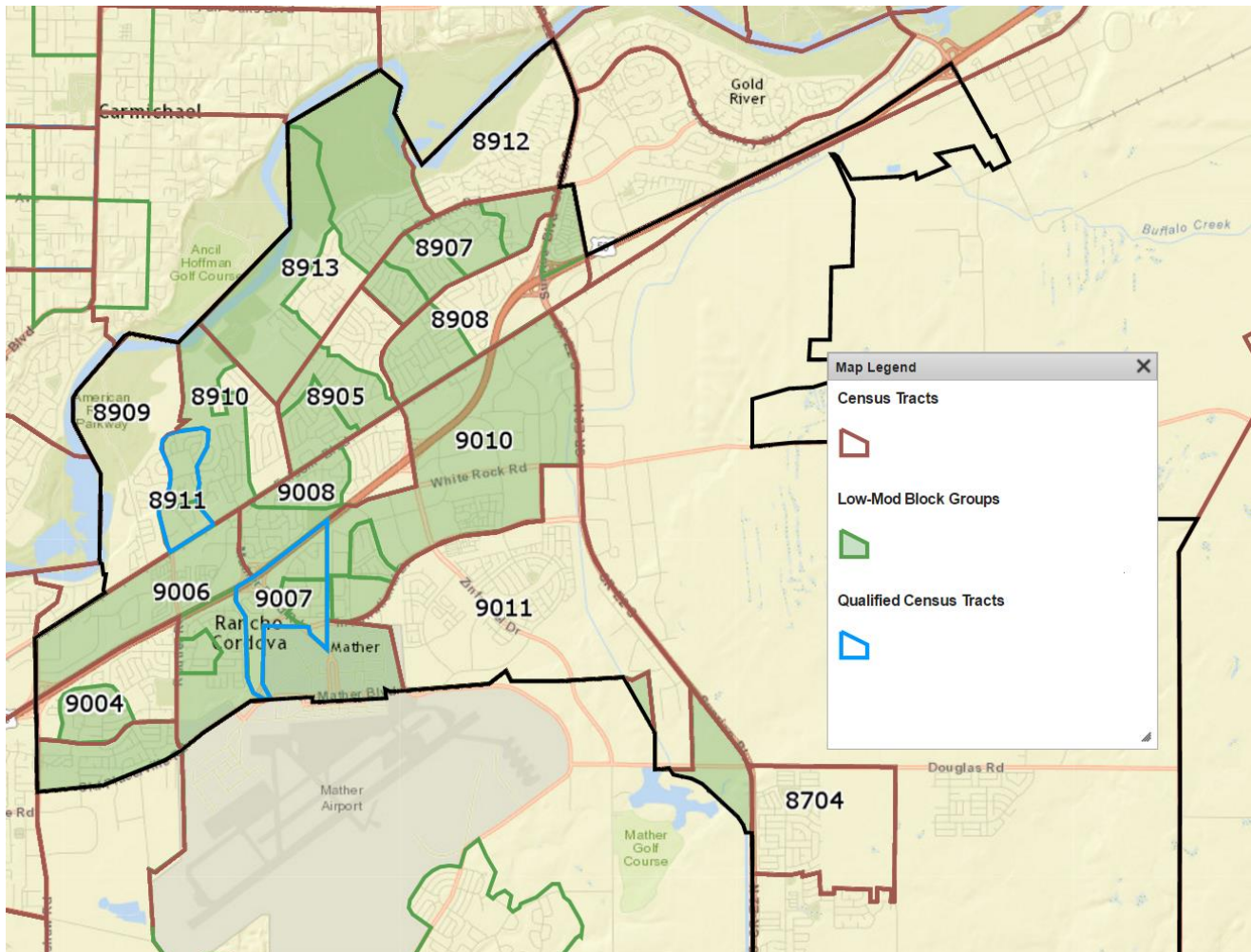
Geographic distribution of activities is widely varied, but most activities take place in or near low- or moderate-income areas. The location of an activity largely depends on the type of activity. Some of

the City's 2019 CDBG activities, such as Meals on Wheels and Housing Counseling, are able to serve populations across the entire city, while other projects and programs are located and provided to populations in the CDBG target area. The primary geography area identified for use in CDBG-funded activities is the CDBG target area, which is made up of census tracts in which more than 50 percent of households earn less than 80 percent of area median income (AMI). The entire CDBG target area is located in the northern older section of the City.

The Rental Housing Inspection program and Code Enforcement activities funded by CDBG take place in the City's designated CDBG target areas, as seen in **Figure 1**. The investment of other public and private funds in these areas will provide a comprehensive approach to revitalization.

As shown in **Figure 1**, much of the City, including many residential neighborhoods, is in the CDBG target area. This allows for a significant percentage of the annual CDBG allocation to be focused in these low-moderate income areas of the City.

Map 1



Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new affordable housing project or a rehabilitation project. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project's bottom line. The CDBG allocation to the City does not add sufficient value to offset the increased costs for most of the City's affordable housing development efforts. Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be completed with the available CDBG funding.

The City's CDBG program does not have any match requirements. The City has pursued state of California housing funds whenever appropriate and will continue to look for opportunities to leverage private and non-federal resources and begin to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects will have the best results for the community and the low- and very low-income residents they are intended to serve. Sources may include tax credits, infrastructure infill grants, sustainable community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 5 – Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0

	One-Year Goal	Actual
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 6 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	16	2
Number of households supported through Acquisition of Existing Units	0	0
Total	16	2

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

As mentioned earlier, the difference in expected outcomes and actual outcomes is due to the abrupt program year change that occurred halfway through the year. All 2019 CDBG-funded projects and programs were on track to meet their anticipated accomplishments. It is important to keep in mind that the lack in performance portrayed in this report does not accurately reflect the subrecipients' actual performance for the six-month 2019 program year.

In the 2019 program year, the City continued to address its affordable housing needs in a variety of ways. For example, the City's partnership with Rebuilding Together Sacramento made it possible for income-qualified residents to receive emergency health and safety repairs to their homes. These residents might otherwise not have a habitable home, which could lead to homelessness. The repair program also contributes toward the continued preservation of the existing stock of affordable housing, a high priority goal identified in the 2016-2020 Consolidated Plan. This program successfully repaired two homes out of the 16 that were anticipated, within the CDBG target area. The program is on track to meet its goal of 16 anticipated repairs before June 2020.

The City also preserves affordable housing through code enforcement and rental inspection efforts, which ensure that all rental housing is safe and habitable. The continued success of the

Rental Housing Inspection and Code Enforcement programs, run by the City's Neighborhood Services Division, is largely because of the funding and technical assistance received through the CDBG program. These programs were able to meet their goals, even with the shortened program year, due to an increased number of cases and the integration of new personnel to run the programs.

SSHH saw an increase from the previous year in its intakes through the Renters Helpline program, which affected the accomplishments of the other two programs, Fair Housing Services and Housing Counseling. Though it was not able to meet its anticipated goals, due to the change in program year, SSHH was on track to meet its anticipated goals by the original program year end date of June 30, 2020. The City provided additional funding to SSHH in the 2019 program year to be used for additional outreach materials. SSHH joined City staff in December 2019 during a pop-up event at the Mather light rail station, in which they distributed information and materials to renters living or working in Rancho Cordova.

Discuss how these outcomes will impact future annual action plans.

The City plans to address housing needs, but without significant additional resources, the City will continue to focus CDBG dollars where they will do the most good for low- and moderate-income households through better access to affordable housing, services, and public infrastructure.

The City's plan for the 2020 program year is to continue cooperating and actively engaging the County of Sacramento in its attention to homelessness issues, including chronic homelessness and near homelessness. The City will continue to contract with SSHH to provide housing counseling and homelessness prevention to Rancho Cordova residents. For anyone that wishes to learn more information about SSHH, information is accessible to Rancho Cordova residents at <https://www.sacselfhelp.org/>, by telephone, and by walk-in appointment.

Due to the continued success of Rebuilding Together Sacramento's Critical Systems Repair project, the City will continue to fund this program in the 2020 AAP. This program has proven to be effective in assisting low-income individuals in housing repairs and directly benefitting individuals who lack alternative options to housing improvements. Additionally, this organization continues to abide by CDBG reporting and reimbursement procedures, which is a very beneficial aspect to the administration costs of the CDBG program.

With 2019 program funds, the City allocated \$102,000 to the two City-run Neighborhood Services projects: the Rental Housing Inspection program and Code Enforcement. These programs were able to exceed their planned goals for the program year and provide the CDBG target area with blight and

nuisance prevention, along with assistance in mitigating rental housing unit dilapidation and safety problems. The City will continue to allocate CDBG funds to these two programs for the 2020 program year.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 7 –Number of Persons Served by Income Level

Number Person Served	CDBG Actual	% Total
Extremely Low-income	213	59.5%
Low-income	71	19.8%
Moderate- income	38	10.6%
Non Low/Moderate Income	36	10.0%
Total	358	
Total Low-to-Moderate Income Persons Served		89.9%

Narrative Information

Income categories for the CDBG program are set through the HUD Adjusted Median Family Income (HAMFI) formula. HUD adjusts this formula each year to address inflation and changes in household costs. The CDBG requirement is that a minimum of 70 percent of all CDBG recipients must be low to moderate income. The HAMFI for Sacramento County in the 2019 program year was \$83,600 for a family of four; since 80 percent of HAMFI is considered low income, this calculates to \$66,880 for a family of four. All persons assisted with CDBG-funded programs are required to provide income data to identify which category they fit: extremely low income (30 percent or less of HAMFI), very low income (31-50 percent of HAMFI), low income (51-80 percent of HAMFI), or moderate income (81-120 percent of HAMFI). About 78 percent of persons assisted through CDBG funds were low income with incomes less than 80 percent of HAMFI.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City established a set of strategies and priority actions to expand homeless services and provide supportive housing opportunities to elderly persons, disabled veterans, and other persons with special needs. Since CDBG funding fluctuates from year to year, the City is seeking additional funding for programs and services aimed at assisting homeless persons and non-homeless special needs populations to supplement funding of current programs.

During the 2019 program year, the City continued its relationship with SSHH to assist homeless and special needs populations. SSHH provides vital homelessness prevention services and resources to individuals and families who are at imminent risk of homelessness due to housing discrimination and landlord disputes. SSHH provides a Renters Helpline, as well as housing counseling to help with landlord/tenant disputes and housing discrimination cases. A collaborative approach between SSHH, California Apartment Association, and Project Sentinel provides a telephone hotline, tenant education and housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute. The SSHH team deals directly with concerns about landlord/tenant disputes while fair housing issues are identified and referred to Project Sentinel. The collaborative team aims to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities to protect residents in danger of homelessness.

The City also contracts with SSHH for one full-time Outreach Navigator. The navigator seeks out homeless individuals and families to provide outreach services, which include connecting clients with immediate resources such as mental health services, general health services, substance abuse services, income services, identification documents and other documents necessary to help homeless persons meet the ultimate goal of finding shelter and housing. The Outreach Navigator also assists in gathering information through the Vulnerability Index Service Prioritization Decision Tool or VISPDAT. This program is not funded through CDBG but is supported through other City funds.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City participates in the regional Continuum of Care (CoC) through the nonprofit Sacramento Steps Forward (SSF). SSF manages the Sacramento Area CoC process, which establishes a set of strategies and

priority actions to expand the City's homeless programs and services and provide supportive housing opportunities and services. The CoC is working on several system updates to improve the flow of shelters and transitional housing, which includes policy and process improvement for the County shelters, lower barriers to housing programs, and improvement to placements into the different housing services offered in the region. Rancho Cordova is also home to the Mather Community Campus, a transitional living facility that supports homeless individuals and families and includes job training, as well as housing and supportive services. The City is currently coordinating with the County, Mather Veterans Administration Hospital, and a competitively selected nonprofit development team to develop a comprehensive range of housing opportunities for homeless, near homeless, and disabled veterans. None of these efforts are funded through CDBG and are all supported through other funding sources and staff time.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City contracts with SSHH to provide counseling to low-income households who are at risk of becoming homeless. This program is intended to prevent homelessness, and the counseling helps individuals and households to maintain housing stability. The housing counseling providers keep a detailed database of housing resources that are available to homeless and near-homeless residents. SSHH also provided assistance to tenants facing relocation as the result of the sale or dilapidation of their housing or other catastrophe. Residents can also call the Renters Helpline at (916) 389-7877 and get access to homeless and homelessness prevention services. Through a collaborative approach between SSHH, the California Apartment Association, and Project Sentinel, the City is able to help facilitate the provision of a telephone hotline, tenant education, housing assistance, and mediation services for Rancho Cordova residents in a housing crisis or dispute.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City refers individuals to housing counseling providers that keep a detailed database of housing resources that are available to homeless and near-homeless residents. Rancho Cordova is home to the Mather Veterans Village, which provides transitional and permanent supportive housing specifically for homeless and near-homeless veterans in the region. The Mather Community Campus provides units as both a permanent and transitional living facility, as well as offering job training and supportive services for homeless individuals and families to prevent repeated patterns of homelessness. The City does not receive enough in CDBG funds to support these projects solely through the CDBG program and relies on coordination with other agencies and nonprofits as well as alternative funding sources to support these projects.

Additionally, the City's adopted Housing Element identifies a specific policy to remove potential constraints to housing for persons with disabilities:

- H.3.3 – Provide housing for special needs populations, including housing accessible for persons with disabilities (including veterans as a primary target group), large households, homeless individuals, and single-parent households.

Projects, such as the Mather Veterans Village, work to address underserved needs of individuals in the City with disabilities and other special needs. Concurrently, goals identified in the Housing Element, such as the one mentioned above, work to break down barriers to affordable housing among these same populations.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City does not own any public housing. According to the City's 2013-2021 Housing Element, there are 17 housing developments located in Rancho Cordova providing subsidized housing, with a total of 1,585 low- and very low-income units. Subsidized units account for approximately 7 percent of the total housing stock. All of the affordable housing projects currently in use, in planning, or in construction will be managed by the SHRA and nonprofit developers and will include coordination with the SHRA for vouchers and other rental subsidies. The 2016-2020 Consolidated Plan does not include plans to construct or operate public housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

While the City is dedicated to increasing community outreach and involving neighborhoods in the decision-making process, the City does not plan to participate in any activities to increase resident

involvement in SHRA-owned and -operated public housing unless specifically asked to do so by SHRA.

Actions taken to provide assistance to troubled PHAs

SHRA has a Satisfactory Participation Score with HUD.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. Details of these actions can be found in the City's 2013–2021 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated regulatory barriers as effectively as possible.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The need for affordable housing for lower-income households and supportive housing for persons with special needs continues to exceed available resources. The City has provided services, discussed previously in the Homeless and Other Special Needs narrative, and has worked to offer housing opportunities to underserved groups, including homeless individuals and veterans with disabilities. The City continues its active participation in County, Mather Veterans Administration Hospital, and service provider efforts to locate and develop a continuum of housing opportunities for disabled veterans.

The City has continued its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as the SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The goal in this effort is to reduce the burden of providing services within each jurisdiction with CDBG funding. The City has worked directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

The City also plans to use its CDBG funds to promote the local provision of services for low- and

moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2020 program year, several organizations (including SSHH, Meals on Wheels, and Folsom Cordova Community Partnership) will provide services in Rancho Cordova.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City works with a certified lead-based paint inspector to identify lead-based paint hazards when necessary. This inspector is qualified to conduct lead-based paint identification, assessment, and clearance services to reduce lead hazard.

The City complies with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategy:

Housing Rehabilitation: All housing rehabilitation activities funded under this plan will assess lead hazard risk before proceeding, including the planned Emergency Repair Grant Program. This applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100. All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described in 24 CFR 35.110. At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described in 24 CFR 35.110.

When needed, Rebuilding Together Sacramento conducts lead-based paint inspections through a contractor. Additionally, the City provides free printed information regarding the potential hazards of lead-based paint at the City Hall permit counters.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to fund public services intended to help poverty-level families. The City's anti-poverty strategy is based on revitalizing Rancho Cordova's existing housing stock to provide safe and decent places to live, and on supporting the services of social services agencies that promote income and housing stability. The City's strategy also includes supportive services for target-income residents, including senior and youth services. For example, the City continued to fund SSHH in the 2019 program year, as SSHH provides vital services and resources to families who are homeless or are at imminent risk of homelessness, and Rebuilding Sacramento Together, a program that helps low-income homeowners rehabilitate necessary health- and safety-related issues in their home in order to avoid homelessness due to habitability issues.

The City also continued to fund other anti-poverty programs such as the Senior Nutrition program offered by Meals on Wheels, and the Folsom Cordova Community Partnership's Group Mentoring Initiative for Youth populations and their families. This latter program supports youth and enhances community involvement through intensive one-on-one youth mentoring to help improve economic

opportunities for low-income youth in Rancho Cordova.

In November 2014, Rancho Cordova voters approved Measure H, a half-cent sales tax measure, which has generated revenue for the City's general fund. The local fund is called the Community Enhancement Fund and provides funding for projects administered by individual residents, organizations, businesses, and community partners who are interested in enhancing the Rancho Cordova community. The City received 81 applications for funding and considered 76 of those applications. During the 2019 CDBG program year, there were several Community Enhancement Fund projects, many of which will reduce the number of poverty-level families. Projects include, but are not limited to, free community college for the first year for recent high school graduates attending the Folsom Lake College Rancho Cordova location (year 2 of 3); Career Choices and Changes – a 17-week course for 30 adults, held at the Rancho Cordova Folsom Cordova Adult School; PRO Youth and Families – Governments Engaging Youth in the City of Rancho Cordova; on-site youth career center at Cordova and Kinney High Schools; Boys & Girls Clubs of Greater Sacramento: Serving the Youth of Rancho Cordova; and Beyond the Village, which offers workforce development and training, with a special emphasis on veterans and adults 55+ who are unemployed, under employed, or looking for ways to improve their current job situation.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City developed a monitoring system to ensure that the activities carried out in furtherance of the AAP are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501 and 2 CFR 200 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

The City's Community Development Department (CDD) is responsible for the management, implementation, and monitoring of Consolidated Plan documents, including the AAP and all other subsequent documents related to the implementation of the CDBG program.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City divisions, such as Public Works, as well as partner districts, such as Folsom Cordova Unified School District, to develop procedures and coordinate the administration of programs that will be carried out by these divisions. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City strives to provide training opportunities and technical assistance to grant subrecipients and works to establish best practices. The City's goal is for all subrecipients to update their programs to integrate industry best practices into the day-to-day and long-term activities of programs. In addition, the City is continuing its initiative to coordinate activities with neighboring cities, especially in regard

to responding to fair housing-related efforts. Coordinated efforts include joint monitoring of common service providers, such as the monitoring that occurred during the 2019 program year for SSHH, standardizing reporting requirements and forms to encourage efficiency and consistency, and sharing information from workshops.

During the 2019 program year, the City implemented contracts with local service organizations that provide assistance to senior/elderly households, households at imminent risk of homelessness, and special needs populations. These subrecipients have all received CDBG funding in the past from the City. City staff and City Council have realized the continued need for these services and have instituted the multi-year contracts to provide continuity of services and help reduce administrative burden.

The City will continue its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as the SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The City also intends to work directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In 2019, the Sacramento Valley Fair Housing Collaborative completed a Regional Analysis of Impediments to Fair Housing Choice (AI). Led by SHRA, the City of Rancho Cordova and surrounding constituent entities were part of a 14-jurisdiction regional collaborative effort to complete the new AI for the County of Sacramento.

The AI included surveys of both the general public and fair housing stakeholders in the region, as well as various other data that was collected to assess housing characteristics in the region. Key fair housing barriers identified in the analysis were centered on historical segregation and integration challenges, a lack in affordable renting options, stricter rental policies, a lack in affordable housing for disabled populations, disparities in access to homeownership, educational inequities, and various other contributing factors. The CDBG funds allocated to fair housing efforts were utilized to help the City make progress addressing the specific impediments.

During the 2019 program year, the City partnered with SSHH to provide fair housing and landlord/tenant services. The City is also a partner in the Renters Helpline, a service offered by SSHH that is designed to determine if calls they receive represent a fair housing issue or a landlord/tenant or life crisis issue. SSHH staff is trained to answer calls and make accurate determinations. In the City of Rancho Cordova, the Renters Helpline assisted 128 households between July 1, 2019, and December 31, 2019, referred 11 cases to additional fair housing services, and assisted 57 households through the Housing Counseling program.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City staff communicated with the subrecipients' staff responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. Staff provided technical assistance to subrecipients throughout the year as needed.

During the 2019 program year, City staff examined the progress the subrecipients were making toward performance targets through desk monitoring. Subrecipients are required to report the demographics of their service population on a quarterly basis, as well as additional supporting information such as general ledger and program accounting documents. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or past performance issues have not been resolved.

The City has continued to emphasize the importance for subrecipients to gather complete and accurate information on the persons and/or households they serve, and to regularly report their progress.

In the fall of 2019, CDBG staff conducted a monitoring of the City's Public Works Department for the CDBG-funded 2019 Sidewalk Improvement project. Additionally, In the 2018-19 program year, the City conducted an on-site audit of SSHH and Meals on Wheels in collaboration with other local grantors. The City plans to conduct ongoing desk monitoring on all CDBG-funded programs throughout the 2020 program year, as well as a monitoring of two subrecipients that will be selected at a later date. The CDBG program has successfully met expenditure deadlines in years past and is on target to meet its deadlines for the 2019 program year. The City is also current on quarterly and semi-annual reports due to HUD.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

This report was made available for public review during a 15-day public comment period from February 28, 2020, to March 13, 2020.

A public notice announcing its availability was published in the *Grapevine Independent* and posted on the City's website on February 14, 2020. The public notice included the purpose of the report, the

premise of the CDBG program, information identifying the public hearing that will be held to approve of the CAPER, the address of City Hall, staff contact names, mailing addresses, phone numbers, the website to view the report, and information on where to direct comments and questions.

Copies of this CAPER are made available for public review and comment in electronic format found online on the City of Rancho Cordova's website (www.cityofranhocordova.org) along with a printed copy located at City Hall. A public hearing to approve of this report was held on March 16, 2020, at the Rancho Cordova City Council meeting held at City Hall, 2729 Prospect Park Drive, Rancho Cordova, California 95670.

Public comments received: TBD

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes were made to program objectives during the 2019 program year.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

Not applicable.

MEMORANDUM

DATE: March 16, 2020
TO: Honorable Mayor and Council Members
FROM: June Cowles, Senior Planner



SUBJECT: GLP STORES MAJOR DESIGN REVIEW; PROJECT NO. DD9903 – LOCATED ON THE SOUTHWEST CORNER OF ZINFANDEL DRIVE AND NORTH MATHER BOULEVARD.

PROPERTY OWNER:
68 Zinfandel JV, LLC
1725 Capitol Avenue
Sacramento, CA 95811

APPLICANT/DEVELOPER:
GLP Stores, LLC
5980 88th Street
Sacramento, CA 95828

PROJECT: The applicant requests a Major Design Review for GLP Stores LLC, a development on 9.3 acres which includes a 164,149 square-foot light industrial warehouse and associated office space, including parking, lighting, and landscaping located within the Villages of Zinfandel Special Planning Area.
FILE: DD9903
LOCATION: Southwest corner of Zinfandel Drive and North Mather Boulevard
APN: 072-2860-033-0000
PLANNER: June Cowles, Senior Planner

RECOMMENDATION

Adopt the Resolution approving the Major Design Review for a 164,149 square-foot light industrial office warehouse and associated office space building that includes parking, lighting, and landscaping for the GLP Stores, LLC.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would permit the construction of a 164,149 square foot light industrial building within the Zinfandel Special Planning Area ("ZSPA") and allow the applicant to submit for necessary improvement plans and building permits to begin construction of the proposed light industrial project and associated infrastructure.

BACKGROUND

The project was continued from the following City Council meetings:

- February 18, 2020: City Council continued the item and directed staff to work with the applicant on design concerns that were raised.
- March 2, 2020: Staff requested a continuance to allow time to address issues that were raised.

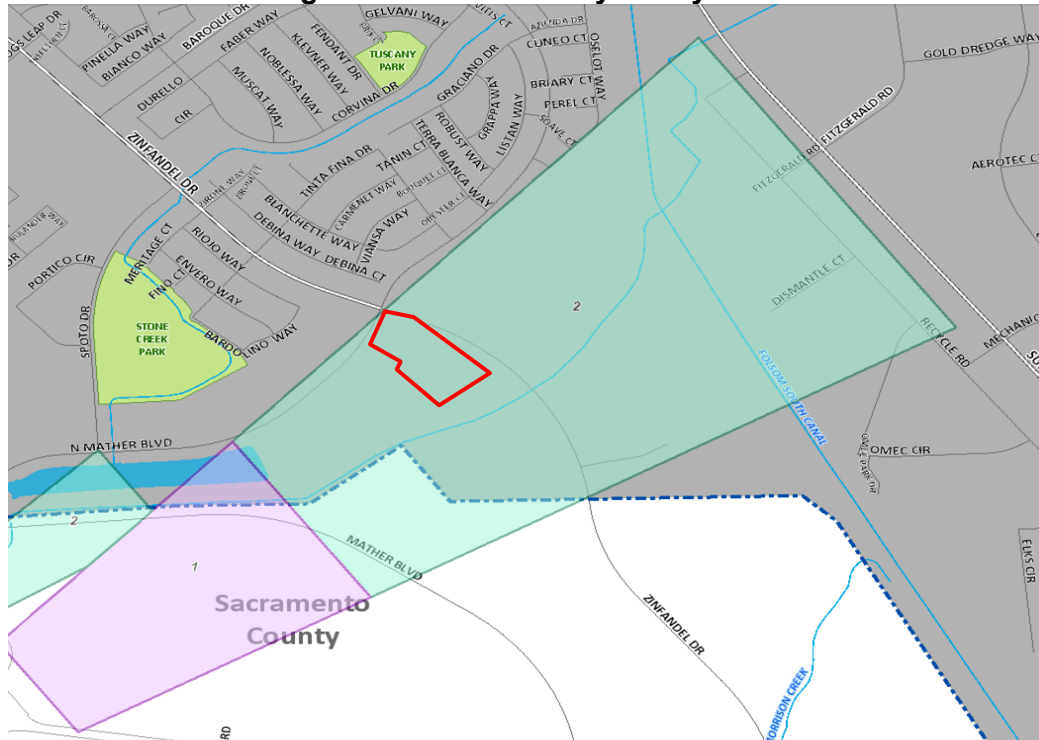
The continuance resulted in revised elevations that staff believes addressed the concerns raised regarding design and color. The revised elevations are included in this staff report.

The Project, GLP Stores, is located within the Villages of Zinfandel Special Planning Area (ZSPA) **Figure 1: Site Location**. The Special Planning Area was approved in 2002 by Sacramento County. The ZSPA includes residential, commercial, business professional, light industrial, park, bike trails, and open space uses. A Final Environmental Impact Report was certified for the Special Planning Area in 1998 by Sacramento County and a Mitigation Monitoring Program was adopted. The project site is located within the Mather Airport overfly safety zone which is “governed” by Sacramento Area of Council of Governments and the Mather Airport Land Use Plan **Figure 2: Mather Airport Overfly Safety Zone**.

Figure 1: Site Location



Figure 2: Mather Overfly Safety Zone



Mather Airport Comprehensive Land Use Plan

The Mather Airport Comprehensive Land Use Plan imposes the safety zone surrounding the runways. Zone 1 (depicted in purple) is the Clear Zone. Zone 2 (depicted in green) is the Approach-Departure Zone. The proposed project is located within the Approach-Departure Zone. The concerns of the airport land use planning compatibility fall into three categories:

- Height Restrictions- protecting the navigable airspace around airports for aircraft safety;
- Noise Compatibility- minimizing the number of people exposed to noise from aircraft operations;
- Safety of Persons on the Ground- minimizing the number of people exposed to hazards related to aircraft operations and accidents.

Thoughtful planning in these three areas, reflected in land use policies and regulations, will minimize the exposure of the public to noise and safety hazards; will provide safer aircraft operations, and will help protect the airport and the public resources it represents from encroachment by incompatible land development.

The Mather Airport Land Use Plan includes a Land Use Compatibility Guidelines for Safety table. The Table list land use categories that are not allowed and allowed uses with some restrictions such as the following within the Overfly Safety Zone;

- Land uses that attract large concentration of birds within approach-climbout areas are not allowed.
- Land uses that produce smoke are not allowed
- Land uses with flashing lights are not allowed
- Land uses that reflect light are not allowed

- Land uses that generate electronic interference are not allowed
- Land uses related to flammable materials are not allowed
- Some land uses are compatible only if they do not result in a large concentration of people. A large concentration of people is defined as a gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during any 24 hour period ending at midnight, not to exceed 50 persons per acre at any time.

All proposed uses within the Mather Airport Approach-Departure are reviewed by the Sacramento Council of Governments (SACOG).

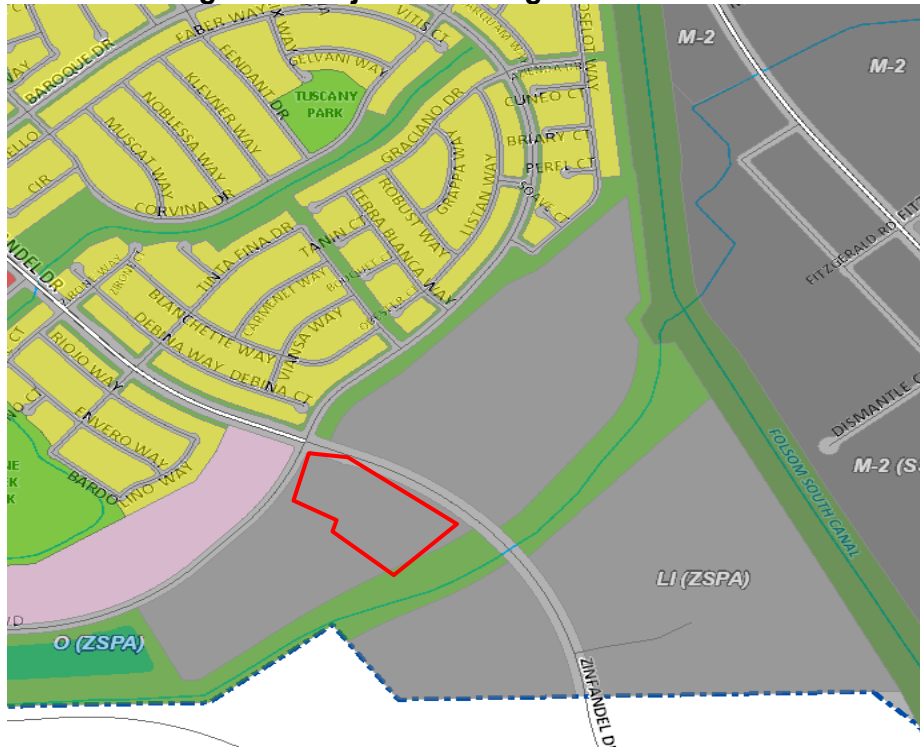
Adjacent General, Zoning, and Surrounding Land Uses:

The following Table provides the current use, General Plan/Community Plan, and zoning (**Table 1: Surrounding Designations and Existing Uses and Figure 3: Zoning Map**)

Table 1: Surrounding Designations and Existing Uses

	General Plan	Zoning	Land Use
Subject Property	Light Industrial	ZSPA Light Industrial	Proposed Light Industrial building
North	Office Mixed Use	Business Professional ZSPA	Vacant
South	Open Space and Light Industrial	Open Space and ZSPA Light Industrial	Bike Path and Undeveloped land
East	Light Industrial	Light Industrial ZSPA	Undeveloped Land (Approved Stonecreek Industrial Center)
West	Light Industrial	Light Industrial ZSPA Light Industrial	Undeveloped land (Approved Creekside Self Storage)

Figure 3: Adjacent Zoning and Land Uses:



Existing Conditions:

The site has been previously graded and includes grassland. An existing bike path with landscaping is located along the south property line. Along the bike path to the south is a drainage ditch. A pedestrian crossing signal is located on Zinfandel Drive, close to the southern property line.

Previous Entitlement Approval:

The project site had previous entitlements that were approved as follows:

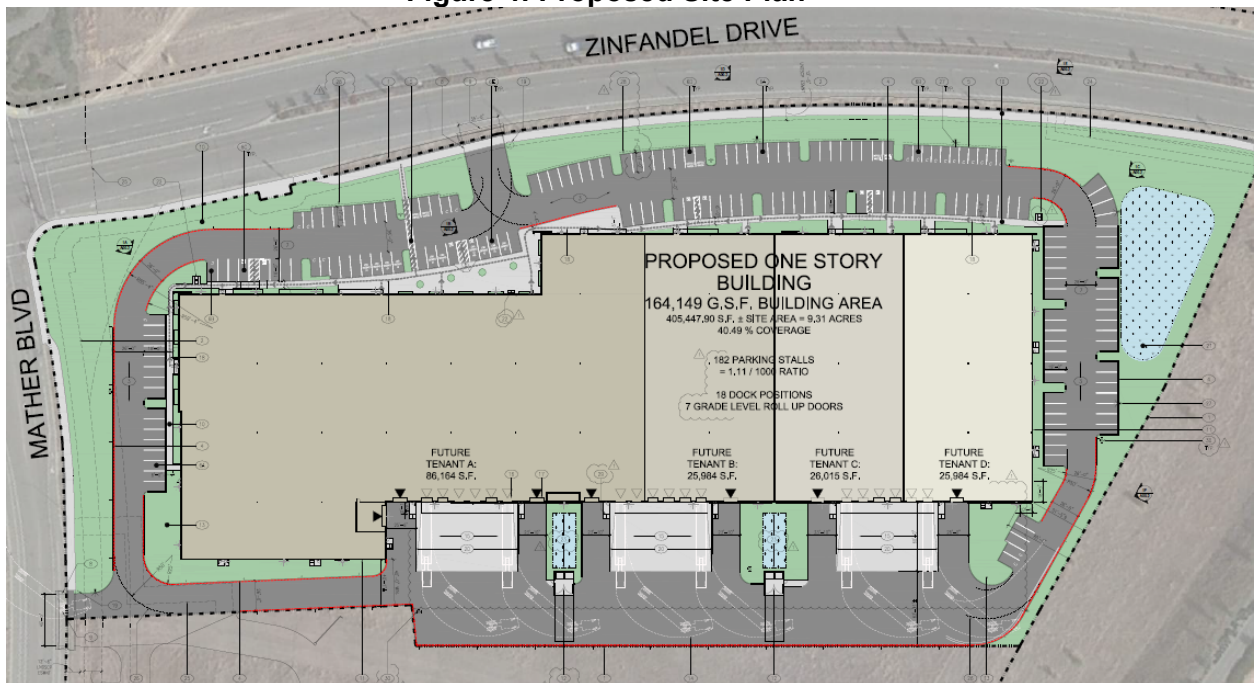
- April 2006: Tentative Parcel Map that included the light industrial zoned area to the west and south. Divided 3 parcels into 93 parcels.
- May 2007: Tentative Subdivision Map, Creekside Commerce Center, to divide 28 acre parcel into 16 parcels. The project also included a design review for 16 buildings.
- Feb 2009: A Tentative Subdivision Map Amendment, Creekside Commerce Center, that reduced the subdivision map from 16 parcels to 8 parcels and reduced 16 buildings to 7 buildings.
- March 2017: A Tentative Subdivision Map, Creekside Commerce Center, Extension to February 2020.
- Oct 2018: Final Map recorded
- Oct 2019: Lot Line Adjustment to combine 3 lots into 1 lot (subject property)

PROJECT DESCRIPTION:

The proposed GLP Stores project includes the following;

- A Major Design Review for a 164,149 square feet light industrial building to include parking, lighting, and landscaping with a bioretention pond. **Figure 4: Proposed Site Plan.**
- The building will include at this time, 4 tenant spaces. GLP Stores will occupy the 86,164 square foot space located in the northern portion of the building. There is a total of 18 dock positions and 7 grade level roll up doors located at the rear of the building.

Figure 4: Proposed Site Plan



ANALYSIS:

GENERAL PLAN CONSISTENCY:

The proposed GLP Stores is located within the Villages of Zinfandel Special Planning Area designation of Light Industrial. Target uses for this area include limited industrial uses. The proposed project use is consistent with the General Plan designation.

ZONING CODE:

The project site is zoned Light Industrial Villages of Zinfandel Special Planning Area (LI ZSPA) which allows for industrial/retail flex and manufacturing and warehousing uses. As stated earlier the GLP Stores is also located within the Mather Airport Approach-Departure Zone which limits the uses in this area under The Mather Airport Comprehensive Land Use Plan.

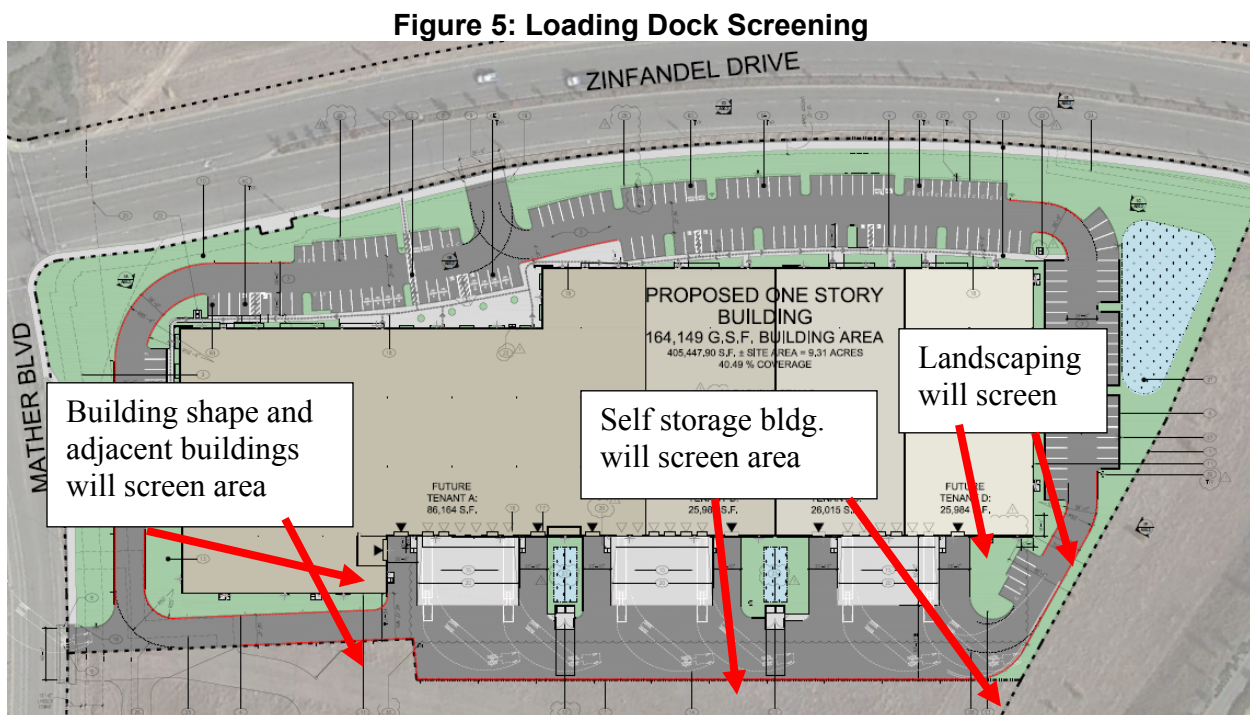
MAJOR DESIGN REVIEW:

Site Design

The site includes the following:

- A 164,149 one story building on 9.31 acres
- Warehouse and accessory office space that includes a total of 18 dock positions along the rear elevation.
- 182 parking spaces distributed around the building.
- Landscaping along North Mather Boulevard, Zinfandel Drive, and the south property line (adjacent to the open space and bike trail).
- Bioretention pond with landscaping located at the southeast corner of the site (along Zinfandel Drive and open space area).
- 2 access driveways: One on North Mather Boulevard and one on Zinfandel Drive. Includes access agreement for the Creekside Commerce Center.

The loading docks are located along the rear elevation which is adjacent to the approved Creekside Commerce self-storage buildings. The loading docks will be screened as depicted in the site plan. **Figure 5: Loading Dock Screening.**



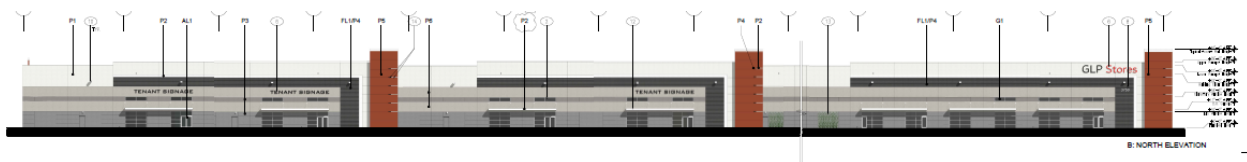
Architectural Design

The proposed project includes a one-story building that is designed for warehouse and office accessory uses. **Figure 6: Building Elevations and Figure 7: Building Perspectives.** The proposed building architecture is compatible with the surrounding approved non-residential buildings. The applicant revised the building elevation colors and included additional landscape trellises. The building includes a variety of materials and colors that are consistent with the surrounding area. The loading dock areas are internal to the site with the building shape screening the dock area. Consistent with the Villages of Zinfandel Design Guidelines and the City of Rancho Cordova Design Guidelines the proposed project includes the following architecture design:

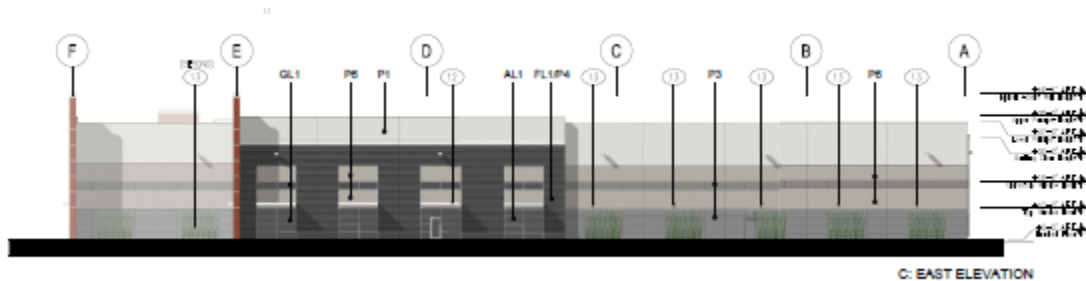
- The project buildings provide quality building design consisting of durable and maintainable materials.

- The design of the building is consistent with the context of the area.
- Building materials include concrete walls with integrated window and doors systems. The composition of materials results in a clean, attractive appearance.
- Blank walls that face public streets are avoided with changes in wall depth, inset windows and doors. The elevations facing the street include windows and architecture elements to provide visual interest.
- The building has a consistent architectural modern style. The building elevations that are visible from the public streets are designed to a higher level of detail.
- The buildings include varied roof parapets. A horizontal metal canopy is provided at the building entries to provide weather protection and scale down the building at this location.
- The design of the revised elevations, through the use of windows and decorative breaks in the concrete walls and colors assist with the break-down of the long and high walls into a more human scale.

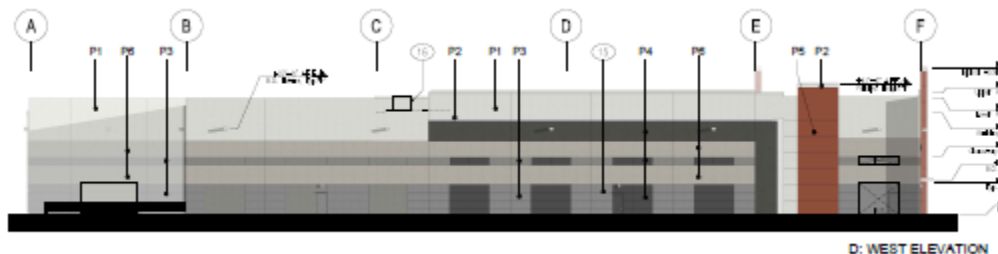
Figure 6: Building Elevations



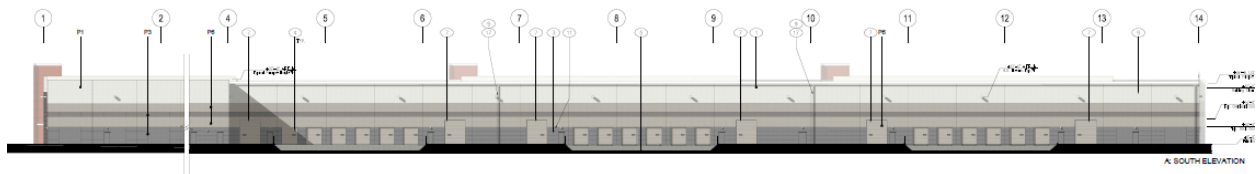
North Elevation (facing Zinfandel Drive)



East Elevation (facing North Mather Boulevard)



West Elevation (facing open space/bike path)



South Elevation (rear elevation facing future self-storage building)

Figure 7: Building Perspectives



View from the Zinfandel Drive and North Mather Boulevard corner



View from Zinfandel Drive traveling northwest



View from bike path



Two views from Zinfandel Drive (top, traveling northwest and bottom, traveling southeast)

Trip Generation Analysis:

The Villages of Zinfandel Specific Plan Area Environmental Impact Report (EIR) included a traffic study that assumed the transportation impacts of the plan area including the subject light industrial site on the City roadway network. To ensure conformance with the plan area EIR, the applicant prepared a trip generation analysis completed by KD Anderson & Associates. See Attachment 4: Trip Generation Analysis. Trips included passenger cars and large delivery trucks and the analysis demonstrated that the proposed project is consistent with the specific plan EIR.

Parking

Consistent with the Zoning Ordinance and ZSPA the proposed project parking complies with the required parking for light industrial warehouse and office use. The parking requirement for the proposed uses are 182 parking stalls. The site plan includes 182 parking stalls. The parking spaces are evenly distributed throughout the site.

Lighting Plan

The proposed lighting plan includes parking lot and building lighting. The applicant has provided a photometric lighting plan that is consistent with the City of Rancho Cordova Zoning Ordinance 23.725 Outdoor Lighting.

Utilities

The proposed project will utilize and existing water, sewer and electrical infrastructure.

Major Design Review Findings:

The Major Design Review Permit, as conditioned, satisfies the approval findings defined by Zoning Code section 23.141.070, as follows:

- A. **Finding:** The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.

Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan Villages of Zinfandel Special Planning Area designation, Zoning Code, Villages of Zinfandel SPA development standards, and city design guidelines as well as the height limits within the Mather Airport Land Use Plan. The use is permitted within the light industrial district and the Mather Airport Land Use Plan.

- B. **Finding:** The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed site design includes a 164,149 square-foot light industrial warehouse with office accessory building, parking, lighting, and landscaping. Parking is distributed around the building with dock area along the building rear elevation. The sides of buildings visible from public streets are designed with windows, canopies over the entrance areas, and a variety of color tones which provides a human scale and interest to the building. The building architecture and material are consistent with the surrounding area, Villages of Zinfandel SPA, and City Design Guidelines.

- C. **Finding:** The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design

concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed building architecture is compatible with the adjacent non-residential approved buildings. The combination of building materials, forms and architectural elements provide visual relief to the facades. The façades have an acceptable level of articulation with building off-sets, horizontal details above doorways. The site and landscape plan meet the design requirements. The landscape plan includes canopy trees to provide for the required parking lot shading. Additional landscaping is provided to add visual interest and color in well-designed compositions.

- D. **Finding:** The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project anticipated traffic is consistent with the Villages of Zinfandel Specific Plan Area Environmental Impact Report (EIR) traffic study that assumed the transportation impacts of the plan area including the subject light industrial site on the City roadway network. Bike racks are provided along the front main entrances of the building. A pedestrian connection is provided on Zinfandel Drive from the public sidewalk to the building main entrance area.

FISCAL ANALYSIS OF PROJECT

The City anticipates that this project will provide additional revenues from temporary construction jobs, and permanent employment.

ENVIRONMENTAL

A request for review under the California Environmental Quality Act (CEQA) letter was sent to staff on February 18, 2020 from the law office of Lozeau Drury on behalf of Laborer's International Union of North America Local Union Number 185. Attachment 5: Request for Review under CEQA. The City Attorney's office reviewed the letter and sent a response letter on March 2, 2020 stating that under CEQA, the City lacks the discretion under the Major Design Review approval process to consider environmental effects not related to the design of the Project, including, but not limited to human health impacts from toxic air contaminants, greenhouse gas emissions, and impacts of biological resources. Attachment 6: City Attorney Response CEQA Letter.

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the California Code of Regulations (CEQA Guidelines) Section 15183, consistent with Community Plan, General Plan and Zoning. In addition the project will comply with the Villages of Zinfandel mitigation monitoring plan. A description of the evidence for the exemption is found in the findings included in Attachment 1.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project as follows:

- To be in compliance with the California Environmental Quality Act (CEQA) as exempt pursuant to CEQA Guidelines Section 15183;
- Adopt Resolution approving the Major Design Review for GLP Stores Inc, DD9903, with the staff preference tower color, subject to the findings, Project Plans (Attachment 2) and Conditions of Approval (Attachment 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Project Plans
3. Exhibit B to the Resolution - Conditions of Approval
4. Trip Generation Analysis
5. Request for Review under CEQA
6. City Attorney Response CEQA Letter
7. 500' Radius Map with Mailing Labels

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, APPROVING A MAJOR DESIGN REVIEW FOR GLP STORES LLC,
PROJECT NO. DD9903**

WHEREAS, GLP Stores LLC (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review approval for the GLP Stores Project; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the project site located is within the Villages of Zinfandel Special Planning Area. The proposed project includes a 9.3-acre parcel with a 164,149 square foot of light industrial warehouse with office space building with parking, lighting, and landscaping. The proposed project and immediate surrounding area would not result in any significant effects to the environment, and therefore was determined to be Exempt pursuant to the California Environmental Quality Act Section 15183; consistent with Community Plan, General Plan, and Zoning Code; and

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

**NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY
OF RANCHO CORDOVA**

The proposed project is exempt from CEQA under Guidelines Section 15183; consistent with the Community Plan, General Plan, and Zoning Code. The following evidence supports the CEQA exemption.

A. Finding: The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15183 "Consistent with Community Plan, General Plan, and Zoning

Evidence: The proposed project site location is within the Villages of Zinfandel Special Planning Area. A Final Environmental Impact Report was certified for the Special Planning Area in 1998 by Sacramento County and a Mitigation Monitoring Program was adopted. In addition, development of the project site is consistent with the Villages of Zinfandel EIR and was analyzed in the 2006 General Plan EIR. The proposed project includes a light industrial warehouse building totaling 164,149 square-feet, parking, lighting, and landscaping. The proposed project is consistent with the Community Plan, General Plan, and Zoning.

ATTACHMENT 1

To approve the Design Review, subject to the Major Design Review Package (Exhibit A) and Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

A. Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan Villages of Zinfandel Special Planning Area designation as proposed with the pending side interior setbacks, Zoning Code, and City and Villages of Zinfandel SPA development standards and design guidelines as well as the height limits within the Mather Airport Land Use Plan. The use is permitted within the light industrial district and the Mather Airport Land Use Plan.

B. Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence: The proposed site design includes a 164,149 square-foot light industrial warehouse with office accessory building, parking, lighting, and landscaping. Parking is distributed around the building with dock area along the building rear elevation. The sides of buildings visible from public streets are designed with windows, canopies over the entrance areas, and a variety of color tones which provides a human scale and interest to the building. The building architecture and material are consistent with the surrounding area, Villages of Zinfandel SPA, and City Design Guidelines.

C. Finding: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

Evidence: The proposed building architecture is compatible with the adjacent non-residential approved buildings. The combination of building materials, forms and architectural elements provide visual relief to the facades. The façades have an acceptable level of articulation with building off-sets, horizontal details above doorways. The site and landscape plan meet the design requirements. The landscape plan includes canopy trees to provide for the required parking lot shading. Additional landscaping is provided to add visual interest and color in well-designed compositions.

D. Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence: The proposed project anticipated traffic is consistent with the Villages of Zinfandel Specific Plan Area Environmental Impact Report (EIR) traffic study that assumed the transportation impacts of the plan area including the subject light industrial site on the City roadway network. Bike racks are provided along the front main entrances of the building. A

ATTACHMENT 1

pedestrian connection is provided on Zinfandel Drive from the public sidewalk to the building main entrance area.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 16th day of March 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

1718 Third Street
Suite 101
Sacramento, CA 95811

Tel 916.449.1400
Fax 916.449.1414
www.rmw.com

OWNER:

GLP Stores

5980 88th street, Sacramento CA
916.469.4000

GUAU PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

PROPOSED NEW
WAREHOUSE BUILDING

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR DESIGN REVIEW	10-11-19
△	PLAN REVIEW COMMENTS	12-04-19
△	REVISED DR SUBMITTAL	03-09-20



SITE STATISTICS:

APN : 072-2860-033-000

ZONING: LI (23PA)

TOTAL GROSS SITE AREA: 405,447.9 S.F. = 9.31 ACRES

BUILDING AREA: 164,149 S.F.

SITE COVERAGE: 40.49%

CONSTRUCTION TYPE: V-B

BUILDING HEIGHT: 46'-4" (ACCENT WALL), 38'-0" TYP. BLDG HEIGHT

NUMBER OF STORIES: 1

PARKING: 182 STALLS TOTAL. SEE SITE PLAN A01.2

ACCESSIBLE & DESIGNATED PARKING STALLS:
(REQUIRED AND PROVIDED):

PER 2016 CBC TABLE 11B-208.2, 151 TO 200 STALLS, 6 ADA STALLS REQUIRED OF WHICH 1 IS TO BE VAN ACCESSIBLE STALLS.
6 ADA STALLS (INCLUDING 1 VAN ACCESSIBLE STALL) PROVIDED.

PER 2016 CALIFORNIA GREEN BUILDING CODE TABLE 5.106.5.2, 151 TO 200 STALLS, 16 STALLS ARE TO BE DESIGNATED FOR CLEAN AIR VEHICLES.
16 CLEAN AIR/VANPOOL / EVCS DESIGNATED SPACES PROVIDED 10 OF TOTAL PARKING STALLS TO BE ELECTRICAL VEHICLE CHARGING STATIONS (EVCS).
PER CBC TABLE 11B-228.3.2.1, 5 TO 25 EVCS STALLS, 1 VAN ACCESSIBLE EVCS, 1 STANDARD ACCESSIBLE EVCS AND 0 AMBULATORY EVCS ARE REQUIRED.

OF THE 10 EVCS REQUIRED, 1 VAN EVCS AND 1 STANDARD ADA EVCS ARE PROVIDED AS SHOWN. OF THE 16 CLEAN AIR STALLS, 10 ARE EVCS AND (16 - 10) 6 STALLS ARE TO BE LABELED WITH PAINTED LETTERS PER CALGREEN SECTION 5.106.5.2.1 STATING "CLEAN AIR / VANPOOL / EV". THE LOWER EDGE OF THE LAST WORK IS TO ALIGN WITH THE END OF THE PARKING STALL.

PARKING STANDARDS:
(CITY OF RANCHO CORDOVA, CALIFORNIA)

STANDARD STALLS: 9' x 19' (17' WITH A 2'-0" OVERHANG)

COMPACT STALLS: 8' x 16' (14' WITH A 2'-0" OVERHANG) (25% MAX)

DRIVE ISLES: 25'-0" MIN.

FIRE TRUCK RADIUS: 25'-0" INSIDE, 50' OUTSIDE

BICYCLE PARKING: PER CITY OF RANCHO CORDOVA ZONING ORDINANCE 23.719.110, B. LONG-TERM BICYCLE PARKING WHERE 10 OR MORE FULL-TIME EQUIVALENT EMPLOYEES SHALL PROVIDE LONG-TERM BICYCLE PARKING AT 5% OF REQUIRED MOTOR-VEHICLE PARKING SPACES.

WAREHOUSE = 0.51/1000 SF: 164,149 / 1000 = 164.15 * 0.5 = 82 * 0.05 = 4.10 OR 4 SPACES

SITE PERSPECTIVE AS VIEWED FROM THE NORTH CORNER LOOKING SOUTH

PROJECT NARRATIVE:

Site: The project site is located on the south east side of Zinfandel Drive and North Mather Blvd, in the City of Rancho Cordova, California. The 9.31 acre site is currently undeveloped.

Building: The project plan proposes one industrial building totaling 164,179 square feet. The industrial buildings will be of Type VB construction, site cast, tilted concrete panels with a variety of architectural enhancements. The typical wall panels are to be enhanced with reveals and a textured elastomeric, multicolored coating system. The areas around the building entries are also enhanced with tinted glazing in aluminum frames with overhead steel-framed painted canopies. The placement of these enhancements is focused at those locations most visible from the public roadways.

Site Access and Parking: One site entrance drive is proposed along Zinfandel Drive. A second drive is proposed along North Mather Blvd. The site plan proposes a total of 197 vehicle parking stalls for employees and or customers.

Signage: The proposed signage in this submittal includes is for reference only. Criteria for future tenant signage will be provided at a later and under a separate permit as required.

Landscaping: The project will be fully landscaped using plants appropriate for and indigenous to the City of Rancho Cordova. Low water use plants will be used extensively, while moderate water use plants will be concentrated at accent points, such as driveways and building entries. For further landscaping design information, see "Design Notes" on the LP Preliminary Landscape Plan.

Sustainable Materials & Construction Practices: The project will incorporate a variety of sustainable materials and construction practices to include the following: 1) A storm water pollution prevention plan to minimize contamination, erosion, and dust pollution during construction. All storm water runoff from impervious surfaces (roofs and paving) will be routed through a specially designed water quality detention and treatment basin. Additionally, on-site detention will be provided to meet the City of Fairfield standards. 2) Storage and collection of recyclable materials. 3) Construction waste management. 4) Environmental tobacco smoke control. 5) Heat reflecting roof membranes. 6) Light pollution reduction. 7) Water efficient landscaping. 8) Water use reduction methods. 9) Low VOC emitting sealants, adhesives, coatings, floorings, and wood materials. 10) Roof structures designed to accommodate additional weight for roof-top photovoltaic electricity generation panel arrays. 11) California Green Building Code compliant electric vehicle charging stations at seven locations. 12) The project architect is a LEED accredited professional and will apply his knowledge of LEED techniques and practices to the project design and construction.

VICINITY MAP:



PROJECT TEAM:

OWNER
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5980 88TH STREET
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P: 916-469-4000

GUAU PHANG
guau@glpstores.com

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RMW ARCHITECTURE & INTERIORS
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LANDSCAPE DESIGNER
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VICE PRESIDENT
eric@vistaparks.com

SHEET INDEX:

A00.1	COVER SHEET *
A00.2	PROJECT RENDERINGS *
A01.2	PRELIMINARY SITE PLAN *
A01.3	SITE DETAILS
A02.1	PRELIMINARY FLOOR PLAN
A02.2	PRELIMINARY ROOF PLAN
A03.1	EXTERIOR ELEVATIONS *
C101	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C301	GRADING AND DRAINAGE PLAN
C302	GRADING AND DRAINAGE PLAN
C303	GRADING AND DRAINAGE PLAN
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C401	UTILITIES PLAN
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LP	LANDSCAPE PLAN *
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PH1.1	OVERALL PHOTOMETRIC LAYOUT / CUTSHEETS *
PH1.2	ENLARGED PHOTOMETRIC LAYOUT *
PH1.2	ENLARGED PHOTOMETRIC LAYOUT *

* DENOTES A SHEET TO BE PRINTED IN FULL COLOR

DEVELOPMENT MANAGER:



drawn by : RDG plot date : 11-20-19

checked by : JDL

stamp



scale : AS NOTED

project number : 19443.00

COVER SHEET

sheet no. :

A00.1

1718 Third Street
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OWNER:

GLP Stores

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916.469.4000

GUAU PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

PROPOSED NEW
WAREHOUSE BUILDING

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
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stamp



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project number : 19443.00

PROJECT
RENDERINGS

sheet no. :

A00.2



A: VIEW OF NORTHWEST CORNER @ TENANT ENTRY



B: VIEW ALONG THE NORTH ELEVATION



C: VIEW FROM THE NORTHEAST CORNER LOOKING WEST



D: VIEW OF NORTH ELEVATION



E: NORTH ELEVATION LOOKING WEST

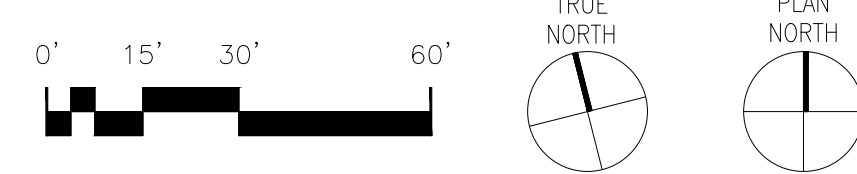
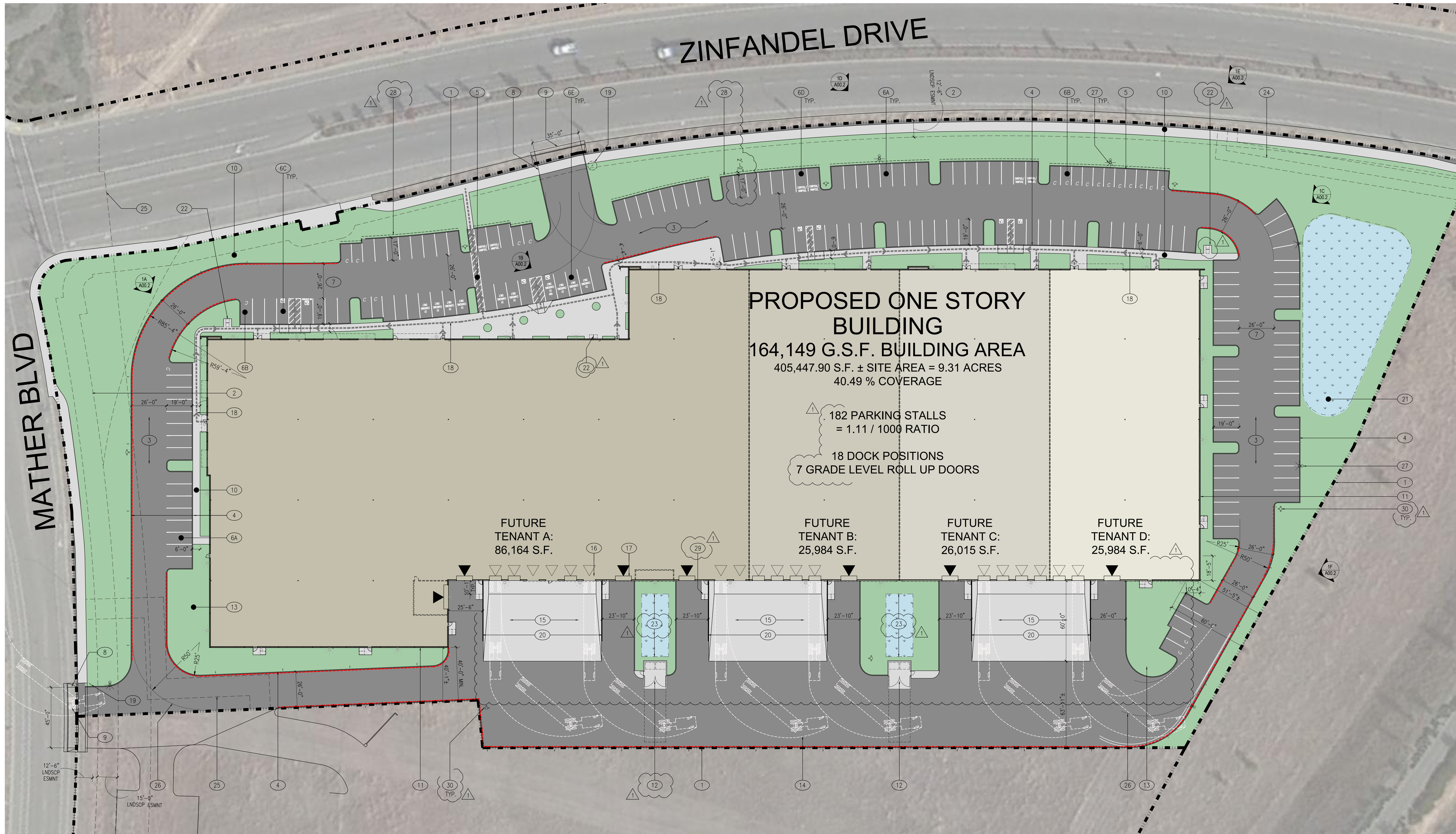


F: VIEW OF DOCK AREA FROM THE SOUTHEAST CORNER

PROJECT RENDERINGS

SCALE: NO SCALE

1



PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"

1

KEYNOTES:

- EXISTING PROPERTY LINES TO REMAIN
- LANDSCAPE EASEMENT, SEE CIVIL DRAWINGS
- PARKING AND DRIVE ISLES TO BE ASPHALTIC CONCRETE
- TYPICAL 6" TALL X 6" WIDE CONCRETE CURBS, SEE CIVIL DRAWINGS
- TYPICAL 4" WIDE TRAFFIC STRIPING
- TYPICAL PARKING:
A. STANDARD STALLS: 9' X 19' OR 9' X 17' WITH 2' PARKING OVERHANG
B. COMPACT STALLS: 8' X 16' OR 8' X 14' WITH 2' PARKING OVERHANG (35% MAX)
C. ACCESSIBLE PARKING STALLS: 9' X 18' MIN. WITH 2' PARKING OVERHANG WITH 5' OR 8' WIDE LOADING ZONE AS SHOWN SEE DETAIL 12 SHEET A01.3
D. DESIGNATED PARKING PER CAL-GREEN REQUIREMENTS FOR CAR/VAN POOL, FUEL EFFICIENT, EV & LOW-EMITTING VEHICLES.
E. ELECTRIC VEHICLE CHARGING SPACES (STALLS LABELED "ELECTRIC VEHICLE CHARGING"). PER CBC 5.106.5.2, TO FACILITATE FUTURE INSTALLATION CONDUIT, RING AND STRIP SHALL BE INSTALLED AT THIS TIME AS PART OF THE SHELL CONSTRUCTION.
F. ACCESSIBLE ELECTRIC VEHICLE CHARGING STALL, 1 VAN, 1 STANDARD, (RING AND STRIP ONLY)
- TYPICAL DRIVE ISLE, 26'-0" WIDE MINIMUM
- CURB RAMP, SEE DETAIL 9/A01.3
- PROPOSED LOCATION OF NEW SITE ACCESS DRIVE CURB CUT, SEE CIVIL DRAWINGS
- NEW CONCRETE PEDESTRIAN WALKS, ASSUME ALL SIDEWALKS TO BE ACCESSIBLE PATH OF TRAVEL. SLOPE NOT TO EXCEED 1:20 (5%) IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 1:50 (2%) WHERE PARKING OVERHANG OCCURS, INCREASE WIDTH OF SIDEWALK TO 6'-0" MIN.
- PROPOSED BUILDING EXTERIOR WALLS TO BE SITE CAST TILTED CONCRETE WALLS WITH REVEALS, A TEXTURED ELASTOMERIC COATING AND A MULTI-COLOR PAINT PALETTE. SEE EXTERIOR ELEVATIONS, SHEET A03.1.

- TRASH ENCLOSURE W/ 40FT. APPROACH, SEE DETAILS 1 & 2/A01.3
- TYPICAL LANDSCAPE PLANTER AREA, SEE LANDSCAPE DRAWINGS
- SEMI TRACTOR TRAILER TEMPLATE SHOWN FOR REFERENCE ONLY
- 60" DEPRESSED CONCRETE TRUCK DOCK
- LOADING DOCK ROLL UP DOOR, TYPICAL
- GRADE LEVEL ROLL UP DOOR, TYPICAL
- ACCESSIBLE PATH OF TRAVEL AT PUBLIC SIDEWALK
- LOCATION OF SITE ENTRY SIGN REGARDING PARKING IN ACCESSIBLE PARKING STALLS, SEE DETAIL 15/A01.3
- CURB WITH GUARDRAIL AT EACH SIDE OF DEPRESSED LOADING DOCKS, TYP. SEE DETAIL 18/A01.3
- STORM WATER RETENTION BASIN, SEE CIVIL DRAWINGS
- BICYCLE RACKS, SEE DETAIL 14/A01.3
- VEGETATED FILTER STRIP, SEE CIVIL DRAWINGS
- BIKE PATH EASEMENT, SEE CIVIL DRAWINGS
- SEWER EASEMENT, SEE CIVIL DRAWINGS
- DASHDOT LINE INDICATES FIRE DEPARTMENT TURNING RADIUS. SEE FIRE TURN RADIUS DIAGRAM, THIS SHEET
- SITE LIGHTING, SEE PHOTOMETRIC PLANS

- DASHED LINE INDICATED 2'-0" PARKING OVERHANG, TYPICAL ALONG ZINFANDEL DRIVE
- DASH-DOT INDICATES AREA OF ASSISTED RESCUE
- FIRE HYDRANT, SEE CIVIL DRAWINGS
- RED DASHED LINE INDICATES FIRE LANES. FIRE LANES TO BE MARKED WITH SIGNS EVERY 50 FEET STATING "NO PARKING FIRE LANE" PER SACRAMENTO METROPOLITAN FIRE DISTRICT STANDARDS.

SITE STATISTICS:

APN: 072-2860-028-000, 072-2860-30-000, 072-2860-31-000, 072-2860-32-000 AND FORMERLY APN: 072-2860-001-000 (PORTION)

ZONING: L1 (ZSPA)

TOTAL GROSS SITE AREA: 405,447.8 S.F. = 9.31 ACRES

BUILDING AREA: 164,149 S.F.

SITE COVERAGE: 40.49%

CONSTRUCTION TYPE: V-8

BUILDING HEIGHT: 46'-4" (ACCENT WALL), 39'-0" TYP. BLDG HEIGHT

NUMBER OF STORIES: 1

PARKING: 182 STALLS TOTAL, SEE SITE PLAN A01.2

ACCESSIBLE & DESIGNATED PARKING STALLS: (REQUIRED AND PROVIDED)

PER 2016 CBC TABLE 11B-208.2, 151 TO 200 STALLS, 5 ADA STALLS REQUIRED OF WHICH 1 IS TO BE VAN ACCESSIBLE STALLS.
8 ADA STALLS (INCLUDING 2 VAN ACCESSIBLE STALLS) PROVIDED.

PER 2016 CALIFORNIA GREEN BUILDING CODE TABLE 5.106.5.2, 151 TO 200 STALLS, 16 STALLS TO BE DESIGNATED FOR CLEAN AIR VEHICLES.
16 CLEAN AIR VANPOOL, EVCS DESIGNATED SPACES PROVIDED 10 OF TOTAL PARKING STALLS TO BE ELECTRICAL VEHICLE CHARGING STATIONS (EVCS).
PER CBC TABLE 11B-228.2.1, 5 TO 25 EVCS STALLS, 1 VAN ACCESSIBLE EVCS, 1 STANDARD ACCESSIBLE EVCS AND 0 AMBULATORY EVCS ARE REQUIRED.

OF THE 10 EVCS REQUIRED, 1 VAN EVCS AND 1 STANDARD ADA EVCS ARE PROVIDED AS SHOWN, OF THE 16 CLEAN AIR STALLS, 10 ARE EVCS AND (6 - 10) 6 STALLS ARE TO BE LABELED WITH PAINTED LETTERS PER CAL GREEN SECTION 5.106.5.2.1 STATING "CLEAN AIR / VANPOOL / EV". THE LOWER EDGE OF THE LAST WORK IS TO ALIGN WITH THE END OF THE PARKING STALL.



TYPICAL FIRE TURN RADIUS

SCALE: 1" = 30'-0"

2

GLP Stores

5980 88th street, Sacramento CA
916.469.4000

GUAU PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

PROPOSED NEW WAREHOUSE BUILDING

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
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1	PLAN REVIEW COMMENTS	12-04-19

DEVELOPMENT MANAGER:



drawn by : RDG plot date : 11-20-19

checked by : JDL

stamp



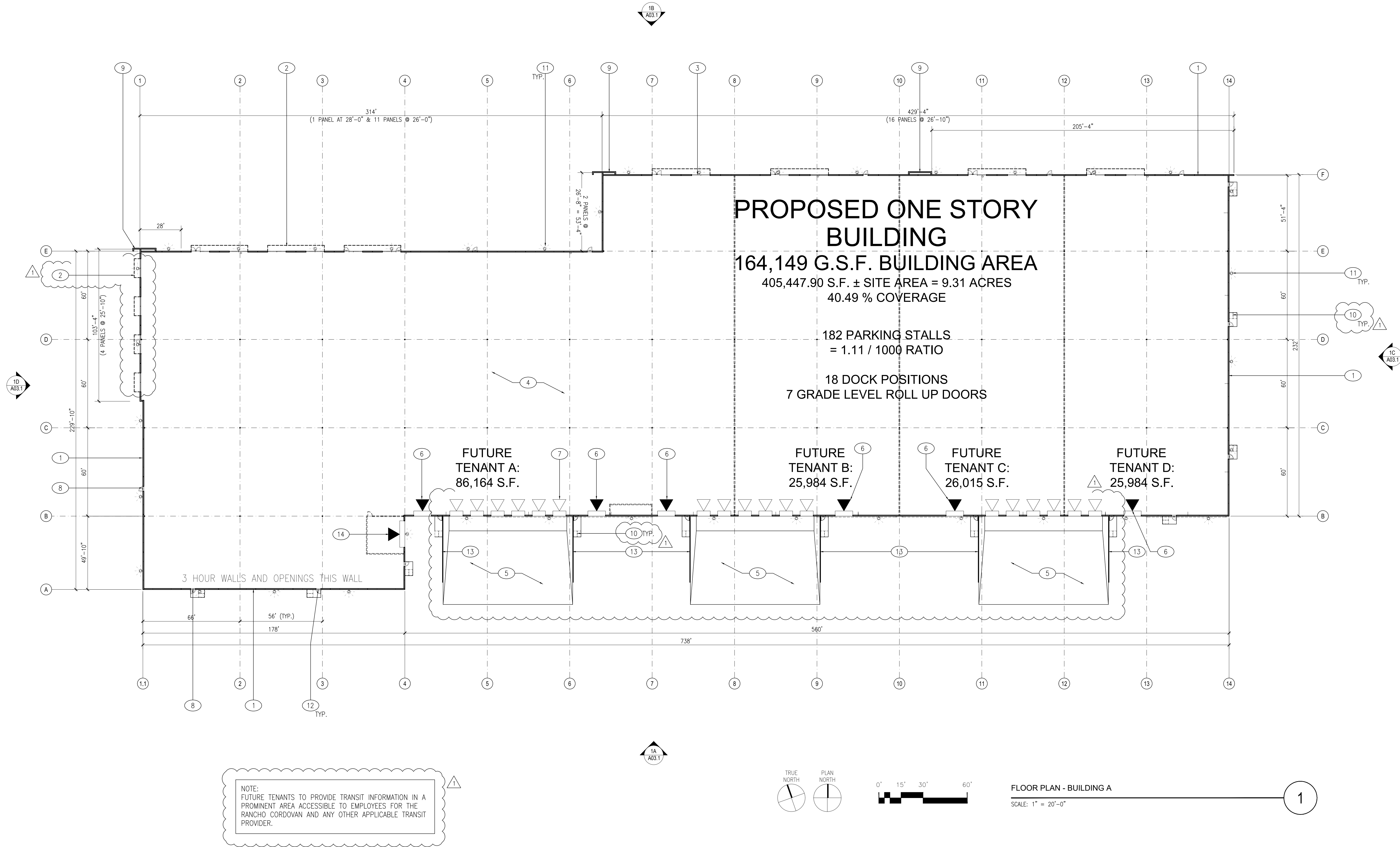
scale : AS NOTED

project number : 19443.00

PRELIMINARY FLOOR PLAN

sheet no. :

A02.1



KEYNOTES:

- 1 TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH REVEALS AND A MULTICOLORED TEXTURED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR ELEVATIONS, SHEETS A03.1
- 2 LINE OF ENTRY CANOPY ABOVE, (11) LOCATIONS TOTAL, SEE EXTERIOR ELEVATIONS, SHEETS A03.1
- 3 TINTED GLAZING IN ALUMINUM FRAMES
- 4 CONCRETE FLOOR SLAB
- 5 DEPRESSED CONCRETE TRUCK DOCK
- 6 12' X 14' GRADE LEVEL ROLL UP DOOR
- 7 9' X 10' DOCK LEVEL ROLL UP DOOR
- 8 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS
- 9 EXTERIOR TILT-UP CONCRETE ACCENT WALL, TYP. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR FINISHES
- 10 DASH-DOT OUTLINE INDICATED AREA OF ASSISTED RESCUE.
- 11 INDICATES LOCATION OF SURFACE MOUNTED EXTERIOR SITE LIGHT FIXTURE ABOVE, SEE EXTERIOR ELEVATIONS, SHEET A03.1. SEE PHOTOMETRIC DRAWINGS
- 12 INDICATES LOCATION OF SURFACE MOUNTED EMERGENCY LIGHT FIXTURE CENTERED ABOVE DOOR, TYPICAL AT ALL EXTERIOR DOORS, SEE EXTERIOR ELEVATIONS, SHEET A03.1
- 13 CURB WITH GUARDRAIL AT EACH SIDE OF DEPRESSED LOADING DOCKS, TYP. SEE DETAIL 18/A01.3
- 14 10' X 18' GRADE LEVEL ROLL UP DOOR

**PROPOSED NEW
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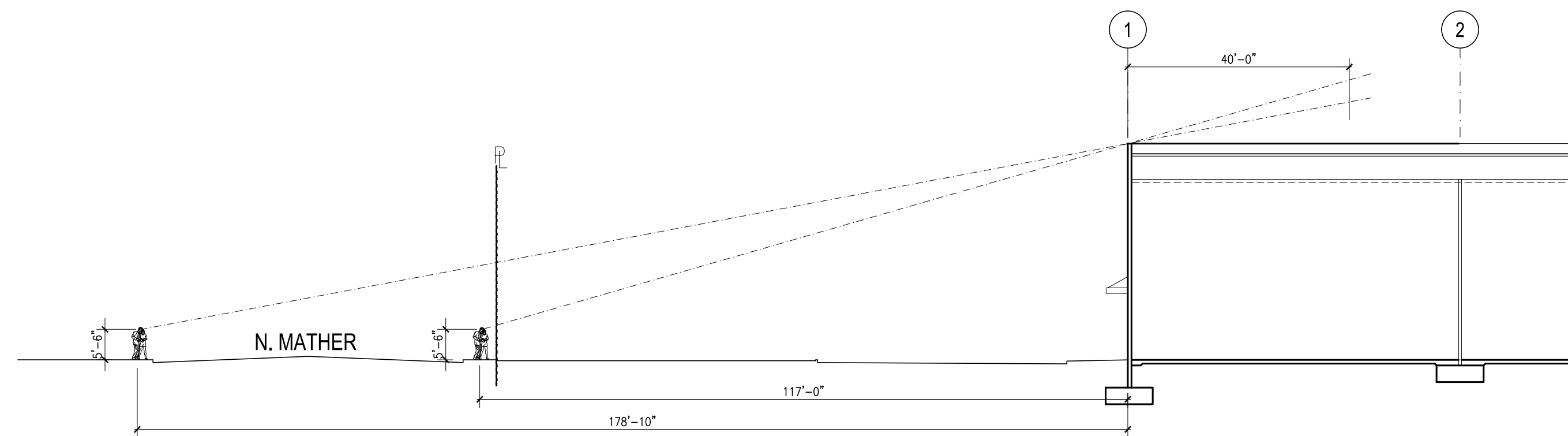
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project number : 19443.00

**PRELIMINARY
ROOF PLAN**

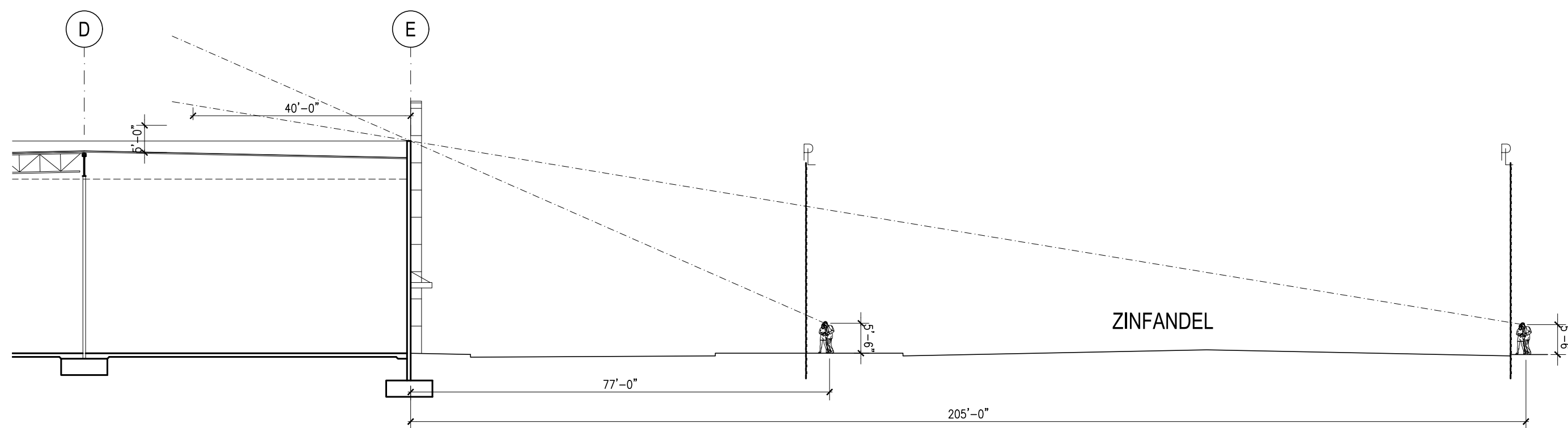
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A02.2



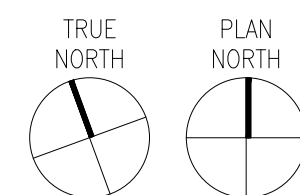
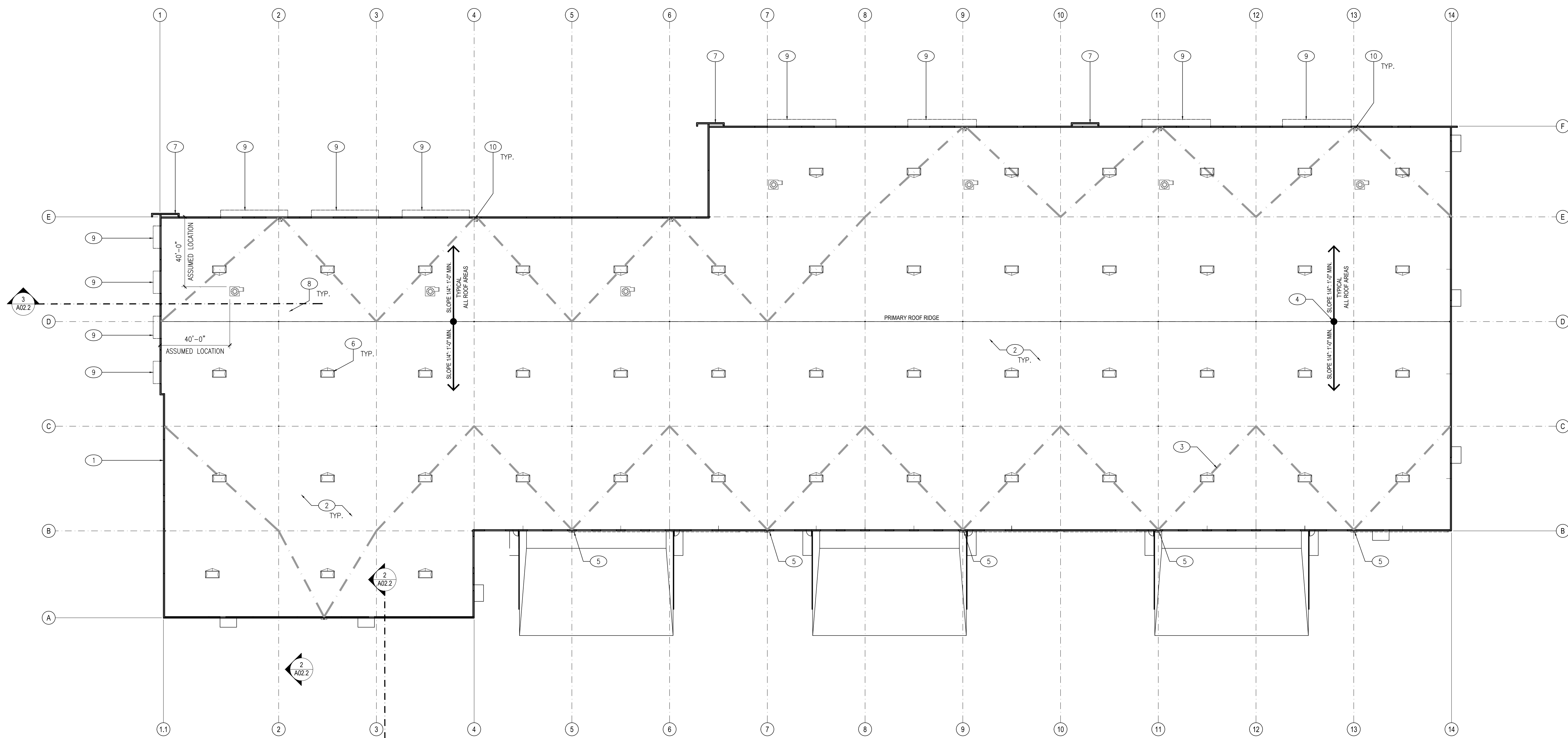
LINE OF SIGHT DETAIL @ N. MATHER BLVD.
SCALE: 1" = 20'-0"

3



LINE OF SIGHT DETAIL @ ZINFANDEL
SCALE: 1" = 20'-0"

2



ROOF PLAN

SCALE: 1" = 30'-0"

1

KEYNOTES:

- LINE OF TYPICAL PARAPET WALL.
- TYPICAL LOW SLOPE ROOF 1/4" PER 12" MIN SLOPE. ROOF ASSEMBLY CONSISTS OF A TPO SINGLE PLY SYSTEM OVER 1/2" STRUCTURAL SHEATHING OVER SLOPED STRUCTURAL FRAMING.
- THICK DASHED GRAY LINE INDICATES WARPED ROOF AREA
- INDICATES DIRECTION OF ROOF SLOPE
- INDICATES LOCATION OF SURFACE MOUNTED SCUPPER BOX AND DOWNSPOUT BELOW. EACH SCUPPER BOX PROVIDES A ROOF DRAIN VIA THE DOWNSPOUT AND ROOF OVERFLOW OPENING AT THE EXTERIOR TILT-UP WALLS. TYPICAL SEE 13/A09.3
- INDICATES LOCATION OF 4' X 8' SELF-CURBING DUAL DOME SKYLIGHT. PROVIDE SHAPED FOAM CRICKET AT HIGH SIDE(S) OF SKYLIGHT CURB TO PROVIDE SLOPE FOR DRAINAGE. 36 TOTAL SEE 10/A09.2
- EXTERIOR TILT-UP CONCRETE ACCENT WALL, TYP. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR FINISHES
- POTENTIAL LOCATION OF FUTURE ROOF MOUNTED HVAC EQUIPMENT. ALL ROOF MOUNTED EQUIPMENT SHALL BE DETERMINED AT TIME OF TENANT IMPROVEMENTS AND SHALL BE SCREENED FROM VIEW BY NATURE OF IT'S PLACEMENT OR BY A FUTURE MECHANICAL SCREEN.
- STEEL CANOPY BELOW, SEE A03.1 AND DETAILS 3 & 6/A09.3
- ROOF DRAIN, SEE DETAIL 10/A09.3 PLUMBING PLANS AND A031.

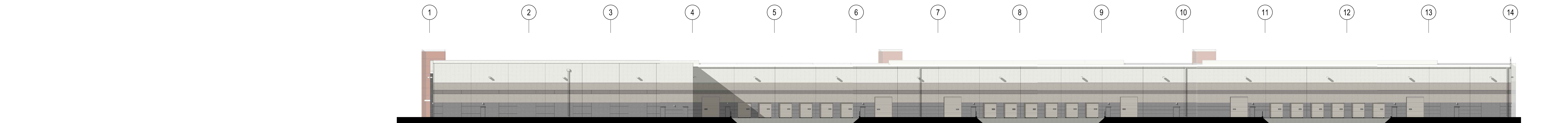
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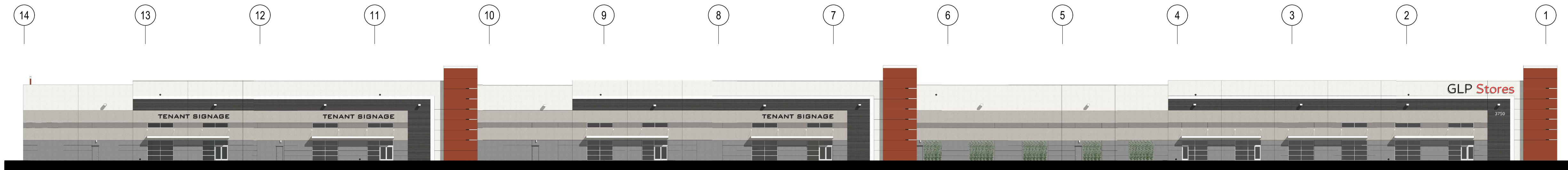
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A: SOUTH ELEVATION

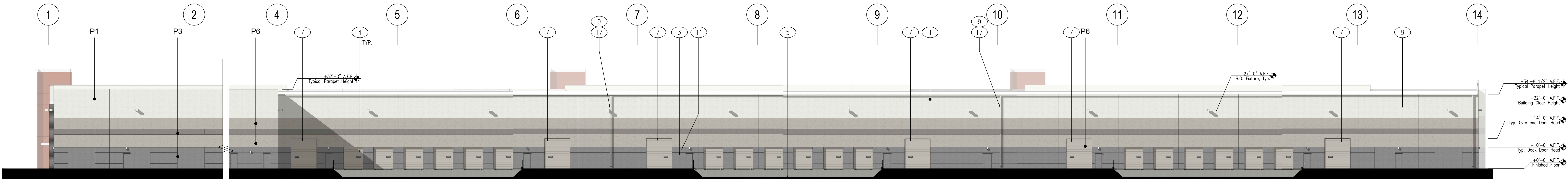


B: NORTH ELEVATION

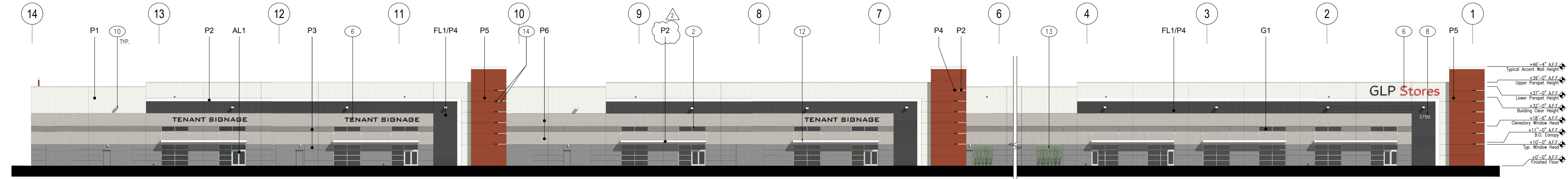


OVERALL EXTERIOR ELEVATIONS
SCALE: 1" = 30'-0"

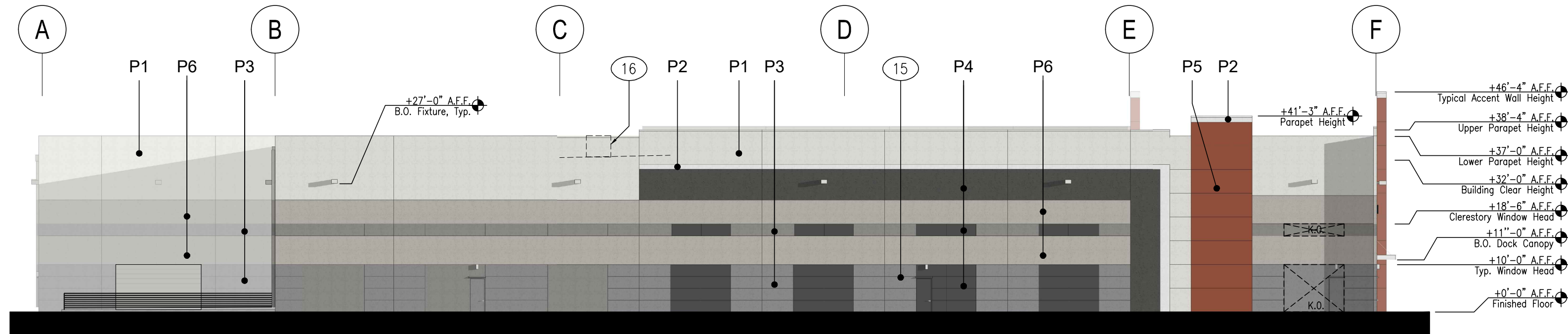
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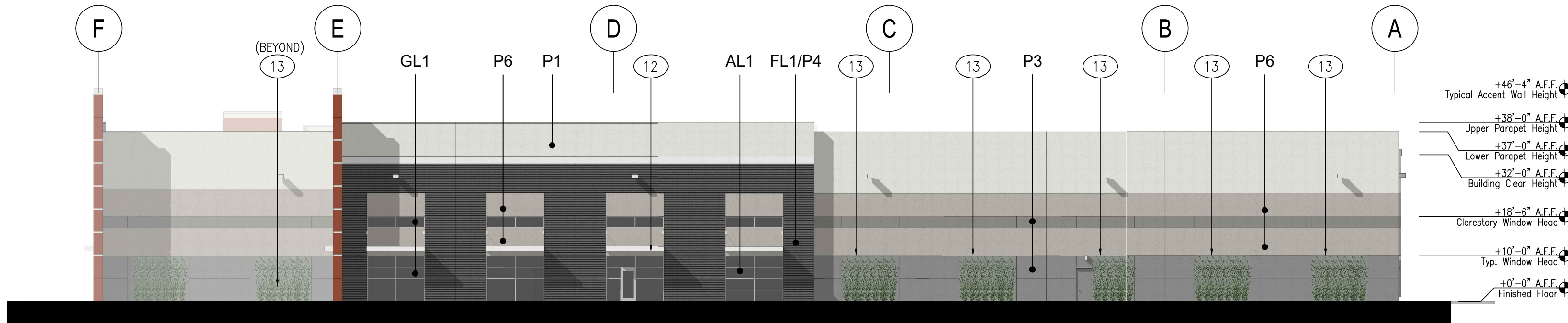
A: SOUTH ELEVATION



B: NORTH ELEVATION



D: WEST ELEVATION



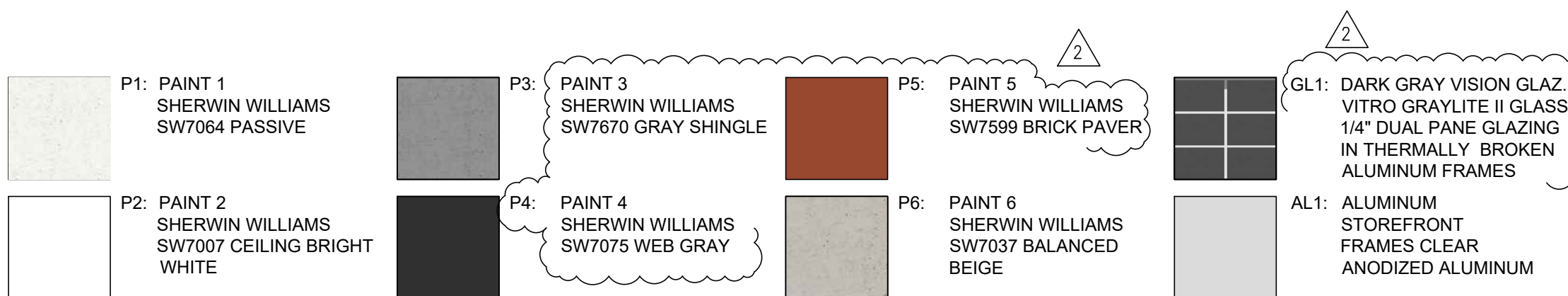
C: EAST ELEVATION



EXTERIOR ELEVATIONS
SCALE: 1" = 20'-0"

1

FINISH LEGEND:



KEYNOTES:

- EXTERIOR WALLS TO BE SITE CAST TILT-UP CONCRETE PANELS WITH 3/4" X 3/4" DOUBLE CHAMFER REVEALS AND A TEXTURED MULTICOLOR EXTERIOR COATING SYSTEM
- TINTED GLAZING IN ALUMINUM FRAMES
- 3' X 7' STEEL MAN DOOR, PAINT TO MATCH ADJACENT WALL COLOR. WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS
- 9' X 10' DOCK LEVEL SECTIONAL ROLL UP DOOR WITH VISION LITE BOTH SIDES
- DEPRESSED TRUCK DOCK
- BUILDING SIGNAGE UNDER SEPARATE PERMIT. SIGNAGE AREA TO COMPLY WITH CITY OF RANCHO CORDOVA REQUIREMENTS.
- 12' X 14' GRADE LEVEL ROLL UP DOOR
- PROPOSED LOCATION OF BUILDING ADDRESS SIGNAGE TO BE PLACED ON THE BUILDING 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 ALSO CONTRAST WITH THEIR BACKGROUND. SIGNAGE UNDER SEPARATE PERMIT
- EXTERNAL SUPPER AND DOWNSPOUT, PAINT TO MATCH ADJACENT BUILDING COLOR
- INDICATES LOCATION OF SURFACE MOUNTED EXTERIOR SITE LIGHT FIXTURE, SEE PHOTOMETRIC DRAWINGS
- INDICATES LOCATION OF SURFACE MOUNTED EMERGENCY LIGHT FIXTURE CENTERED ABOVE DOOR, TYPICAL AT ALL EXTERIOR DOORS, SEE PHOTOMETRIC DRAWINGS
- STEEL C CHANNEL STOREFRONT CANOPY, TYPICAL @ (11) LOCATIONS. PAINT AS SCHEDULED.
- WALL MOUNTED GREENSCREEN VINE SYSTEM OR EQUAL
- 3/4" DEEP 4" TALL FORMED REVEALS, PAINT AS SCHEDULED
- REVEAL AREAS TO BE PAINTED TO MATCH GLAZING COLOR
- POTENTIAL LOCATION OF FUTURE ROOF MOUNTED HVAC EQUIPMENT. ALL EQUIPMENT TO BE SCREENED FROM VIEW BY THE NATURE OF THE EQUIPMENT PLACEMENT. SEE SHEET A02.2 FOR LINE OF SITE DETAIL.
- DOWNSPOUTS THIS AREA TO DRAIN TO VEGETATED FILTER STRIP. SEE CIVIL DRAWINGS.

scale : AS NOTED
project number : 19443.00

**EXTERIOR
ELEVATIONS -**

sheet no. :

A03.1

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OWNER:

GLP Stores

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GUANG PHANG
President

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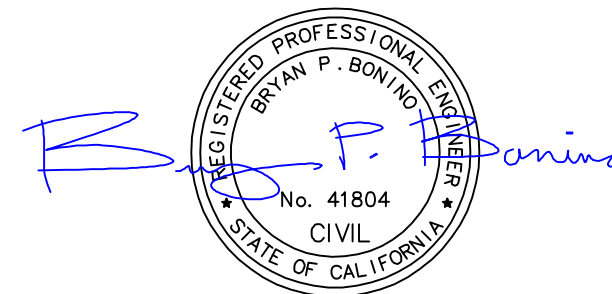
DEVELOPMENT MANAGER:



drawn by : JB plot date : 12-04-19

checked by : PF

stamp

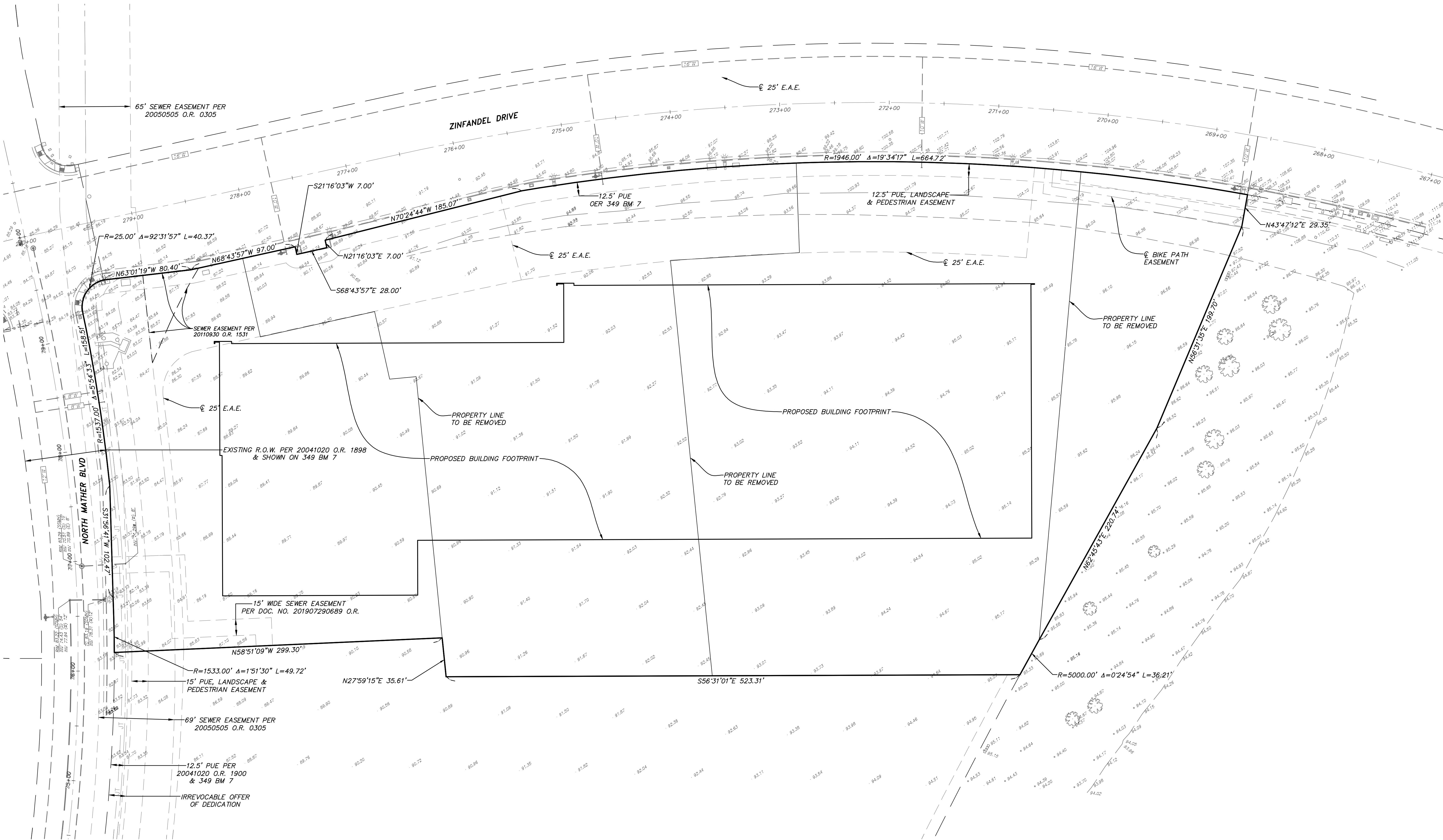


scale : AS NOTED

project number : 19443.00

TOPOGRAPHIC SURVEY & DEMOLITION PLAN C101

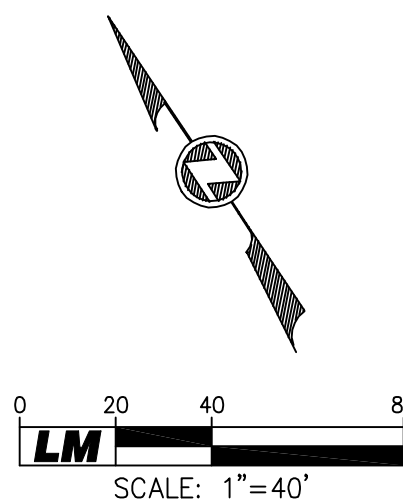
sheet no. : SHEET 1 OF 9



GENERAL NOTES:

- CONTRACTOR SHALL POTHOLE AND VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES AS FIRST ITEM OF WORK, AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL COORDINATE UTILITY SHUTOFFS AND TERMINATIONS WITH UTILITY COMPANIES. CONTRACTOR SHALL PROVIDE PROOF OF SHUTOFFS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WHEN FEASIBLE SUCH WORK SHALL BE COMPLETED PRIOR TO GRADING.
- ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.
- WHERE EXISTING LANDSCAPE AREAS ARE DISTURBED, REPLACE IN KIND OR EXTEND AS REQUIRED TO MATCH EXISTING.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES, VAULTS, AND VALVE BOXES WITHIN THE WORK AREA TO GRADE, EVEN THOSE THAT MAY NOT SPECIFICALLY BE NOTED. ALL DAMAGED BOXES SHALL BE REPLACED WITH NEW BOXES.

CONSTRUCTION NOTES:



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Fax 916.449.1414
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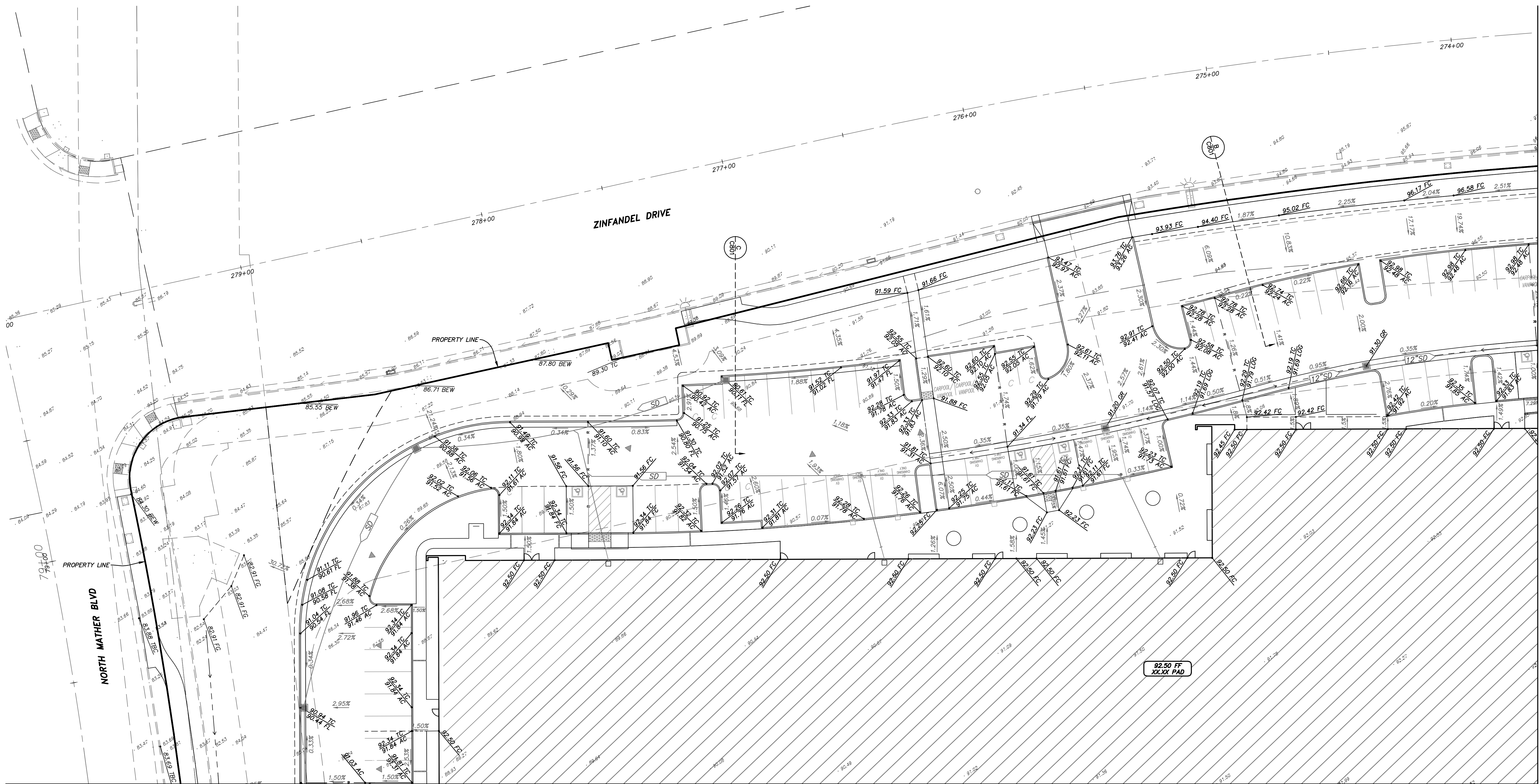
GLP Stores

PRELIMINARY DESIGN DOCUMENTS FOR:

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR DESIGN REVIEW	10-11-19
	PLAN REVIEW COMMENTS	12-04-19



SEE SHEET C304

A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.

B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS.

C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.

D. TO ACCOMMODATE TRENCH AND FOUNDATION SPOILS, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF PAVED AREAS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.

E. CONTRACTOR SHALL OVEREXCAVATE LANDSCAPE AREAS TO ACCOMMODATE SITE STRIPPINGS. STRIPPINGS ARE NOT ALLOWED IN PAVING OR BUILDING AREAS.

F. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLENDED WITH THE NATURAL GROUND CONTOUR.

G. INSTALL 12" CURB OPENING PER DETAIL X, SHEET CXXX AT LOCATIONS NOTED AS "GAP" ON GRADING PLAN.

B1.THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.

B2. ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.

1.

**LM LAUGENOUR
AND MEIKLE**
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
608 COURT STREET, WOODLAND, CA 95695
PHONE: (530) 662-1755 • WEB: www.lmce.net

DEVELOPMENT MANAGER:



drawn by : JB plot date : 12-04-19

checked by : PF

plot date : 12-04-19

checked by : PF

stamp



scale :

AS NOTED

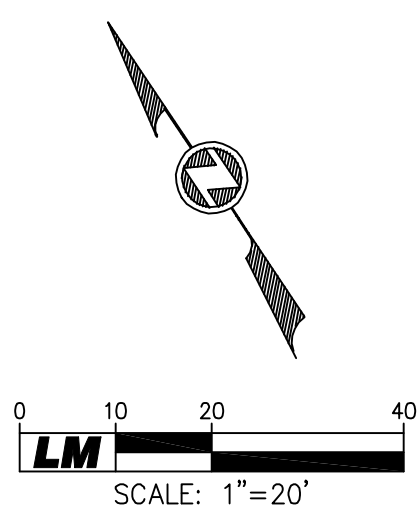
project number :

19443.00

C301

sheet no. :

SHEET 2 OF 9



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OWNER:

GLP Stores

5980 88th street, Sacramento CA
916.469.4000

GUAU PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

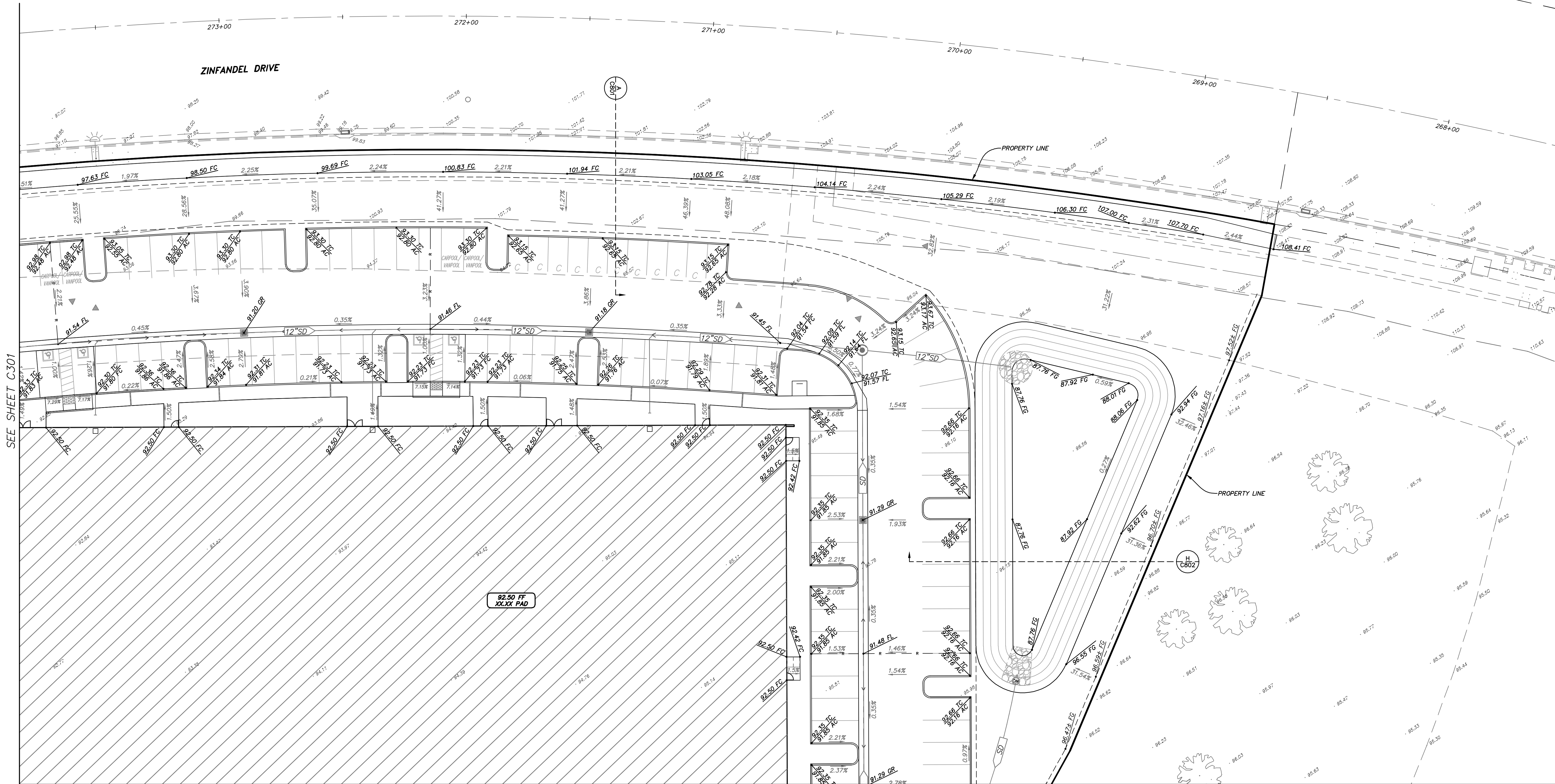
**PROPOSED NEW
WAREHOUSE BUILDING**

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR DESIGN REVIEW	10-11-19
	PLAN REVIEW COMMENTS	12-04-19



SEE SHEET C303

GENERAL GRADING NOTES:

- ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.
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GRADING NOTES:

- THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.
- ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.

CONSTRUCTION NOTES:

-

LM LAUGENOUR
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CIVIL ENGINEERING-LAND SURVEYING-PLANNING
608 COURT STREET, WOODLAND, CA 95665
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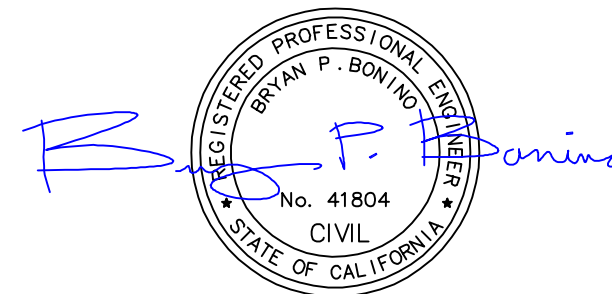
DEVELOPMENT MANAGER:

KELLEY
COMMERCIAL, LLC

drawn by : JB plot date : 12-04-19

checked by : PF

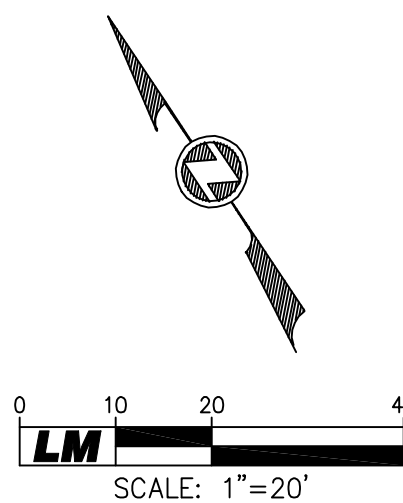
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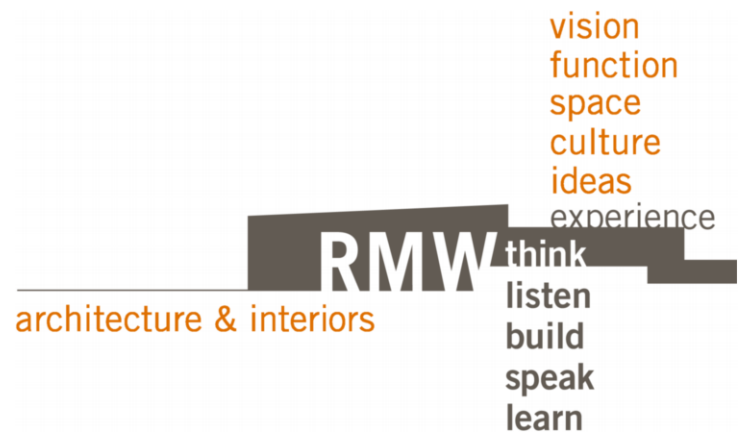


scale : AS NOTED
project number : 19443.00

**GRADING &
DRAINAGE PLAN
C302**

sheet no. : SHEET 3 OF 9





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OWNER:

GLP Stores

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916.469.4000

GUAU PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

**PROPOSED NEW
WAREHOUSE BUILDING**

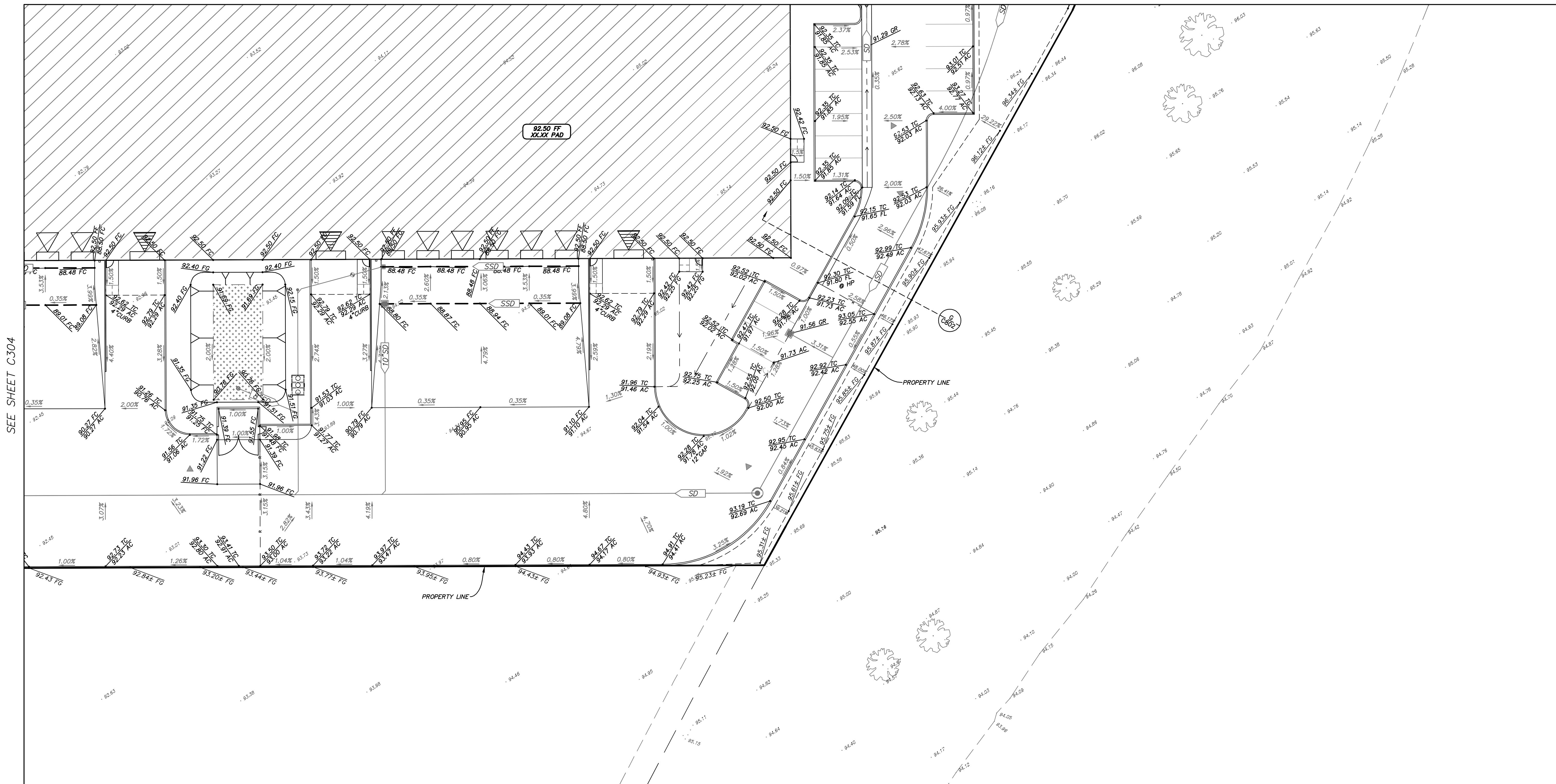
SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR DESIGN REVIEW	10-11-19
	PLAN REVIEW COMMENTS	12-04-19

SEE SHEET C302



SEE SHEET C304

GENERAL GRADING NOTES:

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CONSTRUCTION NOTES

-

LM LAUGENOUR
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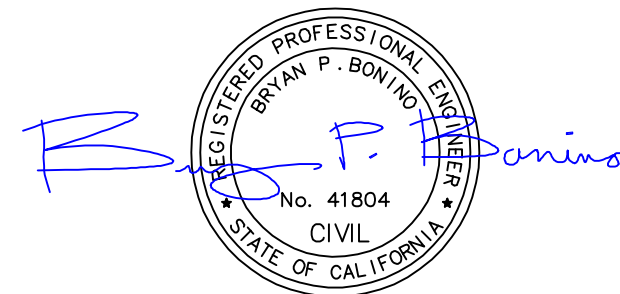
DEVELOPMENT MANAGER:



drawn by : JB plot date : 12-04-19

checked by : PF

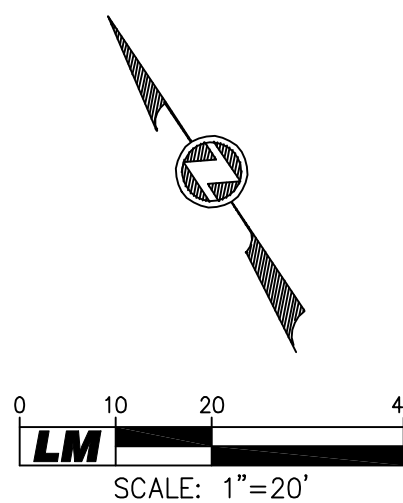
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scale : AS NOTED
project number : 19443.00

**GRADING &
DRAINAGE PLAN
C303**

sheet no. : SHEET 4 OF 9



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OWNER:

GLP Stores

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916.469.4000

GUAU PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

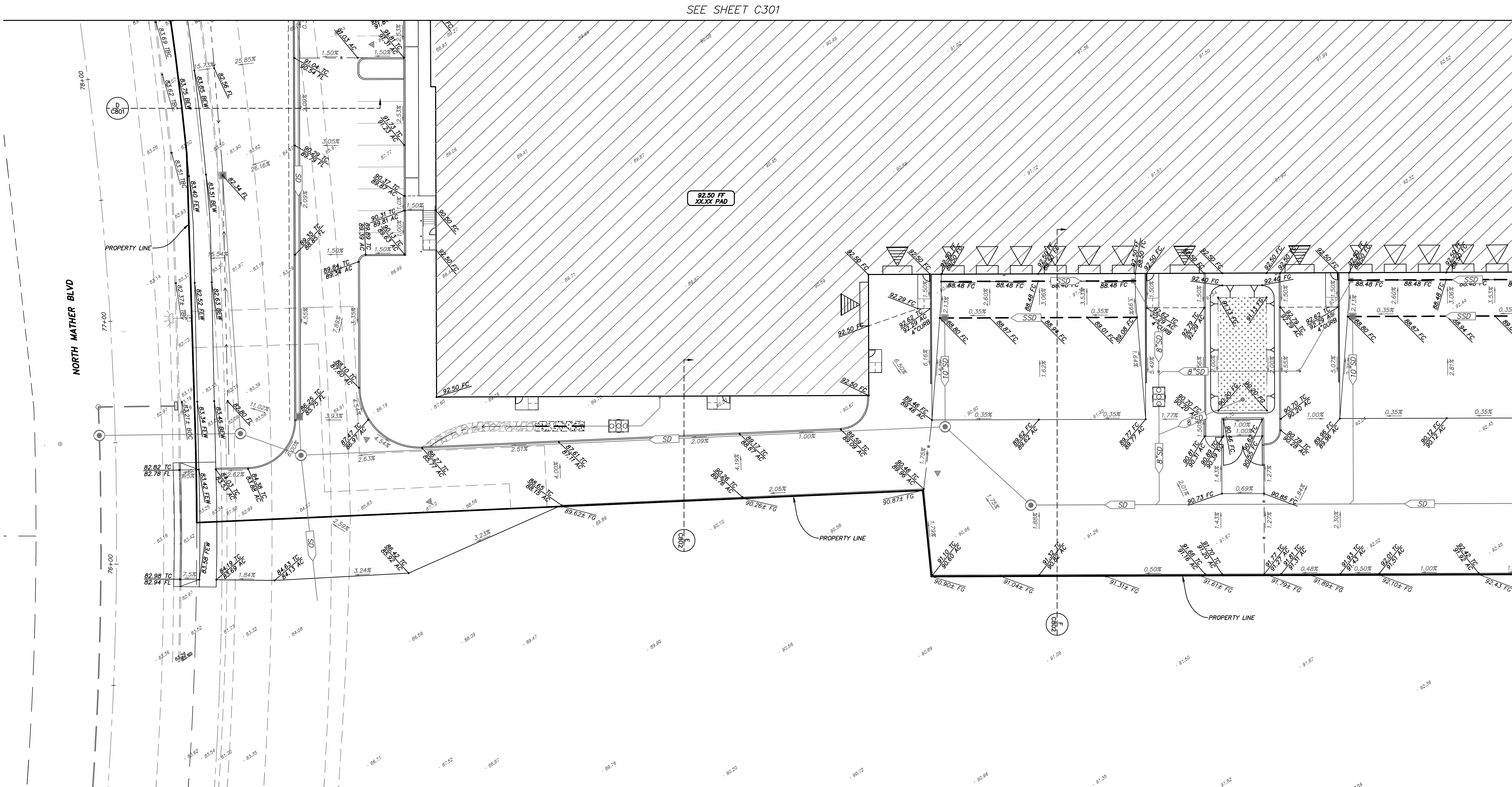
**PROPOSED NEW
WAREHOUSE BUILDING**

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
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	PLAN REVIEW COMMENTS	12-04-19



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CONSTRUCTION NOTES

-

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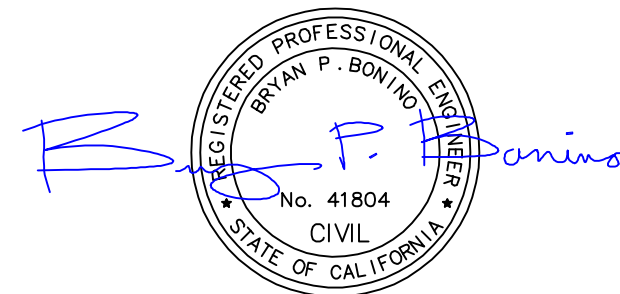
DEVELOPMENT MANAGER:



drawn by : JB plot date : 12-04-19

checked by : PF

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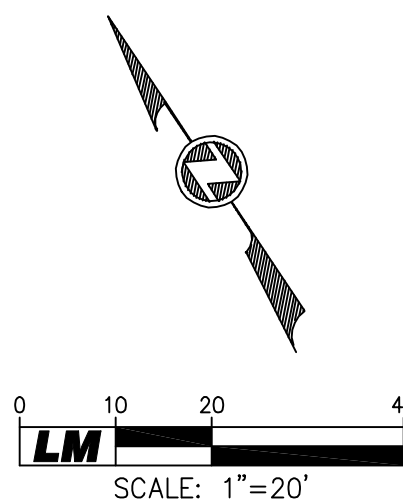


scale : AS NOTED

project number : 19443.00

**GRADING &
DRAINAGE PLAN
C304**

sheet no. : SHEET 5 OF 9



vision
function
space
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ideas
experience
think
listen
build
speak
learn

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GUAU PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

PROPOSED NEW WAREHOUSE BUILDING

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR DESIGN REVIEW	10-11-19
△	PLAN REVIEW COMMENTS	12-04-19

LM LAUGENOUR
AND MEIKLE
CIVIL ENGINEERING-LAND SURVEYING-PLANNING
608 COURT STREET, WOODLAND, CA 95665
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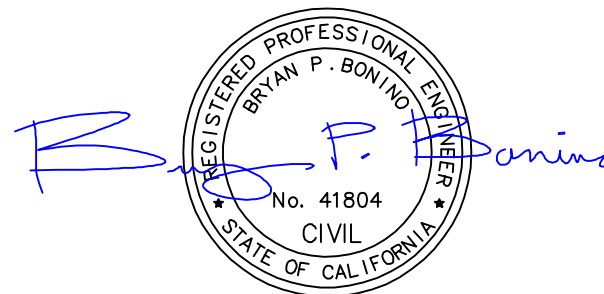
DEVELOPMENT MANAGER:

KELLEY
COMMERCIAL, LLC

drawn by : JB plot date : 12-04-19

checked by : PF

stamp



scale : AS NOTED
project number : 19443.00

UTILITIES PLAN

C401

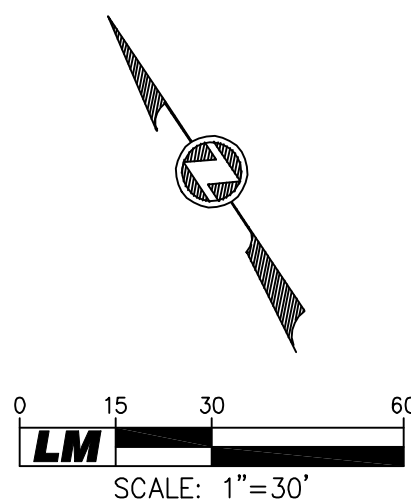
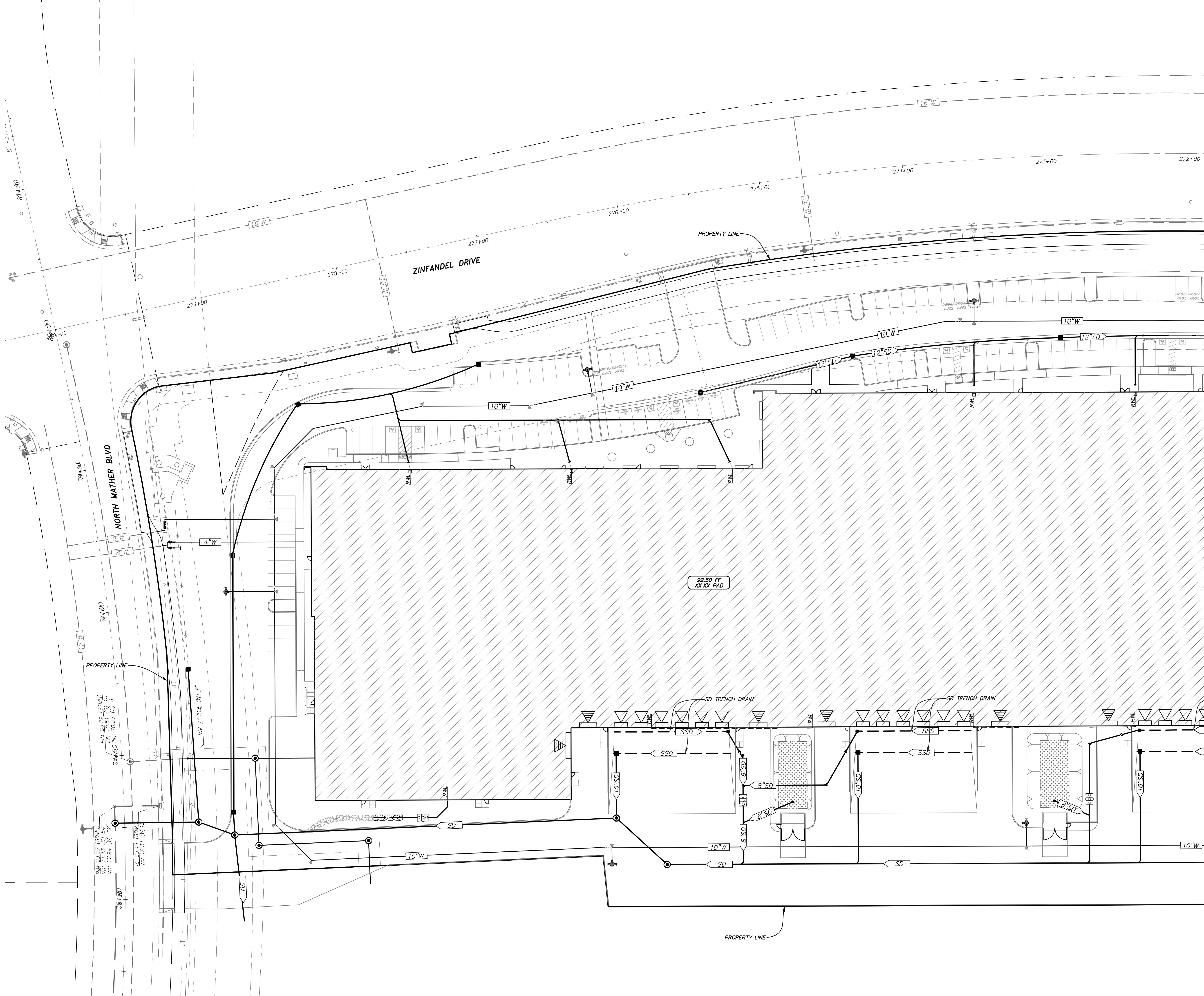
sheet no. : SHEET 6 OF 9

GENERAL UTILITY NOTES:

- POTHOLE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!!! EXISTING UTILITIES. CAUTION!!!
- MAINTAIN 6" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSES BELOW SEWER AND STORM DRAIN LINES, CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).
- ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION.
- CONTRACTOR SHALL PROVIDE CONNECTION DETAIL SUBMITTAL FOR DOWN SPOUT CONNECTIONS TO UNDERGROUND STORM DRAIN SYSTEM PRIOR TO BEGINNING ANY STORM DRAIN INSTALLATION WORK INCLUDING ANY REQUIRED FOOTING PENETRATIONS. CONTRACTOR SHALL REVIEW/VERIFY BUILDING CONNECTION LOCATIONS RELATED TO POTENTIAL FOOTING/FOUNDATION OR OTHER CONFLICTS THAT MAY OCCUR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONNECTIONS FOR ALL BUILDING DOWN SPOUTS TO THE UNDERGROUND STORM DRAIN SYSTEM UNLESS NOTED OTHERWISE. ROUTING OF THE STORM DRAIN PIPE TO DOWN SPOUTS ARE SHOWN FOR GENERAL LOCATION ONLY AND MAY NEED TO BE ADJUSTED DEPENDING ON THE CONTRACTOR'S ACTUAL METHODS OF CONSTRUCTION AND TIMING RELATED TO BUILDING AND SITE CONSTRUCTION.
- ALL FIRE HYDRANTS, PIV/FDC'S SHALL BE INSTALLED SO AS NOT TO BE BLOCKED BY PARKING STALLS, LOADING ZONES, LANDSCAPING, ETC.
- ALL FIRE HYDRANTS SHALL HAVE AN 18-INCH CLEARANCE FROM THE CENTER OF THE 4-1/2" DISCHARGE TO FINISHED GRADE LEVEL.
- ALL FIRE HYDRANTS SHALL BE INSTALLED WITH BREAK-OFF BOLTS AND/OR BREAK-OFF SPOOLS.
- ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH A 3'X3' MINIMUM CONCRETE PAD AROUND THEM PER NFPA 24, 2019 EDITION. EXTEND PAD AS SHOWN ON PLANS TO BACK OF CURB.
- CONTRACTOR SHALL MODIFY DRAIN INLETS WITHIN VEHICULAR TRAFFIC AREA PER DETAIL XX, SHEET XXXX FOR SUBGRADE DRAINAGE.
- IF CONTRACTOR IS ORDERING PRECAST DRAINAGE INLETS, CONTRACTOR SHALL SUBMIT AN INSTALLATION MATRIX FOR EACH INLET WITH ALL INVERTS AND GRATES SHOWN FOR ENGINEERS APPROVAL PRIOR TO ORDERING.
- INSTALL THRUST BLOCK AT ALL WATER FITTINGS PER CITY OF RANCHO CORDOVA STANDARD DETAIL #XXX (▼ - TYPICAL).
- INSTALL WATER VALVES PER CITY OF RANCHO CORDOVA STANDARD DETAIL #XXX. ALL PLASTIC WATER MAINS SHALL HAVE TRACER WIRE PER DETAIL #XXX.
- REMOVE AND REPLACE EXISTING CURB GUTTER AND SIDEWALK AS NECESSARY TO INSTALL NEW UTILITIES. REPLACE PER CITY OF RANCHO CORDOVA DETAIL #XXX.
- FIRE PUMP HOUSE AND CORRESPONDING APPURTENANCES SHALL BE A DEFERRED SUBMITTAL.

CONSTRUCTION NOTES

1.



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GUAY PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

PROPOSED NEW WAREHOUSE BUILDING

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR DESIGN REVIEW	10-11-19
	PLAN REVIEW COMMENTS	12-04-19

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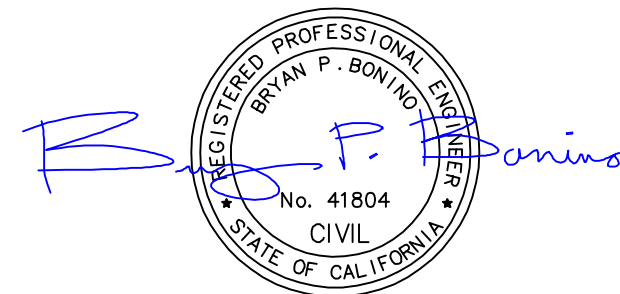
DEVELOPMENT MANAGER:



drawn by : JB plot date : 12-04-19

checked by : PF

stamp



scale : AS NOTED

project number : 19443.00

UTILITIES PLAN

C402

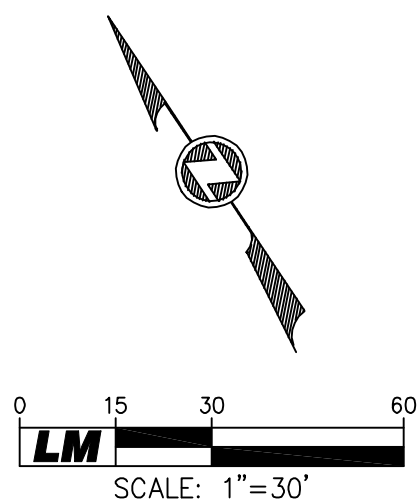
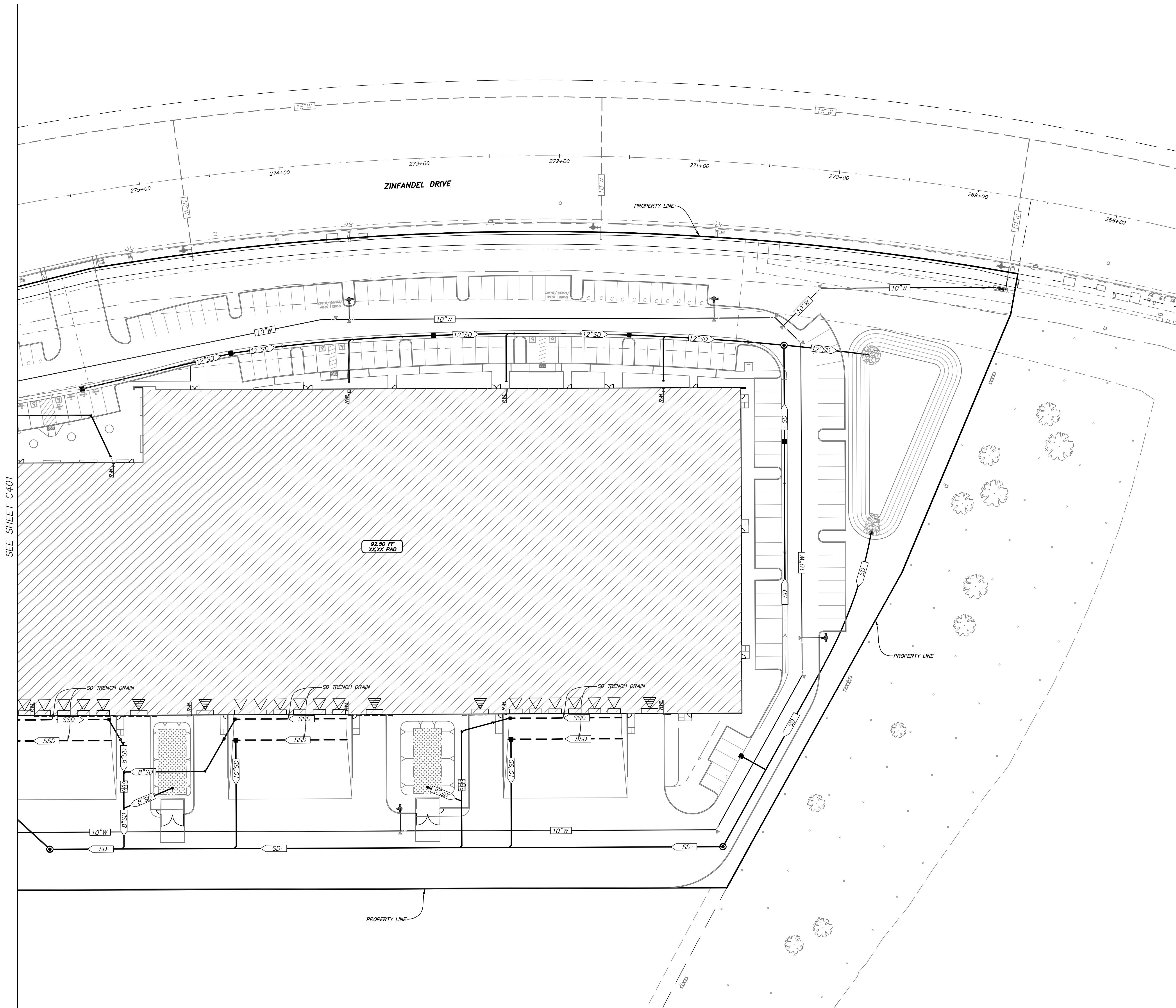
sheet no. : SHEET 7 OF 9

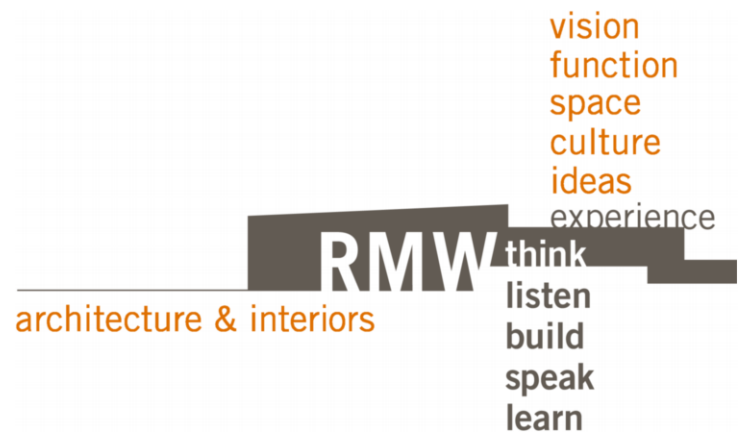
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- INSTALL THRUST BLOCK AT ALL WATER FITTINGS PER CITY OF RANCHO CORDOVA STANDARD DETAIL #XXX (- TYPICAL).
- INSTALL WATER VALVES PER CITY OF RANCHO CORDOVA STANDARD DETAIL #XXX. ALL PLASTIC WATER MAINS SHALL HAVE TRACER WIRE PER DETAIL #XXX.
- REMOVE AND REPLACE EXISTING CURB GUTTER AND SIDEWALK AS NECESSARY TO INSTALL NEW UTILITIES. REPLACE PER CITY OF RANCHO CORDOVA DETAIL #XXX.
- FIRE PUMP HOUSE AND CORRESPONDING APPURTENANCES SHALL BE A DEFERRED SUBMITTAL.

CONSTRUCTION NOTES

1.





1718 Third Street
Suite 101
Sacramento, CA 95811

Tel 916.449.1400
Fax 916.449.1414
www.rmw.com

OWNER:

GLP Stores

5980 88th street, Sacramento CA
916.469.4000

GUAN PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

PROPOSED NEW
WAREHOUSE BUILDING

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR DESIGN REVIEW	10-11-19
	PLAN REVIEW COMMENTS	12-04-19

LM LAUGENOUR
AND MEIKLE
CIVIL ENGINEERING-LAND SURVEYING-PLANNING
608 COURT STREET, WOODLAND, CA 95665
PHONE: (530) 662-1755 • WEB: www.lmce.net

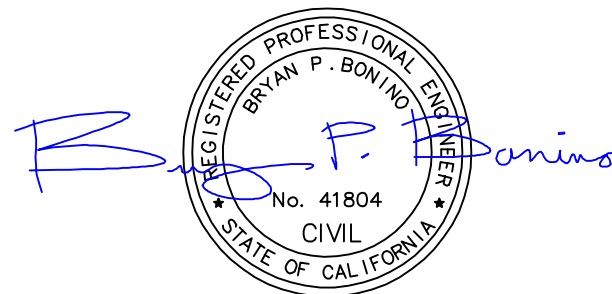
DEVELOPMENT MANAGER:



drawn by : JB plot date : 12-04-19

checked by : PF

stamp

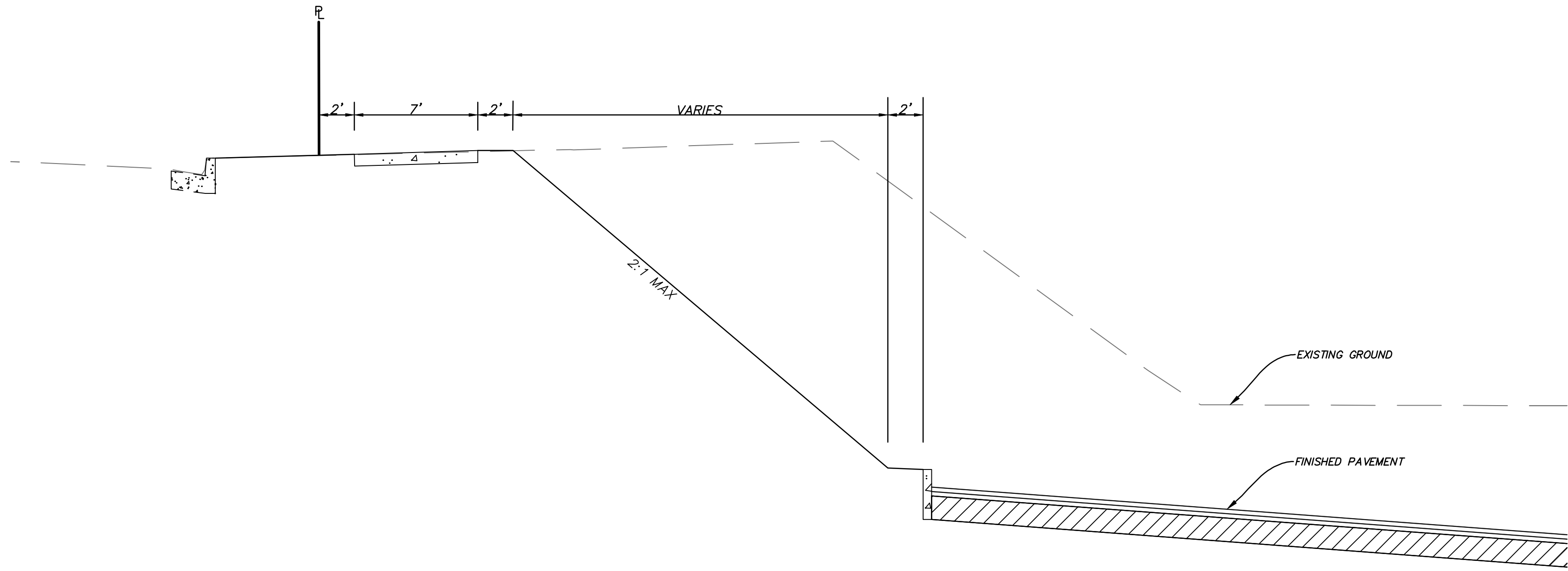


scale : AS NOTED
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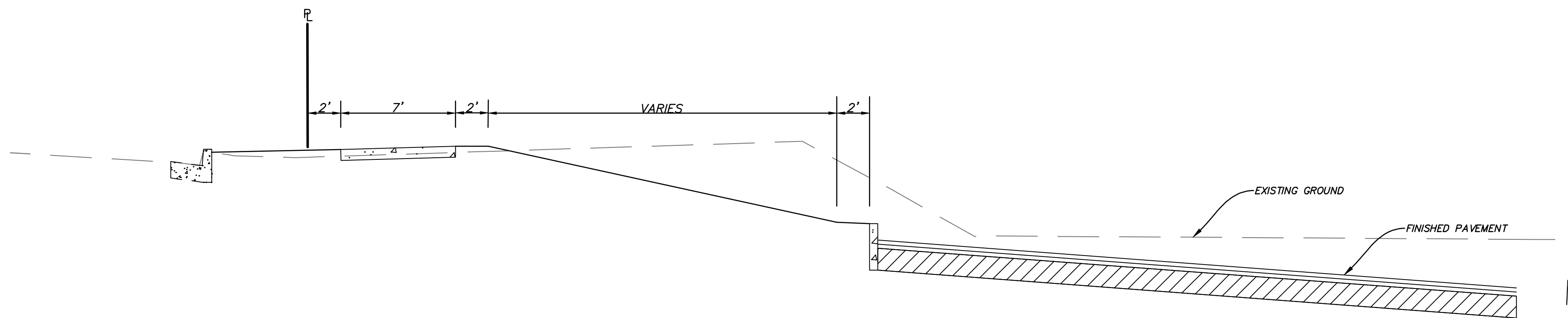
CROSS-SECTIONS

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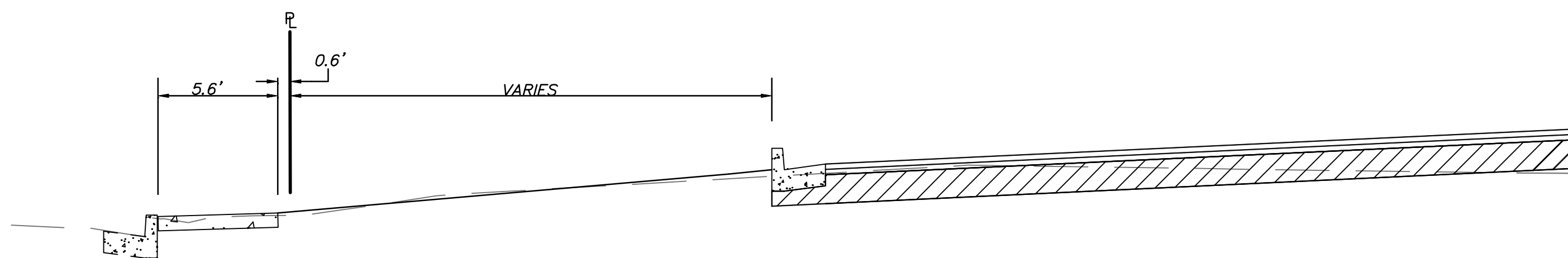
sheet no. : SHEET 8 OF 9



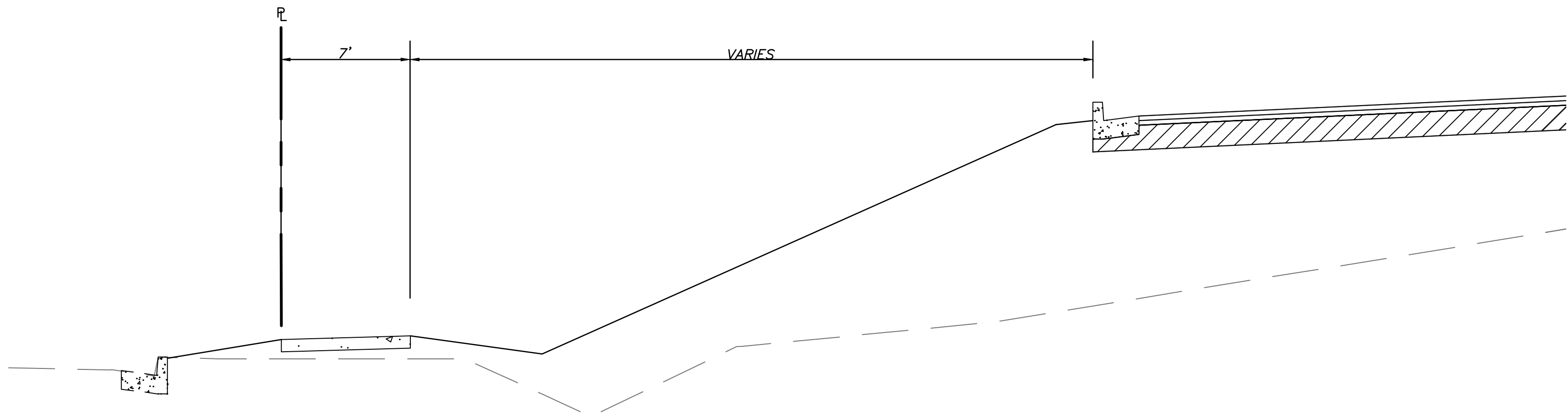
A NORTH WEST
NTS



B NORTH
NTS



C NORTH WEST
NTS



D WEST
NTS



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GUAN PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

PROPOSED NEW
WAREHOUSE BUILDING

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

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6081 COURT STREET, WOODLAND, CA 95665
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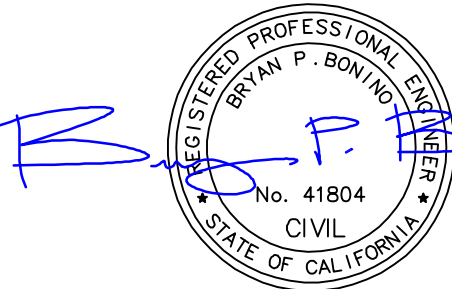
DEVELOPMENT MANAGER:



drawn by : JB plot date : 12-04-19

checked by : PF

stamp

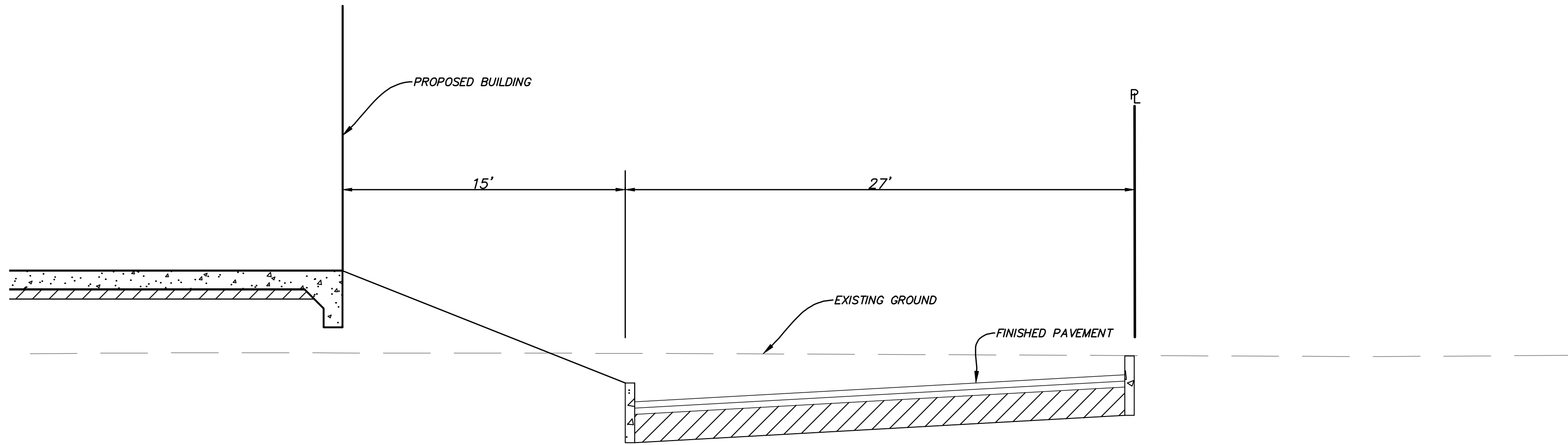


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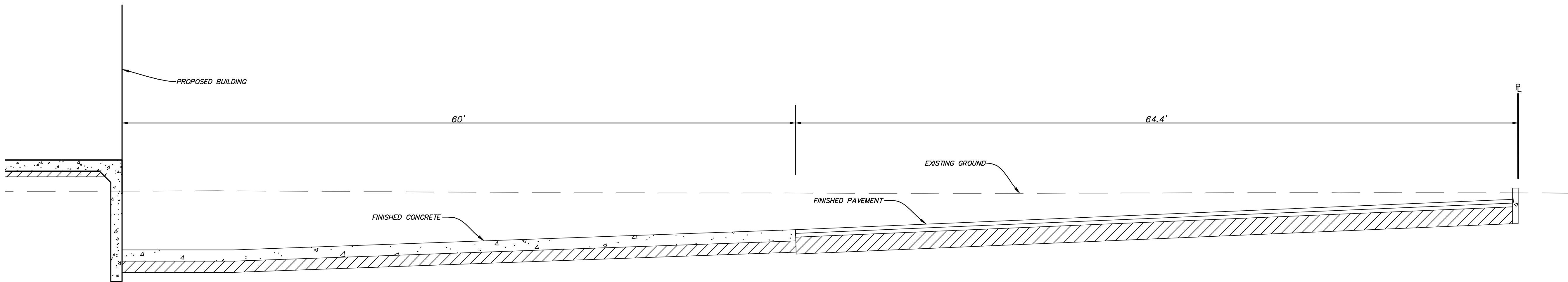
CROSS-SECTIONS

C802

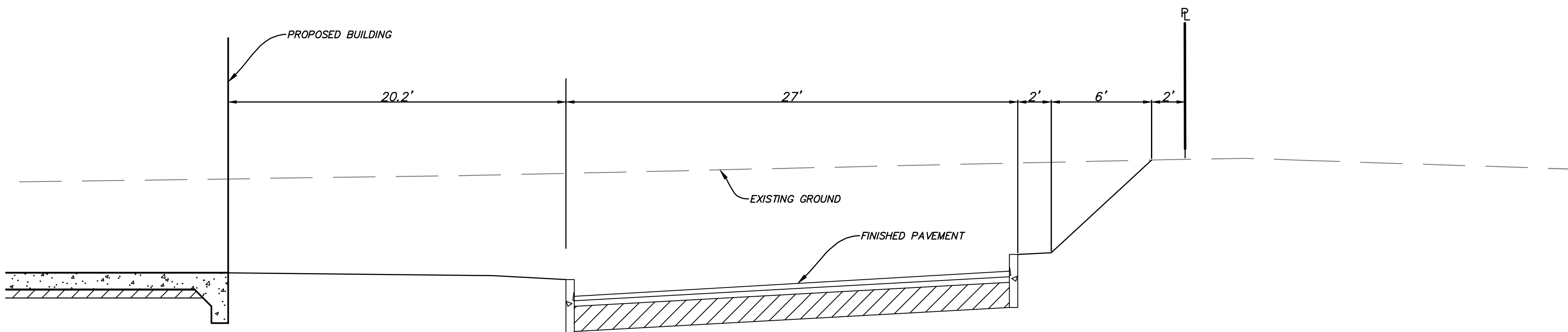
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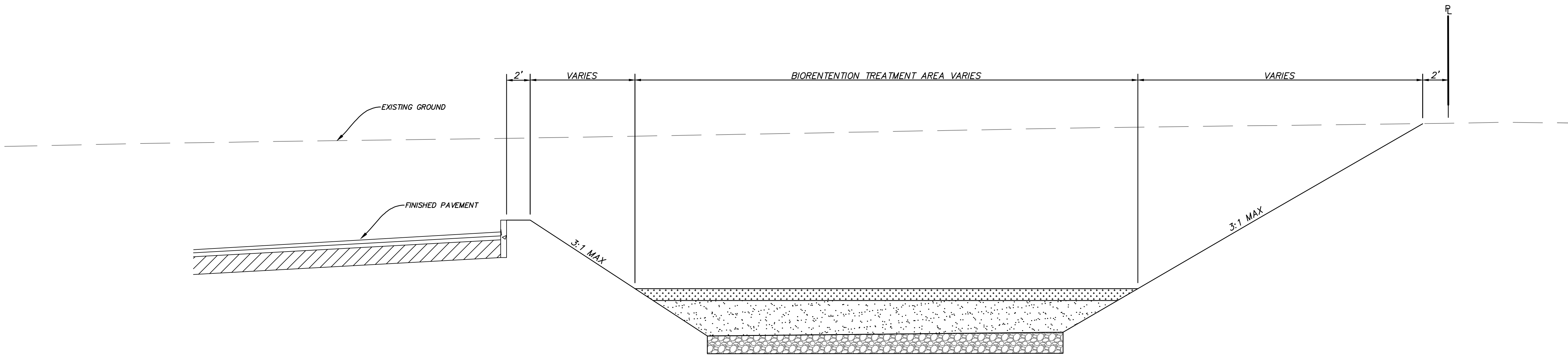
E SOUTH WEST
NTS



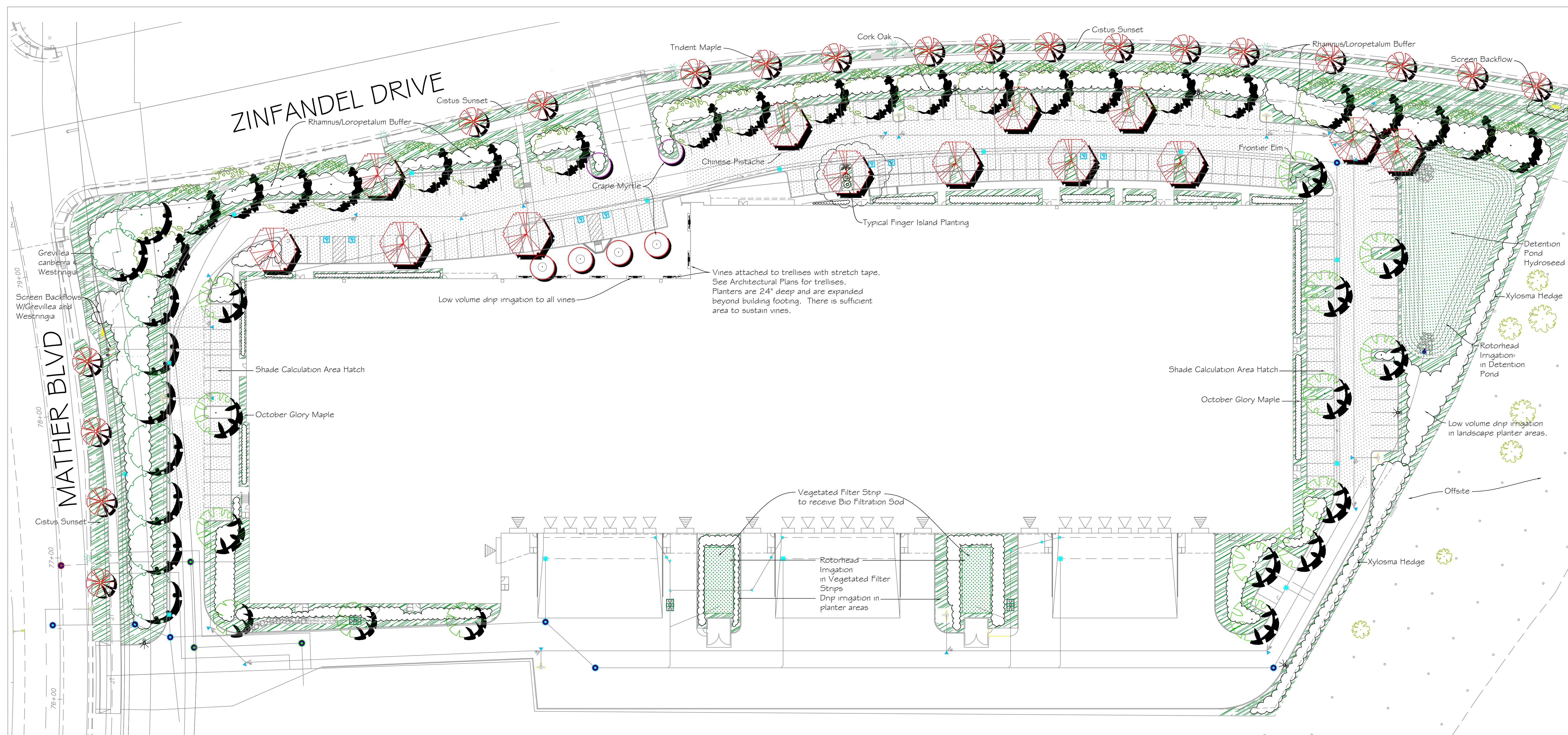
F SOUTH
NTS



G SOUTH EAST
NTS



H EAST
NTS



vision
function
space
culture
ideas
environment

RMW

think
listen
build
speak
learn

architecture & interiors

1718 Third Street
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Sacramento, CA 95811

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www.rmww.com

OWNER:

GLP Stores

5980 88th street, Sacramento CA
916.469.4000

GUAU PHANG
President

CONSTRUCTION DOCUMENTS FOR:

GLP STORES WAREHOUSE BUILDING

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR PERMIT REVIEW	10-11-19
△	PLAN REVIEW COMMENTS	12-04-19

PLANT LEGEND

TREES	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Acer buergerianum	Trident Maple	Med	15 Gallon	19
	Lagerstroemia 'Dynamite'	Crape Myrtle	Low	24" box	4
	Pistacia chinensis	Chinese Pistache	Low	24" Box	13
	Quercus shumardii	Shumard Oak	Low	15 Gallon	9
	Quercus suber	Cork Oak	Low	15 Gallon	23
	Ulmus 'Frontier'	Frontier Elm	Med	24" Box	15
SHRUBS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Arbutus unedo	Strawberry Tree	Low	5 Gallon	
	Cistus purpureus	Purple Rockrose	Low	5 Gallon	
	Coleonema 'Sunset Gold'	Breath of Heaven	Med	5 Gallon	
	Grevillea noelli	Noel Grevillea	Low	5 Gallon	
	Grevillea canberra gem	Canberra Grevillea	Low	5 Gallon	
	Loropetalum 'Purple Majesty'	Fringe Flower	Low	5 Gallon	
	Prunus caroliniana compacta	Dwf Cherry Laurel	Low	5 Gallon	
	Raphiolepis 'Pink Lady'	Indian Hawthorne	Low	5 Gallon	
	Rosemannus 'Tuscan Blue'	Tuscan Rosemary	Low	5 Gallon	
	Rhamnus c. 'Eve Case'	Coffeeberry	Low	5 Gallon	
	Tulbaghia violacea	Society Garlic	Low	1 Gallon	
	Westringia wynyabie gem	Coast Rosemary	Low	5 Gallon	
	Xylosma c. compacta	Xylosma	Low	5 Gallon	
VINE	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Gelsemium sempervirens	Carolina Jessamine	Low	5 Gallon	36" OC
GR COVER	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Calamagrostis 'Karl Foerster'	Feather Reed Grass	Low	1 Gallon	36" OC
	Cistus 'Sunset'	Sunset Rockrose	Low	1 Gallon	36" OC
	Coprosma 'Verde Vista'	Creeping coprosma	Low	1 Gallon	36" OC
	Cotoneaster 'Coral Beauty'	Bearberry	Low	1 Gallon	36" OC
VEGETATED FILTER STRIP	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	QTY
	Bio Filtration Sod by Delta Bluegrass-Dryland + Wetland Grasses				1864 sq'

1. PLANT PALETTE CONTAINS NATIVE AND ADAPTIVE, LOW WATER USE VARIETIES THAT ARE CONDUCTIVE TO THE ENVIRONMENTAL CONDITIONS OF THIS SITE.

2. PLANTS WILL BE GROUPED INTO ZONES WITH SIMILAR WATER/ET REQUIREMENTS.

3. ALL PLANTER AREAS SHALL BE TREATED WITH A 3" LAYER OF RECYCLED MULCH EXCEPT IN VEHICLE/HIGH FOOT TRAFFIC AREAS WHICH WILL CONTAIN DECOMPOSED GRANITE AT 3" DEPTH.

4. 38% OF ALL TREES ARE 24" BOX SIZE.

5. 28% OF ALL TREES ARE EVERGREEN.

PRELIMINARY IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL MEET EXISTING PRESSURE REQUIREMENTS.

2. A FULLY AUTOMATIC IRRIGATION SYSTEM MEETING CURRENT WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS SHALL BE INSTALLED INCLUDING THE FOLLOWING:

3. AN ET (SMART) CONTROLLER AND ET SENSOR SHALL BE USED FOR WEATHER BASED IRRIGATION CONTROL.

4. SHRUBS, VINES AND GROUND COVER SHALL BE IRRIGATED WITH A PRESSURE COMPENSATING LOW VOLUME DRIP SYSTEM.

5. DETENTION POND AND BIO SWALES SHALL BE IRRIGATED WITH LOW VOLUME ROTORS.

6. TREES SHALL RECEIVE DEEP WATER/FERTILIZATION TUBES AND BUBBLERS ON SEPARATE CONTROL VALVES.

7. WELO DOCUMENTATION SHALL BE SUBMITTED WITH LANDSCAPE IMPROVEMENT PLANS (CONSTRUCTION DOCUMENTS). SOIL SAMPLES FOR SOIL REPORT SHALL BE TAKEN AFTER MASS GRADING OPERATIONS HAVE BEEN COMPLETED AND SUBMITTED WITH COMPLETION PACKAGE.

SHADE CALCULATIONS

Tree Variety	Full Value	Full	¾	Half	¼	Total Sq. '
30" Trees	707 sq. '					
Pistacia chinensis		9		3	1	1034.1
Ulmus Frontier		5		6		5656
35" Trees	962 sq. '					
Quercus shumardii		17			3	1707.6
Total Shade Area Provided						33073
Parking Area						54868
Shade required	50%					27434
Shade Provided	60%					33073

GLP Welo Worksheet									
Reference Evapotranspiration (Eto)									
52									
Regular Landscape Areas			There are no special landscape areas.				Trees count as 25 sq'		
Hydrozone#	Plant	Irrigation Method	Irrigation Efficiency	ETAF (PF/EI)	Landscape Area (sq. ft.)	ETAF X Area	Estimated Total Water Use (GPY)		
1	0.2	Drip	0.81	0.25	9154	2291	73862		
2	0.2	Drip	0.81	0.25	8697	2174.25	70098		
3	0.2	Drip	0.81	0.25	7722	1930.5	62239		
4	0.2	Drip	0.81	0.25	5770	1442.5	46506		
5	0.2	Drip	0.81	0.25	6583	1645.75	53059		
6	0.2	Drip	0.81	0.25	7373	1843.25	59426		
7	0.2	Drip	0.81	0.25	7224	1806	58225		
8	0.2	Drip	0.81	0.25	7423	1855.75	59829		
9	0.2	Drip	0.81	0.25	6145	1536.25	49529		
10	0.2	Drip	0.81	0.25	5385	1346.25	43403		
11	0.2	Drip	0.81	0.25	6280	1570	50617		
12	0.5	Drip	0.81	0.61	1025	625.25	20158		
13	0.5	Drip	0.81	0.61	1025	625.25	20158		
14	0.5	Drip	0.81	0.61	425	259.25	8358		
Total					0.32	80241	675468		
Maximum Allowed Water Allowance (MAWA)							1164136		
Estimated Total Water Use (ETWU)							678066		
Average ETAF							0.32		
Allowed ETAF							0.45		

VISTA PARKS

DESIGN / BUILD / CONSTRUCTION

8264 Barryman Court Sacramento, CA 95829
PH. (916) 681-2227 FAX (916) 681-2228

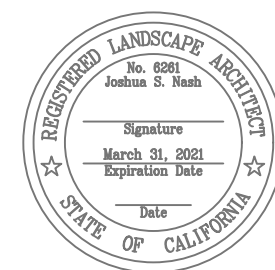
DEVELOPMENT MANAGER:



drawn by : EJD plot date : 12-17-19

checked by : JN

stamp



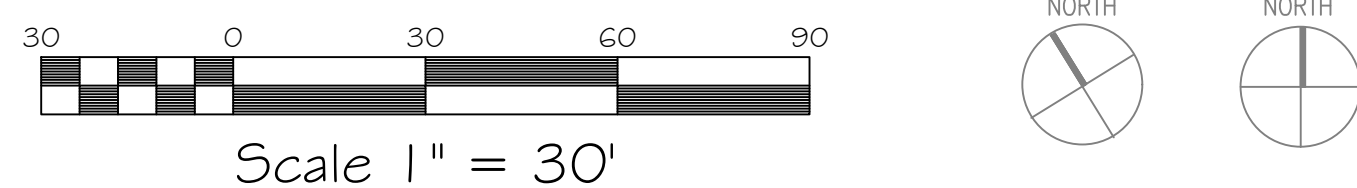
scale : AS NOTED

project number : 19443.00

Preliminary Landscape Plan

sheet no. :

LP



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www.rmw.com

OWNER:

GLP Stores

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916.469.4000

GUAU PHANG
President

PRELIMINARY DESIGN DOCUMENTS FOR:

PROPOSED NEW
WAREHOUSE BUILDING

SOUTH EAST CORNER OF
ZINFANDEL DRIVE AND NORTH MATHER BLVD
CITY OF RANCHO CORDOVA, CA

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR DESIGN REVIEW	10-11-19
	PLAN REVIEW COMMENTS	12-04-19

DEVELOPMENT MANAGER:



drawn by : RDG plot date : 11-20-19

checked by : JDL

stamp

11_3_image_FrontJDL-071616050 2019.jpg

scale : AS NOTED
project number : 19443.00

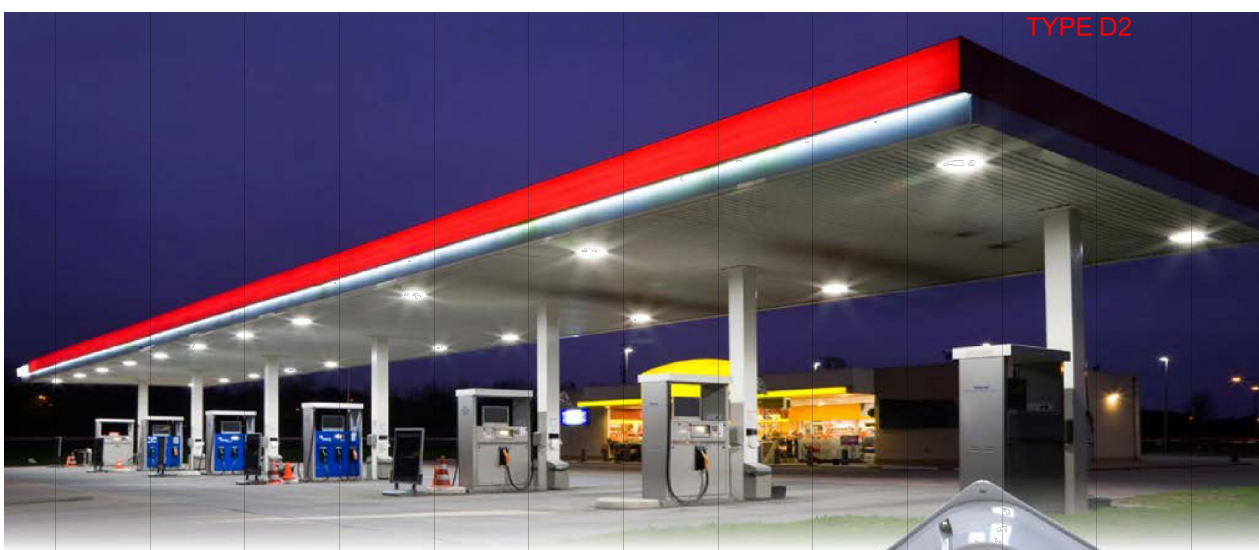
OVERALL
PHOTOMETRIC
LAYOUT / CUTSHEETS

sheet no. :

PH1.0

PHOTOMETRIC SITE PLAN

SCALE: 1"= 30'-0"



GE Evolve™
Canopy LED Petro Lighting
ECLP

Product Features

The Evolve™ Canopy LED Petro offers energy efficiency and quality light in a sleek, low-profile look and style. This innovative, highly efficient solution spreads the source lumens using a diffused aperture which creates optimized photometry for the typical canopy and sidewalk applications.

Applications

- Gas Stations Canopy
- Open Canopy

Housing

- Die-cast aluminum housing
- Integrated design incorporates the heat sink directly into the unit ensuring maximum heat transfer and long LED life.
- Meets 1.5g vibration standards per ANSI C136.31-2010.
- LM-79 tests and reports are performed in accordance with IESNA standards.
- Impact resistant tempered glass.

Lumen Maintenance

Reported Loo per IES TM-21 at 25°C for reference:

Optical Code	14w/110k • 8 hours	25,000 hr	60,000 hr
T-3	L85	L82	L81
B-3	L86	L85	L84
B-1	L86	L85	L84
C-3	L85	L82	L81
D-3	L82	L80	L78

Note: Reported Loo based on LM80-020000-hour testing.

Lumen Ambient Temperature Factors

Ambient temperature (deg. C)	Initial Flux Factor
20	1.00
25	1.05
30	1.10
35	1.15
40	1.20

Rating

- Suitable for wet locations per UL 1598.
- IP65 Optical enclosure per ANSI C136.25-2009.
- Temperature rated -40° to +40°C.
- Complies with the material restrictions of RoHS.
- Meets 1.5g vibration standards per ANSI C136.31-2010.
- EMF: FCC Title 47 CFR Part 15 Class A.

Mounting

- Surface Mount

Finish

- Corrosion resistant polyester powder paint, minimum 2.0 mil thickness.
- Standard colors: White, Dark Bronze & Black.
- RAL & custom colors available.

Electrical

- 120-277 volt, 347-480 volt available in C5 & D5 optic.
- System power factor is >90% and THD <=20%.
- Class "F" sound rating.
- Surge protection per IEEE/ANSI C136.2-2015 for product without control option.
- Standard 60V/3A "typical" LED Striker!
- Dimming/Motion Sensor Options:
 - Stand-alone dimming motion sensor with ambient light sensor sensor option A1
 - Daytime wireless motion sensor sensor option B1

*Specify power factor and THD specified in order notes.

Warranty

- 5 Year Standard

Options

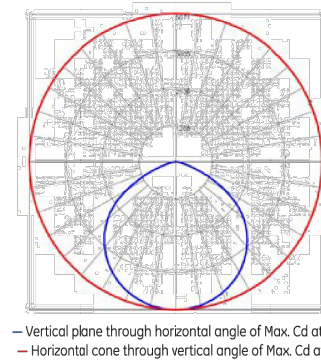
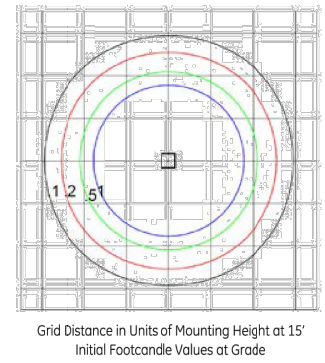
- Coastal Finish
- Accessories
 - See LED Evolve ECL Accessories
 - 24" Escucheon Plate
 - 32" Escucheon Plate

TYPE D2

GE Evolve™
Canopy LED Petro
ECLP

ECLP		SM		7		SM		Y	
Optical Code	Footcandle (fc) @ 30'	Optical Code	Footcandle (fc) @ 30'	Optical Code	Footcandle (fc) @ 30'	Optical Code	Footcandle (fc) @ 30'	Optical Code	Footcandle (fc) @ 30'
B-1	1.00	B-1	1.00	B-1	1.00	B-1	1.00	B-1	1.00
B-3	1.00	B-3	1.00	B-3	1.00	B-3	1.00	B-3	1.00
C-3	1.00	C-3	1.00	C-3	1.00	C-3	1.00	C-3	1.00
D-3	1.00	D-3	1.00	D-3	1.00	D-3	1.00	D-3	1.00
E-3	1.00	E-3	1.00	E-3	1.00	E-3	1.00	E-3	1.00
F-3	1.00	F-3	1.00	F-3	1.00	F-3	1.00	F-3	1.00
G-3	1.00	G-3	1.00	G-3	1.00	G-3	1.00	G-3	1.00
H-3	1.00	H-3	1.00	H-3	1.00	H-3	1.00	H-3	1.00
I-3	1.00	I-3	1.00	I-3	1.00	I-3	1.00	I-3	1.00
J-3	1.00	J-3	1.00	J-3	1.00	J-3	1.00	J-3	1.00
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N-3	1.00	N-3	1.00	N-3	1.00	N-3	1.00	N-3	1.00
O-3	1.00	O-3	1.00	O-3	1.00	O-3	1.00	O-3	1.00
P-3	1.00	P-3	1.00	P-3	1.00	P-3	1.00	P-3	1.00
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S-3	1.00	S-3	1.00	S-3	1.00	S-3	1.00	S-3	1.00
T-3	1.00	T-3	1.00	T-3	1.00	T-3	1.00	T-3	1.00
U-3	1.00	U-3	1.00	U-3	1.00	U-3	1.00	U-3	1.00
V-3	1.00	V-3	1.00	V-3	1.00	V-3	1.00	V-3	1.00
W-3	1.00	W-3	1.00	W-3	1.00	W-3	1.00	W-3	1.00
X-3	1.00	X-3	1.00	X-3	1.00	X-3	1.00	X-3	1.00
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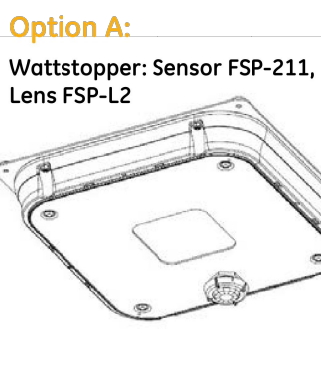
Photometrics
ECLP - Symmetric Medium
13,400 lumens, 5000K (ECLP01_D59H79J)



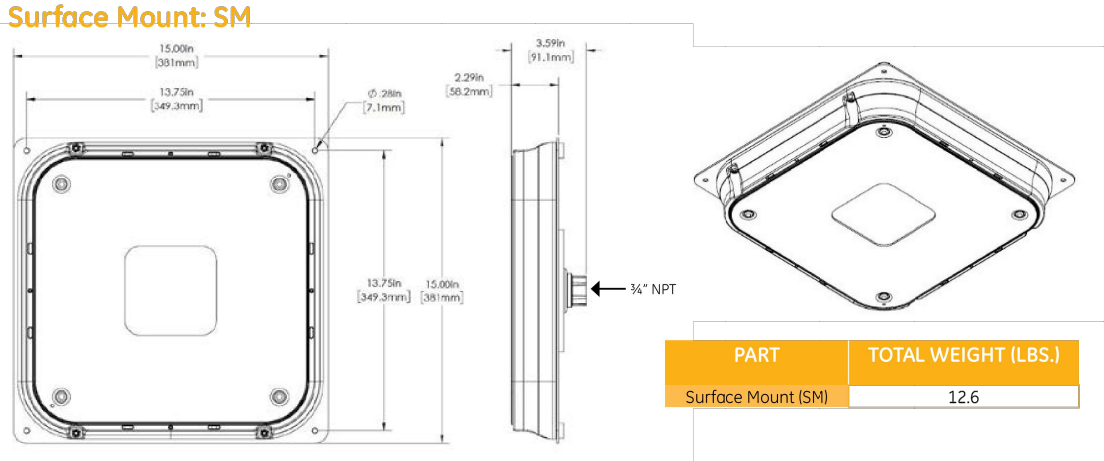
TYPE D2

Motion Sensing:

- Intended for 8-25ft mounting heights.
- Provides a coverage area radius for walking motion of 15-20ft.
- Provides 360° of coverage.
- Option A:
 - Factory pre-set 50% dimmed light output with no occupancy.
 - May be reprogrammed using remote programmer part number: WS-F306-100-PROG/BAK/PRG (13/7/2016).
 - Photoelectric control is integrated through the motion sensor, and is offered as standard.
- Option B: Requires Daintree wireless network. Sensor reprogramming through network.



Product Dimensions
Evolve Canopy LED Petro (ECLP)
Surface Mount SM



current powered by GE



www.currentbyge.com | OLF3142 Rev02/27/18

All value shown are maintained horizontal Footcandles at 30" above finished floor.
All values shown are maintained horizontal Footcandles at grade level.

The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to Cal Lighting. Please verify the data to assure the accuracy of the report. Cal Lighting is not responsible for light output of lamps and ballasts, or design variables.



PHOTOMETRIC NOTES

TYPE P3 & 4 MOUNTING HEIGHT IS 24'-0" ABOVE GROUND LEVEL (POLE + FIXTURE HEIGHT)
TYPE W1 & 2 MOUNTING HEIGHT IS 32'-0" ABOVE GROUND LEVEL
TYPE D & 2 MOUNTING HEIGHT IS 11'-0" ABOVE GROUND LEVEL
ALL CALCULATION GRIDS ARE AT GROUND LEVEL
LIGHT LOSS FACTOR USED 0.9

Luminaire Schedule						
Zone 41, ON						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	17	W1	BRIGLE	MA	0.000	ACQUA WALKOUT AT 12.5 FT
	8	W2	BRIGLE	MA	0.000	WIND WALKOUT AT 12.5 FT
	17	W3	BRIGLE	MA	0.000	TRUCKS AND TRAILER WALL WALKOUT AT 22 FT
	34	W4	BRIGLE	798L8	0.000	DRYLED - 2 STORY WALKOUT AT 22 FT
	17	W5	BRIGLE	MA	0.000	TRUCKS AND TRAILER WALL WALKOUT AT 22 FT
	8	W6	BRIGLE	MA	0.000	QUONAP 22-27.5 FT 1700 K040 BARE
	2	W7	BRIGLE	MA	0.000	TRUCKS AND TRAILER WALL WALKOUT BARE
	38	W8	BRIGLE	MA	0.000	EXLUPY 1589496 - 100-277V

Tel 916.449.1400
Fax 916.449.1414
www.rmww.com

GUAU PHANG
President

PROPOSED NEW
WAREHOUSE BUILDING

issue :	description :	date :
A	ISSUED FOR DESIGN REVIEW	10-11-15
1	PLAN REVIEW COMMENTS	12-04-15

KELLEY
COMMERCIAL, LLC

stamp

project number : 19443.00

ENLARGED
PHOTOMETRIC
LAYOUT

PH1.03

THE STORY

LOADING AREA
9.31 ACRES

ENLARGED PHOTOMETRIC LAYOUT

SCALE: 1"= 20'-0"

All value shown are maintained horizontal Footcandles at 30" above finished floor.
All values shown are maintained horizontal Footcandles at grade level.

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Luminaire Schedule									
Scene: All ON									
Symbol	Qty	Label	Assigned	Total Luminaire	LF	Simulation			
	10	001	SINGLE	N/A	1.000	ACROSS WALLMOUNT AT 12.5 FT			
	8	003	SINGLE	N/A	1.000	W/SHAW WALLMOUNT AT 12.5 FT			
	14	002	SINGLE	N/A	1.000	PRO CASING 14.5 WALLMOUNT AT 25 FT			
	24	001	SINGLE	N/A	1.000	SINGLE 2' 1" SINGLE WALLMOUNT AT 25 FT			
	1	P4	SINGLE	N/A	1.000	GEORAF 4' LED 12-17W ON POLE BASE			
	2	P5	SINGLE	N/A	1.000	GEORAF 4' LED 12-17W ON POLE BASE			
	2	P2	SINGLE	N/A	1.000	GEORAF 4' LED 12-17W ON POLE BASE			
	26	002	SINGLE	N/A	1.000	EXLOPT 150W40 -120V277			

Calculation Summary						
Scene: ALL ON						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
LOADING AREA	illumiance	Fc	3.1	8.7	1.5	2.1
PARKING	illumiance	Fc	1.6	11.1	0.1	16.2
PEDESTRIAN	illumiance	Fc	5.4	20.5	0.0	N/A

sheet no.

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Major Design Review Permit for a 164,149 square feet light industrial building to include parking, lighting, and landscaping within Villages of Zinfandel Special Planning Area, as described in the City Council staff report dated March 16, 2020, and Exhibit A with the conditions herein, for Project No. DD9903.	Project Description	On-Going	Planning
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning
6.	The applicant shall comply with the Villages of Zinfandel	Environmental	On-Going	Planning

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	Special Planning Area Mitigation Monitoring Plan.			
7.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
10.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
11.	All storm drain within private roads shall be privately maintained.	Infrastructure	On-Going	Public Works
Prior to Approval of Improvement Plans				
12.	Number, size, and location of driveways are subject to approval by the Public Works Department	Infrastructure	Prior to approval of improvement plans	Public Works
13.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works
14.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works
15.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC	Landscaping	Prior to approval of improvement plans	Public Works

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
16.	All landscape strips, medians, etc that contain trees shall be designed to include continuous root barriers.	Landscaping	Prior to approval of improvement plans	Public Works
17.	Applicant shall provide evidence of a recorded cross access agreement with the adjacent property owners.	Access agreement	Prior to approval of improvement plans	Public Works
18.	Applicant shall prepare and submit <u>a project specific drainage report</u> . The proposed drainage design shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable standards.	Drainage	Prior to approval of improvement plans	Public Works
19.	Stormwater Quality- Post Construction The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> . The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for ALL proposed post construction stormwater quality measures, as detailed in Appendix B of the <i>Stormwater Quality Design Manual for the Sacramento Region</i> .	Stormwater	Prior to approval of improvement plans	Public Works
20.	Stormwater Quality– During Construction: SWPPP- the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. These measures shall	Stormwater	Prior to approval of improvement plans	Public Works

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. General Construction Permit – The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the Statewide Construction Stormwater General Permit (Construction General Permit). Applicants shall comply with the terms of the Construction General Permit, the City of Rancho Cordova Municipal Code, and the City's NPDES Permit Requirements.			
21.	All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of the Improvement Standards). The overland release path must be shown on the plans and hydraulic computations must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	Pad Elevations	Prior to approval of improvement plans	Public Works
22.	The SWPPP in place for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to The City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be designed in the erosion and sediment control plan of the improvement plans. This system shall be implemented by qualified professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.	Stormwater	Prior to approval of improvement plans	Public Works
23.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet	Infrastructure	Prior to approval of improvement plans	Public Works

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
24.	The applicant shall coordinate with Sacramento Area Sewer District on the following conditions: a. To obtain sewer service for this project, construction of onsite sewer infrastructure will be required to the satisfaction of SASD. Any construction and/or modification to the public sewer system shall be required to the satisfaction of SASD. b. SASD requires each building on each lot with a sewage source to have a separate connection to the 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 shall 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. c. Permanent structures, walls, signs and footings will not be permitted within the existing SASD easement area unless express written permission is obtained from SASD.	Sewer	Prior to approval of improvement plans	SASD and Public Works
25.	The applicant shall comply with the Fire conditions as follows; a. Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. b. Show on the plans how Fire Lanes will be marked. Fire Lane identification shall be provided along the	Fire	Prior to approval of improvement plans	Sac Metro Fire District

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	required fire access roadway. c. Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000 pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project." Required Private streets and fire apparatus access roads shall be installed to the "first lift," (Up to the last one inch of pavement) identified, and verified by SMFD prior to <u>any</u> construction, (including foundations) or on-site storage of combustible materials. d. 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 <u>any</u> construction, (including foundations) or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant maximum spacing is 300 feet between hydrants.			
26.	Prior to any construction activity, a pre-construction determinate survey shall be required for work that will commence during the migratory bird nesting season	Survey	Prior to Grading	Planning

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	(February 1 through August 31). This survey is to determine if there is active onsite nesting by birds protected under the Migratory Bird Treaty Act (MBTA) would be affected by construction activities. If all construction activity would occur outside this time, the survey is not required. If nesting activity is observed, consultation with the City of Rancho Cordova Planning Department and the California Department of Fish and Wildlife shall be conducted in order to determine the appropriate mitigation, if any, required to minimize impacts to nesting birds. No activity may occur within 100 feet of any nesting activity or as otherwise required following consultation with the California Department of Fish and Wildlife.			
Prior to Issuance of Building Permit				
27.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Driveways. • Civil plan shall include an ADA access plan. • Utility laterals. • New continuous sidewalks and frontage improvement along the subject property shall be 7 feet wide and separated pursuant to the City Standards. • Public improvement plans shall clearly delineate all transitions to existing improvements. • All improvements to be designed and constructed to the satisfaction of the Public Works Department.	Infrastructure	Prior to issuance of Building Permits	Public Works
28.	The existing Emergency Access Easement (E.A.E.) dedicated on the final map of Creekside Commerce Center encroaches on the proposed building footprint shall be abandoned and relocated.	Easement	Prior to issuance of Building Permits	Public Works
29.	Property owner shall provide a financial mechanism to fund the continual maintenance of the above landscaping, irrigation and lighting through annexation to a special district	Funding	Prior to issuance of Building Permits	Public Works

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	as identified by the City. This may be accomplished through annexation to the City's Communities Facilities District No. 2005-2 (Landscape Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of \$5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.			
30.	All trash enclosures and refuse areas shall comply with zoning code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view. The gate to the trash enclosure shall be an opaque metal gate.	Architectural	Prior to issuance of Building Permits	Planning
31.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division.	Architectural	Prior to issuance of Building Permits	Planning
32.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways.	Architectural	Prior to issuance of Building Permits	Planning
33.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the	Architectural	Prior to issuance of Building Permits	Planning

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Division, prior to the issuance of Building Permits and installed prior to occupancy approval.			
34.	Bicycle Parking shall be installed in accordance with RCMC 23.719.115. All parking shall be located near main entrances and not impede onsite automobile and pedestrian access. The final design and location will be reviewed and approved by the Planning Department.	Bicycle Parking	Prior to issuance of Building Permits	Planning
35.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscaping	Prior to issuance of Building Permits	Planning/Public Works
36.	Vines with vertical trellises shall be incorporated along the front elevation for buildings along Zinfandel Drive to the satisfaction of the Planning Department	Landscaping	Prior to issuance of Building Permits	Planning
37.	SASD and the Sacramento Regional County Sanitation District may require additional sewer impact fee payments in accordance with each District's Ordinance. Fees are to be paid prior to the issuance of building permits. The applicant should contact Permit Services Unit at PermitServices@sacsewer.com or by phone at 916-876-6100 for sewer impact fee information.	Sewer fee	Prior to issuance of Building Permits	SASD
38.	Designer shall certify that installed landscaping conforms to	Landscape	Prior to issuance of	Public Works

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	City water conservation landscape requirements.		Building Permits	
39.	The applicant shall comply with SMUD conditions as follows; a. 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. b. 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. c. 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.). d. 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. e. The applicant shall dedicate a 12.5 foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street right-of-ways. f. SMUD has existing underground 12kV facilities that 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. g. 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 for overhead and/or underground facilities	Infrastructure	Prior to issuance of Building Permits	SMUD

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	and appurtenances adjacent to the City's IOD.			
Prior to Final Inspection				
40.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to final Building Inspection	Public Works
41.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted <u>and</u> approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be <u>submitted</u> prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler and/or Fire Alarm plans	Fire	Prior to final Building Inspection	Fire
42.	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.	Address	Prior to final Building Inspection	Fire
43.	Improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Infrastructure	Prior to final Building Inspection of the first unit	Public Works
44.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City	Files	Prior to final Building Inspection	Public Works

CONDITIONS OF APPROVAL GLP Stores DD9903

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	Engineer shall be submitted and approved by the Public Works Department.			

Transportation Engineers

January 28, 2020

Ms. Sheila Allen
KELLEY COMMERCIAL, LLC
5150 Fair Oaks Blvd., Suite 101-219
Carmichael, CA 95811

RE: TRIP GENERATION ESTIMATE FOR GLP ZINFANDEL, LLC WAREHOUSE BUILDING, RANCHO CORDOVA, CA

Dear Ms. Allen:

As requested, KD Anderson & Associates has completed this assessment of the probable trip generation associated with the GLP Zinfandel, LLC Warehouse Building proposed in Rancho Cordova. The project involves construction of roughly 164,150 sf of warehouse space on a 9.3 acre site located off of Zinfandel Drive.

Our work has involved review of the characteristics of the proposed project, consideration of potential trip generation rates presented in the *ITE Trip Generation Manual, 10th Edition*, selection of applicable trip generation rates and calculation of the project's trip generation forecast. In turn, that information will be used by the City of Rancho Cordova to determine whether the potential traffic impacts associated with the project are inherently less than significant based on the number of trips generated or if subsequent analysis is needed to confirm a finding of no significant impact.

Trip Generation Rates. The *ITE Trip Generation Manual, 10th Edition* offers trip generation rates that are appropriate for most land uses, and we reviewed this reference as well as other available published materials. As noted in Table 1, trip generation rates are available for a variety of uses that might occupy the project site. In general the rates are dependent on employee density.

The nature of the occupant of one building is known. GLP Stores will occupy 86,000 sf and will employ 25 to 30 persons in a warehouse situation. Based on the presence of loading docks for all three remaining buildings it is likely that similar uses will occupy the remaining space. Based on the relative employee density the project is likely not a high-cube type facility. The ITE rate for **Warehousing (Code 150)** is most applicable. The Trip Generation Manual describes this use as follows:

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Rates for Warehousing are presented on a "per building ksf" and "per employee basis". Review of the forecasts for the known tenant indicates that either parameter would yield similar results. Because no employment forecast is known for the balance of the site, the overall project's trip generation forecast has been based on the overall building area expressed in ksf (i.e., 164.2 ksf).

Ms. Sheila Allen
KELLEY COMMERCIAL, LLC
 January 28, 2020
 Page 2

Trip Generation Forecast. The number of peak hour trips associated with the project has been estimated, and the results are also presented in Table 1. As shown, a typical warehouse building of this size could generate 285 trips over the course of the day (i.e., ½ inbound and ½ outbound). The project could generate 28 trips in both the weekday a.m. peak hour and 31 trips in the p.m. peak hours.

TABLE 1 TRIP GENERATION RATES FORECAST									
ITE Code	Description	Average Trips per Unit							
		Unit	Daily	AM Peak Hour			PM Peak Hour		
				% in	% out	Total	% in	% out	Total
150	Warehousing	ksf	1.74	77%	23%	0.17	27%	73%	0.19
154	High-Cube Warehouse	ksf	1.40	77%	23%	0.08	28%	72%	0.10
<i>Proposed Project</i>									
150	GLP Zinfandel, LLC	164.2	285	21	7	28	8	23	31

Conclusions / Significance. The City of Rancho Cordova's traffic study guidelines typically determine the need for traffic impact analysis based on consideration of a project's trip generation estimate. Those projects generating fewer than 1,000 daily or 100 peak hour trips do not typically require traffic impact analysis. As the GLP Zinfandel, LLC project's estimates fall below those thresholds, this project's potential impact may be judged to be less than significant and further analysis is not required.

Please feel free to contact me if you have any questions or need additional information.

Sincerely yours,

KD Anderson & Associates, Inc.



Kenneth D. Anderson, P.E.
 President

Attachment: site plan

1718 Third Street
Suite 101
Sacramento, CA 95811

Tel 916.448.1400
Fax 916.449.1414
www.rmw.com

OWNER:

GLP ZINFANDEL, LLC

5980 88th Street
Sacramento, CA
95828
916.469.4000

GUAU PHANG
President

CONSTRUCTION DOCUMENTS FOR:

**GLP ZINFANDEL, LLC
WAREHOUSE BUILDING**

3750 ZINFANDEL DRIVE
RANCHO CORDOVA, CA 95670

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	ISSUED FOR PERMIT REVIEW	12-18-19

DEVELOPMENT MANAGER:



drawn by : RDG plot date : 12-17-19

checked by : JDL

stamp

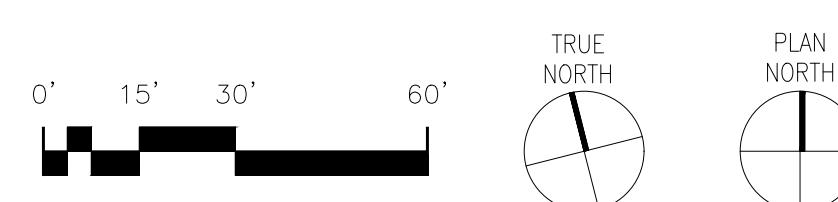
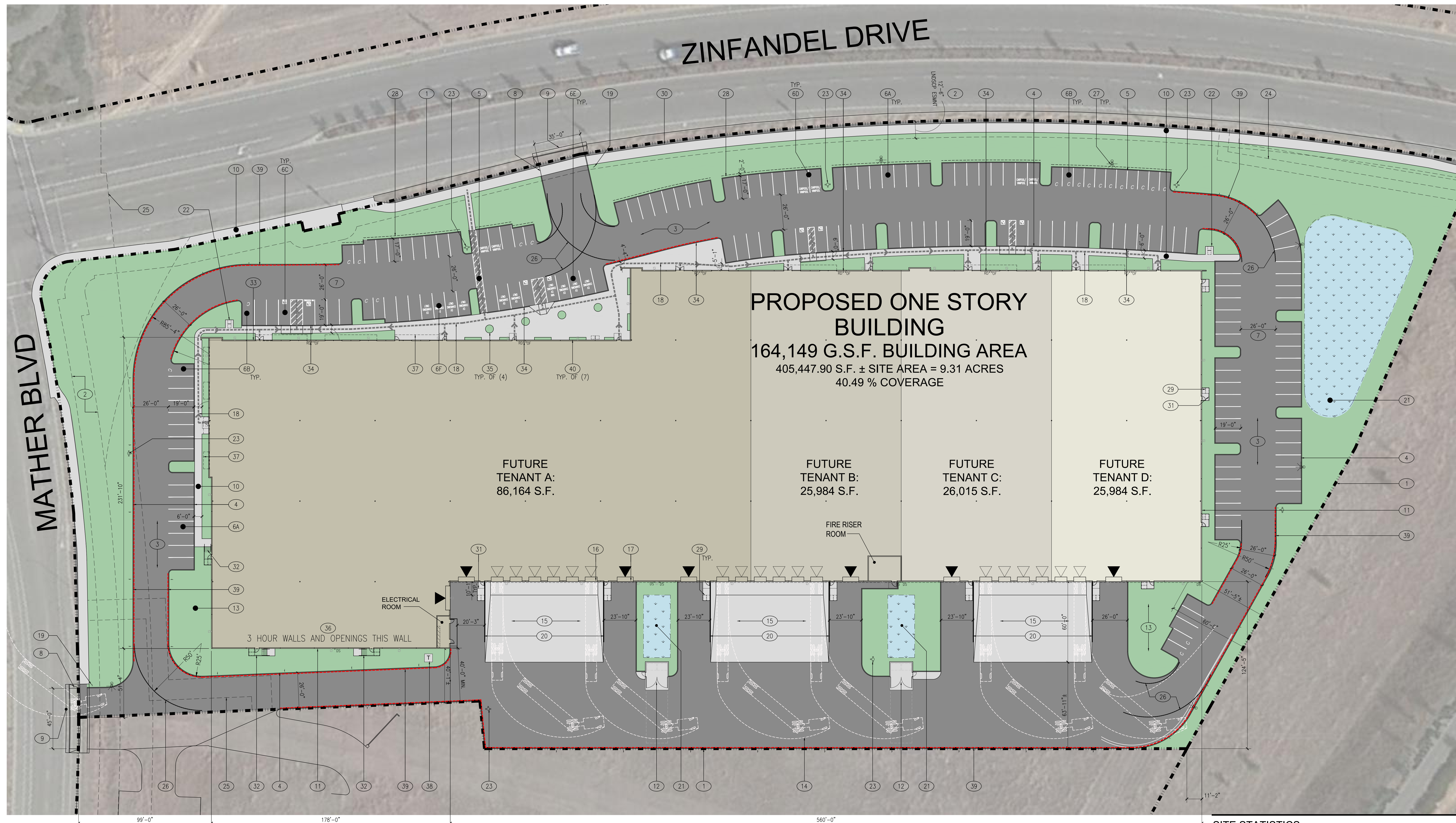


scale : AS NOTED

project number : 19443.00

SITE PLAN

sheet no. :

A01.1**PRELIMINARY SITE PLAN**

SCALE: 1" = 30'-0"

1**KEYNOTES:**

- 1 EXISTING PROPERTY LINES TO REMAIN
- 2 LANDSCAPE EASEMENT, SEE CIVIL DRAWINGS
- 3 PARKING AND DRIVE ISLES, SEE CIVIL DRAWINGS FOR FINISH MATERIAL
- 4 TYPICAL 6" TALL X 6" WIDE CONCRETE CURBS, SEE CIVIL DRAWINGS
- 5 TYPICAL 4" WIDE STRIPING
- 6 TYPICAL PARKING:
 - A. STANDARD STALLS: 9' X 19' OR 9' X 17' WITH 2' PARKING OVERHANG
 - B. COMPACT STALLS: 8' X 16' OR 8' X 14' WITH 2' PARKING OVERHANG (35% MAX)
 - C. ACCESSIBLE PARKING STALLS: 9' X 18' MIN. WITH 2' PARKING OVERHANG WITH 5' OR 8' WIDE LOADING ZONE AS SHOWN SEE DETAIL 12 SHEET A01.2
 - D. DESIGNATED PARKING PER CAL-GREEN REQUIREMENTS FOR CAR/VAN POOL, FUEL EFFICIENT, EV & LOW-EMITTING VEHICLES.
 - E. ELECTRIC VEHICLE CHARGING SPACES (STALLS LABELED "ELECTRIC VEHICLE CHARGING"), PER CBC 5.106.5.2, TO FACILITATE FUTURE INSTALLATION CONDUIT, RING AND STRIPING SHALL BE INSTALLED AT THIS TIME AS PART OF THE SHELL CONSTRUCTION.
 - F. ACCESSIBLE ELECTRIC VEHICLE CHARGING STALL, 1 VAN, 1 STANDARD, (RING AND STRIPING ONLY)
- 7 TYPICAL DRIVE, 26'-0" WIDE MINIMUM
- 8 CURB RAMP, SEE DETAIL 9/A01.2
- 9 NEW SITE ACCESS DRIVE CURB CUT, SEE CIVIL DRAWINGS
- 10 NEW CONCRETE PEDESTRIAN WALKS, ACCESSIBLE PATH OF TRAVEL, SLOPE NOT TO EXCEED 1:20 (5%) IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 1:50 (2%) WHERE PARKING OVERHANG OCCURS, INCREASE WIDTH OF SIDEWALK TO 6'-0" MIN.
- 11 BUILDING EXTERIOR WALLS SEE EXTERIOR ELEVATIONS, SHEET A03.1.

- 12 TRASH ENCLOSURE W/ 40FT. APPROACH, SEE DETAILS 1 & 2/A01.2
- 13 LANDSCAPE PLANTER AREA, SEE LANDSCAPE DRAWINGS
- 14 SEMI TRACTOR TRAILER TEMPLATE SHOWN FOR REFERENCE ONLY
- 15 60" DEPRESSED TRUCK DOCK, SEE CIVIL FOR MORE INFO.
- 16 LOADING DOCK ROLL UP DOOR, TYPICAL
- 17 GRADE LEVEL ROLL UP DOOR, TYPICAL
- 18 DASHED GRAY FILL LINE INDICATES PATH OF EGREGS / INGRESS FROM BUILDING PRIMARY ENTRY TO EXISTING STREET AND QUANTITY OF BOLLARDS WITH FIRE DEPARTMENT AND CIVIL - SEE DETAIL 16/A01.2
- 19 SITE ENTRY SIGN ACCESSIBLE SIGN. SEE DETAIL 15/A01.2
- 20 CURB WITH GUARDRAIL AT EACH SIDE OF DEPRESSED LOADING DOCKS, TYP. SEE DETAIL 16/A01.2
- 21 STORM WATER RETENTION POND, SEE CIVIL DRAWINGS
- 22 BICYCLE RACKS, SEE DETAIL 14/A01.2
- 23 FIRE HYDRANT / FDC PER CIVIL DRAWINGS WITH STEEL BOLLARDS - CONFIRM / COORDINATE LOCATIONS AND QUANTITY OF BOLLARDS WITH FIRE DEPARTMENT AND CIVIL - SEE DETAIL 16/A01.2
- 24 BIKE PATH EASEMENT, SEE CIVIL DRAWINGS
- 25 SEWER EASEMENT, SEE CIVIL DRAWINGS

- 26 DASHDOT LINE INDICATES FIRE DEPARTMENT TURNING RADIUS. SEE EXTERIOR ELEVATIONS
- 27 SITE LIGHTING, SEE PHOTOMETRIC PLANS
- 28 DASHED LINE INDICATED 2'-0" PARKING OVERHANG, TYPICAL ALONG ZINFANDEL DRIVE
- 29 EXTERIOR AREAS OF ASSISTED RESCUE, SEE A00.3 FOR MORE INFORMATION.
- 30 LINE OF EXISTING STREET CURB.
- 31 TYPICAL CONCRETE LEVEL LANDING AT ALL EXTERIOR MAN DOORS, 2% MAX SLOPE AWAY FROM BUILDING FACE, LANDING SHALL BE 5'-0" DEEP AND ALIGN WITH THE OUTSIDE EDGE OF THE DOOR FRAME ON THE HINGE SIDE OF DOOR AND SHALL EXTEND 2'-0" MIN PAST THE STRIKE SIDE OF THE DOOR. EXTEND LANDING AS REQUIRED FOR EXTERIOR AREAS OF ASSISTED RESCUE.
- 32 PREFABRICATED STEEL STAIR - SEE DETAIL 11/A09.3
- 33 LOCATION OF FIRE DEPARTMENT APPROVED "KNOX BOX" AT BUILDING PRIMARY ENTRY, MOUNT AT 4'-6" TO 4'-8" AFF. CONFIRM LOCATIONS, MOUNTING HEIGHT AND ALL OTHER CRITERIA WITH THE CITY OF WEST SACRAMENTO FIRE DEPARTMENT
- 34 DAYLIGHT DOWNSPOUTS THROUGH CURB AT ADJACENT PARKING STALL. SEE CIVIL DRAWINGS
- 35 6'-0" LANDSCAPE PLANTERS, SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION
- 36 EXTERIOR WALL AND DOOR OPENINGS ON A PORTION OF THE SOUTHWEST SIDE OF BUILDING PORTIONS < 60' DISTANCE FROM PROPERTY LINE TO BE 3 HOUR RATED CONSTRUCTION DUE TO REDUCED OPEN SPACE PER CBC 507.2.1. SEE FLOOR PLAN ON A02.1 FOR MORE INFORMATION.

- 37 DASHED LINE OF ENTRY CANOPY ABOVE SEE FLOOR PLAN AND EXTERIOR ELEVATIONS
- 38 ELECTRICAL TRANSFORMER & CONCRETE PAD WITH BOLLARDS PER SMUD SPECIFICATIONS.
- 39 RED DASHED LINE INDICATES FIRE LANES. FIRE LANES TO BE MARKED WITH SIGNS EVERY 50 FEET STATING "NO PARKING FIRE LANE" PER SACRAMENTO METROPOLITAN FIRE DISTRICT STANDARDS.
- 40 TRELLIS LANDSCAPE PLANTERS, SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION

SITE STATISTICS:

APN : 072-2860-033-000

ZONING: LI (2SPA)

TOTAL GROSS SITE AREA: 405,447.9 S.F. = 9.31 ACRES

BUILDING AREA: 164,149 S.F.

SITE COVERAGE: 40.49%

CONSTRUCTION TYPE: V-B

BUILDING HEIGHT: 46'-4" (ACCENT WALL), 39'-0" TYP. BLDG HEIGHT

NUMBER OF STORIES: 1

PARKING: 182 STALLS TOTAL, SEE SITE PLAN A01.2

**ACCESSIBLE & DESIGNATED PARKING STALLS:
(REQUIRED AND PROVIDED):**

PER 2016 CBC TABLE 11B-208.2, 151 TO 200 STALLS, 5 ADA STALLS REQUIRED OF WHICH 1 IS TO BE VAN ACCESSIBLE STALLS.

16 CLEAN AIR / VANPOOL / EVCS DESIGNATED SPACES PROVIDED 10 OF TOTAL PARKING STALLS TO BE ELECTRICAL VEHICLE CHARGING STATIONS (EVCS).

PER CBC TABLE 11B-228.3.2.1, 5 TO 25 EVCS STALLS, 1 VAN ACCESSIBLE EVCS, 1 STANDARD ACCESSIBLE EVCS AND 0 AMBULATORY EVCS ARE REQUIRED.

PER 2016 CALIFORNIA GREEN BUILDING CODE TABLE 5.106.5.2, 151 TO 200 STALLS, 16 STALLS TO BE DESIGNATED FOR CLEAN AIR VEHICLES.

16 CLEAN AIR / VANPOOL / EVCS DESIGNATED SPACES PROVIDED 10 OF TOTAL PARKING STALLS TO BE ELECTRICAL VEHICLE CHARGING STATIONS (EVCS).

PER CBC TABLE 11B-228.3.2.1, 5 TO 25 EVCS STALLS, 1 VAN ACCESSIBLE EVCS, 1 STANDARD ACCESSIBLE EVCS AND 0 AMBULATORY EVCS ARE REQUIRED.

OF THE 10 EVCS REQUIRED, 1 VAN EVCS AND 1 STANDARD ADA EVCS ARE PROVIDED AS SHOWN. OF THE 16 CLEAN AIR STALLS, 10 ARE EVCS AND (16-10) 6 STALLS ARE TO BE LABELED WITH PAINTED LETTERS PER CALGREEN SECTION 5.106.5.2.1 STATING "CLEAN AIR / VANPOOL / EV". THE LOWER EDGE OF THE LAST WORK IS TO ALIGN WITH THE END OF THE PARKING STALL.

PARKING STANDARDS:
(CITY OF RANCHO CORDOVA, CALIFORNIA)

STANDARD STALLS: 9' x 19' (17' WITH A 2'-0" OVERHANG)

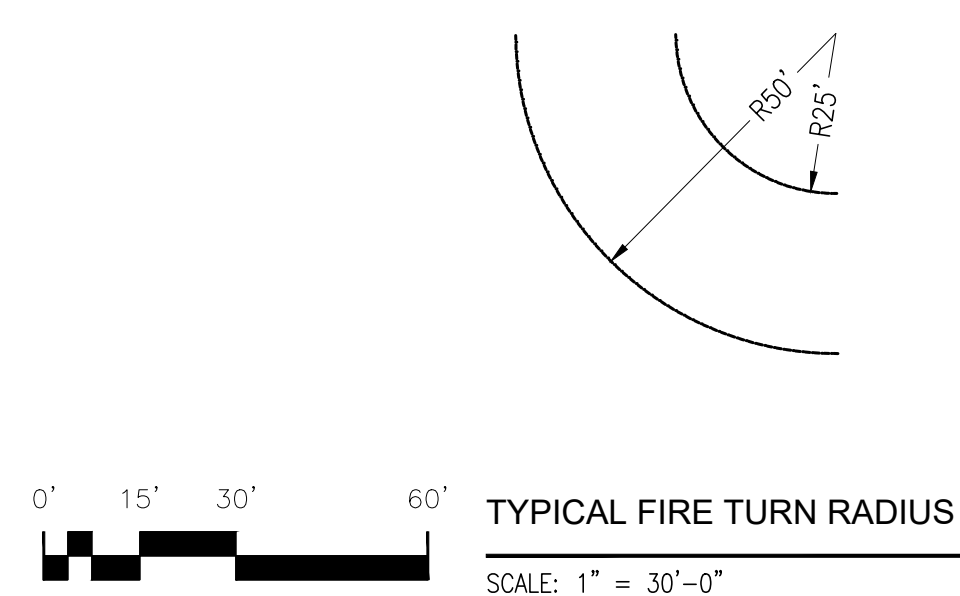
COMPACT STALLS: 8' x 16' (14' WITH A 2'-0" OVERHANG) (25% MAX)

DRIVE ISLES: 25'-0" MIN.

FIRE TRUCK RADIUS: 25'-0" INSIDE, 50' OUTSIDE

BICYCLE PARKING: PER CITY OF RANCHO CORDOVA ZONING ORDINANCE 23.719.110, B. LONG-TERM BICYCLE PARKING WHERE 10 OR MORE FULL-TIME EQUIVALENT EMPLOYEES SHALL PROVIDE LONG-TERM BICYCLE PARKING AT 5% OF REQUIRED MOTOR VEHICLE PARKING SPACES.

WAREHOUSE = 0.51/100 SF: 164,149 / 1000 = 164.15 * 0.5 = 82 * 0.05 = 4.10 OR 4 SPACES





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February 18, 2020

By E-mail and Hand Delivery

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Vice Mayor Garrett Gatewood
Councilmember Donald Terry
Councilmember Linda Budge
Councilmember Robert J. McGarvey
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**RE: Project DD9903: GLP Stores, LLC Warehouse on APN 072-2860-033-0000,
Request for Review under the California Environmental Quality Act
("CEQA")**

Dear Mayor Sander, Honorable Council Members, Ms. Cowles, and Ms. Leitner:

I am writing on behalf of Laborers' International Union of North America Local Union No. 185 and its many members living and/or working in or around the City of Rancho Cordova ("LIUNA") concerning Project DD9903: GLP Stores, LLC Warehouse on APN 072-2860-033-0000 ("Project"). The City of Rancho Cordova ("City") is proposing to approve the Major Design Review of the Project without review under the California Environmental Quality Act ("CEQA"), Pub. Res. Code section 21000, et seq., based on the assertion that the Project is consistent with the General Plan EIR approved in June 2006. The City contends that under CEQA Guidelines section 15183, no further environmental review is required. Given the nature of the Project, LIUNA disagrees and requests that the City Council deny approval and direct staff to prepare an environmental impact report ("EIR") to analyze the significant environmental impacts of the Project and to propose all feasible mitigation measures and alternatives to reduce those impacts.

Project DD9903: GLP Stores, LLC Warehouse Project

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I. PROJECT DESCRIPTION

The Project involves the development of a 9.3 acre parcel with a 164,149 square-foot light industrial warehouse with an associated office building that includes parking, lighting and landscaping within the Villages of Zinfandel Special Planning Area. The Project is located at the southwest corner of Zinfandel Drive and North Mather Boulevard, APN: 072-2860-033-0000.

II. LEGAL STANDARD

CEQA mandates that “the long-term protection of the environment . . . shall be the guiding criterion in public decisions” throughout California. Pub. Res. Code § 21001(d). A “project” is “the whole of an action” directly undertaken, supported, or authorized by a public agency “which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” Pub. Res. Code § 21065; 14 CCR (“CEQA Guidelines”) § 15378(a). For this reason, CEQA is concerned with an action’s ultimate “impact on the environment.” *Bozung v. LAFCO* (1975) 13 Cal.3d 263, 283. CEQA requires environmental factors to be considered at the “earliest possible stage . . . before [the project] gains irreversible momentum,” *Id.* 13 Cal.3d at 277, “at a point in the planning process where genuine flexibility remains.” *Sundstrom v. Mendocino County* (1988) 202 Cal.App.3d 296, 307.

To achieve its objectives of environmental protection, CEQA has a three-tiered structure. CEQA Guidelines § 15002(k); *Committee to Save the Hollywoodland Specific Plan v. City of Los Angeles* (2008) 161 Cal.App.4th 1168, 1185-86 (“*Hollywoodland*”). First, if a project falls into an exempt category, or it can be seen with certainty that the activity in question will not have a significant effect on the environment, no further agency evaluation is required. *Id.* Second, if there is a possibility the project will have a significant effect on the environment, the agency must perform an initial threshold study. *Id.*; CEQA Guidelines § 15063(a). If the study indicates that there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment the agency may issue a negative declaration. *Id.*, CEQA Guidelines §§ 15063(b)(2), 15070. Finally, if the project will have a significant effect on the environment, an environmental impact report (“EIR”) is required. *Id.* Here, the City is attempting to bypass CEQA entirely by claiming that the project is “[e]xempt per Section 15183, Consistent with Community Plan, General Plan, and Zoning, of [CEQA].”

CEQA Guidelines section 15183 provides that “projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review” CEQA Guidelines § 15183(a). However, if there are project-specific significant effects that are peculiar to the project or its site, additional environmental review is necessary. *Id.* Section 15183 specifies that an examination of a project’s environmental effects in an initial study or other analysis include those effects that:

- (1) Are peculiar to the project or the parcel on which the project would be located,

- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Id. § 15183(b). If any one of these criterion is not met, section 15183 does not apply. Importantly, “peculiar” is a term of art specifically defined by the regulation:

An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

Id. § 15183(f).

Here, it does not appear that the City made a determination addressing numerous environmental effects “peculiar to the project.” *See Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359, 1407. As discussed below, there are numerous impacts that are specific to this Project that are not addressed or mitigated by any policies or standards adopted by the City. Nor does it appear that, in the alternative, the City found that the impact of the Project “has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards.” CEQA Guidelines § 15183(c). Nor has the City explained why the Project otherwise meets the requirements of § 15183. Indeed, § 15183(j) specifically provides: “This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR.” It does not appear that the City has analyzed the impacts specific to this Project in the prior EIR. Rather, the City has discussed generally light industrial and heavy industrial zoned areas. That the City may have generally discussed the effects of light industrial and heavy industrial zoned areas does not make the specific Project on this site exempt from CEQA. A full CEQA analysis is required.

III. ANALYSIS

A. The Project’s Health Risk Impacts Were Neither Discussed nor Analyzed as Significant Effects in the General Plan EIR and are Peculiar to the Site.

Reference to the General Plan EIR does not justify completely exempting the Project from CEQA review pursuant to section 15183 because no effort was made to calculate the levels of toxic air contaminants (“TACs”) that the Project will individually or cumulatively emit onto the residential properties located across the intersection from the Project site and the corresponding cancer health risks posed by the Project. This issue is peculiar to the Project. The City does not identify, and LIUNA has not located, any ordinance or city-wide standard that addresses this significant impact. *See* CEQA Guidelines § 15183(b)(1). Moreover, TAC health risks to the adjacent residences were not treated as significant in the prior General Plan EIR and are a potential significant off-site or cumulative impact of the Project.

Environmental consulting firm SWAPE reviewed the Project and the General Plan EIR and prepared a screening-level health risk assessment (“HRA”) in an effort to demonstrate the potential health risk posed by the Project’s construction and operation to off-site, nearby, existing sensitive receptors. SWAPE’s comment and curriculum vitae are attached as Exhibit A hereto and are incorporated herein by reference in their entirety. SWAPE used AERSCREEN, the leading screening-level air quality dispersion model for their analysis. Exhibit A, pp. 4-8. SWAPE calculates that the Project’s construction and operation may pose cancer risks to children, infants, and over the course of residential lifetime of approximately 34, 73, and 110 in one million, respectively, well above the Sacramento Metropolitan Air Quality Management District’s (“SMAQMD”) threshold of 10 in one million. *Id.*, p. 7; *see* Exhibit C. The results of SWAPE’s assessment demonstrates that construction and operational diesel particulate matter emissions may result in a potentially significant health risk impact that was neither discussed nor analyzed as a significant effect in the General Plan EIR and is peculiar to the Project site. Accordingly, environmental review of the Project is not subject to section 15183’s streamlining provisions. CEQA Guidelines § 15183(b)(2)-(3).

B. The Project’s Impacts From Greenhouse Gas Emissions Were Not Discussed nor Analyzed as Significant Effects in the General Plan EIR and are Peculiar to the Site.

Reference to the General Plan EIR does not justify completely exempting the Project from CEQA review pursuant to section 15183 because no effort was made to calculate the levels of greenhouse gas (“GHG”) emissions that the Project will individually or cumulatively emit. This issue is peculiar to the Project and hence not exempted from CEQA review. *See* CEQA Guidelines § 15183(b)(1). Moreover, GHG emissions were not treated as significant in the prior General Plan EIR and are a potential significant off-site or cumulative impact of the Project.

SWAPE reviewed the Project and General Plan EIR and prepared a screening-level analysis of the Project’s GHG emissions, which indicate a potentially significant impact. Ex. A, pp. 8-9. SWAPE used Project-specific information to quantify the Project’s emissions using the California Emissions Model (“CalEEMod”) output files. *Id.*, p. 8. SWAPE concluded that the Project will emit approximately 2,170.5 MT CO₂e/year of operational emissions, exceeding the SMAQMD’s operational bright line threshold of 1,100 MT CO₂e/year. *Id.*; *see* Exhibit C. The results of SWAPE’s assessment demonstrates that the Project’s GHG emissions will have a potentially significant impact that was not discussed or analyzed as a significant effect in the General Plan EIR. For this reason alone, section 15183 cannot be applied to the Project. In

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addition, the Project's significant GHG emissions are peculiar to the Project, also independently precluding section 15183's streamlining provision to the Project. CEQA Guidelines § 15183(b)(2)-(3).

C. The Project is Not Consistent with the General Plan EIR's Requirements.

In analyzing the General Plan's impacts on biological resources, the General Plan EIR specifically states that "[f]uture proposed projects that have the potential to cause a direct or reasonably foreseeable indirect physical change in the environment will undergo additional, project-specific CEQA-review, as required by statute." General Plan EIR, p. 4.10-35. The City attempts to bypass CEQA review using CEQA Guidelines section 15183, explicitly going against the General Plan EIR's requirement of analyzing the Project's direct and indirect physical changes in the environment. The Project will construct a warehouse on a previously undeveloped plot of land, directly causing a physical change in the environment. This direct change must go through CEQA review per the General Plan EIR's requirements.

The General Plan EIR determined that the General Plan would result in a significant impact on biological resources due to the direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed and candidate status. In order to mitigate this significant impact, the General Plan EIR contains the following mitigation measure:

The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon the City's biological resource mapping provided in the General Plan EIR or other technical materials. This evaluation shall be conducted prior to the authorization of any ground disturbance.

General Plan EIR, p. 4.10-42. Following this mitigation measure, the General Plan EIR also requires the following action item:

For those areas in which special status species are found or likely to occur or where the presence of species can reasonably be inferred, the City shall require mitigation of impacts to those species. Mitigation shall be designed by the City in coordination with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible.

General Plan EIR 4.10-43.

Under CEQA, "[m]itigating conditions are not mere expressions of hope." *Sierra Club v. Cnty. of San Diego* (2014) 231 Cal.App.4th 1152, 1167-68, quoting *Lincoln Place Tenants Assn. v. City of Los Angeles* ("*Lincoln Place I*") (2004) 130 Cal.App.4th 1491, 1508. "[U]ntil mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program." CEQA Guidelines § 15097(a). "A public agency shall provide that measures to mitigate or avoid

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significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.” Pub. Res. Code § 21081.6(b). “Once incorporated, mitigation measures cannot be defeated by ignoring them or by ‘attempting to render them meaningless by moving ahead with [a] project in spite of them.’” *Sierra Club v. Cnty. of San Diego*, 231 Cal.App.4th at 1167; *see also Katzeff v. Dep’t of Forestry & Fire Prot.* (2010) 181 Cal. App. 4th 601, 614. This is true even where subsequent approvals are ministerial or subject to an exemption. *See Lincoln Place I*, 130 Cal.App.4th at 1167, citing *Katzeff*, 181 Cal.App.4th at 614. Mitigation under CEQA cannot be “nullified simply by the passage of time.” *Katzeff*, 181 Cal.App.4th at 611.

The Project is a private development project in an area identified to contain listed wildlife species, including Swainson’s hawks and white-tailed kite. The Project site is also an area in which special status species are found, as shown in Dr. Shawn Smallwood’s comment. *See* Exhibit B, pp. 1-8. Dr. Smallwood has identified no less than five special status species that are using the site. The City must therefore require a biological resources evaluation for the Project and mitigation for any special status species that use the site. There is no evidence that the City has conducted such an evaluation. Nor has the City required any mitigation of the project’s impacts on such species or their habitat. Without taking these actions, the City cannot comply with the General Plan EIR’s mitigation measure. Nor can the City rely upon section 15183 and claim the Project is consistent with the General Plan EIR.

D. The Project’s Impacts on Biological Resources were Not Analyzed as Significant Effects in the General Plan EIR.

Reference to the General Plan EIR does not justify completely exempting the Project from CEQA review pursuant to section 15183 because the General Plan EIR did not analyze impacts to certain wildlife species found on and around the Project site as significant. This issue is peculiar to the Project, since the wildlife species and their habitats are particular to the site and immediate vicinity, and hence not exempted from CEQA review. *See* CEQA Guidelines § 15183(b)(1). Nor has the City adopted any standard or policy that would mitigate the Project’s impacts to such species.

Wildlife biologist Shawn Smallwood Ph.D reviewed the Project and the General Plan EIR and identified several issues with the City’s reliance on the General Plan EIR. Dr. Smallwood’s comment and curriculum vitae are attached as Exhibit B hereto and are incorporated herein by reference in their entirety. Dr. Smallwood personally detected 59 species of vertebrate wildlife during 6 cursory visits to the Project site and its neighboring area. Ex. B, p. 9, pp. 6-7. Dr. Smallwood detected 12 special-status species on and around the Project site, including Swainson’s hawks and bald eagles, white-tailed kites and a grasshopper sparrow. *Id.* In Dr. Smallwood’s assessment, another 8 special-status species of mammals, reptiles and amphibians possibly or probably occur at the Project site, for a total of 20 special-status species of vertebrate wildlife. *Id.* Most of these 20 special-status species were not addressed in the General Plan EIR, and the General Plan EIR specifically did not analyze the Project’s impacts on bald eagles or grasshopper sparrows.

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Of particular note, the General Plan EIR listed the tricolored blackbird in its table of special status species occurring within the Rancho Cordova Planning Area and Dr. Smallwood stated that the tricolored blackbird is reported on eBird as a species on or near the proposed Project site. General Plan EIR, p. 4.10-17; Ex. B, p. 10. On March 18, 2019, the tricolored blackbird was listed as threatened under the California Endangered Species Act (“CESA”). *See* State and Federally Listed Endangered and Threatened Animals of California, p. 11, available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109405&inline>. The General Plan EIR stated the tricolored blackbird had no state listing status. General Plan EIR, p. 4.10-17. As a result of this change in listing status, the Project may have significant impacts on the tricolored blackbird, even if the Project was assumed to be the same project as the General Plan EIR, because this impact was not addressed in the General Plan EIR. Section 21166 of CEQA requires a subsequent or supplemental EIR when there is “[n]ew information, which was not known and could not have been known at the time the [EIR] was certified as complete.” Pub. Res. Code § 21166(c). At the time the General Plan EIR was certified, the tricolored blackbird was not listed under CESA, but has since been listed as threatened, qualifying as new information triggering a subsequent or supplemental EIR under CEQA section 21166.

Since the General Plan EIR already determined that the General Plan will have significant impacts on habitat and wildlife species, the Project will likely also have significant impacts on the special-status species identified by Dr. Smallwood to be on or near the Project site. These impacts are peculiar to the Project site and may result in a potentially significant impact that was not analyzed as a significant effect in the General Plan EIR, and this aspect of the environmental review of the Project is therefore not subject to section 15183’s streamlining provisions. CEQA Guidelines § 15183(b)(2).

E. The Project’s Significant Impact on Biological Resources May have a More Severe Adverse Impact than Discussed in the General Plan EIR.

The General Plan EIR determined that the General Plan will have a significant impact on endangered, threatened, and other listed species. General Plan EIR, p. 4.10-34. As mentioned above, the tricolored blackbird has since been listed under CESA as threatened. This change in listing status is substantial new information which was not known at the time the General Plan EIR was certified. Since the tricolored blackbird is now listed as threatened as is found in the Project area and the surrounding vicinity, the impact to the tricolored blackbird is peculiar to the Project and the General Plan will have a more severe adverse impact on biological resources than was discussed in the prior EIR. This aspect of the environmental review of the Project is therefore not subject to section 15183’s streamlining provisions. CEQA Guidelines § 15183(b)(4).

F. The Project’s Potentially Significant Impacts to Wildlife from Vehicle Collisions Due to Increased Traffic from the Project Were Not Discussed nor Analyzed as Significant Effects in the General Plan EIR.

Reference to the General Plan EIR does not justify completely exempting the Project from CEQA review pursuant to section 15183 because no effort was made to calculate the

Project DD9903: GLP Stores, LLC Warehouse Project

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impacts of wildlife collisions with vehicles from the Project. This issue is peculiar to the Project and hence not exempted from CEQA review. *See* CEQA Guidelines § 15183(b)(1). Moreover, the General Plan EIR only mentioned road traffic mortality of wildlife once, characterizing it as an indirect impact and proposing to mitigate it only along roads intersecting preserves. Since the Project is not located near a preserve, vehicles generated by the Project will drive along many roads that do not intersect preserves, and therefore the off-site and cumulative impact caused by the Project was not discussed in the General Plan EIR and is peculiar to the Project site. The Project will generate at least several hundred average daily trips due to the use of the site as a warehouse, although the exact number has not been disclosed in the Project's hearing notices. The number of daily trips the Project will generate matters to the Project's impacts analysis since it will determine the number of wildlife that will be killed annually on roads servicing the Project. Ex. B, p. 12.

Vehicle collisions account for the deaths of many thousands of reptile, amphibian, mammal, bird, and arthropod fauna, and the impacts of such collisions have often been found to be significant at the population level. *Id.* In terms of avian mortality, it is estimated that vehicle collisions result in the death of 89 million to 340 million birds per year. *Id.* Because the Project's potentially significant off-site and cumulative impact of vehicle collisions on wildlife was not addressed in the General Plan EIR and is peculiar to the Project site, this aspect of the environmental review of the Project is therefore not subject to section 15183's streamlining provisions. CEQA Guidelines § 15183(b)(2)-(3).

IV. CONCLUSION

The City has not met the criterion under CEQA Guidelines section 15183 and therefore cannot use section 15183 to relieve the City from preparing an EIR for the GLP Stores, LLC Warehouse project. Thank you for your attention to these comments. Please include this letter and all attachments hereto in the record of proceedings for this project.

Sincerely,



Michael R. Lozeau
Paige Fennie
Lozeau | Drury LLP

Exhibit A



Technical Consultation, Data Analysis and
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February 13, 2020

Paige Fennie
Lozeau | Drury LLP
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Subject: Comments on the GLP Store Warehouse Project (Project No. DD9903)

Dear Ms. Fennie,

We have reviewed the February 2020 Hearing Notices and Site Plan for the GLP Store Warehouse Project ("Project") located in the City of Rancho Cordova ("City"). The Project proposes to construct a 164,179-square foot light industrial warehouse.

Our review concludes that the Project fails to adequately evaluate the Project's Air Quality, Health Risk, and Greenhouse Gas impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project are underestimated and inadequately addressed. An updated CEQA evaluation should be prepared to adequately assess and mitigate the potential air quality and health risk impacts that the project may have on the surrounding environment.

As a result of our findings, the proposed Project does not qualify for an exemption under the California Environmental Quality Act ("CEQA") and 14 Cal. Code of Regs. 1500 et seq. ("CEQA Guidelines") per § 155183 and, therefore, a full CEQA analysis must be prepared to adequately assess and mitigate the potential air quality, health risk, and greenhouse gas impacts that the Project may have on the surrounding environment. We recommend that the City prepare an Initial Study with a health risk assessment ("HRA") as required under the Commerce Municipal Code ("CMC" or "Code").

Air Quality

Incorrect Reliance on Exemption per CEQA Guidelines § 15183

The Hearing Notices claim that the Project is exempt pursuant to CEQA Guidelines § 15183 as a result of consistency with the Rancho Cordova General Plan, Community Plan, and Zoning. However, this is incorrect for several reasons.

First, according to CEQA Guidelines § 15183(a),

“CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site” (emphasis added).

CEQA Guidelines § 15183(b) goes on to state,

“In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

- (1) Are peculiar to the project or the parcel on which the project would be located,
- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
- (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action, or
- (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR” (emphasis added).

However, review of the Project documents reveals that the Project is not exempt pursuant to CEQA Guidelines § 15183, as it fails to evaluate the Project-specific significant effects, including air quality, health risk, and greenhouse gases, as demonstrated below.

Incorrect Reliance on the Rancho Cordova General Plan

According to the Rancho Cordova General Plan, “[a]ll qualifying projects within the Rancho Cordova General Plan Planning Area will be subject to environmental analysis consistent with CEQA” (Rancho Cordova General Plan, pp. 344). Furthermore, the Rancho Cordova General Plan includes a list of goals with corresponding policies and actions. Goal AQ.2 of the plan, “Support land use patterns and densities that lessen air quality impacts” includes the following policy:

“Policy AQ.1.2 - Evaluate projects for compliance with State and federal ambient air quality standards and the Sacramento Metropolitan Air Quality Management District’s (SMAQMD) thresholds of significance (GP, pp. 377-378).

Thus, the Rancho Cordova General Plan requires Project-specific CEQA analysis, including an evaluation of the Project’s air quality impact consistent with SMAQMD guidance. By failing to conduct a project-specific CEQA analysis, the proposed Project is inconsistent with the General Plan and does not qualify for an exemption pursuant to CEQA Guidelines § 15183.

Furthermore, the proposed Project is inconsistent with the General Plan’s maximum height for light industrial projects. Review of the General Plan demonstrates that the height maximum for light industrial projects, such as the proposed Project, is 45 feet (see excerpt below) (GP, p. 26).

Land Use Category	Minimum Parcel Size (acres)	Maximum Parcel Size (acres)	Minimum Density (du/ac)	Maximum Density (du/ac)	Minimum FAR	Maximum FAR	Height Maximum (feet)
All other locations	-	-	2.1	18	0.25	2.0	65
Village Center	5 +	15 +	6.1	18	0.25	1.0	40
Local Town Center	15 +	30 +	6.1	18	0.30	1.5	65
Regional Town Center: w/in ½ mile of U.S. 50	25 +	100 +	6.1	40	0.35	2.0	80
All other locations	25 +	100 +	6.1	40	0.30	1.5	65
Local Transit-Oriented Development	20 +	50 +	18.0	80	0.50	2.5	80
Regional Transit-Oriented Development	20 +	50 +	18.0	80	0.65	3.0	No maximum ^{1,5}
Industrial Categories							
Light Industrial	-	-	-	-	-	-	45
Heavy Industrial	-	-	-	-	-	-	60 ¹
Surface Mining	-	-	-	-	-	-	60 ¹

However, the height of the proposed Project is 45 feet, as indicated by the Exterior Elevations provided for the Project. Thus, the proposed Project is inconsistent with the Rancho Cordova General Plan.

As a result, the proposed Project fails to adequately evaluate and disclose potential air quality, health risk, and greenhouse gas impacts that Project construction and operation may have on the surrounding environment. We recommend that a CEQA analysis be prepared to adequately address and mitigate the potential air quality, health risk, and greenhouse gas impacts that have not been previously identified or addressed.

Diesel Particulate Matter Health Risk Emissions Inadequately Evaluated

Review of the Hearing Notices demonstrates that the Project failed to evaluate or mention the potential health risk impacts associated with Project activities. Without a quantified health risk assessment (“HRA”), we cannot verify that Project-related impacts are less than significant. By failing to prepare a construction or operational HRA for existing sensitive receptors, the Project is inconsistent with recommendations set forth by the Office of Environmental Health Hazard Assessment (“OEHHA”), the organization responsible for providing recommendations for health risk assessments in California. In February of 2015, OEHHA released its most recent *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments*, which was formally adopted in March of 2015.¹ This guidance document describes the types of projects that warrant the preparation of an HRA. Construction of the Project will produce emissions of diesel particulate matter (“DPM”), a human carcinogen, through the exhaust stacks of construction equipment. The OEHHA document recommends that all short-term projects lasting at least two months be evaluated for cancer risks to nearby sensitive receptors.² Although the Project documents fail to disclose the anticipated duration of construction, we can reasonably assume that it will last over two months, given the Project will require site preparation,

¹ OEHHA (February 2015) Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments, <http://bit.ly/2sAKySW>.

² *Ibid*, p. 8-18.

grading, building construction and architectural coating for the new buildings, and paving throughout the site. Therefore, per OEHHA guidelines, we recommend that health risk impacts from Project construction be evaluated in a CEQA analysis.

Additionally, once construction of the Project is complete, the Project will operate for a long period of time. During operation, the Project will generate vehicle and truck trips, which will produce additional exhaust emissions, thus continuing to expose nearby sensitive receptors to emissions. The OEHHA document recommends that exposure from projects lasting more than six months should be evaluated for the duration of the project, and recommends that an exposure duration of 30 years be used to estimate individual cancer risk for the maximally exposed individual resident (“MEIR”).³ Even though the Project documents fail to provide the expected lifetime of the Project, we can reasonably assume that the Project will operate for at least 30 years, if not more. Therefore, we recommend that health risk impacts from Project operation also be evaluated, as a 30-year exposure duration exceeds the 2-month and 6-month requirements set forth by OEHHA. Thus, we recommend that an assessment of health risk impacts to nearby sensitive receptors from construction and operation be included in an air quality impact evaluation for the Project.

Furthermore, by claiming a less than significant impact without conducting a quantified HRA for nearby, existing sensitive receptors as a result of Project construction and operation, the Project fails to compare the excess health risk to the SMAQMD’s specific numeric threshold of 10 in one million.⁴ Thus, the Project cannot conclude less than significant air quality impacts resulting from Project construction and operation without quantifying emissions to compare to the proper threshold.

Screening-Level Analysis Demonstrates Significant Impacts

In an effort to demonstrate the potential risk posed by the Project to nearby sensitive receptors, we prepared a simple screening-level HRA. The results of our assessment, as described below, demonstrate that construction and operational DPM emissions may result in a potentially significant health risk impact that was not previously identified or evaluated by the Hearing Notices.

In order to conduct our screening level risk assessment, we relied upon AERSCREEN, which is a screening-level air quality dispersion model.⁵ The model replaced SCREEN3, which is included in OEHHA⁶ and California Air Pollution Control Officers Association (CAPCOA)⁷ guidance as the appropriate air dispersion model for Level 2 health risk screening assessments (“HRSAs”). A Level 2 HRSA utilizes a limited amount of site-specific information to generate maximum reasonable downwind concentrations of air contaminants to which nearby sensitive receptors may be exposed. If an unacceptable air quality

³ *Ibid.*, p. 8-6, 8-15

⁴ “SMAQMD Thresholds of Significance Table,” SMAQMD, May 2015, *available at*: <http://www.airquality.org/LandUseTransportation/Documents/CH2ThresholdsTable5-2015.pdf>.

⁵ “AERSCREEN Released as the EPA Recommended Screening Model,” USEPA, April 11, 2011, *available at*: http://www.epa.gov/ttn/scram/guidance/clarification/20110411_AERSCREEN_Release_Memo.pdf

⁶ “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, *available at*: http://oehha.ca.gov/air/hot_spots/2015/2015GuidanceManual.pdf.

⁷ “Health Risk Assessments for Proposed Land Use Projects,” CAPCOA, July 2009, *available at*: http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA_HRA_LU_Guidelines_8-6-09.pdf

hazard is determined to be possible using AERSCREEN, a more refined modeling approach is required prior to approval of the Project.

We prepared a SWAPE CalEEMod model for the Project, using the Project-specific information provided by the Hearing Notices and Site plan. We included the land use types and sizes as indicated, and all other values were left as defaults. Utilizing this model, we prepared a preliminary health risk screening assessment of the Project's construction and operational impacts to sensitive receptors using the annual emissions estimates from SWAPE's air model. Review of Google Earth demonstrates that the nearest sensitive receptor is located approximately 150 meters west of the Project site. Consistent with recommendations set forth by OEHHA, we used a residential exposure duration of 30 years, starting from the third trimester of pregnancy. We also assumed that construction and operation of the Project would occur sequentially, with no gaps between each Project phase. Our calculated annual emissions indicate that construction activities will generate approximately 290 pounds of DPM over a 447-day default construction period. The AERSCREEN model relies on a continuous average emissions rate to simulate maximum downwind concentrations from point, area, and volume emissions sources. To account for the variability in construction equipment usage over the many phases of Project construction, we calculated an average DPM emission rate for construction by the following equation.

$$\text{Emission Rate} \left(\frac{\text{grams}}{\text{second}} \right) = \frac{290.2 \text{ lbs}}{447 \text{ days}} \times \frac{453.6 \text{ grams}}{\text{lb}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ hour}}{3,600 \text{ seconds}} \approx \mathbf{0.003408 \text{ g/s}}$$

Using this equation, we estimated a construction emission rate of 0.003408 grams per second (g/s). Subtracting the 447-day construction duration from the total residential exposure duration of 30 years, we assumed that after Project construction, the MEIR would be exposed to the Project's operational DPM emissions for an additional 28.78 years approximately. The operational CalEEMod model's annual emissions indicate that operational activities will generate approximately 62 pounds of DPM per year. Applying the same equation used to estimate the construction DPM emission rate, we estimated the following emission rate for Project operation.

$$\text{Emission Rate} \left(\frac{\text{grams}}{\text{second}} \right) = \frac{61.6 \text{ lbs}}{365 \text{ days}} \times \frac{453.6 \text{ grams}}{\text{lb}} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{ hour}}{3,600 \text{ seconds}} \approx \mathbf{0.000886 \text{ g/s}}$$

Using this equation, we estimated an operational emission rate of 0.000886 g/s. Construction and operational activity was simulated as a 9.31-acre rectangular area source in AERSCREEN, with dimensions of 277 meters by 136 meters. A release height of three meters was selected to represent the height of exhaust stacks on construction equipment and other heavy-duty vehicles, and an initial vertical dimension of one and a half meters was used to simulate instantaneous plume dispersion upon release. An urban meteorological setting was selected with model-default inputs for wind speed and direction distribution.

The AERSCREEN model generates maximum reasonable estimates of single-hour DPM concentrations from the Project site. EPA guidance suggests that in screening procedures, the annualized average

concentration of an air pollutant be estimated by multiplying the single-hour concentration by 10%.⁸ The single-hour concentration estimated by AERSCREEN for Project construction is approximately 3.562 $\mu\text{g}/\text{m}^3$ DPM at approximately 150 meters downwind. Multiplying this single-hour concentration by 10%, we get an annualized average concentration of 0.3562 $\mu\text{g}/\text{m}^3$ for construction. For Project operation, the single-hour concentration in AERSCREEN is approximately 0.9261 $\mu\text{g}/\text{m}^3$ DPM at approximately 150 meters downwind. Again, multiplying this single-hour concentration by 10%, we get an annualized average concentration of 0.09261 $\mu\text{g}/\text{m}^3$ for operation.

We calculated the excess cancer risk to the residential receptor located closest to the Project site during construction using applicable health risk assessment methodologies prescribed by OEHHA and the SMAQMD. Consistent with the default CalEEMod construction schedule, the annualized average concentration for construction was used for the third trimester of pregnancy (0.25 years) and the first 0.97 years of the infantile stage of life (0 to 2 years). The annualized average concentration for operation was used for the remainder of the 30-year exposure period, which makes up the rest of the infantile stage of life, the entirety of the child stage of life (2 to 16 years), and the entirety of the adult stage of life (16 to 30 years).

Consistent with OEHHA, SCAQMD, BAAQMD, SMAQMD, and SJVAPCD guidance, we used Age Sensitivity Factors (ASFs) to account for the heightened susceptibility of young children to the carcinogenic toxicity of air pollution.^{9, 10, 11, 12, 13} According to the above-referenced guidance, we recommend that the quantified cancer risk be multiplied by a factor of ten during the third trimester of pregnancy and during the infant stage of life (0 to 2 years) and multiplied by a factor of three during the child stage of life (2 to 16 years). However, while we recommend this methodology as the most health-protective analysis, we also included the quantified cancer risk without adjusting for the heightened susceptibility of young children to the carcinogenic toxicity of air pollution in accordance with older OEHHA guidance from 2003. This guidance utilizes a less health protective scenario than what is currently recommended by the SMAQMD, the air quality district responsible for the City, and several other air districts in the state. **In order to evaluate impacts most conservatively, we strongly recommend the use of age sensitivity**

⁸ http://www.epa.gov/ttn/scram/guidance/guide/EPA-454R-92-019_OCR.pdf

⁹ "Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/crn/2015guidancemanual.pdf>.

¹⁰ "Draft Environmental Impact Report (DEIR) for the Proposed The Exchange (SCH No. 2018071058)." SCAQMD, March 2019, available at: <http://www.aqmd.gov/docs/default-source/ceqa/comment-letters/2019/march/RVC190115-03.pdf?sfvrsn=8>, p. 4.

¹¹ "California Environmental Quality Act Air Quality Guidelines." BAAQMD, May 2017, available at: http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en, p. 56; see also "Recommended Methods for Screening and Modeling Local Risks and Hazards." BAAQMD, May 2011, available at: <http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/CEQA/BAAQMD%20Modeling%20Approach.ashx>, p. 65, 86.

¹² "Guidance Document for the Mobile Sources Air Toxics Protocol." SMAQMD, July 2018, available at: <http://www.airquality.org/LandUseTransportation/Documents/FinalMSATProtocolGuidance7-10-18.pdf>, p. 8.

¹³ "Update to District's Risk Management Policy to Address OEHHA's Revised Risk Assessment Guidance Document." SJVAPCD, May 2015, available at: <https://www.valleyair.org/busind/pto/staff-report-5-28-15.pdf>, p. 8, 20, 24.

factors as is recommended by the most recent guidance. Furthermore, in accordance with guidance set forth by OEHHA, we used 95th percentile breathing rates for infants.¹⁴ We used a cancer potency factor of 1.1 (mg/kg-day)⁻¹ and an averaging time of 25,550 days. The results of our calculations are shown below.

The Maximum Exposed Individual at an Existing Residential Receptor (MEIR)						
Activity	Duration (years)	Concentration (ug/m3)	Breathing Rate (L/kg-day)	Cancer Risk without ASFs*	ASF	Cancer Risk
Construction	0.25	0.3562	361	4.8E-07	10	4.8E-06
3rd Trimester Duration	0.25			4.8E-07	3rd Trimester Exposure	4.8E-06
Construction	0.97	0.3562	1090	5.7E-06	10	5.7E-05
Operation	1.03	0.09257	1090	1.6E-06	10	1.6E-05
Infant Exposure Duration	2.00			7.3E-06	Infant Exposure	7.3E-05
Operation	14.00	0.09257	572	1.1E-05	3	3.4E-05
Child Exposure Duration	14.00			1.1E-05	Child Exposure	3.4E-05
Operation	14.00	0.09257	261	3.7E-06	1	3.7E-06
Adult Exposure Duration	14.00			3.7E-06	Adult Exposure	3.7E-06
Lifetime Exposure Duration	30.00			2.3E-05	Lifetime Exposure	1.1E-04

As demonstrated in the table above, the excess cancer risk to adults, children, infants, and during the 3rd trimester of pregnancy at the closest residential receptor located approximately 150 meters away, over the course of Project construction and operation, utilizing age sensitivity factors, are approximately 3.7, 34, 73, and 4.8 in one million, respectively. The excess cancer risk over the course of a residential lifetime (30 years), utilizing age sensitivity factors, is approximately 110 in one million. The infant, child, and lifetime cancer risks all exceed the SMAQMD's threshold of 10 in one million, thus resulting in a potentially significant impact not previously addressed or identified. Utilizing age sensitivity factors is the most conservative, health-protective analysis according to the most recent guidance by OEHHA and recommendations from the air district. Results without age sensitivity factors are presented in the table above, although we **do not** recommend utilizing these values for health risk analysis. Regardless, the excess cancer risk posed to adults, children, infants, and during the third trimester of pregnancy at the maximally exposed residential receptor, located approximately 150 meters away, over the course of Project construction and operation, without age sensitivity factors, are approximately 3.7, 11, 7.3, and 0.48 in one million, respectively. The excess cancer risk over the course of a residential lifetime (30 years) at the maximally exposed residential receptor, without age sensitivity factors, is approximately 23

¹⁴ "Supplemental Guidelines for Preparing Risk Assessments for the Air Toxics 'Hot Spots' Information and Assessment Act," June 5, 2015, available at: <http://www.aqmd.gov/docs/default-source/planning/risk-assessment/ab2588-risk-assessment-guidelines.pdf?sfvrsn=6>, p. 19

"Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>

in one million. The child and lifetime cancer risks, without age sensitivity factors, exceed the SMAQMD threshold of 10 in one million, thus resulting in a potentially significant impact not previously addressed or identified. While we recommend the use of age sensitivity factors, health risk impacts exceed the SMAQMD threshold regardless.

An agency must include an analysis of health risks that connects the Project's air emissions with the health risk posed by those emissions. Our analysis represents a screening-level HRA, which is known to be conservative and tends to err on the side of health protection.¹⁵ The purpose of the screening-level construction HRA shown above is to demonstrate the link between the proposed Project's emissions and the potential health risk. Our screening-level HRA demonstrates that construction of the Project could result in a potentially significant health risk impact, when correct exposure assumptions and up-to-date, applicable guidance are used. Therefore, since our screening-level construction HRA indicates a potentially significant impact, the City should prepare a CEQA analysis with a revised HRA which makes a reasonable effort to connect the Project's air quality emissions and the potential health risks posed to nearby receptors. Thus, the City should prepare an updated, quantified air pollution model as well as an updated, quantified refined health risk assessment which adequately and accurately evaluates health risk impacts associated with both Project construction and operation.

Greenhouse Gas

Failure to Adequately Evaluate the Project's Greenhouse Gas Impacts

As discussed above, the proposed Project incorrectly claims exemption pursuant to CEQA Guidelines § 15183. As a result, a CEQA analysis should be prepared evaluating the Project's potential greenhouse gas ("GHG") emissions and implementing mitigation, if necessary. As a result, we have prepared a screening-level analysis of the Project's GHG emissions that indicates a potentially significant GHG impact, as shown below.

Screening Level Analysis Indicates a Potentially Significant GHG Impact

Applicable thresholds and modeling demonstrate that the proposed Project will result in a potentially significant impact not previously identified or addressed by the Hearing Notices. The CalEEMod output files, modeled by SWAPE utilizing Project-specific information as disclosed in the Hearing Notices, quantify the Project's emissions, approximately 2,170.5 MT CO₂e/year of annual operational emissions (sum of area, energy, mobile, waste, and water-related emissions). When compared to the SMAQMD's operational bright line threshold of 1,100 metric tons of CO₂ equivalents per year (MT CO₂e/yr), we find that the Project's GHG emissions exceed.

SWAPE Annual Greenhouse Gas Emissions	
Project Phase	Proposed Project (MT CO ₂ e/year)
Area	0.01
Energy	1,050.91

¹⁵ "Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments." OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf>, p. 1-5

Mobile	938.69
Waste	102.38
Water	78.54
Total	2,170.53
Threshold	1,100
<i>Exceed?</i>	<i>Yes</i>

As the table above demonstrates, when the Project's GHG emissions are modeled, they exceed the SMAQMD operational bright line threshold of 1,100 MT CO₂e/year, thus resulting in a potentially significant GHG impact not previously assessed or identified. As a result, a CEQA analysis should be prepared to adequately assess and mitigate the potential greenhouse gas impacts that the Project may have on the surrounding environment.

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

Start date and time 02/12/20 09:16:52

AERSCREEN 16216

GLP Store Project Construction

GLP Store Project Construction

----- DATA ENTRY VALIDATION -----

METRIC

ENGLISH

** AREADATA **

Emission Rate:	0.341E-02 g/s	0.271E-01 lb/hr
Area Height:	3.00 meters	9.84 feet
Area Source Length:	276.00 meters	905.51 feet
Area Source Width:	136.00 meters	446.19 feet
Vertical Dimension:	1.50 meters	4.92 feet
Model Mode:	URBAN	
Population:	73563	
Dist to Ambient Air:	1.0 meters	3. feet

** BUILDING DATA **

No Building Downwash Parameters

** TERRAIN DATA **

No Terrain Elevations

Source Base Elevation: 0.0 meters 0.0 feet

Probe distance: 5000. meters 16404. feet

No flagpole receptors

No discrete receptors used

** FUMIGATION DATA **

No fumigation requested

** METEOROLOGY DATA **

Min/Max Temperature: 250.0 / 310.0 K -9.7 / 98.3 Deg F

Minimum Wind Speed: 0.5 m/s

Anemometer Height: 10.000 meters

Dominant Surface Profile: Urban

Dominant Climate Type: Average Moisture

Surface friction velocity (u^*): not adjusted

DEBUG OPTION ON

AERSCREEN output file:

2020.02.12_GLPStore_Construction.out

*** AERSCREEN Run is Ready to Begin

No terrain used, AERMAP will not be run

SURFACE CHARACTERISTICS & MAKEMET

Obtaining surface characteristics...

Using AERMET seasonal surface characteristics for Urban with Average Moisture

Season	Albedo	Bo	zo
Winter	0.35	1.50	1.000
Spring	0.14	1.00	1.000
Summer	0.16	2.00	1.000
Autumn	0.18	2.00	1.000

Creating met files aerscreen_01_01.sfc & aerscreen_01_01.pfl

Creating met files aerscreen_02_01.sfc & aerscreen_02_01.pfl

Creating met files aerscreen_03_01.sfc & aerscreen_03_01.pfl

Creating met files aerscreen_04_01.sfc & aerscreen_04_01.pfl

Buildings and/or terrain present or rectangular area source, skipping probe

FLOWSECTOR started 02/12/20 09:20:41

Running AERMOD

Processing Winter

Processing surface roughness sector 1

Processing wind flow sector 1

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 0

***** WARNING MESSAGES *****
*** NONE ***

Processing wind flow sector 2

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 5

***** WARNING MESSAGES *****
*** NONE ***

Processing wind flow sector 3

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 10

***** WARNING MESSAGES *****
*** NONE ***

Processing wind flow sector 4

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 15

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 5

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 20

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 6

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 25

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 7

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 30

***** WARNING MESSAGES *****

*** NONE ***

Running AERMOD

Processing Spring

Processing surface roughness sector 1

Processing wind flow sector 1

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 0

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 2

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 5

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 3

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 10

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 4

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 15

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 5

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 20

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 6

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 25

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 7

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 30

***** WARNING MESSAGES *****

*** NONE ***

Running AERMOD

Processing Summer

Processing surface roughness sector 1

Processing wind flow sector 1

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 0

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 2

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 5

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 3

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 10

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 4

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 15

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 5

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 20

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 6

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 25

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 7

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 30

***** WARNING MESSAGES *****

*** NONE ***

Running AERMOD

Processing Autumn

Processing surface roughness sector 1

Processing wind flow sector 1

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 0

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 2

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 5

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 3

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 10

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 4

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 15

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 5

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 20

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 6

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 25

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 7

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 30

***** WARNING MESSAGES *****

*** NONE ***

FLOWSECTOR ended 02/12/20 09:20:55

REFINE started 02/12/20 09:20:55

AERMOD Finishes Successfully for REFINE stage 3 Winter sector 0

***** WARNING MESSAGES *****

*** NONE ***

REFINE ended 02/12/20 09:20:57

AERSCREEN Finished Successfully

With no errors or warnings

Check log file for details

Ending date and time 02/12/20 09:20:59

ATTACHMENT 5

Concentration			Distance		Elevation	Diag	Season/Month		Zo sector		Date	
H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS	HT	
REF TA	HT											
0.27656E+01			1.00	0.00	0.00		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.29648E+01			25.00	0.00	0.00		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.31441E+01			50.00	0.00	0.00		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.33008E+01			75.00	0.00	0.00		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.34386E+01			100.00	0.00	5.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.35650E+01			125.00	0.00	5.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
* 0.36304E+01			139.00	0.00	5.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.35617E+01			150.00	0.00	25.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.25717E+01			175.00	0.00	20.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.20598E+01			200.00	0.00	20.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.17671E+01			225.00	0.00	0.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.15593E+01			250.00	0.00	0.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.13903E+01			275.00	0.00	0.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.12503E+01			300.00	0.00	0.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.11323E+01			325.00	0.00	0.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	
310.0	2.0											
0.10327E+01			350.00	0.00	0.0		Winter		0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0	

ATTACHMENT 5

310.0	2.0									
	0.94726E+00	375.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.87259E+00	400.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.80793E+00	425.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.75118E+00	450.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.70057E+00	475.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.65566E+00	500.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.61589E+00	525.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.57970E+00	550.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.54706E+00	575.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.51767E+00	600.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.49060E+00	625.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.46598E+00	650.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.44356E+00	675.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.42307E+00	700.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.40399E+00	725.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.38617E+00	750.00	0.00	0.0		Winter	0-360	10011001		
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50 10.0
310.0	2.0									
	0.36973E+00	775.00	0.00	0.0		Winter	0-360	10011001		

ATTACHMENT 5

-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.35452E+00		800.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.34042E+00		825.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.32731E+00		850.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.31504E+00		875.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.30343E+00		900.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.29257E+00		925.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.28237E+00		950.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.27272E+00		975.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.26365E+00		1000.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.25511E+00		1025.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.24705E+00		1050.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.23944E+00		1075.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.23224E+00		1100.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.22534E+00		1125.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.21878E+00		1150.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.21256E+00		1175.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										

ATTACHMENT 5

0.20664E+00	1200.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.20101E+00	1225.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.19565E+00	1250.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.19054E+00	1275.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.18567E+00	1300.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.18101E+00	1325.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.17652E+00	1350.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.17222E+00	1375.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.16810E+00	1400.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.16415E+00	1425.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.16036E+00	1450.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.15673E+00	1475.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.15322E+00	1500.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.14982E+00	1525.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.14655E+00	1550.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.14341E+00	1575.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.14039E+00	1600.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		

ATTACHMENT 5

310.0	2.0										
	0.13747E+00	1625.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.13466E+00	1650.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.13196E+00	1675.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12935E+00	1700.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12682E+00	1725.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12437E+00	1750.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12201E+00	1775.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.11972E+00	1800.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.11752E+00	1825.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.11538E+00	1850.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.11331E+00	1875.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.11130E+00	1900.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.10936E+00	1925.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.10748E+00	1950.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.10565E+00	1975.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.10387E+00	2000.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.10215E+00	2025.00	0.00	0.0		Winter	0-360	10011001			

ATTACHMENT 5

-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.10048E+00		2050.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.98844E-01		2075.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.97255E-01		2100.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.95711E-01		2125.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.94209E-01		2150.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.92749E-01		2175.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.91327E-01		2200.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.89935E-01		2225.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.88578E-01		2250.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.87256E-01		2275.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.85968E-01		2300.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.84714E-01		2325.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.83490E-01		2350.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.82298E-01		2375.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.81135E-01		2400.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.80000E-01		2425.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										

ATTACHMENT 5

0.78892E-01	2450.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.77813E-01	2475.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.76762E-01	2500.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.76573E-01	2525.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.75547E-01	2550.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.74544E-01	2575.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.73565E-01	2600.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.72607E-01	2625.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.71671E-01	2650.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.70756E-01	2675.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.69860E-01	2700.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.68985E-01	2725.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.68127E-01	2750.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.67289E-01	2775.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.66468E-01	2800.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.65664E-01	2825.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.64877E-01	2850.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0

ATTACHMENT 5

310.0	2.0										
	0.64106E-01	2875.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.63350E-01	2900.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.62610E-01	2925.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.61885E-01	2950.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.61175E-01	2975.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.60478E-01	3000.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.59795E-01	3025.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.59125E-01	3050.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.58468E-01	3075.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.57824E-01	3100.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.57192E-01	3125.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.56571E-01	3150.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.55963E-01	3175.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.55365E-01	3200.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.54779E-01	3225.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.54203E-01	3250.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.53637E-01	3275.00	0.00	0.0		Winter	0-360	10011001			

ATTACHMENT 5

-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.53082E-01		3300.00	0.00	5.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.52537E-01		3325.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.52001E-01		3350.00	0.00	5.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.51475E-01		3375.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.50957E-01		3400.00	0.00	5.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.50449E-01		3425.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.49950E-01		3450.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.49458E-01		3475.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.48976E-01		3500.00	0.00	5.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.48501E-01		3525.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.48034E-01		3550.00	0.00	5.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.47575E-01		3575.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.47124E-01		3600.00	0.00	5.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.46680E-01		3625.00	0.00	15.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.46243E-01		3650.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.45813E-01		3675.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										

ATTACHMENT 5

0.45390E-01	3700.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.44974E-01	3725.00	0.00	15.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.44564E-01	3750.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.44161E-01	3775.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.43764E-01	3800.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.43373E-01	3825.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.42988E-01	3849.99	0.00	15.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.42609E-01	3875.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.42236E-01	3900.00	0.00	15.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.41868E-01	3925.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.41506E-01	3950.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.41149E-01	3975.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.40798E-01	4000.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.40452E-01	4025.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.40110E-01	4050.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.39774E-01	4075.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	
310.0 2.0						
0.39443E-01	4100.00	0.00	10.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.		6.0 1.000 1.50	0.35	0.50	10.0	

ATTACHMENT 5

310.0	2.0										
0.39116E-01		4125.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.38794E-01		4149.99	0.00	20.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.38477E-01		4175.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.38164E-01		4200.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.37855E-01		4225.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.37551E-01		4250.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.37251E-01		4275.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.36955E-01		4300.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.36663E-01		4325.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.36375E-01		4350.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.36091E-01		4375.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.35811E-01		4400.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.35534E-01		4425.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.35262E-01		4449.99	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.34992E-01		4475.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.34727E-01		4500.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
0.34465E-01		4525.00	0.00	0.0		Winter	0-360	10011001			

ATTACHMENT 5

-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.34206E-01		4550.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.33950E-01		4575.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.33698E-01		4600.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.33449E-01		4625.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.33204E-01		4650.00	0.00	20.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.32961E-01		4675.00	0.00	20.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.32721E-01		4700.00	0.00	15.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.32485E-01		4725.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.32251E-01		4750.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.32020E-01		4775.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.31793E-01		4800.00	0.00	5.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.31567E-01		4825.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.31345E-01		4850.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.31126E-01		4875.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.30909E-01		4900.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.30694E-01		4925.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										

ATTACHMENT 5

0.30482E-01	4950.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.30273E-01	4975.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.30066E-01	5000.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						

Start date and time 02/12/20 09:40:47

AERSCREEN 16216

GLP Store Project Operation

GLP Store Project Operation

----- DATA ENTRY VALIDATION -----

METRIC

ENGLISH

** AREADATA **

Emission Rate: 0.886E-03 g/s 0.703E-02 lb/hr

Area Height: 3.00 meters 9.84 feet

Area Source Length: 276.00 meters 905.51 feet

Area Source Width: 136.00 meters 446.19 feet

Vertical Dimension: 1.50 meters 4.92 feet

Model Mode: URBAN

Population: 73563

Dist to Ambient Air: 1.0 meters 3. feet

** BUILDING DATA **

No Building Downwash Parameters

**** TERRAIN DATA ****

No Terrain Elevations

Source Base Elevation: 0.0 meters 0.0 feet

Probe distance: 5000. meters 16404. feet

No flagpole receptors

No discrete receptors used

**** FUMIGATION DATA ****

No fumigation requested

**** METEOROLOGY DATA ****

Min/Max Temperature: 250.0 / 310.0 K -9.7 / 98.3 Deg F

Minimum Wind Speed: 0.5 m/s

Anemometer Height: 10.000 meters

Dominant Surface Profile: Urban

Dominant Climate Type: Average Moisture

Surface friction velocity (u^*): not adjusted

DEBUG OPTION ON

AERSCREEN output file:

2020.02.12_GLPStore_Operation.out

*** AERSCREEN Run is Ready to Begin

No terrain used, AERMAP will not be run

SURFACE CHARACTERISTICS & MAKEMET

Obtaining surface characteristics...

Using AERMET seasonal surface characteristics for Urban with Average Moisture

Season	Albedo	Bo	zo
Winter	0.35	1.50	1.000
Spring	0.14	1.00	1.000
Summer	0.16	2.00	1.000
Autumn	0.18	2.00	1.000

Creating met files aerscreen_01_01.sfc & aerscreen_01_01.pfl

Creating met files aerscreen_02_01.sfc & aerscreen_02_01.pfl

Creating met files aerscreen_03_01.sfc & aerscreen_03_01.pfl

Creating met files aerscreen_04_01.sfc & aerscreen_04_01.pfl

Buildings and/or terrain present or rectangular area source, skipping probe

FLOWSECTOR started 02/12/20 09:42:34

Running AERMOD

Processing Winter

Processing surface roughness sector 1

Processing wind flow sector 1

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 0

***** WARNING MESSAGES *****
*** NONE ***

Processing wind flow sector 2

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 5

***** WARNING MESSAGES *****
*** NONE ***

Processing wind flow sector 3

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 10

***** WARNING MESSAGES *****
*** NONE ***

Processing wind flow sector 4

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 15

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 5

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 20

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 6

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 25

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 7

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Winter sector 30

***** WARNING MESSAGES *****

*** NONE ***

Running AERMOD

Processing Spring

Processing surface roughness sector 1

Processing wind flow sector 1

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 0

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 2

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 5

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 3

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 10

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 4

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 15

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 5

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 20

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 6

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 25

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 7

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Spring sector 30

***** WARNING MESSAGES *****

*** NONE ***

Running AERMOD

Processing Summer

Processing surface roughness sector 1

Processing wind flow sector 1

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 0

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 2

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 5

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 3

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 10

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 4

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 15

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 5

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 20

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 6

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 25

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 7

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Summer sector 30

***** WARNING MESSAGES *****

*** NONE ***

Running AERMOD

Processing Autumn

Processing surface roughness sector 1

Processing wind flow sector 1

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 0

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 2

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 5

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 3

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 10

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 4

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 15

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 5

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 20

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 6

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 25

***** WARNING MESSAGES *****

*** NONE ***

Processing wind flow sector 7

AERMOD Finishes Successfully for FLOWSECTOR stage 2 Autumn sector 30

***** WARNING MESSAGES *****

*** NONE ***

FLOWSECTOR ended 02/12/20 09:42:48

REFINE started 02/12/20 09:42:48

AERMOD Finishes Successfully for REFINES stage 3 Winter sector 0

***** WARNING MESSAGES *****

*** NONE ***

REFINE ended 02/12/20 09:42:50

AERSCREEN Finished Successfully

With no errors or warnings

Check log file for details

Ending date and time 02/12/20 09:42:51

ATTACHMENT 5

Concentration			Distance		Elevation	Diag	Season/Month		Zo sector		Date	
H0	U*	W*	DT/DZ	ZICNV	ZIMCH	M-O LEN	Z0	BOWEN	ALBEDO	REF WS	HT	
REF TA	HT											
0.71881E+00			1.00		0.00	0.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.77057E+00			25.00		0.00	0.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.81720E+00			50.00		0.00	0.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.85791E+00			75.00		0.00	0.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.89373E+00			100.00		0.00	5.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.92659E+00			125.00		0.00	5.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
* 0.94359E+00			139.00		0.00	5.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.92572E+00			150.00		0.00	25.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.66842E+00			175.00		0.00	20.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.53538E+00			200.00		0.00	20.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.45928E+00			225.00		0.00	0.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.40527E+00			250.00		0.00	0.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.36135E+00			275.00		0.00	0.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.32496E+00			300.00		0.00	0.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.29431E+00			325.00		0.00	0.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
0.26841E+00			350.00		0.00	0.0		Winter	0-360		10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0

ATTACHMENT 5

310.0	2.0											
	0.24621E+00		375.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.22680E+00		400.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.20999E+00		425.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.19524E+00		450.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.18209E+00		475.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.17041E+00		500.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.16008E+00		525.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.15067E+00		550.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.14219E+00		575.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.13455E+00		600.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.12751E+00		625.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.12111E+00		650.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.11529E+00		675.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.10996E+00		700.00		0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.		6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0											
	0.10500E+00		725.00		0.00	0.0		Winter</				

ATTACHMENT 5

-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.92145E-01		800.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.88480E-01		825.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.85072E-01		850.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.81884E-01		875.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.78865E-01		900.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.76042E-01		925.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.73391E-01		950.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.70884E-01		975.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.68526E-01		1000.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.66306E-01		1025.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.64211E-01		1050.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.62233E-01		1075.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.60361E-01		1100.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.58568E-01		1125.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.56864E-01		1150.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.55246E-01		1175.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										

ATTACHMENT 5

0.53709E-01	1200.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.52246E-01	1225.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.50853E-01	1250.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.49525E-01	1275.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.48257E-01	1300.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.47046E-01	1325.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.45879E-01	1350.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.44761E-01	1375.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.43690E-01	1400.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.42664E-01	1425.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.41680E-01	1450.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.40735E-01	1475.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.39823E-01	1500.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.38940E-01	1525.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.38091E-01	1550.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.37274E-01	1575.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.36488E-01	1600.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0

ATTACHMENT 5

310.0	2.0										
	0.35730E-01	1625.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.35000E-01	1650.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.34297E-01	1675.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.33619E-01	1700.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.32962E-01	1725.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.32326E-01	1750.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.31711E-01	1775.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.31118E-01	1800.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.30544E-01	1825.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.29988E-01	1850.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.29451E-01	1875.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.28929E-01	1900.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.28424E-01	1925.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.27935E-01	1950.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.27460E-01	1975.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.26998E-01	2000.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.26551E-01	2025.00	0.00	0.0		Winter	0-360	10011001			

ATTACHMENT 5

-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.26115E-01		2050.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.25691E-01		2075.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.25278E-01		2100.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.24876E-01		2125.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.24486E-01		2150.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.24106E-01		2175.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.23737E-01		2200.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.23375E-01		2225.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.23022E-01		2250.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.22679E-01		2275.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.22344E-01		2300.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.22018E-01		2325.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.21700E-01		2350.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.21390E-01		2375.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.21088E-01		2400.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.20793E-01		2425.00	0.00	0.0			Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										

ATTACHMENT 5

0.20505E-01	2450.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.20225E-01	2475.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.19951E-01	2500.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.19902E-01	2525.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.19636E-01	2550.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.19375E-01	2575.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.19120E-01	2600.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.18871E-01	2625.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.18628E-01	2650.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.18390E-01	2675.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.18158E-01	2700.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.17930E-01	2725.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.17707E-01	2750.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.17489E-01	2775.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.17276E-01	2800.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.17067E-01	2825.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0
310.0 2.0						
0.16862E-01	2850.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.			6.0 1.000 1.50	0.35	0.50	10.0

ATTACHMENT 5

310.0	2.0										
	0.16662E-01	2875.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.16465E-01	2900.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.16273E-01	2925.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.16085E-01	2950.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.15900E-01	2975.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.15719E-01	3000.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.15541E-01	3025.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.15367E-01	3050.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.15197E-01	3075.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.15029E-01	3100.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.14865E-01	3125.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.14704E-01	3150.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.14545E-01	3175.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.14390E-01	3200.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.14238E-01	3225.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.14088E-01	3250.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.13941E-01	3275.00	0.00	0.0		Winter	0-360	10011001			

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-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.13797E-01		3300.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.13655E-01		3325.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.13516E-01		3350.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.13379E-01		3375.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.13244E-01		3400.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.13112E-01		3425.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12982E-01		3450.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12855E-01		3475.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12729E-01		3500.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12606E-01		3525.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12485E-01		3550.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12365E-01		3575.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12248E-01		3600.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12133E-01		3625.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.12019E-01		3650.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.11907E-01		3675.00	0.00	0.0		Winter		0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										

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0.11797E-01	3700.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.11689E-01	3725.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.11583E-01	3750.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.11478E-01	3775.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.11375E-01	3800.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.11273E-01	3825.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.11173E-01	3850.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.11075E-01	3875.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.10978E-01	3900.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.10882E-01	3925.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.10788E-01	3950.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.10695E-01	3975.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.10604E-01	4000.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.10514E-01	4025.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.10425E-01	4050.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.10338E-01	4075.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0
310.0 2.0						
0.10252E-01	4100.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.				6.0 1.000 1.50	0.35	0.50 10.0

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310.0	2.0										
	0.10167E-01	4125.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.10083E-01	4150.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.10000E-01	4175.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.99192E-02	4200.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.98390E-02	4225.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.97599E-02	4250.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.96819E-02	4275.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.96050E-02	4300.00	0.00	0.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.95291E-02	4325.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.94543E-02	4350.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.93805E-02	4375.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.93076E-02	4400.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.92358E-02	4425.00	0.00	5.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.91649E-02	4449.99	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.90949E-02	4475.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.90259E-02	4500.00	0.00	10.0		Winter	0-360	10011001			
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.89577E-02	4525.00	0.00	10.0		Winter	0-360	10011001			

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-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.88905E-02		4550.00		0.00	20.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.88241E-02		4575.00		0.00	20.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.87586E-02		4600.00		0.00	0.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.86939E-02		4625.00		0.00	25.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.86300E-02		4650.00		0.00	20.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.85669E-02		4675.00		0.00	5.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.85047E-02		4700.00		0.00	0.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.84432E-02		4725.00		0.00	25.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.83825E-02		4750.00		0.00	5.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.83225E-02		4775.00		0.00	0.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.82633E-02		4800.00		0.00	5.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.82048E-02		4825.00		0.00	0.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.81470E-02		4850.00		0.00	5.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.80899E-02		4875.00		0.00	30.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.80335E-02		4900.00		0.00	5.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										
	0.79778E-02		4924.99		0.00	15.0		Winter	0-360	10011001	
-1.30	0.043	-9.000	0.020	-999.	21.	6.0	1.000	1.50	0.35	0.50	10.0
310.0	2.0										

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0.79227E-02	4950.00	0.00	5.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.78683E-02	4975.00	0.00	15.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						
0.78145E-02	5000.00	0.00	0.0	Winter	0-360	10011001
-1.30 0.043 -9.000 0.020 -999. 21.	6.0 1.000 1.50	0.35	0.50	10.0		
310.0 2.0						

GLP Store Project - Sacramento County, Annual

GLP Store Project
Sacramento County, Annual**1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	164.18	1000sqft	3.77	164,179.00	0
Parking Lot	182.00	Space	1.64	72,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.5	Precipitation Freq (Days)	58
Climate Zone	6			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
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2.0 Emissions Summary

GLP Store Project - Sacramento County, Annual

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.3209	2.9878	2.4030	4.9000e-003	0.2468	0.1451	0.3919	0.1080	0.1358	0.2438	0.0000	435.2115	435.2115	0.0819	0.0000	437.2587
2021	0.8449	0.6540	0.6476	1.3000e-003	0.0252	0.0306	0.0558	6.8200e-003	0.0287	0.0356	0.0000	115.4883	115.4883	0.0215	0.0000	116.0248
Maximum	0.8449	2.9878	2.4030	4.9000e-003	0.2468	0.1451	0.3919	0.1080	0.1358	0.2438	0.0000	435.2115	435.2115	0.0819	0.0000	437.2587

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.3209	2.9878	2.4030	4.9000e-003	0.2468	0.1451	0.3919	0.1080	0.1358	0.2438	0.0000	435.2112	435.2112	0.0819	0.0000	437.2584
2021	0.8449	0.6540	0.6476	1.3000e-003	0.0252	0.0306	0.0558	6.8200e-003	0.0287	0.0356	0.0000	115.4882	115.4882	0.0215	0.0000	116.0247
Maximum	0.8449	2.9878	2.4030	4.9000e-003	0.2468	0.1451	0.3919	0.1080	0.1358	0.2438	0.0000	435.2112	435.2112	0.0819	0.0000	437.2584

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

GLP Store Project - Sacramento County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	2-11-2020	5-10-2020	1.0769	1.0769
2	5-11-2020	8-10-2020	0.8673	0.8673
3	8-11-2020	11-10-2020	0.8690	0.8690
4	11-11-2020	2-10-2021	0.8352	0.8352
5	2-11-2021	5-10-2021	1.1580	1.1580
		Highest	1.1580	1.1580

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7234	4.0000e-005	4.4200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	8.5900e-003	8.5900e-003	2.0000e-005	0.0000	9.1600e-003
Energy	0.0317	0.2882	0.2421	1.7300e-003		0.0219	0.0219		0.0219	0.0219	0.0000	1,046.1720	1,046.1720	0.0391	0.0126	1,050.9063
Mobile	0.2596	1.1500	3.1469	0.0102	0.8914	8.8900e-003	0.9003	0.2390	8.3200e-003	0.2473	0.0000	937.5985	937.5985	0.0438	0.0000	938.6926
Waste						0.0000	0.0000		0.0000	0.0000	41.3249	0.0000	41.3249	2.4422	0.0000	102.3807
Water						0.0000	0.0000		0.0000	0.0000	13.4327	55.0325	68.4651	0.0487	0.0297	78.5417
Total	1.0147	1.4383	3.3934	0.0119	0.8914	0.0308	0.9222	0.2390	0.0302	0.2692	54.7576	2,038.8116	2,093.5691	2.5739	0.0423	2,170.5304

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7234	4.0000e-005	4.4200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	8.5900e-003	8.5900e-003	2.0000e-005	0.0000	9.1600e-003
Energy	0.0317	0.2882	0.2421	1.7300e-003		0.0219	0.0219		0.0219	0.0219	0.0000	1,046.1720	1,046.1720	0.0391	0.0126	1,050.9063
Mobile	0.2596	1.1500	3.1469	0.0102	0.8914	8.8900e-003	0.9003	0.2390	8.3200e-003	0.2473	0.0000	937.5985	937.5985	0.0438	0.0000	938.6926
Waste						0.0000	0.0000		0.0000	0.0000	41.3249	0.0000	41.3249	2.4422	0.0000	102.3807
Water						0.0000	0.0000		0.0000	0.0000	13.4327	55.0325	68.4651	0.0487	0.0297	78.5417
Total	1.0147	1.4383	3.3934	0.0119	0.8914	0.0308	0.9222	0.2390	0.0302	0.2692	54.7576	2,038.8116	2,093.5691	2.5739	0.0423	2,170.5304

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/11/2020	3/9/2020	5	20	
2	Site Preparation	Site Preparation	3/10/2020	3/23/2020	5	10	
3	Grading	Grading	3/24/2020	4/20/2020	5	20	
4	Building Construction	Building Construction	4/21/2020	3/8/2021	5	230	
5	Paving	Paving	3/9/2021	4/5/2021	5	20	
6	Architectural Coating	Architectural Coating	4/6/2021	5/3/2021	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 1.64

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 246,269; Non-Residential Outdoor: 82,090; Striped Parking Area: 4,368
(Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	100.00	39.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	20.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386
Total	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386

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3.2 Demolition - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9761	0.9761	3.0000e-005	0.0000	0.9768
Total	5.6000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9761	0.9761	3.0000e-005	0.0000	0.9768

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385
Total	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385

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3.2 Demolition - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9761	0.9761	3.0000e-005	0.0000	0.9768
Total	5.6000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9761	0.9761	3.0000e-005	0.0000	0.9768

3.3 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	0.0204	0.2121	0.1076	1.9000e-004	0.0903	0.0110	0.1013	0.0497	0.0101	0.0598	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505

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3.3 Site Preparation - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.3000e-004	2.4900e-003	1.0000e-005	6.6000e-004	0.0000	6.7000e-004	1.8000e-004	0.0000	1.8000e-004	0.0000	0.5857	0.5857	2.0000e-005	0.0000	0.5861
Total	3.4000e-004	2.3000e-004	2.4900e-003	1.0000e-005	6.6000e-004	0.0000	6.7000e-004	1.8000e-004	0.0000	1.8000e-004	0.0000	0.5857	0.5857	2.0000e-005	0.0000	0.5861

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0204	0.2121	0.1076	1.9000e-004		0.0110	0.0110		0.0101	0.0101	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505
Total	0.0204	0.2121	0.1076	1.9000e-004	0.0903	0.0110	0.1013	0.0497	0.0101	0.0598	0.0000	16.7153	16.7153	5.4100e-003	0.0000	16.8505

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3.3 Site Preparation - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.4000e-004	2.3000e-004	2.4900e-003	1.0000e-005	6.6000e-004	0.0000	6.7000e-004	1.8000e-004	0.0000	1.8000e-004	0.0000	0.5857	0.5857	2.0000e-005	0.0000	0.5861
Total	3.4000e-004	2.3000e-004	2.4900e-003	1.0000e-005	6.6000e-004	0.0000	6.7000e-004	1.8000e-004	0.0000	1.8000e-004	0.0000	0.5857	0.5857	2.0000e-005	0.0000	0.5861

3.4 Grading - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127		0.0117	0.0117	0.0000	26.0588	26.0588	8.4300e-003	0.0000	26.2694
Total	0.0243	0.2639	0.1605	3.0000e-004	0.0655	0.0127	0.0783	0.0337	0.0117	0.0454	0.0000	26.0588	26.0588	8.4300e-003	0.0000	26.2694

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3.4 Grading - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9761	0.9761	3.0000e-005	0.0000	0.9768
Total	5.6000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9761	0.9761	3.0000e-005	0.0000	0.9768

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0243	0.2639	0.1605	3.0000e-004		0.0127	0.0127		0.0117	0.0117	0.0000	26.0587	26.0587	8.4300e-003	0.0000	26.2694
Total	0.0243	0.2639	0.1605	3.0000e-004	0.0655	0.0127	0.0783	0.0337	0.0117	0.0454	0.0000	26.0587	26.0587	8.4300e-003	0.0000	26.2694

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3.4 Grading - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9761	0.9761	3.0000e-005	0.0000	0.9768
Total	5.6000e-004	3.8000e-004	4.1500e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9761	0.9761	3.0000e-005	0.0000	0.9768

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1940	1.7555	1.5416	2.4600e-003		0.1022	0.1022		0.0961	0.0961	0.0000	211.9231	211.9231	0.0517	0.0000	213.2157
Total	0.1940	1.7555	1.5416	2.4600e-003		0.1022	0.1022		0.0961	0.0961	0.0000	211.9231	211.9231	0.0517	0.0000	213.2157

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3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0137	0.4002	0.1116	8.8000e-004	0.0209	2.0700e-003	0.0229	6.0300e-003	1.9800e-003	8.0100e-003	0.0000	84.4355	84.4355	5.0000e-003	0.0000	84.5605
Worker	0.0341	0.0231	0.2533	6.6000e-004	0.0672	4.8000e-004	0.0677	0.0179	4.5000e-004	0.0183	0.0000	59.5423	59.5423	1.6800e-003	0.0000	59.5844
Total	0.0477	0.4233	0.3649	1.5400e-003	0.0881	2.5500e-003	0.0906	0.0239	2.4300e-003	0.0263	0.0000	143.9778	143.9778	6.6800e-003	0.0000	144.1449

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1940	1.7555	1.5416	2.4600e-003		0.1022	0.1022		0.0961	0.0961	0.0000	211.9229	211.9229	0.0517	0.0000	213.2154
Total	0.1940	1.7555	1.5416	2.4600e-003		0.1022	0.1022		0.0961	0.0961	0.0000	211.9229	211.9229	0.0517	0.0000	213.2154

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3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0137	0.4002	0.1116	8.8000e-004	0.0209	2.0700e-003	0.0229	6.0300e-003	1.9800e-003	8.0100e-003	0.0000	84.4355	84.4355	5.0000e-003	0.0000	84.5605
Worker	0.0341	0.0231	0.2533	6.6000e-004	0.0672	4.8000e-004	0.0677	0.0179	4.5000e-004	0.0183	0.0000	59.5423	59.5423	1.6800e-003	0.0000	59.5844
Total	0.0477	0.4233	0.3649	1.5400e-003	0.0881	2.5500e-003	0.0906	0.0239	2.4300e-003	0.0263	0.0000	143.9778	143.9778	6.6800e-003	0.0000	144.1449

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0447	0.4097	0.3895	6.3000e-004		0.0225	0.0225		0.0212	0.0212	0.0000	54.4348	54.4348	0.0131	0.0000	54.7631
Total	0.0447	0.4097	0.3895	6.3000e-004		0.0225	0.0225		0.0212	0.0212	0.0000	54.4348	54.4348	0.0131	0.0000	54.7631

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3.5 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.8800e-003	0.0938	0.0251	2.2000e-004	5.3600e-003	2.6000e-004	5.6200e-003	1.5500e-003	2.5000e-004	1.8000e-003	0.0000	21.5052	21.5052	1.2300e-003	0.0000	21.5359
Worker	8.1400e-003	5.3200e-003	0.0595	1.6000e-004	0.0173	1.2000e-004	0.0174	4.5900e-003	1.1000e-004	4.7000e-003	0.0000	14.7716	14.7716	3.9000e-004	0.0000	14.7813
Total	0.0110	0.0991	0.0845	3.8000e-004	0.0226	3.8000e-004	0.0230	6.1400e-003	3.6000e-004	6.5000e-003	0.0000	36.2768	36.2768	1.6200e-003	0.0000	36.3172

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0447	0.4097	0.3895	6.3000e-004		0.0225	0.0225		0.0212	0.0212	0.0000	54.4347	54.4347	0.0131	0.0000	54.7630
Total	0.0447	0.4097	0.3895	6.3000e-004		0.0225	0.0225		0.0212	0.0212	0.0000	54.4347	54.4347	0.0131	0.0000	54.7630

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3.5 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.8800e-003	0.0938	0.0251	2.2000e-004	5.3600e-003	2.6000e-004	5.6200e-003	1.5500e-003	2.5000e-004	1.8000e-003	0.0000	21.5052	21.5052	1.2300e-003	0.0000	21.5359
Worker	8.1400e-003	5.3200e-003	0.0595	1.6000e-004	0.0173	1.2000e-004	0.0174	4.5900e-003	1.1000e-004	4.7000e-003	0.0000	14.7716	14.7716	3.9000e-004	0.0000	14.7813
Total	0.0110	0.0991	0.0845	3.8000e-004	0.0226	3.8000e-004	0.0230	6.1400e-003	3.6000e-004	6.5000e-003	0.0000	36.2768	36.2768	1.6200e-003	0.0000	36.3172

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	2.1500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0147	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854

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3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.4000e-004	3.8000e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9429	0.9429	2.0000e-005	0.0000	0.9435
Total	5.2000e-004	3.4000e-004	3.8000e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9429	0.9429	2.0000e-005	0.0000	0.9435

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0126	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854
Paving	2.1500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0147	0.1292	0.1465	2.3000e-004		6.7800e-003	6.7800e-003		6.2400e-003	6.2400e-003	0.0000	20.0235	20.0235	6.4800e-003	0.0000	20.1854

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3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.4000e-004	3.8000e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9429	0.9429	2.0000e-005	0.0000	0.9435
Total	5.2000e-004	3.4000e-004	3.8000e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1100e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.9429	0.9429	2.0000e-005	0.0000	0.9435

3.7 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7711					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
Total	0.7733	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576

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3.7 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9000e-004	4.5000e-004	5.0600e-003	1.0000e-005	1.4700e-003	1.0000e-005	1.4800e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.2572	1.2572	3.0000e-005	0.0000	1.2580
Total	6.9000e-004	4.5000e-004	5.0600e-003	1.0000e-005	1.4700e-003	1.0000e-005	1.4800e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.2572	1.2572	3.0000e-005	0.0000	1.2580

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7711					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1900e-003	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576
Total	0.7733	0.0153	0.0182	3.0000e-005		9.4000e-004	9.4000e-004		9.4000e-004	9.4000e-004	0.0000	2.5533	2.5533	1.8000e-004	0.0000	2.5576

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3.7 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9000e-004	4.5000e-004	5.0600e-003	1.0000e-005	1.4700e-003	1.0000e-005	1.4800e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.2572	1.2572	3.0000e-005	0.0000	1.2580
Total	6.9000e-004	4.5000e-004	5.0600e-003	1.0000e-005	1.4700e-003	1.0000e-005	1.4800e-003	3.9000e-004	1.0000e-005	4.0000e-004	0.0000	1.2572	1.2572	3.0000e-005	0.0000	1.2580

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2596	1.1500	3.1469	0.0102	0.8914	8.8900e-003	0.9003	0.2390	8.3200e-003	0.2473	0.0000	937.5985	937.5985	0.0438	0.0000	938.6926
Unmitigated	0.2596	1.1500	3.1469	0.0102	0.8914	8.8900e-003	0.9003	0.2390	8.3200e-003	0.2473	0.0000	937.5985	937.5985	0.0438	0.0000	938.6926

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	1,144.33	216.72	111.64	2,390,396	2,390,396
Parking Lot	0.00	0.00	0.00		
Total	1,144.33	216.72	111.64	2,390,396	2,390,396

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	10.00	5.00	6.50	59.00	28.00	13.00	92	5	3
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.559527	0.038733	0.206173	0.118029	0.019040	0.005245	0.018552	0.023249	0.002031	0.002054	0.005884	0.000619	0.000865
Parking Lot	0.559527	0.038733	0.206173	0.118029	0.019040	0.005245	0.018552	0.023249	0.002031	0.002054	0.005884	0.000619	0.000865

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	732.4328	732.4328	0.0331	6.8500e-003	735.3027
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	732.4328	732.4328	0.0331	6.8500e-003	735.3027
NaturalGas Mitigated	0.0317	0.2882	0.2421	1.7300e-003		0.0219	0.0219		0.0219	0.0219	0.0000	313.7392	313.7392	6.0100e-003	5.7500e-003	315.6036
NaturalGas Unmitigated	0.0317	0.2882	0.2421	1.7300e-003		0.0219	0.0219		0.0219	0.0219	0.0000	313.7392	313.7392	6.0100e-003	5.7500e-003	315.6036

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	5.87925e+006	0.0317	0.2882	0.2421	1.7300e-003		0.0219	0.0219		0.0219	0.0219	0.0000	313.7392	313.7392	6.0100e-003	5.7500e-003	315.6036
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0317	0.2882	0.2421	1.7300e-003		0.0219	0.0219		0.0219	0.0219	0.0000	313.7392	313.7392	6.0100e-003	5.7500e-003	315.6036

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	5.87925e+006	0.0317	0.2882	0.2421	1.7300e-003		0.0219	0.0219		0.0219	0.0219	0.0000	313.7392	313.7392	6.0100e-003	5.7500e-003	315.6036
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0317	0.2882	0.2421	1.7300e-003		0.0219	0.0219		0.0219	0.0219	0.0000	313.7392	313.7392	6.0100e-003	5.7500e-003	315.6036

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	2.49224e+006	725.0204	0.0328	6.7800e-003	727.8612
Parking Lot	25480	7.4124	3.4000e-004	7.0000e-005	7.4415
Total		732.4328	0.0331	6.8500e-003	735.3027

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	2.49224e+006	725.0204	0.0328	6.7800e-003	727.8612
Parking Lot	25480	7.4124	3.4000e-004	7.0000e-005	7.4415
Total		732.4328	0.0331	6.8500e-003	735.3027

6.0 Area Detail**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.7234	4.0000e-005	4.4200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	8.5900e-003	8.5900e-003	2.0000e-005	0.0000	9.1600e-003
Unmitigated	0.7234	4.0000e-005	4.4200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	8.5900e-003	8.5900e-003	2.0000e-005	0.0000	9.1600e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0771					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6459					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.1000e-004	4.0000e-005	4.4200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	8.5900e-003	8.5900e-003	2.0000e-005	0.0000	9.1600e-003
Total	0.7234	4.0000e-005	4.4200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	8.5900e-003	8.5900e-003	2.0000e-005	0.0000	9.1600e-003

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0771					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6459					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.1000e-004	4.0000e-005	4.4200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	8.5900e-003	8.5900e-003	2.0000e-005	0.0000	9.1600e-003
Total	0.7234	4.0000e-005	4.4200e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	8.5900e-003	8.5900e-003	2.0000e-005	0.0000	9.1600e-003

7.0 Water Detail

7.1 Mitigation Measures Water

GLP Store Project - Sacramento County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	68.4651	0.0487	0.0297	78.5417
Unmitigated	68.4651	0.0487	0.0297	78.5417

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	37.9666 / 0	68.4651	0.0487	0.0297	78.5417
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		68.4651	0.0487	0.0297	78.5417

GLP Store Project - Sacramento County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	37.9666 / 0	68.4651	0.0487	0.0297	78.5417
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		68.4651	0.0487	0.0297	78.5417

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	41.3249	2.4422	0.0000	102.3807
Unmitigated	41.3249	2.4422	0.0000	102.3807

GLP Store Project - Sacramento County, Annual

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	203.58	41.3249	2.4422	0.0000	102.3807
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		41.3249	2.4422	0.0000	102.3807

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	203.58	41.3249	2.4422	0.0000	102.3807
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		41.3249	2.4422	0.0000	102.3807

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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GLP Store Project - Sacramento County, Annual

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

GLP Store Project - Sacramento County, Summer

GLP Store Project
Sacramento County, Summer

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	164.18	1000sqft	3.77	164,179.00	0
Parking Lot	182.00	Space	1.64	72,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.5	Precipitation Freq (Days)	58
Climate Zone	6			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
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2.0 Emissions Summary

GLP Store Project - Sacramento County, Summer

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.1541	42.4585	22.2430	0.0446	18.2032	2.1984	20.4016	9.9670	2.0225	11.9895	0.0000	4,374.832 2	4,374.832 2	1.1959	0.0000	4,392.428 6
2021	77.4085	21.5544	20.5670	0.0442	0.9954	0.9745	1.9699	0.2693	0.9163	1.1856	0.0000	4,339.606 8	4,339.606 8	0.7169	0.0000	4,356.910 4
Maximum	77.4085	42.4585	22.2430	0.0446	18.2032	2.1984	20.4016	9.9670	2.0225	11.9895	0.0000	4,374.832 2	4,374.832 2	1.1959	0.0000	4,392.428 6

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.1541	42.4585	22.2430	0.0446	18.2032	2.1984	20.4016	9.9670	2.0225	11.9895	0.0000	4,374.832 2	4,374.832 2	1.1959	0.0000	4,392.428 6
2021	77.4085	21.5544	20.5670	0.0442	0.9954	0.9745	1.9699	0.2693	0.9163	1.1856	0.0000	4,339.606 8	4,339.606 8	0.7169	0.0000	4,356.910 4
Maximum	77.4085	42.4585	22.2430	0.0446	18.2032	2.1984	20.4016	9.9670	2.0225	11.9895	0.0000	4,374.832 2	4,374.832 2	1.1959	0.0000	4,392.428 6

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

GLP Store Project - Sacramento County, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808
Energy	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651
Mobile	2.3716	8.0217	25.8967	0.0803	6.7130	0.0644	6.7774	1.7946	0.0603	1.8548		8,132.8752	8,132.8752	0.3614		8,141.9110
Total	6.5103	9.6012	27.2586	0.0898	6.7130	0.1846	6.8975	1.7946	0.1804	1.9750		10,027.9550	10,027.9550	0.3980	0.0347	10,048.2568

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808
Energy	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651
Mobile	2.3716	8.0217	25.8967	0.0803	6.7130	0.0644	6.7774	1.7946	0.0603	1.8548		8,132.8752	8,132.8752	0.3614		8,141.9110
Total	6.5103	9.6012	27.2586	0.0898	6.7130	0.1846	6.8975	1.7946	0.1804	1.9750		10,027.9550	10,027.9550	0.3980	0.0347	10,048.2568

GLP Store Project - Sacramento County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/11/2020	3/9/2020	5	20	
2	Site Preparation	Site Preparation	3/10/2020	3/23/2020	5	10	
3	Grading	Grading	3/24/2020	4/20/2020	5	20	
4	Building Construction	Building Construction	4/21/2020	3/8/2021	5	230	
5	Paving	Paving	3/9/2021	4/5/2021	5	20	
6	Architectural Coating	Architectural Coating	4/6/2021	5/3/2021	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 1.64

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 246,269; Non-Residential Outdoor: 82,090; Striped Parking Area: 4,368 (Architectural Coating – sqft)

OffRoad Equipment

GLP Store Project - Sacramento County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

GLP Store Project - Sacramento County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	100.00	39.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	20.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419		3,747.7049	3,747.7049	1.0580		3,774.1536
Total	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419		3,747.7049	3,747.7049	1.0580		3,774.1536

GLP Store Project - Sacramento County, Summer

3.2 Demolition - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0647	0.0343	0.4898	1.2000e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		119.0269	119.0269	3.4100e-003		119.1122
Total	0.0647	0.0343	0.4898	1.2000e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		119.0269	119.0269	3.4100e-003		119.1122

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419	0.0000	3,747.7049	3,747.7049	1.0580		3,774.1536
Total	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419	0.0000	3,747.7049	3,747.7049	1.0580		3,774.1536

GLP Store Project - Sacramento County, Summer

3.2 Demolition - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0647	0.0343	0.4898	1.2000e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		119.0269	119.0269	3.4100e-003		119.1122
Total	0.0647	0.0343	0.4898	1.2000e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		119.0269	119.0269	3.4100e-003		119.1122

3.3 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216		3,685.1016	3,685.1016	1.1918		3,714.8975
Total	4.0765	42.4173	21.5136	0.0380	18.0663	2.1974	20.2637	9.9307	2.0216	11.9523		3,685.1016	3,685.1016	1.1918		3,714.8975

GLP Store Project - Sacramento County, Summer

3.3 Site Preparation - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0776	0.0412	0.5877	1.4400e-003	0.1369	9.5000e-004	0.1379	0.0363	8.8000e-004	0.0372		142.8323	142.8323	4.0900e-003		142.9346
Total	0.0776	0.0412	0.5877	1.4400e-003	0.1369	9.5000e-004	0.1379	0.0363	8.8000e-004	0.0372		142.8323	142.8323	4.0900e-003		142.9346

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975
Total	4.0765	42.4173	21.5136	0.0380	18.0663	2.1974	20.2637	9.9307	2.0216	11.9523	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975

GLP Store Project - Sacramento County, Summer

3.3 Site Preparation - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0776	0.0412	0.5877	1.4400e-003	0.1369	9.5000e-004	0.1379	0.0363	8.8000e-004	0.0372		142.8323	142.8323	4.0900e-003		142.9346
Total	0.0776	0.0412	0.5877	1.4400e-003	0.1369	9.5000e-004	0.1379	0.0363	8.8000e-004	0.0372		142.8323	142.8323	4.0900e-003		142.9346

3.4 Grading - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716		2,872.4851	2,872.4851	0.9290		2,895.7106
Total	2.4288	26.3859	16.0530	0.0297	6.5523	1.2734	7.8258	3.3675	1.1716	4.5390		2,872.4851	2,872.4851	0.9290		2,895.7106

GLP Store Project - Sacramento County, Summer

3.4 Grading - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0647	0.0343	0.4898	1.2000e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		119.0269	119.0269	3.4100e-003		119.1122
Total	0.0647	0.0343	0.4898	1.2000e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		119.0269	119.0269	3.4100e-003		119.1122

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106
Total	2.4288	26.3859	16.0530	0.0297	6.5523	1.2734	7.8258	3.3675	1.1716	4.5390	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106

GLP Store Project - Sacramento County, Summer

3.4 Grading - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0647	0.0343	0.4898	1.2000e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		119.0269	119.0269	3.4100e-003		119.1122
Total	0.0647	0.0343	0.4898	1.2000e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		119.0269	119.0269	3.4100e-003		119.1122

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345

GLP Store Project - Sacramento County, Summer

3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1471	4.2824	1.1510	9.7100e-003	0.2347	0.0223	0.2570	0.0675	0.0214	0.0889		1,028.2562	1,028.2562	0.0583		1,029.7128
Worker	0.4312	0.2288	3.2650	7.9700e-003	0.7607	5.2900e-003	0.7660	0.2018	4.8700e-003	0.2067		793.5130	793.5130	0.0227		794.0813
Total	0.5783	4.5112	4.4160	0.0177	0.9954	0.0276	1.0230	0.2693	0.0262	0.2956		1,821.7691	1,821.7691	0.0810		1,823.7941

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345
Total	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345

GLP Store Project - Sacramento County, Summer

3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1471	4.2824	1.1510	9.7100e-003	0.2347	0.0223	0.2570	0.0675	0.0214	0.0889		1,028.2562	1,028.2562	0.0583		1,029.7128
Worker	0.4312	0.2288	3.2650	7.9700e-003	0.7607	5.2900e-003	0.7660	0.2018	4.8700e-003	0.2067		793.5130	793.5130	0.0227		794.0813
Total	0.5783	4.5112	4.4160	0.0177	0.9954	0.0276	1.0230	0.2693	0.0262	0.2956		1,821.7691	1,821.7691	0.0810		1,823.7941

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643

GLP Store Project - Sacramento County, Summer

3.5 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1205	3.9172	1.0003	9.6200e-003	0.2347	0.0107	0.2454	0.0675	0.0103	0.0778		1,019.7638	1,019.7638	0.0557		1,021.1572
Worker	0.4008	0.2052	2.9915	7.7000e-003	0.7607	5.1300e-003	0.7658	0.2018	4.7300e-003	0.2065		766.4790	766.4790	0.0204		766.9889
Total	0.5213	4.1223	3.9918	0.0173	0.9954	0.0159	1.0113	0.2693	0.0150	0.2843		1,786.2429	1,786.2429	0.0761		1,788.1461

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643

GLP Store Project - Sacramento County, Summer

3.5 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1205	3.9172	1.0003	9.6200e-003	0.2347	0.0107	0.2454	0.0675	0.0103	0.0778		1,019.7638	1,019.7638	0.0557		1,021.1572
Worker	0.4008	0.2052	2.9915	7.7000e-003	0.7607	5.1300e-003	0.7658	0.2018	4.7300e-003	0.2065		766.4790	766.4790	0.0204		766.9889
Total	0.5213	4.1223	3.9918	0.0173	0.9954	0.0159	1.0113	0.2693	0.0150	0.2843		1,786.2429	1,786.2429	0.0761		1,788.1461

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235		2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.2148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4704	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235		2,207.2109	2,207.2109	0.7139		2,225.0573

GLP Store Project - Sacramento County, Summer

3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0308	0.4487	1.1500e-003	0.1141	7.7000e-004	0.1149	0.0303	7.1000e-004	0.0310		114.9719	114.9719	3.0600e-003		115.0483
Total	0.0601	0.0308	0.4487	1.1500e-003	0.1141	7.7000e-004	0.1149	0.0303	7.1000e-004	0.0310		114.9719	114.9719	3.0600e-003		115.0483

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235	0.0000	2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.2148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4704	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235	0.0000	2,207.2109	2,207.2109	0.7139		2,225.0573

GLP Store Project - Sacramento County, Summer

3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0308	0.4487	1.1500e-003	0.1141	7.7000e-004	0.1149	0.0303	7.1000e-004	0.0310		114.9719	114.9719	3.0600e-003		115.0483
Total	0.0601	0.0308	0.4487	1.1500e-003	0.1141	7.7000e-004	0.1149	0.0303	7.1000e-004	0.0310		114.9719	114.9719	3.0600e-003		115.0483

3.7 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	77.1095					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	77.3284	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

GLP Store Project - Sacramento County, Summer

3.7 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0802	0.0410	0.5983	1.5400e-003	0.1521	1.0300e-003	0.1532	0.0404	9.5000e-004	0.0413		153.2958	153.2958	4.0800e-003		153.3978
Total	0.0802	0.0410	0.5983	1.5400e-003	0.1521	1.0300e-003	0.1532	0.0404	9.5000e-004	0.0413		153.2958	153.2958	4.0800e-003		153.3978

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	77.1095					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	77.3284	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309

GLP Store Project - Sacramento County, Summer

3.7 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0802	0.0410	0.5983	1.5400e-003	0.1521	1.0300e-003	0.1532	0.0404	9.5000e-004	0.0413		153.2958	153.2958	4.0800e-003		153.3978
Total	0.0802	0.0410	0.5983	1.5400e-003	0.1521	1.0300e-003	0.1532	0.0404	9.5000e-004	0.0413		153.2958	153.2958	4.0800e-003		153.3978

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

GLP Store Project - Sacramento County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3716	8.0217	25.8967	0.0803	6.7130	0.0644	6.7774	1.7946	0.0603	1.8548		8,132.875 2	8,132.875 2	0.3614		8,141.9110
Unmitigated	2.3716	8.0217	25.8967	0.0803	6.7130	0.0644	6.7774	1.7946	0.0603	1.8548		8,132.875 2	8,132.875 2	0.3614		8,141.9110

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	1,144.33	216.72	111.64	2,390,396	2,390,396
Parking Lot	0.00	0.00	0.00		
Total	1,144.33	216.72	111.64	2,390,396	2,390,396

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	10.00	5.00	6.50	59.00	28.00	13.00	92	5	3
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.559527	0.038733	0.206173	0.118029	0.019040	0.005245	0.018552	0.023249	0.002031	0.002054	0.005884	0.000619	0.000865
Parking Lot	0.559527	0.038733	0.206173	0.118029	0.019040	0.005245	0.018552	0.023249	0.002031	0.002054	0.005884	0.000619	0.000865

GLP Store Project - Sacramento County, Summer

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651
NaturalGas Unmitigated	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651

GLP Store Project - Sacramento County, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	16107.5	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	16.1075	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651

6.0 Area Detail**6.1 Mitigation Measures Area**

GLP Store Project - Sacramento County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808
Unmitigated	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4225					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.5392					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.2900e-003	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808
Total	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808

GLP Store Project - Sacramento County, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4225					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.5392					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.2900e-003	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808
Total	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

GLP Store Project - Sacramento County, Summer

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

GLP Store Project - Sacramento County, Winter

GLP Store Project
Sacramento County, Winter**1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	164.18	1000sqft	3.77	164,179.00	0
Parking Lot	182.00	Space	1.64	72,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.5	Precipitation Freq (Days)	58
Climate Zone	6			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
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2.0 Emissions Summary

GLP Store Project - Sacramento County, Winter

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.1479	42.4682	22.1726	0.0434	18.2032	2.1984	20.4016	9.9670	2.0225	11.9895	0.0000	4,251.909 5	4,251.909 5	1.1955	0.0000	4,269.558 3
2021	77.4022	21.6671	20.2869	0.0431	0.9954	0.9752	1.9705	0.2693	0.9169	1.1862	0.0000	4,220.061 2	4,220.061 2	0.7166	0.0000	4,237.419 0
Maximum	77.4022	42.4682	22.1726	0.0434	18.2032	2.1984	20.4016	9.9670	2.0225	11.9895	0.0000	4,251.909 5	4,251.909 5	1.1955	0.0000	4,269.558 3

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.1479	42.4682	22.1726	0.0434	18.2032	2.1984	20.4016	9.9670	2.0225	11.9895	0.0000	4,251.909 5	4,251.909 5	1.1955	0.0000	4,269.558 3
2021	77.4022	21.6671	20.2869	0.0431	0.9954	0.9752	1.9705	0.2693	0.9169	1.1862	0.0000	4,220.061 2	4,220.061 2	0.7166	0.0000	4,237.419 0
Maximum	77.4022	42.4682	22.1726	0.0434	18.2032	2.1984	20.4016	9.9670	2.0225	11.9895	0.0000	4,251.909 5	4,251.909 5	1.1955	0.0000	4,269.558 3

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

GLP Store Project - Sacramento County, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808
Energy	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651
Mobile	1.7891	8.6100	23.6239	0.0725	6.7130	0.0652	6.7782	1.7946	0.0611	1.8556		7,348.7347	7,348.7347	0.3567		7,357.6515
Total	5.9278	10.1895	24.9858	0.0820	6.7130	0.1854	6.8984	1.7946	0.1812	1.9758		9,243.8145	9,243.8145	0.3932	0.0347	9,263.9973

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808
Energy	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651
Mobile	1.7891	8.6100	23.6239	0.0725	6.7130	0.0652	6.7782	1.7946	0.0611	1.8556		7,348.7347	7,348.7347	0.3567		7,357.6515
Total	5.9278	10.1895	24.9858	0.0820	6.7130	0.1854	6.8984	1.7946	0.1812	1.9758		9,243.8145	9,243.8145	0.3932	0.0347	9,263.9973

GLP Store Project - Sacramento County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/11/2020	3/9/2020	5	20	
2	Site Preparation	Site Preparation	3/10/2020	3/23/2020	5	10	
3	Grading	Grading	3/24/2020	4/20/2020	5	20	
4	Building Construction	Building Construction	4/21/2020	3/8/2021	5	230	
5	Paving	Paving	3/9/2021	4/5/2021	5	20	
6	Architectural Coating	Architectural Coating	4/6/2021	5/3/2021	5	20	

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 10****Acres of Paving: 1.64****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 246,269; Non-Residential Outdoor: 82,090; Striped Parking Area: 4,368 (Architectural Coating – sqft)****OffRoad Equipment**

GLP Store Project - Sacramento County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

GLP Store Project - Sacramento County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	100.00	39.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	20.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419		3,747.7049	3,747.7049	1.0580		3,774.1536
Total	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419		3,747.7049	3,747.7049	1.0580		3,774.1536

GLP Store Project - Sacramento County, Winter

3.2 Demolition - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0595	0.0424	0.4194	1.0500e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		104.5333	104.5333	3.0100e-003		104.6084
Total	0.0595	0.0424	0.4194	1.0500e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		104.5333	104.5333	3.0100e-003		104.6084

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419	0.0000	3,747.7049	3,747.7049	1.0580		3,774.1536
Total	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419	0.0000	3,747.7049	3,747.7049	1.0580		3,774.1536

GLP Store Project - Sacramento County, Winter

3.2 Demolition - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0595	0.0424	0.4194	1.0500e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		104.5333	104.5333	3.0100e-003		104.6084
Total	0.0595	0.0424	0.4194	1.0500e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		104.5333	104.5333	3.0100e-003		104.6084

3.3 Site Preparation - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216		3,685.1016	3,685.1016	1.1918		3,714.8975
Total	4.0765	42.4173	21.5136	0.0380	18.0663	2.1974	20.2637	9.9307	2.0216	11.9523		3,685.1016	3,685.1016	1.1918		3,714.8975

GLP Store Project - Sacramento County, Winter

3.3 Site Preparation - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0714	0.0509	0.5032	1.2600e-003	0.1369	9.5000e-004	0.1379	0.0363	8.8000e-004	0.0372		125.4399	125.4399	3.6100e-003		125.5301
Total	0.0714	0.0509	0.5032	1.2600e-003	0.1369	9.5000e-004	0.1379	0.0363	8.8000e-004	0.0372		125.4399	125.4399	3.6100e-003		125.5301

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975
Total	4.0765	42.4173	21.5136	0.0380	18.0663	2.1974	20.2637	9.9307	2.0216	11.9523	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975

GLP Store Project - Sacramento County, Winter

3.3 Site Preparation - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0714	0.0509	0.5032	1.2600e-003	0.1369	9.5000e-004	0.1379	0.0363	8.8000e-004	0.0372		125.4399	125.4399	3.6100e-003		125.5301
Total	0.0714	0.0509	0.5032	1.2600e-003	0.1369	9.5000e-004	0.1379	0.0363	8.8000e-004	0.0372		125.4399	125.4399	3.6100e-003		125.5301

3.4 Grading - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716		2,872.4851	2,872.4851	0.9290		2,895.7106
Total	2.4288	26.3859	16.0530	0.0297	6.5523	1.2734	7.8258	3.3675	1.1716	4.5390		2,872.4851	2,872.4851	0.9290		2,895.7106

GLP Store Project - Sacramento County, Winter

3.4 Grading - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0595	0.0424	0.4194	1.0500e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		104.5333	104.5333	3.0100e-003		104.6084
Total	0.0595	0.0424	0.4194	1.0500e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		104.5333	104.5333	3.0100e-003		104.6084

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106
Total	2.4288	26.3859	16.0530	0.0297	6.5523	1.2734	7.8258	3.3675	1.1716	4.5390	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106

GLP Store Project - Sacramento County, Winter

3.4 Grading - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0595	0.0424	0.4194	1.0500e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		104.5333	104.5333	3.0100e-003		104.6084
Total	0.0595	0.0424	0.4194	1.0500e-003	0.1141	7.9000e-004	0.1149	0.0303	7.3000e-004	0.0310		104.5333	104.5333	3.0100e-003		104.6084

3.5 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345

GLP Store Project - Sacramento County, Winter

3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1549	4.3698	1.3240	9.4700e-003	0.2347	0.0231	0.2578	0.0675	0.0221	0.0896		1,001.9580	1,001.9580	0.0631		1,003.5344
Worker	0.3968	0.2827	2.7957	7.0000e-003	0.7607	5.2900e-003	0.7660	0.2018	4.8700e-003	0.2067		696.8885	696.8885	0.0200		697.3894
Total	0.5517	4.6526	4.1197	0.0165	0.9954	0.0284	1.0238	0.2693	0.0269	0.2963		1,698.8465	1,698.8465	0.0831		1,700.9238

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345
Total	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345

GLP Store Project - Sacramento County, Winter

3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1549	4.3698	1.3240	9.4700e-003	0.2347	0.0231	0.2578	0.0675	0.0221	0.0896		1,001.9580	1,001.9580	0.0631		1,003.5344
Worker	0.3968	0.2827	2.7957	7.0000e-003	0.7607	5.2900e-003	0.7660	0.2018	4.8700e-003	0.2067		696.8885	696.8885	0.0200		697.3894
Total	0.5517	4.6526	4.1197	0.0165	0.9954	0.0284	1.0238	0.2693	0.0269	0.2963		1,698.8465	1,698.8465	0.0831		1,700.9238

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643

GLP Store Project - Sacramento County, Winter

3.5 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1277	3.9816	1.1601	9.3800e-003	0.2347	0.0114	0.2461	0.0675	0.0109	0.0784		993.5331	993.5331	0.0604		995.0420
Worker	0.3691	0.2534	2.5516	6.7600e-003	0.7607	5.1300e-003	0.7658	0.2018	4.7300e-003	0.2065		673.1643	673.1643	0.0179		673.6127
Total	0.4968	4.2350	3.7117	0.0161	0.9954	0.0165	1.0119	0.2693	0.0156	0.2850		1,666.6973	1,666.6973	0.0783		1,668.6547

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643

GLP Store Project - Sacramento County, Winter

3.5 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1277	3.9816	1.1601	9.3800e-003	0.2347	0.0114	0.2461	0.0675	0.0109	0.0784		993.5331	993.5331	0.0604		995.0420
Worker	0.3691	0.2534	2.5516	6.7600e-003	0.7607	5.1300e-003	0.7658	0.2018	4.7300e-003	0.2065		673.1643	673.1643	0.0179		673.6127
Total	0.4968	4.2350	3.7117	0.0161	0.9954	0.0165	1.0119	0.2693	0.0156	0.2850		1,666.6973	1,666.6973	0.0783		1,668.6547

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235		2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.2148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4704	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235		2,207.2109	2,207.2109	0.7139		2,225.0573

GLP Store Project - Sacramento County, Winter

3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0380	0.3827	1.0100e-003	0.1141	7.7000e-004	0.1149	0.0303	7.1000e-004	0.0310		100.9746	100.9746	2.6900e-003		101.0419
Total	0.0554	0.0380	0.3827	1.0100e-003	0.1141	7.7000e-004	0.1149	0.0303	7.1000e-004	0.0310		100.9746	100.9746	2.6900e-003		101.0419

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235	0.0000	2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.2148					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4704	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235	0.0000	2,207.2109	2,207.2109	0.7139		2,225.0573

GLP Store Project - Sacramento County, Winter

3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0380	0.3827	1.0100e-003	0.1141	7.7000e-004	0.1149	0.0303	7.1000e-004	0.0310		100.9746	100.9746	2.6900e-003		101.0419
Total	0.0554	0.0380	0.3827	1.0100e-003	0.1141	7.7000e-004	0.1149	0.0303	7.1000e-004	0.0310		100.9746	100.9746	2.6900e-003		101.0419

3.7 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	77.1095					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	77.3284	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

GLP Store Project - Sacramento County, Winter

3.7 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0738	0.0507	0.5103	1.3500e-003	0.1521	1.0300e-003	0.1532	0.0404	9.5000e-004	0.0413		134.6329	134.6329	3.5900e-003		134.7226
Total	0.0738	0.0507	0.5103	1.3500e-003	0.1521	1.0300e-003	0.1532	0.0404	9.5000e-004	0.0413		134.6329	134.6329	3.5900e-003		134.7226

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	77.1095					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	77.3284	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309

GLP Store Project - Sacramento County, Winter

3.7 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0738	0.0507	0.5103	1.3500e-003	0.1521	1.0300e-003	0.1532	0.0404	9.5000e-004	0.0413		134.6329	134.6329	3.5900e-003		134.7226
Total	0.0738	0.0507	0.5103	1.3500e-003	0.1521	1.0300e-003	0.1532	0.0404	9.5000e-004	0.0413		134.6329	134.6329	3.5900e-003		134.7226

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

GLP Store Project - Sacramento County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7891	8.6100	23.6239	0.0725	6.7130	0.0652	6.7782	1.7946	0.0611	1.8556		7,348.7347	7,348.7347	0.3567		7,357.6515
Unmitigated	1.7891	8.6100	23.6239	0.0725	6.7130	0.0652	6.7782	1.7946	0.0611	1.8556		7,348.7347	7,348.7347	0.3567		7,357.6515

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	1,144.33	216.72	111.64	2,390,396	2,390,396
Parking Lot	0.00	0.00	0.00		
Total	1,144.33	216.72	111.64	2,390,396	2,390,396

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	10.00	5.00	6.50	59.00	28.00	13.00	92	5	3
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.559527	0.038733	0.206173	0.118029	0.019040	0.005245	0.018552	0.023249	0.002031	0.002054	0.005884	0.000619	0.000865
Parking Lot	0.559527	0.038733	0.206173	0.118029	0.019040	0.005245	0.018552	0.023249	0.002031	0.002054	0.005884	0.000619	0.000865

GLP Store Project - Sacramento County, Winter

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651
NaturalGas Unmitigated	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651

GLP Store Project - Sacramento County, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	16107.5	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	16.1075	0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1737	1.5792	1.3265	9.4800e-003		0.1200	0.1200		0.1200	0.1200		1,895.0040	1,895.0040	0.0363	0.0347	1,906.2651

6.0 Area Detail**6.1 Mitigation Measures Area**

GLP Store Project - Sacramento County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808
Unmitigated	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4225					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.5392					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.2900e-003	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808
Total	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808

GLP Store Project - Sacramento County, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4225					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.5392					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.2900e-003	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808
Total	3.9650	3.2000e-004	0.0354	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0758	0.0758	2.0000e-004		0.0808

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

GLP Store Project - Sacramento County, Winter

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation



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Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

**Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review**

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.
B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist
California Certified Hydrogeologist
Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt's responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt's duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, *Oxygenates in Water: Critical Information and Research Needs*.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.



Paul Rosenfeld, Ph.D.

Chemical Fate and Transport & Air Dispersion Modeling

Principal Environmental Chemist

Risk Assessment & Remediation Specialist

Education:

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on VOC filtration.
M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.
B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience:

Dr. Rosenfeld is the Co-Founder and Principal Environmental Chemist at Soil Water Air Protection Enterprise (SWAPE). His focus is the fate and transport of environmental contaminants, risk assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling, oil spills, boilers, incinerators and other industrial and agricultural sources relating to nuisance and personal injury. His project experience ranges from monitoring and modeling of pollution sources as they relate to human and ecological health. Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing petroleum, chlorinated solvents, pesticides, radioactive waste, PCBs, PAHs, dioxins, furans, volatile organics, semi-volatile organics, perchlorate, heavy metals, asbestos, PFOA, unusual polymers, MtBE, fuel oxygenates and odor. Dr. Rosenfeld has evaluated greenhouse gas emissions using various modeling programs recommended by California Air Quality Management Districts.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H₂O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist
Bureau of Land Management, Kremmling Colorado 1990; Scientist

Publications:

Chen, J. A., Zapata, A R., Sutherland, A. J., Molmen, D. R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.**, Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermod and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

Rosenfeld, P.E. & Feng, L. (2011). *The Risks of Hazardous Waste*. Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2010). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Wood and Paper Industries*. Amsterdam: Elsevier Publishing.

Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2009). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Petroleum Industry*. Amsterdam: Elsevier Publishing.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution*, 123 (17), 319-327.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). Methods For Collect Samples For Assessing Dioxins And Other Environmental Contaminants In Attic Dust: A Review. *Organohalogen Compounds*, 70, 000527-000530.

Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities*. Boston Massachusetts: Elsevier Publishing,

Rosenfeld P.E., and Suffet, I.H. (Mel) (2007). Anatomy of an Odor Wheel. *Water Science and Technology*.

Rosenfeld, P.E., Clark, J.J.J., Hensley A.R., Suffet, I.H. (Mel) (2007). The use of an odor wheel classification for evaluation of human health risk criteria for compost facilities. *Water Science And Technology*.

- Rosenfeld, P.E.,** and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.
- Rosenfeld P. E.,** J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004*. New Orleans, October 2-6, 2004.
- Rosenfeld, P.E.,** and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.
- Rosenfeld, P.E.,** and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash, *Water Science and Technology*, 49(9), 171-178.
- Rosenfeld, P. E.,** Grey, M. A., Sellew, P. (2004). Measurement of Biosolids Odor and Odorant Emissions from Windrows, Static Pile and Biofilter. *Water Environment Research*. 76(4), 310-315.
- Rosenfeld, P.E.,** Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office*, Publications Clearinghouse (MS-6), Sacramento, CA Publication #442-02-008.
- Rosenfeld, P.E.,** and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.
- Rosenfeld, P.E.,** and Henry C. L., (2000). Wood ash control of odor emissions from biosolids application. *Journal of Environmental Quality*. 29, 1662-1668.
- Rosenfeld, P.E.,** C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.
- Rosenfeld, P.E.,** and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.
- Rosenfeld, P.E.,** and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.
- Chollack, T. and **P. Rosenfeld**. (1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.
- Rosenfeld, P. E.** (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).
- Rosenfeld, P. E.** (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).
- Rosenfeld, P. E.** (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.
- Rosenfeld, P. E.** (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.
- Rosenfeld, P. E.** (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society*. Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States” Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. *The 23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florala, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants..* Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, Wastewater and Industrial Processes. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association.* Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association.* Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association.* Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference.* Lecture conducted from Indianapolis, Maryland.

Rosenfeld, P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation.* Lecture conducted from Anaheim California.

Rosenfeld, P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest.* Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association.* Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings.* Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America.* Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell.* Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest.* Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings.* Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America.* Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. \$100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993.

Deposition and/or Trial Testimony:

- In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September, 2015
- In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015
- In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No.: LALA105144 - Division A
Rosenfeld Deposition, August 2015
- In The Iowa District Court For Wapello County
Doug Pauls, et al., et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No.: LALA105144 - Division A
Rosenfeld Deposition, August 2015
- In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action N0. 14-C-30000
Rosenfeld Deposition, June 2015
- In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward DeRuyter, Defendants
Rosenfeld Deposition: July 2015
- In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015
- In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014
- In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City Landfill, et al. Defendants.
Case No. 5:12-cv-01152-C
Rosenfeld Deposition: July 2014
- In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant*.
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014
- In the Court of Common Pleas of Tuscarawas County Ohio

John Michael Abicht, et al., *Plaintiffs*, vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the Court of Common Pleas for the Second Judicial Circuit, State of South Carolina, County of Aiken
David Anderson, et al., *Plaintiffs*, vs. Norfolk Southern Corporation, et al., *Defendants*.
Case Number: 2007-CP-02-1584

In the Circuit Court of Jefferson County Alabama
Jaeanette Moss Anthony, et al., *Plaintiffs*, vs. Drummond Company Inc., et al., *Defendants*
Civil Action No. CV 2008-2076
Rosenfeld Deposition: September 2010

In the Ninth Judicial District Court, Parish of Rapides, State of Louisiana
Roger Price, et al., *Plaintiffs*, vs. Roy O. Martin, L.P., et al., *Defendants*.
Civil Suit Number 224,041 Division G
Rosenfeld Deposition: September 2008

In the United States District Court, Western District Lafayette Division
Ackle et al., *Plaintiffs*, vs. Citgo Petroleum Corporation, et al., *Defendants*.
Case Number 2:07CV1052
Rosenfeld Deposition: July 2009

In the United States District Court for the Southern District of Ohio
Carolyn Baker, et al., *Plaintiffs*, vs. Chevron Oil Company, et al., *Defendants*.
Case Number 1:05 CV 227
Rosenfeld Deposition: July 2008

In the Fourth Judicial District Court, Parish of Calcasieu, State of Louisiana
Craig Steven Arabie, et al., *Plaintiffs*, vs. Citgo Petroleum Corporation, et al., *Defendants*.
Case Number 07-2738 G

In the Fourteenth Judicial District Court, Parish of Calcasieu, State of Louisiana
Leon B. Brydels, *Plaintiffs*, vs. Conoco, Inc., et al., *Defendants*.
Case Number 2004-6941 Division A

In the District Court of Tarrant County, Texas, 153rd Judicial District
Linda Faust, *Plaintiff*, vs. Burlington Northern Santa Fe Rail Way Company, Witco Chemical Corporation
A/K/A Witco Corporation, Solvents and Chemicals, Inc. and Koppers Industries, Inc., *Defendants*.
Case Number 153-212928-05
Rosenfeld Deposition: December 2006, October 2007
Rosenfeld Trial: January 2008

In the Superior Court of the State of California in and for the County of San Bernardino
Leroy Allen, et al., *Plaintiffs*, vs. Nutro Products, Inc., a California Corporation and DOES 1 to 100,
inclusive, *Defendants*.
John Loney, Plaintiff, vs. James H. Didion, Sr.; Nutro Products, Inc.; DOES 1 through 20, inclusive,
Defendants.
Case Number VCVVS044671
Rosenfeld Deposition: December 2009
Rosenfeld Trial: March 2010

In the United States District Court for the Middle District of Alabama, Northern Division
James K. Benefield, et al., *Plaintiffs*, vs. International Paper Company, *Defendant*.
Civil Action Number 2:09-cv-232-WHA-TFM
Rosenfeld Deposition: July 2010, June 2011

In the Superior Court of the State of California in and for the County of Los Angeles
Leslie Hensley and Rick Hensley, *Plaintiffs*, vs. Peter T. Hoss, as trustee on behalf of the Cone Fee Trust;
Plains Exploration & Production Company, a Delaware corporation; Rayne Water Conditioning, Inc., a
California Corporation; and DOES 1 through 100, *Defendants*.
Case Number SC094173
Rosenfeld Deposition: September 2008, October 2008

In the Superior Court of the State of California in and for the County of Santa Barbara, Santa Maria Branch
Clifford and Shirley Adelhelm, et al., all individually, *Plaintiffs*, vs. Unocal Corporation, a Delaware
Corporation; Union Oil Company of California, a California corporation; Chevron Corporation, a
California corporation; ConocoPhillips, a Texas corporation; Kerr-McGee Corporation, an Oklahoma
corporation; and DOES 1 through 100, *Defendants*.
Case Number 1229251 (Consolidated with case number 1231299)
Rosenfeld Deposition: January 2008

In the United States District Court for Eastern District of Arkansas, Eastern District of Arkansas
Harry Stephens Farms, Inc, and Harry Stephens, individual and as managing partner of Stephens
Partnership, *Plaintiffs*, vs. Helena Chemical Company, and Exxon Mobil Corp., successor to Mobil
Chemical Co., *Defendants*.
Case Number 2:06-CV-00166 JMM (Consolidated with case number 4:07CV00278 JMM)
Rosenfeld Deposition: July 2010

In the United States District Court for the Western District of Arkansas, Texarkana Division
Rhonda Brasel, et al., *Plaintiffs*, vs. Weyerhaeuser Company and DOES 1 through 100, *Defendants*.
Civil Action Number 07-4037
Rosenfeld Deposition: March 2010
Rosenfeld Trial: October 2010

In the District Court of Texas 21st Judicial District of Burleson County
Dennis Davis, *Plaintiff*, vs. Burlington Northern Santa Fe Rail Way Company, *Defendant*.
Case Number 25,151
Rosenfeld Trial: May 2009

In the United States District Court of Southern District of Texas Galveston Division
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and
on behalf of those similarly situated, *Plaintiffs*, vs. BP Products North America, Inc., *Defendant*.
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

Exhibit B

Shawn Smallwood, PhD
3108 Finch Street
Davis, CA 95616

June Cowles, Senior Planner
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

14 February 2020

RE: GLP Store Warehouse Project

Dear Ms. Cowles,

I write to comment on biological resource issues related to the proposed GLP Store Warehouse Project, which I understand would consist of 164,149 square feet of warehouse floor space on 9.3 acres of annual grassland at the Southwest corner of Zinfandel Drive and North Mather Boulevard, Rancho Cordova.

My qualifications for preparing expert comments are the following. I hold a Ph.D. degree in Ecology from University of California at Davis, where I subsequently worked for four years as a post-graduate researcher in the Department of Agronomy and Range Sciences. My research has been on animal density and distribution, habitat selection, habitat restoration, interactions between wildlife and human infrastructure and activities, conservation of rare and endangered species, and on the ecology of invading species. I perform research on wildlife mortality caused by wind turbines, electric distribution lines, agricultural practices, and road traffic. I authored numerous papers on special-status species issues, including “Using the best scientific data for endangered species conservation” (Smallwood et al. 1999), and “Suggested standards for science applied to conservation issues” (Smallwood et al. 2001). I served as Chair of the Conservation Affairs Committee for The Wildlife Society – Western Section. I am a member of The Wildlife Society and the Raptor Research Foundation, and I’ve been a part-time lecturer at California State University, Sacramento. I was Associate Editor of wildlife biology’s premier scientific journal, The Journal of Wildlife Management, as well as of Biological Conservation, and I was on the Editorial Board of Environmental Management. I have performed wildlife surveys in California for thirty-three years, including at many proposed project sites. My CV is attached.

SITE VISIT

I visited the proposed project site (Photos 1-4) from 06:56 to 09:02 hours on 12 February 2020. I surveyed the site from its east and south perimeters, using a pair of 10×15×50 Leica Duovid binoculars. Vegetation cover at the site was California annual grassland extending from a wetland to the west and more grasslands to the east and south (Photos 1-3). Residential homes border the site on the site’s north side, and substantial grading is underway immediately west of the site (Photo 4). The site itself has been staked out with wooden stakes topped with orange flagging. One stake was marked “Prop. Cor.”



Photos 1-3. Proposed project site viewed toward southwest (top photo), west (middle photo), and northwest (lower photo), 12 February 2020.

While I visited the site, I saw a white-tailed kite – a California Fully Protected Species -- capture a California vole, which it carried to an adjacent oak for feeding (Photo 5). A red-tailed hawk was present throughout my visit (Photo 6). I saw Anna's hummingbirds (Photo 7) and red-winged blackbirds in full breeding plumage and actively defending breeding territories. I saw western meadowlarks announcing territories (Photo 8) and house finches in breeding plumage (Photo 9). Flocks of white-crowned sparrows and bushtits foraged across the site (Photos 10 and 11). I detected 27 species during my 12 February 2020 visit (Table 1). Five of the species I saw are listed as special-status species.

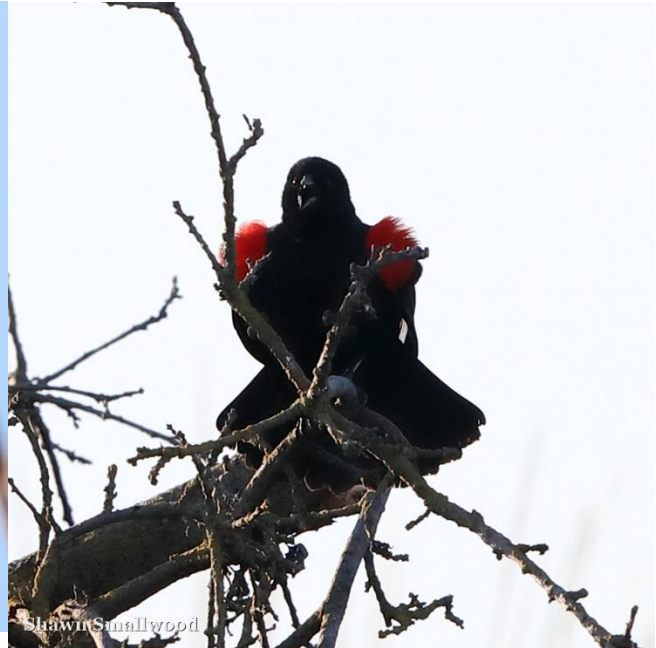


Photo 4. Heavy equipment at construction staging area, soon to begin grading just west of the proposed project site on 12 February 2020.



Photos 5 and 6. White-tailed kite with vole (left) and red-tailed hawk hunting from light standards (right).





Photos 7 and 8. Anna's hummingbirds (left) and red-winged blackbirds (right) were in full breeding plumage (note the blackbird's flared epaulettes) and defended territories.



Photos 8 and 9. Western meadowlarks announced breeding territories (left), and house finches regaled in breeding plumage (right).



Photos 10 and 11. One of many white-crowned sparrows (left) and one of a flock of bushtits (right) on and adjacent to the project site, 12 February 2020.

I previously visited two sites one mile south of the project site, once last year and four times between 1999 and 2002 to map fossorial mammal burrows around vernal pools. During those five visits I observed another 32 species (Table 2), including another 7 special-status species. Last year I saw a bald eagle and red-shouldered hawk (Photos 12 and 13). I saw American goldfinches (Photo 14), tree swallows (Photo 15), western bluebirds (Photo 16) and savannah sparrows (Photo 17) among many other species.



Photos 12 and 13. Bald eagle (left) and red-shouldered hawk (right) one mile south of the project site on 16 February 2019.

Table 1. Species of wildlife I observed during 06:56 to 09:02 hours on 12 February 2020 at the site of the proposed project.

Species	Scientific name	Status ¹	Note
Mute swan	<i>Cygnus olor</i>	Exotic	Flyover
Canada goose	<i>Branta canadensis</i>		Flyover
Double-crested cormorant	<i>Phalacrocorax auritus</i>	TWL	Flyover
Red-tailed hawk	<i>Buteo jamaicensis</i>	FGC 3503.5	
White-tailed kite	<i>Elanus leucurus</i>	CFP, FGC 3503.5	Foraging
American kestrel	<i>Falco sparverius</i>	FGC 3503.5	
California gull	<i>Larus californicus</i>	TWL	Flyover
Mourning dove	<i>Zenaida macroura</i>		
Eurasian collared-dove	<i>Streptopelia decaocto</i>	Exotic	Flyover
Rock pigeon	<i>Columba livea</i>	Exotic	Flyover
White-throated swift	<i>Aeronautes saxatalis</i>		
Anna's hummingbird	<i>Calypte anna</i>		
Black phoebe	<i>Sayornis nigricans</i>		
Bushtit	<i>Psatriparus minimus</i>		
Common raven	<i>Corvus corax</i>		
American crow	<i>Corvus brachyrhynchos</i>		
Northern mockingbird	<i>Mimus polyglottos</i>		Nearby
Yellow-rumped warbler	<i>Dendroica coronata</i>		
White-crowned sparrow	<i>Zonotrichia leucophrys</i>		
Savannah sparrow	<i>Passerculus sandwichensis</i>		
Great-tailed grackle	<i>Quiscalus mexicanus</i>	Range expansion	Nearby
Western meadowlark	<i>Sturnella neglecta</i>		Breeding
Brewer's blackbird	<i>Euphagus cyanocephalus</i>		
Red-winged blackbird	<i>Agelaius phoeniceus</i>		Breeding
House finch	<i>Carpodacus mexicanus</i>		
California vole	<i>Microtus californicus</i>		
Black-tailed jackrabbit	<i>Lepus californicus</i>		

¹ Listed as CFP = California Fully Protected (Fish and Game Code 3511); FGC 3503.5 = Fish and Game Code protecting Birds of prey; and TWL = Taxa to Watch List (Shuford and Gardali 2008).

Table 2. Additional species of wildlife I observed one mile south-southeast of the project site one year ago from 08:02 to 11:43 hours on 16 February 2019, and during four visits from 1999 through 2002 one mile south of the project site.

Species	Scientific name	Status ¹	Year
Mallard	<i>Anas platyrhynchos</i>		2019
Wild turkey	<i>Meleagris gallopavo</i>	Exotic	2019
Pied-billed grebe	<i>Podilymbus podiceps</i>		2019
Great egret	<i>Casmerodius albus</i>		2019
Green heron	<i>Butorides virescens</i>		2002
Turkey vulture	<i>Cathartes aura</i>	FGC 3503.5	2019
Bald eagle	<i>Haliaeetus albicilla</i>	BGEPA, BCC, CE, CFP	2019
Swanson's hawk	<i>Buteo swainsoni</i>	CT, BCC, FGC 3503.5	1999
Red-shouldered hawk	<i>Buteo lineatus</i>	FGC 3503.5	2019
Northern harrier	<i>Circus cyaneus</i>	SSC2, FGC 3503.5	2019
Killdeer	<i>Charadrius vociferus</i>		2019
Great-horned owl	<i>Bubo virginianus</i>	FGC 3503.5	2019
Northern flicker	<i>Colaptes auratus</i>		2019
White-breasted nuthatch	<i>Sitta carolinensis</i>		2019
Black-chinned hummingbird	<i>Archilochus alexandri</i>		2019
Bewick's wren	<i>Thryomanes bewickii</i>		2019
Western kingbird	<i>Tyrannus verticalis</i>		1999
Say's phoebe	<i>Sayornis saya</i>		2019
Cliff swallow	<i>Petrochelidon pyrrhonota</i>		2000
Tree swallow	<i>Tachycineta bicolor</i>		2019
Barn swallow	<i>Hirundo rustica</i>		1999
Western bluebird	<i>Sialia mexicana</i>		2019
California scrub-jay	<i>Aphelocoma coerulescens</i>		2019
American robin	<i>Turdus migratorius</i>		2019
Grasshopper sparrow	<i>Ammodramus savannarum</i>	SSC2	2019
Dark-eyed junco	<i>Junco hyemalis</i>		2019
American goldfinch	<i>Carduelis tristis</i>		2019
Coyote	<i>Canis latrans</i>		1999
Western fence lizard	<i>Sceloporus occidentalis</i>		2001
Gopher snake	<i>Pituophis c. catenife</i>		1999
Bullfrog	<i>Lithobates catesbeianus</i>	Exotic	1999
Sierran tree frog	<i>Pseudacris sierra</i>		2019

¹ Listed as BGEPA = Bald and Golden Eagle Protection Act; BCC = U.S. Fish and Wildlife Service Bird Species of Conservation Concern; CT & CE = California threatened and endangered; CFP = California Fully Protected (Fish and Game Code 3511); FGC 3503.5 = Fish and Game Code protecting Birds of prey; and SSC1, SSC2 and SSC3 = California Bird Species of Special Concern priorities 1, 2 and 3, respectively.



Photos 14 and 15. American goldfinches (left) and a tree swallow (right) one mile south of the project site on 16 February 2019.



Photos 16 and 17. Western bluebird was early for the worm (left) and a savannah sparrow (right) one mile south of the project site on 16 February 2019.

BIOLOGICAL IMPACTS ASSESSMENT

The project site is rich in wildlife. At the site and its neighboring area, I have personally detected 59 species of vertebrate wildlife, and that was during only 6 cursory visits, 4 of which I was focused on mammal burrows on the ground. I personally detected 12 special-status species on and around the project site, including Swanson's hawks and bald eagles, white-tailed kites and a grasshopper sparrow. I am not alone in these detections. A quick review of eBird records turned up 46 special-status species of birds (Table 3). In my assessment, another 8 special-status species of mammal, reptile and amphibian possibly or probably occur at the project site, for a total 54 special-status species of vertebrate wildlife. In my experience it is rare to see a list of special-status species of wildlife as long as the list associated with the proposed project. The long list at the project site reflects the substantial decline of the vegetation community, i.e., California annual grassland, upon which so many species of wildlife depend.

Most of the 54 special-status species listed in Table 3 were not addressed in Ecosystem Sciences (2005) nor the 2006 General Plan EIR (City of Rancho Cordova 2006). The listing status of some of them have also changed since the EIR, with tricolored blackbird recently listed as Threatened under the California Endangered Species Act, multiple species listed by the US Fish and Wildlife Service as Birds of Conservation Concern, and multiple additional species listed with priorities of conservation concern by California Department of Fish and Wildlife. Furthermore, since 2006 detection survey protocols have been developed for multiple species, including for burrowing owl (CDFW 2012). Many of these changes reflect the recently quantified loss of 29% of North America's birds over the last 48 years (Rosenberg et al. 2019), the ecological and economic costs of which are likely catastrophic. Conditions have changed so much that the 2006 EIR is grossly obsolete.

I could not help but notice the number of non-native species in the area. At the project site I saw 3 exotic species of wildlife and 1 species undergoing range expansion. I saw another 2 exotic species of wildlife during previous visits near the project site. Exotic species compose 10% of the species of vertebrate wildlife I have seen at or around the project site. In my experience, this level of exotic species composition indicates an environment under stress, as site invasibility increases with anthropogenic disturbances that ultimately reduces the degree of intactness of local ecological communities (Smallwood 1994). Principle disturbances in the project area include habitat loss and habitat fragmentation (Smallwood 2015) and road mortality of wildlife (see below).

Habitat loss not only results in the immediate numerical decline of wildlife, but also in permanent loss of productive capacity. Given that the project site supports annual grassland partly surrounded by trees and neighboring a wetland, the capacity of the project site for producing birds is enormous. For example, at one study site mixed with woodland, grassland and wetland, total bird nesting density was 32.8 nests per acre (Young 1948). This density multiplied against the project area would predict 305 bird nests per year. In another study, the average annual nest density was 35.8 nests per acre (Yahner 1982), which would predict 333 nests on the project site. The average number of fledglings per nest in Young's (1948) study was 2.9. Assuming Young's (1948) study

Table 3. Species reported on eBird (<https://eBird.org>) on or near the proposed project site, and whether occurrence potential and impacts were addressed in the DEIR.

Species	Scientific name	Status ¹	eBird	Occurrence potential	Addressed in 2006 EIR?
Pallid bat	<i>Antrozous pallidus</i>	SSC		Probable	Yes
Western red bat	<i>Lasiurus blossevillii</i>	SSC		Probable	
Fringed myotis	<i>Myotis thysanodes</i>	WBWG		Probable	Yes
Long-eared myotis	<i>Myotis evotis</i>	WBWG		Probable	Yes
Small-footed myotis	<i>Myotis cililabrum</i>	WBWG		Probable	Yes
American badger	<i>Taxidea taxus</i>	SSC		Probable	Yes
Western spadefoot	<i>Speas hmondii</i>	SSC		Possible	Yes
Western pond turtle	<i>Emys marmorata</i>	SSC		Probable	Yes
Aleutian cackling goose	<i>Branta hutchinsonii leucopareia</i>	TWL	Regional	Possible	
Redhead	<i>Aythya americana</i>	SSC2	Nearby	Possible	
American white pelican	<i>Pelicanus erythrorhynchos</i>	SSC1	Adjacent	Probable	
Double-crested cormorant	<i>Phalacrocorax auritus</i>	TWL	On site	Certain	
Least bittern	<i>Ixobrychus exilis</i>	SSC2	Nearby	Probable	
Sandhill crane	<i>Grus Canadensis tabida</i>	CT, CFP	Adjacent	Probable	
Long-billed curlew	<i>Numenius americanus</i>	TWL, BCC	Nearby	Probable	
Whimbrel	<i>Numenius phaeopus</i>	BCC	Nearby	Probable	
California gull	<i>Larus californicus</i>	TWL	Adjacent	Certain	
Turkey vulture	<i>Cathartes aura</i>	FGC 3503.5	On site	Certain	
Osprey	<i>Pandion haliaetus</i>	TWL, FGC 3503.5	Adjacent	Probable	
Bald eagle	<i>Haliaeetus leucocephalus</i>	BGEPA, BCC, CE, CFP	Nearby	Probable	
Golden eagle	<i>Aquila chrysaetos</i>	BGEPA, BCC, CFP	Adjacent	Probable	
Ferruginous hawk	<i>Buteo regalis</i>	BCC, TWL, FGC 3503.5	Adjacent	Probable	
Red-tailed hawk	<i>Buteo jamaicensis</i>	FGC 3503.5	On site	Certain	
Red-shouldered hawk	<i>Buteo lineatus</i>	FGC 3503.5	Adjacent	Probable	
Swainson's hawk	<i>Buteo swainsoni</i>	CT, BCC, FGC 3503.5	On site	Certain	Yes
Sharp-shinned hawk	<i>Accipiter striatus</i>	FGC 3503.5, TWL	Adjacent	Probable	
Cooper's hawk	<i>Accipiter cooperi</i>	FGC 3503.5, TWL	On site	Certain	Yes
Northern harrier	<i>Circus cyaneus</i>	SSC3, FGC 3503.5	On site	Certain	Yes
White-tailed kite	<i>Elanus leucurus</i>	CFP, TWL, FGC 3503.5	On site	Certain	Yes
American kestrel	<i>Falco sparverius</i>	FGC 3503.5	Adjacent	Certain	

ATTACHMENT 5

Species	Scientific name	Status ¹	eBird	Occurrence potential	Addressed in 2006 EIR?
Merlin	<i>Falco columbarius</i>	FGC 3503.5, TWL	Adjacent	Probable	
Prairie falcon	<i>Falco mexicanus</i>	FGC 3503.5, TWL	Adjacent	Probable	
Peregrine falcon	<i>Falco peregrinus</i>	CE, CFP, BCC, FGC 3503.5	Adjacent	Probable	
Burrowing owl	<i>Athene cunicularia</i>	BCC, SSC2, FGC 3503.5	Adjacent	Probable	Yes
Great-horned owl	<i>Bubo virginianus</i>	FGC 3503.5	Adjacent	Probable	
Short-eared owl	<i>Asio flammeus</i>	FGC 3503.5	Nearby	Probable	Yes
Western screech-owl	<i>Megascops kennicotti</i>	FGC 3503.5	Nearby	Probable	
Barn owl	<i>Tyto alba</i>	FGC 3503.5	Adjacent	Probable	
Vaux's swift	<i>Chaetura vauxi</i>	SCC2	Nearby	Probable	
Lewis's woodpecker	<i>Melanerpes lewis</i>	BCC	Nearby	Probable	
Nuttall's woodpecker	<i>Picoides nuttallii</i>	BCC	On site	Certain	
Willow flycatcher	<i>Empidonax traillii</i>	CE	Nearby	Probable	
Olive-sided flycatcher	<i>Contopus cooperi</i>	SSC2	Nearby	Probable	
Yellow-billed magpie	<i>Pica nuttalli</i>	BCC	Adjacent	Probable	
Horned lark	<i>Eremophila alpestris</i>	TWL	Adjacent	Probable	Yes
Purple martin	<i>Progne subis</i>	SSC2	Nearby	Probable	
Oak titmouse	<i>Baeolophus inornatus</i>	BCC	Nearby	Probable	
Loggerhead shrike	<i>Lanius ludovicianus</i>	BCC, SSC2	Adjacent	Probable	Yes
Yellow warbler	<i>Setophaga petechia</i>	SSC2, BCC	Adjacent	Probable	
Yellow-breasted chat	<i>Icteria virens</i>	SSC3	Nearby	Probable	Yes
Grasshopper sparrow	<i>Ammodramus savannarum</i>	SSC2	Nearby	Probable	
Modesto song sparrow	<i>Melospiza melodia</i>	SSC3	On site	Certain	
Tricolored blackbird	<i>Agelaius tricolor</i>	CT, BCC	Adjacent	Probable	Yes
Yellow-headed blackbird	<i>X. xanthocephalus</i>	SSC3	On site	Certain	

¹ Listed as BGEPA = Bald and Golden Eagle Protection Act; BCC = U.S. Fish and Wildlife Service Bird Species of Conservation Concern; CT & CE = California threatened and endangered; CFP = California Fully Protected (Fish and Game Code 3511); FGC 3503.5 = Fish and Game Code protecting Birds of prey; and SSC1, SSC2 and SSC3 = California Bird Species of Special Concern priorities 1, 2 and 3, respectively, TWL = Taxa to Watch List (Shuford and Gardali 2008); WBWG = priority listing by Western Bat Working Group.

site was typical of bird productivity, the project site generates 885 to 966 new birds per year, depending on whether I rely on Young's (1948) or Yahner's (1982) nest density. This loss of capacity would total 88,500 to 96,600 birds after 100 years, and it would continue for as long as habitat remains displaced by impervious surfaces.

Considering the changed circumstances caused by habitat fragmentation and cumulative impacts noted above, and considering changed conditions in species' listing status and newly available detection survey protocols, there is at least a fair argument that the project may have adverse impacts on special-status species that are insufficiently mitigated. These impacts should be analyzed in a project-specific EIR, and mitigation measures should be proposed.

Traffic Impacts on Wildlife

The project would generate an average daily trip (ADT) rate that is yet to be estimated, as far as I can determine. The project-generated ADT matters to the impacts analysis because it goes to the number of wild animals that will be killed annually on roads servicing the project. The roads along which wildlife would be killed would extend as far as the project's generated traffic, including along roads in other counties and states. The 2006 EIR mentioned road traffic mortality of wildlife only once, characterizing it as an indirect impact and proposing to mitigate it only along roads intersecting preserves. Whether mitigation measures have been implemented to minimize road traffic mortality of wildlife since 2006 would be worth exploring.

Vehicle collisions have accounted for the deaths of many thousands of reptile, amphibian, mammal, bird, and arthropod fauna, and the impacts have often been found to be significant at the population level (Forman et al. 2003). Across North America traffic impacts have taken devastating tolls on wildlife (Forman et al. 2003). In Canada, 3,562 birds were estimated killed per 100 km of road per year (Bishop and Brogan 2013), and the US estimate of avian mortality on roads is 2,200 to 8,405 deaths per 100 km per year, or 89 million to 340 million total per year (Loss et al. 2014). Local impacts can be more intense than nationally.

During the 2018-2019 winter, 2,695 California newts were counted dead along a 6-mile stretch of Alma Bridge Road in Los Gatos (Lisa M. Krieger, Bay Area News Group, 19 February 2019). In a recent study of traffic-caused wildlife mortality, investigators found 1,275 carcasses of 49 species of mammals, birds, amphibians and reptiles over 15 months of searches along a 2.5 mile stretch of Vasco Road in Contra Costa County, California (Mendelsohn et al. 2009). Using methods from Brown et al. (2016) to adjust the found fatalities for the proportion of fatalities not found due to scavenger removal and searcher error, I estimated traffic-caused fatalities was 12,187. This fatality estimate translates to a rate of 3,900 wild animals per mile per year killed. In terms comparable to the national estimates, the estimates from the Mendelsohn et al. (2009) study would translate to 243,740 animals killed per 100 km of road per year, or 29 times that of Loss et al.'s (2014) upper bound estimate and 68 times the Canadian estimate. An analysis is needed of whether increased warehouse-generated traffic in and around Rancho

Cordova would similarly result in local impacts on wildlife. It is possible that project-related traffic impacts will far exceed the impacts of land conversion to industrial use.

Wildlife roadkill is not randomly distributed, so can be predicted from patterns of habitat fragmentation, terrain, and ground cover. Causal factors include types of roadway, human population density, and temperature (Chen and Wu 2014), as well as time of day and adjacency and extent of vegetation cover (Chen and Wu 2014, Bartonička et al. 2018), and intersections with streams and riparian vegetation (Bartonička et al. 2018). For example, species of mammalian Carnivora are killed by vehicle traffic within 0.1 miles of stream crossings >40 times other than expected (K. S. Smallwood, 1989-2018 unpublished data). Also, increased use of existing roads will increase wildlife fatalities (see Figure 7 in Kobylarz 2001). These factors also point the way toward mitigation measures, which should be formulated in a project-specific EIR.

Based on the above studies, there is at least a fair argument that the project may have adverse impacts on special-status species due to traffic-related wildlife fatalities. These impacts should be analyzed in an EIR, and mitigation measures should be proposed.

Thank you for your attention,



Shawn Smallwood, Ph.D.

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Curriculum Vitae

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Born May 3, 1963 in
Sacramento, California.
Married, father of two.

Ecologist

Expertise

- Finding solutions to controversial problems related to wildlife interactions with human industry, infrastructure, and activities;
- Using systems analysis and experimental design principles to identify meaningful ecological patterns that can inform management decisions.

Education

Ph.D. Ecology, University of California, Davis. September 1990.
M.S. Ecology, University of California, Davis. June 1987.
B.S. Anthropology, University of California, Davis. June 1985.
Corcoran High School, Corcoran, California. June 1981.

Experience

- 443 professional publications, including:
 - 80 peer reviewed publications
 - 24 in non-reviewed proceedings
- 337 reports, declarations, posters and book reviews
- 8 in mass media outlets
- 84 public presentations of research results at meetings
- Reviewed many professional papers and reports
- Testified in 4 court cases.

Editing for scientific journals: Guest Editor, *Wildlife Society Bulletin*, 2012-2013, of invited papers representing international views on the impacts of wind energy on wildlife and how to mitigate the impacts. Associate Editor, *Journal of Wildlife Management*, March 2004 to 30 June 2007. Editorial Board Member, *Environmental Management*, 10/1999 to 8/2004. Associate Editor, *Biological Conservation*, 9/1994 to 9/1995.

Member, Alameda County Scientific Review Committee (SRC), August 2006 to April 2011. The five-member committee investigated the causes of bird and bat collisions in the Altamont Pass Wind Resource Area, and recommended mitigation and monitoring measures. The SRC

reviewed the science underlying the Alameda County Avian Protection Program, and advised the County on how to reduce wildlife fatalities.

Consulting Ecologist, 2004-2007, California Energy Commission (CEC). Provided consulting services as needed to the CEC on renewable energy impacts, monitoring and research, and produced several reports. Also collaborated with Lawrence-Livermore National Lab on research to understand and reduce wind turbine impacts on wildlife.

Consulting Ecologist, 1999-2013, U.S. Navy. Performed endangered species surveys, hazardous waste site monitoring, and habitat restoration for the endangered San Joaquin kangaroo rat, California tiger salamander, California red-legged frog, California clapper rail, western burrowing owl, salt marsh harvest mouse, and other species at Naval Air Station Lemoore; Naval Weapons Station, Seal Beach, Detachment Concord; Naval Security Group Activity, Skaggs Island; National Radio Transmitter Facility, Dixon; and, Naval Outlying Landing Field Imperial Beach.

Part-time Lecturer, 1998-2005, California State University, Sacramento. Taught Contemporary Environmental Issues, Natural Resources Conservation (twice), Mammalogy, Behavioral Ecology, and Ornithology Lab.

Senior Ecologist, 1999-2005, BioResource Consultants. Designed and implemented research and monitoring studies related to avian fatalities at wind turbines, avian electrocutions on electric distribution poles across California, and avian fatalities at transmission lines.

Systems Ecologist, 1996 to present, Consulting in the Public Interest, www.cipi.com. Member of a multi-disciplinary consortium of scientists facilitating large-scale, environmental planning projects and litigation. We provide risk assessments, assessments of management practices, and expert witness testimony.

Chairman, Conservation Affairs Committee, The Wildlife Society--Western Section, 1999-2001. Prepared position statements and led efforts directed toward conservation issues, including travel to Washington, D.C. to lobby Congress for more wildlife conservation funding.

Systems Ecologist, 1995-2000, Institute for Sustainable Development. Headed ISD's program on integrated resources management. Developed indicators of ecological integrity for large areas, using remotely sensed data, local community involvement and GIS.

Associate, 1997-1998, Department of Agronomy and Range Science, University of California, Davis. Worked with Shu Geng and Mingua Zhang on several studies related to wildlife interactions with agriculture and patterns of fertilizer and pesticide residues in groundwater across a large landscape.

Lead Scientist, 1996-1999, National Endangered Species Network. Headed NESN's efforts to inform academic scientists and environmental activists about emerging issues regarding the Endangered Species Act and other environmental laws pertaining to special-status species. Also testified at public hearings on behalf of environmental groups and endangered species.

Ecologist, 1997-1998, Western Foundation of Vertebrate Zoology. Conducted field research to

determine the impact of past mercury mining on the status of California red-legged frogs in Santa Clara County, California.

Senior Systems Ecologist, 1994-1995, EIP Associates, Sacramento, California. Provided consulting services in environmental planning. Developed quantitative assessment of land units for their conservation and restoration opportunities, using the ecological resource requirements of 29 special-status species. Developed ecological indicators for prioritizing areas within Yolo County to receive mitigation funds for habitat easements and restoration.

Post-Graduate Researcher, 1990-1994, Department of Agronomy and Range Science, *U.C. Davis*. Under the mentorship of Dr. Shu Geng, studied landscape and management effects on temporal and spatial patterns of abundance among pocket gophers and species of Falconiformes and Carnivora in the Sacramento Valley. Also managed and analyzed a data base of energy use in California agriculture, and assisted with a landscape (GIS) study of groundwater contamination across Tulare County, California.

Work experience in graduate school: Co-taught Conservation Biology with Dr. Christine Schonewald, 1991 & 1993, UC Davis Graduate Group in Ecology; Reader for Dr. Richard Coss's course on Psychobiology in 1990, UC Davis Department of Psychology; Research Assistant to Dr. Walter E. Howard, 1988-1990, UC Davis Department of Wildlife and Fisheries Biology, testing durable baits for pocket gopher management in forest clearcuts; Research Assistant to Dr. Terrell P. Salmon, 1987-1988, UC Wildlife Extension, Department of Wildlife and Fisheries Biology, developing empirical models of mammal and bird invasions in North America, and a rating system for priority research and control of exotic species based on economic, environmental and human health hazards in California. Student Assistant to Dr. E. Lee Fitzhugh, 1985-1987, UC Cooperative Extension, Department of Wildlife and Fisheries Biology, developing and implementing a statewide mountain lion track count for long-term monitoring of numbers and distribution.

Fulbright Research Fellow, Indonesia, 1988. Tested use of new sampling methods for numerical monitoring of Sumatran tiger and six other species of endemic felids, and evaluated methods used by other researchers.

Projects

Repowering wind energy projects through careful siting of new wind turbines using map-based collision hazard models to minimize impacts to volant wildlife. Funded by wind companies (principally NextEra Renewable Energy, Inc.), California Energy Commission and East Bay Regional Park District, I have collaborated with a GIS analyst and managed a crew of five field biologists performing golden eagle behavior surveys and nocturnal surveys on bats and owls. The goal is to quantify flight patterns for development of predictive models to more carefully site new wind turbines in repowering projects. Focused behavior surveys began May 2012 and continue. Collision hazard models have been prepared for seven wind projects, three of which were built. Planning for additional repowering projects is underway.

Test avian safety of new mixer-ejector wind turbine (MEWT). Designed and implemented a before-after, control-impact experimental design to test the avian safety of a new, shrouded wind turbine developed by Ogin Inc. (formerly known as FloDesign Wind Turbine Corporation). Supported by a

\$718,000 grant from the California Energy Commission's Public Interest Energy Research program and a 20% match share contribution from Ogin, I managed a crew of seven field biologists who performed periodic fatality searches and behavior surveys, carcass detection trials, nocturnal behavior surveys using a thermal camera, and spatial analyses with the collaboration of a GIS analyst. Field work began 1 April 2012 and ended 30 March 2015 without Ogin installing its MEWTs, but we still achieved multiple important scientific advances.

Reduce avian mortality due to wind turbines at Altamont Pass. Studied wildlife impacts caused by 5,400 wind turbines at the world's most notorious wind resource area. Studied how impacts are perceived by monitoring and how they are affected by terrain, wind patterns, food resources, range management practices, wind turbine operations, seasonal patterns, population cycles, infrastructure management such as electric distribution, animal behavior and social interactions.

Reduce avian mortality on electric distribution poles. Directed research toward reducing bird electrocutions on electric distribution poles, 2000-2007. Oversaw 5 founts of fatality searches at 10,000 poles from Orange County to Glenn County, California, and produced two large reports.

Cook *et al.* v. Rockwell International *et al.*, No. 90-K-181 (D. Colorado). Provided expert testimony on the role of burrowing animals in affecting the fate of buried and surface-deposited radioactive and hazardous chemical wastes at the Rocky Flats Plant, Colorado. Provided expert reports based on four site visits and an extensive document review of burrowing animals. Conducted transect surveys for evidence of burrowing animals and other wildlife on and around waste facilities. Discovered substantial intrusion of waste structures by burrowing animals. I testified in federal court in November 2005, and my clients were subsequently awarded a \$553,000,000 judgment by a jury. After appeals the award was increased to two billion dollars.

Hanford Nuclear Reservation Litigation. Provided expert testimony on the role of burrowing animals in affecting the fate of buried radioactive wastes at the Hanford Nuclear Reservation, Washington. Provided three expert reports based on three site visits and extensive document review. Predicted and verified a certain population density of pocket gophers on buried waste structures, as well as incidence of radionuclide contamination in body tissue. Conducted transect surveys for evidence of burrowing animals and other wildlife on and around waste facilities. Discovered substantial intrusion of waste structures by burrowing animals.

Expert testimony and declarations on proposed residential and commercial developments, gas-fired power plants, wind, solar and geothermal projects, water transfers and water transfer delivery systems, endangered species recovery plans, Habitat Conservation Plans and Natural Communities Conservation Programs. Testified before multiple government agencies, Tribunals, Boards of Supervisors and City Councils, and participated with press conferences and depositions. Prepared expert witness reports and court declarations, which are summarized under Reports (below).

Protocol-level surveys for special-status species. Used California Department of Fish and Wildlife and US Fish and Wildlife Service protocols to search for California red-legged frog, California tiger salamander, arroyo southwestern toad, blunt-nosed leopard lizard, western pond turtle, giant kangaroo rat, San Joaquin kangaroo rat, San Joaquin kit fox, western burrowing owl, Swainson's hawk, Valley elderberry longhorn beetle and other special-status species.

Conservation of San Joaquin kangaroo rat. Performed research to identify factors responsible for the

decline of this endangered species at Lemoore Naval Air Station, 2000-2013, and implemented habitat enhancements designed to reverse the trend and expand the population.

Impact of West Nile Virus on yellow-billed magpies. Funded by Sacramento-Yolo Mosquito and Vector Control District, 2005-2008, compared survey results pre- and post-West Nile Virus epidemic for multiple bird species in the Sacramento Valley, particularly on yellow-billed magpie and American crow due to susceptibility to WNV.

Workshops on HCPs. Assisted Dr. Michael Morrison with organizing and conducting a 2-day workshop on Habitat Conservation Plans, sponsored by Southern California Edison, and another 1-day workshop sponsored by PG&E. These Workshops were attended by academics, attorneys, and consultants with HCP experience. We guest-edited a Proceedings published in Environmental Management.

Mapping of biological resources along Highways 101, 46 and 41. Used GPS and GIS to delineate vegetation complexes and locations of special-status species along 26 miles of highway in San Luis Obispo County, 14 miles of highway and roadway in Monterey County, and in a large area north of Fresno, including within reclaimed gravel mining pits.

GPS mapping and monitoring at restoration sites and at Caltrans mitigation sites. Monitored the success of elderberry shrubs at one location, the success of willows at another location, and the response of wildlife to the succession of vegetation at both sites. Also used GPS to monitor the response of fossorial animals to yellow star-thistle eradication and natural grassland restoration efforts at Bear Valley in Colusa County and at the decommissioned Mather Air Force Base in Sacramento County.

Mercury effects on Red-legged Frog. Assisted Dr. Michael Morrison and US Fish and Wildlife Service in assessing the possible impacts of historical mercury mining on the federally listed California red-legged frog in Santa Clara County. Also measured habitat variables in streams.

Opposition to proposed No Surprises rule. Wrote a white paper and summary letter explaining scientific grounds for opposing the incidental take permit (ITP) rules providing ITP applicants and holders with general assurances they will be free of compliance with the Endangered Species Act once they adhere to the terms of a “properly functioning HCP.” Submitted 188 signatures of scientists and environmental professionals concerned about No Surprises rule US Fish and Wildlife Service, National Marine Fisheries Service, all US Senators.

Natomas Basin Habitat Conservation Plan alternative. Designed narrow channel marsh to increase the likelihood of survival and recovery in the wild of giant garter snake, Swainson’s hawk and Valley Elderberry Longhorn Beetle. The design included replication and interspersions of treatments for experimental testing of critical habitat elements. I provided a report to Northern Territories, Inc.

Assessments of agricultural production system and environmental technology transfer to China. Twice visited China and interviewed scientists, industrialists, agriculturalists, and the Directors of the Chinese Environmental Protection Agency and the Department of Agriculture to assess the need and possible pathways for environmental clean-up technologies and trade opportunities between the US and China.

Yolo County Habitat Conservation Plan. Conducted landscape ecology study of Yolo County to spatially prioritize allocation of mitigation efforts to improve ecosystem functionality within the County from the perspective of 29 special-status species of wildlife and plants. Used a hierarchically structured indicators approach to apply principles of landscape and ecosystem ecology, conservation biology, and local values in rating land units. Derived GIS maps to help guide the conservation area design, and then developed implementation strategies.

Mountain lion track count. Developed and conducted a carnivore monitoring program throughout California since 1985. Species counted include mountain lion, bobcat, black bear, coyote, red and gray fox, raccoon, striped skunk, badger, and black-tailed deer. Vegetation and land use are also monitored. Track survey transect was established on dusty, dirt roads within randomly selected quadrats.

Sumatran tiger and other felids. Upon award of Fulbright Research Fellowship, I designed and initiated track counts for seven species of wild cats in Sumatra, including Sumatran tiger, fishing cat, and golden cat. Spent four months on Sumatra and Java in 1988, and learned Bahasa Indonesia, the official Indonesian language.

Wildlife in agriculture. Beginning as post-graduate research, I studied pocket gophers and other wildlife in 40 alfalfa fields throughout the Sacramento Valley, and I surveyed for wildlife along a 200 mile road transect since 1989 with a hiatus of 1996-2004. The data are analyzed using GIS and methods from landscape ecology, and the results published and presented orally to farming groups in California and elsewhere. I also conducted the first study of wildlife in cover crops used on vineyards and orchards.

Agricultural energy use and Tulare County groundwater study. Developed and analyzed a data base of energy use in California agriculture, and collaborated on a landscape (GIS) study of groundwater contamination across Tulare County, California.

Pocket gopher damage in forest clear-cuts. Developed gopher sampling methods and tested various poison baits and baiting regimes in the largest-ever field study of pocket gopher management in forest plantations, involving 68 research plots in 55 clear-cuts among 6 National Forests in northern California.

Risk assessment of exotic species in North America. Developed empirical models of mammal and bird species invasions in North America, as well as a rating system for assigning priority research and control to exotic species in California, based on economic, environmental, and human health hazards.

Representative Clients/Funders

Law Offices of Stephan C. Volker	National Renewable Energy Lab
Eric K. Gillespie Professional Corporation	Altamont Winds LLC
Law Offices of Berger & Montague	Comstocks Business (magazine)
Lozeau Drury LLP	BioResource Consultants
Law Offices of Roy Haber	Tierra Data
Law Offices of Edward MacDonald	Black and Veatch
Law Office of John Gabrielli	Terry Preston, Wildlife Ecology Research Center
Law Office of Bill Kopper	EcoStat, Inc.
Law Office of Donald B. Mooney	US Navy
Law Office of Veneruso & Moncharsh	US Department of Agriculture
Law Office of Steven Thompson	US Forest Service
Law Office of Brian Gaffney	US Fish & Wildlife Service
California Wildlife Federation	US Department of Justice
Defenders of Wildlife	California Energy Commission
Sierra Club	California Office of the Attorney General
National Endangered Species Network	California Department of Fish & Wildlife
Spirit of the Sage Council	California Department of Transportation
The Humane Society	California Department of Forestry
Hagens Berman LLP	California Department of Food & Agriculture
Environmental Protection Information Center	Ventura County Counsel
Goldberg, Kamin & Garvin, Attorneys at Law	County of Yolo
Californians for Renewable Energy (CARE)	Tahoe Regional Planning Agency
Seatuck Environmental Association	Sustainable Agriculture Research & Education Program
Friends of the Columbia Gorge, Inc.	Sacramento-Yolo Mosquito and Vector Control District
Save Our Scenic Area	East Bay Regional Park District
Alliance to Protect Nantucket Sound	County of Alameda
Friends of the Swainson's Hawk	Don & LaNelle Silverstien
Alameda Creek Alliance	Seventh Day Adventist Church
Center for Biological Diversity	Escuela de la Raza Unida
California Native Plant Society	Susan Pelican and Howard Beeman
Endangered Wildlife Trust	Residents Against Inconsistent Development, Inc.
and BirdLife South Africa	Bob Sarvey
AquAlliance	Mike Boyd
Oregon Natural Desert Association	Hillcroft Neighborhood Fund
Save Our Sound	Joint Labor Management Committee, Retail Food Industry
G3 Energy and Pattern Energy	Lisa Rocca
Emerald Farms	Kevin Jackson
Pacific Gas & Electric Co.	Dawn Stover and Jay Letto
Southern California Edison Co.	Nancy Havassy
Georgia-Pacific Timber Co.	Catherine Portman (for Brenda Cedarblade)
Northern Territories Inc.	Ventus Environmental Solutions, Inc.
David Magney Environmental Consulting	Panorama Environmental, Inc.
Wildlife History Foundation	Adams Broadwell Professional Corporation
NextEra Energy Resources, LLC	
FloDesign Wind Turbine	
EDF Renewables	

Representative special-status species experience

Common name	Species name	Description
Field experience		
California red-legged frog	<i>Rana aurora draytonii</i>	Protocol searches; Many detections
Foothill yellow-legged frog	<i>Rana boylei</i>	Presence surveys; Many detections
Western spadefoot	<i>Spea hammondi</i>	Presence surveys; Few detections
California tiger salamander	<i>Ambystoma californiense</i>	Protocol searches; Many detections
Coast range newt	<i>Taricha torosa torosa</i>	Searches and multiple detections
Blunt-nosed leopard lizard	<i>Gambelia sila</i>	Detected in San Luis Obispo County
California horned lizard	<i>Phrynosoma coronatum frontale</i>	Searches; Many detections
Western pond turtle	<i>Clemmys marmorata</i>	Searches; Many detections
San Joaquin kit fox	<i>Vulpes macrotis mutica</i>	Protocol searches; detections
Sumatran tiger	<i>Panthera tigris</i>	Research in Sumatra
Mountain lion	<i>Puma concolor californicus</i>	Research and publications
Point Arena mountain beaver	<i>Aplodontia rufa nigra</i>	Remote camera operation
Giant kangaroo rat	<i>Dipodomys ingens</i>	Detected in Cholame Valley
San Joaquin kangaroo rat	<i>Dipodomys nitratoideus</i>	Research, conservation at NAS Lemoore
Monterey dusky-footed woodrat	<i>Neotoma fuscipes luciana</i>	Non-target captures and mapping of dens
Salt marsh harvest mouse	<i>Reithrodontomys raviventris</i>	Habitat assessment, monitoring
Salinas harvest mouse	<i>Reithrodontomys megalotus distichlus</i>	Captures; habitat assessment
California clapper rail	<i>Rallus longirostris</i>	Surveys and detections
Golden eagle	<i>Aquila chrysaetos</i>	Research in Altamont Pass
Swainson's hawk	<i>Buteo swainsoni</i>	Research in Sacramento Valley
Northern harrier	<i>Circus cyaneus</i>	Research and publication
White-tailed kite	<i>Elanus leucurus</i>	Research and publication
Loggerhead shrike	<i>Lanius ludovicianus</i>	Research in Sacramento Valley
Least Bell's vireo	<i>Vireo bellii pusillus</i>	Detected in Monterey County
Willow flycatcher	<i>Empidonax traillii eximius</i>	Research at Sierra Nevada breeding sites
Burrowing owl	<i>Athene cunicularia hypuglia</i>	Research at multiple locations
Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	Research and publication
Analytical		
Arroyo southwestern toad	<i>Bufo microscaphus californicus</i>	Research and report.
Giant garter snake	<i>Thamnophis gigas</i>	Research and publication
Northern goshawk	<i>Accipiter gentilis</i>	Research and publication
Northern spotted owl	<i>Strix occidentalis</i>	Research and reports
Alameda whipsnake	<i>Masticophis lateralis euryxanthus</i>	Expert testimony

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Comments on Environmental Documents

I was retained or commissioned to comment on environmental planning and review documents, including:

- Comments on proposed rule for incidental eagle take (2016, 49 pp);
- Revised Draft Giant Garter Snake Recovery Plan of 2015 (2016, 18 pp);
- Supplementary Reply Witness Statement Amherst Island Wind Farm, Ontario (2015, 38 pp);
- Witness Statement on Amherst Island Wind Farm, Ontario (2015, 31 pp);
- Second Reply Witness Statement on White Pines Wind Farm, Ontario (2015, 6 pp);
- Reply Witness Statement on White Pines Wind Farm, Ontario (2015, 10 pp);
- Witness Statement on White Pines Wind Farm, Ontario (2015, 9 pp);
- Proposed Section 24 Specific Plan Agua Caliente Band of Cahuilla Indians DEIS (2015, 9 pp);

- Replies to comments 24 Specific Plan Agua Caliente Band of Cahuilla Indians FEIS (2015, 6 pp);
- Sierra Lakes Commerce Center Project DEIR (2015, 9 pp);
- West Valley Logistics Center Specific Plan DEIR(2015, 10 pp);
- World Logistic Center Specific Plan FEIR (2015, 12 pp);
- Bay Delta Conservation Plan EIR/EIS (2014, 21 pp);
- Addison Wind Energy Project DEIR (2014, 32 pp);
- Response to Comments on the Addison Wind Energy Project DEIR (2014, 15 pp);
- Addison and Rising Tree Wind Energy Project FEIR (2014, 12 pp);
- Alta East Wind Energy Project FEIS (2013, 23 pp);
- Blythe Solar Power Project Staff Assessment, California Energy Commission (2013, 16 pp);
- Clearwater and Yakima Solar Projects DEIR (2013, 9 pp);
- Cuyama Solar Project DEIR (2014, 19 pp);
- Draft Desert Renewable Energy Conservation Plan (DRECP) EIR/EIS (2015, 49 pp);
- Kingbird Solar Photovoltaic Project EIR (2013, 19 pp);
- Lucerne Valley Solar Project Initial Study & Mitigated Negative Declaration (2013, 12 pp);
- Palen Solar Electric Generating System Final Staff Assessment of California Energy Commission, (2014, 20 pp);
- Rebuttal testimony on Palen Solar Energy Generating System (2014, 9 pp);
- Rising Tree Wind Energy Project DEIR (2014, 32 pp);
- Response to Comments on the Rising Tree Wind Energy Project DEIR (2014, 15 pp);
- Soitec Solar Development Project Draft PEIR (2014, 18 pp);
- Comment on the Biological Opinion (08ESMF-00-2012-F-0387) of Oakland Zoo expansion on Alameda whipsnake and California red-legged frog (2014; 3 pp);
- West Antelope Solar Energy Project Initial Study and Negative Declaration (2013, 18 pp);
- Willow Springs Solar Photovoltaic Project DEIR (2015, 28 pp);
- Alameda Creek Bridge Replacement Project DEIR (2015, 10 pp);
- Declaration on Tule Wind project FEIR/FEIS (2013; 24 pp);
- Sunlight Partners LANDPRO Solar Project Mitigated Negative Declaration (2013; 11 pp);
- Declaration in opposition to BLM fracking (2013; 5 pp);
- Rosamond Solar Project Addendum EIR (2013; 13 pp);
- Pioneer Green Solar Project EIR (2013; 13 pp);
- Reply to Staff Responses to Comments on Soccer Center Solar Project Mitigated Negative Declaration (2013; 6 pp);
- Soccer Center Solar Project Mitigated Negative Declaration (2013; 10 pp);
- Plainview Solar Works Mitigated Negative Declaration (2013; 10 pp);
- Reply to the County Staff's Responses on comments to Imperial Valley Solar Company 2 Project (2013; 10 pp);
- Imperial Valley Solar Company 2 Project (2013; 13 pp);
- FRV Orion Solar Project DEIR (PP12232) (2013; 9 pp);
- Casa Diablo IV Geothermal Development Project (3013; 6 pp);
- Reply to Staff Responses to Comments on Casa Diablo IV Geothermal Development Project (2013; 8 pp);
- FEIS prepared for Alta East Wind Project (2013; 23 pp);

- Metropolitan Air Park DEIR, City of San Diego (2013;);
- Davidon Homes Tentative Subdivision Map and Rezoning Project DEIR (2013; 9 pp);
- Analysis of Biological Assessment of Oakland Zoo Expansion Impacts on Alameda Whipsnake (2013; 10 pp);
- Declaration on Campo Verde Solar project FEIR (2013; 11pp);
- Neg Dec comments on Davis Sewer Trunk Rehabilitation (2013; 8 pp);
- Declaration on North Steens Transmission Line FEIS (2012; 62 pp);
- City of Lancaster Revised Initial Study for Conditional Use Permits 12-08 and 12-09, Summer Solar and Springtime Solar Projects (2012; 8 pp);
- J&J Ranch, 24 Adobe Lane Environmental Review (2012; 14 pp);
- Reply to the County Staff's Responses on comments to Hudson Ranch Power II Geothermal Project and the Simbol Calipatria Plant II (2012; 8 pp);
- Hudson Ranch Power II Geothermal Project and the Simbol Calipatria Plant II (2012; 9 pp);
- Desert Harvest Solar Project EIS (2012; 15 pp);
- Solar Gen 2 Array Project DEIR (2012; 16 pp);
- Ocotillo Sol Project EIS (2012; 4 pp);
- Beacon Photovoltaic Project DEIR (2012; 5 pp);
- Declaration on Initial Study and Proposed Negative Declaration for the Butte Water District 2012 Water Transfer Program (2012; 11 pp);
- Mount Signal and Calexico Solar Farm Projects DEIR (2011; 16 pp);
- City of Elk Grove Sphere of Influence EIR (2011; 28 pp);
- Comment on Sutter Landing Park Solar Photovoltaic Project MND (2011; 9 pp);
- Statement of Shawn Smallwood, Ph.D. Regarding Proposed Rabik/Gudath Project, 22611 Coleman Valley Road, Bodega Bay (CPN 10-0002) (2011; 4 pp);
- Declaration of K. Shawn Smallwood on Biological Impacts of the Ivanpah Solar Electric Generating System (ISEGS) (2011; 9 pp);
- Comments on Draft Eagle Conservation Plan Guidance (2011; 13 pp);
- Comments on Draft EIR/EA for Niles Canyon Safety Improvement Project (2011; 16 pp);
- Declaration of K. Shawn Smallwood, Ph.D., on Biological Impacts of the Route 84 Safety Improvement Project (2011; 7 pp);
- Rebuttal Testimony of Witness #22, K. Shawn Smallwood, Ph.D, on Behalf of Intervenors Friends of The Columbia Gorge & Save Our Scenic Area (2010; 6 pp);
- Prefiled Direct Testimony of Witness #22, K. Shawn Smallwood, Ph.D, on Behalf of Intervenors Friends of the Columbia Gorge & Save Our Scenic Area. Comments on Whistling Ridge Wind Energy Power Project DEIS, Skamania County, Washington (2010; 41 pp);
- Evaluation of Klickitat County's Decisions on the Windy Flats West Wind Energy Project (2010; 17 pp);
- St. John's Church Project Draft Environmental Impact Report (2010; 14 pp.);
- Initial Study/Mitigated Negative Declaration for Results Radio Zone File #2009-001 (2010; 20 pp);
- Rio del Oro Specific Plan Project Final Environmental Impact Report (2010;12 pp);
- Answers to Questions on 33% RPS Implementation Analysis Preliminary Results Report (2009; 9 pp);
- SEPA Determination of Non-significance regarding zoning adjustments for Skamania

- County, Washington. Second Declaration to Friends of the Columbia Gorge, Inc. and Save Our Scenic Area (Dec 2008; 17 pp);
- Comments on Draft 1A Summary Report to CAISO (2008; 10 pp);
- County of Placer's Categorical Exemption of Hilton Manor Project (2009; 9 pp);
- Protest of CARE to Amendment to the Power Purchase and Sale Agreement for Procurement of Eligible Renewable Energy Resources Between Hatchet Ridge Wind LLC and PG&E (2009; 3 pp);
- Tehachapi Renewable Transmission Project EIR/EIS (2009; 142 pp);
- Delta Shores Project EIR, south Sacramento (2009; 11 pp + addendum 2 pp);
- Declaration of Shawn Smallwood in Support of Care's Petition to Modify D.07-09-040 (2008; 3 pp);
- The Public Utility Commission's Implementation Analysis December 16 Workshop for the Governor's Executive Order S-14-08 to implement a 33% Renewable Portfolio Standard by 2020 (2008; 9 pp);
- The Public Utility Commission's Implementation Analysis Draft Work Plan for the Governor's Executive Order S-14-08 to implement a 33% Renewable Portfolio Standard by 2020 (2008; 11 pp);
- Draft 1A Summary Report to California Independent System Operator for Planning Reserve Margins (PRM) Study (2008; 7 pp.);
- SEPA Determination of Non-significance regarding zoning adjustments for Skamania County, Washington. Declaration to Friends of the Columbia Gorge, Inc. and Save Our Scenic Area (Sep 2008; 16 pp);
- California Energy Commission's Preliminary Staff Assessment of the Colusa Generating Station (2007; 24 pp);
- Rio del Oro Specific Plan Project Recirculated Draft Environmental Impact Report (2008: 66 pp);
- Replies to Response to Comments Re: Regional University Specific Plan Environmental Impact Report (2008; 20 pp);
- Regional University Specific Plan Environmental Impact Report (2008: 33 pp.);
- Clark Precast, LLC's "Sugarland" project, Negative Declaration (2008: 15 pp.);
- Cape Wind Project Draft Environmental Impact Statement (2008; 157 pp.);
- Yuba Highlands Specific Plan (or Area Plan) Environmental Impact Report (2006; 37 pp.);
- Replies to responses to comments on Mitigated Negative Declaration of the proposed Mining Permit (MIN 04-01) and Modification of Use Permit 96-02 at North Table Mountain (2006; 5 pp);
- Mitigated Negative Declaration of the proposed Mining Permit (MIN 04-01) and Modification of Use Permit 96-02 at North Table Mountain (2006; 15 pp);
- Windy Point Wind Farm Environmental Review and EIS (2006; 14 pp and 36 Powerpoint slides in reply to responses to comments);
- Shiloh I Wind Power Project EIR (2005; 18 pp);
- Buena Vista Wind Energy Project Notice of Preparation of EIR (2004; 15 pp);
- Negative Declaration of the proposed Callahan Estates Subdivision (2004; 11 pp);
- Negative Declaration of the proposed Winters Highlands Subdivision (2004; 9 pp);
- Negative Declaration of the proposed Winters Highlands Subdivision (2004; 13 pp);
- Negative Declaration of the proposed Creekside Highlands Project, Tract 7270 (2004; 21

- pp);
- On the petition California Fish and Game Commission to list the Burrowing Owl as threatened or endangered (2003; 10 pp);
- Conditional Use Permit renewals from Alameda County for wind turbine operations in the Altamont Pass Wind Resource Area (2003; 41 pp);
- UC Davis Long Range Development Plan of 2003, particularly with regard to the Neighborhood Master Plan (2003; 23 pp);
- Anderson Marketplace Draft Environmental Impact Report (2003: 18 pp + 3 plates of photos);
- Negative Declaration of the proposed expansion of Temple B'nai Tikyah (2003: 6 pp);
- Antonio Mountain Ranch Specific Plan Public Draft EIR (2002: 23 pp);
- Response to testimony of experts at the East Altamont Energy Center evidentiary hearing on biological resources (2002: 9 pp);
- Revised Draft Environmental Impact Report, The Promenade (2002: 7 pp);
- Recirculated Initial Study for Calpine's proposed Pajaro Valley Energy Center (2002: 3 pp);
- UC Merced -- Declaration of Dr. Shawn Smallwood in support of petitioner's application for temporary restraining order and preliminary injunction (2002: 5 pp);
- Replies to response to comments in Final Environmental Impact Report, Atwood Ranch Unit III Subdivision (2003: 22 pp);
- Draft Environmental Impact Report, Atwood Ranch Unit III Subdivision (2002: 19 pp + 8 photos on 4 plates);
- California Energy Commission Staff Report on GWF Tracy Peaker Project (2002: 17 pp + 3 photos; follow-up report of 3 pp);
- Initial Study and Negative Declaration, Silver Bend Apartments, Placer County (2002: 13 pp);
- UC Merced Long-range Development Plan DEIR and UC Merced Community Plan DEIR (2001: 26 pp);
- Initial Study, Colusa County Power Plant (2001: 6 pp);
- Comments on Proposed Dog Park at Catlin Park, Folsom, California (2001: 5 pp + 4 photos);
- Pacific Lumber Co. (Headwaters) Habitat Conservation Plan and Environmental Impact Report (1998: 28 pp);
- Final Environmental Impact Report/Statement for Issuance of Take authorization for listed species within the MSCP planning area in San Diego County, California (Fed. Reg. 62 (60): 14938, San Diego Multi-Species Conservation Program) (1997: 10 pp);
- Permit (PRT-823773) Amendment for the Natomas Basin Habitat Conservation Plan, Sacramento, CA (Fed. Reg. 63 (101): 29020-29021) (1998);
- Draft Recovery Plan for the Giant Garter Snake (*Thamnophis gigas*). (Fed. Reg. 64(176): 49497-49498) (1999: 8 pp);
- Review of the Draft Recovery Plan for the Arroyo Southwestern Toad (*Bufo microscaphus californicus*) (1998);
- Ballona West Bluffs Project Environmental Impact Report (1999: oral presentation);
- California Board of Forestry's proposed amended Forest Practices Rules (1999);
- Negative Declaration for the Sunset Sky ranch Airport Use Permit (1999);
- Calpine and Bechtel Corporations' Biological Resources Implementation and Monitoring

- Program (BRMIMP) for the Metcalf Energy Center (2000: 10 pp);
- California Energy Commission's Final Staff Assessment of the proposed Metcalf Energy Center (2000);
- US Fish and Wildlife Service Section 7 consultation with the California Energy Commission regarding Calpine and Bechtel Corporations' Metcalf Energy Center (2000: 4 pp);
- California Energy Commission's Preliminary Staff Assessment of the proposed Metcalf Energy Center (2000: 11 pp);
- Site-specific management plans for the Natomas Basin Conservancy's mitigation lands, prepared by Wildlands, Inc. (2000: 7 pp);
- Affidavit of K. Shawn Smallwood in *Spirit of the Sage Council, et al. (Plaintiffs) vs. Bruce Babbitt, Secretary, U.S. Department of the Interior, et al. (Defendants)*, Injuries caused by the No Surprises policy and final rule which codifies that policy (1999: 9 pp).

Comments on other Environmental Review Documents:

- Proposed Regulation for California Fish and Game Code Section 3503.5 (2015: 12 pp);
- Statement of Overriding Considerations related to extending Altamont Winds, Inc.'s Conditional Use Permit PLN2014-00028 (2015; 8 pp);
- Draft Program Level EIR for Covell Village (2005; 19 pp);
- Bureau of Land Management Wind Energy Programmatic EIS Scoping document (2003: 7 pp.);
- NEPA Environmental Analysis for Biosafety Level 4 National Biocontainment Laboratory (NBL) at UC Davis (2003: 7 pp);
- Notice of Preparation of UC Merced Community and Area Plan EIR, on behalf of The Wildlife Society—Western Section (2001: 8 pp.);
- Preliminary Draft Yolo County Habitat Conservation Plan (2001; 2 letters totaling 35 pp.);
- Merced County General Plan Revision, notice of Negative Declaration (2001: 2 pp.);
- Notice of Preparation of Campus Parkway EIR/EIS (2001: 7 pp.);
- Draft Recovery Plan for the bighorn sheep in the Peninsular Range (*Ovis candensis*) (2000);
- Draft Recovery Plan for the California Red-legged Frog (*Rana aurora draytonii*), on behalf of The Wildlife Society—Western Section (2000: 10 pp.);
- Sierra Nevada Forest Plan Amendment Draft Environmental Impact Statement, on behalf of The Wildlife Society—Western Section (2000: 7 pp.);
- State Water Project Supplemental Water Purchase Program, Draft Program EIR (1997);
- Davis General Plan Update EIR (2000);
- Turn of the Century EIR (1999: 10 pp);
- Proposed termination of Critical Habitat Designation under the Endangered Species Act (Fed. Reg. 64(113): 31871-31874) (1999);
- NOA Draft Addendum to the Final Handbook for Habitat Conservation Planning and Incidental Take Permitting Process, termed the HCP 5-Point Policy Plan (Fed. Reg. 64(45): 11485 - 11490) (1999; 2 pp + attachments);
- Covell Center Project EIR and EIR Supplement (1997).

Position Statements I prepared the following position statements for the Western Section of The Wildlife Society, and one for nearly 200 scientists:

- Recommended that the California Department of Fish and Game prioritize the extermination of the introduced southern water snake in northern California. The Wildlife Society--Western Section (2001);
- Recommended that The Wildlife Society—Western Section appoint or recommend members of the independent scientific review panel for the UC Merced environmental review process (2001);
- Opposed the siting of the University of California's 10th campus on a sensitive vernal pool/grassland complex east of Merced. The Wildlife Society--Western Section (2000);
- Opposed the legalization of ferret ownership in California. The Wildlife Society--Western Section (2000);
- Opposed the Proposed "No Surprises," "Safe Harbor," and "Candidate Conservation Agreement" rules, including permit-shield protection provisions (Fed. Reg. Vol. 62, No. 103, pp. 29091-29098 and No. 113, pp. 32189-32194). This statement was signed by 188 scientists and went to the responsible federal agencies, as well as to the U.S. Senate and House of Representatives.

Posters at Professional Meetings

Leyvas, E. and K. S. Smallwood. 2015. Rehabilitating injured animals to offset and rectify wind project impacts. Conference on Wind Energy and Wildlife Impacts, Berlin, Germany, 9-12 March 2015.

Smallwood, K. S., J. Mount, S. Standish, E. Leyvas, D. Bell, E. Walther, B. Karas. 2015. Integrated detection trials to improve the accuracy of fatality rate estimates at wind projects. Conference on Wind Energy and Wildlife Impacts, Berlin, Germany, 9-12 March 2015.

Smallwood, K. S. and C. G. Thelander. 2005. Lessons learned from five years of avian mortality research in the Altamont Pass WRA. AWEA conference, Denver, May 2005.

Neher, L., L. Wilder, J. Woo, L. Spiegel, D. Yen-Nakafugi, and K.S. Smallwood. 2005. Bird's eye view on California wind. AWEA conference, Denver, May 2005.

Smallwood, K. S., C. G. Thelander and L. Spiegel. 2003. Toward a predictive model of avian fatalities in the Altamont Pass Wind Resource Area. Windpower 2003 Conference and Convention, Austin, Texas.

Smallwood, K.S. and Eva Butler. 2002. Pocket Gopher Response to Yellow Star-thistle Eradication as part of Grassland Restoration at Decommissioned Mather Air Force Base, Sacramento County, California. White Mountain Research Station Open House, Barcroft Station.

Smallwood, K.S. and Michael L. Morrison. 2002. Fresno kangaroo rat (*Dipodomys nitratoides*) Conservation Research at Resources Management Area 5, Lemoore Naval Air Station. White Mountain Research Station Open House, Barcroft Station.

Smallwood, K.S. and E.L. Fitzhugh. 1989. Differentiating mountain lion and dog tracks. Third Mountain Lion Workshop, Prescott, AZ.

Smith, T. R. and K. S. Smallwood. 2000. Effects of study area size, location, season, and allometry on reported *Sorex* shrew densities. Annual Meeting of the Western Section of The Wildlife Society.

Presentations at Professional Meetings and Seminars

Mitigation of Raptor Fatalities in the Altamont Pass Wind Resource Area. Raptor Research Foundation Meeting, Sacramento, California, 6 November 2015.

From burrows to behavior: Research and management for burrowing owls in a diverse landscape. California Burrowing Owl Consortium meeting, 24 October 2015, San Jose, California.

The Challenges of repowering. Keynote presentation at Conference on Wind Energy and Wildlife Impacts, Berlin, Germany, 10 March 2015.

Research Highlights Altamont Pass 2011-2015. Scientific Review Committee, Oakland, California, 8 July 2015.

Siting wind turbines to minimize raptor collisions: Altamont Pass Wind Resource Area. US Fish and Wildlife Service Golden Eagle Working Group, Sacramento, California, 8 January 2015.

Evaluation of nest boxes as a burrowing owl conservation strategy. Sacramento Chapter of the Western Section, The Wildlife Society. Sacramento, California, 26 August 2013.

Predicting collision hazard zones to guide repowering of the Altamont Pass. Conference on wind power and environmental impacts. Stockholm, Sweden, 5-7 February 2013.

Impacts of Wind Turbines on Wildlife. California Council for Wildlife Rehabilitators, Yosemite, California, 12 November 2012.

Impacts of Wind Turbines on Birds and Bats. Madrone Audubon Society, Santa Rosa, California, 20 February 2012.

Comparing Wind Turbine Impacts across North America. California Energy Commission Staff Workshop: Reducing the Impacts of Energy Infrastructure on Wildlife, 20 July 2011.

Siting Repowered Wind Turbines to Minimize Raptor Collisions. California Energy Commission Staff Workshop: Reducing the Impacts of Energy Infrastructure on Wildlife, 20 July 2011.

Siting Repowered Wind Turbines to Minimize Raptor Collisions. Alameda County Scientific Review Committee meeting, 17 February 2011

Comparing Wind Turbine Impacts across North America. Conference on Wind energy and Wildlife impacts, Trondheim, Norway, 3 May 2011.

Update on Wildlife Impacts in the Altamont Pass Wind Resource Area. Raptor Symposium, The Wildlife Society—Western Section, Riverside, California, February 2011.

Siting Repowered Wind Turbines to Minimize Raptor Collisions. Raptor Symposium, The Wildlife

Society - Western Section, Riverside, California, February 2011.

Wildlife mortality caused by wind turbine collisions. Ecological Society of America, Pittsburgh, Pennsylvania, 6 August 2010.

Map-based repowering and reorganization of a wind farm to minimize burrowing owl fatalities. California burrowing Owl Consortium Meeting, Livermore, California, 6 February 2010.

Environmental barriers to wind power. Getting Real About Renewables: Economic and Environmental Barriers to Biofuels and Wind Energy. A symposium sponsored by the Environmental & Energy Law & Policy Journal, University of Houston Law Center, Houston, 23 February 2007.

Lessons learned about bird collisions with wind turbines in the Altamont Pass and other US wind farms. Meeting with Japan Ministry of the Environment and Japan Ministry of the Economy, Wild Bird Society of Japan, and other NGOs Tokyo, Japan, 9 November 2006.

Lessons learned about bird collisions with wind turbines in the Altamont Pass and other US wind farms. Symposium on bird collisions with wind turbines. Wild Bird Society of Japan, Tokyo, Japan, 4 November 2006.

Responses of Fresno kangaroo rats to habitat improvements in an adaptive management framework. California Society for Ecological Restoration (SERCAL) 13th Annual Conference, UC Santa Barbara, 27 October 2006.

Fatality associations as the basis for predictive models of fatalities in the Altamont Pass Wind Resource Area. EEI/APLIC/PIER Workshop, 2006 Biologist Task Force and Avian Interaction with Electric Facilities Meeting, Pleasanton, California, 28 April 2006.

Burrowing owl burrows and wind turbine collisions in the Altamont Pass Wind Resource Area. The Wildlife Society - Western Section Annual Meeting, Sacramento, California, February 8, 2006.

Mitigation at wind farms. Workshop: Understanding and resolving bird and bat impacts. American Wind Energy Association and Audubon Society. Los Angeles, CA. January 10 and 11, 2006.

Incorporating data from the California Wildlife Habitat Relationships (CWHR) system into an impact assessment tool for birds near wind farms. Shawn Smallwood, Kevin Hunting, Marcus Yee, Linda Spiegel, Monica Parisi. Workshop: Understanding and resolving bird and bat impacts. American Wind Energy Association and Audubon Society. Los Angeles, CA. January 10 and 11, 2006.

Toward indicating threats to birds by California's new wind farms. California Energy Commission, Sacramento, May 26, 2005.

Avian collisions in the Altamont Pass. California Energy Commission, Sacramento, May 26, 2005.

Ecological solutions for avian collisions with wind turbines in the Altamont Pass Wind Resource Area. EPRI Environmental Sector Council, Monterey, California, February 17, 2005.

Ecological solutions for avian collisions with wind turbines in the Altamont Pass Wind Resource Area. The Wildlife Society—Western Section Annual Meeting, Sacramento, California, January 19, 2005.

Associations between avian fatalities and attributes of electric distribution poles in California. The Wildlife Society - Western Section Annual Meeting, Sacramento, California, January 19, 2005.

Minimizing avian mortality in the Altamont Pass Wind Resources Area. UC Davis Wind Energy Collaborative Forum, Palm Springs, California, December 14, 2004.

Selecting electric distribution poles for priority retrofitting to reduce raptor mortality. Raptor Research Foundation Meeting, Bakersfield, California, November 10, 2004.

Responses of Fresno kangaroo rats to habitat improvements in an adaptive management framework. Annual Meeting of the Society for Ecological Restoration, South Lake Tahoe, California, October 16, 2004.

Lessons learned from five years of avian mortality research at the Altamont Pass Wind Resources Area in California. The Wildlife Society Annual Meeting, Calgary, Canada, September 2004.

The ecology and impacts of power generation at Altamont Pass. Sacramento Petroleum Association, Sacramento, California, August 18, 2004.

Burrowing owl mortality in the Altamont Pass Wind Resource Area. California Burrowing Owl Consortium meeting, Hayward, California, February 7, 2004.

Burrowing owl mortality in the Altamont Pass Wind Resource Area. California Burrowing Owl Symposium, Sacramento, November 2, 2003.

Raptor Mortality at the Altamont Pass Wind Resource Area. National Wind Coordinating Committee, Washington, D.C., November 17, 2003.

Raptor Behavior at the Altamont Pass Wind Resource Area. Annual Meeting of the Raptor Research Foundation, Anchorage, Alaska, September, 2003.

Raptor Mortality at the Altamont Pass Wind Resource Area. Annual Meeting of the Raptor Research Foundation, Anchorage, Alaska, September, 2003.

California mountain lions. Ecological & Environmental Issues Seminar, Department of Biology, California State University, Sacramento, November, 2000.

Intra- and inter-turbine string comparison of fatalities to animal burrow densities at Altamont Pass. National Wind Coordinating Committee, Carmel, California, May, 2000.

Using a Geographic Positioning System (GPS) to map wildlife and habitat. Annual Meeting of the Western Section of The Wildlife Society, Riverside, CA, January, 2000.

Suggested standards for science applied to conservation issues. Annual Meeting of the Western Section of The Wildlife Society, Riverside, CA, January, 2000.

The indicators framework applied to ecological restoration in Yolo County, California. Society for Ecological Restoration, September 25, 1999.

Ecological restoration in the context of animal social units and their habitat areas. Society for Ecological Restoration, September 24, 1999.

Relating Indicators of Ecological Health and Integrity to Assess Risks to Sustainable Agriculture and Native Biota. International Conference on Ecosystem Health, August 16, 1999.

A crosswalk from the Endangered Species Act to the HCP Handbook and real HCPs. Southern California Edison, Co. and California Energy Commission, March 4-5, 1999.

Mountain lion track counts in California: Implications for Management. Ecological & Environmental Issues Seminar, Department of Biological Sciences, California State University, Sacramento, November 4, 1998.

“No Surprises” -- Lack of science in the HCP process. California Native Plant Society Annual Conservation Conference, The Presidio, San Francisco, September 7, 1997.

In Your Interest. A half hour weekly show aired on Channel 10 Television, Sacramento. In this episode, I served on a panel of experts discussing problems with the implementation of the Endangered Species Act. Aired August 31, 1997.

Spatial scaling of pocket gopher (*Geomyidae*) density. Southwestern Association of Naturalists 44th Meeting, Fayetteville, Arkansas, April 10, 1997.

Estimating prairie dog and pocket gopher burrow volume. Southwestern Association of Naturalists 44th Meeting, Fayetteville, Arkansas, April 10, 1997.

Ten years of mountain lion track survey. Fifth Mountain Lion Workshop, San Diego, February 27, 1996.

Study and interpretive design effects on mountain lion density estimates. Fifth Mountain Lion Workshop, San Diego, February 27, 1996.

Small animal control. Session moderator and speaker at the California Farm Conference, Sacramento, California, Feb. 28, 1995.

Small animal control. Ecological Farming Conference, Asylomar, California, Jan. 28, 1995.

Habitat associations of the Swainson's Hawk in the Sacramento Valley's agricultural landscape. 1994 Raptor Research Foundation Meeting, Flagstaff, Arizona.

Alfalfa as wildlife habitat. Seed Industry Conference, Woodland, California, May 4, 1994.

Habitats and vertebrate pests: impacts and management. Managing Farmland to Bring Back Game Birds and Wildlife to the Central Valley. Yolo County Resource Conservation District, U.C. Davis, February 19, 1994.

Management of gophers and alfalfa as wildlife habitat. Orland Alfalfa Production Meeting and Sacramento Valley Alfalfa Production Meeting, February 1 and 2, 1994.

Patterns of wildlife movement in a farming landscape. Wildlife and Fisheries Biology Seminar Series: Recent Advances in Wildlife, Fish, and Conservation Biology, U.C. Davis, Dec. 6, 1993.

Alfalfa as wildlife habitat. California Alfalfa Symposium, Fresno, California, Dec. 9, 1993.

Management of pocket gophers in Sacramento Valley alfalfa. California Alfalfa Symposium, Fresno, California, Dec. 8, 1993.

Association analysis of raptors in a farming landscape. Plenary speaker at Raptor Research Foundation Meeting, Charlotte, North Carolina, Nov. 6, 1993.

Landscape strategies for biological control and IPM. Plenary speaker, International Conference on Integrated Resource Management and Sustainable Agriculture, Beijing, China, Sept. 11, 1993.

Landscape Ecology Study of Pocket Gophers in Alfalfa. Alfalfa Field Day, U.C. Davis, July 1993.

Patterns of wildlife movement in a farming landscape. Spatial Data Analysis Colloquium, U.C. Davis, August 6, 1993.

Sound stewardship of wildlife. Veterinary Medicine Seminar: Ethics of Animal Use, U.C. Davis. May 1993.

Landscape ecology study of pocket gophers in alfalfa. Five County Grower's Meeting, Tracy, California. February 1993.

Turbulence and the community organizers: The role of invading species in ordering a turbulent system, and the factors for invasion success. Ecology Graduate Student Association Colloquium, U.C. Davis. May 1990.

Evaluation of exotic vertebrate pests. Fourteenth Vertebrate Pest Conference, Sacramento, California. March 1990.

Analytical methods for predicting success of mammal introductions to North America. The Western Section of the Wildlife Society, Hilo, Hawaii. February 1988.

A state-wide mountain lion track survey. Sacramento County Dept Parks and Recreation. April 1986.

The mountain lion in California. Davis Chapter of the Audubon Society. October 1985.

Ecology Graduate Student Seminars, U.C. Davis, 1985-1990: Social behavior of the mountain lion;

Mountain lion control; Political status of the mountain lion in California.

Other forms of Participation at Professional Meetings

- Scientific Committee, Conference on Wind energy and Wildlife impacts, Berlin, Germany, March 2015.
- Scientific Committee, Conference on Wind energy and Wildlife impacts, Stockholm, Sweden, February 2013.
- Workshop co-presenter at Birds & Wind Energy Specialist Group (BAWESG) Information sharing week, Bird specialist studies for proposed wind energy facilities in South Africa, Endangered Wildlife Trust, Darling, South Africa, 3-7 October 2011.
- Scientific Committee, Conference on Wind energy and Wildlife impacts, Trondheim, Norway, 2-5 May 2011.
- Chair of Animal Damage Management Session, The Wildlife Society, Annual Meeting, Reno, Nevada, September 26, 2001.
- Chair of Technical Session: Human communities and ecosystem health: Comparing perspectives and making connection. Managing for Ecosystem Health, International Congress on Ecosystem Health, Sacramento, CA August 15-20, 1999.
- Student Awards Committee, Annual Meeting of the Western Section of The Wildlife Society, Riverside, CA, January, 2000.
- Student Mentor, Annual Meeting of the Western Section of The Wildlife Society, Riverside, CA, January, 2000.

Printed Mass Media

Smallwood, K.S., D. Mooney, and M. McGuinness. 2003. We must stop the UCD biolab now. Op-Ed to the Davis Enterprise.

Smallwood, K.S. 2002. Spring Lake threatens Davis. Op-Ed to the Davis Enterprise.

Smallwood, K.S. Summer, 2001. Mitigation of habitation. The Flatlander, Davis, California.

Entrikan, R.K. and K.S. Smallwood. 2000. Measure O: Flawed law would lock in new taxes. Op-Ed to the Davis Enterprise.

Smallwood, K.S. 2000. Davis delegation lobbies Congress for Wildlife conservation. Op-Ed to the Davis Enterprise.

Smallwood, K.S. 1998. Davis Visions. The Flatlander, Davis, California.

Smallwood, K.S. 1997. Last grab for Yolo's land and water. The Flatlander, Davis, California.

Smallwood, K.S. 1997. The Yolo County HCP. Op-Ed to the Davis Enterprise.

Radio/Television

PBS News Hour,

FOX News, Energy in America: Dead Birds Unintended Consequence of Wind Power Development, August 2011.

KXJZ Capital Public Radio -- Insight (Host Jeffrey Callison). Mountain lion attacks (with guest Professor Richard Coss). 23 April 2009;

KXJZ Capital Public Radio -- Insight (Host Jeffrey Callison). Wind farm Rio Vista Renewable Power. 4 September 2008;

KQED QUEST Episode #111. Bird collisions with wind turbines. 2007;

KDVS Speaking in Tongues (host Ron Glick), Yolo County HCP: 1 hour. December 27, 2001;

KDVS Speaking in Tongues (host Ron Glick), Yolo County HCP: 1 hour. May 3, 2001;

KDVS Speaking in Tongues (host Ron Glick), Yolo County HCP: 1 hour. February 8, 2001;

KDVS Speaking in Tongues (host Ron Glick & Shawn Smallwood), California Energy Crisis: 1 hour. Jan. 25, 2001;

KDVS Speaking in Tongues (host Ron Glick), Headwaters Forest HCP: 1 hour. 1998;

Davis Cable Channel (host Gerald Heffernon), Burrowing owls in Davis: half hour. June, 2000;

Davis Cable Channel (hosted by Davis League of Women Voters), Measure O debate: 1 hour. October, 2000;

KXTV 10, In Your Interest, The Endangered Species Act: half hour. 1997.

Reviews of Journal Papers (Scientific journals for whom I've provided peer review)

Journal	Journal
American Naturalist	Journal of Animal Ecology
Journal of Wildlife Management	Western North American Naturalist
Auk	Journal of Raptor Research
Biological Conservation	National Renewable Energy Lab reports
Canadian Journal of Zoology	Oikos
Ecosystem Health	The Prairie Naturalist
Environmental Conservation	Restoration Ecology
Environmental Management	Southwestern Naturalist
Functional Ecology	The Wildlife Society--Western Section Trans.
Journal of Zoology (London)	Proc. Int. Congress on Managing for Ecosystem Health
Journal of Applied Ecology	Transactions in GIS
Ecology	Tropical Ecology
Biological Control	The Condor

Committees

- Scientific Review Committee, Alameda County, Altamont Pass Wind Resource Area
- Ph.D. Thesis Committee, Steve Anderson, University of California, Davis
- MS Thesis Committee, Marcus Yee, California State University, Sacramento

Other Professional Activities or Products

Testified in Federal Court in Denver during 2005 over the fate of radio-nuclides in the soil at Rocky Flats Plant after exposure to burrowing animals. My clients won a judgment of \$553,000,000. I have also testified in many other cases of litigation under CEQA, NEPA, the Warren-Alquist Act, and other environmental laws. My clients won most of the cases for which I testified.

Testified before Environmental Review Tribunals in Ontario, Canada regarding proposed White Pines and Amherst Island Wind Energy projects.

Testified in Skamania County Hearing in 2009 on the potential impacts of zoning the County for development of wind farms and hazardous waste facilities.

Testified in deposition in 2007 in the case of O'Dell et al. vs. FPL Energy in Houston, Texas.

Testified in Klickitat County Hearing in 2006 on the potential impacts of the Windy Point Wind Farm.

Memberships in Professional Societies

The Wildlife Society
Raptor Research Foundation

Honors and Awards

Fulbright Research Fellowship to Indonesia, 1987
J.G. Boswell Full Academic Scholarship, 1981 college of choice
Certificate of Appreciation, The Wildlife Society—Western Section, 2000, 2001
Northern California Athletic Association Most Valuable Cross Country Runner, 1984
American Legion Award, Corcoran High School, 1981, and John Muir Junior High, 1977
CIF Section Champion, Cross Country in 1978
CIF Section Champion, Track & Field 2 mile run in 1981
National Junior Record, 20 kilometer run, 1982
National Age Group Record, 1500 meter run, 1978

Community Activities

District 64 Little League Umpire, 2003-2007
Dixon Little League Umpire, 2006-07
Davis Little League Chief Umpire and Board member, 2004-2005
Davis Little League Safety Officer, 2004-2005
Davis Little League Certified Umpire, 2002-2004
Davis Little League Scorekeeper, 2002
Davis Visioning Group member
Petitioner for Writ of Mandate under the California Environmental Quality Act against City of Woodland decision to approve the Spring Lake Specific Plan, 2002
Served on campaign committees for City Council candidates

Exhibit C

SMAQMD Thresholds of Significance Table

All Projects Subject to CEQA		
Construction Phase		Operational Phase
Mass Emission Thresholds		
NO _x (ozone precursor)	85 pounds/day	65 pounds/day
ROG (VOC) (ozone precursor)	NONE	65 pounds/day
PM ₁₀	Zero (0). If all feasible BACT/BMPs are applied, then 80 pounds/day and 14.6 tons/year	Zero (0). If all feasible BACT/BMPs are applied, then 80 pounds/day and 14.6 tons/year
PM _{2.5}	Zero (0). If all feasible BACT/BMPs are applied, then 82 pounds/day and 15 tons/year	Zero (0). If all feasible BACT/BMPs are applied, then 82 pounds/day and 15 tons/year
Concentration Thresholds (based on the California Ambient Air Quality Standard, identical threshold for both phases of development)		
CO	20 ppm 1-hour standard (23 mg/m ³); 9 ppm 8-hour standard (10 mg/m ³)	
NO ₂	0.18 ppm 1-hour standard (339 µg/m ³); 0.03 ppm Annual Arithmetic Mean (57 µg/m ³)	
SO ₂	0.25 ppm 1-hour standard (665 µg/m ³); 0.04 ppm 24-hour standard (105 µg/m ³)	
Lead	1.5 µg/m ³ 30-day average	
Visibility Reducing Particles	Extinction coefficient of 0.23 per kilometer - visibility of ten miles or more due to particles when relative humidity is less than 70 percent	
Sulfates	25 µg/m ³ 24-hour standard	
H ₂ S	0.03 ppm (42 µg/m ³) 1-hour standard	
Vinyl Chloride	0.01 ppm (26 µg/m ³) 24-hour standard	

Land Development and Construction Projects		
Construction Phase		Operational Phase
Greenhouse Gas Emissions (GHG) Thresholds		
GHG as CO ₂ e	1,100 metric tons/year	1,100 metric tons/year

Stationary Source Only		
Toxic Air Contaminant (TAC) Thresholds		
Cancer Risk	An incremental increase in cancer risk greater than 10 in one million at any off-site receptor.	
Non-cancer (Hazard Index)	Ground-level concentration of project-generated TACs that would result in a Hazard Index greater than 1 at any off-site receptor.	

Construction Phase		Operational Phase
Greenhouse Gas Emissions (GHG) Thresholds		
GHG as CO ₂ e	1,100 metric tons/year	10,000 metric tons/year

Notes:

The SMAQMD Board of Directors adopted air quality thresholds of significance for criteria pollutants on March 28, 2002, via resolution AQMD2002018.

A project is considered significant if emissions exceed a CAAQS or contribute substantially to an existing or projected violation of a CAAQS.

A substantial contribution is considered an emission that is equal to or greater than 5% of a CAAQS.

Revisions to the CAAQS are automatically adopted as revisions to these thresholds.

Official citation for the CAAQS: California Code of Regulations, Title 17, Section 70200, Table of Standards.

The TAC thresholds were developed as part of the SMAQMD's AB2588 program.

The SMAQMD Board of Directors has not established a threshold for mobile source or non-permitted sources of TAC, see Chapter 5.

The SMAQMD Board of Directors adopted GHG thresholds on October 23, 2014, via resolution AQMD2014-028

The SMAQMD Board of Directors rescinded the 2002 concentration based thresholds for PM₁₀ and PM_{2.5} and adopted the new mass emissions PM₁₀ and PM_{2.5} thresholds on May 28, 2015, via resolution AQMD2015-022. BACT is best available control technology and BMPs are best management practices.

March 2, 2020

Michael R. Lozeau
Paige Fennie
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

**Re: Project DD9903: GLP Stores, LLC Warehouse on APN 072-2860-033-0000
Request for Review under the California Environmental Quality Act (“CEQA”)**

Dear Mr. Lozeau and Ms. Fennie:

The City of Rancho Cordova (“City”) is in receipt of your letter dated February 18, 2020 concerning Project DD9903: GLP Stores, LLC Warehouse on APN 072-2860-033-0000 (“Project”). The City Attorney’s Office has had the opportunity to review your letter and has the following responses to the allegations and assertions made therein.

In your letter, you claim that the City is in violation of the California Environmental Quality Act (“CEQA”) for relying on CEQA Guidelines section 15183 to conclude that the Project is in compliance with the City’s General Plan and no further environmental review is required. Your letter further asserts that the CEQA requires the City to examine the Project’s potential impacts to human health from toxic air contaminants (“TAC”), (pp. 3-4), impacts from the Project’s greenhouse gas emissions, (p. 4-5), the Project’s consistency with the General Plan (p. 5-6), and the Project’s impacts to biological resources, (p. 5-8).

The Project seeks Major Design Review approval for a 164,149 square-foot light industrial office warehouse and associated office space building that includes parking, lighting, and landscaping for the applicant GLP Stores, LLC. The Project is located within the Villages of Zinfandel Special Planning Area (“ZSPA”). The Special Planning Area was approved in 2002 by Sacramento County. The ZSPA includes residential, commercial, business professional, light industrial, park, bike trails, and open space uses. A Final Environmental Impact Report was certified for the Special Planning Area in 1998 by Sacramento County and a Mitigation Monitoring Program was adopted. Under the City’s General Plan and the ZSPA, the Project site has a designation of Light Industrial, which allows for limited industrial uses. Similarly, under the City’s Zoning Code, the Project site is zoned Light Industrial Villages of Zinfandel Special Planning Area (LI ZSPA) which allows for industrial/retail flex and manufacturing and warehousing uses.

The Project site has had previous entitlements that were approved as follows:

April 2006: Tentative Parcel Map that included the light industrial zoned area to the west and south. Divided 3 parcels into 93 parcels.

May 2007: Tentative Subdivision Map, Creekside Commerce Center, to divide 28 acre parcel into 16 parcels. The project also included a design review for 16 buildings.

Feb 2009: A Tentative Subdivision Map Amendment, Creekside Commerce Center, that reduced the subdivision map from 16 parcels to 8 parcels and reduced 16 buildings to 7 buildings.

March 2017: A Tentative Subdivision Map, Creekside Commerce Center, Extension to February 2020.

Oct 2018: Final Map recorded.

Oct 2019: Lot Line Adjustment to combine 3 lots into 1 lot (subject property).

The Project is a permitted use and does not require a conditional use permit. Rather, the Project requires only approval of Major Design Review. Pursuant to the City's Code, Chapter 23.141, the City Council "may approve or approve with conditions an application for major design review after finding all of the following"

"A. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.

B. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

C. The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.

D. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation." (City Code, § 23.141.070.)

The City Council may only condition approval of a Major Design Review application "to ensure specific design features, construction materials, and conformance with all applicable provisions of this chapter." (City Code, § 23.141.080.)

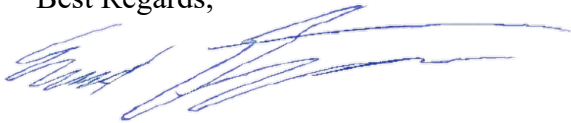
Michael R. Lozeau
 March 2, 2020
 Page 3

“A city is not, pursuant to general law, required to have a design review ordinance. Accordingly, where, as here, a city chooses to impose such an additional level of review, it is for the city to determine the scope that such review will entail.” (*Friends of Davis v. City of Davis* (2000) 83 Cal.App.4th 1004,1014 (“*Friends of Davis*”).) “The Guidelines recognize that the application of CEQA to a local ordinance is dependent upon the scope and interpretation of the local ordinance, rather than vice versa. ... The Guidelines note[d] that CEQA does not grant an agency new powers independent of the powers granted by other laws. (Guidelines, § 15040, subd. (a).) Rather, the exercise of an agency’s authority under a particular law must be within the scope of the agency’s authority provided by that law and must be consistent with express or implied limitations provided by other laws.” (*Id.* at pp. 1014–1015.) Where a city’s own ordinance prevents it from disapproving or conditioning a project “for non-design related matters,” it lacks “discretion to address environmental effects” and, thus, the city’s ability to apply CEQA review to a project is limited to design-related issues. (*McCorkle Eastside Neighborhood Group v. City of St. Helena* (2018) 31 Ca.App.5th 80, 91-95.)

Therefore, under CEQA, the City lacks the discretion under the Major Design Review approval process to consider environmental effects not related to the design of the Project, including, but not limited to human health impacts from TAC’s, greenhouse gas emissions, and impacts to biological resources. That said, pursuant to the General Plan and the ZSPA, the Project will be required to comply with the mitigation monitoring and reporting program for the ZSPA, which includes measures designed to mitigate the impacts from air pollutant emissions and impacts to biological resources in the area. Moreover, the Project has undertaken a trip generation analysis that concludes that the Project’s traffic trips are consistent with the analysis and findings of the ZSPA EIR. As such, no further CEQA review of this Project is required.

If you have any further questions regarding this Project, please do not hesitate to contact myself or the City.

Best Regards,



Edward Grutzmacher

cc (email only): Adam Lindgren
 Frank Splendorio
 Cyrus Abhar
 Darcy Goulart
 Stacy Leitner
 June Cowles

3489253.1

500' RADIUS SURROUNDING SACRAMENTO APNs

072-2860-029
072-2860-030
072-2860-031
072-2860-032

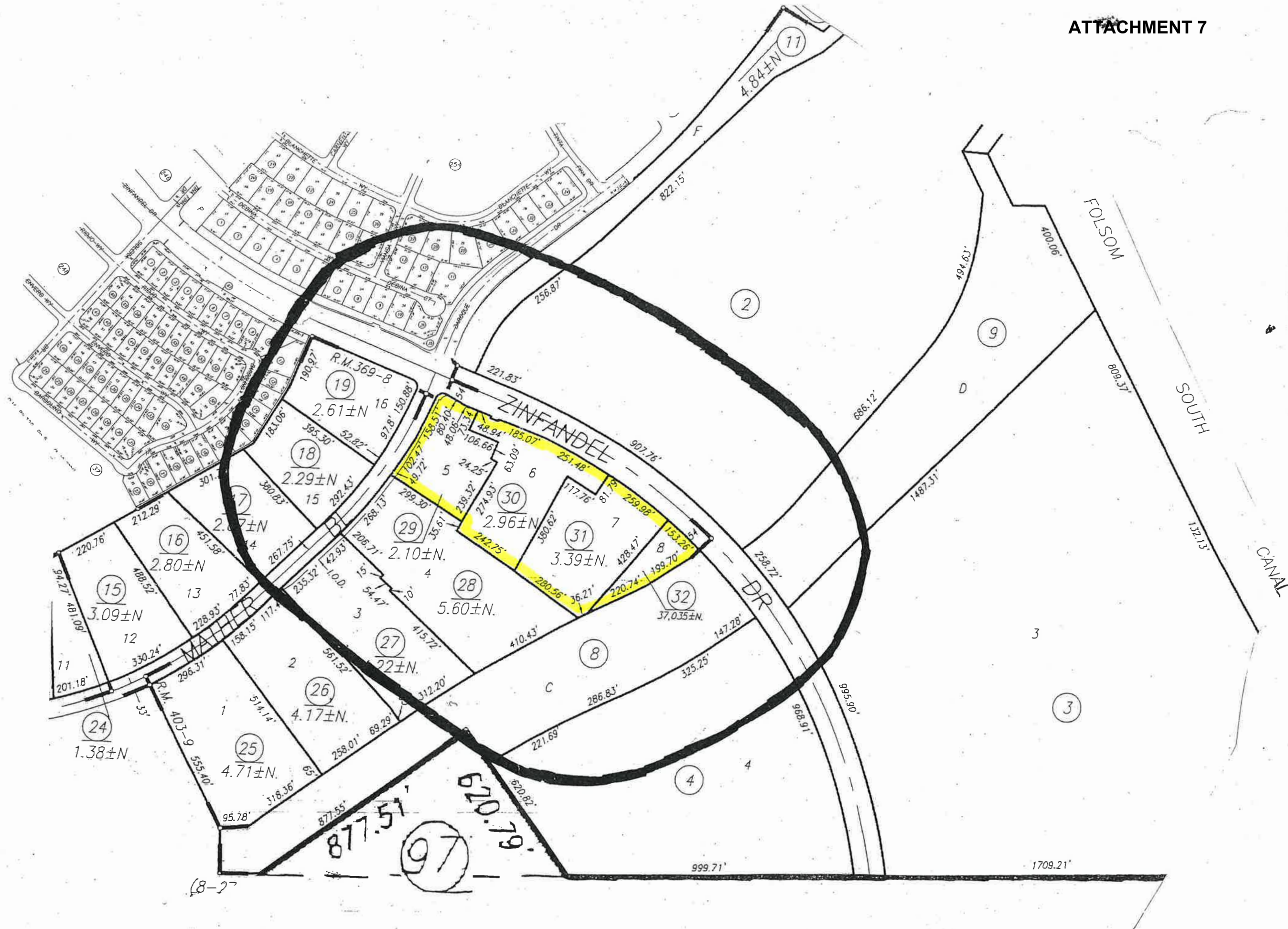
SEE INDIVIDUAL MAPS

072-286

67-001

072-247

072-255



067 0010 097 0000
County Of Sacramento
6900 Airport Blvd
Sacramento, CA 95837-0000
072 2470 012 0000
Krishia Abayan
3627 Bardolino Way
Rancho Cordova, CA 95670-6967
072 2470 015 0000
Robert Wiest
3615 Bardolino Way
Rancho Cordova, CA 95670-6967
072 2470 061 0000
Cordova Rec & Park District
2729 Prospect Park Dr #230
Rancho Cordova, CA 95670-6291
072 2550 008 0000
Eveleth Purugganan
7878 Avaleen Cir N
Dublin, OH 43016-7425
072 2550 011 0000
Ben Hur Ramirez
3585 Debina Ct
Rancho Cordova, CA 95670-6986
072 2550 014 0000
Paul Carroll
3569 Debina Way
Rancho Cordova, CA 95670-6973
072 2550 027 0000
Anita Marth
3562 Blanchette Way
Rancho Cordova, CA 95670-6975
072 2550 030 0000
Scott & Holles Ahlstrom
3574 Blanchette Way
Rancho Cordova, CA 95670-6975
072 2550 033 0000
Steven Bacon
Po Box 351
Rancho Cordova, CA 95741-0351

072 2470 010 0000
David Panych
3583 Riojo Way
Rancho Cordova, CA 95670-6966
072 2470 013 0000
Dilip Nayak
3623 Bardolino Way
Rancho Cordova, CA 95670-6967
072 2470 016 0000
Brahmjagdish Kaur
3611 Bardolino Way
Rancho Cordova, CA 95670-6967
072 2550 006 0000
Young Shin
3564 Debina Way
Rancho Cordova, CA 95670-6973
072 2550 009 0000
Marilyn Edgar
3576 Debina Ct
Rancho Cordova, CA 95670-6986
072 2550 012 0000
Knippschild & Malone
3581 Debina Ct
Rancho Cordova, CA 95670-6986
072 2550 015 0000
Muilenburg
3565 Debina Way
Rancho Cordova, CA 95670-6973
072 2550 028 0000
Svetlana Aria
3566 Blanchette Way
Rancho Cordova, CA 95670-6975
072 2550 031 0000
Ineke Harmens
3578 Blanchette Way
Rancho Cordova, CA 95670-6975
072 2550 034 0000
Christina Culapan
3590 Blanchette Way
Rancho Cordova, CA 95670-6975

072 2470 011 0000
Jonathan Contreras
3633 Bardolino Way
Rancho Cordova, CA 95670-6967
072 2470 014 0000
Joshua Seidel
3619 Bardolino Way
Rancho Cordova, CA 95670-6967
072 2470 017 0000
Dmitriy Obutkov
3605 Bardolino Way
Rancho Cordova, CA 95670-6967
072 2550 007 0000
Richard Pickar
3568 Debina Way
Rancho Cordova, CA 95670-6973
072 2550 010 0000
Orak Man
3580 Debina Ct
Rancho Cordova, CA 95670-6986
072 2550 013 0000
Gary & Bertha Jones
3577 Debina Ct
Rancho Cordova, CA 95670-6986
072 2550 026 0000
Maha Haddad
3554 Blanchette Way
Rancho Cordova, CA 95670-6975
072 2550 029 0000
Bobbie Coleman
3570 Blanchette Way
Rancho Cordova, CA 95670-6975
072 2550 032 0000
Pradeep Singh
3582 Blanchette Way
Rancho Cordova, CA 95670-6975
072 2550 035 0000
Cordova Rec & Park District
2729 Prospect Park Dr #230
Rancho Cordova, CA 95670-6291

ATTACHMENT 7

STAPLES

072 2550 036 0000	072 2860 001 0000	072 2860 002 0000
Cordova Rec & Park District	68 Zinfandel Jv LLC	68 Zinfandel Jv LLC
2729 Prospect Park Dr #230	1725 Capitol Ave	1725 Capitol Ave
Rancho Cordova, CA 95670-6291	Sacramento, CA 95811-5103	Sacramento, CA 95811-5103
072 2860 003 0000	072 2860 004 0000	072 2860 008 0000
Sacramento Metropolitan Fire District	City Of Rancho Cordova	City Of Rancho Cordova
10545 Armstrong Ave #200	2729 Prospect Park Dr	2729 Prospect Park Dr
Mather, CA 95655-4102	Rancho Cordova, CA 95670-6291	Rancho Cordova, CA 95670-6291
072 2860 009 0000	072 2860 011 0000	072 2860 016 0000
City Of Rancho Cordova	Cordova Recreation & Park District	Elliott Homes Inc
2729 Prospect Park Dr	2729 Prospect Park Dr #230	340 Palladio Pkwy #521
Rancho Cordova, CA 95670-6291	Rancho Cordova, CA 95670-6291	Folsom, CA 95630-8832
072 2860 017 0000	072 2860 018 0000	072 2860 019 0000
Elliott Homes Inc	Elliott Homes Inc	Dob Rancho LLC
340 Palladio Pkwy #521	340 Palladio Pkwy #521	1164 National Dr #40
Folsom, CA 95630-8832	Folsom, CA 95630-8832	Sacramento, CA 95834-1925

MEMORANDUM

DATE: March 16, 2020

TO: Honorable Mayor and Council Members

FROM: Patrice Clemons, Grants Management Consultant

SUBJECT: **PRESENTATION OF THE 2020-2024 COMMUNITY DEVELOPMENT BLOCK GRANT DRAFT CONSOLIDATED PLAN AND DRAFT 2020 ANNUAL ACTION PLAN.**



RECOMMENDATION

Receive presentation of the 2020-2024 draft Community Development Block Grant (CDBG) Consolidated Plan and draft 2020 Annual Action Plan (AAP) and invite public comment on these plans.

RESULT OF RECOMMENDED ACTION

Provides the public an opportunity to review and comment on the draft plans. Additionally, this provides the City Council an opportunity to discuss the draft 2020-2024 Consolidated Plan and draft 2020 AAP in consideration of public comment and direct City staff to make edits before coming back to the City Council for final approval. The final approval public hearing is currently scheduled for April 6, 2020.

BACKGROUND

The City of Rancho Cordova has been a CDBG entitlement jurisdiction since 2006. As an entitlement jurisdiction, the City receives an annual allocation of funds from the US Department of Housing and Urban Development (HUD). As a recipient of CDBG funding, the City has developed a five-year Consolidated Plan that outlines the City's priority needs and the subsequent goals to be developed for low-income and special needs residents. The five-year Consolidated Plan is designed to help the City assess the priority needs within the community regarding affordable housing and community development-related projects.

Additionally, each year the City is required to complete an AAP that describes how the City will use the CDBG funds for the coming program year. The AAP works as an application to HUD to receive CDBG funds for the following program year and is submitted as part of the Consolidated Plan.

The City must complete the public participation process, present the Consolidated Plan and AAP for public comment for at least 30 days, conduct a public hearing, and submit the approved AAP and program certifications to receive its entitlement allocation of CDBG funding from HUD. The City's CDBG entitlement funding has averaged about \$600,000 over the last couple of years, and the City will receive \$634,710 in entitlement funds in 2020 plus rollover funds from the prior 2019 program year.

The 2020 CDBG Program Year presents unique circumstances. During the 2019 program year, which *originally* occurred from July 1, 2019, to June 31, 2020, the City was instructed by HUD to change its CDBG program to align with Sacramento County's (County) HOME Investment Partnerships Program (HOME) timelines, due to the City's participation in a HOME Consortium agreement with the County and adjoining cities. This change would include aligning with the County's Consolidated Plan cycle, which goes from January 1, 2020, to December 31, 2024, and aligning with the County's program year start and end dates, which are January 1 and December 31 of each CDBG program year. Prior to January 1, 2020, the City's program year would consistently begin on July 1 and end on June 30 of the next year.

Because these changes to the City's CDBG program year were decided in November 2019, the City prioritized the program year shift to occur immediately, in order to properly align with the new program year that would begin on January 1, 2020. This resulted in a six-month CDBG program year that ran from July 1, 2019, to December 31, 2019, as well as a shortening of the Consolidated Plan's regular five-year cycle to approximately four years, in an effort to sync with the County's Consolidated Plan cycle.

These changes were required by HUD in an effort to create an opportunity for jurisdictions to take a more regional and collaborative approach to meeting their affordable housing and community development needs.

As the final 2020 program and project budget amounts are still pending for the Sacramento Self-Help Housing Renters Helpline and Fair Housing programs, the budget numbers in this staff report represent estimates. The program budget and project allocations will be updated and finalized once the City's allocation is received and prior to submittal to HUD.

CDBG PROGRAM

The federal intent of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally for low- and moderate-income persons, households, and neighborhoods. The City has a goal of using at least 80 percent of the City's CDBG funds for activities that benefit low- and moderate-income persons.

All activities must meet one or more of the following national objectives for the program: 1) benefit low- and moderate-income persons, 2) prevent or eliminate slums or blight, or 3) meet an urgent community development need that poses a serious and immediate threat to the health or welfare of the community. To reach these objectives, CDBG funds may be used for a variety of community development activities, including acquisition of real property, rehabilitation of residential and nonresidential structures, construction of public facilities and infrastructure improvements, public services, and economic development and job creation/retention activities.

CDBG is an eligible funding source for public services, capital projects, and administration and planning; however, regulatory spending caps limit how much funding may be used for certain activities. For example, no more than 15 percent of the current year entitlement funding may be used to fund public services, and no more than 20 percent may be used on planning and administration activities. Also, all rollover funding must be used for capital programs and projects.

Consolidated Plan Process:

The process of developing the 2020-2024 Consolidated Plan has involved a significant amount of community outreach and public involvement. Outreach included the distribution and collection of a community needs survey, a workshop focused on informing the public of CDBG funding and community needs, consultations with local organizations and stakeholders, a pop-up event at the Mather Field light rail station, a stakeholder workshop in which feedback on community needs was solicited, and a 30-day public review period for the draft Consolidated and Annual Action Plans. Additionally, this public meeting allows for public and council feedback before the approval of the final 2020-2024 Consolidated Plan and 2020 AAP on April 6, 2020.

The information gathered through the outreach process pertaining to community needs and public comment was then combined with a review of demographic and economic data sets, analyzed and assessed, and developed into a Needs Assessment and Housing Market Analysis which are included in the Consolidated Plan. Once completed, these two sections form the basis of the Strategic Plan section, which details City goals for addressing priority needs over the next five years.

2020-2024 Consolidated Plan Priority Needs and Goal:

Based on community outreach, data collection, and analysis of housing, socioeconomic, and infrastructure characteristics, the City proposes eight priority needs for the 2020-2024 Consolidated Plan cycle:

- **Affordable Housing Development**
- **Acquisition and Rehabilitation**
- **Homeless Shelter/Housing**
- **Homelessness Prevention**
- **Children and Youth Services**
- **Senior and Disability Services**
- **Public Facilities**
- **Public Infrastructure**

Staff took into consideration the opinions of residents, community stakeholders, community-based organizations, and City staff to decide on goals that would best address the identified priority needs. The result was the creation of eight primary goals that would be the focus over the next five years:

1	Goal Name	Homelessness Prevention
	Goal Description	Housing counseling, tenant-landlord mediation, housing placement services
2	Goal Name	Senior Services
	Goal Description	Congregate and home-delivered meals for homebound seniors, respite services for caregivers, other senior services
3	Goal Name	Youth Services
	Goal Description	After-school programming, youth mentoring, job training, other services to assist at-risk youth
4	Goal Name	Public Facilities
	Goal Description	Senior center, youth center, neighborhood center, community center

5	Goal Name	Public Infrastructure
	Goal Description	Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements
6	Goal Name	Homeless Housing
	Goal Description	Transitional housing facility, emergency shelter facility, other housing directly available to homeless persons in the city
7	Goal Name	Housing Preservation Program
	Goal Description	Emergency repairs to address health and safety issues, accessibility improvements, maintenance assistance Rental housing inspections and code enforcement in the CDBG target area
8	Goal Name	Program Administration
	Goal Description	City staff will conduct planning and administration of its CDBG and HOME grant funds, including reporting, monitoring, tracking budgets, labor compliance, environmental compliance, community engagement, and subrecipient coordination. Funds will also be used to provide fair housing services.

ANNUAL ACTION PLAN PROCESS:

The AAP process includes several steps.

1. The City creates a budget based on the funding that will be available in the coming program year. This funding includes the entitlement for the year and any rollover or recaptured funds from prior years.
2. The City solicits feedback from stakeholders regarding community needs and opportunities. The stakeholders that are consulted include groups that provide services to youth, seniors, low-income families, persons experiencing homelessness, persons with disabilities, and other government agencies and nonprofits that provide public services and public programs in the City.
3. The City releases a Notice of Funding Availability (NOFA) to solicit projects for the estimated CDBG funds and encourages potential CDBG recipients to submit project applications for review. The NOFA was released on January 6, 2020.
4. The City hosts a public workshop for all potential applicants to assist in the application process, answer questions, and provide a venue for public comment. The workshop also provides an opportunity to assess changing needs in the community. The City held the public workshop for the 2020 CDBG Program Year on January 13, 2020.

5. Applications are reviewed according to a set rubric to determine which projects best meet the needs and priorities established in the Consolidated Plan, which sets community priorities over five-year planning periods. Applications are also scored on performance criteria, including the ability to complete the project in a timely manner and in compliance with CDBG regulations.
6. The scored project applications are presented to City management staff for consideration and recommendation. The recommended projects are included in the draft AAP with estimated budgets.
7. A draft AAP that includes an updated needs assessment, feedback collected from stakeholders, and the proposed projects identified to best meet both community needs and City goals is prepared, publicly noticed, and released to the public for a 30-day public comment period. The 2020 draft AAP was released for the public comment period starting February 28, 2020.
8. The draft AAP is presented at a publicly noticed and open meeting for the purpose of gathering feedback from the community and the City Council on the planned 2020 activities, priority needs, and project award allocations; the feedback will then be incorporated into the final AAP.
9. After the close of the 30-day public comment period on the draft AAP, a final AAP is presented at a public hearing for any additional public comment and Council approval. After Council approval, staff submits the final AAP to HUD for its review and approval.

Public Services:

During the 2019 program year, the City executed contracts with three public service providers that covered the period from July 1, 2019, to June 30, 2020. Due to the abrupt program year change that occurred on January 1, 2020, subrecipients that were receiving funding for the 2019 program year were required to reapply for funds for the 2020 program year. After reviewing applications and past performance, staff recommends continued funding in 2020 for the three public service providers. Funding under the preexisting contracts will be extended another six months in order to align with the new program year cycle starting on January 1, 2021.

(Note: Sacramento Self-Help Housing's Fair Housing program will be covered by the Planning and Administration budget.)

Organization and Program	2018-2019 Funding	2019 Funding	2020 Estimate
Folsom Cordova Community Partnership – Group Mentoring Initiative	\$28,000	\$29,574	\$30,000
Meals on Wheels – Senior Nutrition Program	\$37,000	\$38,815	\$39,987
Sacramento Self-Help Housing – Renter's Helpline	\$8,412	\$9,242	\$10,220
Sacramento Self-Help Housing – Housing Counseling	\$14,500	\$14,787	\$15,000
TOTAL	\$87,912	\$92,418	\$95,207

The 2020 AAP recommendation is to fund the public services listed above.

Planning and Administration

Planning and administration activity for the 2020 Program Year includes managing the CDBG budget, collecting and reporting quarterly reports from the CDBG recipients, completing the required environmental, labor compliance, and financial reports, preparing and submitting the Consolidated Annual Performance Evaluation Report (CAPER), and day-to-day program administration. The City expects to have about \$119,325 available for program planning and administration. As mentioned in the goals table above, the City would like to continue funding SSHH's Fair Housing program in the amount of approximately \$7,500.

Capital Programs and Projects

The City estimates that \$412,561 in 2020 entitlement funding will be available for capital programs and projects. Additionally, due to the program year change that occurred on January 1, 2020, a significant amount of unspent funds from the prior program year were rolled over to be used for capital improvement projects in the 2020 program year; approximately \$360,000 in prior year funds are left over.

In addition to the amounts for discussion in the second table below, Rebuilding Together Sacramento will have \$162,846 in unspent 2019 funds, while the ADA Sidewalk Project will have \$100,000 in unspent 2019 funds. The remaining rollover funds from the 2019 program year will be allocated accordingly in the 2021 program year.

The City received four capital program and project applications. The applications were scored against a set rubric with a sliding scale that evaluated each project and program against criteria that included financial stability, readiness to proceed, and ability to meet CDBG requirements.

Program Applications	Requested Amount
City of Rancho Cordova - Rental Housing Inspection Program	\$51,000
Rebuilding Together Sacramento - Critical Repair Program	\$100,000
City of Rancho Cordova - General Code Enforcement Program	\$51,000
Public Facilities and Infrastructure 2020 ADA Sidewalk Project	\$200,000
TOTAL	\$402,000

The ranked applications were provided to City management staff for review and evaluation to see how the applications ranks against established City goals. The four applications that are recommended for funding are listed below. The following levels are provided for Council discussion.

Recommended Applications	Amounts for Discussion
City of Rancho Cordova - Rental Housing Inspection Program	\$51,000
Rebuilding Together Sacramento - Critical Repair Program	\$100,000
City of Rancho Cordova - General Code Enforcement Program	\$51,000

Public Facilities and Infrastructure	\$210,561
TOTAL	\$412,561

Funding recommendations are based on conservative estimates of both the projected entitlement allocation and the amount that might be available from prior year rollover. The City may elect to increase funding awards if additional funds become available, or additional funding may be awarded to other activities listed above in the Program Applications scoring table. The City may wish to consider a mid-year substantial amendment should a change in funding be deemed appropriate.

FISCAL IMPACT

The CDBG program planning and administration covers most of the cost of administering the program, plus fair housing services. The public service grants are made to organizations that have diversified funding sources and are able to provide consistent services despite minor fluctuations in the CDBG fund. The capital programs and projects funding allows for the cost of both the actual activity and the costs of enforcing Davis Bacon labor standards and NEPA clearances. The table below shows the funding to be received in 2020 and how that funding fits into the CDBG funding categories.

There is no expected impact on the City's General Fund.

CDBG Category	CDBG Budget
Planning and Administration	\$126,942
Public Services	\$95,207
Capital Programs and Projects	\$675,407 (includes \$262,846 in rollover from prior year projects)
Unallocated Rollover (Approximate Estimate)	\$100,000 (rollover from prior year projects)
TOTAL	\$997,556 (includes approx. \$360,000 in rollover funds)

ATTACHMENT(S)

1. Draft 2020-2024 CDBG Consolidated Plan and 2020 Annual Action Plan
2. Public Hearing Presentation

City of Rancho Cordova

2020-2024 CDBG Consolidated Plan & 2020 Annual Action Plan

Community Development Block Grant Planning and Budget

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Rancho Cordova (City) is located in Sacramento County (County), California, and lies approximately 13 miles east of the State's capital city, Sacramento. Rancho Cordova was incorporated in 2003 and has a population of approximately 74,585 people (2018 ACS Population Estimates). The City became a US Department of Housing and Urban Development (HUD) entitlement jurisdiction in 2006 and currently only receives one HUD-funded grant through entitlement, the Community Development Block Grant (CDBG). In 2017, the City became part of the Sacramento County HOME Consortium whereby Sacramento County, as lead agency, became administrator of the City's annual HOME grant allocation.

Every five years, entitlement jurisdictions must create a five-year plan, known as the Consolidated Plan, which outlines the use of CDBG, HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and other housing and community focused funding provided by HUD. This Consolidated Plan primarily serves as a five-year planning document which helps guide the City in its implementation of its CDBG program, while the County's Consolidated Plan lays out a plan for implementation of its HOME grant.

2020 will be the first year of a five-year cycle, in which the City aligns its Consolidated Plan with the County's five-year Consolidated Plan—meaning that the City will share its CDBG program cycle with the County from January 1, 2020, to December 31, 2024. In aligning the CDBG program cycle with the County's, the City has changed the start and end dates of its CDBG program year; this means that as of January 1, 2020, the City will begin its CDBG program year on January 1 and end on December 31 of each program year. Prior to 2020, the City's program year spanned from July 1 to June 30 of each CDBG program year. These changes were required by HUD in an effort to create an opportunity for jurisdictions to take a more regional and collaborative approach to meeting their affordable housing and community development needs. Also, by syncing its Consolidated Plan with the County's, the City's previous five-year plan was shortened one program year, from five years to four program years.

The CDBG program is a federal grant program that is administered by HUD, which provides communities with funds for infrastructure, neighborhood improvements, and other community planning and development programs. The grant also helps the City fund needed services in the community, including programs for seniors, disabled populations, low-income households, and disadvantaged youth. The Consolidated Plan offers Rancho Cordova an opportunity to shape housing and community development needs into a coordinated community effort, and to strategically plan programs to meet those needs.

This plan works to uphold the City's six citywide goals:

1. Promote a positive image of Rancho Cordova.
2. Ensure a safe, inviting, and livable community.
3. Empower responsible citizenship.
4. Establish logical City boundaries that provide regional leadership and address financial challenges.
5. Ensure the availability of the best public services in the region while practicing sound financial management.
6. Drive diverse economic opportunities.

With the use of CDBG funds and the implementation of this plan, the City will continue to propagate efforts to better the quality of life of its residents, especially low-income and disadvantaged populations.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Needs Assessment collects and analyzes data on the housing and community development needs for residents of the City of Rancho Cordova, as well as the County as a whole. The assessment focuses especially on affordable housing, special needs housing, community development, and homelessness on a regional scale, and then presents information specific to Rancho Cordova's Non-Housing Community Development Needs (see County's HOME Consortium Consolidated Plan for detailed analysis).

The County's HOME Consortium Consolidated Plan discussed the following regional objectives and outcomes of housing needs. This information is based on an analysis of "disproportionate needs" based on HUD's housing problems tables and informed by resident input and stakeholder consultation (see County's HOME Consortium Consolidated Plan for detailed analysis):

- **Affordability:** The changes in regional home values and rents have exceeded changes in median incomes for all households, meaning that households have lost their housing "purchasing power."
- **Cost burden and severe cost burden:** This is the most common housing problem for both renter and owner households in Sacramento County.
- **Quality housing:** During outreach that was conducted in preparation of the County's Consolidated Plan, participants shared stories of poor housing condition, ranging from units in need of basic repairs, to problems with mold, to pest infestations
- **Overcrowding:** According to the experience of focus group participants, it is common for low-income households to live with extended family, roommates, or other friends in order to afford housing. In extreme cases, two or more households share a unit. Overcrowding is more likely to be experienced by African American residents, Hispanic residents, large family households, and residents with Limited English Proficiency (LEP) than regional survey respondents overall.

- **Equity in ownership:** The homeownership rate for Black/African American households in the Sacramento region is 35 percent; for Hispanic households, 45 percent; and 67 percent for Non-Hispanic White households.
- **Public housing and housing choice voucher holders:** Finding a quality unit that is within the voucher amount is very challenging, particularly in a tight rental market where landlords can easily find residents without vouchers. Challenges navigating the system for obtaining affordable housing, including waitlist processes, was raised frequently by participants.
- **Homelessness:** The 2019 Point in Time (PIT) Count indicates that homelessness is expanding substantially and requires a new and intensified response. In interviews, stakeholders expressed the ongoing need for emergency shelters and services, but also getting people back into housing after experiencing homelessness.
- **Non-homeless special needs:** Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. According to the resident survey, one in three (35 percent) households that include a member with a disability live in a home that does not meet the needs of the resident with a disability.

The Non-Housing Community Development Needs gathered and presented in this Needs Assessment, specific to Rancho Cordova, were collected through a community survey, consultations with local agencies, various outreach events, and a conglomeration of online data sources. Through this data collection and outreach, the City estimates its housing needs for the next five-year plan period. As population size, characteristics, and needs change, public services shift to address these changes as well. The City conducted extensive outreach to residents, community leaders, community advocates, city organizations, and entities and public agencies from surrounding areas. From the feedback received from this outreach and data collection, the City shaped its priority needs for low-income and community development initiatives within Rancho Cordova. The City pulled additional data and information from various sources, such as US Census, Community Planning and Development (CPD) maps, and the Employment Development Department, in order to more thoroughly shape its needs for public services. It should be noted that as the five-year Consolidated Plan cycle continues, City staff will continue to conduct community outreach to assess and manage the community's ever-growing needs.

The following is a summary of community needs, as identified through the community engagement process that took place in preparation of this Plan:

3. Evaluation of past performance

The City has recently undergone a program year change and the Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July-December 2019 is still in progress. It should be noted that this CAPER will cover a six-month period, as opposed to a full twelve-month period due to the abrupt program year change that was authorized in November 2019. The CAPER for the shortened program year will be available for review in March 2020. The program year has changed from July 1–June 30 to begin

on January 1 and end on December 31 of each program year; therefore, the 2020 program year will occur from January 1, 2020, to December 31, 2020.

The CAPER for the 2018–19 program year was accepted by HUD as adequate and is available on the City’s website for viewing. The 2018-19 CAPER demonstrates that the service providers met their projected outcomes and, as a result, the City continued to fund these organizations in second year of the two-year funding cycle. The City recently conducted an on-site audit of its Public Works Department. The City also conducted an on-site audit of Sacramento Self-Help Housing in 2019 in collaboration with other local grantors. The City plans to conduct ongoing desk monitoring on all programs in all program years to come. The CDBG program has successfully met expenditure deadlines in years past and is on target to meet its deadlines for the shortened program year from July 1, 2019, to December 31, 2019. The City is also current on quarterly and semi-annual reports due to HUD.

4. Summary of citizen participation process and consultation process

The City of Rancho Cordova initiated several efforts aimed at conducting community outreach and facilitating citizen participation during the 2020-2024 Consolidated Plan’s development.

Outreach included local newspaper announcements for meetings and hearings, which all met proper noticing requirements; publications on the City’s website for upcoming CDBG activities; an online survey which was made available in English, Spanish, and Russian and focused on collecting the public’s feedback on priority needs in the community; information sharing on Twitter and Facebook to keep the public informed through social media; one meeting with resident leaders of a lower-income neighborhood; specific outreach to local nonprofit agencies with ESL beneficiaries; one pop-up event in a low-income area at the Mather Field light rail station; and a public workshop to attain feedback from local service providers and residents.

Additionally, the City conducted multiple stakeholder consultations with local service providers to solicit professional feedback in the areas of **housing, homelessness, social services, senior populations, disabled populations, youth populations, and persons living with HIV/AIDS**. Please refer to the Process section (PR-10) of this plan for more information on the consultations that were completed.

All public outreach was used to help shape the Strategic Plan portion of the Consolidated Plan with the guidance of the City Council.

The following is a timeline of the citizen participation that was conducted in preparation of the 2020-2024 Consolidated Plan:

- On November 15, 2019, the City posted a notice at City Hall, online, and in the local newspaper for a community engagement meeting to be held on December 4, 2019.
- On December 4, 2019, the City facilitated a community engagement meeting with approximately 14 residents to gather feedback on needs in their neighborhood. Please refer to **Attachment B** for a copy of the worksheets and information that were provided at this meeting.

- On December 6, 2019, the City posted a notice at City Hall, online, and in the local newspaper of a Notice of Funding Availability (NOFA) release for 2020 CDBG funds, a community needs meeting, and a mandatory NOFA workshop.
- On December 16, 2019, City staff conducted a pop-up event at the Mather Field light rail station, which is in a low-income neighborhood, to collect feedback on community needs and provide information about the CDBG program. Please refer to **Attachment C** to view CDBG materials that were used at this pop-up event.
- On January 6, 2020, City staff released a community needs survey online and to various local nonprofit and public agency contacts to gather resident and community feedback on community needs. Please refer to **Attachment D** for a copy of the survey in English, Spanish, and Russian.
- On January 13, 2020, City staff facilitated a NOFA workshop to review scoring criteria for public and to conduct a community needs workshop and a stakeholder consultation meeting. Please refer to **Attachment E** for a copy of the Community Needs worksheet that was completed by stakeholders at this meeting.
- Between January 13, 2020, and February 14, 2020, the City conducted stakeholder consultations with various local service providers, public agencies, and nonprofits.
- On February 7, 2020, City staff visited the Folsom Cordova Community Partnership Family Resource Center and provided surveys for Russian and Spanish speaking participants to gather feedback on community needs for English as a Second Language (ESL) residents.
- On February 28, 2020, the City released the draft Consolidated Plan and Annual Action Plan for 30 days for public review and comment.
- On March 20, 2020, the City will post a notice at City Hall, online, and in the local newspaper for a public hearing to approve the 2020-2024 Consolidated Plan and 2020 Annual Action Plan.
- On April 6, 2020, the City will hold a public hearing to approve the 2020-2024 Consolidated Plan and 2020 Annual Action Plan and will invite the public to comment on the plan prior to Council approval.

5. Summary of public comments

All public comments were accepted throughout the public participation process. Please see below for a summary of public comments received; please also see **Attachment A** for a summary of all comments received through the survey and outreach that was conducted:

- Public comments will be incorporated after public review period is complete

6. Summary of comments or views not accepted and the reasons for not accepting them

All public comments were accepted.

7. Summary

This 2020-2024 Consolidated Plan will work as a guide in implementing the CDBG priorities, activities, and goals for a five-year period. These priorities, activities, and goals were shaped by a conglomeration of community participatory feedback, area-focused demographical data collection and analysis, community stakeholder involvement, consideration of countywide goals and policies, and feedback solicited from Rancho Cordova's City Council.

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	RANCHO CORDOVA	Community Development Department- Housing Division
HOME Consortium Administrator	COUNTY OF SACRAMENTO (Administered through Sacramento Housing and Redevelopment Agency)	SHRA - Development Department/Finance

Table 1– Responsible Agencies

Narrative

The City of Rancho Cordova's Community Development Department currently serves as the lead agency for overseeing and implementing the Consolidated Plan process as well as administering CDBG funds. The Community Development Department was initiated in 2015, and includes the Planning Department, Building Department, and the Neighborhood Plans and Projects Division, which manages the City's CDBG funds. The CDBG program was managed by the Housing Services Division under the Economic Development Department prior to 2015.

For the HOME Consortium, the County of Sacramento is the lead agency and delegates administrative responsibilities to a County agency called the Sacramento Housing and Redevelopment Agency (SHRA).

Consolidated Plan Public Contact Information

City of Rancho Cordova
Community Development Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670
916-851-8700

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Rancho Cordova consulted with several local service providers and public agencies to help identify local needs and evaluate opportunities for partnership and improved coordination for the 2020-2024 Consolidated Plan. The City also invited public comment through a 30-day public comment period and public hearing of the draft plan to assess community needs and perceptions. The following sections will discuss the consultation process, the public comment process, and the planned coordination efforts for the next five-year Consolidated Plan cycle.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City's Housing Division is striving to improve the City's affordable housing stock and continues to improve coordination for initiatives aimed at increasing the supply of affordable housing in the region. Recently the City has focused its efforts on renovating existing structures and building new affordable units for families, senior citizens, and disabled individuals through its various programs.

The City has been working with Mercy Housing, the Veterans Resource Center of America, and Mogavero Notestine Associates to plan and design Mather Veterans Village, a three-phase transitional and permanent supportive housing development that serves disabled homeless veterans. Located in close proximity to the Sacramento Veterans Affairs (VA) Medical Center, Mather Veterans Village helps fulfill the large need for service-supported housing for low-income disabled veterans in the Northern California region. The project is co-sponsored by the City of Rancho Cordova, Sacramento County, and the Sacramento VA Medical Center.

Mather Veterans Village is intended to provide a service-rich living environment and will be designed to promote a community-oriented feel for veterans. Features include a group dining area, courtyards, and classrooms. The project's first and third phases are now complete and include a total of 100 permanent supportive housing units, as well as a community space. Phase 2 consists of up to 60 transitional housing beds and is scheduled for completion in spring 2020.

The City's Homeless Outreach Team (HOT) is one of the ways in which the City helps to connect homeless individuals and at-risk homeless individuals with needed services. HOT is comprised of two officers, code enforcement and the City's Homeless Navigator. The team builds relationships with homeless individuals and families to assist them in finding services, education, and resources to help them become self-sufficient.

The City also cooperates with the SHRA in ensuring that public and voucher-supported housing in the City is safe, habitable, and fully occupied whenever possible. Other collaborative partners include

Sacramento Self-Help Housing, which works with the City, mental and general health providers, and other service agencies to help households in need find suitable housing. The City regularly looks for opportunities to improve communication and connect service providers and housing providers to help leverage services, reduce service burden due to repeat clientele, and ensure that persons with housing and service needs are directed to the correct providers.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Sacramento Steps Forward is the nonprofit group that manages the regional Continuum of Care. The City cooperates with Sacramento Steps Forward whenever possible, including providing support at County Board of Supervisors meetings, promptly responding to requests for data, and through ongoing participation in the public Continuum of Care discussions. The location of the Mather Veterans Hospital, the Veterans Village housing project, and other services for veterans, such as Stand Down (which provides critical life services to homeless veterans) and the Veterans Resource Centers of America, all make the City of Rancho Cordova an ideal partner in addressing the problems facing homeless veterans. Additionally, the City's lead CDBG program staff is a member of the Continuum of Care and coordinates the City's CDBG housing and community development efforts to be aligned with the Continuum's most recent updates and goals.

The City also partners with the Child Protective Services Division and the Senior and Adult Services Division of the Sacramento County Department of Child, Family and Adult Services, including providing on-site workspace for a child welfare worker in the City Police Department offices. The Folsom Cordova Unified School District and the Child Protective Services Division assist in identifying homeless families. Sacramento Self-Help Housing, along with other services provided through the Continuum of Care, helps identify housing resources. The City has engaged in several cross-agency and cross-skill set team-building and problem-solving efforts to improve communication and identify opportunities to connect people with the available services as efficiently as possible.

Finally, the Rancho Cordova Homeless Assistance Resource Team (HART) continues to work with Sacramento Self-Help Housing to specifically address the problem of homelessness in Rancho Cordova. Most homeless resources and assistance groups are either located in the City of Sacramento or clustered in distant parts of Sacramento County. Homeless people in Rancho Cordova must first find transportation in order to have access to these resources. HART is working to bring more resources into the Rancho Cordova community to address homelessness where it is happening.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Sacramento Steps Forward administers both the Continuum of Care and the Homeless Management Information System (HMIS); Sacramento County manages the available Emergency Shelter Grant (ESG) funds for the Sacramento region. The City is currently working with the County on the future of the Mather Community Campus, located immediately adjacent to the new Mather Veterans Village project (which provides permanent supportive housing and transitional beds), and there are plans to continue leveraging both programs to help meet the full range of needs in the community.

The City is also working with the Continuum of Care to provide funding for the Mather Veterans Village project to help maximize affordability to homeless veterans. The City has provided letters of support, as well as funding, and is available for technical assistance in maintaining and improving the policies and procedures for managing the HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	VOLUNTEERS OF AMERICA
	Agency/Group/Organization Type	Housing Services - Housing Services - Elderly Persons Services - Persons with Disabilities Services - Homeless Services - Employment
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Needs - Veterans Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was called and emailed. They completed a written response. The City has worked with the VOA for several years in support of the Mather Community Campus facility, and VOA participates in the City's homeless response efforts.
2	Agency/Group/Organization	SACRAMENTO STEPS FORWARD
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy HOPWA Strategy Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted by email and they provided a written response. They provided information on homelessness in the County and in the City. Sacramento Steps Forward is the Continuum of Care for Sacramento County and is the lead agency in responding to homelessness issues. The City plans to continue supporting Sacramento Steps Forward in its role as the Continuum of Care lead.
3	Agency/Group/Organization	SACRAMENTO SELF-HELP HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization staff attended the community needs workshop with stakeholders and provided input on the needs of lower-income families and individuals. The organization also completed a written interview. The City has worked with Sacramento Self-Help Housing for several years to assist with homelessness prevention, tenant landlord mediation, and fair housing evaluations. The City will continue working with Sacramento Self-Help Housing to address these issues.
4	Agency/Group/Organization	FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was emailed. The school district provided a written response. This input helps shape the priorities of this Annual Action Plan regarding housing the youth population in Rancho Cordova. The City has continued to foster a close working relationship with the school district to improve education outcomes for youth and to improve access to youth services, such as after-school programming.
5	Agency/Group/Organization	FOLSOM CORDOVA COMMUNITY PARTNERSHIP
	Agency/Group/Organization Type	Services - Children Services - Health Services - Education Services - Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization staff attended the community needs workshop, where they provided input on the needs of children and youth in the City. This agency also completed a phone interview. This information helps shape the data and priorities in the Annual Action Plan regarding youth populations and social services in Rancho Cordova. The City has had a long relationship with Folsom Cordova Community Partnership, which provides services to low-income families, youth, and students.
6	Agency/Group/Organization	MEALS ON WHEELS BY ACC
	Agency/Group/Organization Type	Services - Elderly Persons Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meals on Wheels staff attended the community needs workshop with stakeholders and provided input on the needs of seniors and disabled residents. The City also called and emailed additional questions to the organization; the organization provided a written response to the City's questions. The City will continue to coordinate with Meals on Wheels to provide services to seniors in the community and find opportunities for additional cooperation.
7	Agency/Group/Organization	RESOURCES FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services - Elderly persons Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Homelessness Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was contacted and completed a phone interview. This interview provided information that helps shape the data in this Annual Action Plan regarding seniors and disabled persons in Rancho Cordova. The City will continue to consider Resources for Independent Living as a resource in addressing the needs of persons with disabilities in Sacramento County.
8	Agency/Group/Organization	ONE COMMUNITY HEALTH
	Agency/Group/Organization Type	Services - Medical
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was called and provided a phone interview, offering information regarding individuals living with HIV/AIDS in Sacramento County. The City will continue to consider One Community Health as a resource for health care and AIDS/HIV prevention and care in Sacramento County.

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies were included in the consultation process and many opportunities were provided for them to participate, including the community survey, community needs workshop, and one-on-one interview or emailed questions. No agencies were excluded from this public consultation process; however, the City focused its one-on-one interviews efforts on agencies that served HUD priority populations whose services represented the highest priority needs within the City.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sacramento Steps Forward	Both plans work to address issues leading to homelessness and to assist persons and families experiencing homelessness in the region.
Housing Element	City of Rancho Cordova	The Housing Element is intended to help identify and plan for housing needs in the city, including very low- and low-income housing.
Sacramento Valley Regional Analysis of Impediments to Fair Housing Choice	SHRA	The plan helped to inform the needs and goals around housing and provided resident perspectives through extensive community engagement.

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The lead agency for the HOME Consortium Consolidated Plan is SHRA. SHRA also serves as the housing authority for the county. SHRA consulted with staff from Sacramento Area Council of Governments, Sacramento Steps Forward, the County of Sacramento, the cities of Sacramento, Rancho Cordova, Folsom, Isleton and Galt, various nonprofits, and private organizations in the development and implementation of the HOME Consortium Consolidated Plan. Organizations were consulted on an individual and group basis.

The City of Rancho Cordova's Community Development Department currently serves as the lead agency for overseeing and implementing the City's CDBG Consolidated Plan process as well as administering CDBG funds. The Community Development Department was initiated in 2015, and includes the Planning Department, Building Department, and the Neighborhood Plans and Projects Division, which manages the City's CDBG funds. The CDBG program was managed by the Housing Services Division under the Economic Development Department prior to 2015.

Rancho Cordova City staff specifically coordinated with SHRA to bring the City into compliance with the County's HOME and CDBG program year start and end dates, as well as to align themselves to share the same Consolidated Plan cycle. The City hopes to improve coordination and implementation of affordable housing programs by the Consolidated Plan cycle alignment and continued prioritization of its strategic plan goals around increasing and improving affordable housing units.

The goals of the Regional Analysis of Impediments (AI) are aligned with the City's Consolidated Plan goals. The City will continue cooperating and actively engaging the County of Sacramento in its attention to homelessness issues, including chronic homelessness and near homelessness, by participating in Continuum of Care initiatives and schedules. The City will also continue to contract with SSHH to provide housing counseling and homelessness prevention to Rancho Cordova residents. Additionally, the City participated in the Regional Analysis that was completed in the fall of 2019 and the results are utilized by each participating agency for their respective Consolidated and Annual Action Plans, and for SHRA's Public Housing Authority and Capital Fund Plans.

Narrative

The City will continue to coordinate with service providers, stakeholders, public agencies, and organizations that specialize in public and assisted housing sectors, as well as various other special needs services on a local and regional scale. The City aims to continuously grow its relationships and communication with local professional organizations and entities to help best address the priority needs of the jurisdiction and surrounding areas.

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City completed public meetings, outreach, and noticing as required by the City's Citizen Participation Plan.

Public comment received during the outreach for the Consolidated and Annual Action Plans can be found in the Executive Summary section (ES-05) of this plan. Several stakeholder consultations were held and are summarized in the consultation section.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Stakeholders, service providers	Representatives of a local CDBG target area neighborhood attended the workshop.	Emphasis on application scoring, beneficiary questions, and selection process	TBD	
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Seniors, minority groups, disabled groups	Public noticing of the draft Consolidated Plan and Annual Action Plan available for public comment.	No comments received.	TBD	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Stakeholders, service providers, seniors, minority groups, disabled persons	On April 15, 2019, City Council reviewed and approved the Annual Action Plan.	No comments received.	TBD	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Seniors, minority groups, disabled persons	All public meetings, hearings, and noticing, as well as the draft Action Plan, were made available for public comment on the City's website, and promoted through social media.	No comments received.	TBD	www.cityofranchocordova.org
5	Consultation with Local Organizations and Governing Bodies	Stakeholders Service providers	Consultations were conducted with eight service providers in the service areas of housing, homeless services, youth services, persons with disabilities, AIDs services, and senior services.	See Table 2 consultations for responses.	TBD	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Community Needs Survey	Residents Local professionals	77 surveys were completed by residents and members of local service provider organizations	Please refer to Attachment A for a summary of the outreach results.	TBD	
7	Pop-up Event: Mather Field Light-Rail Station	Minorities Persons with disabilities Non-targeted/broad community	30-40 individuals were provided with information on CDBG activities and participated in community outreach.	Please refer to Attachment A for a summary of the outreach results.	TBD	
8	Stakeholder/ Public Meeting	Stakeholders Service providers	12 representatives from 7 organizations attended this meeting to provide feedback on community needs.	Please refer to Attachment A for a summary of the outreach results.	TBD	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of this plan collects and analyzes data to demonstrate the extent of housing problems and housing needs for City residents. This assessment focuses on affordable housing, special needs housing, community development, and homelessness.

The City of Rancho Cordova is a growing City, with many different walks of life living within its boundaries. Since 2009, the total population has increased by an estimated 13 percent with a population of 64,776 growing to a population of 74,585 in 2018 (ACS 2018 Population Estimates). With this growth, special needs populations such as low-income households, homeless, seniors, youth, persons with disabilities, persons living with HIV/AIDS, and single parent families have also increased. Due to these populations' special needs, as well as their circumstances and access to opportunity, the need for services to assist these populations has also grown. These special need and priority populations are typically low-income. Obstacles often faced by these populations, as the results of community engagement portrayed, are largely seen in the areas of a lack in access to affordable housing, reliable transportation, and affordable services that are crucial to these individuals improving quality of life. With this in mind, the City will continue to prioritize its CDBG program to focus on bettering the quality of life for all special need and priority populations within its boundaries.

The information in the Needs Assessment section comes primarily from the 2011-2015 American Community Survey (ACS), HUD's Comprehensive Housing Affordability Strategy (CHAS) data from the 2011-2015 period, and the City of Rancho Cordova Housing Element. Additional information comes from resident feedback, community needs feedback collected from local nonprofits and service providers, a community survey completed by 77 residents, and consultations conducted with eight local agencies. Through this data collection and analysis, the City will estimate its community development and housing needs for the next five years.

The following is an overview of the City's community needs:

Housing Characteristics:

As stated in the City's 2013-21 Housing Element, "Despite the recent fluctuations in the housing market resulting from the housing boom and bust, affordable housing for low-, very low-, and extremely low-income populations is still in critically short supply. Frequently, across the county, subsidized housing and housing vouchers far outstrip the supply. The stall in the home building industry that resulted from the recession that followed the housing bust in 2007- 2008 resulted in fewer new homes built, and many cities are experiencing a housing shortage as the economy and the housing market recovers."

Disproportionate Need:

This assessment looks at whether any of the above housing characteristics are concentrated among minority populations or certain racial groups. Disproportionately greater need is assumed to exist when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of persons in the category as a whole.

Overall the data shows that the lower income brackets, especially these two: 0-30 percent, and 30-50 percent face the highest rates of disproportionate need when it comes to housing problems and severe housing problems. Broken out by racial or ethnic group the groups that face the most occurrences of disproportionate greater need are American Indian/Alaskan Native populations and Pacific Islander populations. However, the American Indian/Alaska Native and Pacific Islander population sample size is considerably small, which makes it subject to sample error; therefore, any findings and assumptions for those two populations should be taken with caution.

Households who are paying more than 50 percent of gross monthly income on housing have a severe housing cost burden. In the jurisdiction as a whole, about 16 percent of households had a severe housing cost burden. In comparison to the jurisdiction as a whole, these two racial groups faced a disproportionate incidence of severe housing cost burden: Black/African American, at 26 percent, and Pacific Islander at 42 percent.

Lower-income households are more likely to have housing related problems than moderate and above-moderate incomes, regardless of race or ethnicity. According to 2011-2015 ACS data, the rate of experiencing a severe housing cost burden for extremely low-income, or 0-30 percent AMI, is 77 percent or 2,610 households; for very low- income, or 30-50 percent AMI, it is 36 percent or 1,265 households, and for moderate income, or 50-80 percent AMI, it is 15 percent or 690 households.

Homelessness:

In 2019, per the Point in Time count, the total unsheltered homeless count in Rancho Cordova was 249 individuals. While the City does not operate any transitional housing facilities, it does cooperate with the County of Sacramento's Continuum of Care. The City is also home to a major supportive housing facility for formerly homeless individuals, the Mather Community Campus.

The City of Rancho Cordova contracts with Sacramento Self-Help Housing to provide housing counseling, homelessness prevention, and fair housing services to Rancho Cordova. The Rancho Cordova Homeless Outreach Team (HOT) has also helped to serve the City's homeless population by providing guidance for accessing local public services, as well as providing education and resources that help for homeless individuals to have a better quality of life.

Special Needs Populations:

Households with special housing needs often have greater difficulty finding suitable and affordable housing. As a result, these households may frequently experience cost burdens, overcrowding, and various other significant housing problems. Persons with disabilities and seniors are often cost burdened, which limits their ability to access decent affordable housing. This, coupled with a lack in

availability of affordable housing units, works as a major constraint to these populations and their ability to find housing or afford to live in the City.

Seniors

In the City's 2013 Housing Element and surveys of senior housing providers, the City currently has 28 age-restricted single-bedroom units and 178 assisted living units. The 2011– 2015 ACS estimates 1,721 senior single-person households. This means that the vast majority of seniors, who frequently have lower income, are competing in the open market for suitable housing. This puts even more pressure on affordable units, resulting in seniors who are at risk of substandard housing, or a high housing cost burden.

According to 2011- 2015 ACS data, seniors aged 62 years and over compose 14.2 percent (9,907 persons) of Rancho Cordova's population. However, the percentage of senior households experiencing cost burden indicates that there are limited affordable housing options that meet the needs of seniors, particularly with home-owning households. This same data reports that senior homeowners make up 38 percent of lower-income households (50 percent HAMFI) experiencing cost burden and 41 percent of lower income-households (50 percent HAMFI) experiencing severe cost burden.

The City has seen minimal new multi-family construction, which adds pressure to an already existing housing shortage for renters of lower income, seniors, and persons with disabilities. For example, a new, low-rise apartment complex, BDX Capital Village, was constructed in the City, and it is the first new market-rate, multi-family development in the City since 2006.

Persons with disabilities

According to 2011-2015 ACS data, there are 8,638 people living Rancho Cordova with a disability (hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or independent living difficulty). The disabled population is approximately 12.7 percent of the total (civilian and non-institutionalized) population. Those with disabilities normally trend towards being within the lower-income household designation, increasing their likelihood of needing housing assistance.

The most prevalent reported disability is ambulatory difficulty, or a permanent, physical disability requiring the aid of wheelchair for traveling. Due to this, housing for this population will require accessibility features (e.g., installation of grab bars, usable doors, accessible light switches, outlets, thermostats, etc.).

Domestic Violence

Local data is difficult to gather for victims of domestic violence and related crimes, so the City relies on statewide reports to provide insight. The National Intimate Partner and Sexual Violence Survey (NISVS) reported that 32.9 percent (4.5 million) of California women and 27.3 percent (3.7 million) of men will experience rape, physical violence, and/or stalking by an intimate partner in their lifetime. Two domestic violence groups, My Sister's House and WEAVE, provide shelters and serve the Sacramento area with domestic violence services. Domestic violence and similar crimes continue to be very difficult problems

to address due in large part to the rate at which these crimes go unreported. The Rancho Cordova Police Department frequently partners with the County's Child Protective Services to assist in domestic violence and dating violence situations involving children.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

According to outreach conducted in preparation of the Consolidated Plan, the top public facility needs in the City are park improvements, community facilities, and childcare and youth facilities improvements. Currently, a number of facility improvement projects are underway that address these identified needs.

On January 20, 2020, the City of Rancho Cordova and Center of Praise Ministries dedicated a site in Rancho Cordova as a future youth center, which will primarily serve the City's low-income youth population. The Center of Praise Ministries in Sacramento agreed to lease a 1.75-acre property, which included a 9,000-square-foot building, for this purpose. This lease will be at no cost to the City for 25 years, with the option to extend for another 25 years. The City, in partnership with the Rancho Cordova Police Activities League, will operate the future youth center in collaboration with other community and other nonprofit organizations. Based on the feedback received during the Consolidated Plan's outreach efforts, the City is lacking in opportunities for low-income youth to participate in after-school programs and activities. Please refer to **Attachment A** to review feedback received regarding public facilities in the City.

The City is also in the process of constructing a new community civic center, known as the Mills Station District project. The City Council has held four public work sessions with residents, businesses, and interested parties to refine the vision for the project, select a location, and review various site layouts. The site selected for the project is the Mills Station Property, which is a City-owned 10-acre parcel located on Folsom Boulevard adjacent to Folsom Lake College/Rancho Cordova Center and across the street from the Mills Station Arts & Culture Center (the MACC). The City Council, after much public input and discussion, prioritized the potential uses for this project to include a space for performing/visual arts, a recreational and housing space, a space to accommodate meetings, and an outdoor area for community gatherings.

The City recently completed putting together a five-year Capital Improvement Plan for 2021 through 2025. This plan outlines multiple facility projects that the City is planning, or in the process of completing, in the next five years. The Capital Improvement Plan may be accessed at:

<https://www.cityofranhocordova.org/home/showdocument?id=14941>

How were these needs determined?

These needs were determined through a Community Needs Survey, by feedback received from residents, business owners, community leaders, and representative of social service agencies, as well as consultation and community engagement held with City departments and local service providers that primarily work with low-income and disadvantaged populations.

Describe the jurisdiction's need for Public Improvements:

Feedback from the community needs survey showed that a majority of individuals saw public transportation infrastructure improvements, as well as street and sidewalk repairs, to be some of the highest priority public improvement needs. Another notable public infrastructure need was the need for streetlights in neighborhoods without them.

The City is currently undertaking various projects to meet the need for public improvements, including alternative transportation projects, roadway transportation projects, and stormwater projects.

Alternative Transportation Projects

The City will continue to fund the rehabilitation of sidewalks and install/replace Americans with Disabilities Act (ADA) compliant sidewalk ramps at several locations around the City. The projects are selected from a list, which is maintained by the City's Public Works Department, based on the degree of need for repair. The City will also install inductive loop sensors to detect bicycles with metal rims at seven intersections in the jurisdiction, and the City will make improvements to the existing roadway system to create a safer and more bike-friendly network of roads.

Roadway/Transportation Projects

The City will implement various construction projects, including a new four-lane road from Douglas Road to Chrysanthy Boulevard and a new two-lane road with a widened median off of International Drive. The City will also fund street rehabilitation programs, which will evaluate roads, sidewalks, and storm drains that are in greatest need of preservation or upgrades. Additionally, the City will produce a Systemic Safety Analysis Report, which would analyze road signage in bicycle/pedestrian areas and the effectiveness of existing safety measures.

Stormwater Projects

The City will repair its drainage systems to the American River, upgrade existing stormwater pipes in the Mills Ranch Neighborhood, and identify flooding problems within the City through hydrologic and hydraulic analysis of the City drainage system. The City will also replace chain link fences around City-owned creeks, which would improve security, aesthetics, and visibility at stormwater assets.

How were these needs determined?

These needs were determined through community outreach with local residents and stakeholders, field surveys and observations, and an assessment of the condition and lifespan of various public facilities. The Public Works Department keeps a detailed record of repairs that are needed in the public infrastructure throughout the City and reports on these records regularly.

Describe the jurisdiction's need for Public Services:

During the 2020-2024 program years, the City will continue to push for the expansion of public services within the community, focusing specifically on creating improvements to accessibility and availability of services that benefit the most vulnerable populations. In drafting this plan, City staff reached out to

residents, stakeholders, public agencies, and other organizations to determine the need for public services. Outreach was aimed at determining the current availability of public services in the community, while also receiving feedback on services that are needed and services that could complement resources that are already available. The results of this outreach helped to shape the Strategic Plan section, while also helping to identify the City's priority populations.

From various community engagement methods, including a community survey, which was completed by 77 individuals, consultations, community events, and stakeholder input, City staff was able to identify specific trends in the most needed public services within the community. The following summaries describe feedback received on each priority population's most needed services:

For **children**, the survey found that the top three most needed services were affordable childcare, after-school programs, and parenting support. This was supported by feedback received from stakeholders and community members that participated in the Mather Field light rail station pop-up event. Stakeholders stressed that affordable childcare is extremely hard to find in the City, while also stating the lack in availability of support for low-income parents.

For **youth populations**, the survey identified that after-school programs, teen employment services, and teen recreation programs were the highest priority. This strongly coincided with a consultation completed with the Executive Director of the Folsom Cordova Community Partnership, in which they explained that after-school programs are in high need in the community, especially programs focused on financial empowerment and career development.

For **persons with disabilities**, the survey identified affordable housing programs and affordable transportation services as some of the highest priorities. Similarly, **senior populations** showed that affordable housing programs and affordable transportation services were of high priority. This was supported by a consultation conducted with Resources for Independent Living, a local disability resource agency, which stated that affordable housing is extremely necessary for senior and disabled populations, not only in the City, but in the County as well. They also went on to say that barriers to employment are a challenge for these populations, which transportation methods often contribute to. Overall, financial assistance and efforts based on affordability are highly prioritized among these populations.

For **low-income and at-risk homeless individuals**, survey outreach gathered feedback that supported the need for rental housing assistance and homeownership assistance for low-income populations. This was supported across the board by consultations conducted with service providers, which stressed the need for affordable housing assistance programs. It should also be noted that mental health services for homeless and low-income individuals were also stressed as a priority in the community.

How were these needs determined?

These needs were determined through various outreach methods that were facilitated by City staff. Methods of outreach included a community pop-up event at the Mather Field light rail station, stakeholder consultations, a stakeholder meeting, a community survey, and a community engagement

neighborhood meeting. Each of these events prioritized receiving feedback on the City's highest priority needs, including public service needs.

Based on the needs analysis above, describe the State's needs in Colonias

The City of Rancho Cordova does not contain any areas within its boundaries that fall under HUD's definition of a colonia. According to HUD, a colonia is defined as "any identifiable community in the United States–Mexico border regions of Arizona, California, New Mexico, and Texas that has inadequate sewage systems, no potable water supply, and a shortage of decent, safe, and sanitary housing. The border region includes the area within 150 miles of the U.S.–Mexico border excluding metropolitan statistical areas with populations exceeding one million." Given the City's proximity to colonias, this section is not relevant.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Rancho Cordova became an incorporated City on July 1, 2003. It is the seventh community in Sacramento County to incorporate and is California's 478th City. The City is a suburban community that is part of the greater Sacramento urban region and lies on the Highway 50 corridor between two larger cities, Sacramento and Folsom. The City is situated between Mather Air Force Base and the American River and is considered to have one of the largest employment sectors in the area, which attracts tens of thousands of commuters each day.

A large portion of the housing stock in Rancho Cordova consists of single-family homes, with roughly 58 percent being single-family dwelling units. The housing stock contains a large number of older homes, and housing and rental prices are generally more affordable compared to most cities in the region. The City has made efforts to construct new quality units and strives to ensure that new development will complement existing communities and that the mix of housing in the future will more closely match the community's housing needs.

The City works with nonprofit developers to continue to develop future subsidized housing projects. The City partners with the SHRA, the housing authority for Sacramento County, to manage public housing and the housing choice voucher system.

Other ways that the City directly addresses affordable housing needs are through emergency health and safety repairs for income-qualified households, which preserves the existing stock of affordable housing. The City also preserves affordable housing through code enforcement and rental inspection efforts, which ensure that all rental housing is safe and habitable.

Please see below for a brief summary of Housing Market characteristics specific to Rancho Cordova.

Number of Housing Units:

The number of housing units in the City increased by 85 units between 2015 and 2017 (2011-2015 and 2013-2017 ACS five-year estimates, respectively). This is a minor increase compared to the increase in population in the community, which changed from 71,017 to 74,585 between 2015 and 2018 (ACS 2018 Population Estimates). This suggests that housing production did not keep up with housing demand.

In general, the available housing inventory does not meet the needs of the existing population. The rising housing costs in the nation, which are very pronounced in California, have made housing affordability a major problem for many working households. The most common housing problem is the cost of housing, as discussed below. This problem impacts the majority of low-income households across the racial and ethnic spectrum in the City.

Cost of Housing:

Housing prices have been increasing since 2014. In 2014, the median home value in Rancho Cordova was \$195,600, which increased to \$251,500 in 2017; the median contract rent in the City has also increased, from \$848 in 2014 to \$936 in 2017 (ACS 2014 and 2017 Housing Cost Estimates). With this increase in median home values and median rent costs, lower-income households continue to be cost burdened. According to 2016 data, approximately 38 percent of the City's homeowners and renters reported having a housing cost burden of 30 percent or higher of their monthly income (2012-2016 CHAS Data).

Condition of Housing:

The City contains a significant amount of older housing, with approximately 14,035 owner- and renter-occupied housing units being constructed before 1980 (2017 ACS 1-Year Estimate). Both owned and rented housing units can be in need of repair and maintenance, although renter-occupied properties are typically older and in more disrepair. For owner-occupied homes, 30 percent have one substandard condition, and 47 percent of renter-occupied homes have one substandard condition. Six percent of renter-occupied units have two substandard conditions while 1 percent of owner-occupied units have two substandard conditions. Overall, renter-occupied homes have higher instances of substandard conditions (2015 ACS Condition of Units).

Public and Assisted Housing:

There are ten public housing apartment complexes that include some of the 747 affordable housing units in Rancho Cordova. Most of these units are administered by the SHRA, which serves as the public housing authority for Sacramento County. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by the SHRA. The remainder of the affordable housing units are operated by various nonprofits. The most prominent of these is VOA, which operates the Mather Community Campus transitional housing program, and Mercy Housing, which operates the 100 units of permanent supportive housing at the Mather Veterans Village.

Barriers to Affordable Housing:

According to the 2020-2024 Sacramento Valley Analysis of Impediments, some of the most significant barriers to affordable housing across all jurisdictions are:

- Segregation, which is manifested in disproportionate housing needs and differences in economic opportunity
- An increasingly limited supply of affordable rental housing units in the area
- Disparities in the ability to access homeownership
- An increase in stricter rental policies

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of

affordable housing development and offering fee reductions, regulatory incentives, density incentives, and the operation of a home rehabilitation and repair program, as well as several other options. These can be found with additional detail in the City's 2013–2021 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated regulatory barriers as effectively as possible.

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section covers Rancho Cordova's economic development asset needs and describes the current and future projects and plans that are underway in the City to help support the identified needs.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	321	47	1	0	-1
Arts, Entertainment, Accommodations	3,059	3,169	12	7	-6
Construction	1,675	3,917	7	8	1
Education and Health Care Services	4,676	5,258	19	11	-8
Finance, Insurance, and Real Estate	2,195	9,845	9	20	12
Information	472	443	2	1	-1
Manufacturing	1,580	4,315	6	9	3
Other Services	923	876	4	2	-2
Professional, Scientific, Management Services	2,864	9,747	12	20	9
Public Administration	0	0	0	0	0
Retail Trade	3,273	3,750	13	8	-5
Transportation and Warehousing	640	647	3	1	-1
Wholesale Trade	1,007	1,961	4	4	0
Total	22,685	43,975	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,380
Civilian Employed Population 16 years and over	30,835
Unemployment Rate	12.88
Unemployment Rate for Ages 16-24	36.96
Unemployment Rate for Ages 25-65	9.00

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	7,600
Farming, fisheries and forestry occupations	1,865
Service	3,415
Sales and office	8,660
Construction, extraction, maintenance and repair	2,445
Production, transportation and material moving	1,550

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,910	66%

Travel Time	Number	Percentage
30-59 Minutes	8,270	29%
60 or More Minutes	1,570	5%
Total	28,750	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,875	245	1,370
High school graduate (includes equivalency)	5,615	895	2,270
Some college or Associate's degree	10,060	1,685	2,815
Bachelor's degree or higher	8,080	495	1,350

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	105	300	460	690	775
9th to 12th grade, no diploma	655	645	405	995	500
High school graduate, GED, or alternative	1,955	2,545	2,035	4,220	2,310
Some college, no degree	2,795	3,570	2,545	4,600	1,885
Associate's degree	415	1,245	860	1,765	750
Bachelor's degree	390	2,180	2,380	2,585	1,050

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	15	825	915	1,120	505

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,055
High school graduate (includes equivalency)	26,961
Some college or Associate's degree	32,057
Bachelor's degree	53,412
Graduate or professional degree	65,363

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in the City are as follows:

- Education and Health Care Services: 4,676 workers
- Retail Trade: 3,273 workers
- Arts, Entertainment, Accommodations: 3,059 workers

In addition to the tables above, according to the Rancho Cordova Economic Development division, the most recent data available shows that the City is the largest business sub-center in the region, with over 3,000 entities conducting the corporate aspects of their businesses in the City. It was also noted that Rancho Cordova is the region's largest clustered hub for the home improvement industry. The City also notably offers the largest hub for the vehicle aftermarket industry in Northern California, accounting for 25 percent of all firms in the greater Sacramento area. The Rancho Cordova Economic Development division also states that technology is one of the region's top ten industry clusters.

Describe the workforce and infrastructure needs of the business community:

According to 2013-2017 ACS 5-Year Estimates, 88.7 percent of Rancho Cordova's adult population was educated at a high school level or higher compared to 87 percent in the County. The percentage holding a bachelor's degree or higher was approximately 26 percent compared to the County's 29.9 percent. The poverty rate in that same period was 14.9 percent in Rancho Cordova and 14.1 percent for the entire County. Median household income was \$57,965, whereas the median income for the County was \$60,239. The mean travel time to work was 25.6 minutes compared to the County's 26.9 minutes. Additionally, 93 percent of households had a computer and 83.1 percent had broadband subscription in the City of Rancho Cordova, compared to the County, in which 91.7 percent of households had a computer and 82.8 percent had a broadband subscription.

Though the City is generally in good standing in terms of workforce development and business, the City's Economic Development Element of 2015 identified some challenges. One challenge that the business community faces is the aging of infrastructure. Specifically, much of the building stock in the City was identified as needing refurbishment or rehabilitation due to age and deterioration. Additionally, it was noted that many office buildings contain large floor plans with outdated interiors that are in need of beautification and renovation.

The following factors were also identified as challenges to the business community's functionality:

- Traffic congestion on major roadways and Highway 50
- A lack of shuttles to transport workers from light rail stations
- Lack of national major retailers and shopping opportunities
- A lack of diverse downtown area where government offices, businesses, retail, services, entertainment, residential uses, and public spaces are clustered

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.
Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Rancho Cordova is constantly undergoing projects and activities that focus on improving the quality of life for its residents, while generating a positive economic impact. The following projects have recently been completed or are anticipated to be completed within the Consolidated Plan period:

Folsom Boulevard Beautification and Enhancement Project Phases IV

The final phases of the Folsom Boulevard Beautification and Enhancement Project are being completed in 2020. This project is regarded as a major triumph within the City, given the historical importance that has been placed on the Folsom Boulevard corridor. The completed project features a new concrete multi-use bicycle and pedestrian path, construction of a new sidewalk, extensive landscaping and irrigation improvements, intersection and signal improvements, the installation of decorative street lighting, construction of new curbs and gutters, installation of new raised medians, and the construction of new storm drain and drainage inlets. This project has served the local economy and community by removing barriers to transportation along Folsom Boulevard, creating a safer path of travel for children and other pedestrians, preserving a historical area of town, and implementing beautification in order to attract economic growth and development in the project's surrounding areas.

ADA Sidewalk Improvements:

The City's Public Works Department will continue to undertake the ADA Sidewalk Improvements projects on an annual basis throughout the Consolidated Plan cycle. This project focuses on removing and replacing curbs, gutters, sidewalks, ramps, and drainage improvements at various locations in the City, primarily focusing on areas with a high concentration of senior, disabled, and low-income households. The progression of these improvements will help promote safer and more pedestrian-friendly streets, which will in turn promote a less congested and more efficient path of travel.

Highway 50 and Zinfandel Drive Interchange Improvements:

Given the City's continued representation as the largest workforce hub in the Sacramento area, it has been a high priority to create infrastructure that can support the increase in traffic and congestion as a result of a higher workforce population. As an effort to address this increase, construction on the Highway 50 and Zinfandel Drive interchange is currently underway. The improvements project will add an additional lane on Zinfandel Drive over Highway 50, modify the highway entrance and exit ramps, add bicycle lanes, and modify traffic signals. This project is designed to improve operations, alleviate congestion and provide safer routes for drivers, bikers, and pedestrians on Zinfandel Drive from White Rock Road to Olson Drive, referred to as the Zinfandel Complex. The project is anticipated to be completed in the spring of 2020.

Sunrise Boulevard Rehabilitation Project:

The City will be undergoing the Sunrise Boulevard Rehabilitation Project. The proposed project includes road paving and traffic signal modifications on Sunrise Boulevard from Folsom Boulevard to White Rock Road. It will also construct a widened sidewalk on the east side of

Sunrise Boulevard between Citrus Road and the Folsom South Canal, and striped bicycle lanes on Citrus Road. The project is designed to improve transportation, accessibility, and safety for drivers, bicyclists, and pedestrians in the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The workforce in the City of Rancho Cordova generally has higher high school graduation rates among its population, with an increasing number of residents receiving a college education in recent years. While the current workforce is aligned with retail and service industry employment opportunities, there is a significant need for job training and additional education to better align the workforce with the higher-paying employment opportunities currently available in the City.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City uses non-federal funds to support many programs and projects, such as job training, through the Community Enhancement Fund. Additionally, the City uses CDBG funds to support the Folsom Cordova Community Partnership, which offers mentoring programs and financial management classes to youth and low-income families. These programs teach participants how to use social and monetary capital as a tool to further their possibilities for employment and higher education. Folsom Cordova Community Partnership also offers parenting classes and works with participants to develop their workforce skills to be more readily available for the job market. In a consultation with the partnership's Executive Director in preparation of this plan, it was explained that new program initiatives will focus on "adulting" programs and training that will help youth prepare for the daily tasks of being an adult and finding an appropriate work/life balance.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City is not currently participating in a CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City is not currently participating in a CEDS.

Discussion

The City of Rancho Cordova continues to take a proactive and involved approach to economic development, which has helped to noticeably improve the City's economic standing in the region. While the City has a significant amount of undeveloped land with multiple development opportunities, the City has also focused on the potential for economic improvements in existing neighborhoods and businesses. The City's focus on infill programs, small and local business assistance programs, cooperation with higher education providers, and incentives that help both businesses and the community has helped to improve job opportunities and reduce unemployment citywide. Almost as importantly, it has improved Rancho Cordova's reputation in the region, from a high-crime, lower-income area, to a thriving employment center with a community focused on making the City more inviting and having better quality of life for its residents.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

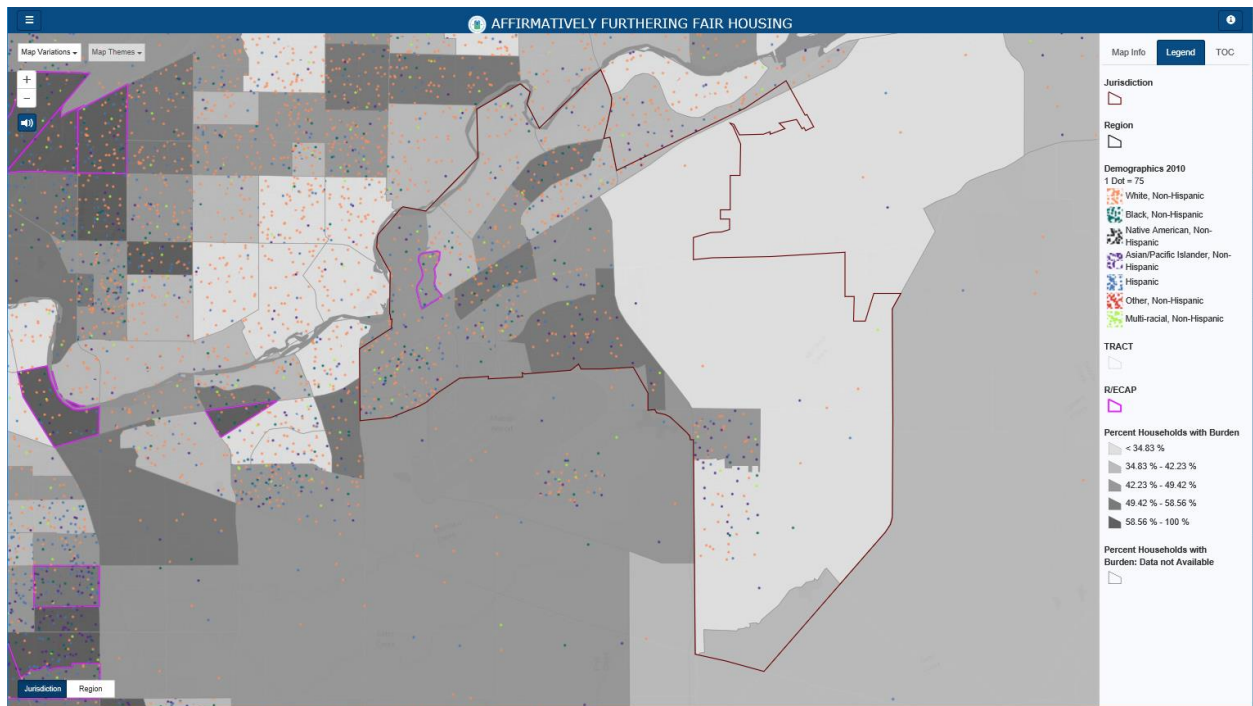
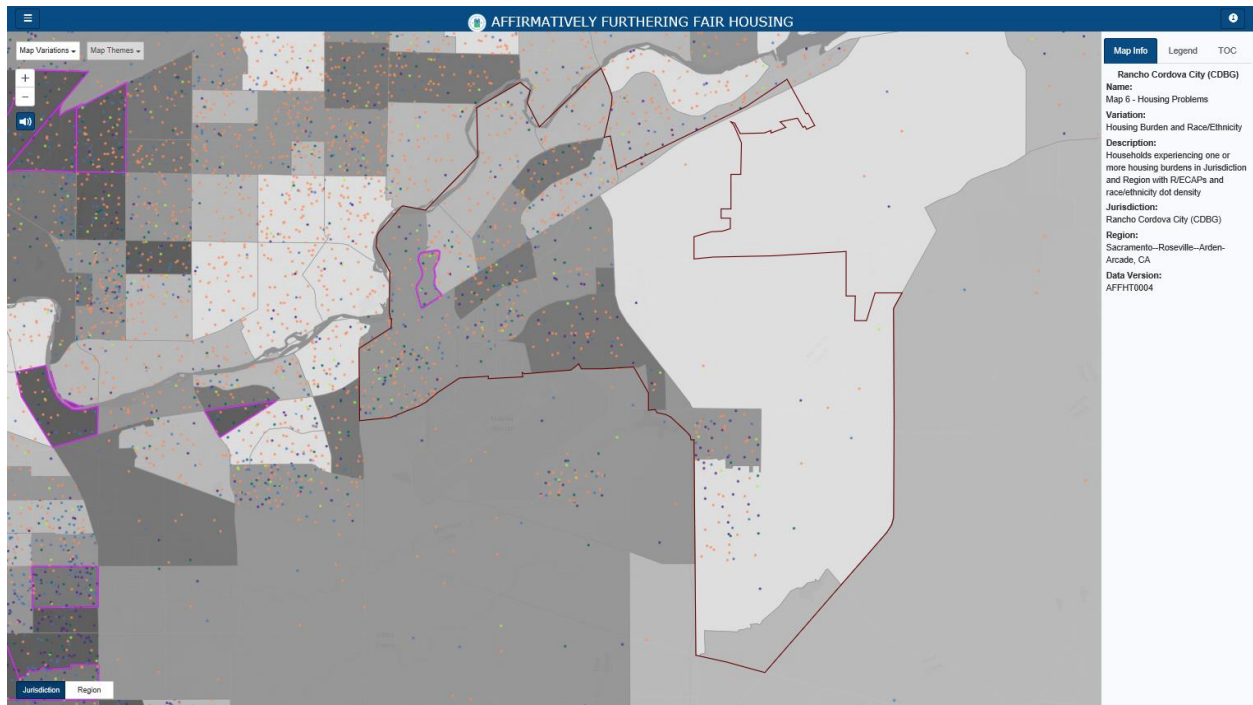
For the purpose of identifying housing problems, HUD's definition of "concentration" is the following: A block group area where the percentage of households with multiple housing problems exceeds the countywide total percentage of households with multiple housing problems.

Referencing the 2011-2015 CHAS data regarding severe housing problems in Rancho Cordova, lower-income households are more likely to have severe housing problems than those with moderate or higher incomes, regardless of race or ethnicity.

According to this same data, 77 percent of households (2,610) in the extremely low-income bracket (0–30 percent AMI) are reported to experience severe housing problems. The Pacific Islander category exceeds the jurisdiction-wide rate for severe housing problems by 23 percentage points, with 20 households experiencing severe housing problems. Extremely low-income Black /African American and White households had equal rates (81 percent), which are slightly above the jurisdiction-wide rate, with 1,435 White households and 480 Black households experiencing at least one severe housing problem.

According to the same data, of the households in the very low-income bracket (30–50 percent AMI), 36 percent (1,265) are reported to experience at least one of the four severe housing problems. For this income bracket, the group that faces the highest disproportionate need is the Pacific Islander population, at 86 percent or 60 households. It is important to note, however, that the data presented can make interpretation difficult due to the small sample size. Both Black and Hispanic populations experienced severe housing burdens at similar rates, at 43 percent for Hispanics (285 households) and 40 percent (145 households) for Black/African American.

Looking at housing burdens geographically, the areas with the highest concentration of housing burdens are generally in the northwest half of the City, as well as a small section toward the center of the City. Referring to the maps below, the areas shaded in dark grey represent areas where higher percentages of the population have housing burdens. Data also showed that three census tracts have over 50 percent of their population experiencing any of the four HUD-defined housing problems: census tracts 89.07, 90.08, and 90.11.

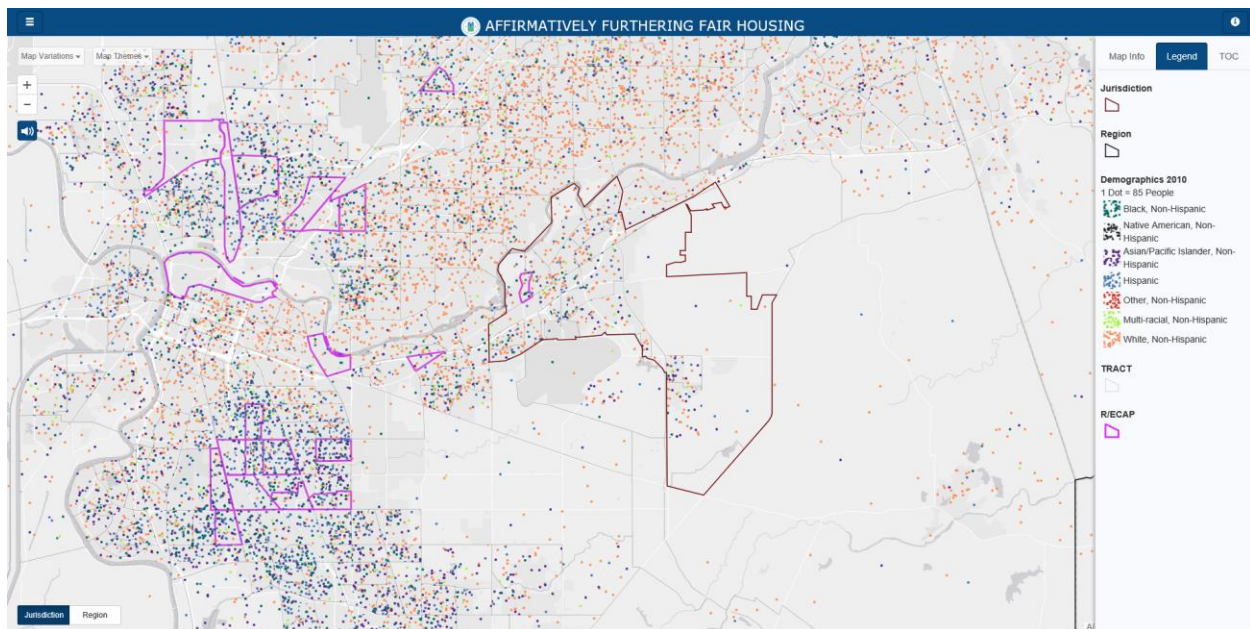


Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Minority populations are defined as the total population except those who responded “White alone” to the US Census. Block group areas where the percentage of total minority population exceeds the group’s countywide total percentage are considered to be areas of “minority concentration.”

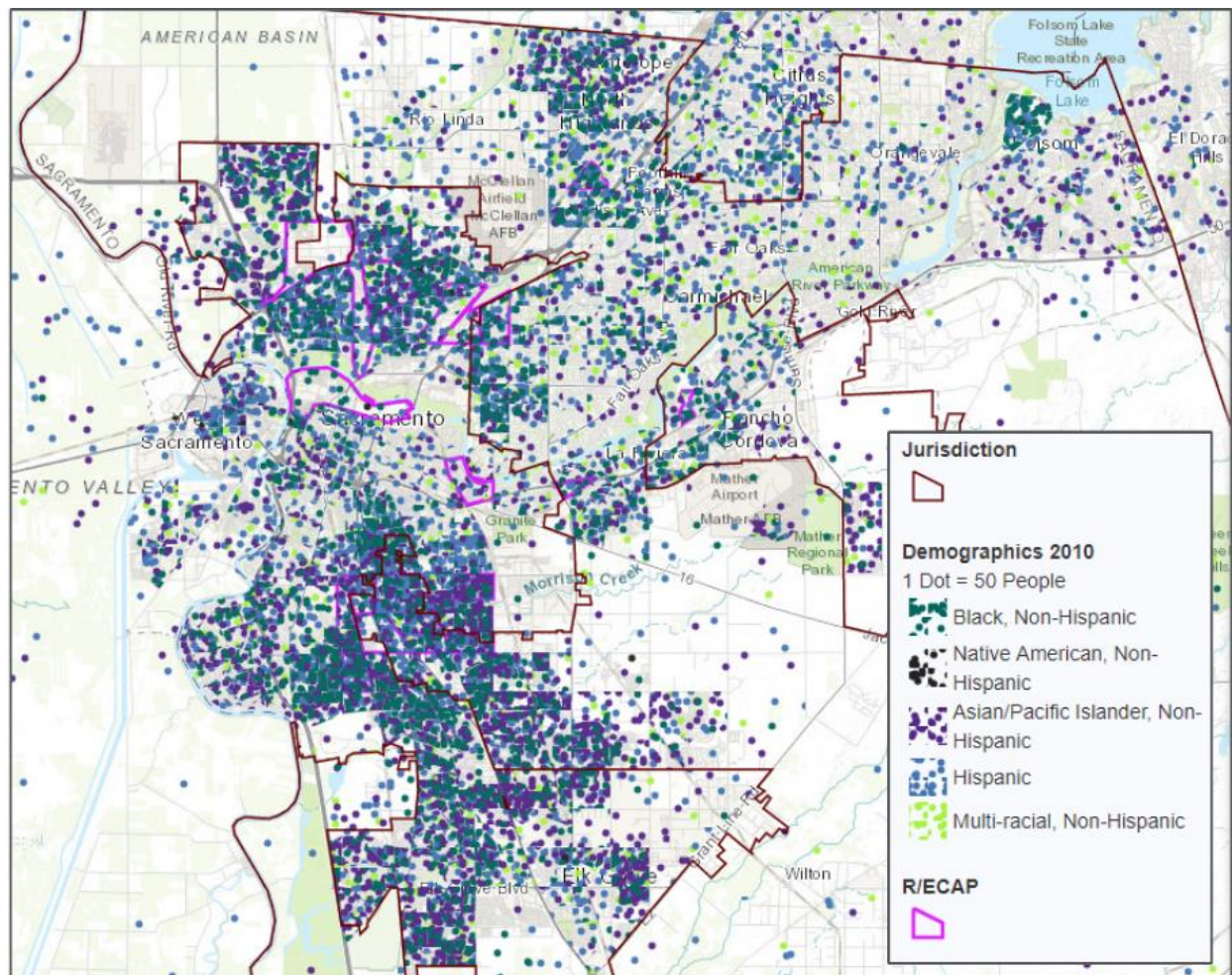
Per the data in the map below, only one portion of the City of Rancho Cordova qualifies as a racially or ethnically concentrated area of poverty (R/ECAP). An R/ECAP is any census tract in the City that has a concentration of 50 percent or more of minority residents, as well as a poverty rate above 40 percent. The map below illustrates the various R/ECAPS throughout the County; however, the R/ECAP located in Rancho Cordova is used for the purposes of this analysis.

The one census tract classified as an R/ECAP is census tract 89.11. This census tract was further analyzed to review the available Limited English Proficiency (LEP) information from HUD. LEP information was analyzed using the HUD AFFH tool for the City. In this census tract, the total LEP population was 2,295, with 8.5 percent speaking Spanish, 2.18 percent speaking Cantonese or Mandarin, 1 percent speaking Russian, and 39 percent speaking Vietnamese.



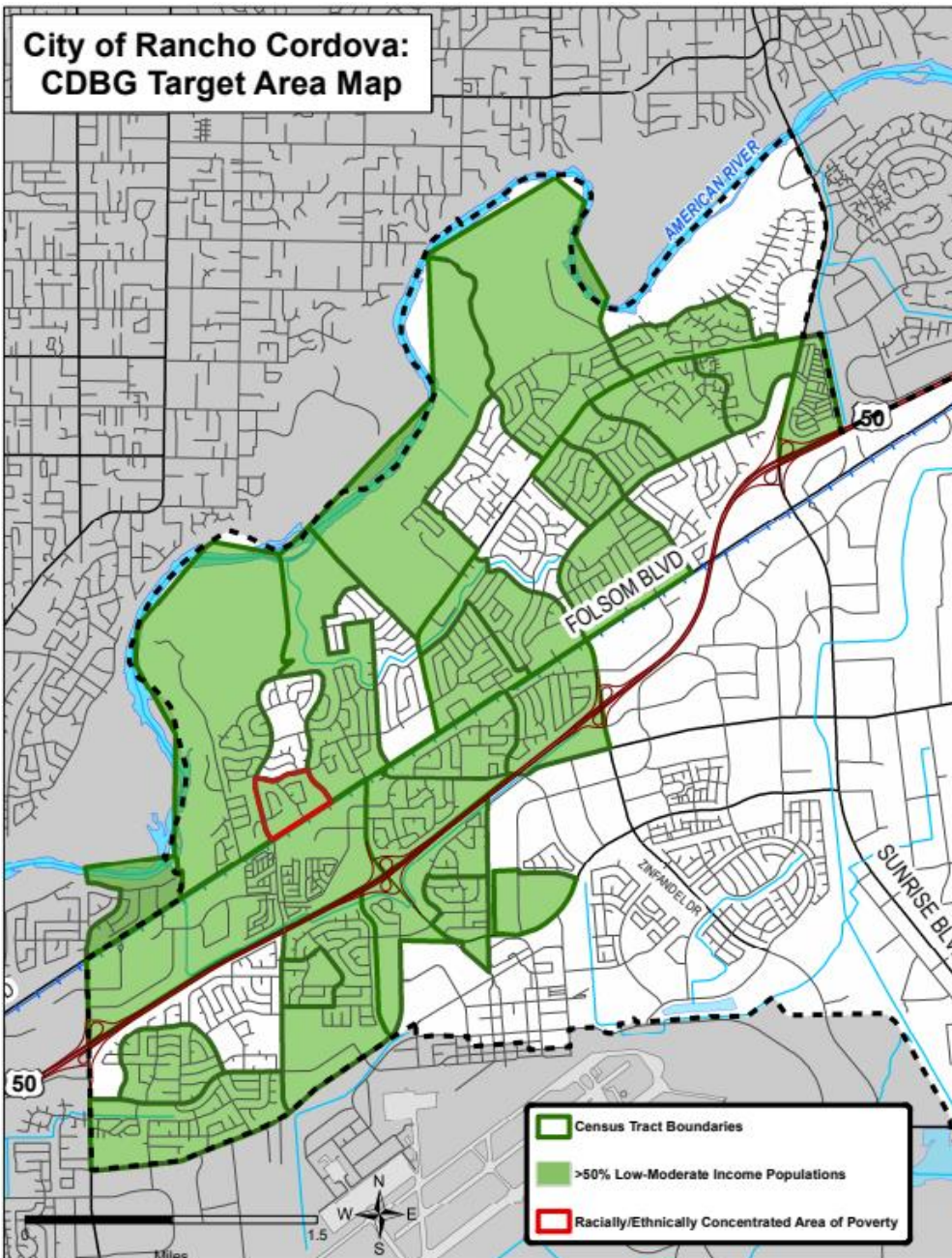
Additionally, the following map was used in the Sacramento County Regional Analysis of Impediments to show racial and ethnic concentration on a regional perspective.

Race/Ethnicity, Sacramento County



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool—Version 4. <https://egis.hud.gov/affht/>

The map below displays the latest CDBG target area within the City. As illustrated, the CDBG target area is dispersed throughout the City. Census tracts that qualify as CDBG target areas are based on the percentage of residents within a given census tract that are more than 50 percent low-income individuals. The green-shaded areas in the map are those that qualify as such CDBG target areas. The census tract outlined in red represented the census tract that is identified as the City's only R/ECAP.



What are the characteristics of the market in these areas/neighborhoods?

These neighborhoods generally tend to have older homes, and as a result often have more identified housing problems than census tracts with higher-income individuals. Subsequently, housing costs are also lower in these neighborhoods due to a lack in repairs, higher crime rates, and decreased value of infrastructure and local resources.

Are there any community assets in these areas/neighborhoods?

As the bulk of the fully developed portion of Rancho Cordova is in the northern half of the City, the bulk of community assets are also in the northern half. These assets include the Senior Center, most of the neighborhood and community parks, grocery stores and shopping centers, the Family Resource Center, houses of worship, and public schools, which are evenly distributed across the older section of Rancho Cordova between the lower-income neighborhoods and moderate-income neighborhoods. With this in mind, many of the City's community assets are in locations that allow for reasonable access for low-income populations.

The more significant disparity between community assets has to do with the older northern half of the City versus the newer and still predominantly undeveloped southern half. While the bulk of the newer housing is made up of owner-occupied, yet moderate- and above moderate-income households, there is still a lack of community assets. A grocery store and some commercial buildings have opened in the southern half; additionally, the southern half has a clubhouse for those who live along the Anatolia HOA boundary. The park and school districts have built the appropriate neighborhood facilities, as per the phasing of the various development agreements that regulate the southern half of the city.

Are there other strategic opportunities in any of these areas?

There are several strategic opportunities in the lower-income portion of the City. These opportunities include but are not limited to:

- Acquisition and rehabilitation, or demolition and reconstruction, of aging multi-family housing.
- Community Benefit Development Organizations with a focus in neighborhood revitalization, particularly along the Folsom Boulevard and Coloma Road commercial areas.
- Single-family housing acquisition, rehabilitation, and sale as affordable units in the more distressed older neighborhoods.
- Multi-agency partnership to leverage resources and build service capacity, including nonprofits, faith-based, and public agency organizations.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the Federal Communications Commission, as of 2018, there are seven DSL providers, one cable internet provider, three fiber internet (FTTH) providers, and five fixed wireless (WISP) providers in Rancho Cordova. There are also five mobile broadband (cellular) providers with service available in the City. Most census tracts in the City have broadband subscription rates of 60-100 percent, illustrating a fairly substantial rate of access to internet among most residents.

Countywide, 82 percent of households have a desktop or laptop computer and 87 percent have a smartphone—higher than the US overall. Seventy-six percent of households have broadband access by cable, fiber, or DSL and 89 percent have some type of broadband access—10 percent only have internet through their cellular data plan. However, ACS data indicate that access is much lower for low- and moderate-income households. In Sacramento County, just 3 percent of households earning \$75,000 or more per year are without any internet subscription compared to 29 percent of households earning less than \$20,000 per year and 12 percent of households earning between \$20,000 and \$75,000 per year. As part of the community engagement process conducted for the Consolidated Plan, a focus group was held with stakeholders about broadband needs and digital inclusion. Additional interviews were held with stakeholders who work in social services and improving broadband access. Stakeholders represented the following organizations: Sacramento County Department of Technology, City of Sacramento, Valley Vision, Communication Workers of America, Sacramento County Office of Education, Sacramento's Social Venture Partners (SVP), and Sacramento Public Library.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

As the number of broadband services subscribers and users rises, there will subsequently be an increase in the number of service providers in the jurisdiction. With an increase in service providers, increased competition will more than likely be a direct result. The City will continue to support the community's access to broadband services and will do its best to facilitate a smooth integration of broadband service providers, while supporting a healthy level of competition among providers.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The City of Rancho Cordova recognizes its role in reducing the risk of increased natural hazards, especially those associated with climate change. The City acknowledges that with an increase in population and the number of individuals coming to Rancho Cordova for work and leisure, there will be an increase in the City's contribution to greenhouse gas emissions. The City will prioritize collaborative efforts with neighboring jurisdictions that work to address the increase in greenhouse gas emissions in the region.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

In drafting the 2020-2024 Consolidated Plan, Sacramento County and other participating jurisdictions evaluated the natural hazard risks to low- and moderate-income residents. The evaluation was conducted through consulting with stakeholders that represent Sacramento County, Sacramento County Office of Emergency Services, and Sacramento County Department of Transportation during a focus group. When these stakeholders were asked about recent natural disasters, property damage, and the impact of the damage, they provided information around the biggest threat to the County—flooding:

- In 2017, there were three Presidential Declarations for flooding and wind. Over the last 15 years, there have been multiple declarations for flooding (1996, 1997, 2002, 2006, and 2017) and one for wind (wind events can cause power outages and fires).
- Exposure to flooding does not necessarily vary greatly by neighborhood. If a levy fails, all neighborhoods would flood.
- Localized floods are caused by stream overflow, as well as irrigation.

Natural hazard preparedness:

- During a flood event, the County Sheriff leads the evacuations. Alert systems include both Placer and Yolo Counties and there are procedures in place for when power is out (three large school sirens). Everbridge (emergency alert communications system) has translation built in. Accessing American Sign Language (ASL) interpreters is the goal, but not always possible.
- The Department of Transportation maintains the road system during a disaster and monitors areas that are identified as vulnerable so that equipment and crews can be deployed to respond to flooding and maintaining the operation of the system. The department also provides a support role to emergency response.
- Sacramento County's plan has a language access component, which assists with LEP residents.
- In an event, a Local Assistance Center(s) is activated—this is a place designated for residents and businesses to get help. It typically has a registration setup, childcare, language access, and other resources to help people.

- Most of the available preparedness information is on the County's website and shared by social media. None of the County's communications about preparedness is targeted; rather it's all mass media, for all people in the County.

When stakeholders participating in the natural hazard focus group were asked about relief funding, they provided insight into the process:

- When FEMA is involved, there needs to be a federal disaster assessment. The County and other agencies have their own disaster assessments.

Natural hazards risks and problems:

- Reaching people who are homeless before or during a disaster is a big concern, especially those who are camping out in the County or who may not have a phone that receives emergency alerts.
- A number of areas in the County have only one way in and one way out, which can be a real issue.
- For homes in the floodplain, insurance can be a large problem and many residents don't have this type of insurance because of unaffordable premiums. Another issue is that some residents bought homes without knowing they were in a floodplain, and therefore didn't know they needed to carry flood insurance. In rural areas of the County, there is a large agricultural industry, so a flood can result in agriculture losses as well.
- Businesses will sometimes have to close because they're not prepared to recover from a natural disaster or have a continuity plan in place.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section of the Consolidated Plan serves as the City of Rancho Cordova's framework for implementing its CDBG program from January 2020 to December 2024. The Strategic Plan includes a myriad of data collected from various regional and local sources, as well as data from various instances of local community outreach that were initiated in preparation of the Consolidated Plan. The primary purpose of the Strategic Plan is to clearly state the priority needs that were identified during its preparation, and subsequently identify the goals that the City will work toward to address these priority needs. The City will use its annual CDBG allocation to fund projects and programs that uphold the goals identified in this section, which are as follows:

- **Homelessness Prevention**
- **Senior and Disability Services**
- **Child and Youth Services**
- **Public Facilities**
- **Public Infrastructure**
- **Homeless Housing**
- **Housing Preservation Program**

The City will continue to identify needs, assets, and priorities on an annual basis as part of its application process for CDBG funds. This is done each CDBG program year through the Annual Action Plan document. CDBG staff will gather information through the collection of data (quantitative and qualitative); consultation with the public, especially members of target populations, various service providers, and community experts; and ongoing outreach to residents to determine the level of need or condition of assets for proposed activities.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**Geographic Area****Table 12 - Geographic Priority Areas**

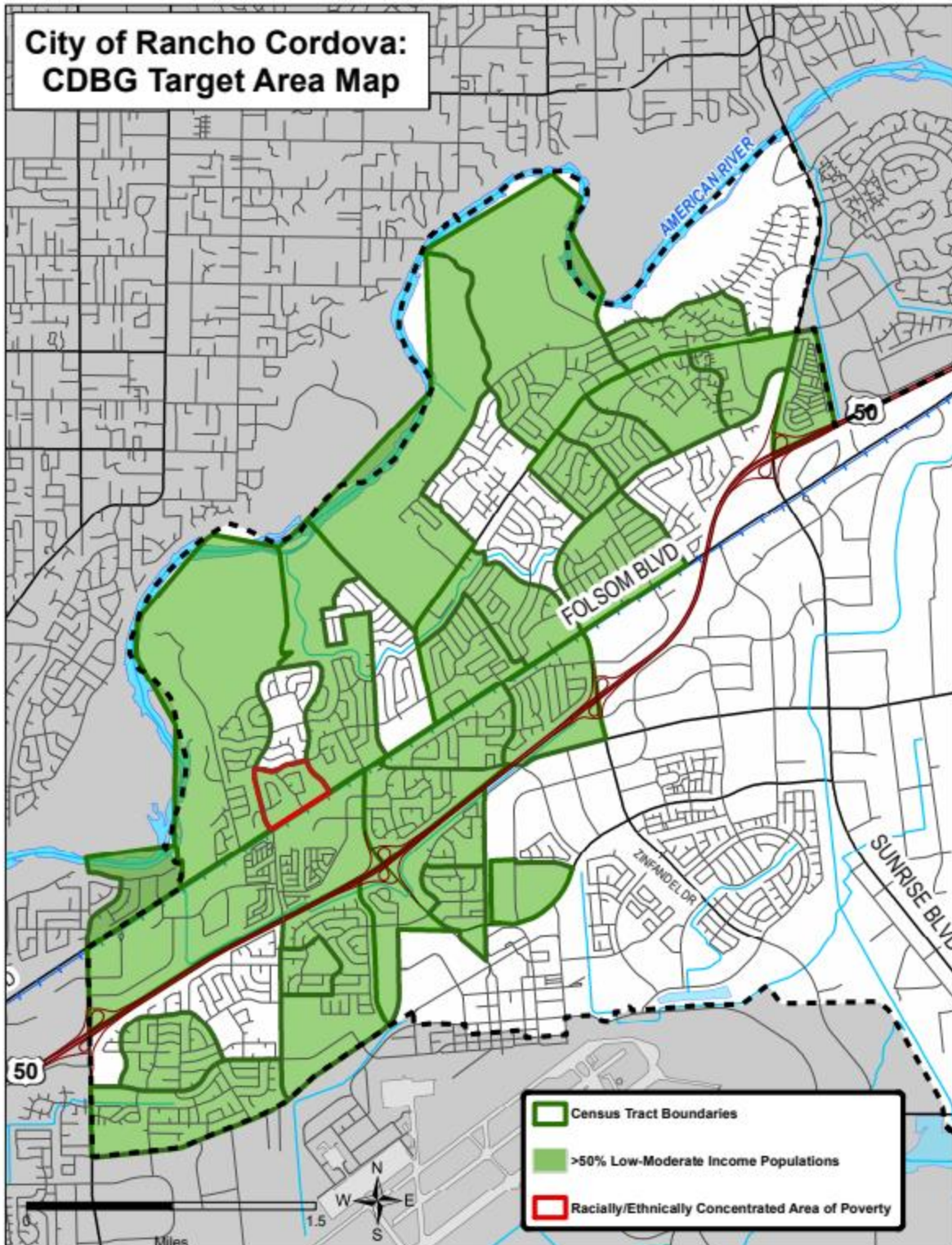
Sort	Area Name	Area Type	Include/Not Include	Action
NA	CDBG Target Area	Local Target Area	<i>_X_ Include</i>	NA

General Allocation Priorities

The primary geographic area identified for use in CDBG-funded activities is the CDBG target area, which is made up of census tracts in which more than 50 percent of households earn 80 percent of area median income (AMI) or less. The entire CDBG target area is located in the northern section of the City, which is also the area with the oldest infrastructure and the most development. Activities determined to have an area benefit must benefit areas where more than 50 percent of households are low income. The City does fund services on a limited clientele basis in neighborhoods that are not more than 50 percent low income. In those areas, each client is provided with an intake sheet that includes household income and can be used to determine eligibility. All other activities are either targeted at presumed benefit groups, such as frail elderly or persons with disabilities, or benefit immediately adjacent low-income neighborhoods.

For code enforcement and rental housing inspection programs, the City uses the CDBG target area to track cases and costs specifically attributed to the target area and differentiate from the costs attributed to the remainder of the City. ADA accessibility and infrastructure improvement projects generally must be in the CDBG target area to receive CDBG funding.

The map below identifies the CDBG target area as of 2020; this map will be updated throughout the Consolidated Plan cycle to reflect any changes to low-moderate income block groups.



SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Development
	Priority Level	High
	Population	Extremely Low Income Low Income Large Families Families with Children Chronic Homeless Individuals Mentally Ill Veterans Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	RCAP/ECAP 89.11 CDBG Target Area
	Associated Goals	Homelessness Prevention
	Description	New affordable housing units suitable for families, seniors, veterans, and low-income households.
	Basis for Relative Priority	Outreach identified a significant need for safe and decent affordable housing, particularly among extremely low-income families, seniors, and individuals at risk or experiencing homelessness.
2	Priority Need Name	Acquisition & Rehabilitation
	Priority Level	High

	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Elderly Public Housing Residents Chronic Homeless Individuals Veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	RCAP/ECAP 89.11 CDBG Target Area
	Associated Goals	Housing Preservation
	Description	Acquire and rehabilitate existing low-cost units, affordable units at risk of losing affordability, and public housing units at risk of conversion to market rate.
	Basis for Relative Priority	Outreach and data collection identified that there is a significant need for safe and suitable affordable housing appropriate for persons at all phases of the life cycle. Many of the existing lower-cost units are substandard and may pose a health risk to sensitive population groups.
3	Priority Need Name	Homeless Shelter/Housing
	Priority Level	High
	Population	Extremely Low Income Low Income Families with Children Elderly Chronic Homeless Individuals Mentally Ill Chronic Substance Abuse Veterans Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	RCAP/ECAP 89.11 CDBG Target Area
	Associated Goals	Homeless Housing
	Description	Transitional or emergency housing for homeless persons, families, and veterans.
	Basis for Relative Priority	There is a significant need throughout the Sacramento area for homeless housing, from emergency shelters to transitional housing to permanent supportive housing with programming to help reintegrate homeless persons and families. The increasing numbers of homeless persons and families in Rancho Cordova has elevated the problem to a highly visible priority.
4	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Income Low Income Large Families Families with Children Elderly Individuals Mentally Ill Veterans Victims of Domestic Violence Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	RCAP/ECAP 89.11 CDBG Target Area
	Associated Goals	Homelessness Prevention Housing Preservation
	Description	Housing placement, counseling, and landlord-tenant mediation intended to help households currently housed stay in their housing whenever possible, and to identify and place households at risk of imminent homelessness into suitable housing units when necessary.

	Basis for Relative Priority	Ensuring that households who are currently housed remain housed whenever possible helps to keep families stable and can prevent a chain reaction of employment and educational disruption. Helping households at risk of imminent homelessness to find new housing before they are on the street can ensure that they do not end up with housing gaps that make finding new housing more difficult, and that can severely disrupt families as well as employment and education stability.
5	Priority Need Name	Child and Youth Services and Programming
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	RCAP/ECAP 89.11 CDBG Target Area
	Associated Goals	Child and Youth Services
	Description	After-school programming for youth, mentoring for at-risk youth, and job training for adolescents.
	Basis for Relative Priority	Throughout the public participation meetings and community surveys, the need for after-school programs, youth services, and programs to help at-risk youth to avoid gangs, crime, and drugs was identified as a top priority, both with the City Council and the general public. For children, in particular, residents stated that affordable childcare, after-school programs, and parenting support are also needed.
6	Priority Need Name	Senior and Disability Services
	Priority Level	High
	Population	Extremely Low Income Low Income Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	Geographic Areas Affected	RCAP/ECAP 89.11 CDBG Target Area
	Associated Goals	Senior Services
	Description	Meal and nutrition services, in-home care services, caregiver respite services, and transportation assistance.
	Basis for Relative Priority	Senior and disability services were identified as a key priority in both the Community Needs survey and the public participation meetings. Seniors and disabled populations are generally on fixed incomes and have little disposable funds to deal with emergencies or unforeseen problems, particularly involving housing and transportation. Resources that can help these populations stretch incomes and improve their quality of life are priorities for the Rancho Cordova community.
7	Priority Need Name	Public Facilities
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	RCAP/ECAP 89.11 CDBG Target Area
	Associated Goals	Public Facilities
	Description	Youth Center, Senior Center, library, neighborhood centers, all located near the neighborhoods where needs are highest.
	Basis for Relative Priority	The City of Rancho Cordova has identified a youth center as a priority need for several years. The Rancho Cordova Senior Center is located at the southwestern edge of the City and is difficult for the bulk of Rancho Cordova seniors, who live in the northern section of the City, to access. The Rancho Cordova Library is located in adjacent unincorporated Sacramento County and is not geographically accessible to households with transportation challenges.

8	Priority Need Name	Public Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Middle Income Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	RCAP/ECAP 89.11 CDBG Target Area
	Associated Goals	Public Infrastructure
	Description	Streetlight installations and ADA improvements to public right-of way.
	Basis for Relative Priority	Many of the older residential neighborhoods do not have streetlights and can be hazardous at night. Residents feel the lack of lights allows for vandalism and petty crime that could otherwise be deterred. Many of the sidewalks and public rights-of-way in the City are aged and do not meet current ADA standards. The City has a significant need for general infrastructure improvements. Better signage for public service facilities was identified multiple times throughout this Consolidated Plan's outreach efforts.

Narrative (Optional)

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**Introduction**

The City of Rancho Cordova has been successful at finding and applying for alternative funding sources to help meet affordable housing development needs. These sources have included tax credits, infrastructure infill grants, sustainable communities grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program that the City is currently completing, CalHome funding. The City has also pursued other state of California housing funds whenever they seemed appropriate.

While it would seem that the City has been successful at leveraging federal CDBG dollars, the City has also gone to lengths to not commingle funding sources. Instead, it has elected to use CDBG funds where the programs and projects will most benefit and be most compatible with the federal regulations, and to find other funding for projects where the inclusion of funds with federal obligations adds more cost than benefit.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Admin and Planning Housing Preservation Public Improvements Public Services	\$634,710	\$0	\$0	\$634,710	\$2,400,000	For the 2020 program year, the City received \$634,710 in CDBG funds. The City receives about \$600,000 in CDBG funds each year, meaning that an estimated \$2,400,000 will be received for the remainder of the Consolidated Plan cycle. The City does not currently receive any program income. All prior year resources are committed to existing projects and programs and will be fully expended.

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new affordable housing project or a rehabilitation project. Unless the available funding can sufficiently offset the additional cost and labor burden inherent in federal funds, it can actually be costly to a project's budget to include CDBG or HOME as funding sources. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project's bottom line. The CDBG allocation to the City does not add sufficient value to offset the increased costs for most of the City's affordable housing development efforts. Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be completed with only CDBG funding. The City's CDBG program does not have any matching requirements.

With respect to public service projects funded with CDBG funds, to best leverage the City's available resources, the City will continue to look for opportunities to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient committed non-CDBG funding, so that projects and services will have the best results for the community and the low- and very low-income residents they are intended to serve. These sources include tax credits, infrastructure infill grants, sustainable community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other state of California housing funds whenever appropriate.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

The City uses publicly owned land and property to support CDBG-funded administrative, planning, and project activities. The City also uses City cars, which are used for the CDBG-funded code enforcement and rental housing inspection activities to transport the code enforcement officers

to the different sites that are being inspected. Additionally, City Hall equipment is used to administer the day-to-day activities of planning and administration for the CDBG program.

The Folsom Cordova Community Partnership uses public school district property to hold mentor initiative classes for their youth programs, while the Meals on Wheels Senior Nutrition program uses the City's Senior Center, which is owned by the Cordova Recreation and Park District, to provide hot meals to seniors. In the future, the City plans to use City-owned property to build affordable housing developments.

Discussion

The City intends to use CDBG funds to support programs and projects that can best benefit from the additional funding. Because the City's CDBG allocation is very limited, the City plans to complete the costlier housing improvements and production through partnerships and the use of alternative funds.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, nonprofit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Rancho Cordova	Government	Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction

Table 15 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

There are several strengths and gaps in the institutional delivery system. One primary strength is the good relationship that City staff has built with service providers in the community. Frequent communication allows staff to identify opportunities for leveraging or partnership that can improve and expand services. The City has also been flexible in assisting service providers with small amounts of discretionary funding from non-CDBG sources to help well-performing nonprofits meet CDBG program needs that are not CDBG eligible.

A serious gap in the institutional delivery system is the fact that there are multiple other governmental agencies that complete projects and provide services, and there is frequently a lack of communication between these agencies, the City, and the nonprofit service providers in the community. Sacramento County provides many health and human service/human assistance services in the region. The County also funds some nonprofits to provide additional services. However, it can be difficult to find out what resources are available in the county, and, due to a lack of funding and staff capacity, many County resources are stretched so thin that there is little assistance available. Similarly, all of the parks in the City are part of the Cordova Recreation and Park District. In the past, the City has assisted the Cordova Recreation and Park District in securing a \$75,000 grant to improve irrigation at a specific site in the City. The City plans to continue to work with the Recreation and Park District plan to coordinate their efforts to complement each other's projects and activities.

During the consultations performed in preparation of this plan, a lack of communication was identified between service providers in the area, as well as a lack of communication between the City and those service providers. One of the best tools that the City could hope for is to have a variety of service providers that complement each other's services and can refer their recipients to other services that are offered. As the City enters into this new Consolidated Plan cycle, it will continue to prioritize strengthening its relationships with local entities and service providers and will work to build stronger lines of communication between these organizations in order to offer the most beneficial resources to priority populations in the community.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Two primary groups provide services targeted to homeless persons in the Rancho Cordova community. The first is oriented toward veterans. The Mather Veterans Hospital provides healthcare, mental health services, some transportation, and other support services to veterans, including homeless veterans, in the region. The Mather Veterans Village is designed and intended to increase the service capacity for homeless veterans, particularly those suffering from drug and alcohol addictions, chronic homelessness, and mental illnesses.

The VOA operates the Adolpho Transitional Housing Program for former foster youth who have exited the foster system; the Adolpho facility is adjacent to the Mather Community Campus. All of the VOA programs are accessed through the County's Department of Human Assistance and are not directly or immediately available to homeless persons in the City of Rancho Cordova.

Rancho Cordova Homeless Assistance Resource Team (HART) is another group working to assist homeless persons and families in the City. HART is a group of primarily faith-based community organizers that works to provide winter shelter, donation collections, and food to homeless persons in Rancho Cordova.

The City's Homeless Outreach Team (HOT) has a unique strategy to engage and assist individuals and families experiencing homelessness. The Homeless Outreach Team (HOT) builds relationships with homeless individuals and families and provides services, education and resources in partnership with local organizations to help them become self-sufficient. HOT is comprised of two officers, including the Homeless Outreach Navigator, and a code enforcement officer, and two members who retrieve shopping carts and conduct encampment clean ups

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Rancho Cordova HART has been increasing its presence and has improved its capacity to provide services to homeless persons in the City. Team members regularly communicate and coordinate with the City and have support both from staff and the community. HART's goals include addressing homelessness in the immediate community, and its presence is a growing strength in the efforts to address the needs of the homeless.

However, there are still significant gaps in homeless assistance in the community. Most of the homeless services funded by ESG, the Continuum of Care, and other funding sources that target homelessness are focused in either the City of Sacramento or in clusters in the unincorporated County of Sacramento. There are currently no homeless services funded by ESG or the Continuum of Care immediately available to homeless persons in the City of Rancho Cordova. Homeless persons seeking services must be able to travel to where the services are available in order to receive help. This is a significant barrier for many homeless persons.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City is working with HART, the County of Sacramento, the Continuum of Care, and Sacramento Self-Help Housing to evaluate the opportunities to bring more homeless services to Rancho Cordova. These may include a transitional housing facility, emergency shelter sites, emergency shelter vouchers, and other services and programs to help the homeless. The City is considering the viability of funding the capital component of a homelessness response project in partnership with a proven service provider that can address the ongoing operations. Additionally, the City plans to work with the Cordova Recreation and Parks District on identifying grants and collaboratively selecting projects as applicable.

The HOT team also plays a major role in connecting homeless individuals with needed services in the City, as well as in the County. HOT has a close working relationship with much of the homeless

population currently residing in the City; they continue to work as a great resource for homeless individuals to gain employment education, mental health services, and other necessary services that help to get people off the streets.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

ATTACHMENT 1

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness Prevention	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Service	Homelessness Prevention	CDBG: \$150,000	Homelessness Prevention: 2,000 Persons Assisted
2	Senior Services	2020	2024	Non-Homeless Special Needs	Service	Senior Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
3	Youth Services	2020	2024	Non-Homeless Special Needs	Service	Youth Services and Programming	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Public Facilities	2020	2024	Non-Housing Community Development	Capital	Public Facilities	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,000 Persons Assisted
5	Public Infrastructure	2020	2024	Non-Housing Community Development	Capital	Public Infrastructure Improvements	CDBG: \$534,710	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30,000 Persons Assisted
6	Homeless Housing	2020	2024	Homeless	Capital	Homeless Shelter/Housing	CDBG: \$250,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 6 Beds

7	Housing Preservation Program	2020	2024	Affordable Housing	Capital	Homelessness Prevention	CDBG: \$800,000	Homeowner Housing Rehabilitated: 50 Household Housing Units Housing Units Inspected: 5,000 Housing Units
8	Program Administration	2020	2024	Planning & Administration	Admin.		CDBG: \$600,000	
	TOTAL FUNDING	2020	2024			TOTAL NEED	CDBG: \$3,034,710	

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Homelessness Prevention
	Goal Description	Housing counseling, tenant-landlord mediation, housing placement services
2	Goal Name	Senior Services
	Goal Description	Congregate and home-delivered meals for homebound seniors, respite services for caregivers, other senior services
3	Goal Name	Youth Services
	Goal Description	After-school programming, youth mentoring, job training, other services to assist at-risk youth
4	Goal Name	Public Facilities
	Goal Description	Senior center, youth center, neighborhood center, community center
5	Goal Name	Public Infrastructure
	Goal Description	Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements

6	Goal Name	Homeless Housing
	Goal Description	Transitional housing facility, emergency shelter facility, other housing directly available to homeless persons in the city
7	Goal Name	Housing Preservation Program
	Goal Description	Emergency repairs to address health and safety issues, accessibility improvements, maintenance assistance Rental housing inspections & code enforcement in the CDBG target area
8	Goal Name	Program Administration
	Goal Description	City staff will conduct planning and administration of its CDBG and HOME grant funds, including reporting, monitoring, tracking budgets, labor compliance, environmental compliance, community engagement, and subrecipient coordination.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

According to the City's 2013-2021 Housing Element, there are 17 housing developments located in Rancho Cordova providing subsidized housing, with a total of 1,585 low- and very low-income units. Subsidized units account for approximately 7 percent of the total housing stock. All of the affordable housing projects currently in use, in planning, or in construction will be managed by the SHRA and nonprofit developers and will include coordination with the SHRA for vouchers and other rental subsidies.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

All of the City's owner-occupied housing rehabilitation and emergency repair programs will continue to address lead-based paint hazards, including lead paint stabilization and removal when necessary. Any multi-family housing or public facility renovated with City funds will need to be tested for lead-based paint, and have any paint hazards abated according to code. The City also posts information on the website and at City Hall that provides resources to contractors and developers who will be working on projects that may lead to lead poisoning from lead-based paint or other lead-based building components. The information can be found

here: <https://www.cityofranchocordova.org/home/showdocument?id=8663>

How are the actions listed above integrated into housing policies and procedures?

All of the City's housing rehabilitation and emergency repair programs include an evaluation for the presence of lead-based paint. Homeowners and occupants are provided lead-based paint information and education regardless of when their home was built. Homes built before 1978 are tested for lead-based paint on any exposed surfaces, particularly if paint is chipping or if wood or plaster is exposed. The tests are completed by hazardous material experts, and the stabilization and sealing of the painted surface becomes a priority for the rehabilitation or emergency repair.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy is heavily reliant on regional cooperation, including support from the SHRA and Sacramento County, as well as cooperation with nonprofit service providers and partner agencies. As housing is usually the highest single expense facing impoverished families, the City will continue to explore avenues to build and rehabilitate new and existing affordable housing. The Folsom Cordova Community Partnership is currently partnering with Sacramento Employment Training Agency to develop job training programs for low-income and single-parent families, including focusing on skills currently in high demand locally. The Los Rios Community College District opened a brand-new satellite campus in central Rancho Cordova, and offers both education and job training courses.

The City is always looking for opportunities to partner and leverage programs and service providers to build service capacity and improve the depth of available resources. However, the cycle of poverty is difficult to break, and the City needs support from the SHRA, Sacramento Steps Forward, and Sacramento County, which control the bulk of social services funding, to help stop poverty in the region.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Housing cost burden and severe housing cost burden were identified as the most common housing problems facing impoverished households in the City. New and rehabilitated affordable housing with regulatory agreements and rents affordable to households making less than 50 percent of AMI are vital in addressing the problem of poverty. The City, in partnership with Mercy Housing, has completed the majority of the Mather Veterans Village project, which provides 100 units affordable to very low-and extremely low-income veterans and their families.

The City is also working with developers on the Horizons at New Rancho project, which, at completion, will provide 48 age-restricted senior units to households making less than 80 percent AMI, with several units dedicated to very low- and extremely low-income senior households.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City staff have communicated with the subrecipients' staff that are responsible for each activity prior to the beginning of the program year. All subrecipients were informed of the obligations to collect the required information on income, household composition, and race and ethnicity. Subrecipients reviewed and signed subrecipient agreements that provide the terms and expectations pursuant to applicable federal and state law. The City also offered a group technical assistance training session at the beginning of the year to go over subrecipient agreement policies, data collection, and financial management. Staff provided technical assistance to subrecipients throughout the year as needed.

On a quarterly basis, City staff examined the progress the subrecipients were making toward performance targets through desk monitoring. Subrecipients are required to report the demographics of their service population with each billing, including additional supporting information such as general ledger and program accounting documents. Each subrecipient agreement contains provisions for reductions to or suspensions of payments in the event that targets are not being met (without valid reason) or past performance issues have not been resolved.

The City has continued to place strong emphasis on the importance for subrecipients to gather complete and accurate information on the persons and/or households they serve, and to regularly report their progress.

In the 2018-19 program year, the City conducted an on-site audit of the SSHH and Meals on Wheels in collaboration with other local grantors, and in 2019 conducted a monitoring of the City's Public Works Department's 2018-19 ADA Sidewalk Improvement project. Additionally, the City conducted desk monitoring on all CDBG-funded programs throughout the 2019 program year and plans to continue this monitoring throughout the 2020 program year. The CDBG program has successfully met expenditure deadlines in years past and will continue to meet these deadlines throughout the Consolidated Plan cycle. The City is also current on quarterly and semi-annual reports due to HUD.

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Rancho Cordova has been successful at finding and applying for alternative funding sources to help meet affordable housing development needs. These sources have included tax credits, infrastructure infill grants, sustainable communities grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other state of California housing funds whenever they seemed appropriate.

The City receives approximately \$300,000 in HOME funds through lead agency County of Sacramento. The City does not currently receive ESG or other HUD funds directly from the federal government or from the state of California.

The City received \$634,710 in CDBG funding for the 2020 plan year. These allocation amounts were calculated based on competitive application scoring process; contingency provisions for the SSHH Renters Helpline and Fair Housing Services activities are outlined in this draft Annual Action Plan; for a detailed description of explanations behind allocations, refer to section AP-35.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Admin and Planning Housing Preservation Public Improvements Public Services	\$634,710	\$0	\$0	\$634,710	\$2,400,000	The City will receive \$634,710 in funding from HUD for its 2020 program year.

Table 18 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds require additional regulation, labor compliance standards, and administration that can add a significant cost burden to a new affordable housing project or a rehabilitation project. Unless the available funding sufficiently offsets the additional cost and labor burden inherent in federal funds, it can actually be damaging to a project budget to include CDBG or HOME as funding sources. For new construction and large-scale rehabilitation of affordable housing, the City prefers to pursue funding that does not significantly increase the building cost, unless there are sufficient federal funds to benefit the project's bottom line. The CDBG allocation to the City does not add sufficient value to offset the increased costs for most of the City's affordable housing development efforts. Therefore, the City focuses CDBG funding either on projects that are already burdened with the federal reporting requirements or on projects where there is no other viable funding source and the project can be completed with the available CDBG funding. The City's CDBG program does not have any matching requirements.

With respect to public service projects funded with CDBG funds, to best leverage the City's available resources, the City will continue to look for opportunities to layer private and non-federal resources with federal resources and to require that CDBG subrecipients demonstrate sufficient

committed non-CDBG funding, so that projects and services will have the best results for the community and the low- and very low-income residents they are intended to serve. These sources include tax credits, infrastructure infill grants, sustainable community grants, veterans housing grants, and, for the single-family owner-occupied housing rehabilitation program, CalHome funding. The City has also pursued other state of California housing funds whenever appropriate.

The City's CDBG program does not have any matching requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City currently owns two properties that remained with the City through the dissolution of redevelopment in 2011 and 2012; however, only one of these properties is programmed for affordable housing. The City also has a 99-year lease on 3.69 acres of land adjacent to the VOA-run Mather Community Campus on the now-decommissioned Mather Air Force Base. The land has been dedicated to the Mather Veterans Village project, which offers about 100 affordable units for homeless and disabled veterans and their families, and will offer 60 transitional housing beds for homeless veterans, including those with drug addictions or mental illnesses.

The City uses publicly owned land and property to support CDBG-funded administrative, planning, and project activities. The City also uses City cars, which are used for the CDBG-funded code enforcement and rental housing inspection activities to transport the code enforcement officers to the different sites that are being inspected. Additionally, City Hall equipment is used to administer the day-to-day activities of planning and administration for the CDBG program.

The Folsom Cordova Community Partnership uses public school district property to hold mentor initiative classes for its youth programs, while the Meals on Wheels Senior Nutrition program uses the City's Senior Center, which is owned by the Park District, to provide hot meals to seniors. In the future, the City plans to use City-owned property to build affordable housing developments.

Discussion

The City intends to use CDBG funds to support programs and projects that can best benefit from the additional funding. Because the City's CDBG allocation is very limited, the City plans to complete the costlier housing improvements and production through partnerships and the use of alternative funds.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Table 19 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Child and Youth Services	2020	2024	Non-Homeless Special Needs	CDBG Target Area	Youth Services and Programming	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: Folsom Cordova Community Partnership will benefit 80 individuals through youth mentoring services.
2	Senior and Disability Services	2020	2024	Non-Homeless Special Needs	CDBG Target Area	Senior Services	CDBG: \$39,987	Public service activities other than Low/Moderate Income Housing Benefit: Meals on Wheels will benefit 100 individuals by providing food to seniors.

ATTACHMENT 1

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homeless Prevention	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	CDBG Target Area	Homeless Shelter/Housing Homelessness Prevention	CDBG: Appx. \$33,000	Public service activities for Low/Moderate Income Housing Benefit: Sacramento Self-Help Housing- Renters Helpline: 420 Individuals Housing Counseling: 150 Individuals Fair Housing Services: 25 Individuals
4	Public Infrastructure	2020	2024	Non-Housing Community Development	CDBG Target Area	Public Infrastructure Improvements	CDBG: \$210,562	Public facility or infrastructure activities other than Low/Moderate Income Housing Benefit: Public Works Sidewalk ADA Improvements will benefit approximately 2,000 individuals.

ATTACHMENT 1

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Housing Preservation Program	2020	2024	Affordable Housing Non-Housing Community Development	CDBG Target Area	Acquisition & Rehabilitation	CDBG: \$202,000	Homeowner Housing Rehabilitated: Rebuilding Together Sacramento will repair 10-15 housing units with its critical repair program. Housing Code Benefit: The City's Code Enforcement Program will benefit 2,000 households through code enforcement. About 1,000 households will benefit from the Rental Housing Inspection Program.
6	Program Administration	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Program Administration	CDBG Target Area Citywide	Planning and Administration	CDBG: \$119,325	N/A

Goal Descriptions

1	Goal Name	Child and Youth Services
	Goal Description	After-school programming, youth mentoring, other services to assist at-risk youth
2	Goal Name	Senior and Disability Services
	Goal Description	Congregate and home-deliver meals for homebound seniors, other senior services
3	Goal Name	Homelessness Prevention
	Goal Description	Housing counseling, tenant-landlord mediation, housing placement services
4	Goal Name	Public Infrastructure
	Goal Description	Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements
5	Goal Name	Housing Preservation Program
	Goal Description	Emergency repairs to address health and safety issues, accessibility improvements, maintenance assistance Rental housing inspections and code enforcement in CDBG target areas

AP-35 Projects - 91.420, 91.220(d)

Introduction

HUD allocated \$634,710 in CDBG funds to the City for the 2020 program year. Project applications were received and reviewed by an independent group, as well as by City staff. Each application was scored according to criteria that the City established as part of the Consolidated Plan process. Criteria included the organization's capacity to successfully complete projects and programs, past project management performance, CDBG funding eligibility, how closely the project matched with the National Objectives laid out by HUD, and how thoroughly the projects addressed the community needs identified in this Consolidated Plan. Please refer to **Attachment F** for a copy of the application scoring rubric and application questions.

The City plans to continue funding for health and safety improvements to residents' homes, public infrastructure improvements for ADA accessibility, and to continue funding public services activities with its CDBG funding, as there are relatively few other funding sources available to finance these activities. Within public services, the City prioritized activities serving seniors and youth, fair housing support, and homelessness prevention efforts in the community.

Funding amounts in the table below are based on scoring criteria from the submitted program applications. These amounts are the estimated funding amounts for the 2020 program year. In particular, the Renters Helpline and Fair Housing Services activities are coordinated through a regional service contract. At the time of this draft's publication, the lead agency of this collaboration had not released the 2020 allocation amount. Once final allocations are provided to the City, then the other funding amounts will be proportionally increased or decreased from estimated funding levels.

#	Project Name
1	Housing Preservation Program
2	Public Services
3	Public Infrastructure
4	Planning and Administration

Table 20 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priorities are allocated first by need, second by the availability of sufficient resources to support a successful program or project, and third by the availability of local service providers to respond to the needs. The primary obstacle to addressing underserved needs is a shortage of resources, primarily funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	HP-20 Housing Preservation Program
	Target Area	CDBG Target Area
	Goals Supported	Housing Preservation and Code Enforcement
	Needs Addressed	Acquisition & Rehabilitation
	Funding	CDBG: \$202,000
	Description	Rental housing inspections and code enforcement in CDBG target areas to find and correct code violations, and rehabilitation of low-income owner-occupied housing to prolong housing habitability.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,000 households in the low-income CDBG target area will receive code/rental housing inspections; 10-15 housing units will receive roof and critical systems repair assistance.
	Location Description	Rental housing inspection and code enforcement activities will be conducted in the CDBG target area. Roof repairs will be provided to low-income homeowners citywide.
	Planned Activities	Rental Housing Inspection Program – \$51,000 – Inspect rental units for health and safety violations. Code Enforcement Program – \$51,000 – General code enforcement to support the health and safety of the community. Rebuilding Together Sacramento – \$100,000 – Roof and critical repairs to low-income households.
2	Project Name	PS-20 Public Services
	Target Area	CDBG Target Area

Goals Supported	Homelessness Prevention Senior Services Youth Services
Needs Addressed	Homeless Shelter/Housing Homelessness Prevention Youth Services and Programming Senior Services
Funding	CDBG: \$95,206
Description	Public services for youth, seniors, and persons and households at risk of homelessness
Target Date	12/31/2020
Estimate the number and type of families that will benefit from the proposed activities	Approximately 180 low-income persons will benefit from youth and senior targeted public services and 585 households will benefit from rental housing public services.
Location Description	Citywide
Planned Activities	Folsom Cordova Community Partnership– \$30,000 – Group Mentoring Initiative – Provide youth support and improve community involvement through intensive one-on-one youth mentoring. Meals on Wheels– \$39,987 – Senior Nutrition Program – Take hot meals or frozen heat-and-serve meals to homebound seniors, and provide lunch to seniors at the Cordova Senior Center. Sacramento Self-Help Housing: Housing Counseling– \$15,000 – Provide housing counseling and support services to residents who are at risk of homelessness, or who are already homeless, to aid them in securing stable housing. Sacramento Self-Help Housing: Renters Helpline – Appx. \$10,220 – Respond to requests from Rancho Cordova residents who are in danger of becoming homeless due to conflicts with their landlord or property manager and are seeking assistance. Provide fair housing referrals for households potentially experiencing discrimination.
Project Name	PI-20 Public Infrastructure

3	Target Area	CDBG Target Area
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Public Infrastructure Improvements
	Funding	CDBG: \$210,562
	Description	Streetlights, ADA sidewalk improvements, traffic signals, crossing signals, crosswalks, ADA ramps to public right-of-way and public facilities, sewer/water/utility improvements
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 individuals will benefit from improved ADA access in the City.
	Location Description	Citywide
	Planned Activities	ADA Sidewalk Repair Program – \$210,562 – Remove and replace damaged curbs, gutters, and sidewalks, and replace sidewalk ramps to meet current ADA standards throughout the City.
4	Project Name	PA-20 Planning and Administration
	Target Area	CDBG Target Area
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$126,942
	Description	General administration of the CDBG program, including all planning and reporting activities. Some fair housing services will also be provided.
	Target Date	12/31/2020

Estimate the number and type of families that will benefit from the proposed activities	Provide administration and support for all CDBG programs, including all planning and reporting activities.
Location Description	Citywide
Planned Activities	Provide general administration of the CDBG program, including all planning and reporting activities. Complete 2019 CAPER. Monitor all programs and projects. Planning and Administration – \$119,325 – General CDBG program administration and planning. Fair Housing Services – Appx. \$7,600 – Provide fair housing services to residents by responding to inquiries of illegal housing discrimination and investigating discrimination complaints.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic distribution of activities is widely varied, but most take place in or near low- and moderate-income areas. As seen on the attached CDBG Target Area map (**Attachment G**), the CDBG target area is dispersed throughout the city, allowing for a spread of eligible activities. The specific location of an activity largely depends on the type of activity. Some of the City's 2020 activities, such as the Meals on Wheels and Housing Counseling program, are able to serve populations across the entire city, while other projects and programs are located and provided to populations in the CDBG target area. The ADA Sidewalk Improvement project, Rental Housing Inspection Program, and Code Enforcement program will take place in the City's designated CDBG target areas.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Target Area	40

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Three activities are prioritized in the CDBG target area: the ADA Sidewalk Improvement Project, Rental Housing Inspection Program, and the Code Enforcement Program. These activities use a geographic boundary to identify which areas are eligible for infrastructure repair and tracks the number of units inspected, new cases opened, violations cleared, and staff hours spent in addressing housing problems in the CDBG target area.

Discussion

The City of Rancho Cordova strives to make all of its programs and activities available to eligible low- and moderate-income residents regardless of gender, race, national origin, age, source of income, familial/marital status, religious affiliation, or disability. As a result, all public service programs, including senior services, youth services, and housing counseling, will be available to residents citywide. Significant additional funding will also be used in the low- and moderate-income areas, as needed, for capital projects and programs. Because much of the existing city is in the CDBG target area, providing capital infrastructure improvements and housing preservation services in the CDBG target area allows a significant portion of the city to receive improvements. Similar services are provided to neighborhoods outside the target area and are funded via other funding sources.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The Community Development Department will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City departments, such as Public Works, as well as partner districts, such as the Folsom Cordova Unified School District, to develop procedures and coordinate the administration of programs that will be carried out by these departments and districts. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

While there are several constraints to meeting the needs of target-income residents, the primary obstacle is the lack of available resources for services within the city's boundaries.

Actions planned to address obstacles to meeting underserved needs

The need for affordable housing for lower-income households and supportive housing for persons with special needs continues to exceed available resources. The City has provided services and has worked to offer housing opportunities to underserved groups, including homeless individuals and veterans with disabilities. The City continues its active participation in County efforts, the Mather Veterans Administration Hospital, and service provider initiatives to locate and develop a continuum of housing opportunities for disabled veterans.

The City also plans to use its CDBG funds to promote the local provision of services for low- and moderate-income residents in Rancho Cordova. Furthermore, the City will encourage area service providers to offer services in the community. In the 2020 program year, several organizations (including Sacramento Self-Help Housing, Meals on Wheels, and Folsom Cordova Community Partnership) will provide services in Rancho Cordova.

Actions planned to foster and maintain affordable housing

According to the City's Housing Element, there are 17 housing developments located in Rancho Cordova providing subsidized housing, with a total of 1,585 low- and very low-income units. Subsidized units account for approximately 7 percent of the total housing stock. The City of Rancho Cordova does not have its own local housing authority. Resident initiatives are handled directly by SHRA. The remainder of the affordable housing units are operated by various nonprofits. The most prominent of these is VOA, which operates the Mather Community Campus transitional housing program, and Mercy Housing, which operates the 100 units of permanent supportive housing at the Mather Veterans Village.

The City has undertaken a number of actions to reduce potential barriers and constraints to affordable housing and housing for special needs populations. These actions include identifying funds in support of affordable housing development and offering fee reductions, regulatory incentives, density

incentives, and the operation of a home rehabilitation and repair program, as well as several other options. These can be found with additional detail in the City's 2013–2021 Housing Element. The Housing Element includes a thorough analysis of governmental and regulatory barriers to affordable housing. The City has been aggressive in pursuing affordable housing development opportunities and has mitigated regulatory barriers as effectively as possible.

Actions planned to reduce lead-based paint hazards

The City complies with the Residential Lead-Based Paint Hazard Reduction Act of 1992 as implemented in 24 CFR 35 Subpart B. Compliance includes the following strategies:

Housing Rehabilitation: All housing rehabilitation activities funded under this plan will assess lead hazard risk before proceeding, including the planned Emergency Repair Grant Program. This applies to any work on structures constructed prior to January 1, 1978. The work will comply with the appropriate level of protection indicated in 24 CFR 35.100.

All work on homes constructed prior to January 1, 1978, will have a lead hazard risk assessment conducted as described in 24 CFR 35.110.

At the completion of any prescribed lead hazard reduction activities, a clearance examination is required as described in 24 CFR 35.110.

Actions planned to reduce the number of poverty-level families

The City continues to fund public services intended to help poverty-level families. The City's anti-poverty strategy is based on revitalizing Rancho Cordova's existing housing stock to provide safe and decent places to live, and on supporting the services of social services agencies that promote income and housing stability. The City's strategy also includes supportive services for target-income residents, including senior and youth services. For example, the City continues to fund the SSHH, as the SSHH provides vital services and resources to families who are homeless or are at risk of homelessness.

The City also continues to fund other anti-poverty programs such as the Senior Nutrition program offered by Meals on Wheels. Additionally, the City funds the Folsom Cordova Community Partnership's Group Mentoring Initiative. This program supports youth and enhances community involvement through intensive one-on-one youth mentoring to help improve economic opportunities for low-income youth in Rancho Cordova.

The City also uses non-federal funds to support many programs and projects, such as job training, through the Community Enhancement Fund. In the 2020 program year, multiple programs will receive funding from both CDBG funds and Community Enhancement funds; those programs include Meals on Wheels, Rebuilding Together Sacramento, the ADA Sidewalk Improvement project, and Folsom Cordova Community Partnership Youth Mentoring Initiative.

Actions planned to develop institutional structure

The City of Rancho Cordova has developed a monitoring system to ensure that the activities carried out in furtherance of the Action Plan are done so in a timely manner in accordance with the federal monitoring requirements of 24 CFR 570.501 and 2 CFR 200 and all other applicable laws, regulations, policies, and sound management and accounting practices. The objectives of the monitoring plan are described in more detail in the Consolidated Plan.

The City's Community Development Department will be responsible for the management, implementation, and monitoring of the Consolidated Plan documents, including the Action Plan and all other subsequent documents related to the implementation of the CDBG program.

City staff will administer the programs and activities funded with CDBG funds. These staff members will work with the individual City divisions, such as Public Works, as well as partner districts, such as Folsom Cordova Unified School District, to develop procedures and coordinate the administration of programs that will be carried out by these divisions. Designated staff will also work closely with the providers of CDBG-funded services and programs that are not carried out by the City.

Actions planned to enhance coordination between public and private housing and social service agencies

Staff has continually strived to provide training opportunities and technical assistance to grant subrecipients and has worked to establish "best practices," with the goal of integrating them into the day-to-day and long-term implementation of the program. In addition, the City is continuing its initiative to coordinate activities with neighboring cities, especially in regard to responding to fair housing-related efforts. Coordinated efforts include joint monitoring of common service providers, standardizing reporting requirements to encourage efficiency and consistency, and sharing information from workshops.

During the 2020 program year, the City will implement contracts with local service organizations and City departments that provide assistance to seniors, youth populations, households at risk of homelessness, public improvements, and housing preservation. These subrecipients have all received CDBG funding in the past from the City. City staff and City Council have realized the continuing need for these services and have instituted the multi-year contracts to provide continuity of services and help reduce administrative burden.

In addition, in the 2017-18 program year, the City and surrounding jurisdictions pursued a regional Analysis of Impediments to Fair Housing Choice (AI). The City entered a Memorandum of Understanding with the SHRA, and neighboring jurisdictions including the cities of Citrus Heights and Elk Grove, to cost-share the fees to conduct an AI. The AI was completed in the fall of 2019 and the results are utilized by each participating agency for their respective Consolidated and Annual Action Plans, and for SHRA's Public Housing Authority and Capital Fund Plans.

Discussion

The City will continue its work with neighboring jurisdictions, such as the County of Sacramento, City of Sacramento, City of Citrus Heights, and City of Elk Grove, and agencies such as the SHRA and the Sacramento Area Council of Governments, to address the regional issues that affect the needs of target-income persons and special needs populations. The goal in this effort is to reduce the burden of providing services within each jurisdiction, by providing CDBG funding. The City also intends to work directly with service providers and local, state, and federal agencies (e.g., HUD and the California Department of Housing and Community Development).

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City does not expect to receive any program income in the 2020 program year, nor does the City have any plans to participate in the section 108 program. The City does not have any outstanding section 108 loans and plans to fully obligate all of its CDBG funding available in the 2020 year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 60% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion

The City will continue to work to make the most efficient and effective use of CDBG funds to ensure that the benefit to the community, and particularly to low- and moderate-income households, is realized.

Appendix - Alternate/Local Data Sources

Attachment A: 2020-2024 Consolidated Plan Community Outreach Result Summaries



In preparation of the 2020-2024 Consolidated Plan, the City of Rancho Cordova facilitated various community outreach efforts. The following is a summary of the main findings and key takeaways received from this outreach. For complete versions of the survey and other outreach materials, please refer to the other attachments associated with this Consolidated Plan.

Consolidated Plan Community Needs Survey

The City released a public survey that was made available online and in a paper version, which was distributed to various public service providers and individuals within Rancho Cordova. The survey was made available in English, Spanish, and Russian and was open for the public for over a month.

Total Responses: 77

English: 71

Russian: 5

Spanish: 1

1. Top three types of housing programs that are most important based on survey results:

- Affordable Housing for Moderate-Income Persons (e.g. workforce housing)- 50.65% of respondents
- Homeownership Assistance - Homebuyer programs for low-income households- 41.56% of respondents
- Rental Assistance -Rental programs for low-income households- 36.36% of respondents

2. Ranking Assets: Top 3 most Satisfied and Dissatisfied

**This section of the survey asked individuals to select their level of satisfaction with the current availability of specific assets in their community:*

Amenities:

- Dissatisfied
 - Mental Health Services- 42 Individuals (54.54%)
 - Community Centers – 38 Individuals (49.35%)
 - Community gardens – 37 Individuals (48.05%)
- Satisfied:
 - Banking – 49 Individuals (63.64%)
 - Churches/ Spiritual Orgs- 47 Individuals (61.04%)
 - Community Events- 41 Individuals (53.25%)

Community:

Attachment A: 2020-2024 Consolidated Plan Community Outreach Result Summaries

- Dissatisfied
 - Community and Social Groups – 39 Individuals (50.65%)
 - Neighborhood Watch Groups- 38 Individuals (49.35%)
 - Peaceful and Quiet Neighborhoods – 30 Individuals (38.96%)
- Satisfied:
 - Good Neighbors – 50 Individuals (64.94%)
 - Peaceful and Quiet Neighborhoods – 45 Individuals (58.44%)
 - Recreation – 31 Individuals (40.26%)

Environment:

- Dissatisfied
 - Cleanliness of public spaces – 43 Individuals (55.84%)
 - Drinking Water – 28 Individuals (36.36%)
 - Air Quality – 22 Individuals (28.57%)
- Satisfied:
 - Parks/ Green Space – 55 Individuals (69.01%)
 - Air Quality – 48 Individuals (62.34%)
 - Drinking Water – 43 Individuals (55.84%)

Safety:

- Dissatisfied
 - Street Lighting – 41 Individuals (53.25%)
 - Police/Security Patrols – 37 Individuals (48.05%)
 - Crime Rate – 36 Individuals (46.75%)
- Satisfied:
 - Crime Rate – 33 Individuals (42.86%)
 - Police/Security Patrols – 30 Individuals (38.96%)
 - Street lighting – 30 Individuals (38.96%)

Infrastructure:

- Dissatisfied
 - Street Surface Repairs and Potholes – 39 Individuals (50.65%)
 - Utility Rates – 32 Individuals (40.85%)
 - Access to Public Transportation – 31 Individuals (40.26%)
- Satisfied:
 - Sewer Systems – 57 Individuals (74.03%)
 - Pedestrian Access/ Walkways – 55 Individuals (71.43%)
 - Traffic signals/ Speed Controls – 53 Individuals (68.83%)

3. Top 3 Most important services for Children:

- Affordable Childcare – 47 Individuals (61.04%)

Attachment A: 2020-2024 Consolidated Plan Community Outreach Result Summaries

- Afterschool programs – 45 Individuals (58.44%)
- Parenting Education/ Support – 28 Individuals (36.36%)

4. Top 3 most important services for teenagers:

- Afterschool programs – 41 Individuals (53.25%)
- Teen employment services – 35 Individuals (45.45%)
- Teen Recreation programs – 31 Individuals (40.26%)

5. Top 3 most important services for persons with disabilities:

- Job opportunities – 40 Individuals (51.95%)
- Affordable Housing – 37 Individuals (48.05%)
- Affordable transportation – 31 Individuals (40.26%)

6. Top 3 most important services for seniors:

- Affordable housing – 53 Individuals (68.83%)
- Social activities – 38 Individuals (49.35%)
- Affordable transportation & Financial Assistance – 36 Individuals (46.75%)

7. Zip Codes:

95670 – 48 Individuals (62.34%)

95827 – 14 Individuals (18.18%)

95742 – 13 Individuals (16.88%)

95655 – 0 Individuals (0.00%)

95608 – 1 Individual (1.3%)

8. Comments:

*The following comments were received from individuals that participated in the community needs survey: **29 comments total***

- There are lots of issues but most of them stem from the city allowing people to take benefits that they abuse we can fix most issues including homelessness. We have lots of vacant buildings use some of our money and move the homeless into these places give them jobs at minimum wage and a time frame and the city fills the building and the owners make partial rents as a single mom with no help and minimal child support I can receive no services because I make more than the 824 dollars allowed for two kids under child support well we barely make due . But that's ok I will work harder while the city allows people to abuse the system
- Please remember when you give your resources to only the schools in Rancho Cordova, there are a lot of kids that are in different school districts.
- too many illegal fireworks being shot off at/near Lincoln Village & Redstone-- it needs to be stopped before a fire occurs

Attachment A: 2020-2024 Consolidated Plan Community Outreach Result Summaries

- I understand that Rancho Cordova is truly a city divided, the outrageous property and water taxes that the Anatolia area pays mostly goes toward police presence on the other side of town, but we need to feel safe in our own homes too, especially when paying property taxes that average 1/3 more than the rest of Sacramento.
- We need to rally the community together to support our students so our school performance don't have a huge gap compared to schools in the area.
- I would like to see quarterly progress reports on the projects selected and how money is budgeted and spent on them. Does all the money have to be spent on improvements or is a portion of it going to pay salaries to support these projects? What happens after 2025? Will the projects no longer be serviced?
- love the interest!
- Help for Mid-low income help with yard and fences.
- Too much money is spent on adding bike lanes, riders do not ride and obey the law.
- The school district needs to put better teachers in Rancho Cordova! Elementary schools (at the very least) should not be under a 5 rating! That's beyond unacceptable!!! Our youth deserves a better education system!! Don't fail our kids!!
- My neighborhood has no street lights and is close to a park. Without these street lights many homeless people travel through the neighborhood to get to the park since they think no one will bother them
- It would be nice to get some financial assistance towards things like security cameras for the home
- I appreciate RC's efforts to overcome the "last mile" transit problems, with the Lyft discount, SacRT Smart Ride, Cordovan, etc. I wish the 21 ran more frequently, and I think Smart Ride should be 24-7. (Personally I need it more at dawn and in the evening than during the 7am-7pm timeframe.)
- we need to spend some of this money for homeless. They need someplace to live!
- Please focus on quality education for children of all ages and welfare programs for all groups of people, not just low income groups. Focus on retention of children in Rancho schools and prevention of migration to other school districts because of lack of quality in Rancho Cordova schools.
- please enforce speed limits on Coloma, and in our neighborhoods, people shouldn't drive as fast as they do.
- Homeless people are not represented in this survey. Rancho Cordova needs to lead they way for finding a solution to homing these folks so that they are off the streets.
- Many of these questions are poorly worded, and I fear my responses could be used to justify doing the opposite of what I want.
- Thanks for the effort!
- If you are looking for speeding tickets, come to Dolecetto Drive. People exceed 50mph all the time because there is a racing stripe up the middle. It is a high traffic area for students walking home and kids on toys yet, motorists speed around the curves even! Please dont wait until there is a fatality to place focus on this street. Thank you!

Attachment A: 2020-2024 Consolidated Plan Community Outreach Result Summaries

- Please put 2609 & 2611 Capitales on the top of the list to force the landlord to evict the noisy tenants or pressure them to stop blasting out the region with their summer all night blaring parties.
- Slow traffic down on south sunrise!
- I would like to see city sponsored cab service for senior citizens.
- Noticed recent uptick in crime just on my block, next to an Elementary school. Neighbor across the street had her windows shot at multiple times by BB guns. My car and neighbors have been vandalized and just today noticed the license plate with handicap logo was stolen off my vehicle and we're within a 1 mile radius from the local PD/Ranger station.
- This was a great survey!
- Homeless camps in bushes are unacceptable!

Community Meeting: December 4th – Lincoln Village

The City sat in on a regularly scheduled neighborhood meeting in the Lincoln Village area of Rancho Cordova. City staff provided information on the Community Development Block Grant program and facilitated discussions to gather feedback on the group's views of what the City's highest priority needs are.

Top Priorities Under each Category:

Homeless Services:

- Mental Health Services
- Permanent Housing

Community Services:

- Gang Prevention
- Services centered on youth

Economic Development:

- Workforce development programs
- Access to reliable transportation

Housing:

- Rental housing Inspections
- First-time Homebuyer

Public Infrastructure & Facilities:

- Park Improvements
- Transportation Improvements
- Recreational Facilities

Attachment A: 2020-2024 Consolidated Plan Community Outreach Result Summaries

Fair Housing:

- Housing Placement Services
- Housing referral services

Pop-up Event Comments:

City staff facilitated a pop-up event at the Mather Field Light Rail Station to gather feedback on community needs from various community members. Staff handed out surveys and asked individuals to participate in an engagement activity in which the participant would select specific needs under the categories below, write the need on a sticky note, and place their sticky note on a large poster under the category of their choosing. Please refer to attachment XX to view a copy of the poster.

Housing:

- Low Cost Housing
- Affordable Housing
- Homeless Senior Housing

Public Services:

- Better food bank—fresh vegetables
- More activities for kids

Business:

- More jobs--- more entertainment services- fun places

Safety:

- More school safety initiatives

Infrastructure:

- More street lights
- Fix Aramon
- Better signage for VA Hospital

Facilities:

- More Park Improvements
- Restrooms at light Rail station
- Park improvements

Attachment A: 2020-2024 Consolidated Plan Community Outreach Result Summaries

Community Stakeholder Meeting- January 13th

City residents and stakeholders were invited to join City staff in a community needs workshop which solicited feedback on the top priority goals of the Community Development Block Grant program, as well as feedback on the priority populations within the City.

*Representatives from the following organizations attended and provided their input: **Folsom Cordova Community Partnership; Rancho Cordova Recreation and Park District; Rancho Cordova Public Works Department; Sacramento Self-Help Housing; Rebuilding Together Sacramento; Meals on Wheels; and the Rancho Cordova Neighborhood Services Division***

Highest Priority Categories:

*The top 3 categories that were identified as being the highest priority are highlighted in green:

Affordable Housing Development:

- Create new affordable housing units
- Improve affordability of rental units

Acquisition and Rehabilitation:

- Critical Repair programs
- Housing Rehabilitation programs
- Rental Housing inspections

Fair Housing Services:

- Housing placement services
- Legal advice / dispute resolutions

Homeless Shelter/Housing:

- Transitional supportive housing units
- Rental assistance vouchers

Homeless Prevention:

- Mental Health services/ health care
- Job training and employment opportunities

Youth Services and Programming:

- Childcare
- Afterschool programs

Services for Persons with Disabilities and Seniors:

- General supportive services
- Financial assistance

Attachment A: 2020-2024 Consolidated Plan Community Outreach Result Summaries

Public Facility Improvements:

- Community facilities
- Childcare facilities

Public Infrastructure Improvements:

- Transportation improvements
- Sidewalk improvements

Priority Populations:

*The City received feedback on priority populations during the meeting. The top 3 most selected priority populations are highlighted in green:

Low-income children

Persons with disabilities

Veterans

Individuals experiencing homelessness

Youth

Seniors

Single-parent families

Extremely low-income families/individuals

Other

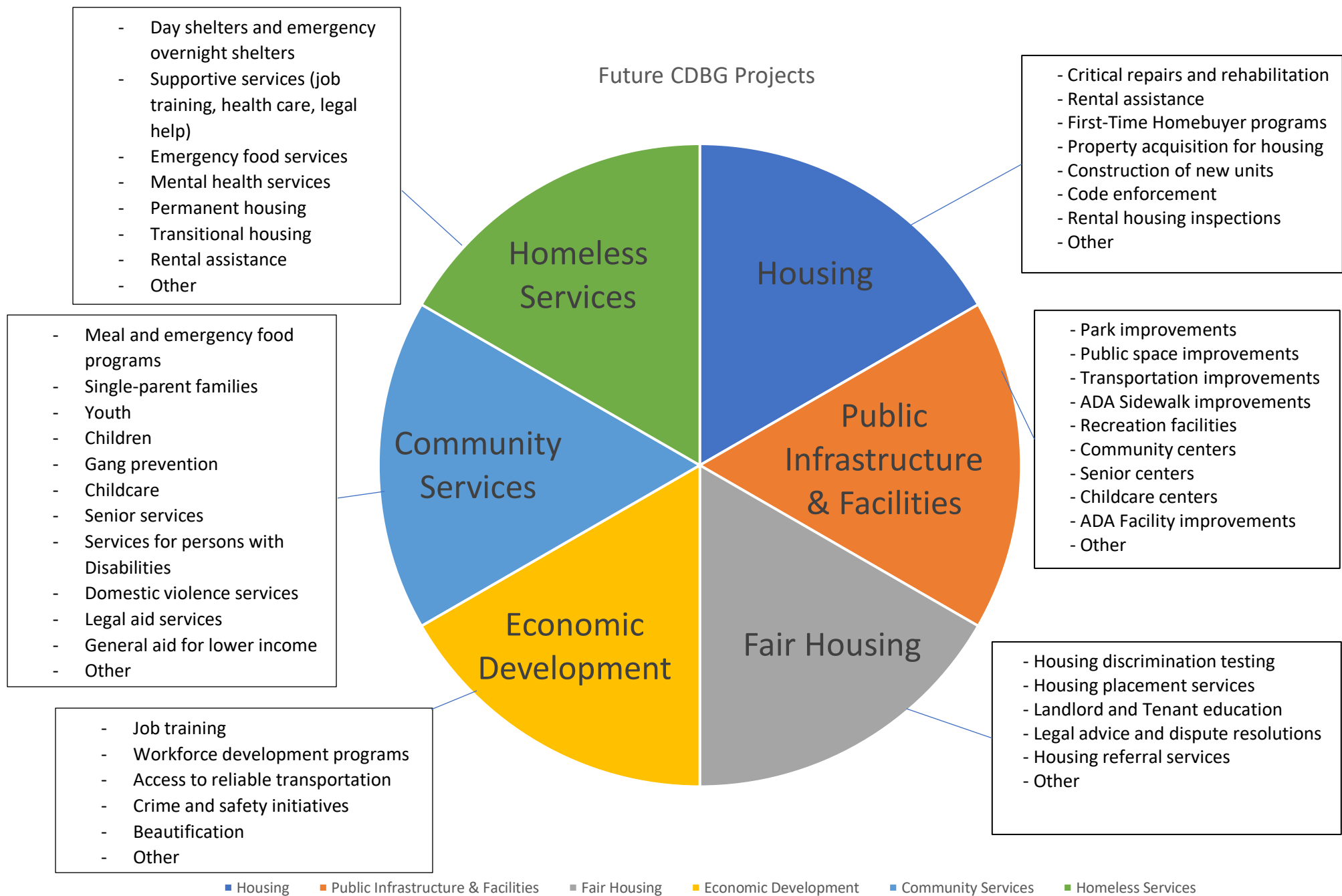
PREVIOUSLY FUNDED PROJECTS:

In the tables below, please rate each previously funded CDBG project in terms of importance to your community; please only select one response per question.

Public Service Projects	Description	0-Not Important	1- Somewhat Important	2-Important	3-Very Important
Folsom Cordova Community Partnership	Youth mentoring and leadership.	0	1	2	3
Meals on Wheels: Senior Nutrition Program	Hot meals delivered to seniors at their homes, as well as at the City senior center.	0	1	2	3
Sacramento Self Help Housing: Renters Helpline	Fair Housing helpline for housing concerns, fair housing education, and dispute resolution.	0	1	2	3
Sacramento Self Help Housing: Housing Counseling	Fair Housing services for individuals and families in need of locating housing.	0	1	2	3
Sacramento Self Help Housing: Fair Housing Services	Fair Housing referrals that provide counseling, legal advice, dispute resolution, outreach and education.	0	1	2	3

Capital Improvement Projects	Description	0-Not Important	1- Somewhat Important	2-Important	3-Very Important
Code Enforcement	Municipal code enforcement for the prevention of slum and blight within the CDBG target area.	0	1	2	3
Rental Housing Inspection	Rental housing unit inspections in the CDBG target area to prevent housing dilapidation and address safety concerns.	0	1	2	3
Rebuilding Together Sacramento: Critical Repairs Program	Housing repairs for low-income homeowners.	0	1	2	3

Instructions: Under each category, choose the top two (2) most important activities to fund in future CDBG plans. Number each selection 1-2 in the white text box that corresponds to each category.





Attachment C: Pop-up Event Poster

CITY OF RANCHO CORDOVA
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



WHAT DOES YOUR COMMUNITY NEED?

 HOUSING

PUBLIC SERVICES 

 BUSINESS



Attachment C: Pop-up Event Poster



Attachment D: Community Needs Survey – English, Russian, and Spanish



**CITY OF RANCHO CORDOVA
Community Development Department
Community Development Block Grant (CDBG)**

Community Development Priorities Survey

La encuesta en español tambien. Этот опрос также доступен на русском языке.

What would make your community better?

Your input will help inform how the City of Rancho Cordova (City) spends its federal Community Development Block Grant (CDBG) program funding. You can complete this survey online at:

➤ <https://www.surveymonkey.com/r/RanchoCordovaConPlan>

Or you may scan the quick response (QR) code below with your cell phone. To request a paper copy of the survey, contact the Community Development Department at (916) 851-8757 or sheisler@cityofranhocordova.org. If you need a disability-related modification or accommodation to participate in this survey, please contact the City Clerk's Office at (916) 851-8720. City Hall and the Community Development Department are located at 2729 Prospect Park Drive, Rancho Cordova CA 95670.

This survey will take you about ten minutes to complete. Please read each question carefully and answer each prompt to the best of your ability. Your feedback is greatly appreciated and helps bring valuable resources to our community.



ATTACHMENT 1



1. Place a checkmark next to the **top three (3) types of housing programs** you believe are the most important for the City to focus on in future plans:

- | | |
|--|--|
| ☐ New Construction - Multi-family | ☐ Home Improvements for Low-Income Homeowners |
| ☐ New Construction - Single-family | ☐ Home Improvements for Low-Income Rental Units |
| ☐ Homeownership Assistance - homebuyer programs for low-income households | ☐ Loan Program for Residential Solar Panels |
| ☐ Rental Assistance - rental programs for low-income households | ☐ Homeownership and Credit Counseling |
| ☐ Emergency Repairs for Lower Income Homeowners | ☐ Fair Housing and Tenant-Landlord Mediation to Prevent Discrimination |
| | ☐ Affordable housing for moderate-income persons (e.g. workforce housing) |

2. How would you rank the quality and availability of the following **community assets in your neighborhood**, including amenities, community, environment, safety, and infrastructure? Please check one box per row.

Community Assets		No Opinion	Satisfied	Substandard or needs improvement	Not enough in my neighborhood	None available in my neighborhood
AMENITIES	Neighborhood Schools					
	Community Centers					
	After School Programs					
	Community Gardens					
	Child Daycare Centers					
	Community Events					
	Child and Youth Programs					
	Job Training Programs					
	Mental Health Services					
	Senior Services					
	Libraries and Publications					
	Banking (e.g. checking or loans)					
	Churches and Spiritual Organizations					
	Other:					
COMMUNITY	Recreation (e.g. sports teams, outdoor activities)					
	Peaceful and Quiet Neighborhoods					
	Good Neighbors					
	Neighborhood Watch Groups					
	Community and Social Groups (e.g. chess club, neighborhood group, church group)					
	Other:					
ENVIRONMENT	Cleanliness of Public Spaces					
	Access for Disabled Persons					
	Graffiti Clean-up and Response					
	Drinking Water					
	Air Quality					
	Parks/Green Space					
	Other:					

ATTACHMENT 1



SAFETY	Crime Rate					
	Police/ Security Patrols					
	Home Surveillance Cameras					
	Street Lighting					
	Gang Prevention					
	Other:					
INFRASTRUCTURE	Street Cleaning and Sweeping					
	Street Surface Repairs e.g. potholes					
	Storm Water Drainage					
	Pedestrian Access e.g. sidewalks, crosswalks					
	Bicycle Access e.g. bike lanes/paths					
	Traffic Signals/Speed Controls					
	Drought Response Programs					
	Sewer System					
	Access to Public Transportation					
	Renewable Energy Program					
	Utility Rates					
	Other:					

3. Place a checkmark next to the **top three (3) services** that you believe are most important for **children** (12 years old and younger) in the City:

- | | | |
|--|--|--|
| ☐ Affordable Childcare | ☐ Affordable Early Education | ☐ Food Aid Programs |
| ☐ Preschool Programs | ☐ Parenting Education and Support | ☐ Affordable Healthcare |
| ☐ After-School Programs | ☐ Youth/Family Counseling | |

4. Place a checkmark next to the **top three (3) services** that you believe are most important for **teenagers** (13 to 17 year olds) in the City:

- | | | |
|---|--|---|
| ☐ Academic Support Outside of School | ☐ After-School Programs | ☐ Gang Prevention |
| ☐ Drug and Alcohol Programs | ☐ SAT / College Preparation | ☐ Mental Health Services |
| ☐ Teen Employment Services | ☐ Teen Recreation Programs | |

5. Place a checkmark next to the **top three (3) services** that you believe are most important for **persons with disabilities** in the City:

- | | | |
|---|---|--|
| ☐ Accessibility in Public Spaces | ☐ Affordable Housing | ☐ Housing Modifications |
| ☐ Affordable Transportation | ☐ Mental Health Services | ☐ Job Opportunities |
| ☐ Social Activities | ☐ Financial Assistance with Rent, Food, etc. | |

ATTACHMENT 1



6. Place a checkmark next to the **top three (3) services** that you believe are the most important for **seniors** (62+ years) in the City:

- | | | |
|---|---|--|
| ☐ Accessibility in Public Spaces | ☐ Affordable Housing | ☐ Housing Modifications |
| ☐ Affordable Transportation | ☐ Mental Health Services | ☐ Job Opportunities |
| ☐ Social Activities | ☐ Financial Assistance with Rent, Food, etc. | |

7. Please identify which postal/ZIP code you reside in:

95670 **95827** **95742** **95655** **95608**

Other: _____

8. **Additional Comments:** _____

Thank you for participating and helping to improve our community!

**Please return your completed survey to: Rancho Cordova Community Development Dept. 2729 Prospect Park Drive,
Rancho Cordova, CA 95670, or scan/email to sheisler@cityofranchocordova.org
For questions, please contact the Community Development Department at 916-851-8757.**



МУНИЦИПАЛИТЕТ РАНЧО-КОРДОВА
Отдел местного развития
Блочный грант на местное развитие (CDBG)

Опрос о приоритетных целях местного развития

Esta encuesta también se encuentra disponible en español. This survey is also available in English.

Как можно улучшить ваш район?

Ваши ответы помогут понять, как муниципалитет Ранчо-Кордова (далее «муниципалитет») тратит средства, выделенные ему в рамках федеральной программы блочных грантов на местное развитие (CDBG). Опрос можно пройти в Интернете на веб-сайте:

➤ <https://ru.surveymonkey.com/r/RanchoCordovaConPlanRU>

Вы также можете отсканировать приведенный ниже QR-код с помощью мобильного телефона. Чтобы получить опрос в бумажном виде, позвоните в отдел местного развития по телефону (916) 851-8757 или напишите по адресу sheisler@cityofranhocordova.org. Если для участия в опросе вам требуется помощь в связи с инвалидностью, просим обратиться в секретариат мэрии по телефону (916) 851-8720. Мэрия и отдел местного развития находятся по адресу 2729 Prospect Park Drive, Rancho Cordova CA 95670.

Выполнение опроса займет около десяти минут. Внимательно прочтите каждый вопрос и ответьте на него как можно более точно. Ваше мнение очень важно для нас, так как оно помогает привлечь ценные ресурсы в наш район.





1. Отметьте галочкой **3 (три) типа жилищных программ**, которые, по вашему мнению, являются наиболее важными при принятии муниципалитетом планов на будущее:

- | | |
|--|---|
| ☐ Новое строительство – многосемейное жилье | ☐ Косметический ремонт для домовладельцев с низким доходом |
| ☐ Новое строительство – односемейное жилье | ☐ Косметический ремонт для арендаторов жилья с низким доходом |
| ☐ Помощь владельцам жилья – программы приобретения жилья для семей с низким доходом | ☐ Программа выдачи займов на солнечные панели для жилья |
| ☐ Помощь арендаторам жилья – программы аренды жилья для семей с низким доходом | ☐ Консультирование по вопросам домовладения и кредитования |
| ☐ Аварийный ремонт для домовладельцев с низким доходом | ☐ Справедливое посредничество в жилищных спорах между жильцом и арендодателем с целью предотвращения дискриминации |
| | ☐ Доступное жилье для лиц со средним доходом (например, жилье для работающих) |

2. Как бы вы оценили качество и доступность следующих **общественных ресурсов в вашем районе**, включая социальные объекты, местное сообщество, окружающую среду, безопасность и инфраструктуру? Отметьте одну колонку в ряду.

Общественные ресурсы		Нет мнения	Удовлетворительно	Неудовлетворительно или требует улучшения	Недостаточно в моем районе	Не имеется в моем районе
СОЦИАЛЬНЫЕ ОБЪЕКТЫ	Районные школы					
	Культурно-общественные центры					
	Внешкольные программы					
	Общественные парки					
	Центры по уходу за детьми					
	Общественные мероприятия					
	Программы для детей и молодежи					
	Программы профессионального обучения					
	Службы психического здоровья					
	Службы для пожилых					
	Библиотеки и публикации					
	Банки (например, чековые счета или кредиты)					
	Церкви и духовные организации					
	Другое:					
МЕСТНОЕ СООБЩЕСТВО	Отдых (например, спортивные команды, активный отдых на открытом воздухе)					
	Тихие и спокойные районы					
	Хорошие соседи					
	Патрули из местных жителей					
	Общественные и социальные группы (например, шахматный клуб, группа активистов-соседей, церковная группа)					
	Другое:					



ОКРУЖАЮЩАЯ СРЕДА	Чистота в общественных местах					
	Доступ для инвалидов					
	Очистка стен от граффити и меры реагирования					
	Питьевая вода					
	Качество воздуха					
	Парки/зеленые зоны					
	Другое:					

БЕЗОПАСНОСТЬ	Уровень преступности					
	Полицейские/охранные патрули					
	Камеры наблюдения за домами					
	Уличное освещение					
	Профилактика формирования группировок					
	Другое:					
ИНФРАСТРУКТУРА	Уборка и подметание улиц					
	Ремонт дорожных поверхностей, например, ямок					
	Сток ливневых вод					
	Доступ для пешеходов, например, тротуары, перекрестки					
	Доступ для велосипедистов, например, велосипедные полосы/дорожки					
	Сигналы регулирования движения/знаки ограничения скорости					
	Программы мер реагирования на засуху					
	Система канализации					
	Доступ к общественному транспорту					
	Программа возобновляемых источников энергии					
	Тарифы на коммунальные услуги					
	Другое:					

3. Отметьте галочкой **3 (три) услуги**, которые, по вашему мнению, являются наиболее важными в работе муниципалитета с **детьми** (в возрасте до 12 лет):

☐ Доступное дошкольное воспитание ☐ Доступное образование для детей младшего возраста

☐ Программы помощи с продуктами питания

☐ Дошкольные программы
медицинская помощь

☐ Образование и поддержка для родителей

☐ Доступная

☐ Внешкольные программы

☐ Консультации для молодежи/семей

ATTACHMENT 1



4. Отметьте галочкой **3 (три) услуги**, которые, по вашему мнению, являются наиболее важными в работе муниципалитета с **подростками** (в возрасте от 13 до 17 лет):

- | | |
|---|---|
| ☐ Дополнительные занятия вне школы | ☐ Внешкольные программы |
| ☐ Профилактика формирования группировок | |
| ☐ Программы борьбы с наркотиками и алкоголем | ☐ Подготовка к экзамену SAT/колледжу |
| ☐ Службы психического здоровья | |
| ☐ Службы трудоустройства подростков | ☐ Программы отдыха для подростков |

5. Отметьте галочкой **3 (три) услуги**, которые, по вашему мнению, являются наиболее важными в работе муниципалитета с **инвалидами**:

- | | | |
|---|--|--|
| ☐ Доступ в общественных местах | ☐ Доступное жилье | ☐ Переустройство жилья |
| ☐ Доступный транспорт | ☐ Службы психического здоровья | ☐ Возможности трудоустройства |
| ☐ Социальная активность | ☐ Финансовая помощь с арендой жилья, продуктами питания и т. д. | |

6. Отметьте галочкой **3 (три) услуги**, которые, по вашему мнению, являются наиболее важными в работе муниципалитета с **пожилыми людьми** (62 года и старше):

- | | | |
|---|--|--|
| ☐ Доступ в общественных местах | ☐ Доступное жилье | ☐ Переустройство жилья |
| ☐ Доступный транспорт | ☐ Службы психического здоровья | ☐ Возможности трудоустройства |
| ☐ Социальная активность | ☐ Финансовая помощь с арендой жилья, продуктами питания и т. д. | |

7. Отметьте свой почтовый индекс:

95670 95827 95742 95655 95608

Другое: _____

8. **Дополнительные комментарии:**

—

Благодарим за участие и помощь в улучшении жизни нашего района!

Просим вернуть заполненный опрос по адресу: Rancho Cordova Community Development Dept. 2729 Prospect Park Drive, Rancho Cordova, CA 95670 или отправить отсканированную копию по адресу электронной почты sheisler@cityofranhocordova.org

По всем вопросам обращайтесь в отдел местного развития по телефону 916-851-8757.



CIUDAD DE RANCHO CORDOVA
Departamento de desarrollo de la comunidad
Subsidio en bloque para desarrollo de la comunidad (CDBG)

Encuesta sobre prioridades de desarrollo de la comunidad

Этот опрос также доступен на русском языке. This survey is also available in English.

¿Qué haría mejorar su comunidad?

Sus comentarios le ayudarán a la Ciudad de Rancho Cordova (la "Ciudad") a determinar hacia dónde destinar el financiamiento federal del programa de Subsidio en bloque para desarrollo de la comunidad (o CDBG, por sus siglas en inglés). Puede responder a esta encuesta en Internet en:

➤ <https://es.surveymonkey.com/r/RanchoCordovaConPlanES>

O bien, escanee el código QR con su celular. Para solicitar una copia impresa de esta encuesta, comuníquese con el Departamento de desarrollo de la comunidad llamando al (916) 851-8757 o escribiendo a sheisler@cityofranhocordova.org. Si necesita alguna modificación por motivos de discapacidad o algún tipo de cambio para participar en esta encuesta, comuníquese con la Oficina del Secretario de la Ciudad al (916) 851-8720. El Ayuntamiento y el Departamento de desarrollo de la comunidad se encuentran ubicados en 2729 Prospect Park Drive, Rancho Cordova CA 95670.

Responder la encuesta le tomará unos diez minutos. Lea atentamente cada pregunta y respóndalas lo mejor posible. Se agradecen profundamente sus comentarios que ayudarán a que nuestra comunidad pueda contar con valiosos recursos.



ATTACHMENT 1



1. Marque los **tres (3) tipos principales** de **programas para la vivienda** en los que, a su parecer, la Ciudad debería centrarse en planes futuros:

- | | |
|---|---|
| ☐ Nuevas construcciones - Multifamiliares | ☐ Mejoras de la vivienda para propietarios de vivienda de bajos ingresos |
| ☐ Nuevas construcciones - Unifamiliares | ☐ Mejoras de la vivienda para unidades de alquiler de bajos ingresos |
| ☐ Asistencia para la compra de viviendas - Programas para la vivienda propia para familias de bajos ingresos | ☐ Programas de préstamos para paneles solares residenciales |
| ☐ Asistencia para alquilar viviendas - Programas de alquiler para familias de bajos ingresos | ☐ Asesoría en créditos hipotecarios y la adquisición de una vivienda |
| ☐ Reparaciones de emergencia para propietarios de vivienda de bajos ingresos | ☐ Vivienda equitativa y mediación entre arrendatarios y arrendadores para evitar la discriminación |
| | ☐ Vivienda asequible para personas de ingresos moderados (por ej., viviendas para trabajadores) |

2. ¿Cómo clasificaría la calidad y la disponibilidad de los siguientes **bienes de la comunidad en su vecindario**, incluidos servicios, comunidad, medioambiente, seguridad e infraestructura? Marque un recuadro por fila.

Bienes de la comunidad		Sin opinión	Satisfecho	Deficiente o necesita mejorar	No hay suficiente en el vecindario	No hay ninguno en mi vecindario
SERVICIOS	Escuelas locales					
	Centros comunitarios					
	Programas extracurriculares					
	Jardines comunitarios					
	Guarderías					
	Eventos comunitarios					
	Programas para niños y jóvenes					
	Programas de capacitación laboral					
	Servicios de salud mental					
	Servicios para adultos mayores					
	Bibliotecas y publicaciones					
	Servicios bancarios (por ej., préstamos y cuentas bancarias)					
	Iglesias y organizaciones espirituales					
	Otro:					
COMUNIDAD	Recreación (por ej., equipos deportivos, actividades al aire libre)					
	Vecindarios pacíficos y tranquilos					
	Buenos vecindarios					
	Grupos de vigilancia vecinal					
	Grupos sociales y comunitarios (por ej., club de ajedrez, grupos vecinales, congregaciones religiosas)					
	Otro:					

ATTACHMENT 1



MEDIOAMBIENTE	Limpieza de los espacios públicos					
	Acceso para discapacitados					
	Limpieza y respuesta ante grafiti					
	Agua potable					
	Calidad del aire					
	Parques y espacios verdes					
	Otro:					

SEGURIDAD	Índice delictivo					
	Patrullas policiales/de seguridad					
	Cámaras de vigilancia para hogares					
	Iluminación pública					
	Prevención de pandillas					
	Otro:					
INFRAESTRUCTURA	Limpieza de las calles					
	Reparación de calles (por ej., reparación de baches)					
	Drenaje de aguas lluvia					
	Acceso a peatones (por ej., aceras, cruces)					
	Acceso para bicicletas (por ej., ciclovías)					
	Señales del tránsito/controles de velocidad					
	Programas de respuesta ante sequía					
	Sistema de alcantarillado					
	Acceso a transporte público					
	Programa para energías renovables					
	Tarifas de servicios públicos					
	Otro:					

3. Marque los **tres (3) principales servicios** que considera que son los más importantes para los **niños** (de 12 años o menos) en la Ciudad:

- ☐ Guarderías y cuidado de niños asequible
 ☐ Educación primaria asequible
 ☐ Programas de asistencia de alimentos
☐ Programas preescolares
 ☐ Educación y apoyo a los padres
 ☐ Salud asequible
☐ Programas extracurriculares
 ☐ Orientación familiar/para jóvenes

4. Marque los **tres (3) principales servicios** que considera que son los más importantes para los **adolescentes** (entre 13 y 17 años) en la Ciudad:

- ☐ Apoyo académico fuera de la escuela
 ☐ Programas extracurriculares
 ☐ Prevención de pandillas
☐ Programas de alcohol y drogas
 ☐ Preparación para SAT y la universidad
 ☐ Servicios de salud mental
☐ Servicios laborales para adolescentes
 ☐ Programas recreativos para adolescentes

ATTACHMENT 1



5. Marque los **tres (3) principales servicios** que considera que son los más importantes para **personas con discapacidades** en la Ciudad:

- | | | |
|---|---|--|
| ☐ Acceso a espacios públicos | ☐ Vivienda asequible | ☐ Modificaciones para la vivienda |
| ☐ Transporte asequible | ☐ Servicios de salud mental | ☐ Oportunidades laborales |
| ☐ Actividades sociales | ☐ Asistencia financiera para alquiler, alimentos, etc. | |

6. Marque los **tres (3) principales servicios** que considera que son los más importantes para los **adultos mayores** (personas de más de 62 años) en la Ciudad:

- | | | |
|---|---|--|
| ☐ Acceso a espacios públicos | ☐ Vivienda asequible | ☐ Modificaciones para la vivienda |
| ☐ Transporte asequible | ☐ Servicios de salud mental | ☐ Oportunidades laborales |
| ☐ Actividades sociales | ☐ Asistencia financiera para alquiler, alimentos, etc. | |

7. Indique el código postal donde vive:

95670 95827 95742 95655 95608

Otro: _____

8. Comentarios adicionales: _____

Gracias por participar y ayudar a mejorar nuestra comunidad.

Cuando haya completado la encuesta, envíela a Rancho Cordova Community Development Dept. 2729 Prospect Park Drive, Rancho Cordova, CA 95670, o escanee el código QR o envíe un mensaje de correo electrónico a sheisler@cityofranhocordova.org

Si tiene alguna pregunta, comuníquese con el Departamento de desarrollo de la comunidad llamando al 916-851-8757.

Attachment E: Community Needs Meeting Worksheet- Stakeholders



2020-2024 Five-Year Consolidated Plan

January 13th, 2020 - Community Needs Workshop**Activity 1:**

In the table below, please select the two (2) most important categories under each priority need, by placing a "1" and a "2" next to your top two choices ("1" being the highest and "2" being the second highest).

Also, please circle the top 3 priority needs that you believe are of most importance to the City of Rancho Cordova over the next five years. Please circle the number next to the need you would like to identify.

Priority Needs:

1	Need Name	Affordable Housing Development
	Need Categories	☐ Create new affordable housing units ☐ Improve homeownership ☐ Improve affordability of rental units ☐ Property acquisition for new affordable housing ☐ Other _____
2	Need Name	Acquisition and Rehabilitation
	Need Categories	☐ Critical repair program ☐ Code enforcement ☐ Housing rehabilitation ☐ Rental housing inspections ☐ Other _____
3	Need Name	Fair Housing Services
	Need Categories	☐ Housing discrimination testing ☐ Housing placement services ☐ Landlord/ tenant education ☐ Legal advice/ dispute resolutions ☐ Housing referral services ☐ Renters helpline ☐ Fair housing outreach ☐ Other: _____

Attachment E: Community Needs Meeting Worksheet- Stakeholders

3	Need Name	Homeless Shelter/Housing
	Need Categories	☐ Day shelters ☐ Overnight shelters ☐ Transitional/supportive housing units ☐ Permanent housing units ☐ Emergency units ☐ Rental assistance vouchers ☐ Utility assistance ☐ Other: _____
4	Need Name	Homeless Prevention
	Need Categories	☐ Mental health services/ health care ☐ Emergency food services ☐ General assistance ☐ Job training and employment opportunities ☐ Domestic violence and emergency health services ☐ Legal aid ☐ Access to reliable transportation ☐ Other _____
5	Need Name	Youth Services and Programming
	Need Categories	☐ Childcare ☐ After-school programs ☐ Gang prevention ☐ Homework help ☐ Mental health services ☐ Single-parent financial assistance ☐ Access to reliable transportation ☐ Other _____
6	Need Name	Services for Persons with Disabilities and Seniors
	Need Categories	☐ Meal and emergency food services ☐ Mental health/ health care services ☐ General supportive services ☐ Legal aid services ☐ Financial assistance ☐ Access to reliable transportation ☐ Other _____

Attachment E: Community Needs Meeting Worksheet- Stakeholders

7	Need Name	Public Facility Improvements
	Need Categories	☐ Park cleanups ☐ Park improvements ☐ Recreational facilities ☐ Community facilities ☐ Senior centers ☐ Childcare facilities ☐ Other _____
8	Need Name	Public Infrastructure Improvements
	Need Categories	☐ ADA improvements ☐ Transportation improvements ☐ Sidewalk improvements ☐ Other _____

Other Need: _____

Activity 2:

Instructions: In the activity below, please select the top three (3) priority populations that you believe will have the most need in the City of Rancho Cordova in the next five years. Please number your selections 1-3 (1 being the highest).

Priority Populations:

- ☐ Low-income children
- ☐ Persons with disabilities
- ☐ Veterans
- ☐ Individuals experiencing homelessness
- ☐ Youth
- ☐ Seniors
- ☐ Single-parent families
- ☐ Extremely low-income families/individuals
- ☐ Other

Attachment E: Community Needs Meeting Worksheet- Stakeholders

Discussion Questions:

What community development programs and/or projects seem to be working best in the City? (Your selection(s) do not need to be a CDBG-funded programs or projects).

What are some future projects that you believe would help to benefit priority populations within the City?

Attachment F: Application Scoring Rubric and Application Questions

**Community Development Block Grant (CDBG)
2020 Annual Action Plan
Application Questions
City of Rancho Cordova**

Applicant Name (Agency or Non-Profit):

Primary Contact:

Please indicate the authorized signatory of your organization/agency, e.g. executive director, president, or equivalent.

Name:

Address:

Email:

Phone Number:

Program or Project Name:

Important Note: The Performance Period for this 2020 Program Year cycle will be from July 1, 2020 to December 31, 2020.

____ I acknowledge the above statement.

Are you able to complete this project/program by December 31, 2020? (Social Service projects must be completed by this date.):

____ Yes, I am able to complete the proposed project/program by December 31, 2020.

____ No, I am unable to complete by 2020; the estimated completion date is _____.

Amount requested for the 2020 funding cycle (Please note that the performance period is from July–December 2020): \$ XXX,XXX.XX

Program or Project Description (3000–character limit):

Attachment F: Application Scoring Rubric and Application Questions

General Information: Select the category which best describes the type of activity for which funds are being requested.

- ☐ Public facilities and public improvements
- ☐ Economic development and employment training
- ☐ Real property acquisition or rehab
- ☐ Public services
- ☐ Crime prevention
- ☐ Building capacity of community resources
- ☐ Code enforcement (reduce blight)
- ☐ Homeless facilities
- ☐ Fair housing (prevent discrimination)
- ☐ Housing rehabilitation or home ownership assistance
- ☐ New housing construction (community-based development organizations only)
- ☐ Emergency repairs or assistance due to displacement
- ☐ Electrical utilities improvements
- ☐ Energy conservation and renewable resources
- ☐ Other, describe:

Project Eligibility: Which HUD objective does your project or program meet? (Low-income means households earning less than 80% of the area median income.)

- ☐ Benefit to low-income individuals or households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets a particularly urgent community development need

Project Accomplishments: How will you report your accomplishments? (Individuals means unique persons. Households and housing units are tracked the same but are reported separately. For neighborhoods, please estimate the number of low-income residents in the neighborhood. Don't worry if you don't know the full number of low-income persons in neighborhood accomplishments. We can help you figure that out.

- ☐ Individuals
- ☐ Households
- ☐ Housing Units
- ☐ Low-Income Area

Attachment F: Application Scoring Rubric and Application Questions

Project Accomplishments: About how many people/households/housing units will your project or program help?

Performance and Outcomes: What are the goals of your program or project and what community needs will they address? (3000-character limit)

Organizational Capacity: Describe your organization's experience with similar programs/project. (1000-character limit)

Grant Management Experience: Please describe your organization's experience in managing federal and/or state grants. (1000-character limit)

Program Contact: Please provide the contact information for the person directly responsible for managing the program or project on a day to day basis.

Name:

Address (if different than the contact information address on Page 1):

Email:

Phone Number:

Position or Title:

Years of Experience:

How many full-time employees will work on your project or program? (Full time is 40 hours per week (please include full-time staff that will work on this project even if they will only be working part time or a few hours a week on this specific project/program). If zero put 0. _____

How many part-time employees will work on your project or program? _____

Attachment F: Application Scoring Rubric and Application Questions

How many volunteers will work on your project or program? _____

Partner Agencies/Non-Profits: Will your organization be partnering with any outside agencies or groups on this project/program? If so, with whom?

Could your program/project be successful if you received less than your requested grant funding?

- ☐ Yes
- ☐ No
- ☐ Unsure

If you answered "Yes" to the above, please describe the changes your organization will make so that the program or project is successful with reduced funding. (500-character limit)

Please ATTACH your program/project budget for the 2020 program year. (Note the program performance period is July through December 2020. Please attach or include a spreadsheet (excel) budget that includes all alternative funding, in-kind donations and labor, and any other resources.)

☐ Program/Project Budget for proposed project Attached

Please include the following additional Attachments:

- ☐ Articles of Incorporation and By-laws and Amendments
- ☐ Secretary of State Certification of Good Standing (Online printout/screenshot is acceptable)
- ☐ Organizational Chart and Agency Mission Statement
- ☐ Certified Audit (Most recent)
- ☐ Profit and Loss Statement for most recent year.
- ☐ Insurance Documents
- ☐ Other Documents

Attachment F: Application Scoring Rubric and Application Questions

Application Scoring Rubric:

Applicant:	
Proposed Project:	
Total Points Earned:	_____ out of 30 points
Scorer Name:	

Y/N APPLICANT HAD A REPRESENTATIVE AT THE MANDATORY NOFA MEETING

Threshold Rating

Staff:	
<u>Y</u> / N	Activity is eligible under CDBG
<u>Y</u> / N	Activity meets one National Objective
<u>Y</u> / N	For public services, the service is new or an expansion of existing service above that which has been previously provided by the City from state/local funds
<u>Y</u> / N	Applicant submitted a complete application (all questions filled out and attachments)
<u>Y</u> / N	Applicant meets all of the threshold criteria above. If so, continue scoring.

Y 1. Program Budget

Y 2. Articles of Incorporation and By-laws and Amendments

Y 3. Secretary of State Certification of Good Standing (Online printout/screenshot is acceptable)

Y 4. Organizational Chart and Agency Mission Statement

Y 5. Certified Audit (Most recent)

Y 6. Profit and Loss Statement for most recent year.

Y 7. Insurance Documents

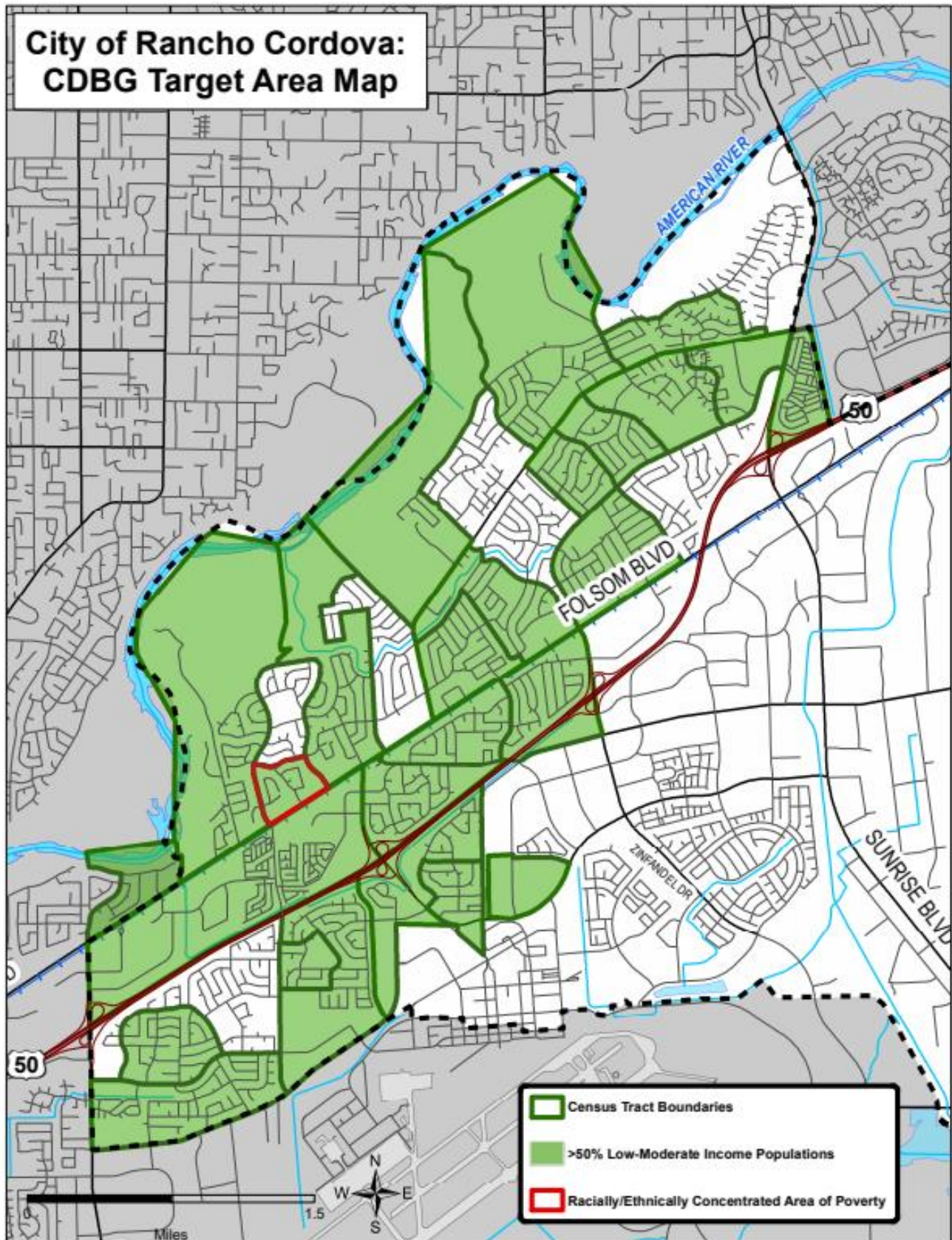
N 8. Other Documents

Attachment F: Application Scoring Rubric and Application Questions**Application Rating**

Rating	Scale is 1- 5 (1 is the lowest score; 5 is the highest)
	1. In regard to the HUD objective that is addressed by the proposed project: on a scale of 1-5, how closely does this project's goal(s) address this objective?
	2. On a scale of 1-5, how much of a priority is it for the City to implement this program in relation to current city objectives/goals?
	3. On a scale of 1-5, given City Staff's current capacity, how much of a priority is this project in occupying staff capacity?
	4. On a scale of 1-5, how capable is this organization in managing federal and/or state grants and completing the proposed project within the program year?
	5. On a Scale of 1-5, how closely does this project meet the priority views/goals of the City's residents?
	6. On a scale of 1-5, how likely is this project to benefit the projected number of target beneficiaries?

GRAND TOTAL: _____ (Max. 30 pts.)

Attachment G: CDBG Target Area Map



City of Rancho Cordova Community Development Block Grant Program

Draft 2020-2024 Consolidated Plan and 2020 Annual
Action Plan



CDBG Purpose

The purpose of the Community Development Block Grant (CDBG) program is to revitalize low- and moderate-income neighborhoods, to expand affordable housing and economic opportunities, and to improve community facilities and services.

CDBG objectives include:

- Assisting low to moderate income residents
- Preventing slum and blight
- Providing decent housing
- Ensuring suitable living environments
- Supporting community development activities
- Supporting public services

Program Year Change

In November 2019, the City was instructed by the Department of Housing and Urban Development (HUD) to change its CDBG program to align with Sacramento County's timelines.

Old Program Year Timeline:

July 1 – June 30 each year

New Program Year Timeline:

January 1- December 31 each year

New Consolidated Plan Cycle:

January 1, 2020 - December 31, 2024

CDBG Consolidated Plan

A Consolidated Plan is required by HUD to receive federal housing and community development funding through the CDBG program.

The purpose of the Consolidated Plan is to provide:

- A five-year planning document for the City of Rancho Cordova that builds on a participatory process while also mapping out priority needs and goals;
- An application for federal funds under HUD's CDBG formula grant program; and
- A strategy to be followed in carrying out HUD's programs.

Consolidated Plan Sections

The Consolidated Plan Contains 4 main sections that provide a rationale for identifying priority needs and goals, as well as providing a detailed description of the current fiscal year's budget and projects to be undergone.

Sections:

- Needs Assessment
- Strategic Plan
- Market Analysis
- Annual Plan

Consolidated Plan Outreach

When preparing the Consolidated Plan, City staff prioritized public input.

Methods of community outreach included:

- Community Needs Survey
- NOFA/Stakeholder Workshop
- Pop-up event
- Consultations
- Neighborhood Meeting
- 30-day public review period
- Public meeting
- Public hearing

2020-2024 Priority Needs

Based on community outreach, data collection, and an analysis of community characteristics, 8 priority needs were identified for the 2020-2024 Consolidated Plan cycle:

Priority Needs:

1. Affordable Housing Development
2. Acquisition & Rehabilitation
3. Homeless Shelter/Housing
4. Homelessness Prevention
5. Child and Youth Services and Programming
6. Senior and Disability Services
7. Public Facilities
8. Public Infrastructure Improvements

2020-2024 Goals

The 2020-2024 Consolidated Plan focuses on 8 main goals that aim to address the City's identified priority needs.

Goals:

1. Homelessness Prevention
2. Senior and Disability Services
3. Youth Services
4. Public Facilities
5. Public Infrastructure
6. Homeless Housing
7. Housing Preservation Program
8. Program Administration

CDBG Budget

HUD has notified the City that \$634,710 will be available for the 2020 Program Year with roll-over funds from the previous 2019 program year.

Whatever is not spent on program administration and public service programs rolls over into Capital Programs the following year.

	2017-2018	2018-2019	2019	2020
Funding Amounts	\$537,840	\$586,085	\$616,119	\$634,710
CDBG Program Administration Estimate (includes funding for fair housing activities)				\$126,942

Public Service Programs

Up to 15% of the total CDBG annual allocation can be allocated for public service programs (\$95,207). The following amounts are draft allocations:

Organization and Program	2019 Funding	2020 Funding
Folsom Cordova Community Partnership – Group Mentoring Initiative	\$29,574	\$30,000
Meals on Wheels – Senior Nutrition Program	\$38,815	\$39,987
Sacramento Self-Help Housing – Renter's Helpline	\$9,242	\$10,220
Sacramento Self-Help Housing – Housing Counseling and Referrals	\$14,787	\$15,000
TOTAL	\$92,418	\$95,207

*The SSHH- Renters Helpline program amount is an estimate pending a regional budget approval.

Capital Projects

There is no cap on the amount that Capital Improvement projects can be funded at. The following amounts for the 2020 program year are draft allocations:

Organization and Program	Amounts For Discussion	
Applications	2019 Allocation	2020 Allocation
City of Rancho Cordova - Rental Housing Inspection Program	\$51,000	\$51,000
City of Rancho Cordova -General Code Enforcement Program	\$51,000	\$51,000
Rebuilding Together Sacramento - Critical Repair Program	\$198,000	\$100,000
Public Facilities – ADA Sidewalks	\$100,000	\$210,561
TOTAL	\$400,000	\$412,561

CDBG Overview

Timeline

- March 16 – Council Discussion on draft Consolidated Plan and Annual Action Plan
- March 27 – End of the 30-day Public Comment Period
- April 6 – Council adopts Final Consolidated Plan and Annual Action Plan
- May 15 – Submit Consolidated Plan and Annual Action Plan to HUD

Funding Limits

- Up to 20% Program Administration
- Up to 15% Public Services
- No limit on Capital Programs

THANK YOU

Any Questions for Staff?



MEMORANDUM



DATE: March 16, 2020
TO: Honorable Mayor and Council Members
FROM: Cyrus Abhar, City Manager
Maria Kniestedt, Communications and Public Affairs Director
SUBJECT: **PRESENTATION AND UPDATE ON COVID-19/CORONAVIRUS.**

RECOMMENDATION

Receive information.

RESULT OF RECOMMENDED ACTION

Council is not expected to take any formal action related to this issue at this time. The purpose of this presentation is mainly educational and meant to provide the latest updates to the community.

BACKGROUND

The purpose of this item is to present the City Council and the community the latest information from the California Office of Public Health and Sacramento County Public Health Office regarding COVID-19 /Coronavirus and discuss appropriate precautionary measures to prevent exposure.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

None