



CITY COUNCIL AGENDA
Regular City Council Meeting
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova
December 15, 2003
6:30 P.M.

Call To Order

Roll Call: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

Pledge of Allegiance

Invocation to be presented by the Reverend Becky Goodwin, United Methodist Church of Rancho Cordova

Metro Cable TV telecast announcement

Approval of the Agenda

Consent Calendar

1. **Subject:** Adoption of a Resolution Regarding the Publishing of Ordinances in the Grapevine Independent
Recommendation: Adopt Resolution 83-2003
2. **Subject:** Adoption of a Resolution of Intent to Grant Water Franchises to the Southern California Water Company and the California American Water Company
Recommendation: Adopt Resolution 84-2003
3. **Subject:** Adoption of a Resolution to Approve a Conditional Certificate of Compliance for Lawful Parcel Request for the "Remainder" Parcels of Anatolia Large Lot Map and Anatolia III Tentative Map - Owner Sun Ridge LLC
Recommendation: Make the following motion:
I move adoption of Resolution No. 85-2003

Oral Communications – Public Comment

Citizens wishing to address the Council for any matter not on the agenda may do so at this time. If you wish to be heard on a listed agenda item, please wait until that point on the agenda. **Please keep your comments to three minutes or less.** Please state your 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 unagendized item 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.

Presentations

4. Air Show Presentation by Michael C. McCabe, President of Airsupport
5. Presentation on Pending Development Projects – Paul Junker, Planning Director
6. Presentation of the Improving Neighborhoods through Safe Housing and Property Enhancement (IN-SHAPE) – Yvonne Dehaan, Code Compliance Manager

Public Hearings

7. **Subject:** Villages of Zinfandel Public Facilities Financing Plan Development Fee Program - Second Reading and Adoption of Ordinance 28-2003, An Ordinance of the City of Rancho Cordova Establishing Development Fee and Offsite Roadway Mitigation and Library Facilities Required by the Villages of Zinfandel Public Facilities Financing Plan; and Adoption of a Resolution Approving the Villages of Zinfandel Public Financing Plan Development Fee Program **(Continued from December 1, 2003)**

Recommendation: Make the following motions:

1. I move to waive reading of the body of Ordinance and adopt Ordinance No. 28-2003.
2. I move adoption of Resolution No. 80-2003.

8. **Subject:** JTS Communities Development Plan Review – Anatolia Village 10 & 13, Project No. RC-03-040

Recommendation: Make the following motion:

I move adoption of Resolution No. 81-2003.

9. **Subject:** Elliott Homes General Plan Amendment, SPA Amendment and Vesting Tentative Subdivision Map and Design Review – Alexander Collection at Stonecreek, Project No. RC-03-033 – 196 single-family units on a 29.7 acre site

Recommendation: Make the following motions:

1. I move adoption of Resolution No. 82-2003.
2. I move to introduce Ordinance No. 29-2003 for first reading and waive reading of the body of the ordinance.

Action Items

To facilitate community interest, Item 9 will be considered at 9:00 p.m. or as soon thereafter as practicable but not prior to 9:00 p.m.

10. **Subject:** Conceptual Approval of the Folsom Boulevard/Mather Field Road Streetscape Master Plan

Recommendation: Make the following motion:

I move approval of the Conceptual Streetscape Master Plan; approve phase I area and scope of work; direct staff to proceed with negotiations for a contract amendment with Cunningham Engineering to provide phase I construction documents.

11. **Subject:** Adoption of an Urgency Ordinance Amending Rancho Cordova Zoning Section 325-51, and Making Findings and Establishing A Temporary Moratorium on the Establishment of New Sexually Oriented Businesses and the Expansion of Existing Sexually Oriented Businesses Pending the Review and Amendment of Zoning Regulations Applicable to Sexually Oriented Businesses

Recommendation: Make the following motion:

I move adoption of Ordinance No. 31-2003.

Council Reports

Written Correspondence

Council Requests for Future Agenda Items

City Manager's Report

Adjournment

Upcoming Meeting Dates:

January 5, 2004 - Regular Council Meeting
January 20, 2004 - Regular Council Meeting

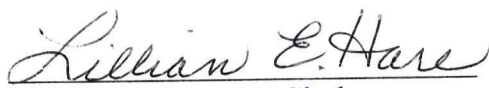
Tonight's meeting of the Rancho Cordova City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety. Tune to Metro Cable Channel 14, for playback times. The city does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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) 942-0255 or lhare@cityofranchocordova.org at least 48 hours prior to the meeting.

City Clerk's Certificate of Posting of Agenda

I, Lillian Hare, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the December 15, 2003 regular meeting of the Rancho Cordova City Council was posted on December 12, 2003 at the office of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 12th day of December, 2003 at Rancho Cordova, California.


Lillian E. Hare, City Clerk

Staff Report



Date: December 15, 2003
To: Honorable City Council
From: Steven R. Meyers, City Attorney
Subject: Resolution Regarding the Publishing of Ordinances in the Grapevine Independent

RECOMMENDATION

Approve the attached resolution.

BACKGROUND

Pursuant to Government Code § 36933, cities are required to publish adopted ordinances in newspapers of "general circulation published and circulated within the city." Absent a newspaper of general circulation, cities may choose to post ordinances in at least 3 public locations within the city. On July 1, the City Council adopted Resolution 20-2003, directing that adopted ordinances be posted in three public places since the City lacked a newspaper of general circulation. Since that time, however, the Grapevine Independent has been judicially determined to be a newspaper of general circulation serving the City.

As a newly incorporated city, the City Council has the option to continue posting rather than publishing until July 1, 2004, at which time state law will require the City to publish its ordinances in the Grapevine Independent. However, City staff recommends that the Council direct the City Clerk to begin official publication of the adopted ordinances now rather than waiting. The benefit of beginning the practice of publication now is that it will increase community awareness of adopted ordinances and will ensure that the City is in compliance with state law come July 1, 2004. The only downside to publication is the higher cost when compared with posting alone. The cost to the City for ordinances previously published by the City Clerk's office has ranged from \$90 to \$360. However, in certain land use matters, this added expense will be offset since applicants will be required to reimburse the City for publication costs.

In addition, the City may publish a summary of an ordinance as an alternative to publishing a full ordinance. Summaries would be prepared by the City Clerk and would be published at least 5 days prior to City Council adoption and again within 15 days of adoption. The post-adoption summary would include the Council's vote and the date of adoption and both summaries would include information that the

full text of the ordinance is available for public review in the office of the City Clerk. The publication of summaries will be a considerable cost savings to the City.

REQUESTED MOTION

"I move that the City Council adopt a resolution regarding the publishing of ordinances in the Grapevine Independent. "

ATTACHMENTS

1. Resolution

Staff Report



Date: December 15, 2003
To: Honorable City Council
From: Steven R. Meyers, City Attorney
Subject: Resolution of Intent to Grant Water Franchises to the Southern California Water Company and the California American Water Company

RECOMMENDATION

Approve the attached resolution.

BACKGROUND

The Southern California Water Company ("Southern Cal") and the California-American Water Company ("Cal-Am") currently provide water to separate and distinct areas of the City. A diagram showing the boundaries of their current service areas within the City is set forth in Attachment 2.

Existing Franchises

Both entities are currently subject to 50-year franchise agreements they entered into with the County. Southern Cal's franchise will end in 2010, while Cal-Am's franchise will end in 2030. Each franchise gives the companies the right to construct, maintain and operate water lines and other necessary appurtenances in, across and along all public streets and rights-of-way within the City.

The City, upon incorporation, has succeeded the County as grantor with respect to those areas identified in the County franchises that fall within the boundaries of the City. As a result, the City can now enforce the terms of the existing franchises and collect franchise fees accordingly.

Applications for New Franchises

Both Southern Cal and Cal-Am have contacted City staff about adopting new water franchise agreements and have submitted requests asking the City to do so. The new franchise agreements, upon adoption by the City and acceptance by the water companies, will supersede the existing franchise agreements. Southern Cal has requested the granting of a water franchise for an indefinite term, while Cal-Am has requested the granting of a water franchise for a term of 25 years. Both have requested franchises running contiguous with the boundaries of the City and both companies would pay franchise fees in accordance with the rates set by the

Franchise Act of 1937 (Public Utilities Code Sections 6201, et seq.). In accordance with Public Utilities Code Section 6231, each company will pay franchise fees to the City totaling 2% of the company's gross annual receipts arising from the use, operation or possession of the franchise, except that this payment shall be not less than 1% of the gross annual receipts from the sale of water within the limits of the City.

Effect of Franchises on Boundaries of Existing Service Areas

The City's granting of new franchises that expand the franchise boundaries of both Southern Cal and Cal-Am will not necessarily result in the expansion of the Southern Cal and Cal-Am service areas that currently exist within the City. Service area boundaries for water companies are established and regulated by the Public Utilities Commission ("PUC") and a water company cannot expand its service area unless such an expansion is approved by the PUC.

Procedure for Adoption

1. Following receipt of the applications for water franchises, the Council may pass a resolution stating its intent to grant the franchises.
2. A public hearing on the matter must then be held no earlier than 20 days and no later than 60 days following passage of the resolution.
3. Following the hearing, the Council may grant each franchise pursuant to ordinance.
4. Each franchise will then become effective once each water company files written acceptance thereof with the City Clerk.

REQUESTED MOTION

"I move that the City Council adopt a resolution of intent to grant water franchises to the Southern California Water Company and the California-American Water Company. "

ATTACHMENTS

1. Resolution
2. Diagram of Service Boundaries

CITY OF RANCHO CORDOVA

RESOLUTION NO. 84-2003

A RESOLUTION OF THE CITY COUNCIL OF RANCHO CORDOVA ANNOUNCING ITS INTENTION TO GRANT WATER FRANCHISES TO THE SOUTHERN CALIFORNIA WATER COMPANY AND TO THE CALIFORNIA-AMERICAN WATER COMPANY

WHEREAS, the Southern California Water Company ("Southern Cal") and the California-American Water Company ("Cal-Am") are the current grantees of water franchises applicable to separate and distinct portions of the City of Rancho Cordova ("City"); and

WHEREAS, these franchises were granted by the County of Sacramento, of which the City has, upon incorporation, succeeded as grantor; and

WHEREAS, Southern Cal and Cal-Am desire to expand the boundaries of their current franchises to include all portions of the City and as such have applied to the City for new franchises, which would grant this expansion and replace the existing franchises by and between the City and Southern Cal and Cal-Am; and

WHEREAS, the City Council desires to negotiate and grant water franchises to Southern Cal and Cal-Am;

NOW THEREFORE, the City Council of the City of Rancho Cordova hereby resolves that:

1. It is the intention of the City Council to negotiate and grant a water franchise to the Southern California Water Company. The Southern California Water Company has applied for a water franchise contiguous with the boundaries of the City of Rancho Cordova, running for an indefinite period of time, and paying annual franchise fees in accordance with the Franchise Act of 1937 (Public Utilities Code Sections 6201 et seq.).
2. It is the intention of the City Council to negotiate and grant a water franchise to the California-American Water Company. The California-American Water Company has applied for a water franchise contiguous with the boundaries of the City of Rancho Cordova, running for a period of 25 years, and paying annual franchise fees in accordance with the Franchise Act of 1937 (Public Utilities Code Sections 6201 et seq.).

3. In accordance with Public Utilities Code Section 6232, a public hearing, where all persons having an objection to the granting of water franchises to the Southern California Water Company and the California-American Water Company may appear before the City Council and be heard, shall be held on January 5, 2004, during the regularly scheduled City Council meeting to be held on that date, which will begin at 6:30 p.m. and will be held at 3121 Gold Canal Drive in Rancho Cordova.

4. The City Clerk is directed to, within 15 days of the passage of this Resolution, publish notice of the hearing once in the Grapevine Independent in accordance with the provisions of Public Utilities Code Sections 6232 and 6233.

ADOPTED, THIS 15th day of December, 2003 by the following vote:

AYES:

NOES:

ABSENT:

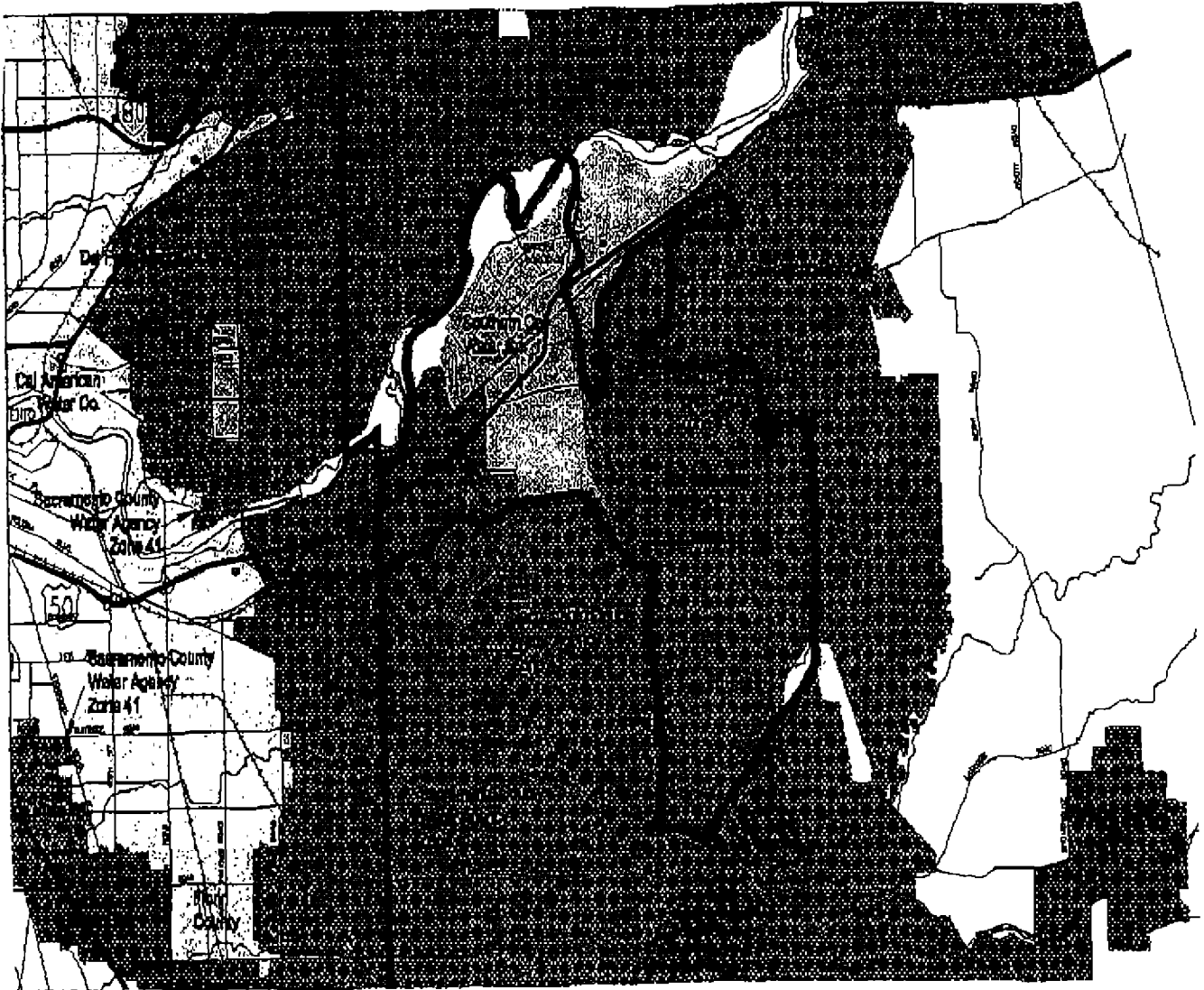
ABSTENTIONS:

APPROVED:

MAYOR

ATTEST:

CITY CLERK



Memorandum



Date: December 15, 2003
To: Honorable City Council
From: Cyrus Abhar, City Engineer
Subject: Conditional Certificate of Compliance for Lawful Parcel Request for the "Remainder" Parcels for Anatolia Large Lot Map and Anatolia III Tentative Map

DISCUSSION:

Sun Ridge LLC of Sacramento, California is requesting that the "Remainder" parcels created by the subdivision map Anatolia Large Lot Map and Anatolia III Tentative Map be certified as lawful parcels. Per Section 66424.6 of the Subdivision Map Act, the "Remainder" parcels become lawful upon the approval of this request. According to Section 66424.6 of the Subdivision Map Act, the "Remainder" parcels may subsequently be sold without any further requirements of the filing of a parcel map or final map, but the local agency may require a certificate of compliance or conditional certificate of compliance.

RECOMMENDATION:

The City Engineer's office has reviewed the Conditional Certificate of Compliance and the supporting documents prepared by the applicant and has determined that they are in compliance with the requirements of the Subdivision Map Act. It is recommended that the City Council approve the attached Certificate of Compliance for Lawful Parcels located at the northeast corner of Kiefer Boulevard and Jaeger Road with the following conditions:

1. Dedicate right of way for Sunrise Boulevard based on a 96-foot standard in accordance with the SunRidge Specific Plan Install/upgrade public street improvements pursuant to the City of Rancho Cordova Improvement Standards and to the satisfaction of the City Engineer.
2. Dedicate right of way for Kiefer and Jaeger Roads based on a 76-foot standard in accordance with the SunRidge Specific Plan Install/upgrade public street improvements pursuant to the City of Rancho Cordova Improvement Standards and to the satisfaction of the City Engineer.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 85-2003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING AND APPROVING THE ISSUANCE AND RECORDATION OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE FOR LAWFUL PARCELS OF THE REMAINDER OF ANATOLIA LARGE LOT MAP AND ANATOLIA III TENTATIVE MAP; COMMONLY KNOWN AS ASSESSOR'S PARCEL NUMBERS 067-0030-037 AND 067-0090-017, 023, 024, 025 & 036

WHEREAS, The real property and /or the division thereof complies with the applicable provisions of the Subdivision Map Act and Title 22 of the City of Rancho Cordova code as of the date of issue; and

WHEREAS, Conditions may have been imposed in granting this Conditional Certificate of Compliance and are to be fulfilled and implemented by the applicant or applicant's grantee.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Rancho Cordova that the issuance and recordation of this Conditional Certificate of Compliance has been duly authorized and approved by the City Council; and

Passed and adopted by the City Council of the City of Rancho Cordova, this 15th day of December, 2003, by the following vote, to wit:

AYES: Cooley, McGarvey, Sander, Budge, Roberts

NOES: None

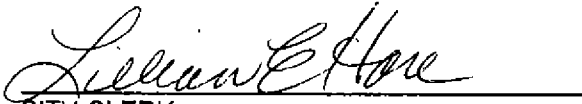
ABSENT: None

ABSTAIN: None

APPROVED:


MAYOR

ATTEST:


CITY CLERK

After Recording, please return
City of Rancho Cordova
to City Engineer
3121 Gold Canal Drive
Rancho Cordova, CA 95670

**CONDITIONAL CERTIFICATE OF COMPLIANCE – LAWFUL PARCEL
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF
CALIFORNIA**

Acting at the request of the owners, Sun Ridge LLC of Sacramento, California, The City Council of Rancho Cordova, pursuant to Section 66499.35 of the Subdivision Map act and Title 22 of the City of Rancho Cordova Code, as amended,

HEREBY CERTIFIES:

- 1) That the real property and/or the division thereof described herein complies with the applicable provisions of the Subdivision Map Act and Title 22 of the City of Rancho Cordova code as of the date of issue; and
- 2) That conditions may have been imposed in granting this Certificate of Compliance and are to be fulfilled and implemented by the applicant or applicant's grantee; and
- 3) That the issuance and recordation of this Certificate of Compliance has been duly authorized and approved by the City Council of Rancho Cordova.

CAVEAT: This certificate relates only to issues of compliance or noncompliance with Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval. Recordation of this instrument does **NOT** indicate or imply that the subject property complies in any respect with the Zoning Code of the City of Rancho Cordova including, but not limited to requirements of said code with respect to lot area, street frontage or lot width.

The real property affected by this action is situated in the City of Rancho Cordova, Sacramento County, California and is commonly known as Assessor's Parcel Numbers: A.P.N. 067-0030-037 and A.P.N. 067-0090-017, 023, 024, 025 & 036 and is particularly described on Exhibits "A" and "B" attached hereto and made part hereof for all purposes.

DATE OF ISSUANCE: 12/15/03



CITY ENGINEER

By: Cyrus E. Abhar
Cyrus E. Abhar, L.S. 7723/R.R.E. 45424
Expires 12-31-05

CONDITIONS OF APPROVAL

1. Dedicate right of way for Sunrise Boulevard based on a 96-foot standard in accordance with the SunRidge Specific Plan Install/upgrade public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public works Agency.
2. Dedicate right of way for Kiefer and Jaeger Roads based on a 76-foot standard in accordance with the SunRidge Specific Plan Install/upgrade public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public works Agency.

EXHIBIT "A"
DESCRIPTION OF
OPEN SPACE AND WETLAND PRESERVE

All that certain real property situate in portions of Sections 17 and 20, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being a portion of the Remainder Lands as shown on that certain Large Lot Final Map entitled "Anatolia," filed for record in Book 316 of Maps, at Page 8, Sacramento County Records, as corrected by that certain Certificate of Correction recorded in Book 20031125, at Page 1987, Official Records of Sacramento County said property being more particularly described as follows:

Beginning at a found two-inch (2") brass cap stamped LS 3923 marking the Northeast corner of said Section 20, said point being further described as the **TRUE POINT OF BEGINNING**; thence along the East line of said Section 20, South 00°45'33" East a distance of 1089.40 feet; thence leaving said East line of Section 20, along the Southeasterly line of the Wetland Preserve described in Book 980827 at Page 71, Official Records of Sacramento County, for the following thirteen (13) arcs, courses and distances:

- 1) South 89°14'27" West a distance of 384.80 feet to a point of curvature;
- 2) 309.57 feet along the arc of a tangent 165.00 foot radius curve to the left through a central angle of 107°29'52" to a point of reverse curvature;
- 3) 316.61 feet along the arc of a tangent 320.00 foot radius curve to the right through a central angle of 56°41'22";
- 4) South 38°25'57" West a distance of 297.76 feet;
- 5) North 84°46'16" West a distance of 220.28 feet;
- 6) South 76°32'29" West a distance of 101.38 feet;
- 7) South 40°36'48" West a distance of 1108.27 feet;
- 8) South 58°28'52" West a distance of 331.06 feet;
- 9) South 38°59'00" West a distance of 895.28 feet;
- 10) South 21°30'14" West a distance of 315.62 feet;
- 11) South 43°46'23" West a distance of 505.92 feet;
- 12) South 09°02'05" West a distance of 862.68 feet; and
- 13) South 00°14'53" East a distance of 222.27 feet to a point situate on the South line of said Section 20, as described in that certain Certificate of Correction recorded in Book 20031125, at Page 1987, Official Records of Sacramento County;

thence along said South line of Section 20, South 89°44'51" West a distance of 1989.85 feet to a found two-inch (2") brass cap stamped LS 3923 marking the Southwest corner of said Section 20; thence along the West line of Section 20, North 00°38'22" West a distance of 5291.74 feet to a found two-inch (2") brass cap stamped LS 3923 marking the Northwest corner of said Section 20; thence along said West line of said Section 17 North 00°32'38" West a distance of 478.21 feet; thence leaving said West line of Section 17 and along the South and Southeast lines of said Large Lot Map of Anatolia, the following thirty-one (31) arcs, courses and distances:

- 1) North 89°27'22" East a distance of 94.61 feet;
- 2) South 00°31'06" West a distance of 1652.31 feet;
- 3) North 88°45'45" East a distance of 449.75 feet;
- 4) North 79°29'30" East a distance of 1647.03 feet;
- 5) North 27°57'28" West a distance of 726.29 feet to a point of curvature;
- 6) 253.19 feet along the arc of a tangent 280.00 foot radius curve to the right, through a central angle of 51°48'34";

- 7) North 23°51'06" East a distance of 234.70 feet to a point of curvature;
- 8) 472.62 feet along the arc of a tangent 1400.00 foot radius curve to the left, through a central angle of 19°20'32";
- 9) North 04°30'34" East a distance of 251.00 feet to a point of curvature;
- 10) 261.06 feet along the arc of a tangent 500.00 foot radius curve to the right, through a central angle of 29°54'56";
- 11) North 34°25'30" East a distance of 60.20 feet to a point of curvature
- 12) 236.70 feet along the arc of a tangent 250.00 foot radius curve to the right, through a central angle of 54°14'48";
- 13) North 88°40'18" East a distance of 37.39 feet to a point of curvature
- 14) 69.95 feet along the arc of a tangent 250.00 foot radius curve to the right, through a central angle of 16°01'56";
- 15) South 75°17'46" East a distance of 49.78 feet to a point of curvature;
- 16) 232.95 feet along the arc of a tangent 500.00 foot radius curve to the right, through a central angle of 26°41'37";
- 17) South 48°36'09" East a distance of 51.80 feet to a point of curvature;
- 18) 103.16 feet along the arc of a tangent 600.00 foot radius curve to the left, through a central angle of 09°51'03";
- 19) South 58°27'12" East a distance of 115.86 feet;
- 20) South 67°46'15" East a distance of 20.00 feet to a point of curvature;
- 21) From a radial bearing of South 42°25'52" West, 170.83 feet along the arc of a non-tangent 180 foot radius curve to the left, through a central angle of 54°22'36" to a point of reverse curvature;
- 22) 498.93 feet along the arc of a tangent 2250.00 foot radius curve to the right, through a central angle of 12°42'19";
- 23) South 89°14'26" East a distance of 538.46 feet to a point of curvature;
- 24) 299.02 feet along the arc of a tangent 250.00 foot radius curve to the left, through a central angle of 68°31'46";
- 25) North 22°13'48" East a distance of 74.19 feet to a point of curvature;
- 26) 221.50 feet along the arc of a tangent 500.00 foot radius curve to the right, through a central angle of 25°22'54";
- 27) North 47°36'42" East a distance of 104.24 feet to a point of curvature;
- 28) 254.47 feet along the arc of a tangent 925.00 foot radius curve to the right, through a central angle of 15°45'44";
- 29) North 63°22'26" East a distance of 51.64 feet to a point of curvature;
- 30) 240.96 feet along the arc of a tangent 525.00 foot radius curve to the right, through a central angle of 26°17'48"; and
- 31) North 89°40'14" East a distance of 156.43 feet to a point situate on the East line of said Section 17;

Thence along said East line of Section 17, South 00°44'03" East a distance of 1741.64 feet to the **TRUE POINT OF BEGINNING**.

Containing 484.988 Acres, more or less.

See Exhibit A-1, plat to accompany description, attached hereto and made a part hereof.

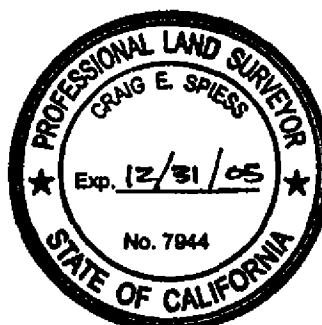
The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, NAD 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" West. Distances shown are ground based.

This legal description was prepared by me or under my supervision pursuant to section 8729 (2) of the Professional Land Surveyors Act.



Craig E. Spiess P.L.S. 7944
Expires December 31, 2005

Date: 12/4/03

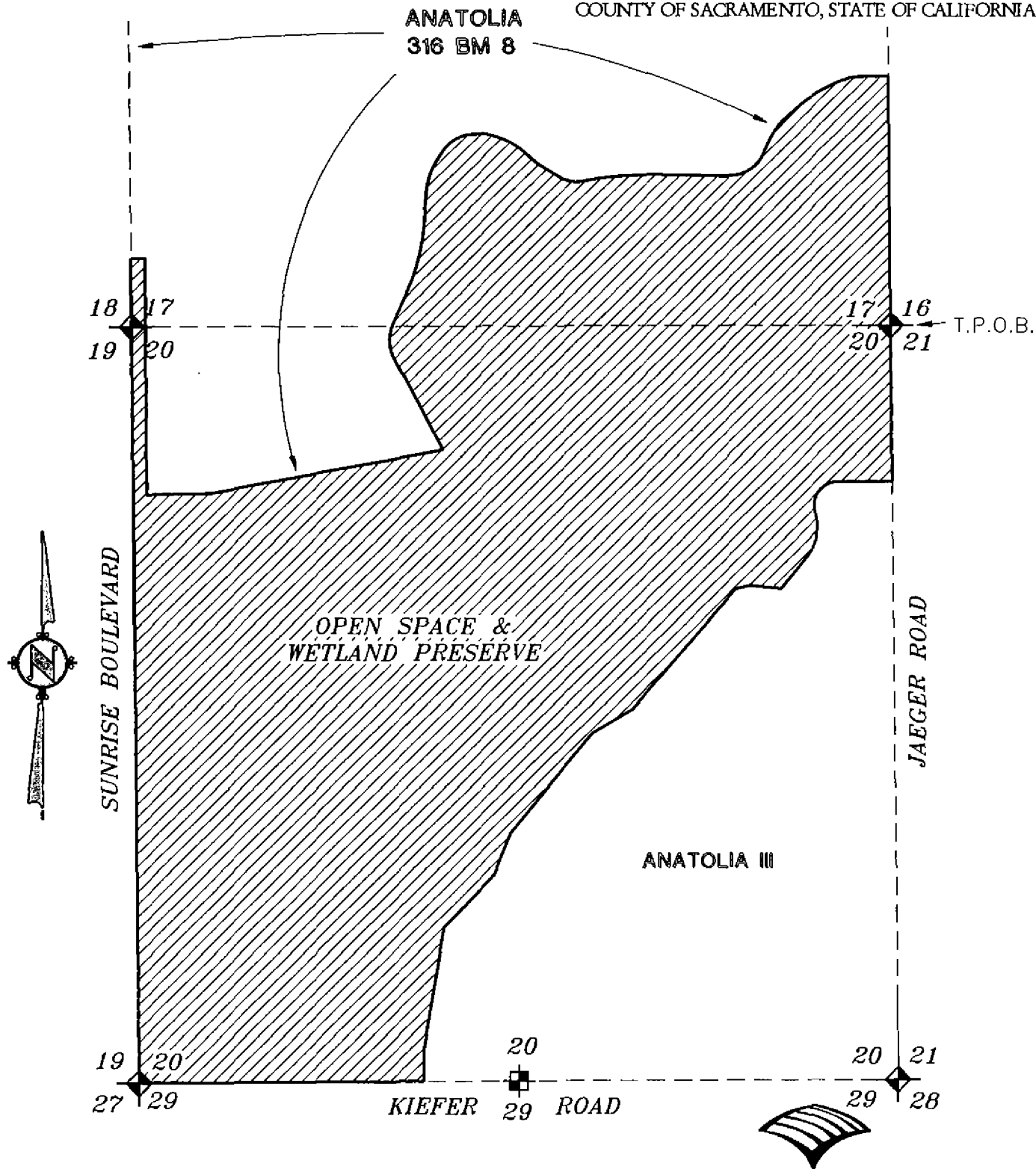


PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

EXHIBIT A-1

PLAT TO ACCOMPANY
DESCRIPTION

DESCRIPTION OF OPEN SPACE &
WETLAND PRESERVE
SECTIONS 17 & 20, T. 8N., R. 7E M.D.M.
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



SEE DESCRIPTION FOR
COURSE INFORMATION

SCALE: 1"=1000'

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING

3301 C St., Bldg. 100-B
Sacramento, CA 95816

Tel 916.341.7760
Fax 916.341.7767

EXHIBIT "B"
DESCRIPTION OF
ANATOLIA III

All that certain real property situate in a portion of Section 20, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being a portion of the Remainder Lands as shown on that certain Large Lot Final Map entitled "Anatolia," filed for record in Book 316 of Maps, at Page 8, Sacramento County Records, as corrected by that certain Certificate of Correction recorded in Book 20031125, at Page 1987, Official Records of Sacramento County said property being more particularly described as follows:

Beginning at a point situate on the East line of said Section 20, from which a found two-inch (2") brass cap stamped LS 3923 marking the Northeast corner of said Section 20 bears North 00°45'33" West a distance of 1089.40 feet; thence from said **TRUE POINT OF BEGINNING**, leaving said East line of Section 20, along the Southeasterly line of the Wetland Preserve described in Book 980827 at Page 71, Official Records of Sacramento County, for the following thirteen (13) arcs, courses and distances:

- 1) South 89°14'27" West a distance of 384.80 feet to a point of curvature;
- 2) 309.57 feet along the arc of a tangent 165.00 foot radius curve to the left through a central angle of 107°29'52" to a point of reverse curvature;
- 3) 316.61 feet along the arc of a tangent 320.00 foot radius curve to the right through a central angle of 56°41'22";
- 4) South 38°25'57" West a distance of 297.76 feet;
- 5) North 84°46'16" West a distance of 220.28 feet;
- 6) South 76°32'29" West a distance of 101.38 feet;
- 7) South 40°36'48" West a distance of 1108.27 feet;
- 8) South 58°28'52" West a distance of 331.06 feet;
- 9) South 38°59'00" West a distance of 895.28 feet;
- 10) South 21°30'14" West a distance of 315.62 feet;
- 11) South 43°46'23" West a distance of 505.92 feet;
- 12) South 09°02'05" West a distance of 862.68 feet; and
- 13) South 00°14'53" East a distance of 222.27 feet to a point situate on the South line of said Section 20, as described in that certain Certificate of Correction recorded in Book 20031125, at Page 197, Official Records of Sacramento County;

thence along said South line of Section 20, as described in that certain Certificate of Correction recorded in Book 20031125, at Page 1987, Official Records of Sacramento County, the following two (2) courses and distances:

- 1) North 89°44'51" East a distance of 663.83 feet to a found two-inch (2") brass cap stamped LS 3646 marking the South One-quarter corner of said Section 20; and
- 2) North 89°45'51" East a distance of 2654.29 feet to a found two-inch (2") brass cap stamped LS 3923 marking the Southeast corner of said Section 20;

Thence along the East line of said Section 20, North 00°45'33" West a distance of 4187.75 feet to the **TRUE POINT OF BEGINNING**.

Containing 208.495 Acres, more or less.

See Exhibit B-1, plat to accompany description, attached hereto and made a part hereof.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, Nad 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" West. Distances shown are ground based.

This legal description was prepared by me or under my supervision pursuant to section 8729 (2) of the Professional Land Surveyors Act.

Craig E. Spiess P.L.S. 7944
Expires December 31, 2005

Date: 12/4/03

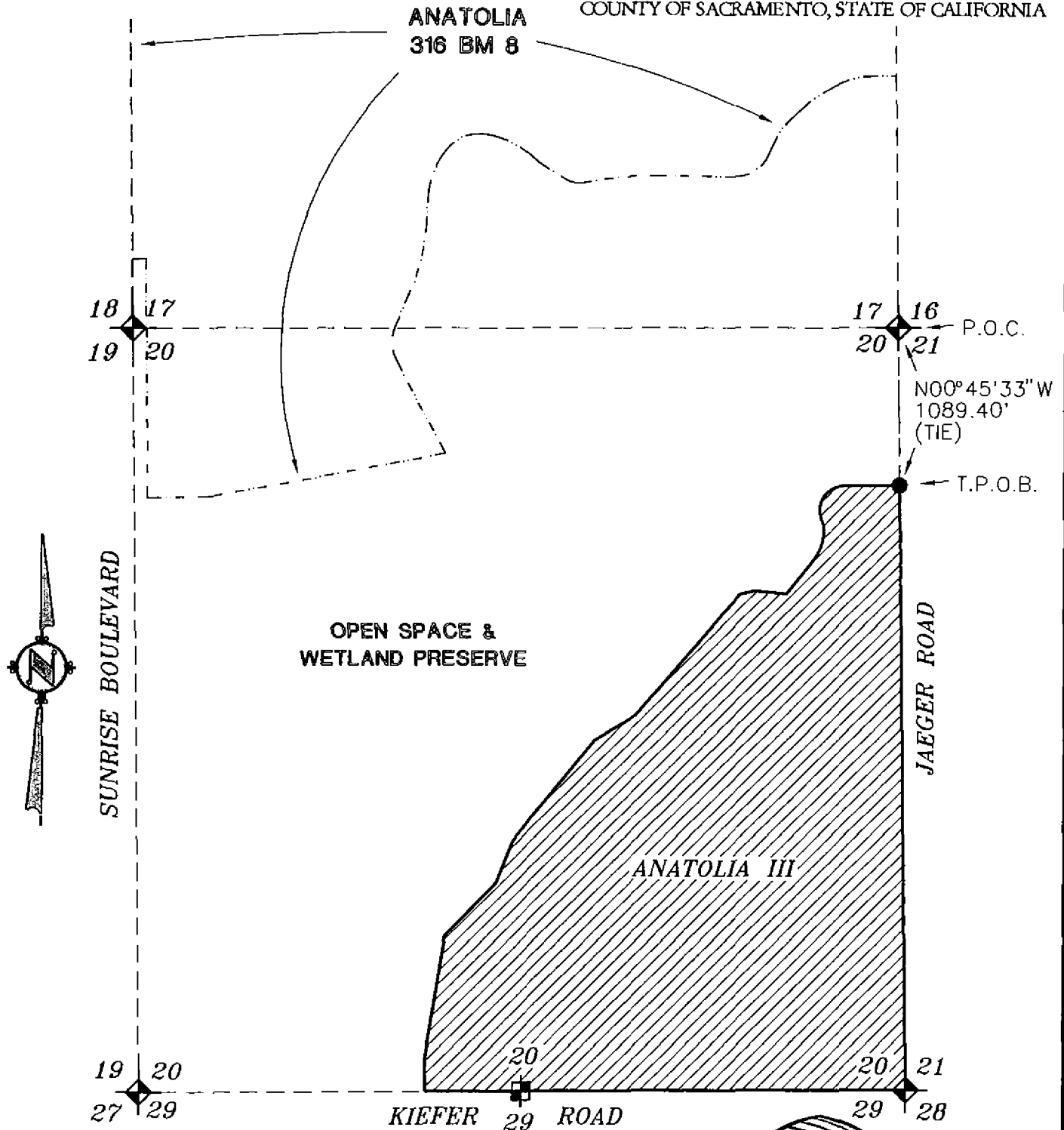


PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

EXHIBIT B-1

PLAT TO ACCOMPANY
DESCRIPTION

DESCRIPTION OF
ANATOLIA III
SECTION 20, T. 8N., R. 7E M.D.M.
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



SEE DESCRIPTION FOR
COURSE INFORMATION

SCALE: 1"=1000'

WOOD RODGERS
ENGINEERING • MAPPING • PLANNING • SURVEYING

3301 C St., Bldg. 100-B
Sacramento, CA 95816

Tel 916.341.7760
Fax 916.341.7767

**Nothing has been provided in the
Agenda Packet for this item.**

Staff Report

Date: December 15, 2003
To: Honorable City Council
From: Paul Junker, Planning Director
Subject: Pending Development Presentation



RECOMMENDATIONS

Consider materials presented by staff and provide direction as appropriate. This presentation is primarily informational, but staff will request discussion and general direction for considering various planning related efforts such as preparation of the General Plan and the upcoming Urban Development Workshop.

DISCUSSION

The planning setting of the City of Rancho Cordova is extremely dynamic and the issues that will be considered by the City Council in the next two years are both exciting and of great significance to the future of the city. After a period relative dormancy, the residential market within the City is poised for rapid growth. Within the City, projects east of Sunrise Boulevard that are approved or in some stage of review could result in development of more than 32,000 dwelling units. Additionally, several projects of interest to the City have been discussed or proposed within areas of existing development. Staff will present an overview of these projects and discuss to process for considering these projects within an overall planning context.

PREPARATION OF GENERAL PLAN

Under state law, the City of Rancho Cordova has 30 months to adopt its first general plan, commencing on July 1, 2003. While this deadline may be extended through a request from the City to the State Office of Planning and Research, it is staff's intent to complete the general plan within the next two years.

Under the planning structure with Sacramento County, Community Plans are prepared for various geographic areas. The Cordova Community Plan addresses development in and around the City of Rancho Cordova. At the time of City incorporation, an update of the Cordova Community Plan was nearing completion. This was the first update of the original Cordova Community Plan, adopted in 1978. While the updated Community Plan was not adopted, the effort invested in this document will provide a substantial base for the City's general plan. In function, the Community Plan is similar in scope and intent to a general plan.

While the Cordova Community Plan offers a strong foundation for preparation of a City general plan, it is appropriate to revisit the planning process and to determine whether the policies contained in that document are supported by the City Council. Additionally, the geographic area of the Community Plan extends beyond the City boundaries and adjustments must be made to reflect the incorporated City. Finally, since completion of the Cordova Community Plan, significant new development proposals have arisen in the City and the regional planning context is potentially shifting through the SACOG Blueprint process.

At this time, staff proposes to bring to the City Council in early 2004 a scope of work for preparation of the general plan. Staff will conduct preliminary discussions with the Council to seek direction prior to presentation of the general plan scope. It is anticipated that the general plan process will be initiated in late winter/early spring of 2004.

Staff proposes that funding for the general plan will be generated through some form of general plan fee. Staff is currently preparing a fee study that will likely propose a fee associated with new building permits. The general plan fee study will be presented to the City Council in January/February 2004.

URBAN DESIGN WORKSHOP

The City has circulated a Request for Qualifications/Request for Proposals for an urban design firm to assist the City with considering options for the form of future development (the circulated RFQ/RFP is attached for Council review). Statements of Qualification/Proposals were due to the City on December 12, 2003 and a selection of the consultant is anticipated for December 19, 2003. The first task that the City will request of the selected consultant is to conduct an Urban Design Workshop before the City Council, scheduled for January 26, 2004.

The purpose of the Urban Design Workshop is to explore concepts of urban design and to consider the form of development that the City Council will seek in future development. This issue is considered a high priority given that the City Council will be asked to consider development projects in the next two years that will direct development for the next ten to twenty years. Further, the plans that will be considered in the next two years are currently under preparation and if the City Council wishes to diverge from historic patterns of development then it is critical to make the development community aware of the Council's preferences at this time.

PROCESSING OF PENDING AND ANTICIPATED DEVELOPMENT PROJECTS

Staff is currently processing applications that could result in approvals of more than 32,000 dwelling units and a variety of associated land uses. At this time, staff must rely upon policy direction established under the County of Sacramento through its general plan, the Cordova Community Plan, and past project approvals.

The SunRidge Specific Plan and tentative maps for portions of the Anatolia projects were approved by the County and established land uses that will accommodate

approximately 9,300 dwelling units. The Sunrise Douglas II Specific Plan is now under preparation and the form of this specific plan, as currently proposed, is very similar to the SunRidge Specific Plan.

While there are many positive aspects of the approved SunRidge Specific Plan, staff questions whether the City Council has had adequate opportunity to consider the form of this project. Additionally, the general plan process and input from current regional planning efforts may provide the Council with information that would affect the desired form of future development projects.

SIGNIFICANT DEVELOPMENT CONSTRAINTS

The development review process is structured to identify issues of concerns related to impacts created by new development projects. Such issues or constraints can significantly affect the implementation of projects even after the projects have been approved. With regard to the Sunrise Douglas vicinity, major constraints identified at this time include impacts to biological resources (wetlands, vernal pools and protected species) and providing adequate public facilities (transportation, water and wastewater treatment).

The Sunrise Douglas area has substantial wetland and vernal pool resources that may affect the ultimate form of development. The process for addressing state and federal regulations related to wetlands and protected species should be considered prior to completion of the project review process. Within the SunRidge Specific Plan, developers are now seeking permits from the Army Corps of Engineers to disturb wetlands. If such permits are not issued, or if the Corps requires modifications to the development projects, then the overall SunRidge Specific Plan and the associated finance and infrastructure plans could be substantially affected.

As development occurs, a variety of public infrastructure must be constructed to support the new land uses. Three areas of particular concern are transportation, water service and wastewater collection and treatment. Of these facilities, the City is responsible for most road improvements, while independent services districts provide water and wastewater services.

With regard to transportation, key improvements have been identified to be constructed prior to specified amounts of development within the SunRidge Specific Plan. Included in these is an alternate road connection to Highway 50 to relieve traffic on Sunrise Boulevard and initiation of a new highway interchange. It may not be possible to meet these obligations in a timely manner that does not delay approved development. Additionally, it is assumed future development to be considered by the City Council will be subject to similar and additional road improvement requirements.

While water and wastewater services are not provided by the City, the provision of these services is critical to construction of new development. Water issues within the Sacramento region are complex, and water service in Rancho Cordova will rely upon a combination of surface water, groundwater, and reclaimed water

generated by Aerojet/Gencorp. Wastewater issues affecting City development include not only treatment plant capacity, but also the installation of collection mains, trunk lines and major interceptor lines. Such facilities should be coordinated in the project review process

OUTLINE FOR PENDING DEVELOPMENT PRESENTATION

The City Council will be presented with additional materials at the December 15, 2003 presentation. Provided below is an outline of the presentation.

- 1. Setting and Current Planning Programs**
- 2. Aerial Photo Tour of City**
- 3. City Development Trends**
- 4. Regional Planning Programs**
- 5. Planning Overview**
 - Planning Structure under County
 - Planning Structure under City
 - Status of City Planning Efforts
- 6. Status of Various Projects**
 - Brief discussion of the following for each project:
 - Subsequent approvals
 - Processing timeframe
 - Unit counts – residential, commercial, industrial, other
- 7. City Development Programs**
 - Villages of Zinfandel
 - Mather Business Park
 - Capital Center
 - Folsom Boulevard – Road Improvements and Infill Projects
- 8. Sunrise Douglas Vicinity**
 - Sunrise Douglas Specific Plan
 - Sunridge Village
 - Reminders in Sunrise Douglas Community Plan
 - Rio del Oro Specific Plan
 - Sunrise Douglas Vicinity Growth Summary
- 9. Summary of magnitude of combined projects**
- 10. Discussion of upcoming Urban Design Workshop**
- 11. Discussion of General Plan Process**

Attachments: Urban Design RFQ/RFP



**City of Rancho Cordova
Request for Qualifications/
Request for Proposals
Urban Design Services**

**Due date/time: No later than 4 p.m. on Friday,
December 12, 2003**

City Council

David Roberts
Mayor

Linda Budge
Mayor Pro-Tempore

Robert McGarvey
Councilmember

Kenneth Cooley
Councilmember

David Sander
Councilmember

Selection of a consultant for the first phase of work is anticipated to take place on **December 19, 2003**

A total of **ten (10)** printed copies of your Qualifications Statement and Proposal must be submitted, along with **ten (10)** copies of your Qualifications Statement and Proposal on CD-ROM in Word and PDF format.

Summary

The City of Rancho Cordova is seeking information from qualified urban design firms (consultants) to assist the City in guiding development and redevelopment within the City. The City is requesting a detailed proposal for completing Phase 1 of this effort, an urban design workshop with the City Council. Subsequent efforts may include assisting with the City's general plan and other tasks related to implementing the City's vision for future development. The firm selected to conduct the workshop may be requested to assist with subsequent efforts, or the City may decide to use different firms for various tasks.

Background

The City of Rancho Cordova became California's newest city on July 1, 2003. Upon incorporation, the city's population was approximately 54,000 persons; new residential development is increasing this population. Rancho Cordova is centrally located in Sacramento County, and is home to one of the county's largest employment centers outside of the City of Sacramento. The City contains substantial areas for which either master planning or detailed planning must take place to accommodate future growth.

Proponents of incorporation promised residents and businesses improved police protection, more attention to local planning issues, and an overall improvement in the services previously provided by County government. The five-member City Council has made achievement of these goals a top priority.

3121 Gold Canal Dr
Rancho Cordova,
CA 95670

Phone 916 942 0222
Fax 916.853.1691

www.cityofranhocordova.org

The Request for Qualifications/Proposals is part of the implementation of the City Council's direction to increase the quality of development in Rancho Cordova and to explore higher-density and mixed-use development that will be supported by the development community and the City's residents and businesses.

Development Setting

Much of Rancho Cordova's existing housing stock dates to the 1950's through 1970's, a period when Aerojet employed as many as 20,000 persons within its facilities. The Aerojet operations have contracted over the past twenty years, currently employing approximately 2,000 persons. As Aerojet operations were contracting, the Rancho Cordova community began attracting alternative employment generating uses, most notably the Capital Center project that was approved in the mid 1980's. This project, located south of Highway 50 and served by Zinfandel Drive, is now a regional employment center comprised of predominantly professional office uses and employing more than 40,000 persons.

After years of slow residential growth, the City is positioned for rapid residential development over the next 15 to 20 years. Approved projects will create an additional 10,000 dwellings (anticipated build out in the next six to ten years), and currently proposed project could result in more than 23,000 additional homes. Proposed and anticipated projects will include a variety of commercial and employment generating uses, but will be predominantly residential in character.

Regionally, Sacramento County is experiencing increasing traffic congestion and associated air quality impacts. Rancho Cordova is well positioned to support public transit use due to existing and planned light rail facilities that will provide numerous stops within the City. Additionally, the City anticipates that expanded bus service throughout the City. Incorporation of overall design and specific facilities that will support both rail and bus transit is a goal of the City.

While the City of Rancho Cordova is very supportive of the existing community, the employment opportunities available in the city, and the proposed new development, there is a commitment to ensuring that new development is of the highest possible quality and that future development embody the best current development trends both within the region and throughout the nation.

Due to the extent of proposed development that will be reviewed in the next two years, the City Council must be prepared to address challenging development proposals in both a timely and comprehensive manner. The City is seeking the assistance of a highly qualified consultant to assist the City Council with design related issues and to participate in establishing a design vision that extends from project specific details to communitywide policy issues.

Services Required by the City

The City will be pursuing various efforts in the next three to four years that may require the assistance of the selected consultant. The most pressing issue will be to assist the City Council with defining its expectations related to urban design issues so that Councilmembers are prepared to conduct project reviews over the next one to two years. To initiate this process, City staff has proposed an Urban Design Workshop. Preparing for and conducting this workshop is the first phase of work the consultant will complete. Subsequent efforts that may be assigned to the consultant include: conducting community vision workshops; assisting with components of the City's first general plan; and, developing urban design guidelines. The consultant selected to conduct the workshop will propose, within the workshop summary report, subsequent tasks that will assist the City in achieving its vision for future development.

Phase One: City Council Workshop/Recommendations for Selected Sites

The first step in the Urban Design process will involve working with City staff to conduct an Urban Design Workshop. This workshop, to be held on **January 26, 2004**, will establish an urban design vocabulary and palette of urban design concepts. While members of the City Council have some experience with the project review process, they have had limited exposure to current concepts of urban design. Further, examples of the quality projects the City will seek are very limited within the Sacramento region and the design concepts presented may be considered innovative by our Council and our development community. Thus, it is critical that the components of top quality urban design be clearly explained.

Within this effort, it is staff's goal to receive direction from the City Council regarding those design concepts that the Council supports and expects to be implemented within development projects. While this effort is being described as a workshop, staff anticipates it may be necessary for the consultant to conduct two or more sessions with the City Council. It is possible the City will ask the consultant to accompany Councilmembers on field trips to successful projects and the consultant should include such an activity as an optional task with separate budget – travel costs would be provided by the City. Specific topics that the City anticipates may be discussed within the workshop include:

- A general description of the elements that contribute to successful design projects, including site design, vehicular and non-vehicular circulation, architecture, landscaping and other design components.
- Incorporation of public space, such as plaza or park, within development projects. The City may ultimately have several activity hubs that would be anchored by such public space. Scale of the public plaza might range from five to ten acres and would likely include a combination of public space and private commercial or residential uses. A major activity hub might include a City civic center with public and private uses.
- Examples of higher-density residential uses that has been designed and built to result in attractive projects which will stand the test of time.

- Strategies for reducing dependence on private automobiles, including mixed use development scenarios, pedestrian and transit supportive design and similar strategies.
- Components of transit-oriented development that can be incorporated into projects to take advantage of the light rail service which has already been built in the city. Incorporation of bus rapid transit should be discussed for projects removed from light rail lines.
- Examples of mixed-use development which combine residential and commercial uses and how such projects can be designed to become a vital part of the city's urban areas. The City's intent is to create rich urban activity centers within new development.

In addition to describing general design concepts and examples of built projects, the consultant will also describe how these concepts could be applied to two example sites within the City of Rancho Cordova. Staff will provide details on selected sites and will work with the consultant to develop conceptual scenarios for each project. It is anticipated that two concepts will be prepared for each site.

Following completion of the urban design workshop, the selected design firm will prepare a summary report that will include materials presented to the City Council and the comments and direction provided by the City Council. The summary report will also present the consultant's recommendations for subsequent steps for the City to pursue.

Example Sites for Urban Design Concepts

The City will identify two sites to serve as example sites for the application of urban design concepts described within the Urban Design Workshop. The consultant will prepare and present conceptual designs for these sites that address land use (at both general and specific levels), site planning, architecture, and landscape architecture.

City staff is particularly interested in bringing forward ideas to the City Council on these sites, which are currently the subject of intense interest in the development community. The goal is to begin exploring design concepts and to be able to provide guidance to potential developers as early in the development process as possible.

One of the sites to be analyzed is located at the intersection of Zinfandel Drive and International Drive, and is described below. The second site location is still under consideration and is anticipated to either be a redevelopment project involving approximately 100 acres of land that includes light rail access, or an undeveloped site within the Sunrise Douglas Community Plan area located south of Douglas Road and east of Sunrise Boulevard.

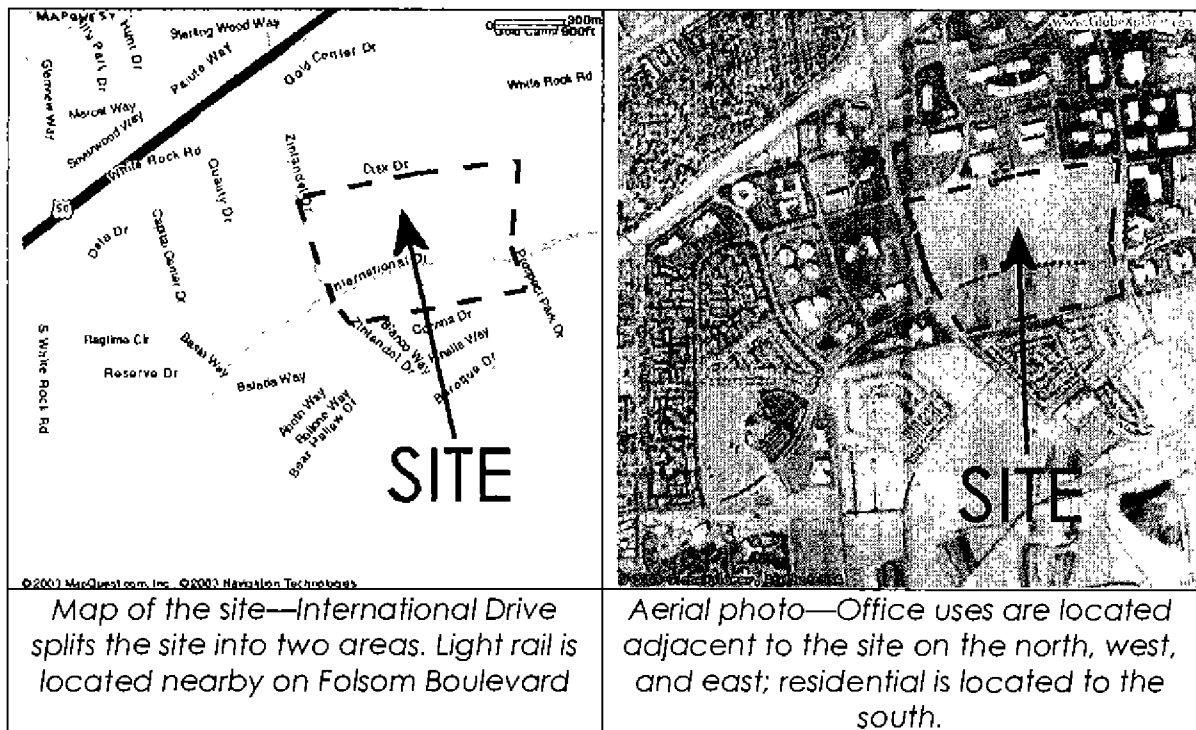
For each of the example sites, the consultant will be provided with general opportunities and constraints and any information available on the City Council's preferences for the sites. All sites under consideration have been the subject of discussions between the City and the development community, and the City Council's input will assist staff in the review of developer proposals.

Site 1: 110 acres is near International and Zinfandel

This site is surrounded by intensive office on three side and residential to the south. A map and aerial photo of this site are shown below:

Issues at this site include:

- How will future development fit in with existing or planned land uses?
- How can this site be connected to the light rail line on Folsom Boulevard? Can Bus Rapid Transit be used?
- What type and mix of land uses is most appropriate? Least appropriate?
- How can design elements—including architecture, landscape architecture, and site planning—be used to enhance this site and assist in the implementation of planned land uses?



The work which the successful consultant will conduct should include the following basic elements:

- Consultation with City staff
- Site visits
- Brief review of applicable planning documents and proposed projects in the vicinity of both sites
- Preparation of conceptual development scenarios for review by City staff
- Preparation of two development scenarios for each site for presentation to the City Council

- Preparing and conducting a multi-media workshop with the City Council
- Workshop follow-up with City staff, including summary report that discusses Council direction/comments on the example sites.

Phase 2: Planning and Implementing an Urban Design Vision

Following the workshop process, the City will consider steps to establish a detailed urban design vision and the mechanisms required to create that vision. While such efforts will not be assigned at this time, the City is requesting that a discussion be provided by the consultant as to how they could assist the City in achieving its vision for future development. Tasks that firms could assist the City with include, but are not limited to:

- Community Vision Workshops. As part of the general plan workshop, the City will seek to refine an overall community vision, urban design being an aspect of that vision. Workshops may be held before the City Council, as community participation events, or a combination of both.
- General Plan Assistance. As work progresses on the general plan, the City may seek additional assistance on land use related issues. These efforts would generally be policy oriented, addressing broad issues of neighborhood design, site planning, and similar issues.
- Urban Design Guidelines. The City has adopted a Design Review Ordinance that establishes a design review procedure. However, detailed design guidelines have not been prepared. The City may seek assistance with the development of design guidelines for residential and non-residential uses.

With regard to Phase 2 work, each consultant should not only provide qualifications demonstrating the ability to provide requested services, but should also provide recommended services that the consultant can provide to help the City define and achieve its urban design vision. Phase 2 tasks listed above are preliminary and not all inclusive. The City will consider alternative work efforts that assist in successfully implementing high quality urban development within the City of Rancho Cordova.

As noted earlier in this RFQ/RFP, it is possible that the City will select different firms for each major increment of work, based on the demonstrated abilities of the firms. If you do not wish to propose for Phase 1 tasks, but wish to submit qualifications and/or scope of services for subsequent work, please indicate so in your proposal.

Submittal Requirements

A total of **ten (10)** copies of your Qualifications package must be submitted by **4:00 p.m. on December 12, 2003** to:

Paul Junker, Planning Director
City of Rancho Cordova
3121 Gold Canal Dr.
Rancho Cordova, CA 95670

RFQ/RFP submittals received after the submittal deadline shall be returned unopened.

Printed copies of the proposal are required; email or faxed submissions will not be accepted. In addition to printed copies, **ten (10)** copies of your Qualifications Statement on CD-ROM in Word and PDF format must be submitted.

Your package must be clearly labeled, "*Qualifications Statement and Proposal: Urban Design Services for the City of Rancho Cordova.*" Include the name of your firm(s) and the date submitted.

The following items must be included in your submittal to the City:

1. A cover letter which includes a statement that the Qualifications Statement and all of its component parts shall remain in effect for a minimum of one year.
2. A statement of understanding and project approach which outlines the consultant's understanding of the issues presented in this RFQ/RFP and how you propose to conduct the work required for each step in the Design Guidelines process.
3. Information on the firm's or team's qualifications and experience.
4. References from cities/counties for which you have provided design services.
5. A commitment that the consultant team—particularly the project manager(s)—will remain in place for the duration of the project. The City will reserve the right to approve changes in personnel if such changes are required.
6. Please provide at least one sample of each of the following. For each, identify the project manager, and state whether this person is still employed with your firm and available to provide similar services to the City of Rancho Cordova.
 - Land use plans—Preferably, these should include plans with imaginative land use concepts, and which have been implemented.
 - Urban design sketches and photographs of how these concepts have been implemented in the form of built projects
 - Urban design guidelines in printed form. Be sure to identify the public agency for which the guidelines were prepared.
 - Public presentation materials, including printed materials used in one or more of your presentations.

Note: You are submitting Qualifications and a Proposal for a project which will require a high level of skill in design and in the presentation of design to the City and the public—your submittal to the City **will** be judged in part on its appearance and on your firm's design ability. At the same time, the City recognizes that the time provided to you to prepare your submittal package is relatively short, and we look forward to seeing how you respond to this time constraint.

7. A completed Consultant Questionnaire (attached).
8. A listing of your firm's standard **cost schedule**, including hourly rates for the persons assigned to the Design Guidelines project and any rates for subcontracted work.
9. Identification of any available **Insurance coverage** (e.g., Errors and Omissions, Liability) the firm may have.
10. Any additional information that would reflect on your firm's ability to provide the services described in this RFQ/RFP.
11. Firm's (and subcontractor's) status as a Disadvantaged Business Enterprise (DBE) or Women-Owned Business Enterprise (WBE).
12. Signature line, with name and title of signatory; firm, address, and telephone number.

Questions

Questions regarding this Request for Qualifications must be submitted via email to Paul Junker at **pjunker@cityofranchocordova.org** Questions must be submitted prior to 4 p.m. Friday, December 5.

Questions and answers will be posted on the City's web site, at **www.cityofranchocordova.org**

Selection of Qualified Consultants

The City will select qualified consultants based on the following factors:

- Demonstrated knowledge of urban design concepts as discussed in this RFQ/RFP
- Design and presentation skills
- Ability to provide services within the timeframes identified in this RFQ/RFP
- Other factors as deemed appropriate by the City

At this time, no weighting has been assigned to these factors.

The City may request that consultants/consulting teams participate in an interview process. At this time, you should plan to be available on **December 17 to 19** for an interview; we will attempt to be flexible in the scheduling of interviews, but the City will not schedule interviews outside this range of dates.

Upon completion of the selection process, the City will select a consultant for the first phase – conduct of the urban design workshop. The consultant selected for the first phase of work will be notified on or about **December 19** and should be ready to begin work immediately.

Disclaimers

Right to Reject Proposals

The City reserves the right to reject any or all proposals, or any part of any proposal, to waive minor technicalities, or to solicit new proposals, as the City of Rancho Cordova may deem necessary in its interest. Proposals may be rejected for any alterations of form, additions or alternates not called for, incomplete proposals, or irregularities of any kind.

Notification of Withdrawal of Proposals

Proposals submitted will become the property of the City of Rancho Cordova after the Proposal submission deadline and may be released as public documents after that time. Proposals may be modified or withdrawn prior to the time and date specified for Qualifications submission. Proposals may be modified or withdrawn only by formal written notice from an authorized representative of the consultant.

Do not submit any information which can not be made public. Your entire Qualifications package will be returned if any portion is requested by you to remain confidential.

Cost of Preparation of Proposal

The City of Rancho Cordova will not pay any costs incurred in the preparation, presenting, printing, interview, or negotiation process. All costs associated with preparing, presenting, printing, interviewing and/or presenting the proposal shall be borne by the consultant(s) submitting qualifications.

This Request for Qualifications/Proposals Is Not a Commitment

This Request for Qualifications/Proposals is not a contract or a commitment of any kind by the City of Rancho Cordova and does not commit the City to award a contract or to pay any costs incurred in the submission of a proposal.

City Standard Agreement

If selected to provide services to the City, the consultant shall be required to sign the City's consultant agreement (attached). The terms of the agreement should be considered to be non-negotiable.

Attachments: Consultant Questionnaire
 City Standard Agreement



Date: December 15, 2003
To: Honorable City Council
From: Yvonne DeHaan, Code Enforcement Program Manager
Subject: IN-SHAPE Code Compliance Program

STAFF RECOMMENDATION:

1. The City Council determines that the IN-SHAPE program is growing and performing as the council desires.
2. The City Council provides direction to assist the program to continue in its progress to manifest their vision for the City.

BACKGROUND:

The purpose of this report is to provide an update on the activities of the IN-SHAPE Program and to indicate to the City Council our focus and priorities for the next six months.

Code Enforcement in Rancho Cordova is handled by the IN-SHAPE Code Compliance Program - IN-SHAPE being an acronym for Improving Neighborhoods through Safe Housing and Property Enhancement. The program began on July 8, 2003.

We are tasked with enforcement of the Zoning Code, Municipal Ordinances and cases involving substandard housing. A broader definition, perhaps, is that when all the specialized departments or programs such as Animal Control, Environmental Health, Transportation, etc., have addressed issues they were set up to deal with, our program handles everything else.

Even before incorporation, it was clear that Code Enforcement was a priority for the new city. Early on in the program, you were asked to provide us with your ideas and concerns in this area. Each of you had several specific areas that were touched on, including fencing, signage, abandoned vehicles, and trashy properties. The theme that came through after looking at all the notes, was that it is very important to you for the city to look good. You want people who live,

work and visit here to be able to travel any street and see clean and pleasant surroundings – the kind of appearance that suggests comfort, security and pride.

On the first day at City Hall, we immediately began providing service at all levels except on-street vehicle abatement. Our first month of activity included courtesy violation letters (notifying someone that a problem exists and requesting their cooperation in correcting the situation), immediate response for critical situations, follow-up calls on active requests, proactive enforcement, contact with residents and violators in the field, referrals to other departments and joint enforcement activities with law enforcement. Our inspectors are not limited to normal 8 a.m. to 5 p.m. shifts. They have been working varying schedules that include weekends and/or evening shifts to provide coverage for situations not commonly encountered during the week.

We are now in the middle of our 6th month, and the program stats are very impressive. We average just over 250 Service Requests per month. To date, over 1,100 incidents have been logged in. Approximately 30% of the incidents are proactive, meaning that a member of the team observed a violation and took appropriate action. Overall, over 70% of the requests we have received have been successfully completed.

CURRENT STATUS:

Our focus up to this point has been on those problems that are highly visible, or present a danger to the public, as well as responding to all requests for service. We are seeing results! Yards are getting cleaned up, vehicles are getting towed, most importantly residents are seeing a response when they make a call about something. We all receive positive comments from people wanting to thank us for our quick response, and the quality of the staff. It is fun to be able to tell them that we all enjoy the outcome of our labors as much as they do!

We continue to tow vehicles at a rate of about 20 cars a week. This has been a very popular program because it is easy to see immediate results when an eyesore is removed from a public place. The number of abandoned vehicles in the city has diminished overall, but there are certain areas that will require continued enforcement. Our program is also attempting to gather information that will help us find out where these vehicles are coming from, and develop some strategies for slowing or stopping their appearance in the future. As we continue to move forward we expect the emphasis to be weighted more towards prevention than enforcement.

Although perhaps a little less visible, the enforcement of Zoning and Municipal ordinances constitutes a much larger segment of the program. Procedures for these types of problems are generally conducted over a period of 30 days, and the length of time a request of this type is active makes it a more labor intensive part of the program. The most common complaints here are inoperable vehicles on private property, yards full of trash and junk, and people doing major

automotive repair at home. Our plan for progress in this area is to revise the forms, letters and procedures used by the program. Currently we are using a system modified from that used by Sacramento County. We will be replacing the sometimes harsh and accusatory wording with something more concise in its direction and purpose, with an overlying tone of customer service.

This program (along with the Building Department) also responds to problems involving substandard housing issues. We are very aware of the potential for housing issues generated by the age, number and density of rental properties and we have not yet received the expected amount of service requests in this area. It is likely that the answer to this involves education and communication with the community so they see us as a resource rather than a threat. We will be reporting our progress to you, as well as bringing to you some information on programs used by other jurisdictions. One in particular that we plan to present for your consideration involves discussion of a policy for relocating residents of properties that have been declared substandard, and where the a landlord is unable or unwilling to relocate the affected residents in a timely manner. Many agencies have chosen to have a plan in place that may include temporary funding for relocation, with the issue of civil and criminal penalties and repayment to be taken up once the emergency is in hand.

IN-SHAPE is also working with other agencies in the area regarding housing issues, and is currently participating in two area projects, Weed & Seed and SRHIP.

Weed & Seed, as you know, is a collaborative of a wide variety of residents, law enforcement personnel, and staff from local community and government agencies working to obtain a grant from the Dept. of Justice to finance the clean-up (weeding) and revitalization (seeding) of a target area in a specified area of the city. At this point, the application has been submitted and we are all waiting to hear if it will be funded. Our program will be an integral part of the weeding process, and hopes to also use education programs and community contact to assist with the seeding.

SRHIP (Sacramento Rental Housing Improvement Partnership) is a program using the combined efforts staff from local code enforcement, law enforcement, the District Attorney's office, and Human Rights and Fair Housing. They meet regularly to share information on problems and solutions in the region, and consider activities to assist in educating landlords on the importance and rewards of maintaining their property and screening their tenants.

We are also seeking out and responding to invitations from community organizations to speak about our program. We plan to set up a schedule with the Neighborhood Watch coordinator to attend meetings throughout the year. As we gather information through this process, we will be better able to evaluate and respond to the needs of the community

LOOKING FORWARD:

As we make a sufficient impact on the community to give the residents a feeling of security and control, we look forward to expanding our focus to include a wider array of issues to resolve, refining our strategies to make the most effective use of the staff's time and skills, and making more use of the resources available to us both professionally and in the community.

Of the things that this first six (6) months has shown us, we feel that one of the program's top priorities should be to tackle the issue of modifying the ordinances inherited from the County of Sacramento in order to make them address the specific needs of Rancho Cordova. We are working with a large and complex set of rules, written over a long period of time for an area that has undergone monumental changes. We have started meeting with the City Attorney on these issues, with an eye on both revision or creation of needed laws, as well as a possible renovation of entire sections of the codes. One of the elements we intend to bring to all our new ordinances is a clarity of purpose, and specific and solution oriented consequences.

We are currently having some issues with enforcement where the lack of an ordinance or one that is poorly written ones hamper our effectiveness. We are presenting two examples where we feel an ordinance is necessary to assist in making Rancho Cordova a safe and clean community. The first involves the necessity of keeping sidewalks and streets clear of obstructions. Construction of one ordinance has already begun that will cover all types of obstructions including sports equipment, construction materials, trash containers, personal items, and any other items that prevent clear and safe passage to the public. We expect to have this back to you early next year.

Another issue needing to be addressed is that of people living in vehicles. There is a high incidence of this kind of behavior here. Not only are there the usual holiday travelers staying in motor homes when they visit a relative, but we have quite a few "residents" who simply live in campers, trailers, and sometimes passenger vehicles, moving them from one location to the next only when they attract the attention of residents or law enforcement. We do not feel that simply moving them along until they park somewhere else is an acceptable answer to this issue. Research on this topic has begun and we hope to come back to you very soon with additional information.

A different type of concern we have involves a law that has existed for some time, but has somehow escaped enforcement. This has led to fairly widespread violations of an ordinance that directly affects public safety. Current law calls for a defined line of sight to remain clear and unobstructed at corners and driveways to allow for safe entry into the flow of traffic. A quick tour of any neighborhood will find violations that involve not only trees and shrubbery, but long standing fences and walls. While trimming trees or bushes would be a simple task, the remodeling or removal of walls and fences is a much greater

issue, and we ask for your direction before we simply start enforcing a rule that may significantly affect the property and pocketbooks of the residents here.

There are many smaller, although no less important issues to be dealt with. Shopping carts, littering, street vendors and such can often be reduced or eliminated from an area with the cooperation of the surrounding community. We hope that efforts by our program, combined with involvement from both businesses and area residents will prove to be enough to control or eliminate this type of nuisance.

CONCLUSION:

IN-SHAPE will continue to focus on the main areas that will make Rancho Cordova a better place. These include the continued removal of abandoned vehicles, and focused enforcement of Zoning and Housing Codes. As we make a difference in the community, needs and perceptions will change, expectations will be higher, and much can be accomplished. We ask that as we go along, you continue to communicate your desires for the future of the program, and we thank you for the opportunity to help bring your vision to life in this city.

RECOMMENDATIONS:

Staff requests that the City Council provide direction to guide the activities of the IN-SHAPE Program. Specifically, staff is seeking Council direction on the appropriateness of the following IN-SHAPE Program activities:

1. Continued removal of abandoned vehicles, and focused enforcement of Zoning and Housing Codes.
2. Coordination with the City Attorney's office to undertake a comprehensive review of the City's ordinances and regulations in order to make these efforts more effective.
3. Conduct outreach to the public through educational programs, create a presence on the City's website, and engage in other activities designed to improve the image residents have of their city.
4. Develop connections with the community through special programs, service clubs, churches, business groups and other organizations to establish a network of resources and create a sense of participation and pride throughout the city.
5. Enforce sight obstructions regulations. Specific direction is requested regarding enforcement actions that would result in the modification or removal of a permanent structure such as a fence or wall.

Memorandum



Date: December 15, 2003
To: Honorable City Council
From: Cyrus Abhar, City Engineer
Subject: Villages of Zinfandel
Public Facilities Financing Plan (PFFP) Development Fee Program

Recommendations:

1. Open Public Hearing,
2. Receive the staff report;
3. Receive testimony;
4. Close public Hearing;
5. Adopt the attached fee ordinance as introduced at the Council Meeting of December 1, 2003.
6. Approve the attached resolution for the Villages of Zinfandel PFFP – Development Fee Program that contains the required nexus findings.

BACKGROUND:

On December 1, 2003, the City Council waived the first reading and introduced the attached fee ordinance for the Villages of Zinfandel Financing Plan. At the Hearing, the Council discussed the subject of Villages of Zinfandel offsite roadway fair share contributions and directed staff that the term “other facilities” as used in the Development Fee Program report be broadly defined.

Pursuant to the discussions at the Hearing and direction by the City Council, staff has included an additional phrase in the Development Fee Program report, which states that: “...The Villages of Zinfandel contribution can be used to defray the cost of other facilities on the list **or other offsite circulation improvements reasonably related to traffic impacts from this development.**”

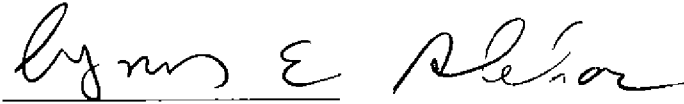
This proposed language provides an added level of flexibility for potential future mitigation measures and improvement projects that may be found are reasonably related to the traffic impacts from the Villages of Zinfandel development.

Requested Motion

1. “I move that the City waive the second reading and adopt the ordinance.”

- 2 "I move that the City Council approve the attached resolution for the Villages of Zinfandel Public Financing Plan Development Fee Program."

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Cyrus E. Abhar".

Cyrus E. Abhar, City Engineer

Attachments:

1. Village Of Zinfandel Public Facilities Financing Plan - Development Fee Program Report
2. Ordinance to Establish Development Fee and Offsite Roadway Mitigation and Library Facilities required by the Villages of Zinfandel Public Facilities Financing Plan
3. Resolution Approving the Villages Zinfandel Public Financing Plan Development Fee Program

CITY OF RANCHO CORDOVA

RESOLUTION NO. 80-2003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADOPTING THE VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN FEE PROGRAM AND IMPOSING THE VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN DEVELOPMENT FEES TO FINANCE DEVELOPMENT WITHIN THE VILLAGES OF ZINFANDEL SPECIAL PLAN AREA

WHEREAS, Article XI, section 7, of the California Constitution authorizes cities and counties to impose and charge development impact fees to fund the estimated cost of certain facilities, the need for which is directly or indirectly generated by the type and level of proposed development; and

WHEREAS, on May 24, 2000, the Sacramento County Board of Supervisors approved the Villages of Zinfandel development project in the Rancho Cordova Community and adopted Sacramento County Ordinance No. SZC 2000-0018, the Villages of Zinfandel Special Plan Area ordinance, which required the adoption of a public facilities financing plan prior to development of the project; and

WHEREAS, on October 2, 2001, the Sacramento County Board of Supervisors approved the Villages of Zinfandel Public Facilities Financing Plan in Sacramento County Resolution No. 2001-1122; and

WHEREAS, the Sacramento County Board of Supervisors subsequently received an application (Control No. 00-GPB-ZOB-SDP-0750) to revise the circulation and land use design of the Villages of Zinfandel project, which culminated in the actions of the Sacramento County Board of Supervisors on August 7, 2002, approving amendments to the Zinfandel Special Plan Area; and

WHEREAS, the Villages of Zinfandel Public Facilities Financing Plan was updated in January 2003 to reflect changes in infrastructure costs resulting from the changes in circulation and land use approved in the August 2002 Villages of Zinfandel Special Plan Area amendments; and

WHEREAS, the City of Rancho Cordova was incorporated on July 1, 2003, out of formerly unincorporated lands in Rancho Cordova community in the County of Sacramento, including the Villages of Zinfandel Special Plan Area, and assumed from the County of Sacramento land use regulatory authority over development of the Villages of Zinfandel Special Plan Area; and

WHEREAS, the General Plan of the City of Rancho Cordova requires that areas chosen for urban expansion shall be capable of being provided within a reasonable period of time, an adequate level of public facilities, including, but not limited to, transportation and library facilities; and

WHEREAS, the General Plan further requires the preparation of a plan that identifies a mechanism for financing those facilities necessary to serve urban development in areas designated for urban expansion, and additional policies for use of developer dedications, development fees, and other means to pay for an acceptable level of transportation facilities; and

WHEREAS, the City Council has received from the Sacramento County Department of County Engineering and Administration a Villages of Zinfandel Public Facilities Financing Plan Development Fee Program, which, among other recommendations, suggests techniques to calculate and impose development impact fees within the Villages of Zinfandel Special Plan Area; and

WHEREAS, Government Code Sections 66000 *et seq.*, require that a local agency hold a noticed public hearing, at which oral or written presentations can be made, prior to the adoption of a resolution approving a new development impact fee or increasing an existing development impact fee; and

WHEREAS, on December 1, 2003, the City Council held a public hearing to receive and consider public comments on the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program, and **WHEREAS**, notice of said hearing as required pursuant to the provisions of Government Code Sections 66000 *et seq.* has been duly and properly given; and

WHEREAS, at said hearing the City Council introduced Ordinance No. 28-2003, an ordinance adding Chapter 16.81 to Title 16 of the Rancho Cordova City Code Relating To Establishment Of Development Fees To Finance The Cost of Offsite Roadway Mitigation and Library Fees Required By The Villages Of Zinfandel Public Facilities Financing Plan, which was adopted on December 15, 2003 and will be effective on January 14, 2004 (the "Ordinance");

WHEREAS, all written and oral presentations received at or before said hearing have been duly considered by the City Council; and

WHEREAS, the City Council finds as follows:

- A. The above recitals are true and correct and the City Council so finds and determines.
- B. The Villages of Zinfandel Public Facilities Financing Plan Development Fee Program complies with California Government Code section 66001 by establishing the basis for imposition of fees on new development. In particular, the City Council finds that:
 1. The purpose of the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program is to ensure that development within the Villages of Zinfandel Special Plan Area is capable of being provided, within a reasonable period of time, with adequate levels of public facilities, including but not limited to, transportation and library facilities.
 2. The use of the Villages of Zinfandel Public Facilities Financing Plan Development Fees as provided in Chapter 16.81 of the Rancho Cordova City Code is to fund the facilities identified in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program.

3. There is a reasonable relationship between the use of the Villages of Zinfandel Public Facilities Financing Plan Development Fees and the type of development projects on which the fees are imposed as set forth in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program.
 4. There is a reasonable relationship between the need for the identified public facilities and the type of development projects on which the fees are imposed as set forth in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program.
 5. There is a reasonable relationship between the amount of the development impact fees and the cost of the identified public facilities or portion of the identified public facilities attributable to the development on which the fees are imposed as set forth in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program.
- C. The fees collected pursuant to this resolution shall be used to finance the public facilities described or identified in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program or other public facilities master plans as may from time to time be adopted by the City Council.
- D. After considering the specific project descriptions and cost estimates in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program, the City Council approves such project descriptions and cost estimates, and finds them reasonable as the basis for calculating and imposing certain development impact fees.
- E. The projects and fee methodology identified in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program are consistent with the City's General Plan.
- F. The Villages of Zinfandel Public Facilities Financing Plan Development Fee Program is within the scope of environmental review pursuant to the California Environmental Quality Act that was conducted for the Zinfandel SPA and the Villages of Zinfandel Public Facilities Financing Plan.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Rancho Cordova that:

1. The Villages of Zinfandel Public Facilities Financing Plan Development Fee Program, attached as Exhibit A, is hereby adopted.
2. The development impact fees set forth in Exhibit A are hereby imposed.
3. This resolution shall be effective upon the effective date of the Ordinance.

Passed and adopted by the City Council of the City of Rancho Cordova, this 15th day of December, 2003,
by the following vote, to wit:

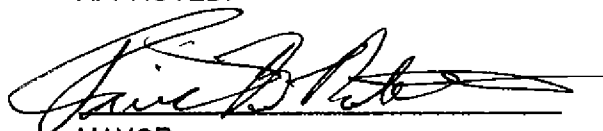
AYES: Cooley, McGarvey, Sander, Roberts

NOES: None

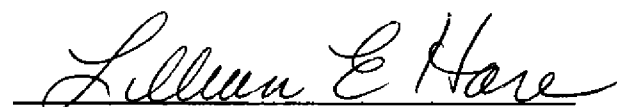
ABSENT: Budge

ABSTAIN: None

APPROVED:


MAYOR

ATTEST:


CITY CLERK

VILLAGES OF ZINFANDEL
PUBLIC FACILITIES FINANCING PLAN
DEVELOPMENT FEE PROGRAM

Prepared for:

Rancho Cordova City Council

Hearing Draft

Date: December 1, 2003

Prepared by:

Department of County Engineering and Administration
Development Services and Surveyor Division
Infrastructure Finance Section

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INTRODUCTION

On May 24, 2000, the Sacramento County Board of Supervisors (the "Board") approved the Villages of Zinfandel development project in the Rancho Cordova Community and adopted Ordinance No. SZC 2000-0018, the Zinfandel SPA ordinance. The Zinfandel SPA required the adoption of a public facilities financing plan prior to development of more than 250 homes within the project. On October 2, 2001, the Board approved the Villages of Zinfandel Public Facilities Financing Plan by Resolution No. 2001-1122. The Villages of Zinfandel developer subsequently received Board approval of an application (Control No. 00-GPB-ZOB-SDP-0750) to revise the circulation and land use design of the Villages of Zinfandel project. This process culminated in Board actions on August 7, 2002, approving amendments to the Zinfandel SPA by Ordinance No. SZC 2002-0020.

For each of the six planned development phases, the 2001 Villages of Zinfandel Public Facilities Financing Plan (PFFP) set forth the estimated costs for onsite major roads, sewer, storm drainage, water supply, and parks and open space infrastructure to serve development within the Zinfandel SPA. These costs totaled approximately \$51.5 million. The 2001 PFFP's financing strategy was for pay-as-you go construction of these facilities improvements by the master developer augmented with appropriate credits and reimbursements from the existing Sacramento County sewer and storm drain fee programs. With regard to offsite roadway improvements identified to mitigate project traffic impacts, the 2001 PFFP called for establishment of an Offsite Roadway Mitigation Fee to generate a fair share contribution of approximately \$1.7 million that would be used to help fund the eastward extension of International Drive across the Folsom South Canal to Sunrise Boulevard. With the project ready to pull initial building permits for Phase 1 homes, but with County Public Works recognizing that an application to amend land use and circulation entitlements of the Zinfandel SPA had been submitted by the developer, an interim fee agreement was executed to provide the basis for collecting the Offsite Roadway Mitigation Fee based on 120% of the "worst case" amount calculated in the 2001 PFFP.

The Villages of Zinfandel PFFP was updated in January 2003 to reflect changes in infrastructure costs resulting from the changes in circulation and land use approved in the August 2002 SPA amendments. Estimated costs for onsite infrastructure increased to \$58.7 million. The fair share estimate for offsite roadway mitigation was modified to reflect the traffic analysis for the SPA amendments. The 2003 PFFP also includes revisions to reflect the developer's voluntary commitment to installation of additional traffic signals and payment of library fees. The Board of Supervisors approved the updated Villages of Zinfandel PFFP on May 21, 2003 by Resolution No. 2003-0550. The Board directed its Public Works staff to work with staff of the City of Rancho Cordova to enable the City Council (the "Council") to consider implementing the two new fee components by adopting the necessary nexus study and fee ordinance. This implementation study supplements the 2003 PFFP by setting forth the details of the development fee program necessary to finance the required offsite roadway facilities and library facilities.

The Villages of Zinfandel PFFP - Development Fee Program is the component of the PFFP that is intended to enable the project's land uses to be provided, within a reasonable period of time, with the identified offsite traffic mitigation and with an adequate level of library facilities. Part One of this report, Public Facilities Requirements, identifies and describes the offsite

roadway and library facilities required for the approved land uses within the Zinfandel SPA area. Part Two of this report, Development Fee Procedures and Operations, details the procedures and operations of the Development Fee Program, which includes the program fee rates, calculation and collection of program fees, dwelling unit equivalent factors, credits and reimbursements, the underlying District 3 Roadway Development Fee, and fee program implementation.

GOVERNMENT CODE SECTION 66000 REQUIREMENTS

Chapter 5 of California's Government Code (Fees for Development Projects) in Section 66001 requires that in any action establishing, increasing, or imposing a fee as a condition of approval on a development project by a local agency, the local agency shall do all of the following: identify the purpose of the fee; identify the use to which the fee will be put; determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and determine how there is a reasonable relationship between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

Purpose and Use of the Development Fees

The Sacramento County and Rancho Cordova General Plans require the preparation of infrastructure financing plans for required public facilities that identify the funding mechanisms needed to serve the new urban development. The General Plans contain policies supporting the use of development fees, assessments, dedications, and other means to pay for acceptable levels of transportation facilities and the funding of adequate library facilities. The 2003 Villages of Zinfandel PFFP provides this kind of financial roadmap for financing urban facilities to serve development in the Villages of Zinfandel SPA. The purpose of the Villages of Zinfandel PFFP - Development Fee Program is to fund the required offsite roadway and library facilities associated with the development of the Zinfandel SPA. The required public facilities for both fee components are identified in Part One of this report and in the Capital Improvement Programs ("CIPs") in Appendix A. Those offsite public facilities are required to ensure that developments within the Zinfandel SPA are capable of being provided, within a reasonable period of time, with adequate levels of offsite traffic mitigation and library facilities.

Relationship of Development Fees and Need for Public Facilities to Serve the Developing Land Uses

There is a reasonable relationship between the offsite roadway mitigation development fee's use and the type of development projects on which the fee is imposed. The roadway development fee will be used to fund roadway facilities identified in the Roadway CIP that will serve residents and businesses generated by the new development in the Zinfandel SPA. There is also a reasonable relationship between the need for the public facility and the type of development projects on which the fee is imposed. The Sacramento County and Rancho Cordova General Plans require that areas designated for urban expansion shall be capable of being provided, within a reasonable period of time, an adequate level of public facilities including roadway facilities. The developing land uses in the Zinfandel SPA will create the need for the construction of new offsite roadway improvements to ensure that the plan area is capable of being provided, within a reasonable period of time, with

adequate levels of roadway facilities as required by the Sacramento County and Rancho Cordova General Plans. This need for the roadway facilities was established in the Villages of Zinfandel PFFP to reflect the analysis contained in traffic studies that were prepared for the environmental documents for the Zinfandel SPA. The projects in the Roadway CIP were identified as mitigation measures in project Environment Impact Reports (see Village of Zinfandel FEIR [Control No. 95-GPB-CZB-PMR-SDB-DGB-ZOB-0533] certified on 4-29-98 and Village of Zinfandel FSEIR [same control no.] certified on 5-24-00) and zoning conditions of approval (see Zinfandel Special Planning Area – Ordinance Nos. SCZ 2000-0018 and SCZ 2002-0020).

There is a reasonable relationship between the use of the library development fee and the type of development projects on which the fee is imposed. The Sacramento County and Rancho Cordova General Plans require that areas designated for urban expansion shall be capable of being provided, within a reasonable period of time, an adequate level of public facilities including library facilities. The Library Development Fee will be used to fund either (1) a portion of the new Sunrise Douglas Community Library facility identified in this report that will serve residents generated from the new development within the Villages of Zinfandel PFFP area or (2) upgrades to the existing Rancho Cordova Community Library located about the same distance from the Villages of Zinfandel. There is also a reasonable relationship between the need for the public facility and the type of development projects on which the fee is imposed. The developing residential land uses within the Villages of Zinfandel PFFP area will create the need for additional library facilities the provision of which will ensure that the Financing Plan area is capable of being provided, within a reasonable period of time, with adequate levels of library facilities.

Relationship of Development Fee Amount to Land Uses

There is also a reasonable relationship between the proposed fee rates and the cost of the offsite roadway mitigation and library facilities improvements attributable to the Zinfandel SPA development on which the fees are to be imposed. The total facility cost for each service program fee component is apportioned to the Zinfandel SPA land uses based upon the number of dwelling unit equivalents generated by each land use category for each type of facility. Dwelling Unit Equivalent (DUE) schedules have been created for the two fee components that indicate the relative responsibility of each Zinfandel SPA land use category in relation to a normative single-family residential (RD-1) category for offsite roadway mitigation and library facilities. The rationale for each DUE Schedule is explained in Part Two of this report and the calculation of the DUE Schedule for each facility to be provided is shown in Appendix B.

SUMMARY OF REQUIRED FACILITIES COSTS

A Backbone Infrastructure Cost Summary for the Villages of Zinfandel SPA development was included in the 2003 PFFP and is shown in Table 2 of that report. It indicates that, under the revised development project, major onsite infrastructure improvements costing approximately \$58,670,369 are necessary for the development of the Villages of Zinfandel PFFP area. This includes major roads, sewer, storm drainage, water supply, and parks and open space.

The Villages of Zinfandel PFFP also indicates that the proposed funding source for required offsite traffic mitigation roadway improvements and library facilities is development fees to be collected with the issuance of building permits. In order to codify these development impact fee contributions, the Villages of Zinfandel PFFP Development Fee Program is to be implemented

by the City of Rancho Cordova. The remaining \$2,130,574 in facilities cost contributions, consisting of Offsite Roadway Mitigation and Library Facilities, are anticipated to be financed with the Villages of Zinfandel PFFP - Development Fee Program. This development fee program will generate approximately \$1,509,478 to fund offsite roadway improvements and \$527,001 to fund library facilities.

BOUNDARIES

Figure 1 shows the boundaries for the Villages of Zinfandel PFFP Development Fee Program area, which corresponds to the Zinfandel SPA. The boundaries generally extend along Mather Field on the west and south, the Capital Center Business Park on the north, and the Folsom South Canal on the east. A legal description of the Fee Program area is included as Figure 2.

LAND USE AND FEE REVENUE ASSUMPTIONS

The land use assumptions for build-out of the Villages of Zinfandel development that have been used to analyze the infrastructure requirements of the PFFP area are the approved land use entitlements contained in the amended Zinfandel SPA ordinance approved in 2002. Table 1 shows the acres per land use designation and the estimated development yields for the Villages of Zinfandel PFFP area.

Table 1			
VILLAGES OF ZINFANDEL LAND USE AND DEVELOPMENT YIELD			
Land Use	Acres	Est. Dwelling Units	Est. Floorspace (sq. ft.)
LD – Low Density Residential	290.3	1,310	n.a.
LDC – Cluster Residential	20.7	186	n.a.
MD – Med. Density Residential	23.1	315	n.a.
BP – Office Park	121.2	n.a.	1,453,188
LI – Light Industrial	141.4	n.a.	2,182,436
RC – Retail Commercial	25.0	n.a.	252,424
Park, Open Space, & Other	201.3	0	0
TOTAL:	823.0	1,811	3,888,048

Table 2 shows the comparable dwelling unit equivalents (DUEs) by land use and the projected development fee revenues associated with that amount of development in the PFFP area.

Table 2				
VILLAGES OF ZINFANDEL OFFSITE ROADWAY AND LIBRARY FEE REVENUES				
Land Use	Offsite Roadway DUEs	Offsite Roadway Fees	Library DUEs	Library Fees
LD	1,179	\$293,192	1,310	\$381,210
LDC	149	\$37,053	186	\$54,126
MD	226	\$56,201	315	\$91,665
BP	1,636	\$406,838	0	0
LI	2,545	\$632,887	0	0
RC	335	\$83,307	0	0
Other	0	0	0	0
TOTAL:	6,070	\$1,509,478	1,811	\$527,001

PART ONE: PUBLIC FACILITIES REQUIREMENTS

ROADWAY FACILITIES

As indicated in the 2003 Villages of Zinfandel PFFP, the developer will construct the major collector, arterial, and thoroughfare roadways located within the Zinfandel SPA. These include Mather Boulevard (as rerouted onsite), Airpark Drive (onsite portion), Bear Hollow Drive ("Road A"), Baroque Drive ("Road B"), "Road C," and the onsite extensions of Prospect Park Drive, Kilgore Road, and Zinfandel Drive. These onsite major roadways with signals and drainage crossings are estimated to cost just over \$16.7 million as detailed in Figure 3 and Table 3 of the 2003 PFFP (pages 16-17). As with other onsite infrastructure, the developer is obligated to finance and construct these roadway facilities within each of the six phases in the Villages of Zinfandel development. The phasing of the major roadway facilities corresponds closely with the land use phases and the phased timing is depicted in Figure 3. At the completion of Phase 2, Airpark Drive will connect to Bear Hollow Drive and Road "C" and provide a direct connection to Femoyer Drive and Mather Field. Phase 6 will see the extension of Zinfandel Drive to the Mather Field boundary to connect with the planned Zinfandel Drive extension on Mather Field property from Douglas Road to an intersection with Zinfandel Drive at Baroque Drive (South). Phase 6 will also bring the realignment of Mather Boulevard into the Villages of Zinfandel and Mather Airport's conversion of its present easterly extension into a service road.

With regard to mitigating traffic impacts on offsite roadway facilities resulting from the Villages of Zinfandel development, a fair share rationale was established in the 2001 Villages of Zinfandel PFFP and revised in the 2003 PFFP. Table 4 of the Financing Plan estimates the cost of improvements to each of the offsite roadway facilities identified in the traffic study prepared for the Villages of Zinfandel Final EIR and determines the percentage of that cost corresponding to the share of the cumulative plus project traffic attributable to the Villages of Zinfandel. The developer has committed to fulfilling its fair share offsite traffic mitigation obligations by two means. These two mitigation actions are (1) supporting the establishment of and paying an offsite roadway mitigation fee (being collected initially on an interim fee basis) and (2) paying for the installation of traffic signals at the International Drive/Zinfandel Drive intersection and the International Drive/Prospect Park Drive intersection (without credit against the fee program for costs in excess of the fair share amount).

The total cost of the Villages of Zinfandel fair share contribution for the offsite roadway mitigation improvements is the basis for the Offsite Roadway Mitigation Fee. The list of fair share projects was modified for the 2003 Villages of Zinfandel PFFP from that in the 2001 PFFP due to changes in project scope as well as changes in fair share percentages identified in the updated traffic study. Specifically the changes to the fair share project list included downsizing offsite and onsite Airpark Drive (from Femoyer Street on Mather Field to the intersection with Bear Hollow Drive in Villages of Zinfandel) from an 84' arterial to a 62' collector while eliminating offsite fair share responsibility, and adding four (otherwise un-funded) International Drive intersection signals that had been assumed as base case improvements in the 2001 PFFP. These changes are identified in the following Table 3.

Table 3 OFFSITE ROADWAY MITIGATION FAIR SHARE COST ALLOCATIONS					
Description	2001 Fair Share %	2001 Fair Share Cost	2003 Fair Share %	2003 Fair Share Cost	Change in Contribution
Airpark Drive (Femoyer to project limits)	41%	\$143,357	0%	\$0	-\$143,357
Widen Folsom Blvd. (Routier to Mather Fld)	2%	\$41,310	2%	\$41,310	\$0
Extend International Dr. east to Sunrise Blvd.	21%	\$500,803	18%	\$429,260	-\$71,543
Zinfandel/White Rock right turn lane	100%	\$21,600	100%	\$21,600	\$0
US-50 HOV lanes from Bradshaw to Sunrise	4%	\$1,017,308	4%	\$1,017,308	\$0
International Drive/Prospect Park Dr. signal	0%	\$0	25%	\$50,625	\$50,625
International Drive/Kilgore Road signal	0%	\$0	28%	\$56,700	\$56,700
International Drive/Zinfandel Drive signal	0%	\$0	28%	\$62,370	\$62,370
International Drive/Sunrise Blvd signal	0%	\$0	0%*	\$0	\$0
TOTAL:		\$1,724,378		\$1,679,173	-\$45,205

*In the SunRidge PFFP the final Roadway CIP includes 100% funding for this signal in exchange for Villages of Zinfandel paying for the International Drive/Zinfandel Drive signal.

As is clear from these fair share figures, the biggest portion of the total (amounting to more than \$1.0 million) is generated from the approximately 4% contribution toward the estimated cost of adding High Occupancy Vehicle lanes to Highway US-50 between Bradshaw Road and Sunrise Boulevard. Since Caltrans would construct this project using State and federal funds, the Villages of Zinfandel contribution can instead be used to defray the cost of other facilities on the list. The Folsom Boulevard widening falls in this category as well, with such a project to be funded by broader County and/or City sources of funds. The capital improvement program anticipates directing the fee revenues toward the \$2.4 million cost of the International Drive extension to Sunrise Boulevard or comparable improvements to circulation linkages between the Villages of Zinfandel and other parts of Rancho Cordova.

OFFSITE ROADWAY FACILITIES REQUIREMENTS AND FUNDING SOURCES

Funding the construction of required offsite roadway mitigation facilities is to be accomplished by a combination of direct developer construction and payment of development fees. The following Table 4 reiterates the derivation of the net amount of funds to be collected by means of the Offsite Roadway Mitigation Fee program. Table 4 shows the direct cost to the developer for signal construction, the total fair share amount indicated in the PFFP, and the total amount to be funded by

the offsite roadway mitigation fee to be collected from development within the Villages of Zinfandel PFFP area net of fair share credits.

Table 4 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN OFFSITE ROADWAY MITIGATION FEE	
Financing Mechanism	\$ Amount
Developer-funded Cost for Signals	\$425,250
<u>Basis for Offsite Roadway Mitigation Fee</u>	
Fair Share Cost Allocation per Table 1	\$1,679,173
Fair Share Credit for Signal Construction	-\$169,695
Net Offsite Roadway Cost as Fee Basis	\$1,509,478

Table 5 shows the total estimated cost of these offsite roadway mitigation facilities in the Capital Improvement Program and the amounts anticipated to be financed through direct construction by the developer, the Mather PFFP, and the Zinfandel Offsite Roadway Mitigation Fee.

Table 5 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN OFFSITE ROADWAY MITIGATION C.I.P.		
Offsite Roadway Improvement	Cost	Source
International Drive signals at Zinfandel Drive, Prospect Park Drive	\$425,250	Elliott Homes
Median retrofit – Zinfandel/International intersection southern leg	\$38,000	Zinfandel Fee
Extend International Dr. to Sunrise Bl.*	\$1,268,978	Zinfandel Fee
Extend International Drive to Sunrise Bl.	\$1,115,797	Mather PFFP
Traffic signal at International/Kilgore Rd.	\$202,500	Zinfandel Fee
Traffic signal at International/Sunrise Bl.	\$202,500	Sunridge PFFP
Total Offsite Roadway Cost	\$3,253,025	
*Or comparable improvement to cross-town circulation linkage benefiting Villages of Zinfandel		

LIBRARY FACILITIES

The Sacramento Public Library Authority is governed by a nine member Board consisting of the five County supervisors and four members of the Sacramento City Council appointed by the Sacramento City Mayor. The Sacramento Public Library's May 2000 Master Plan (THE LIBRARY'S FUTURE: Master Plan 2000) includes revised facilities policies and specific recommendations by Branch Library. These recommendations report on the status of facility recommendations from the previous master plan (covering 1995-2010), provide a Revised Facility Plan 2000-2010, and set forth a target of New/Enlarged Facilities 2000-2020. The Master Plan 2000 discusses revenues from a variety of sources and includes collecting impact fees from new developing communities for the purpose of financing capital improvements and materials.

As emphasized in its Executive Summary, the Master Plan 2000 reveals that the expansion of library facilities, particularly in unincorporated Sacramento County, has not kept pace with population growth. Note that the demographic statistics do not reflect subsequent incorporations in Elk Grove and Rancho Cordova. The Master Plan says, "From 1975 to 2000 in Sacramento County, the library service population grew 56.65% from 415,475 to 733,350. If the county built at the recommended rate of one branch per 50,000-100,000 population, there would have been seven or more branches built in 25 years. North Highlands-Antelope Library is the only library constructed and Franklin Library is the only library in process."

In the section called Planning Library Facilities, the Master Plan reviews social trends impacting the way library facilities function, including the rise of the Internet, increases in annual book publishing, virtual versus print formats, and local travel patterns and traffic congestion. The conclusion is that the concept of the 12,000 square foot standard branch library building used for the past twenty-five years is to be replaced with a more flexible space formula based on the planned functions of any particular branch including such things as youth services, adult services, meeting rooms, and special functions (like Electronic Learning Centers). The new flexible standard is a library size ranging from 6,000 to 20,000 square feet with a service area population of 50,000 to 70,000 and an ideal service area radius of 3 to 5 miles modified where there are access barriers like the American River.

LIBRARY SERVICE AREAS AND POPULATIONS

In a departure from the prior reliance of the 1996 Library Master Plan on library service areas defined primarily by service radius of the user population, the 2000 Library Master Plan uses Traffic Zones to subdivide the territory surrounding the existing and planned branch library facilities. Using this approach the Villages of Zinfandel is included in the Sunrise-Douglas Service Area. This Service Area also includes Mather Field, the Prospect Business Park area, and from there all lands south of Hwy. US-50 and north of Jackson Road (SR-16) eastward to the El Dorado County line including Sunrise-Douglas and Rancho Murieta. In the 2000 Master Plan's Addendum D for the Sunrise-Douglas Service Area the indicated Year 2000 population of 8,525 (which would have consisted mainly of South White Rock/Capital Center, Rancho Murieta, and scattered rural residents) is projected to grow to 16,590 in 2010 and 52,897 in 2020 (reflecting SACOG's projections of development at Independence at Mather, Villages of Zinfandel, SunRidge, and other not yet approved projects). The Sunrise-Douglas Service Area at present has no branch library facilities.

The adjacent Rancho Cordova Service Area consists of the City of Rancho Cordova lands north and west of the Sunrise-Douglas Service Area plus the unincorporated Rosemont and Gold River neighborhoods. It is projected to have an almost static population ranging between 92,276 and 92,946 over this time period according to Addendum D. The Rancho Cordova Branch Library with a planned service population of 50,000 to 70,000 is in the Rancho Cordova Service Area.

PLANNED AND EXISTING BRANCH FACILITIES

Criteria for siting library facilities are included in the Facilities Section of the 2000 Library Master Plan. These include locating on or near the intersection of major traffic routes, street visibility, ample parking, and availability of public transportation. Regarding the prioritization of New or Enlarged Facilities to be leased or constructed with public funding, the Facilities

Section indicates that areas with no facilities will be considered first and that in new growth areas leased facilities are preferable for the first years of operation. However, it calls for land to be purchased or secured for joint use early during the growth period to assure that a good location is secured.

In its Branch Profiles section, the Master Plan includes a profile of the existing Rancho Cordova Community Library, which moved into its present building location in 1975. The Master Plan indicates that this 12,500 square foot facility, located at 9845 Folsom Boulevard just east of the Paseo Rio Way-Horn Road intersection, is situated near the western edge of the City of Rancho Cordova. The Rancho Cordova Community Profile acknowledges the effect of increased library services demand from residents of the Independence at Mather and Villages of Zinfandel development projects. Two Rancho Cordova Branch Library workshops conducted with community members as part of the Master Plan 2000 process indicated that the Rancho Cordova facility is not situated in a pedestrian friendly location and that the greatest service needs in the next five years are for (1) more staff, hours of operation, and computers, (2) an expanded building, and (3) more funding. In Addendum E the Inventory of County Facilities summarizes the Community Comments on the existing Rancho Cordoba Community Branch simply as "Expand Library."

The Sacramento Public Library Master Plan 2000 calls for construction of a Sunrise Douglas Community Library to be located centrally within that designated urban growth area east of Sunrise Boulevard and south of Douglas Road. No site for such a community library facility is designated in the SunRidge Specific Plan approved in 2002. Representatives of the Sacramento Public Library and the Elk Grove Unified School District have indicated that consideration of a joint use library collocated with a high school campus is possible. A preferred high school site and an alternative high school site are depicted in the proposed Sunrise Douglas II Specific Plan. Both sites are located north of Kiefer Boulevard and west of proposed Americanos Boulevard. Such a joint use library facility has been developed recently at Franklin High School in the East Franklin Specific Plan area in the City of Elk Grove. This approach leveraged other sources of funds for the library and resulted in the delivery of the new facility many years earlier than would have been likely with a stand-alone branch library.

LIBRARY REQUIREMENTS

The center of the Villages of Zinfandel development is located about 4 miles by major roadway routing from the existing Rancho Cordova Community Library. It is a distance of over 6 miles, by the shortest route using existing and proposed major roadways, from the potential joint use site for the Sunrise Douglas Community Library at the high school campus in the Sunrise Douglas II Specific Plan. During the 2002 hearings before the Board of Supervisors on the Villages of Zinfandel SPA zoning amendments, the developer volunteered to contribute a library impact fee comparable to that included in the SunRidge Specific Plan PFFP. The Library Master Plan 2000 shows the targeted timing for construction of the Sunrise Douglas Community Library as 2008-09 with partial fee funding from the proposed SunRidge Specific Plan.

Full funding of the Sunrise-Douglas library from the Sunrise Douglas Community Plan (SDCP) Fee Program would depend on generating development fees not only from the SunRidge Specific Plan, but also from the Sunrise Douglas 2 Specific Plan and the balance of the SDCP area where as yet no development projects have been proposed. It would be appropriate to utilize the funds

contributed by fees collected from residential development in the Villages of Zinfandel to advance the timing of available funds sufficient to build the new Sunrise Douglas Branch Library and/or to compensate for development in the SDCP Fee Program failing to reach its planned holding capacity.

Alternatively, library fees from the Villages of Zinfandel could be used for upgrading the facilities and equipment of the existing Rancho Cordova Community Library to reduce the impact of the growing service area population until the Sunrise Douglas Community Library is completed. Until that time the Rancho Cordova branch will be the closest of the system's library facilities for residents in the Villages of Zinfandel project as well as those in the Independence at Mather and SunRidge developments.

LIBRARY COSTS

Library costs to be funded by library development fees (and possibly other sources) are dependent on the assumed building size, furnishings, and book collection assumed for a new facility. The estimated costs for the Sunrise Douglas Community Library that were included in the SunRidge PFFP were based upon facility cost figures provided by Sacramento Public Library planning staff in 2002:

Library Facility Cost:

Construction and Interior Furnishings	\$ 5,339,400
Initial Book Collection	<u>\$ 1,000,000</u>
Total	\$ 6,393,400

The SunRidge PFFP allocated approximately 45% of the cost of the Community Library to the initial SunRidge Specific Plan (\$2,872,961) under the assumption that the remaining 55% of the cost (\$3,520,439) would be financed by development in the balance of the Sunrise Douglas Community Plan such as the Sunrise Douglas II Specific Plan. Accordingly, generating development fee revenues to pay for the library will only occur with the build-out of the entire Sunrise Douglas Community Plan. Earlier construction of the new Community Library will require advancing the funds from another source.

One potential source earlier supplemental funds would be a comparable fair share contribution from the Villages of Zinfandel. The following table shows the calculation of Community Library facilities costs that would be generated by collection of an equivalent library impact fee from residential development in the Villages of Zinfandel PFFP area.

Total equivalent cost share if apportioned to Villages of Zinfandel:

Community Facility Cost (8%)	\$ 527,001
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This contribution from Villages of Zinfandel to the Sunrise-Douglas Community Library would potentially help secure the earliest achievement of the Sacramento Public Library's share of

construction funding for a joint use library in conjunction with EGUSD or provide a basis for upgrades to the Rancho Cordova Library as part of an interim library services strategy.

LIBRARY DEVELOPMENT FEE BASIS

The Library component of the PFFP Development Fee Program would be based upon the Villages of Zinfandel PFFP area's population to be served by Public Library system and an equivalent cost contribution per capita as is proposed for the Sunrise Douglas Community Plan fee program to be implemented in the SunRidge Specific Plan area. Table 6 shows the estimated cost components included in the SunRidge PFFP library facilities analysis. The cost share of the Sunrise Douglas Community Library is based on the planned number of residential units in the SunRidge Specific Plan (9,886 dwellings) divided by the approximate planned holding capacity of the Sunrise Douglas Community Plan area (22,000 dwellings). This results in a cost share of slightly under forty-five percent being assigned to the SunRidge Specific Plan. The SunRidge PFFP in its cost allocation formulas (Appendix Figures A-25 and A-26) assumes that one dwelling unit equals one dwelling unit equivalent (D.U.E.) for all residential land use categories.

Table 6 VILLAGES OF ZINFANDEL P.F.F.P. FEE PROGRAM LIBRARY DEVELOPMENT FEE Summary of Facilities and Costs of Sunrise Douglas Community Library	
Facility Components	Est. Cost
Site Acquisition (3 acres @ \$5 per square foot [SF])	\$ 653,400
Building Construction (\$240/SF times 13,500 SF)	\$3,240,000
Site Work, Permits, and Construction Management	\$1,000,000
Furniture, Fixtures, and Equipment (29.6% of construction cost)	\$ 500,000
Initial Book Collection	\$1,000,000
A. TOTAL LIBRARY FACILITIES COSTS	\$6,393,400
B. SUNRIDGE SPECIFIC PLAN FEE PROGRAM PORTION @ 44.94% of line A	\$2,872,961
C. PROPOSED S.D.C.P. LIBRARY FEE COMPONENT PER D.U.E. (9,886 D.U.E.s)	\$291/dwelling
D. EQUIVALENT VILLAGES OF ZINFANDEL FEE CONTRIBUTION PER D.U.E.	\$291/dwelling
E. REVENUE YIELD - VILLAGES OF ZINFANDEL LIBRARY FEE (1,811 D.U.E.s)	\$ 527,001

Securing sufficient funding to build the Sunrise-Douglas Community Library will be a difficult process by the planned 2008-2009 timeframe suggested in the 2000 Library Master Plan. Should the Sacramento Public Library update its Master Plan 2000 with regard to the specific facility design required for the Sunrise-Douglas Community Library, the fee analysis will need to be

revisited. In the meantime, it is critical to establish an initial fee rate for the Villages of Zinfandel, so that ongoing issuance of residential building permits will be contributing to the proposed Villages of Zinfandel Library Fund. Should implementation of the Sunrise Douglas Community Plan Fee Program by the City of Rancho Cordova subsequently determine a different library fee rate, then the Villages of Zinfandel Library Fee analysis can be reconsidered.

PART TWO: DEVELOPMENT FEE PROCEDURES AND OPERATIONS

The Villages of Zinfandel PFFP - Development Fee Program consists of the Offsite Roadway Mitigation Fee, the Library Fee, and the Administration Fee. The required public facilities for the two facilities fee components are identified in the Capital Improvement Programs ("CIP") and Part One of this report. The Administration Fee, which is charged at 3% of the total of the other fee amounts, is used to cover costs associated with administering the Villages of Zinfandel PFFP - Development Fee Program.

The following sections detail the procedures and operations of the Development Fee Program including fee collection, dwelling unit equivalent factors, fee calculation, program fees, credits and reimbursements, the District 3 Roadway Fee of the Sacramento Roadway and Transit Development Fee Program, and implementation.

FEE COLLECTION

The Villages of Zinfandel PFFP - Development Fee Program fees are collected prior to the issuance of building permits. The Development Fee Program consists of three fee components: Offsite Roadway Mitigation Development Fee, Library Development Fee, and Administration Fee. Of the three fee components, the development fees for Offsite Roadway Mitigation and Administration are collected and administrated by the City of Rancho Cordova. The Library Development Fee is collected by the City and administered by the Sacramento Public Library.

DWELLING UNIT EQUIVALENT (DUE) FACTORS

The DUE schedules and Program Fees for the components of the Development Fee Program are shown in Table B-1 and Table B-2 in the Appendix. The DUE schedules indicate the relative responsibility for properties in all land use categories within the Zinfandel SPA to pay both program fees in relation to a hypothetical single-family residential RD-1 category (which is not included in the Zinfandel SPA). By definition, a one-acre RD-1 parcel has a DUE factor of 1.0 for both fee categories. Parcels in other land use categories have DUE factors based on their responsibility

relative to a dwelling unit in the RD-1 category. The calculation for the DUE factors for each fee category is shown in Appendix B.

The DUE factors used to compute the development fees for each building permit must be those listed for the land use category of the site as included in the Zinfandel SPA zoning ordinance. The only exceptions are cases in which a use permit is issued for a site for which the Director of the Planning Department will determine the fee rates appropriate to the use(s) being developed.

ROADWAY DUE SCHEDULE

The residential DUE factors used for the Offsite Roadway Mitigation Development Fee DUE schedule, as shown in Appendix B, are derived from trip generation characteristics documented by the Institute of Transportation Engineers and the assumed build out density for each of the land use categories in the Zinfandel SPA. The non-residential DUE factors used derive from the factors used in the Antelope and Elk Grove/West Vineyard Public Facilities Financing Plans. Studies performed for these Financing Plans indicated that the non-residential DUE factors were based upon trip generation and trip length characteristics, but were further discounted for two reasons. It was concluded that resulting traffic impacts would be worsened if residents were forced to travel outside the area to shop or obtain business and professional services. At the same time, air quality impacts would be increased due to the longer trip distances and increased congestion.

LIBRARY DUE SCHEDULE

The DUE factors used for the Library Development Fee DUE schedule, as shown in Appendix B, are those used in the 2002 SunRidge PFFP. No DUE factors are assigned for non-residential uses under this approach.

FEE CALCULATION

The Program Fees for each development fee component are discussed in detail in the next section. The Program Fees for all fee components are expressed in terms of fee per dwelling unit for residential uses and fee per square foot of floor area for non-residential uses. For both residential and non-residential building permits, the development fees in most cases will be determined at the time of the building permit application submittal, if possible, and in all cases prior to building permit issuance.

The calculation of the Villages of Zinfandel development fees for any given development site is simple using the Program Fees and Dwelling Unit Equivalent Schedules set forth in the Report's Appendix in Tables B-1 and B-2. This procedure is described below.

RESIDENTIAL ZONING CATEGORIES

For residential building permits within the Villages of Zinfandel PFFP - Fee Program area, the total development fee obligation is dependent on the number of dwelling units within each of the three residential land use categories established in the Zinfandel SPA. The fee per dwelling unit of the

fee component will be multiplied by the number of dwelling units contained in the building permit to determine the fee component's total development fee obligation. The total development fee per dwelling unit of the site is the sum of the fees per dwelling unit for each applicable fee component.

$$\text{FEE PER DWELLING UNIT} = (\text{Number of Dwelling Units}) \times P$$

(for both offsite roadway and library fee components)

where:

P = Program Fee per DUE for each fee component as shown in Table B-1 and Table B-2.

NON-RESIDENTIAL ZONING CATEGORIES

For non-residential land use categories, development fees are based on the floor area of buildings and canopy areas to be constructed. For a given non-residential building permit, the development fee per building permit of the fee component is the floor and/or canopy area in square feet multiplied by the Program Fee per square foot for the appropriate land use category for the Offsite Roadway Mitigation Fee component. Non-residential land uses are not charged the Library Fee component.

$$\text{FEE PER BUILDING PERMIT} = \text{SF} \times P$$

(for any fee component)

where:

SF = The floor area of the buildings (including canopy areas of service stations) in square feet proposed to be constructed, improved or remodeled on or relocated to the parcel of real property by issuance of a building permit.

P = Program Fee per square foot for each non-residential zoning category in each fee component as shown in Tables B-1 and Table B-2.

PROGRAM FEES FOR EACH DEVELOPMENT FEE COMPONENT

CAPITAL IMPROVEMENT PROGRAMS

The timing of the offsite roadway mitigation improvements funded with the Villages of Zinfandel PFFP - Development Fee Program is dependent on the receipt of funds from the Mather Financing Plan as well as the accumulation of fee revenues from development in the Zinfandel SPA. The Villages of Zinfandel PFFP anticipates that the Light Industrial development in Phase 6 will occur from 2005 to 2009. Because almost 42% of the Offsite Roadway Mitigation Fee revenues are

associated with development of this Light Industrial portion of the Zinfandel SPA, it may become necessary to advance funds from other sources should traffic conditions warrant the earlier construction of the International Drive extension. Calculation of the Offsite Roadway Mitigation Fee is laid out in Part One above and the capital improvement program is summarized in Appendix A-1. The roadway CIP also indicates the timing of eligibility for credits and or reimbursements for roadway CIP projects that are constructed by development.

For the Library Development Fee, the Program Fee per DUE is determined as indicated in Part One above. Appendix A-2 is the Library CIP. In order for the timely provision of the identified facilities to occur, the Sacramento Public Library may have to secure other sources of financing in order to construct the facilities when they are needed. The Villages of Zinfandel PFFP - Development Fee Program fees can then be used to reimburse these funding sources.

OFFSITE ROADWAY MITIGATION FEE RATE

The Offsite Roadway Mitigation Fee will be charged to all development, both residential and non-residential, within the Villages of Zinfandel PFFP - Development Fee Program area. Different fee rates apply to construction in each land use category established in the Zinfandel SPA ordinance. These result from application of the DUE schedule in concert with the **Program Fee of \$249 per DUE**.

LIBRARY FEE RATE

The Library Development Fee will be charged to all residential development within the Villages of Zinfandel PFFP – Development Fee Program area. A standard fee rate of **\$291 per dwelling unit is the Program Fee** that applies to all new residential construction in the Low Density, Low Density Cluster, and Medium Density land use categories established in the Zinfandel SPA ordinance. This is consistent with the proposed library fee structure included in the SunRidge Specific Plan PFFP.

CREDIT/ REIMBURSEMENT PROCEDURES

CREDIT / REIMBURSEMENT FOR ROADWAY FACILITIES

Aside from the two intersection signal projects being funded and built by the developer, it is anticipated that the major roadway improvements included in the Villages of Zinfandel Offsite Roadway Mitigation Fee Program roadway CIP will be constructed as public projects by the City of Rancho Cordova. In order to create the necessary link between the collection of the roadway development fee from new development and the private construction of major roadway improvements, a system of credits and reimbursements is incorporated into the Development Fee Program Ordinance. These credit and reimbursement procedures are necessary to assure that the Fee Program roadway fund maintains adequate fund balance to finance the roadway improvements in compliance with the scheduling priorities established by the roadway CIP.

Amount of Credit / Reimbursement

The amounts to be considered for credit or reimbursement of the facilities constructed by private development will be as detailed in APPENDIX D and should not exceed the estimated amount contained in the Capital Improvement Program. The amount of credit or reimbursement will be estimated by the Infrastructure Finance Section according to the Construction Cost Estimates in APPENDIX D at the private construction schedule and the quantities shown on the subdivision improvement plans. Also, of the 30% of job cost that is the estimated Engineering and Contingency cost, a fixed percentage of 25% will be included in the credit or reimbursement for engineering design, design surveys, construction surveys, construction inspection and materials testing. Engineering design, design surveys and construction surveys are included because the developer will be responsible for providing these services. Construction inspection and materials testing are included because the developer will incur direct billing inspection charges during construction. No more than 5% of the total roadway credit or reimbursement (not including the 25% for design, etc.) will be allowed for unforeseen items that impact the cost of the project. Amounts for contingencies will be examined on a case-by-case basis and will be allowed based upon the determination of the Administrator of the Public Works Agency.

Timing of Credit / Reimbursement

For the case where a developer constructs a major roadway improvement when scheduled in the CIP or as early as January 1st of the fiscal year preceding the roadway CIP's indicated construction year, the developer is eligible for a credit or a reimbursement. For the case where a developer constructs a major roadway improvement more than six months in advance of the fiscal year in which the improvement is scheduled in the Roadway CIP, the developer is eligible only for a reimbursement.

Credit Requirements

To obtain credits, credits must be applied for to the Infrastructure Finance Section and a credit agreement shall be entered into between the County and the Developer prior to the approval of final subdivision maps. Credits shall be prorated over each unit in residential subdivisions or over each building square foot for non-residential projects. Credit for the construction of roadway facilities can be used to reduce roadway fee obligations.

Reimbursement Requirements

To obtain a reimbursement, a reimbursement agreement between the County and the Developer shall be entered into. Reimbursement agreements are payable no sooner than June 30th of the fiscal year in which the Roadway CIP schedules the improvement. Reimbursement Agreements shall not be paid unless the improvement is completed and accepted by the County. Reimbursement agreements are an obligation of the Villages of Zinfandel PFFP - Fee Program Roadway Fund and are not an obligation of other funds of the Villages of Zinfandel PFFP - Fee Program, or of the City General Fund, or any other fund of the City. If, for whatever reason, the City as of June 30th of the program year does not make payments pursuant to reimbursement agreements, the balance due will earn interest at the City Treasury pool rate.

ANNUAL INFLATION

The Villages of Zinfandel Fee Program Fees will be inflated annually based upon the change in the "mean" index from the previous January to January of the year of the adjustment or, if a new Program Fee has been adopted after January of the previous year, the adjustment factor shall use the "mean" index from the month that the fee was adopted. The "mean" index is also used to adjust the remaining facilities costs to be funded by the Villages of Zinfandel Fee Program.

The "mean" index is calculated by averaging the construction cost index for 20 U.S Cities with the index for San Francisco that are both published by the Engineering News Record magazine.

DISTRICT 3 ROADWAY DEVELOPMENT FEE

Developments within the Villages of Zinfandel PFFP Fee Program area are also required to pay fees under District 3 of the Sacramento County Roadway and Transit Development Fee Program. The Sacramento County Board of Supervisors adopted a countywide transportation development fee program on August 31, 1988, by Ordinance No. SCC 0742 establishing Chapter 16.87 of the Sacramento County Code (Roadway and Transit Development Fees) and Ordinance No. SZC 88-0069 establishing Zoning Code Section 115-44. This Development Fee was amended by the Sacramento County Board of Supervisors on November 23, 1993, by Ordinance No. SCC 0941. The purpose of the Sacramento County Roadway and Transit Development Fee Program is to fund the construction of roadway and transit improvements needed to accommodate vehicle traffic and transit ridership generated by new land development allowed by the present County General Plan and land use zoning. These roadway and transit development fees are collected prior to issuance of building permits.

The District 3 Sacramento County Roadway and Transit Development Fee rates and current assessment district credits are listed in Table B-3.

DEVELOPMENT FEE PROGRAM IMPLEMENTATION

The Villages of Zinfandel PFFP - Development Fee Program can be updated by the Rancho Cordova City Council periodically to take into account several factors. These factors include changes in land uses within the plan area, adjustment of the development forecast, changes in the scope of the facilities in the CIP, and adjustments of the unit costs of those facilities.

Effective administration of the Villages of Zinfandel PFFP - Development Fee Program requires periodic review of both the progress of development, which generates the fee revenues, and the planning for facility construction, which leads to expenditure of the fee revenues. The Villages of Zinfandel PFFP - Development Fee Program Ordinance allows for periodic review of the Development Fee Program by the City Council and amendment by resolution at its discretion. Implementation of the Development Fee Program does not obligate the City Council to approve

construction of any of the facilities contained herein. Public Works will review the Development Fee Program before the City Council on a regular basis and will recommend adjustment to the program and the development fees as warranted.

APPENDIX A

Appendix A includes the Capital Improvement Programs (CIPs) for the two development fee components. Appendix A also shows other sources of funds for these road and library facilities.

Table A-1 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN OFFSITE ROADWAY MITIGATION FEE C.I.P.			
Offsite Roadway Improvement	Project Cost (incl. 20% engineering and 15% contingency)	Funding Source	Est. Timing for Construction Financing
Traffic signal at International Drive/Zinfandel Drive	\$222,750	Elliott Homes	2003-2004
Traffic signal at International Drive/Prospect Park Drive	\$202,500	Elliott Homes	2004-2005
Median retrofit – Zinfandel Drive south of International intersection	\$38,000	V. of Zinfandel Offsite Road Fee	2003-2004
Extend International Drive to Sunrise Boulevard (54.8% share)	\$1,268,978	V. of Zinfandel Offsite Road Fee	2008-2009
Extend International Drive to Sunrise Boulevard (45.2% share)	\$1,115,797	Mather Field Roadway Fee	2008-2009
Traffic signal at International/Kilgore Rd.	\$202,500	V. of Zinfandel Offsite Road Fee	2008-2009
Traffic signal at International/Sunrise Bl.	\$202,500	SunRidge SDCP Fee Program	2008-2009
Total from V. of Zinfandel Fee	\$1,509,478		
Total from Elliott Homes	\$425,250		
Total from other contributions	\$1,318,297		
Total from all sources	\$3,253,025		

Table A-2 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN LIBRARY FEE C.I.P.			
Library Components	Facility Cost	Funding Source	Est. Timing for Funding
Site and 13,500 sq. ft. building	\$4,893,400	N.A.	N.A.
Furnishings and Book Collection	\$1,500,000	N.A.	N.A.
Total Cost for Sunrise Douglas Community Library*	\$6,393,400	SDCP and VZ library fees	2008-2009*

Total from V. of Zinfandel Fee	\$527,001	VZ library fee	2007-2008*
Total from Sunridge SDCP Fee	\$2,872,961	SDCP library fee	2012-2013*
Min. required from balance of Sunrise Douglas Comm. Plan*	\$2,993,438	SDCP library fee	2020*

Note: Items shown with asterisks are current estimates. The library cost is for 13,500 sq. ft. facility per SunRidge PFFP. Cost would be \$8,874,200 for 20,000 sq. ft. library as funded in No. Natomas. Timing of 2008-09 is per Library Master Plan 2000; others are projections of residential buildout. Potential residual SDCP revenues of \$527,001 are uncertain.

APPENDIX B

Appendix B includes the Dwelling Unit Equivalent Schedule for the two development fee components. The DUE schedules utilize a methodology in which each land use is assigned a DUE factor equivalent to that of a single-family dwelling unit. They are derived in the Villages of Zinfandel Public Facilities Financing Plan (dated January 24, 2003 by BAE, Inc.

Table B-1 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN OFFSITE ROADWAY MITIGATION FEE D.U.E. SCHEDULE			
Zinfandel SPA Land Use Category	D.U.E. Factor	Program Fee per D.U.E.	Per Unit Fee
LD – Low Density Residential	0.90 per dwelling unit	\$249	\$224 per d.u.
LDC – Low Density Cluster Res.	0.80 per dwelling unit	\$249	\$199 per d.u.
MD – Medium Density Res.	0.70 per dwelling unit	\$249	\$174 per d.u.
BP – Business/Professional Office	0.001126 / sq. ft. of bldg.	\$249	\$0.28 per sq. ft.
RC – Retail Commercial	0.001327 / sq. ft. of bldg.	\$249	\$0.33 per sq. ft.
LI – Light Industrial	0.001166 / sq. ft. of bldg.	\$249	\$0.29 per sq. ft.

Table B-2 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN LIBRARY FEE D.U.E. SCHEDULE			
Zinfandel SPA Land Use Category	D.U.E. Factor	Program Fee per D.U.E.	Per Unit Fee
LD – Low Density Residential	1.0 per dwelling unit	\$291	\$291 per d.u.
LDC – Low Density Cluster Res.	1.0 per dwelling unit	\$291	\$291 per d.u.
MD – Medium Density Res.	1.0 per dwelling unit	\$291	\$291 per d.u.
BP – Business/Professional Office	N.A.	N.A.	N.A.
RC – Retail Commercial	N.A.	N.A.	N.A.
LI – Light Industrial	N.A.	N.A.	N.A.

The following District 3 Roadway and Transit Fees were adopted as part of SCC Chapter 16.87. Adjustments of the Assessment District Roadway Credits for the Sunrise/50 Corridor AD and the Capital Ctr. II AD are proposed.

Table B-3 DISTRICT 3 ROADWAY AND TRANSIT DEVELOPMENT FEE PROGRAM ROADWAY AND TRANSIT FEE SCHEDULE				
Zinfandel SPA Land Use Category	Base Roadway Fee per Unit	AD Roadway Fee Credit per Unit	Net Roadway Fee per Unit	Transit Fee Per Unit
LD – Low Density Res.	\$1,231 per d.u.	\$0 per d.u.	\$1,231/d.u.	\$175/d.u.
LDC – Low Density Cluster	\$1,231 per d.u.	\$0 per d.u.	\$1,231/d.u.	\$175/d.u.
MD – Medium Density Res.	\$931 per d.u.	\$204 per d.u.	\$727/d.u.	\$356/d.u.
BP – Business/Prof. Office	\$1.75 per s.f.	\$0.00 per s.f.	\$1.75/s.f.	\$0.70/s.f.
RC – Retail Commercial	\$2.18 per s.f.	\$0.62 per s.f.	\$1.56/s.f.	\$0.77/s.f.
LI – Light Industrial	\$0.98 per s.f.	\$0.26 per s.f.	\$0.72/s.f.	\$0.16/s.f.

CITY OF RANCHO CORDOVA

ORDINANCE NO. 28-2003

**AN ORDINANCE ADDING CHAPTER 16.81
TO TITLE 16 OF THE RANCHO CORDOVA CITY CODE RELATING TO
ESTABLISHMENT OF DEVELOPMENT FEES TO FINANCE THE COST
OF OFFSITE ROADWAY MITIGATION AND LIBRARY FACILITIES REQUIRED BY
THE VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN**

The City Council of Rancho Cordova ordains as follows:

SECTION 1. Chapter 16.81 is added to Title 16 of the Rancho Cordova City Code to read as follows:

16.81.010 PURPOSE.

(a) The General Plan of the City of Rancho Cordova requires that areas chosen for urban expansion shall be capable of being provided within a reasonable period of time with an adequate level of public facilities; including, but not limited to transportation and library facilities.

(b) The General Plan further requires the preparation of a plan that identifies a mechanism for financing those facilities necessary to serve urban development in areas designated for urban expansion. The General Plan also contains additional policies for use of developer dedications, development fees, and other means to pay for acceptable level of transportation facilities.

(c) The purpose of this Chapter is to implement the General Plan requirements set forth in subdivisions (a) and (b) of this section and to use the authority in Article XI, Section 7 of the California Constitution by imposing development fees to fund the estimated cost of certain facilities, the need for which is directly or indirectly generated by the type and level of development proposed in the Villages of Zinfandel Public Facilities Financing Plan (hereinafter in some instances referred to as "PFFP") area.

(d) It is the further purpose of this Chapter to require that adequate provision be made for developer financed facilities within the PFFP area as a condition of any rezoning and prior to approval of certain permits within said area.

16.81.020 DEFINITIONS.

(a) "Building Permit" means the permit issued or required for the construction or improvement of additional square footage for any structure pursuant to and as defined by the City of Rancho Cordova Building Code.

(b) "Costs" means amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of a facility including, without limitation, the costs of land, construction, engineering, administration, and consulting fees.

(c) "City" means the City of Rancho Cordova.

- (d) "Council" means the City Council of the City of Rancho Cordova.
- (e) "Department" means the City of Rancho Cordova Public Works Department.
- (f) "Development Fee" means the fee levied by this Chapter upon the approval of building permits within the PFFP area.
- (g) "Development Unit" means dwelling unit for Residential Development and square feet of building floor area for Non-Residential Development.
- (h) "Director" means the Director of the Rancho Cordova Public Works Department.
- (i) "Dwelling Unit Equivalent Factor" means the number of Dwelling Unit Equivalents per Development Unit that indicates the relative financial responsibility for facilities of a specific land use zone in the Rancho Cordova Zoning Code compared to the financial responsibility for the same facilities of one acre of land zoned for one single-family detached dwelling unit per acre.
- (j) "Estimated Cost" means the cost of constructing a facility based upon the unit costs for each construction item plus contingency, planning, consulting inspection, materials testing, design and construction survey, engineering, and other related costs as set forth in the PFFP - Offsite Roadway Mitigation Fee Program.
- (k) "Facilities" means those public facilities designated in the PFFP – Offsite Roadway Mitigation Fee Program.
- (l) "Fee Per Dwelling Unit Equivalent" means the value that is calculated for each category of public facilities by dividing the total estimated cost of the facilities by the total Dwelling Unit Equivalents generated by development within the PFFP area as identified in the PFFP - Offsite Roadway Mitigation Fee Program.
- (m) "Multi-Family Residential Development" means a subdivision map, parcel map, or permit for the original construction, grading or installation of townhomes, condominiums and apartments
- (n) "Non-Residential Development" means a subdivision map, parcel map, or permit for the original construction, grading or installation other than single-family detached homes, single-family attached homes, duplexes, townhomes, condominiums, and apartments.
- (o) "Program Fee Per Development Unit" means the development fee per Development Unit for the Offsite Roadway Mitigation Fee. The Program Fee Per Development Unit is calculated by multiplying the Fee Per Dwelling Unit Equivalent by the Dwelling Unit Equivalent Factor for each type of development.

(p) "Single Family Residential Development" means a subdivision map, parcel map, or permit for the original construction, grading or installation of single-family detached homes, single-family attached homes, and duplexes.

(q) "Villages of Zinfandel Administration Fund" means that special interest-bearing trust fund established pursuant to Section 16.81.030.

(r) "Villages of Zinfandel Public Facilities Financing Plan Area" means all property located within the geographic area as described in the PFFP.

(s) "Villages of Zinfandel Public Facilities Financing Plan – Offsite Roadway Mitigation and Library Fee Program" means the plan, including any amendments thereto, adopted by resolution by the Council for financing of designated offsite roadway and library facilities to serve the PFFP area, including, but not limited to, a designation of those facilities to be constructed with the development fees collected pursuant to this Chapter, the schedule for commencement of construction, the estimated cost of construction of the facilities and the total number of dwelling unit equivalents within the PFFP area.

(t) "Villages of Zinfandel Library Fund" means that special interest-bearing trust fund established pursuant to Section 16.81.050.

(u) "Villages of Zinfandel Offsite Roadway Mitigation Fund" means that special interest-bearing trust fund established pursuant to Section 16.81.040.

16.81.030 ESTABLISHMENT AND ADMINISTRATION OF VILLAGES OF ZINFANDEL ADMINISTRATION FUND.

There is hereby created by the Department of Finance in the City Treasury a special interest-bearing trust fund entitled the Villages of Zinfandel Administration Fund or other appropriate accounting mechanism. All administration fees collected pursuant to this Chapter shall be placed in said fund and shall be expended by the City of Rancho Cordova solely to pay the costs of administration.

16.81.040 ESTABLISHMENT AND ADMINISTRATION OF VILLAGES OF ZINFANDEL OFFSITE ROADWAY MITIGATION FUND.

There is hereby created by the Department of Finance in the City Treasury a special interest-bearing trust fund entitled the Villages of Zinfandel Offsite Roadway Mitigation Fund or other appropriate accounting mechanism. All amounts collected from offsite roadway mitigation fees shall be placed in said fund and shall be expended by the City of Rancho Cordova solely to pay the estimated cost of transportation facilities identified in the PFFP - Offsite Roadway Mitigation Fee Program.

16.81.050 ESTABLISHMENT AND ADMINISTRATION OF VILLAGES OF ZINFANDEL LIBRARY FUND.

There is hereby created by the Department of Finance in the City Treasury a special interest-bearing trust fund entitled the Villages of Zinfandel Library Fund or other appropriate accounting

mechanism. All amounts collected from library facilities development fees shall be placed in said fund and shall be expended by the City of Rancho Cordova solely to pay the estimated cost of library facilities identified in the PFFP – Library Development Fee Program.

16.81.060 IMPOSITION OF DEVELOPMENT FEES.

No change in a land use designation shall be approved within the PFFP area unless payment of the development fees established by this Chapter is required by the property owner as a condition of such approval. No building permit shall be approved for property within the PFFP area unless the development fees for that property are paid as required by this Chapter.

16.81.070 PAYMENT OF DEVELOPMENT FEES.

The development fees imposed pursuant to this Chapter shall be paid by the property owner to the Department, in an amount calculated pursuant to Sections 16.81.080, 16.81.090 and 16.81.100. The fees shall be calculated and paid upon issuance of building permits.

16.81.080 ADOPTION OF THE CAPITAL IMPROVEMENT PLAN/PROGRAM OF THE PFFP - DEVELOPMENT FEE PROGRAM.

The Council shall by resolution adopt the capital improvement plan/program of the PFFP - Development Fee Program. The Council shall review the capital improvement plan/program of the PFFP - Development Fee Program not less than annually and may amend it by resolution at its discretion.

16.81.090 ESTABLISHMENT OF DEVELOPMENT FEES.

A separate development fee is hereby established for each of the following categories: (a) Administration; (b) Offsite Roadway Mitigation facilities; and (c) Library facilities.

16.81.100 CALCULATION OF DEVELOPMENT FEES.

(a) The development fees per dwelling unit for Residential Development set forth in sections 16.81.060 and 16.81.070 shall be calculated pursuant to the following formula:

$$F = P$$

Where,

F = the development fee for each category of public facilities to be paid for each dwelling unit by the owner of property; and

P = Program Fee per Dwelling Unit for each category of public facilities for the type of development as shown in the PFFP Development Fee Program.

(b) The development fees per building permit for Non-Residential Development set forth in sections 16.81.060 and 16.81.070 shall be calculated pursuant to the following formula:

$$F = P \times S$$

Where,

F = the development fee for each category of public facilities to be paid for each building permit by the owner of property; and

P = Program Fee per square foot of building floor area for each category of public facilities for the type of development as shown in the PFFP Development Fee Program; and

S = the number of square feet of building floor area proposed for development.

(c) The administration fee per building permit set forth in Sections 16.81.060 and 16.81.070 shall be calculated pursuant to the following formula:

$$F = T \times 3\%$$

Where:

F = the administration fee to be paid for each dwelling unit for Residential Development, or for each building permit for Non-Residential Development, by the owner of property for which a change in land use zone has been approved or the permits described in Section 16.81.060 are proposed for approval.

T = the sum of the development fees for Offsite Roadway Mitigation and Library facilities to be paid for each dwelling unit for Residential Development, or for each building permit for Non-Residential Development, before any applicable credit pursuant to Section 16.81.120 is applied, by the owner of property for which a change in land use zone has been approved or the permits described in Section 16.81.060 are proposed for approval.

(d) The development fees shall be paid by the property owner in the amount as calculated pursuant to subdivision (a), (b) and (c) of this section for the categories established by Section 16.81.090.

(e) For the purpose of calculating PFFP development fees pursuant to subdivision (a), (b), (c) and (d) of this section for properties with an approved use permit which significantly changes the underlying use of the site, the Director is hereby authorized to determine the land use category which corresponds most directly to the use and density.

(f) For the purpose of calculating PFFP development fees pursuant to subdivision (a), (b), (c) and (d) of this section for building permits not associated with dwelling units from a recorded single family residential subdivision, non-residential development, or multi-family residential development, or for land

use categories not included in this ordinance, the Director is hereby authorized to determine the appropriate program fees.

16.81.110 ESTABLISHMENT OF DWELLING UNIT EQUIVALENT FACTOR FOR LAND USES WITHIN THE VILLAGES OF ZINFANDEL PFFP AREA.

(a) The dwelling unit equivalent (DUE) factors per development unit utilized to calculate the library facilities development fee shall be as follows:

<u>Land Use Category</u>	<u>DUE Factor</u>	<u>Development Unit</u>
Residential		
Low Density (LD)	1.0	Dwelling Unit
Low Density Cluster (LDC)	1.0	Dwelling Unit
Medium Density (MD)	1.0	Dwelling Unit

(b) The dwelling unit equivalent (DUE) factors per development unit utilized to calculate the offsite roadway mitigation development fee shall be as follows:

<u>Land Use Category</u>	<u>DUE Factor</u>	<u>Development Unit</u>
Residential		
Low Density (LD)	0.90	Dwelling Unit
Low Density Cluster (LDC)	0.80	Dwelling Unit
Medium Density (MD)	0.70	Dwelling Unit
Non-Residential		
Business/Prof. Office (BP)	0.001126	Square Foot
Retail Commercial (RC)	0.001327	Square Foot
Light Industrial (LI)	0.001166	Square Foot

16.81.120 CREDIT FOR CONSTRUCTION OF OFFSITE ROADWAY MITIGATION FACILITIES.

(a) Where an offsite roadway mitigation facility is proposed for construction by the property owner within six (6) months prior to the beginning of the fiscal year for which it is scheduled for construction in the Capital Improvement Plan/Program of the PFFP - Offsite Roadway Mitigation Fee Program and after that time, the Director at his or her discretion may either (1) enter into a credit agreement with the property owner pursuant to this section or (2) enter into a reimbursement agreement with the property owner pursuant to Section 16.81.120.

(b) Upon application by the property owner or his authorized agent, the Director may authorize the construction of any offsite roadway mitigation facilities, or portions thereof, within six (6) months prior to the beginning of the fiscal year for which it is scheduled for construction and after that time as designated in the Capital Improvement Plan/Program of the PFFP – Offsite Roadway Mitigation Fee Program in lieu of all or a portion of the offsite roadway mitigation facilities development fee required by this Chapter. If so authorized, the credit to be provided to the property owner shall be equal to the

estimated cost of the facility as set forth in the then current PFFP - Offsite Roadway Mitigation Fee Program, including, but not limited to, unit prices, quantities and project descriptions. The construction of any facility authorized by this section must be accepted by the Department, or the property owner must post security for the complete performance of the construction in a form acceptable to the Director and the City Attorney, prior to credit being given and issuance of any of the approvals set forth in Section 16.81.050.

(c) Where the amount of the credit is less than the amount of the otherwise applicable transportation facilities development fee, the property owner must pay the difference as set forth in Section 16.81.080.

(d) Where the amount of the credit is greater than the amount of the development fee, the property owner shall be paid the difference only from the Offsite Roadway Mitigation Fund within a reasonable time after the project is accepted by the Department and shall be entered into a reimbursement agreement pursuant to Section 16.81.120.

16.81.130 REIMBURSEMENT FOR CONSTRUCTION OF OFFSITE ROADWAY MITIGATION FACILITIES IN ADVANCE OF THE PFFP - OFFSITE ROADWAY MITIGATION FEE PROGRAM SCHEDULE.

(a) Upon application by the property owner or his authorized agent, the Director may enter into a reimbursement agreement for the construction of any transportation facilities, or portions thereof, as designated in the PFFP – Offsite Roadway Mitigation Fee Program. The agreement shall set forth the amount to be reimbursed, the time and manner in which payments are to be made, and shall require reimbursement only from the Villages of Zinfandel Offsite Roadway Mitigation Fund.

(b) The amount of reimbursement shall be the estimated cost of the facility as set forth in the PFFP - Offsite Roadway Mitigation Fee Program in effect at the time the reimbursement agreement is approved. The time of reimbursement shall be the end of the fiscal year in which the facility is scheduled for construction in the PFFP – Offsite Roadway Mitigation Fee Program.

(c) By entering into a reimbursement agreement, a property owner is not relieved of the obligation to pay the development fees in the manner and amount specified by this Chapter.

(d) If the Director enters into an agreement authorized by subdivision (a) of this section, or credit agreement as authorized by Section 16.81.120(a) the agreement shall provide that: (1) The general fund of the City is not liable for payment of any obligations arising from the agreement; (2) the credit or taxing power of the City is not pledged for the payment of any obligations arising from the agreement; (3) the landowner shall not compel the exercise of the City taxing power or the forfeiture of any of its property to satisfy any obligations arising from the agreement; and (4) the obligation arising from the agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the development fees deposited in the Villages of Zinfandel Offsite Roadway Mitigation Fund.

16.81.140 ANNUAL PROGRAM FEE ADJUSTMENT.

Beginning March 1, 2004, and thereafter each year no later than March 1, the Director shall authorize the adjustment of the Program Fee Per Development Unit for each type of development in each fee category as follows:

- (a) A "mean" index will be computed by averaging the index for 20 U.S Cities with the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- (b) An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for January 1, 2003.
- (c) The new Program Fee Per Development Unit shall be calculated by multiplying the adjustment factor by the Program Fee Per Development Unit set forth in the PFFP - Development Fee Program.

16.81.150 ALTERNATIVE METHOD AND COMPLIANCE WITH OTHER LAWS.

(a) This Chapter is intended to establish a supplemental method for funding the estimated cost of certain facilities the need for which will be generated by the level and type of development proposed in the Villages of Zinfandel Special Planning Area. The provisions of this Chapter shall not be construed to limit the power of the Council to impose any other fees or exactions or to continue to impose existing ones, on development within the PFFP area, but shall be in addition to any other requirements which the Council is authorized to impose, or has previously imposed, as a condition of approving plans, rezonings or other entitlements within the PFFP area pursuant to state and local laws. In particular, individual property owners shall remain obligated to fund, construct, and/or dedicate the improvements, public facilities and other exactions required by, but not limited to: (1) the City of Rancho Cordova Public Works Department Improvement Standards; (2) the Quimby Act (Government Code Section 66477 et seq.) and implementing ordinances (Chapter 22.40 of this Code); (3) school impact fees (Government Code Sections 65970 et seq.) and implementing ordinances; and county drainage fees (Sacramento County Water Agency Ordinance No. 1). Any credits or repayments pursuant to Sections 16.81.120 and 16.81.130 shall not include the funding, construction or dedications described in this section.

(b) The construction of facilities by a private owner pursuant to Section 16.81.120 and 16.81.130 shall be performed and contracted for only as required by law, including but not limited to, compliance with the Department's Improvement Standards, and requirements for public works, if applicable to the particular facility.

SECTION 2. This ordinance was introduced and the title hereof read at the regular meeting of the City Council on December 1, 2003, and on December 15, 2003, further reading was waived by the unanimous vote of the Council members present.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the City Council voting for and against the same, said publication to be made in a newspaper of general circulation published in the City of Rancho Cordova.

ADOPTED, THIS 15th day of December, 2003 by the following vote:

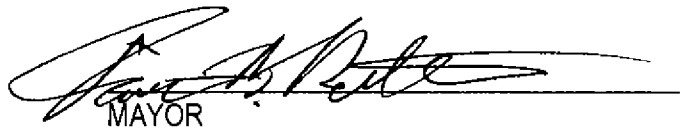
AYES: Cooley, McGarvey, Sander, Roberts

NOES: None

ABSENT: Budge

ABSTENTIONS: None

APPROVED:


MAYOR

ATTEST:


CITY CLERK



City Council/Planning Agency Report

Date: December 15, 2003

Project: JTS Communities
File: RC-03-040
Request: Design Review for the Model Homes for Villages 10 and 13
Location: Villages 10 and 13 are in Anatolia II Subdivision, within the SunRidge Specific Plan
APN: 067-0030-006
Planner: William Campbell

APPLICANT/OWNER/DEVELOPER:	Architect
JTS Communities 401 Watt Avenue Sacramento, CA 95864	Bloodgood Sharp Buster 1117 Winfield Way, Suite 110 El Dorado Hills, CA 95762

Recommendation

The City Council determine model homes for Villages 10 and 13 presented by JTS Communities are consistent with the adopted design guidelines for the City of Rancho Cordova , subject to the findings and attached Conditions of Approval.

Background

The County of Sacramento adopted the SunRidge Specific Plan (SRSP) in July of 2002. Within the text of the SunRidge Specific Plan, design guidelines for the future developments were adopted, and subsequently the City of Rancho Cordova adopted citywide design guidelines for major projects, including model homes.

The project was reviewed by the Cordova Community Planning and Advisory Council (CorPAC) on December 11, 2003. No community opposition was received. CorPAC recommended approval of the project.

Analysis:

The following Design Concepts apply to the review of Master Home Plans within a subdivision. The City encourages:

1. Home designs that incorporate authentic architectural styles. Particular attention shall be paid to the design of all front and side elevations facing the street or open space areas. All other elevations interior to the lot shall include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim);
2. Diversity of homes within the subdivision by size and mass, elevation, garage orientation, and setbacks to avoid repetition of floor plans and elevations on

adjacent homes within each subdivision and/or unit within a master planned area. The intent is to create sufficient variation among home plans to ensure visual interest along residential streets throughout each neighborhood.

3. Variety in mass and scale of homes that is visually appealing from the street; and
4. Landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.
5. Encourage home designs with a wide range of pricing levels to accommodate all income levels within the City.

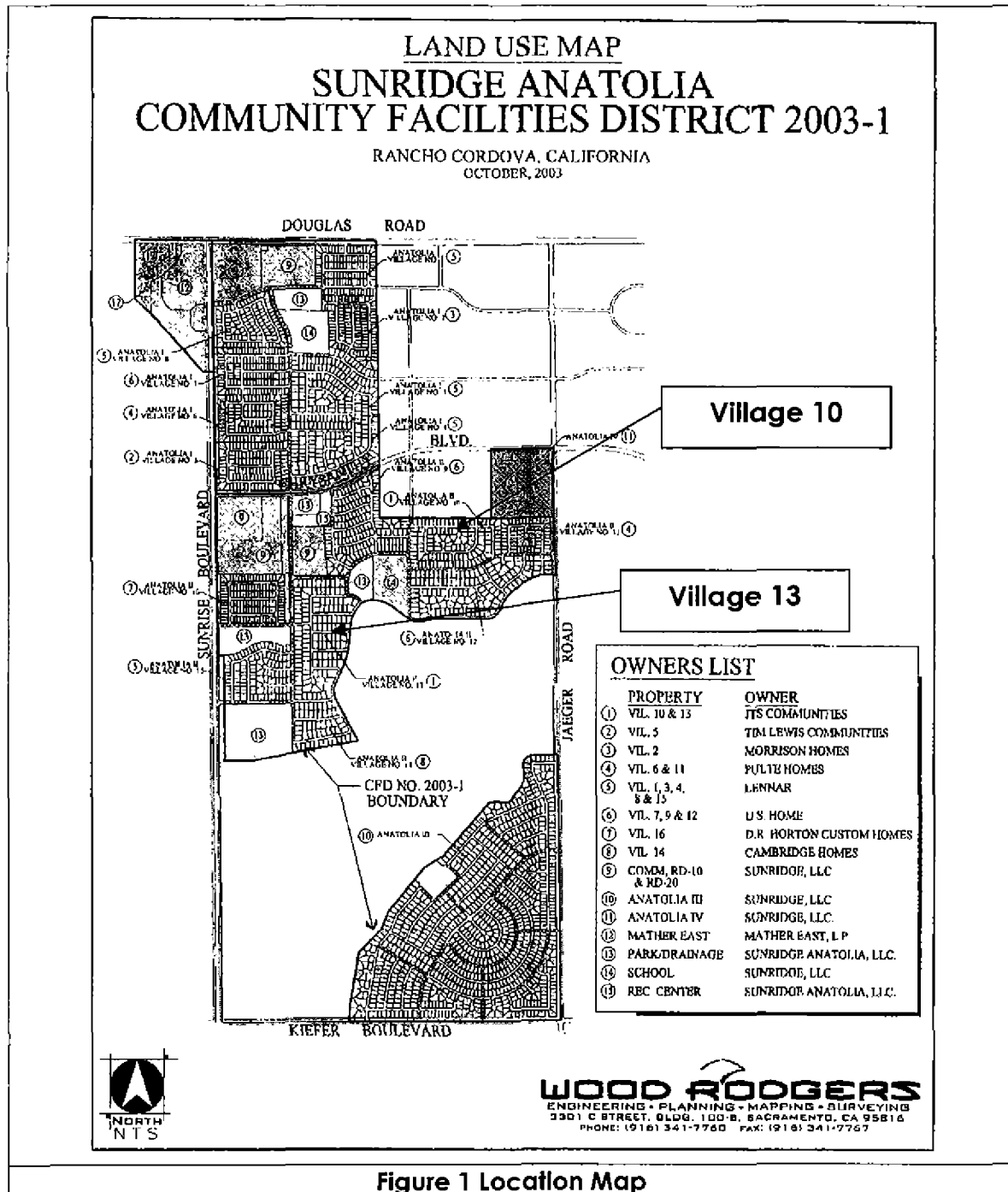


Figure 1 Location Map

JTS Communities has acquired Villages 10 and 13 of Anatolia II, within the SunRidge Specific Plan area. The developer has presented a design package which includes 22 different floor plans that will have five different architectural styles, for a total of 110 basic architectural combinations, excluding the color options. Village 10 is zoned RD-5 (52' x 100') with lots that average 5,200 sf. and Village 13 is zoned RD-4 (65' x 130') with larger lots that are approximately 8,500 sf. The following descriptions of the homes for the two villages are as follows:

VILLAGE 10 – RD-5
(Elevations A – E)

The “**Coronado**” is a modern interpretation and fusion of the “Prairie” and the “Craftsman” architectural styles. Key to this style are low-pitched roofs either hipped or gabled. Gable ends are detailed with 6" x 10" timber lookouts. The elevation tends to be horizontal in nature with focal features such as an Entry breaking the horizontal lines. The horizontal emphasis is achieved with elements such as a horizontal band of plaster trim. The “Coronado” is of plaster and is articulated with columns and wing walls that are tapered and topped with a four inch trim band. Focal elements are highlighted periodically with an arch for added interest. The “Coronado” is further detailed with “Prairie” style window grids depicted with perimeter grids parallel and 3 inch in from the window frame. Windows and doors are completely surrounded by plaster trim or are set back into the wall within a recess. Stucco recesses and wood trellises are also found on the “Coronado” throughout the community.

The “**Corsica**” is a contemporary interpretation of the “French Eclectic” style. The style draws inspiration from homes found in rural areas of France. Key to this style are hipped roofs occasionally detailed with a gable focal element. The elevation is of plaster, and stone also is key to this elevation style. It is focused in key areas such as Entries or applied as a wainscot to create an enhanced base for the elevation. Soft curved arches along with an occasional full radius arch accented with a six or eight inch trim band may be found intermittently throughout the elevations as focal elements. The sides and top of doors and windows are trimmed with a variety of simple, plaster trim widths with a simple plaster sill of six or eight inch trim. Windows have full grids to further enhance the “Corsica”.

The “**Windham**”, an updated interpretation of the “National ” style, is simple in nature and represents a key component of American housing. The emphasis of front facing gable roofs and simplistic forms is the foundation for this style and its character. The use of siding, classically detailed wood elements such as brackets and lookouts, along with brick masonry are all prominent to this style. The “Windham” style shows off the craftsmanship of the carpenter and mason alike. Key to this elevation style are barge rafter tails with a plumb cut that is perpendicular to the ground, and shutters in key locations for additional charm, color and textures. 6" x 6" wood columns supported by a stone base may also be found periodically throughout the community.

The "**Valencia**" style draws its inspiration from the simple stucco exteriors found in classic Northern and Southern California neighborhoods. It is a contemporary interpretation of the "Spanish Eclectic" style. The style typically has simple low pitched roofs with a combination of hips and gables. Gables are accentuated with details such as clay tile vents or a plaster recessed adorned with an iron detail. Doors and windows are detailed with a simple lintel trim and windows have sill trim with a decorative cut. Heavy plank shutters adorn selected window locations. The "Valencia" is further enhanced with elements such as smooth curving sculptural plaster wing walls and shed roof elements supported by decorative cut beams and rafter tails. Identifying details, such as full window grids and full radius windows, may also be found throughout the community on the "Valencia".

The "**Highland Park**" is a contemporary interpretation of the "Prairie" style. Low pitched hipped roofs are common to this style. The elevation tends to be horizontal in nature with focal elements such as Entry features breaking the horizontal lines. Massive square or rectangular columns, typically with stone bases, are used to support porch or Entry roofs. The characteristic horizontal emphasis is achieved with elements of horizontal bands of stone and plaster trim. The "Highland Park" is further articulated with simple window grids. Doors and windows are topped with a half-round profile plaster band over a small flat band with a one inch relief. The window sill trim matches the window head detail. Wood trellises and plank shutters for additional character may also be found on the "Highland Park" throughout the community.

VILLAGE 13 – RD-4
(Elevations A – E)

The "**Cantabria**" is a contemporary interpretation of the "Spanish Colonial" and "Spanish Eclectic" styles of architecture. This elevation style draws inspiration from the simple stucco exteriors found throughout the United States. The "Cantabria" typically has simple low pitched roofs that combine hips and gables. Gables are accentuated with details such as clay tile vents "canales" and barge rafters with decorative cut tails. The "Cantabria" is further articulated with elements such as smooth curving sculptural plaster wing walls and shed roof elements supported by decorative cut beams and rafters. The decorative cut inspired by the hand carved timber elements from historical homes and buildings. To further enhance the style full arches or windows with full radius tops punctuate key focal locations. Door and window heads are detailed with a decorative cut lintel and simple sill trim is applied so as to be consistent with the architectural style. Identifying details such as full window grids, decorative iron over stucco recesses, and decorative cut wood railings may also be found throughout the community on the "Cantabria".

The "**Pyrenees**" is a modern rendition of the "French Eclectic" style. The style draws inspiration from homes that may be found in the rural areas of France. Hipped roofs punctuated with gables are key to this style. Gables are highlighted with frieze trim and barge rafters having a decorative end cut. The

"Pyrenees" style uses a combination of materials including stone and stucco. The stone is focused as a wainscot applied in various colors of dressed field stone to create an enhanced base for the elevation. Soft curved arches punctuate key focal areas such as front entries and feature windows. Doors and windows are wrapped at sides and top with 4" trim and are completed with a 6" accentuated sill. Trim is enhanced at key locations with thicker trim bands having rounded corners and the top adorned with a key stone.

The "**Somerset**", inspired by the rural English country home, is an updated version of this architectural style. The roof is varied combining hips, gables and sheds with a focal or entry element, highlighted with a gable or Dutch hip. The Dutch hip or clipped gable, highlighted with frieze trim and decorative barge along with board and batten siding, is a key element to the "Somerset" style. 6" x 6" wood columns supported by a stone base and, many times, topped with a decorative shaped brace further showcase the style. Inherent to the "Somerset" are windows enhanced with grids, most commonly on the top only. Timber plank shutters adorn key focal locations to further add color, texture, and charm. Key to this simplistic rural inspired style are 6" x 6" wood out lookers, 6" trim above doors, and windows detailed with 6" head and sill trim. Other features unique to the "Somerset" style are copper roof elements, decorative cut wood railings, exposed beams, brackets, and rafter tails with decorative cuts.

The "**Sonoma**" is a contemporary interpretation and fusion of the "Prairie" and "French Eclectic" styles. Like the blending of new concepts with old world tradition for wines in the region, the "Sonoma" is a blend of French and American elevation influences. Low pitched roofs typically hipped and punctuated with a gable is common to this style. Gables are further articulated with frieze trim and a decorative cut rake board. The elevation tends to be horizontal in nature with focal elements such as Entry features breaking the horizontal lines. Massive square or rectangular columns typically of stone are used to support porch or Entry roofs. The characteristic horizontal decorative emphasis is achieved with elements of horizontal bands of stone and plaster trim. The "Sonoma" is further articulated with "Prairie" style window grids depicted with perimeter grids parallel and 3 inches in from the window frame. Focal elements are highlighted with a soft French influenced arch visually supported with an eight inch plaster lintel. Bulky trim around doors and windows is key to the old world characteristic of this style. Decorative iron rails, wood trellises, and decorative cut rafter tails may also be found on the "Sonoma" throughout the community.

The "**Umbria**" has been inspired by the homes found in the rural Italian countryside. This "Rural Italian" contemporary interpretation draws its influence from the theme of being a structure that has been "built over time". With this in mind, one will observe a mixture of materials such as plaster and stone. Key to the "Umbria" is the mixture of horizontal and vertical massing elements. Common are vertical tower features that punctuate the more horizontal elevation. Varied details also support this theme. For example, the exact detail is not carried to each and every window. However, similar details are scattered

throughout the "Umbria". Such details in addition to the items already listed would be decorative shaped rafter tails and decorative cut shaped rake board at focal gable ends. Key focal windows are adorned with heavy timber plank shutters or iron rail details at the bottom of the window. Six inch head trim at doors and windows represent the heavy lintel proportion found in the style. Six inch window sill trim also is consistent with this more rustic style and its more massive proportions.

The builder has provided a set of guidelines that would be followed by the sales and marketing department for the pre-plot of the new homes within the different construction phases. This will ensure that the guidelines mix the unit types, sizes and colors so as to avoid repetition of floor plans and elevations on adjacent homes within the subdivision. JTS Communities guidelines are requesting that up to three of the same plan can be placed next to each other, and staff is proposing that no more than two of the same unit can be placed to each other. With the number of floor plans and variations in architecture, two of the same floor plan is acceptable; however the architecture would not be repeated.

Conclusion:

The applicant has presented a design package for the Anatolia II Village 10 and 13 that is consistent with the design guidelines of the Specific Plan and the City's Design Review Ordinance. The proposed mix of unit sizes and architectural styles would create a variety of mass and scale to provide an appealing streetscape. Village 10 would provide market rate and Village 13 would provide upper income housing opportunities within the Anatolia II plan. By the use of the adopted Specific Plan Design Guidelines and through the City's new process would ensure a higher level design in the model homes.

Environmental Analysis:

The Anatolia I, II and III projects were environmentally assessed by an earlier adopted Mitigated Negative Declaration. Within the study of the environmental issues, aesthetics of the new development was identified and the implementation of the adopted design guidelines for the SunRidge Specific Plan would reduce the negative impacts of poor design to less than significant.

Financial Implications to City:

There are no significant cost implications to the City for this development.

Attachments:

- A. Resolution approving the Design Review with conditions
- B. Project Plans (Exhibit A)
- C. Conditions of Approval (Exhibit B)

RESOLUTION # 81-2003

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A DEVELOPMENT PLAN REVIEW FOR JTS COMMUNITIES
AT ANATOLIA II, VILLAGES 10 AND 13
PROJECT # RC-03-040**

WHEREAS, JTS Communities (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Development Plan Review for Anatolia II Villages #10 and 13; and

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

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan EIR and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for Anatolia I, II and III adopted in March 2003, thereby satisfying the requirements for the California Environmental Quality Act; 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, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. That the project site was adequately analyzed as a part of the Sunridge Specific Plan EIR and the Mitigated Negative Declaration for the Anatolia Subdivisions I, II, and III.

Finding:

The project site has been analyzed as part of the Sunridge Specific Plan EIR and the Mitigated Negative Declaration for the Anatolia Subdivisions I, II and III in compliance with the California Environmental Quality Act (CEQA).

Evidence: The Sacramento County Board of Supervisors adopted the Sunridge Specific Plan EIR and the Mitigated Negative Declaration for the Anatolia Subdivisions I, II and III. The environmental issues of aesthetics of the development for the project site were adequately addressed within the two (2) documents. This project will not create any significant adverse impact on the environment.

2. Approve the Development Plan Review subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B) based on the following Findings:

Findings:

- a) Home designs incorporate authentic architectural styles. Particular attention has been paid to the design of all front and side elevations facing the street or open space. All other elevations interior to the lot include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim.
- b) The project provides diversity of homes within the subdivision by size and mass, elevation, garage orientation, and setbacks to avoid repetition of floor plans and elevations on adjacent homes within each subdivision and/or unit within a master planned area. (The intent is to create sufficient variation among home plans to ensure visual interest along residential streets throughout each neighborhood.)
- c) The project provides variety in mass and scale of homes that is visually appealing from the street.
- d) The project provides landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.
- e) The project provides home designs with a wide range of pricing levels to accommodate all income levels within the City.

Evidence The following justifies the findings above:

The home builder JTS Communities has presented their design package for Villages 10 and 13 of Anatolia II. The subdivision consists of lots in the RD-4 and RD -5 Zones, with the lots averaging approximately 65' x 130'feet (8,500 sf) and 52' x 100' (5,200 sf) respectively. The 24 floor plans chosen for Village 10 and 13 will fit and meet the required setbacks of the Specific Plan. In addition to the number of floor plans, they are proposing five architectural styles that will allow a greater number of design combinations to be placed within the tract.

Within each of the five styles, architectural features are represented by some of the classic forms of those architectural designs. The architect has included door and window trim details and some of the front elevation features on all four sides of the elevations. The design of the units is consistent with the design concepts listed above.

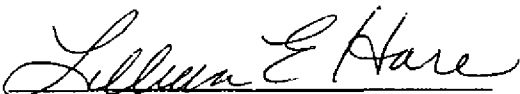
The builder has provided a set of guidelines that would be followed by the sales and marketing department for the plotting of the new homes within the different construction phases. The adopted site guidelines are consistent with the design concepts and have been included in the Conditions of Approval.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of December, 2003.

AYES:	Cooley, McGarvey, Sander, Budge, Roberts
NOES:	None
ABSENT:	None
ABSTAIN:	None


DAVID ROBERTS, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:


LILLIAN HARE
CITY CLERK

The exhibits or attachments for this item are on file in the City Clerk's Office for review by the public.

Exhibit A – Project Plans

Council Members, please find above item(s) attached to your agenda packet.

Agenda Item: 8

Exhibit B: Conditions of Approval for the Model Homes Anatolia II Village 10 and 13 JTS Communities

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The project shall be constructed in substantial compliance with the approved plans (Exhibit A) adopted by the City Council dated December 15, 2003.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, 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.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	The building shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permits	Planning	
4.	The building shall be reviewed for consistency with the following plotting guidelines: • Sales and marketing Department of JTS Communities shall be responsible for determining plan selection, architecture and color scheme. • Exterior window and door trim shall be installed on all elevations. • No more than three, two stories will be placed in a row and a minimum of two single-story shall flank the three two-stories.	Prior to Building Permits	Planning	

Exhibit B: Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	- Two of the same architectural style or color scheme will not be placed next to each other. - No more than two of the same floor plans that are side by side must have different elevations.			
	Prior to Final Inspection and Utility Release			
5.	Install final site landscaping plan for review and approval by the Planning Director. Landscaping shall be installed prior to final inspection.	Prior to Final Inspection	Planning	
6.	Obtain appropriate permit from Public Works and provide adequate drain facilities into the established flood control system, in accordance with the Sacramento County Improvement Standards	Prior to Final Inspection	Water Resources	



City Council/Planning Agency Report

December 15, 2003

Project: Villages at Zinfandel- Alexander Collection at Stone Creek (Village 8 of Stone Creek)
File: RC-03-033
Request: General Plan Amendment, Rezone and a Vesting Tentative Subdivision Map for Village 8, within the Stone Creek development.
Location: Adjacent to Bear Hollow Drive, west of Zinfandel Drive within the Stonecreek Villages.
APN: 072-0370-074
Planner: William Campbell, Principal Planner

<u>OWNER</u>	<u>ENGINEER:</u>
Elliott Homes 80 Iron Point Circle, Ste. 110 Folsom CA, 95630 Attn: Price Walker	G.C. Wallace Engineering 2150 River Plaza Drive Suite 100 Sacramento, CA 95833 Attn: Andrea Negley Mayer

Recommendation

The City Council approve the following actions:

- 1) A Resolution adopting the Mitigated Negative Declaration, with mitigation measures.
- 2) An Ordinance changing the zoning of the property within the Zinfandel Special Planning Area from Medium Density Residential to Low Density Cluster Residential and O Open Space (Exhibit A)
- 3) A Resolution amending the General Plan from Medium Density Residential to Low Density Residential (Exhibit A) and approving a Vesting Tentative Subdivision Map, subject to the proposed Conditions of Approval (Exhibit B), and approving the Development Plan Review, with exhibits and subject to the proposed Conditions of Approval (Exhibit C).

Project Description

The project proposes 196 single-family residential units on 29.7 acres. The project would involve a General Plan Amendment and SPA/Land Use Amendment in order to change the General Plan designation of the project site from Medium Density Residential to Low Density, and a rezone from Medium Density to Low Density Cluster and O Open Space. The proposed design of the neighborhood locates the single-family units in a block of three units. The project provides a neighborhood park in the middle of the project with designated pedestrian connections to major trail easements and public rights of way. Two direct safe paths of travel for children are provided to the future elementary school site to the west of the project.

Setting

The proposed project is located within the Villages of Zinfandel Special Planning Area (Stonecreek Villages 8) and would be encompass approximately 29.7 acres. The project site is located off of Bear Hollow Road, southwest of Zinfandel Drive. Single-family homes are located across Bear Hollow Road and Zinfandel Drive. The site is bounded by a greenbelt easement to the northeast and southeast.

The project site is bounded by undeveloped land to the south, southeast, and southwest with existing single-family residences along the north and northeast. Surrounding land uses include residential, commercial, industrial, institutional, and recreation uses.



Figure 1 Vicinity Aerial

VILLAGES OF ZINFANDEL

SACRAMENTO COUNTY, CALIFORNIA

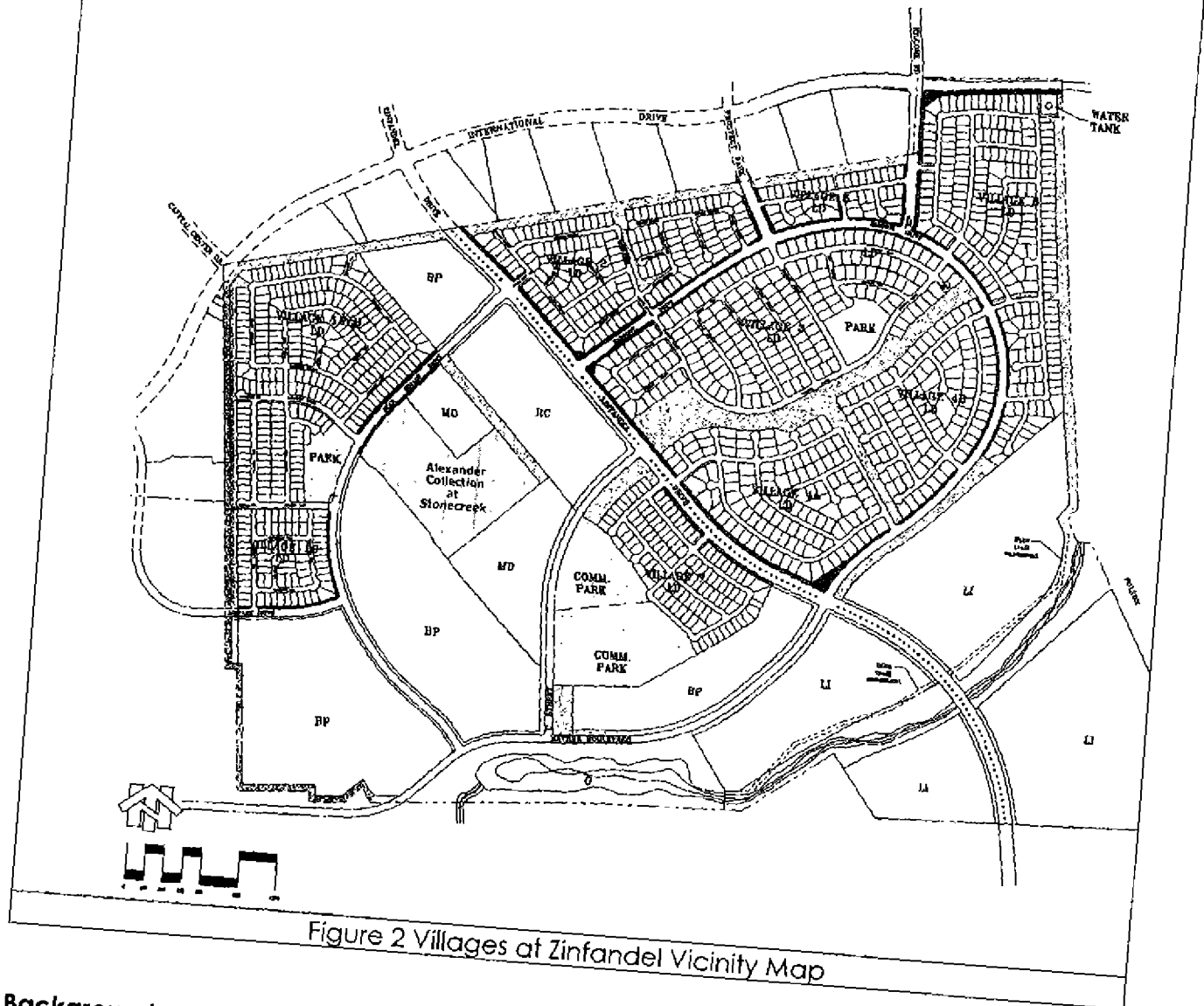


Figure 2 Villages at Zinfandel Vicinity Map

Background

The Villages of Zinfandel Final EIR (FEIR) was certified by the Sacramento County Board of Supervisors on February 11, 1998. The FEIR was designated a "Master" EIR, pursuant to Public Resources Code section 21157 (FEIR, Vol. 1, p. 3.10). The Master EIR, to the greatest extent feasible, evaluated the cumulative impacts, growth-inducing impacts and irreversible significant effects on the environment of specific, subsequent projects according to the General Plan and zoning designations within the SPA. Due to the proposed change in the General Plan Designation and the Rezone, a subsequent assessment has been preformed to address the minor changes requested to the Villages of Zinfandel.

Analysis

The staff report will address the three major components of the request individually, as follows:

General Plan Amendment/ Rezone

Elliott Homes had originally applied for a land designation to build a low density cluster housing development of 184 units on 29.6 and a 348 unit on 19.5 acres of Medium Density housing product at the time the Villages at Zinfandel was originally proposed (see Figure 3). CorPAC had reviewed the proposed project and recommended approval. At the final hearing before the Board of Supervisors, the amount of Low Density Cluster acreage was changed in favor of creating two medium density sites. The new Low Density Cluster residential amounted to approximately 22.4 acres and the two Medium Density parcels were created amounting to 7.4 and 17.3 acres, respectively. The project was adopted with the changed land use designation and corresponding zoning (see Figure 4 and 5 Existing).

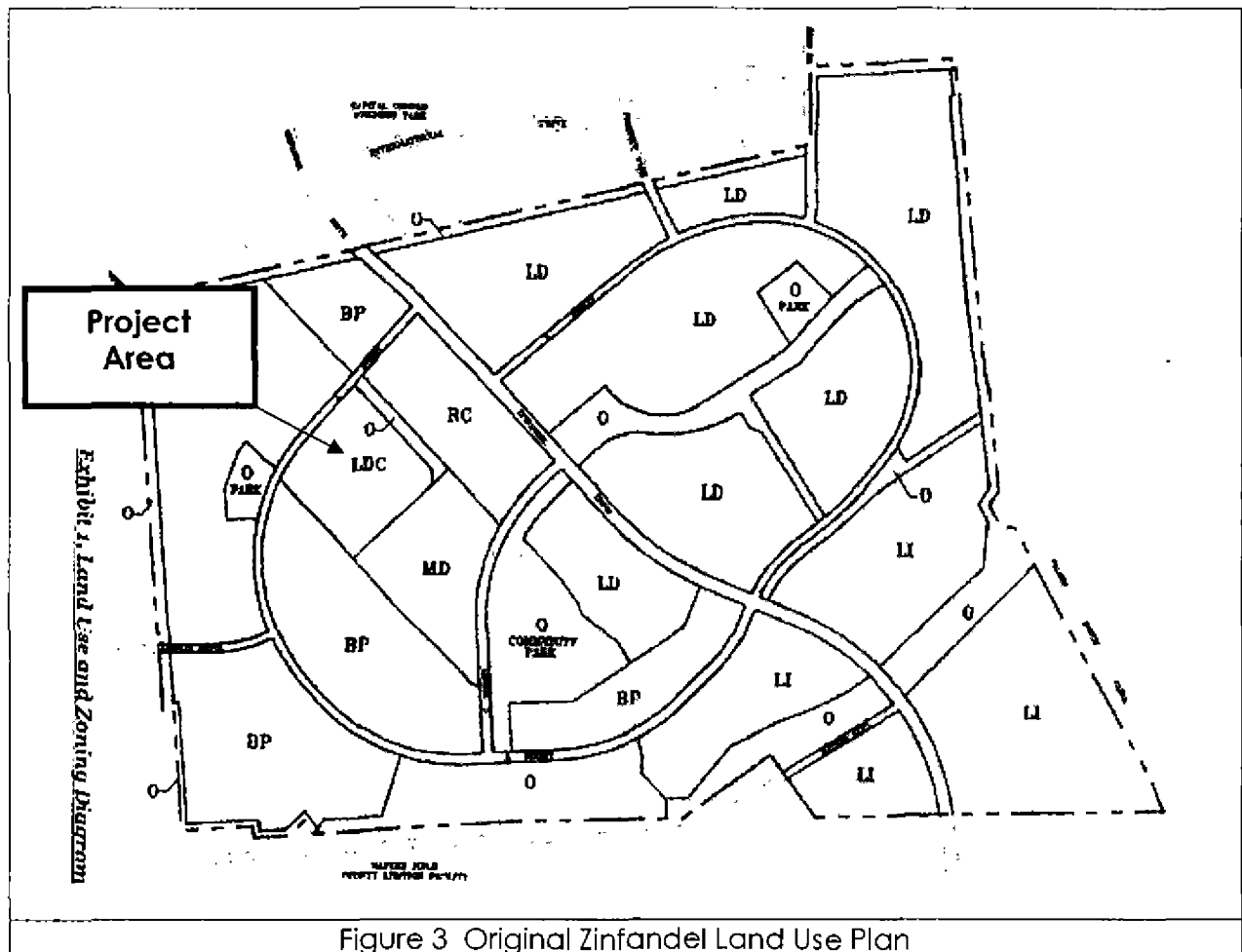


Figure 3 Original Zinfandel Land Use Plan

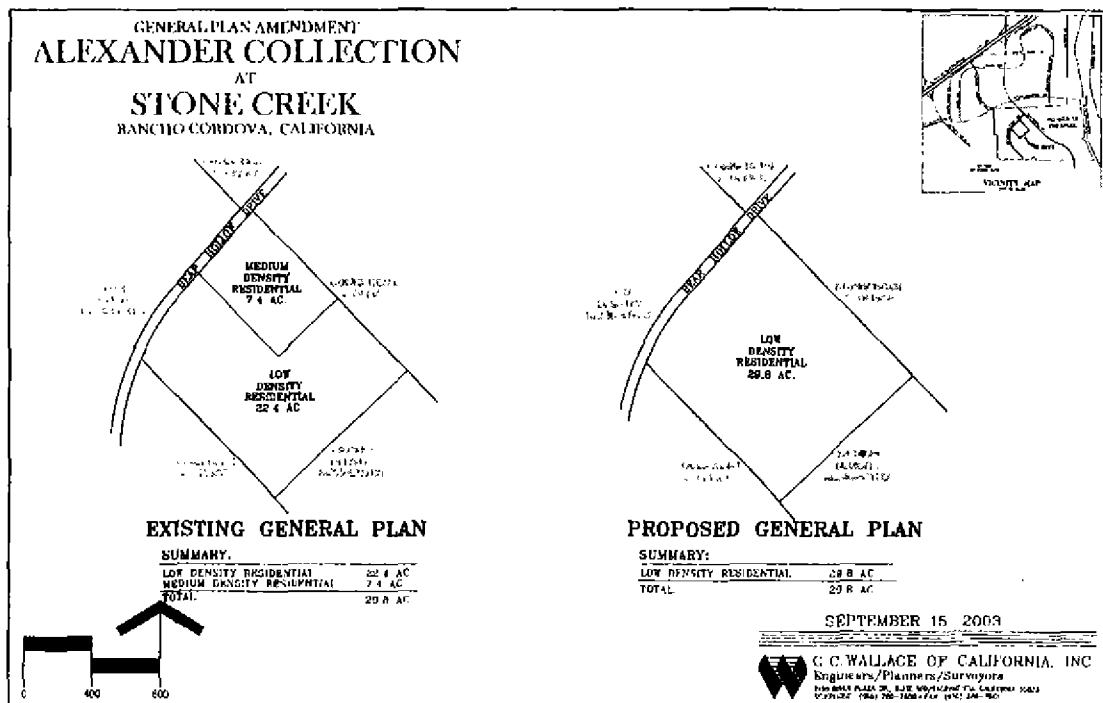


Figure 4 General Plan Amendment

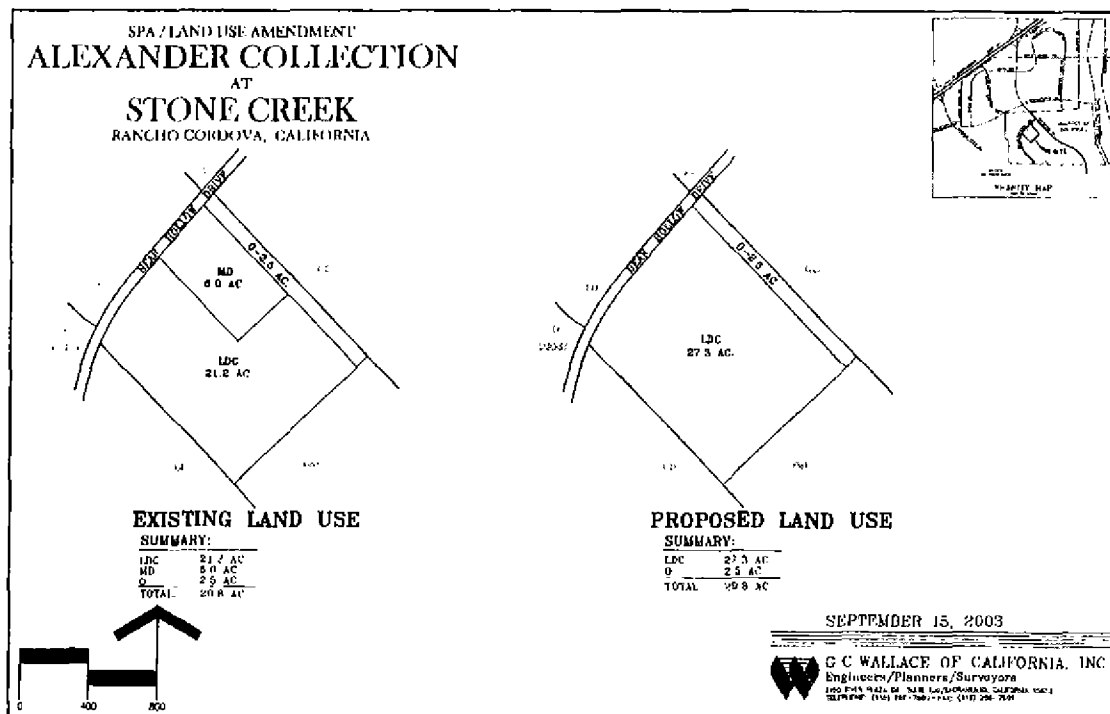


Figure 5 -Rezone of Special Planning Area

The proposed amendment would reduce the total unit count for the site to 196 units (7.5 du/acre), based on the density range established in the SPA. The loss of approximately 7.4 acres of Medium Density Residential is not considered a significant loss, because the total unit count of the Villages is only reduced by approximately 3%, and there is a large 17.3 acre Medium Density site immediately to the south of the project area (see Figure 2). The proposed project would better compliment the surrounding single family development with an incrementally greater density of ownership product. The proposal would eliminate an isolated smaller parcel of Medium Density Residential, and provide a more attractive blend of units. The proposed housing project is a coordinated project with open space green belts, pedestrian links, an internalized park, rather than a fragmented project with two distinct densities, separated by walls and a circular access and parking inventory around the perimeter of the medium density project. Staff can support the General Plan Amendment and the accompanying rezone, in order to provide a better living environment for the residence of the Villages.

Tentative Tract Map

The applicant is requesting a Vesting Tentative Tract Map to create 196 lots, composed of their three lot configuration design within Village 8 of the Villages of Zinfandel. This development is a different housing product than what has been constructed to date. As mentioned previously, Elliott Homes had anticipated creating a low density cluster type home in Village 8, which would have been different from the standard detached single family residence. Additionally, Elliott Homes has designed a neighborhood park in the center of the tract, providing a hub that is linked to the greenbelts and future elementary school site by radial pedestrian corridors and separated sidewalks.

The subdivision plan relies upon irregular lot shapes that have various widths to the lot frontages and rear yards to accommodate the three unit design block. The minimum lot size is approximately 3,900 square feet, with an average lot size of 4,100 square feet. One unit will have a front loaded garage facing the street, the second will have a side loaded garage, and the third unit has the garage recessed in the back of the lot. One out three units will have a garage door facing the street. The design related issues of the new houses will be discussed in the next section, but the lot configuration for the three unit combination is essential to the design of the tract.

Vehicular access to the site would be provided from one main street that runs through the center of the site, and a secondary access is also planned to extend to Bear Hollow Road through the existing business park located within the Villages of Zinfandel. The main drive access from Bear Hollow Road is flanked by landscape corridors to approximately the middle of the project, where a landscaped median would serve as a traffic calming measure before the traffic turns into the four mini-neighborhoods. The median would be landscaped and would complement the neighborhood park to the north of the intersection of Jepson Way and Waterbrook Way. The greenbelt parcel, landscape corridors and pedestrian corridors will be maintained by the existing maintenance district.

Development Plan Review

The following Design Concepts apply to the review of the Master Home Plans within this subdivision. The City encourages:

1. *Home designs that incorporate authentic architectural styles. Particular attention shall be paid to the design of all front and side elevations facing the street or open space areas. All other elevations interior to the lot shall include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim);*
2. *Diversity of homes within the subdivision by size and mass, elevation, garage orientation, and setbacks to avoid repetition of floor plans and elevations on adjacent homes within each subdivision and/or unit within a master planned area. The intent is to create sufficient variation among home plans to ensure visual interest along residential streets throughout each neighborhood.*
3. *Variety in mass and scale of homes that is visually appealing from the street; and*
4. *Landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.*
5. *Encourage home designs with a wide range of pricing levels to accommodate all income levels within the City.*

The typical placement of the 3-pack is arranged with the two garages forward, flanking the center unit which has a garage back design, fitting together as a cohesive unit. Although the typical arrangement is a 3-pack, one of the lots in the 3-pack accommodates two different single story floor plans. The minimum lot size is approximately 3,900 square feet, with the average lot size of 4,100 square feet. Each of the four house plans has 3 elevations in 4 architectural styles; English, Spanish, Cottage and Monterey.

Plan 1 is the smallest plan, 1,417 square feet and Plan 2 is 1,670 square feet, both one story plans. Plan 1 and 2 are interchangeable on the same lot with the Plan 2 having a slight variation on the Plan 1 footprint to add another bedroom. Plan 3 is 1,946 square feet and Plan 4 is 2,193 square feet, both units are two story. The combinations of colors, elevations and architectural styles would provide the design flexibility, diversity and variety essential for creating an attractive neighborhood. The architectural styles are true to their identified character and the selected color schemes will increase the variety to ensure visual interest.

Environmental Analysis

A Mitigated Negative Declaration has been prepared for this project. This document The Notice of Intent of Adopted was prepared and the environmental document was advertised for public comment during the period of time of November 19, 2003 to December 8, 2003. No written comments were received and the Mitigated Negative Declaration and its mitigation measures are appropriate for the review and the pending action for Village 8 of the Villages of Zinfandel.

Financial Impacts

There would not be a financial impact to the City with the approval of this program. A financing plan and associated fee program have been adopted for this planning area, which this project would be subject, should the project be approved.

Summary

The project will provide a housing product in the core area of the Villages at Zinfandel that will provide for a variety of unit sizes and price availability. The projects will provide convenient housing opportunities close to the future commercial and office complexes, and provide significant links to open space corridors and educational amenities within the plan area. The reduction in the amount of Medium Density land area is minor compared to the over all land use of the Villages of Zinfandel.

Recommended Motions

1. *"I move that the City Council adopt the Mitigated Negative Declaration prepared for this project, subject to the findings included in the Resolution 82-2003, dated December 15, 2003".*
2. *"I move the City Council adopt Ordinance 29-2003, approving the Rezone of the subject property, as submitted in Exhibit A, and subject to the findings contained in the Ordinance".*
3. *"I move the City Council adopt Resolution No. 82-2003, approving the General Plan Amendment (Exhibit A), the Vesting Tentative Tract Map, along with the Conditions of Approval/MMRP (Exhibit B), and the Development Plan Review for the Model Homes along with the exhibits and Conditions of Approval, subject to the findings contained in Resolution 58-2003".*

ATTACHMENTS

- A. Mitigated Negative Declaration
- B. Ordinance 29-2003, with Exhibit A
- C. Resolution 82-2003, with Exhibits A, B and C

ORDINANCE 29-2003

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING THE VILLAGES AT ZINFANDEL SPECIAL PLANNING AREA (CHAPTER 12, ARTICLE 2, SECTION 512-215) FROM MEDIUM DENSITY TO LOW DENSITY CLUSTER ON ASSESSOR PARCEL NUMBER 072-0370-074 FOR A PROJECT KNOWN AS VINTAGE 8 OF THE VILLAGES OF ZINFANDEL, PROJECT NO. RC-03-033

The City Council of the City of Rancho Cordova does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Rancho Cordova Zoning Code Chapter 12, Article 2, Section 512-215 to assign a change the zoning of the parcel specified within the attached exhibit.

Section 2: Findings

1. Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project that addressed the impacts of the conversion of medium density residential to low density cluster in the Villages of Zinfandel SPA. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

2. Finding: The proposed Rezone request will implement and be consistent with goals and policies of the General Plan of the City of Rancho Cordova and the Villages of Zinfandel Special Planning Area.

Evidence: The Rezone of Medium Density Residential to Low Density Cluster Residential is consistent with the allowed zoning prescribed in the General Plan of the City of Rancho Cordova. The proposed project would be in keeping with the surrounding area and would provide another type of ownership housing not currently in the Villages of Zinfandel Special Planning Area.

Section 3: Action

The City Council hereby amends the Zoning Code of the City of Rancho Cordova for Assessor's Parcel Number 072-0370-074, as shown on the attached exhibit.

Section 4: No Mandatory Duty of Care.

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

Section 5: Severability.

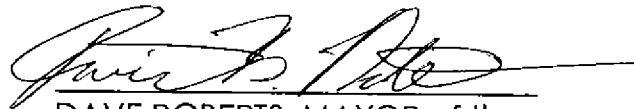
If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this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

Section 6: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

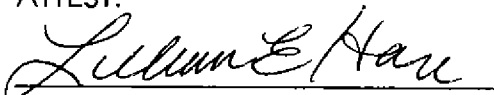
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 5th day of January 2004, by the following vote:

AYES:	Cooley, McGarvey, Sander, Budge, Roberts
NOES:	None
ABSENT:	None
ABSTAIN:	None



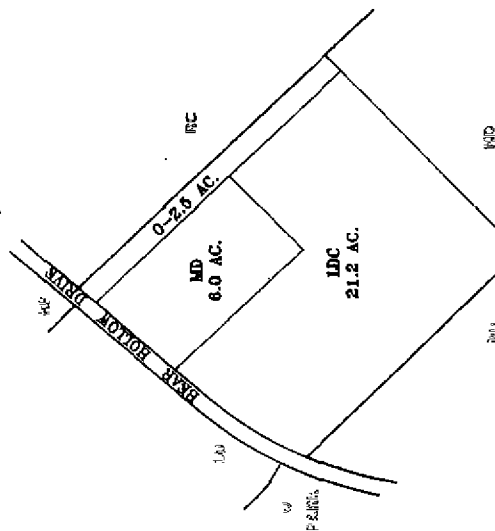
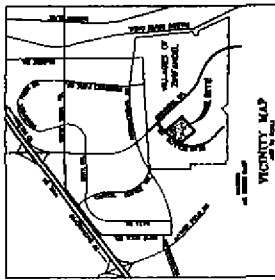
DAVE ROBERTS, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:



LILLIAN HARE
CITY CLERK

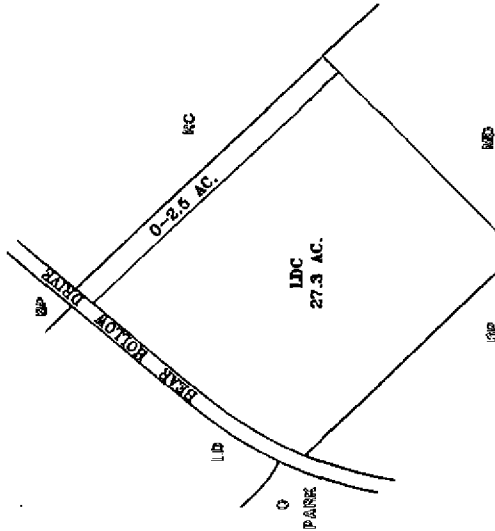
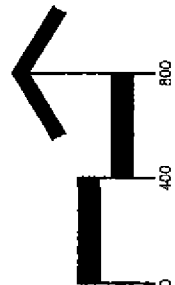
SPA / LAND USE AMENDMENT
ALEXANDER COLLECTION
 AT
STONE CREEK
 RANCHO CORDOVA, CALIFORNIA



EXISTING LAND USE

SUMMARY:

MD	6.0 AC.
IDC	21.2 AC.
RC	0-2.6 AC.
TOTAL:	29.8 AC.



PROPOSED LAND USE

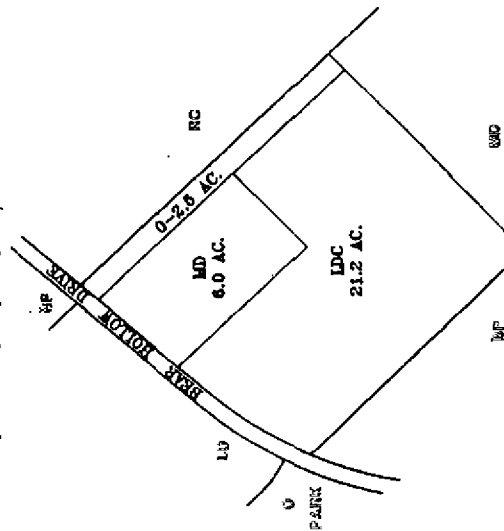
SUMMARY:

MD	6.0 AC.
IDC	27.3 AC.
RC	0-2.6 AC.
TOTAL:	29.8 AC.

SEPTEMBER 15, 2003

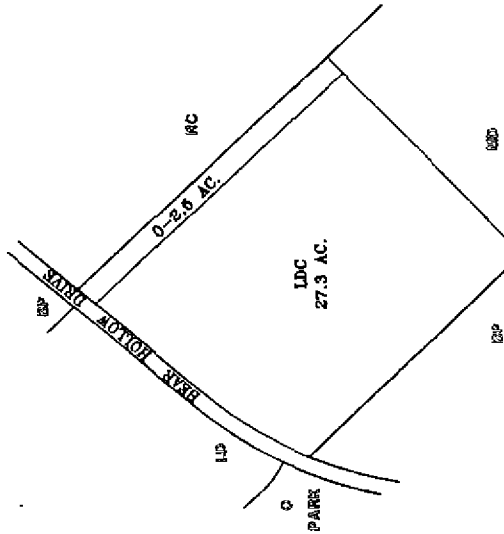


G. C. WALLACE OF CALIFORNIA, INC.
 Engineers/Planners/Surveyors
 28500 PASEO DEL MAR, SUITE 100, CARLSBAD, CALIFORNIA 92008
 TELEPHONE (619) 434-7000 FAX (619) 434-7001

[illegible]

SUMMARY:

LDC	21.2 AC.
MD	8.0 AC.
0	2.5 AC.
TOTAL:	29.8 AC.



SUMMARY:

LDC	27.3 AC.
O	2.5 AC.
TOTAL:	29.8 AC.

SEPTEMBER 15, 2003

G.C. WALLACE OF CALIFORNIA, INC.
Engineers/Planners/Surveyors
2190 INNER PLAZA DR., SUITE 100/SACRAMENTO, CALIFORNIA 95833
TELEPHONE: (916) 286-7600 • FAX: (916) 286-7601

Exhibit A - Rezone

RESOLUTION No. 82-2003

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A GENERAL PLAN AMENDMENT, A VESTING TENTATIVE SUBDIVISION
MAP AND DEVELOPMENT PLAN REVIEW FOR ASSESSOR PARCEL NUMBERS 074-
0370-074, VILLAGES AT ZINFANDEL, SUBJECT TO THE FINDINGS AND CONDITIONS
OF APPROVAL/ MMRP,
PROJECT NO. RC-03-033**

WHEREAS, Elliott Homes (hereinafter referred to as Applicants) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a General Plan Amendment, a Vesting Tentative Subdivision Map and Development Plan Review; and

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

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on December 15, 2003 and received a staff report and public testimony at the public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Approve the General Plan Amendment (Exhibit A), Vesting Tentative Tract Map for Village 8, subject to the Conditions of Approval/MMRP (Exhibit B), and the Development Plan Review, as submitted in the Exhibits and based on the following findings:

A. California Environmental Quality Act

Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

B. General Plan Amendment (GPA)

Findings: The City shall not approve any proposed development project unless the following findings are made, based on substantial evidence in the record:

- a) There is little or no possibility of substantial detriment to or interference with the adopted general plan.
- b) The proposed use or action complies with all other applicable requirements of state law and local ordinance

Evidence:

- a) The GPA would not significantly alter the intended land use designations or categories within the General Plan and all projects have been reviewed and made consistent with the Villages at Zinfandel Special Planning Area. The proposed project is consistent with the policies and guidelines of the General Plan and conditions of approval have been recommended for the project that is consistent with the policies of the Elements of the General Plan.
- b) The proposed project is requesting an amendment to the General Plan and the requested GPA, if approved would not be inconsistent with the proposed rezone for Village 8 of the Villages of Zinfandel Special Planning Area.

C. Subdivision Map Act

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.

- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map.

- a. The proposed map is consistent with the density limits as specified in the Special Planning Area for the Villages of Zinfandel (SPA) and Rancho Cordova General Plan. The 26.1 acre site is designated Low Density Residential, with a neighborhood park and green belt open spaces excluded, for a average density of 7.5 du's/acre.
- b. The design or improvements of the proposed subdivision are consistent with the Special Planning Area specification for streets and the Rancho Cordova General Plan.
- c. The site is physically suitable for the development. The applicant is proposing 196 single-family lots on a total of 26.1 acres, which conforms to the designated residential use of the General Plan and the SPA. The project can also be served by all necessary services, and has provided documentation to meet the requirements of Government Code Section 66473.7.
- d. The site is physically suitable for the proposed density of development. The Specific Plan assigned certain densities for the lands within the SPA and this project is consistent with the maximum number of units allowed for this area.
- e. The Mitigated Negative Declaration prepared for the project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.
- f. The Mitigated Negative Declaration prepared for the project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.

- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

D. Development Plan Review

Findings: The following Design Concepts apply to the review of the Master Home Plans within this subdivision. The City encourages:

- a) Home designs that incorporate authentic architectural styles. Particular attention shall be paid to the design of all front and side elevations facing the street or open space areas. All other elevations interior to the lot shall include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim);
- b) Diversity of homes within the subdivision by size and mass, elevation, garage orientation, and setbacks to avoid repetition of floor plans and elevations on adjacent homes within each subdivision and/or unit within a master planned area. The intent is to create sufficient variation among home plans to ensure visual interest along residential streets throughout each neighborhood.
- c) Variety in mass and scale of homes that is visually appealing from the street; and
- d) Landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.
- e) Encourage home designs with a wide range of pricing levels to accommodate all income levels within the City.

Evidence: The typical placement of the 3-pack is arranged with the two garages forward, flanking the center unit which has a garage back design, fitting together as a cohesive unit. Although the typical arrangement is a 3-pack, one of the lots in the 3-pack accommodates two different single story floor plans. The minimum lot size is approximately 3,900 square feet, with the average lot size of 4,100 square feet. Each of the four house plans has 3 elevations in 4 architectural styles; English, Spanish, Cottage and Monterey.

Plan 1 is the smallest plan, 1,417 square feet and Plan 2 is 1,670 square feet, both one story plans. Plan 1 and 2 are interchangeable on the same lot with the Plan 2 having a slight variation on the Plan 1 footprint to add another bedroom. Plan 3 is 1,946 square feet and Plan 4 is 2,193 square feet, both units are two story. The combinations of colors, elevations and architectural styles would provide the design flexibility, diversity and variety essential for creating an attractive neighborhood. The

architectural styles are true to their identified character and the selected color schemes will increase the variety to ensure visual interest.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 15th day of December, 2003.

AYES:

NOES:

ABSENT:

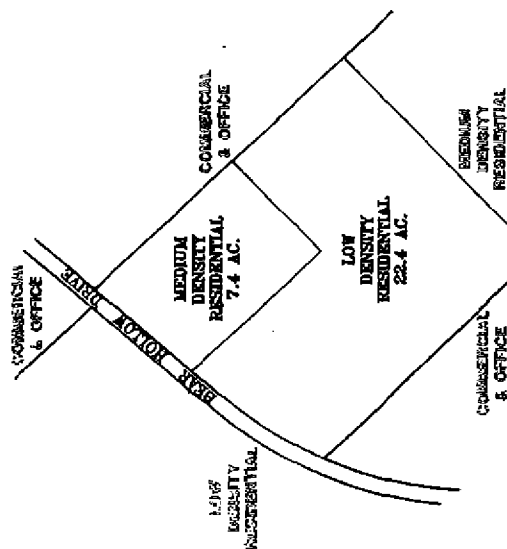
ABSTAIN:

DAVE ROBERTS, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

LILLIAN HARE
CITY CLERK

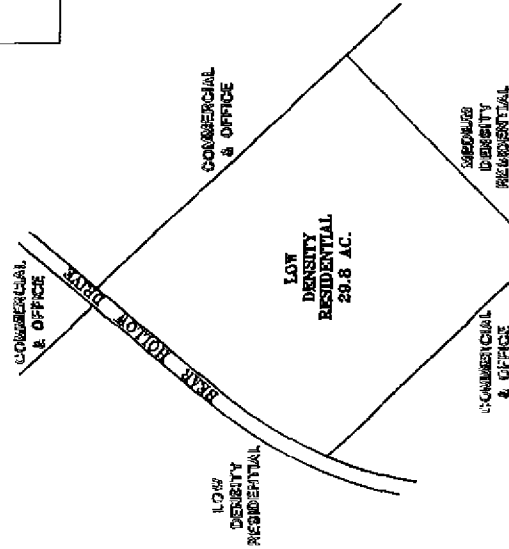
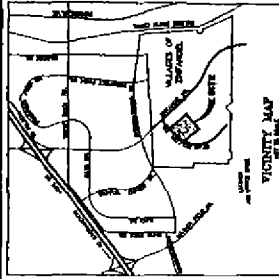
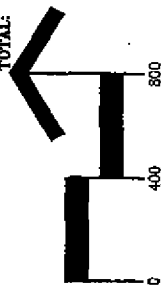
GENERAL PLAN AMENDMENT
ALEXANDER COLLECTION
 AT
STONE CREEK
 RANCHO CORDOVA, CALIFORNIA



EXISTING GENERAL PLAN

SUMMARY:

LOW DENSITY RESIDENTIAL	22.4 AC.
MEDIUM DENSITY RESIDENTIAL	7.4 AC.
TOTAL:	29.8 AC.



PROPOSED GENERAL PLAN

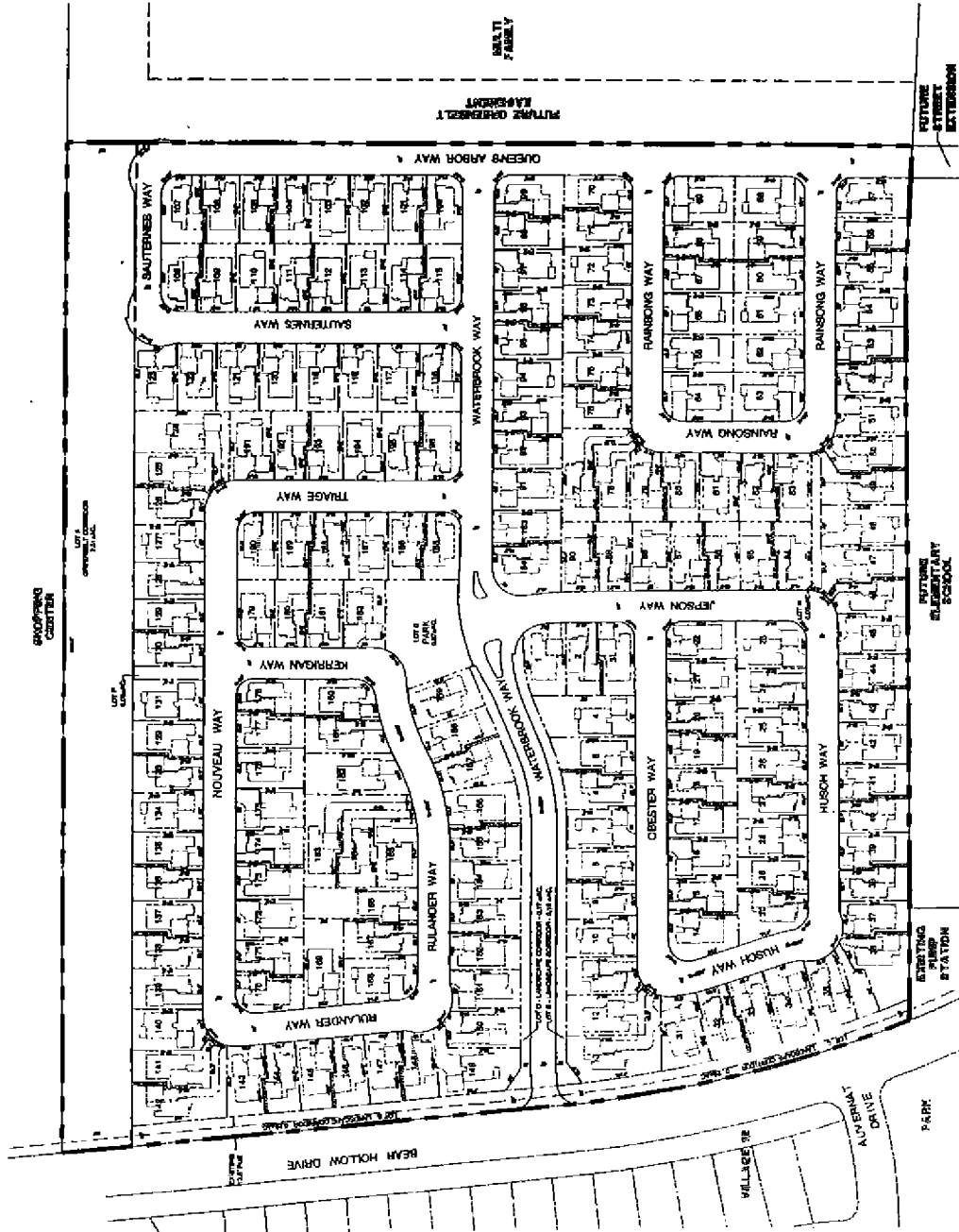
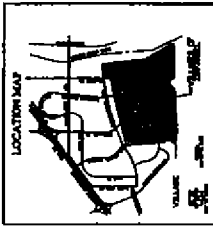
SUMMARY:

LOW DENSITY RESIDENTIAL	29.8 AC.
TOTAL:	29.8 AC.

SEPTEMBER 15, 2003

G. C. WALLACE OF CALIFORNIA, INC.
 Engineers/Planners/Surveyors
 210 PARK PLAZA, SUITE 100, SACRAMENTO, CALIFORNIA 95833
 TELEPHONE (916) 782-7400 • FAX (916) 782-7405

VESTING TENTATIVE SUBDIVISION MAP
ALEXANDER COLLECTION
 AT
STONE CREEK
 RANCHO CORDOVA, CALIFORNIA



**Exhibit B – Vesting Tentative Subdivision Map
 Alexander's Collection**

OWNER/DEVELOPER
 G. G. WALLACE OF CALIFORNIA, INC.
 10000 ALVAREZ DRIVE
 RANCHO CORDOVA, CALIFORNIA 95725

ARCHITECT
 J. J. WALLACE & ASSOCIATES
 10000 ALVAREZ DRIVE
 RANCHO CORDOVA, CALIFORNIA 95725

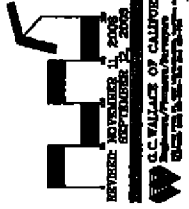
ENGINEER
 J. J. WALLACE & ASSOCIATES
 10000 ALVAREZ DRIVE
 RANCHO CORDOVA, CALIFORNIA 95725

DATE
 10/1/80

REVISIONS
 1. 10/1/80

REVISIONS
 2. 10/1/80

REVISIONS
 3. 10/1/80



REVISIONS
 4. 10/1/80

Exhibit B: Conditions of Approval / Mitigation Monitoring Reporting Program

	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The development approved by this action is for 196 single-family residential units on 29.7 acres. The project would involve a General Plan Amendment and SPA/Land Use Amendment in order to change the density of the project site from Medium Density to Low Density. A greenbelt parcel, landscape corridors and common area lots are also provided and will be maintained by the Lighting and Landscape District.	Planning	
2.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e)	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, 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.	Planning	
Prior to Grading or Improvement Plan Approval.			
4.	The proponent shall comply with the MMRP for this project, including the payment of 100% of the staff costs, and the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is \$2,000. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible to pay the additional amount. Until the MMRP has been recorded and the estimated MMRP fee has been paid, no final parcel	Prior to Issuance of Improvement Plans, grading permit or recordation of any map.	Planning

Exhibit B: Conditions of Approval and MMRP

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	map, final subdivision map or improvement plan shall be approved for the subject property In addition to the mitigation measures herein, the applicant shall comply with the applicable mitigation measures in the Mitigation Monitoring and Reporting Program adopted for the Villages of Zinfandel Special Planning Area, by Ordinance SZC-2002-0020. (Mitigation Measure)			
5.	Applicant shall pay any outstanding staff costs associated with the preparation of the General Plan Amendment, Rezone, Vesting Tentative Tract Map and Development Plan Review.	Prior to Issuance of Improvement Plans or grading permit.	Finance	
6.	If any prehistoric, archaeological, paleontological, or historic artifacts, or other indications of archaeological resources are found once the project construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. An archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures. (Mitigation Measure)	During initial site development, grading or brush clearing.	Planning	
7.	The Stormwater Pollution Prevention Plan in place for the site shall be revised to include, and any future Stormwater Pollution Prevention Plans for the site shall include implementation of a process to remove fine clay sediments prior to discharge to Sacramento County's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the Stormwater Quality Division of the County Department of Water Resources. A polymer treatment system or comparable process shall be designed and implemented by qualified professionals with training and proven	Prior to Improvement Plans	Water Resources	

Exhibit B: Conditions of Approval and MMRP

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	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. (Mitigation Measure)			
8.	CSD-1 shall require an approved sewer study prior to the submittal of improvement plans for plan check to CSD-1.	Prior to Improvement Plans	CSD-1	
9.	Traffic control devices shall be installed where needed to the satisfaction of the Department of Transportation of the Public Works Agency. Traffic control locations will be determined at time of improvement plan submittal.	Prior to Improvement Plans	Transportation	
10.	Complete and implement a master drainage study for Villages at Zinfandel with approval from County of Sacramento Department of Water Resources of the Public Works Agency (DWR).	Prior to Improvement Plans	Water Resources	
11.	A Notice of Intent (NOI) must be filed with the state Water Resources Control Board prior to construction to obtain coverage under the State's General Construction Activity Stormwater Permit. As a condition of the General Permit, a Stormwater Pollution Prevention Plan (SWPPP) must be developed for the project.	Prior to Improvement Plans	Water Resources	
12.	Locate and isolate all water wells. Properly destroy under permit to the Environmental Health Department all wells and septic tanks prior to issuing grading permits or prior to map recordation if grading permits are not issued.	At Improvement Plans/ grading permit issuance	Environmental Health	

Exhibit B: Conditions of Approval and MMRP

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Prior to Recordation of the Subdivision Map			
13.	In order to obtain sewer service, construction of public collector and trunk sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.	Prior to Recordation of the Subdivision Map	CSD-1	
14.	Comply with the "Pilot Project for Reimbursement of Trunk Sewer Facilities for the Villages of Zinfandel Development Agreement" between Elliott Homes and CSD-1. Trunk sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of the Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. Failure to strictly comply with the provisions of the CSD-1 Ordinances may jeopardize all sewer reimbursements.	Prior to Recordation of the Subdivision Map	CSD-1	
15.	Dedicate the Landscape Corridors and the common area as a public utility easement for underground facilities and appurtenances	Prior to Recordation of the Subdivision Map	SMUD	
16.	Dedicate a public utility easement to the satisfaction of SMUD for underground facilities and appurtenances adjacent to all public street rights of ways.	Prior to Recordation of the Subdivision Map	SMUD	
17.	Developer shall amend the existing parks development agreement with the Cordova Parks and Recreation District that addresses Lot G as a park and	Prior to Recordation	Parks	

Exhibit B: Conditions of Approval and MMRP

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	its improvement.	of the Subdivision Map		
18.	Dedicate all Landscape/ Pedestrian Corridor Lots A, B, C, D, E, F, and H and Lot G for the park to the City. The property is within an existing Mello-Roos Community Finance District for on going maintenance of the landscape lots is required.	Prior to Recordation of the Subdivision Map	Parks	
19.	Developer and City shall amend the existing Development Agreement specifying the obligations of the Developer and the City regarding the change to the land use plan and the payment of a special tax for police services in the amount of \$250 per year per residential parcel, according to Rancho Cordova Ordinance 16-2003.	Prior to Recordation of the Subdivision Map	Planning	
20.	Grant the City right-of-way on all public streets, as depicted on the map, pursuant to Sacramento County Improvement Standards, and to the satisfaction of the City Engineer.	Prior to Recordation of the Subdivision Map	Public Works	
21.	Grant an off-site 56 foot right of way for the continuation of Queens Arbor Drive as a secondary access from the southern boundary to Bear Hollow Way, through the future Business Park site.	Prior to Recordation of the Subdivision Map	Public Works	
22.	The proposed public street entrance from Bear Hollow Drive to Waterbrook Way should be a minimum of 32 feet in width, and shall be posted "No Parking" to the intersection of Jepson Way and Waterbrook Way, pursuant to the Sacramento County Improvement Standards and to the satisfaction of the City Engineer.	Prior to Recordation of the Subdivision Map	Public Works	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
23.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Public Works Agency, with due consideration of street light location, traffic safety, security, and consumer convenience.	Prior to Recordation of the Subdivision Map	Public Works	
24.	Record an emergency access easement and maintenance agreement between Lots 46 through 50 to serve as a "Fire Lane" to the satisfaction of Fire Marshall. Said private street shall be shown on the improvement plans and approved by the City Engineer.	Prior to Recordation of the Subdivision Map	Public Works and Metro Fire	
25.	Provide reciprocal private driveway access easements and maintenance agreement for all lots sharing a common driveway. The common drives shall provide a minimum unobstructed driveway width of 16 feet.	Prior to Recordation of the Subdivision Map	Public Works	
26.	Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.	Prior to Recordation of the Subdivision Map	Water Resources	
27.	Annex to the County of Sacramento Stormwater Utility pursuant to the Sacramento County Water Agency Code, and the Sacramento County Improvement Standards.	Prior to Recordation of the Subdivision Map	Water Resources	
28.	Provide drainage easements and install facilities pursuant to the	Prior to	Water	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required pursuant to the agreement between the Sacramento County Water Agency and Elliott Homes for the Villages of Zinfandel Development.	Recordation of the Subdivision Map	Resources	
	Prior to the Issuance of Building Permits			
29.	Provide access arrangements and install working fire hydrants which meet the required fire flow demands pursuant to the requirements of the fire district having jurisdiction, prior to any combustible construction.	Prior to the Issuance of Building Permits	Metro Fire Department	
30.	The Villages of Zinfandel public facilities financing plan shall be applicable to all property within the Zinfandel Special Planning Area, according to the adopted fee program by the City Council.	Prior to the issuance of building permits	Infrastructure Finance	
31.	The developer shall submit complete landscape planting and irrigation plans for corridor landscaping, including all street trees if any, within the rights of way to the Cordova Parks and Recreation District and the City Engineer for review and approval. The plan should include the variety of trees to be planted in the front yard setbacks of the individual parcels.	Prior to the Issuance of Building Permits	Parks and Public Works	
32.	Developers shall provide a construction phasing plan for each village area, for street construction, model homes and the phases of home construction, to the satisfaction of the City Engineer.	Prior to the issuance of Building Permits for each Village	Public Works	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
33.	Improve or bond for all internal streets shown on the map, as depicted on the map, to the satisfaction of the City Engineer.	Prior to issuance of building permits	Public Works	
34.	Improve or bond for the extension of Queens Arbor Drive to Bear Hollow Drive, to the satisfaction of the City Engineer.	Prior to issuance of building permits	Public Works	
35.	Provide separate public water service to each parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Southern California Water Company.	Prior to the Issuance of Building Permits	SCWA	
	Prior to Certificate of Occupancy			
36.	Provide public sanitary sewer and water supply facilities in accordance with the Sacramento County Improvement Standards.	Prior to Final Inspection or Certificate of Occupancy of the first unit	CSD-1	
37.	The trunk and collector system for the project will not be accepted for maintenance until the downstream sewer system serving the project is also accepted for maintenance.	Prior to Final Inspection or Certificate of Occupancy of the first unit	CSD-1	
38.	All roads providing access to the completed homes shall be fully constructed and accepted by the City Engineer.	Prior to Final Inspection or Certificate of Occupancy of	Public Works	

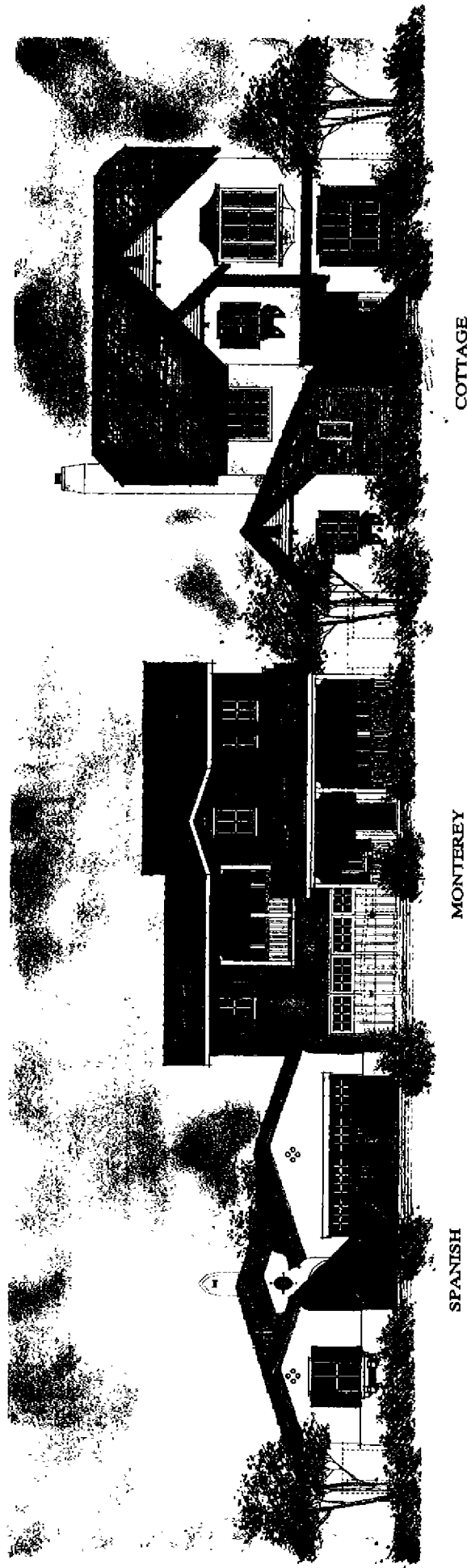
Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
		the first unit		
39.	Install park improvements for Lot G according to the plans approved by the Parks District.	Prior to Final Inspection or Certificate of Occupancy of 100 units	Parks	
40.	Improve the landscaped lots (a-f and h) according to the approved plans. A 6 foot minimum sidewalk shall meander through corridors B, C, D, E and F. Layout of the sidewalk shall be reviewed and approved by the Planning Director and Parks Administrator. All improvement shall be reviewed and accepted by the Parks District, prior to assuming maintenance responsibility.	Prior to Final Inspection or Certificate of Occupancy of the first unit	Parks	
41.	Construct a minimum 6-foot high sound barrier along the rear property lines of all lots bordering Bear Hollow Drive and the future elementary school site.	Prior to Final Inspection or Certificate of Occupancy	Planning	

General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. Though not required, it is recommended that all single-family dwellings be equipped with an automatic fire sprinkler system. As approximately 80% of all fire deaths occur in residential dwellings, these life safety systems drastically improve the occupant's chance of surviving a fire. (Metro Fire District)
- b. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Metro Fire District)
- c. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction. (Metro Fire District)
- d. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.
- e. Gas service may be available to this project if desired. The developer should contact SMUD Service Planning Department at (916) 386-5067 as soon as possible to coordinate construction so as not to delay the project. (SMUD)
- f. Homes that have attached garages with secondary access doors will have solid core or metal covered doors with dead bolt locks. (Police Department)
- g. Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges. (Police Department)
- h. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Police Department)
- i. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources)
- j. All pedestrian access ramps affected by this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation of the Public Works Agency.
- k. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet. (Water Resources)



SPANISH

MONTEREY

COTTAGE

STREETSCENE

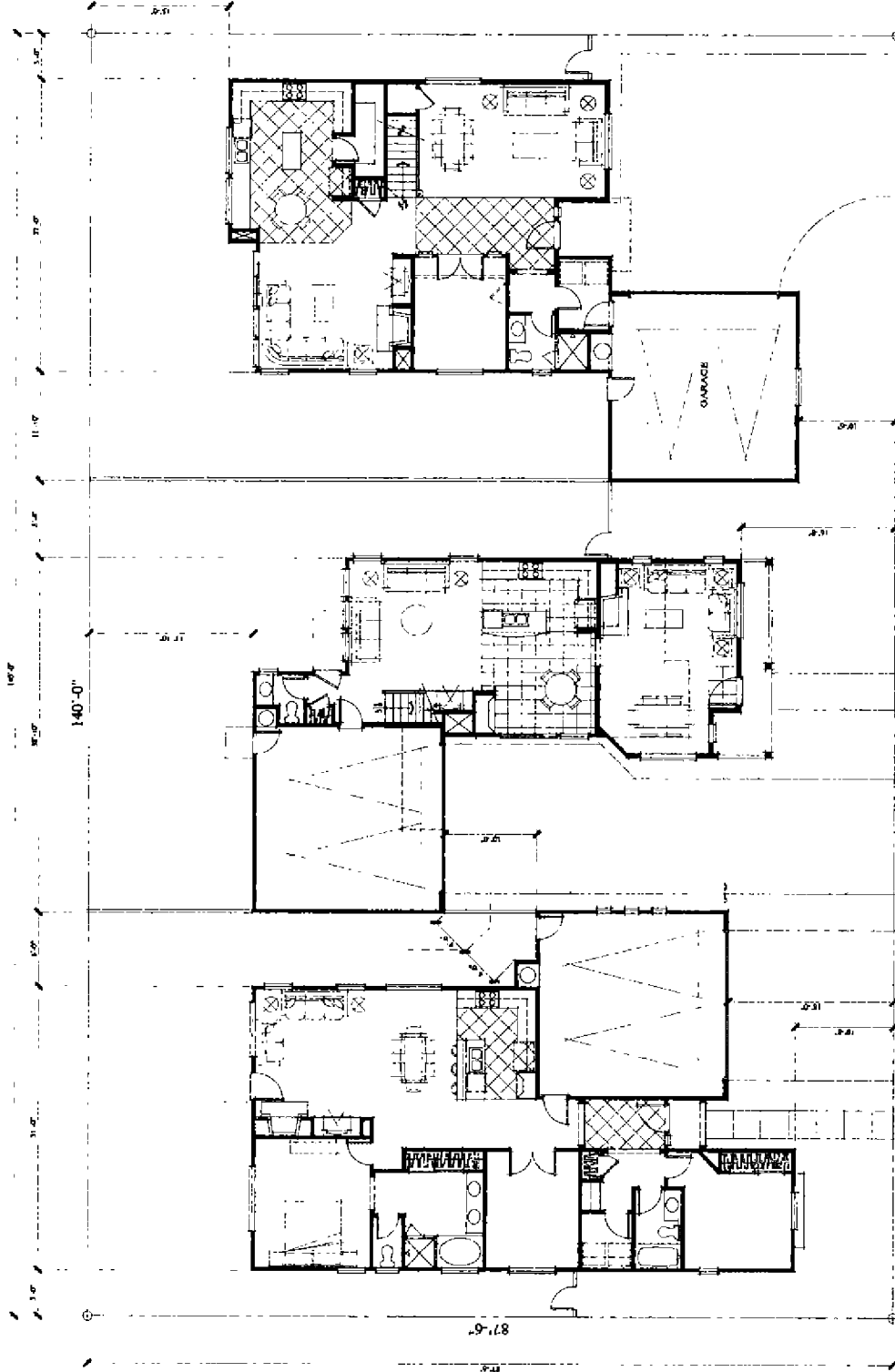
THE VILLAGES AT ZINFANDEL ■ ELLIOTT HOMES

SCALE: 1/4" = 1'-0"

BASMAN	
LACON	
DATE: 10-10-10	
BY: J. H. H. H.	DATE: 10-10-10
PROJECT: 10-10-10	
SHEET: 10-10-10	

10-10-10

Exhibit C



PLAN 3
 +/- 2,193 SF.
 TWO STORY
 MASTER BEDROOM

PLAN 2
 +/- 1,946 SF.
 TWO STORY
 MASTER BEDROOM

PLAN 1
 +/- 1,417 SF.
 SINGLE STORY

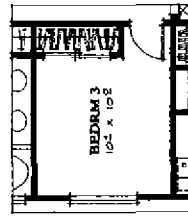
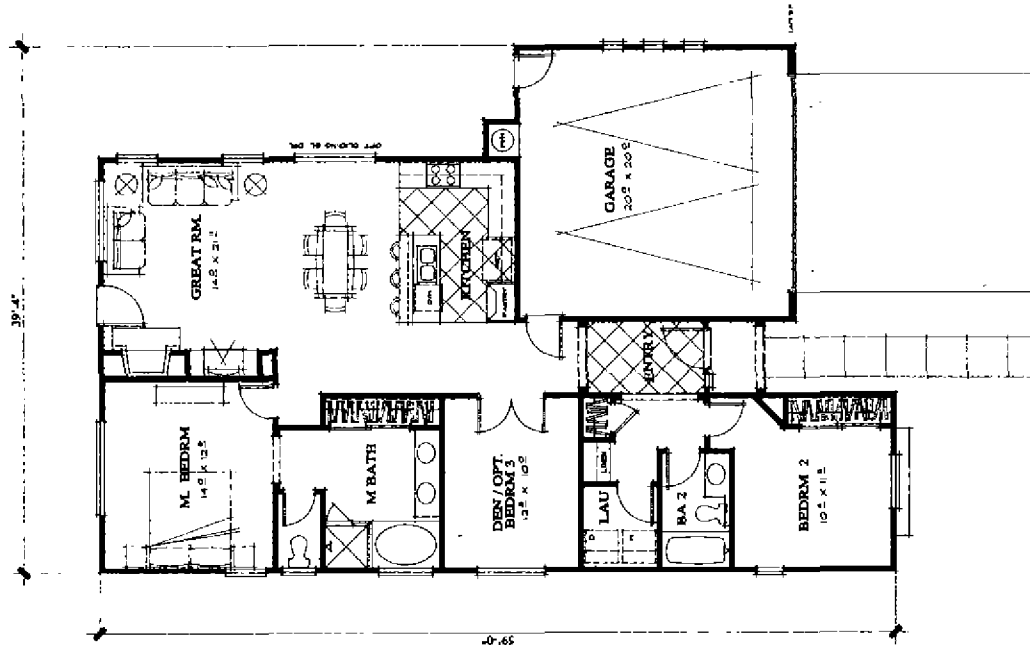
PLAN MODULE THE VILLAGES AT ZINFANDEL ELLIOTT HOMES

SCALE 3/16" = 1'-0"

DASSENMAN
 LACON

Architectural and Land Planning
 2250 Franklin St., Suite 100
 San Francisco, CA 94115
 Telephone: 415-774-1100
 Fax: 415-774-1101

09.02.03
 258-00060

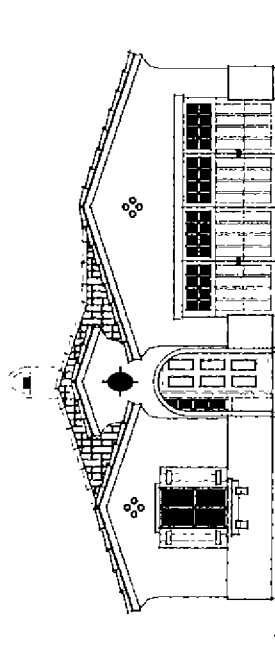


BEDRM 3 OPTION

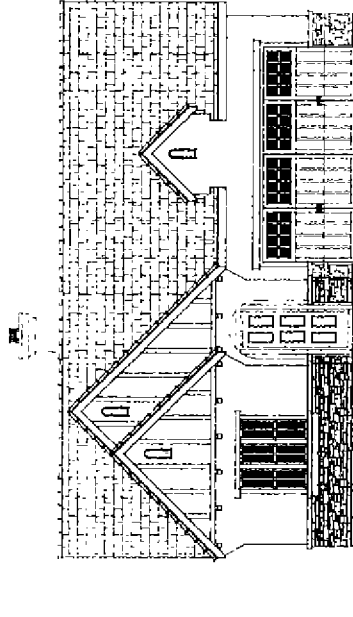
PLAN 1 • 1,417 SQ. FT.

■ THE VILLAGES AT ZINFANDEL ■

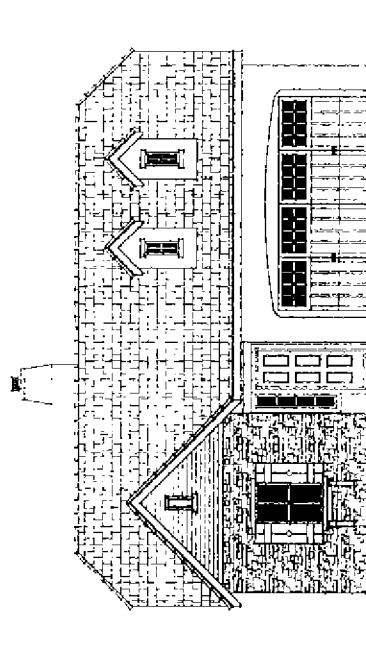
ELLIOTT HOMES



SPANISH



ENGLISH



COTTAGE

PLAN 1 ELEVATIONS

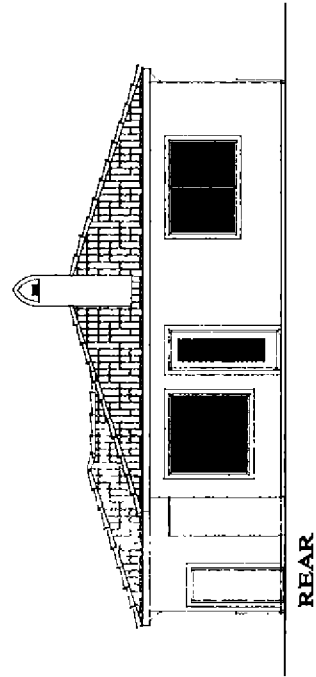
THE VILLAGES AT ZINFANDEL ■ ELLIOTT HOMES

BASSENAN
LACON

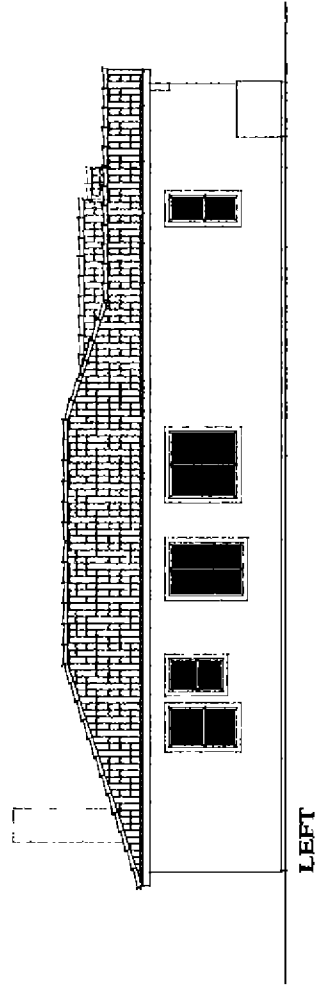
Architectural and Engineering
Services, Inc. 1000
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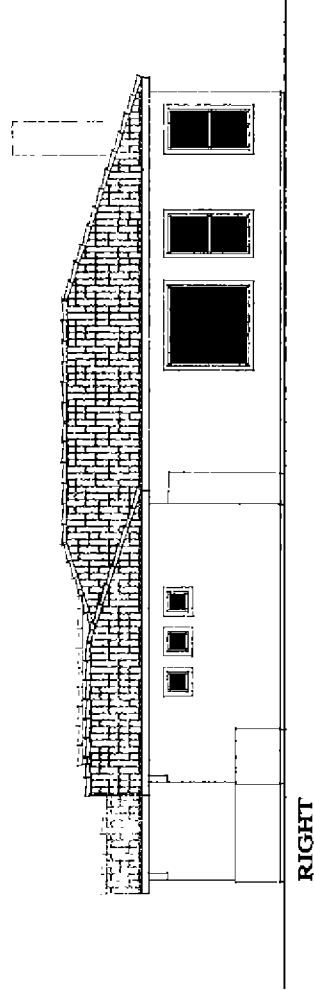
258-00060



REAR



LEFT



RIGHT

PLAN 1 ELEVATIONS

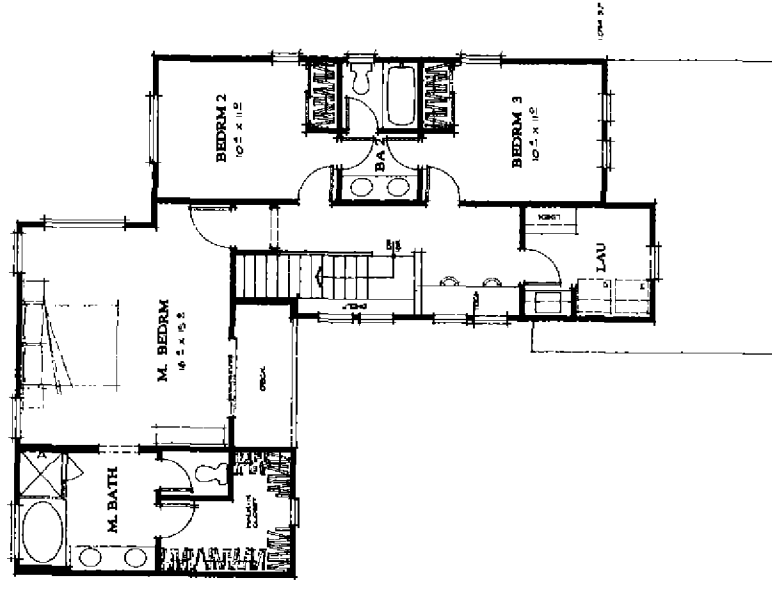
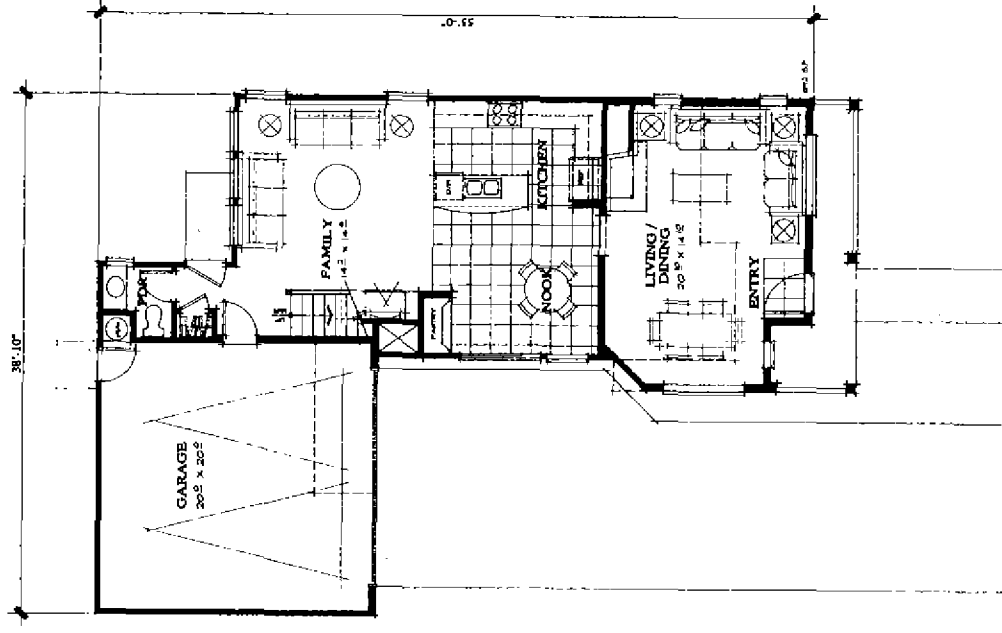
■ THE VILLAGES AT ZINFANDEL ■ ELLIOTT HOMES

SCALE 1/4" = 1'-0"

BASSENAN
LACONE

1000 S. 10th St.
PO Box 1000
St. Paul, MN 55101-1000
Phone: 612-291-1000
Fax: 612-291-1001

09.02.05
238-0000



PLAN 2 • 1,946 SQ. FT.

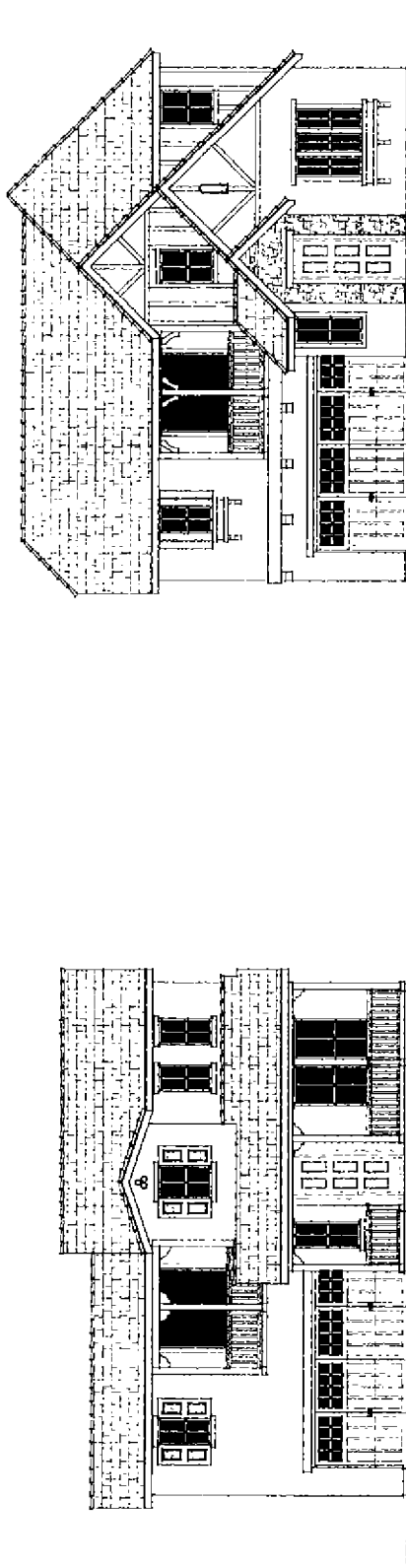
■ THE VILLAGES AT ZINFANDEL ■ ELLIOTT HOMES

SCALE: 1/8" = 1'-0"

BASSEMAN
LACON

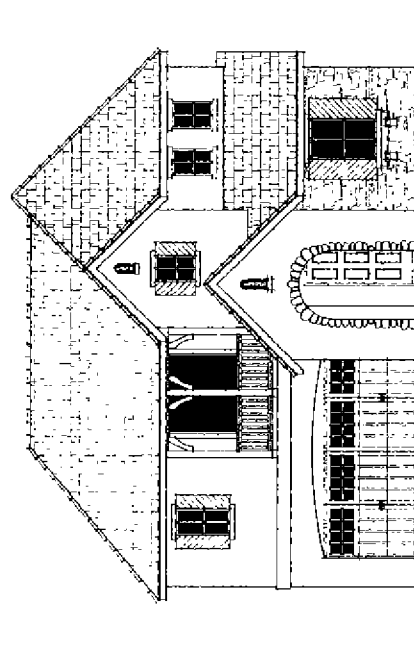
10000 1st Ave. N.E.
Seattle, WA 98115
Phone: (206) 761-1111
Fax: (206) 761-1112

258-78940



ENGLISH

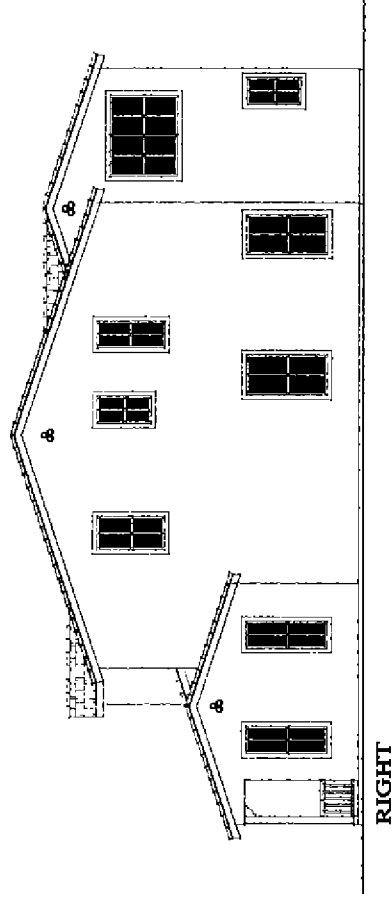
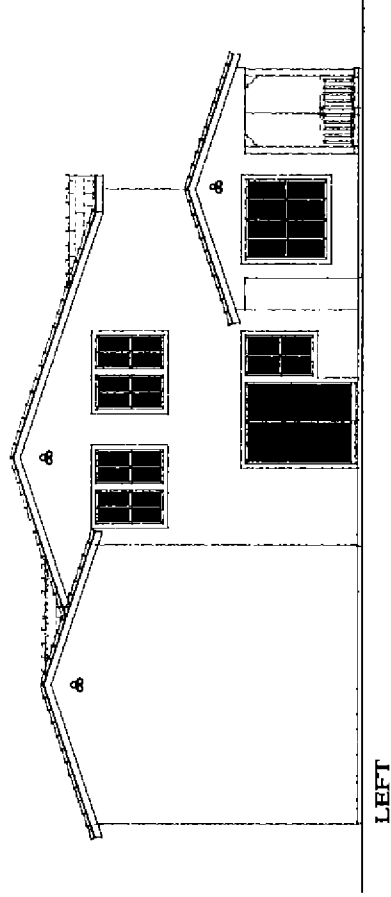
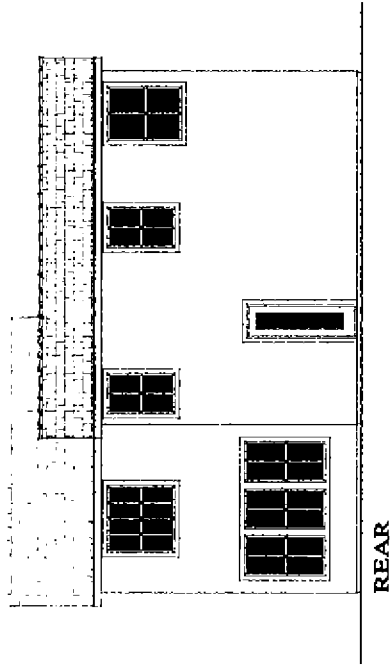
MONTEREY



COTTAGE

PLAN 2 ELEVATIONS

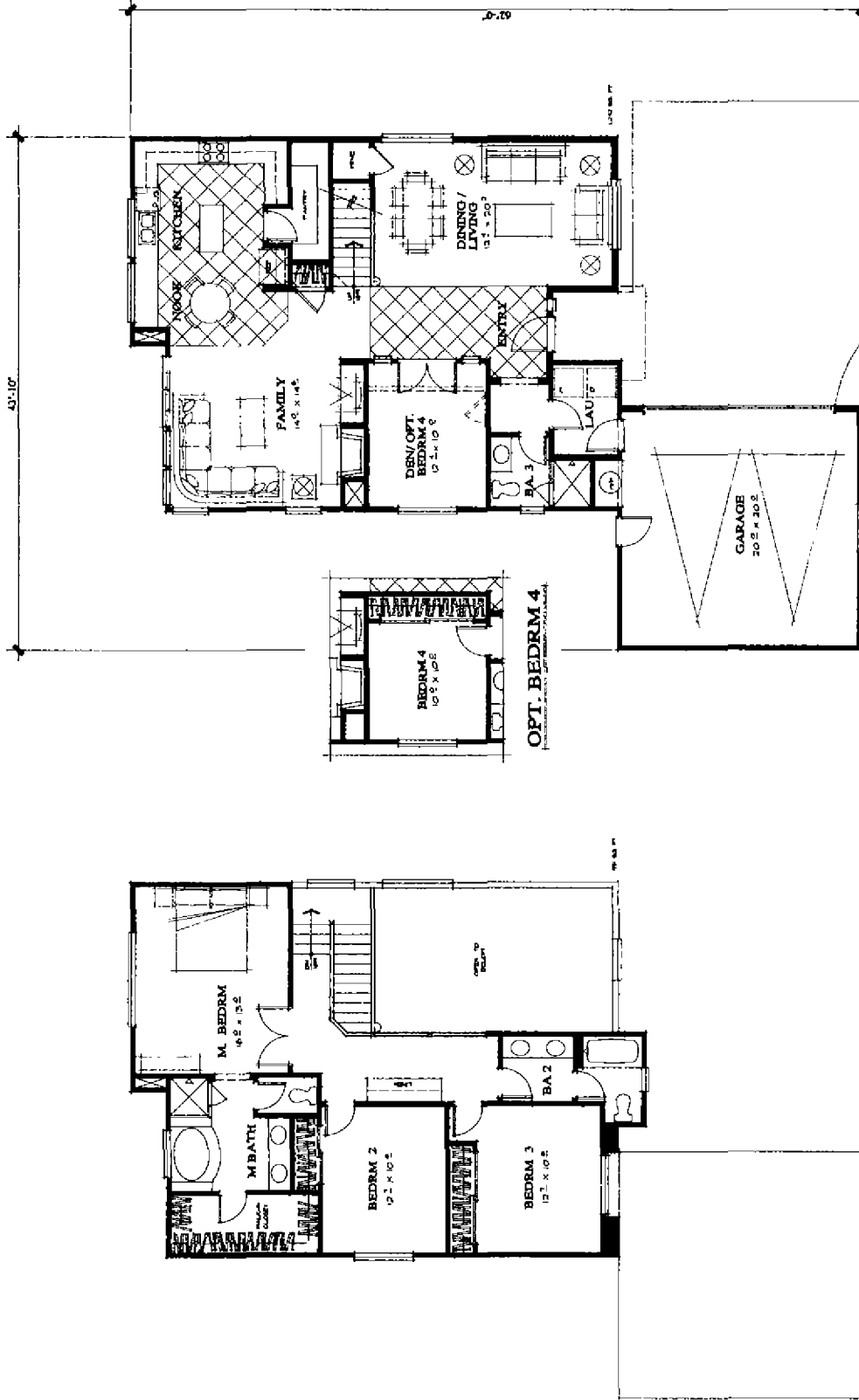
THE VILLAGES AT ZINFANDEL ■ ELLIOTT HOMES



PLAN 2 ELEVATIONS

■ THE VILLAGES AT ZINFANDEL ■

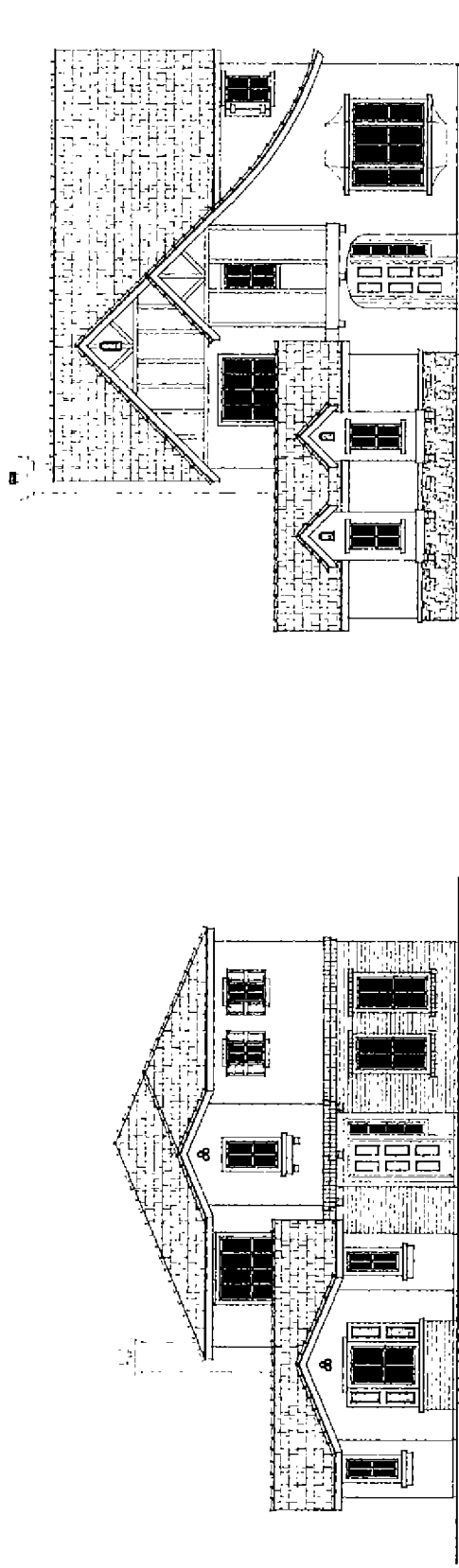
ELLIOTT HOMES



PLAN 3 • 2,193 SQ. FT.

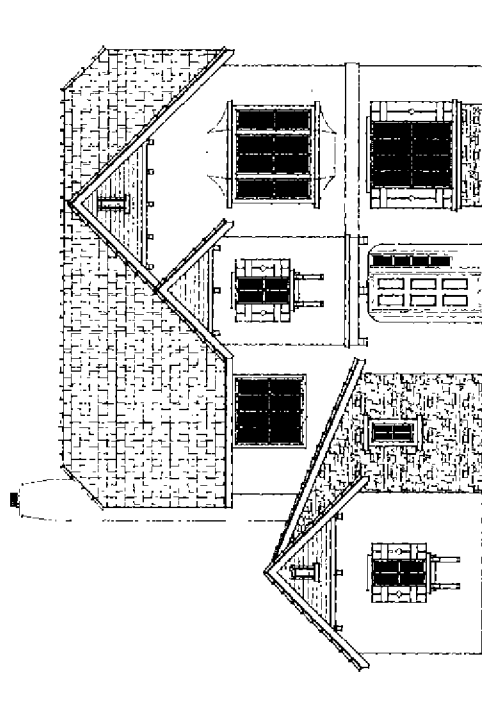
THE VILLAGES AT ZINFANDEL

ELLIOTT HOMES



MONTEREY

ENGLISH



COTTAGE

PLAN 3 ELEVATIONS

THE VILLAGES AT ZINFANDEL ■ ELLIOTT HOMES

SCALE: 1/4" = 1'-0"

BASSENJAN

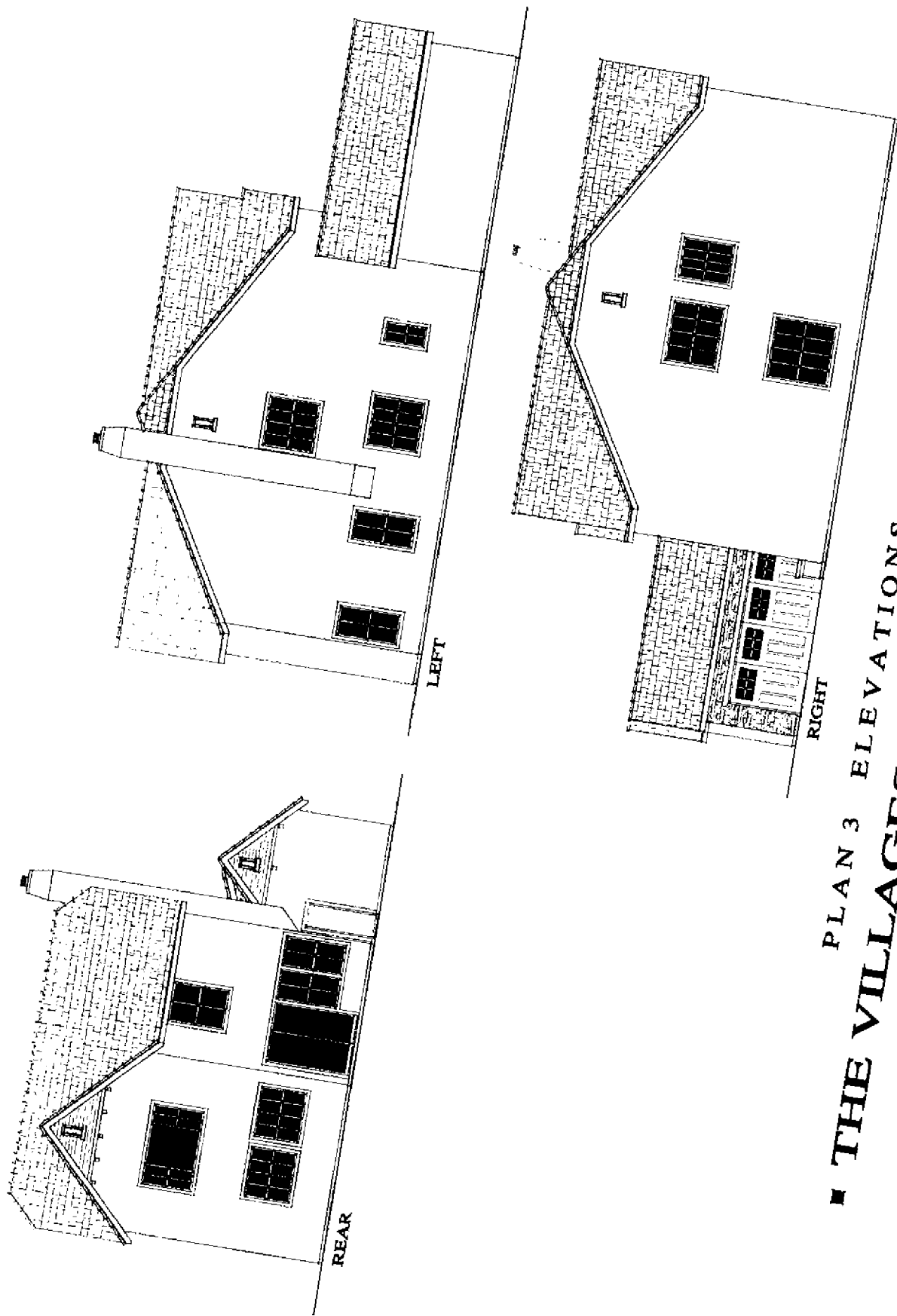
ARCHITECTS

LA CON

10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: (310) 274-1111
Fax: (310) 274-1112

09.02.00

158-00060



PLAN 3 ELEVATIONS
■ THE VILLAGES AT ZINFANDEL ■
ELLIOTT HOMES

SCALE: 1/4" = 1'-0"
BASSEMAN
LACON
234-0200

Exhibit C: Conditions of Approval for the Model Homes Alexander's Collection

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The project shall be constructed in substantial compliance with the approved plans adopted by the City Council dated December 15, 2003.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, 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.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	The building shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permits	Planning	
4.	The building shall be reviewed for consistency with the following plotting guidelines: • Sales and marketing Department of Elliott Homes shall be responsible for determining plan selection, architecture and color scheme. • All homes shall be internally plotted by the developer on a phase by phase basis. • Two of the same architectural style or color scheme will not be placed next to each other.	Prior to Building Permits	Planning	

Exhibit C: Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Prior to Final Inspection and Utility Release			
5.	Install final site landscaping plan for review and approval by the Planning Director. Landscaping shall be installed prior to final inspection.	Prior to Final Inspection	Planning	
6.	Obtain appropriate permit from Public Works and provide adequate drain facilities into the established flood control system, in accordance with the Sacramento County Improvement Standards	Prior to Final Inspection	Water Resources	

**The exhibits or attachments
for this item are on file in
the City Clerk's Office for
review by the public.**

Exhibit A – Mitigated Negative Declaration Exhibit B to Resolution – Vesting Tentative Subdivision Map Exhibit C to Resolution – Colored Streetscene
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**Council Members, please
find above item(s) attached
to your agenda packet.**

Agenda Item: 9

Memorandum



Date: December 15, 2003

To: Honorable City Council

From: Cyrus Abhar, City Engineer

SUBJECT: Conceptual Approval of the Folsom Boulevard/Mather Field Road Streetscape Master Plan

BACKGROUND:

In February 2000, with support from the Rancho Cordova Chamber of Commerce and as part of the Cordova Commercial Revitalization Project (CCRP), the County of Sacramento applied for and received a \$557,000 funding allocation through the Federal TEA- 21 program for the development of a streetscape Master Plan for the Subject Project. Matching funds in the amount of \$162,000 were also provided from the County Measure "A" ½-Cent Sales Tax. In 2003, additional funds in the amount of \$2.5 million were allocated from the State Transportation Improvement Program (STIP) earmarked for design and construction. However, due to the current State budget crisis, no STIP funds will be available until fiscal year 2006/2007. At the City's request, the County Department of Transportation has continued to administer the current funding on behalf of the City of Rancho Cordova.

The project scope involves preparing a Streetscape Master Plan for the area on Folsom Boulevard between Rod Beaudry Drive and Sunrise Boulevard and the area on Mather Field Road between Folsom Boulevard and Peter McCuen Boulevard. The Master Plan will serve as a guiding document in developing the "look" of these streets and has the goal to create "an attractive, functional and safe "Main Street" identity that enhances pedestrian, bicycle, and vehicular facilities for the residents and businesses of Rancho Cordova". The process involves community and stakeholder outreach to facilitate this vision. Two Community workshops have been completed as well as stakeholder outreach interviews and a "comment card" survey. An information web page is on line and several newsletters and newspaper articles have been published.

Following the approval of the Streetscape Master Plan, a Phase I construction improvement project will be implemented. The recommended limits and components of the Phase I improvements have been determined during the master planning process. Phase I project design and engineering will be performed by the consultant after negotiating a contract amendment reflecting the streetscape master-planning outcome.

A related project is the proposed new landscape beautification project scheduled for design and construction at the U.S. 50 interchange and Mather Field Road. This \$1.2 million project will provide new landscaping at this interchange and will combine with the Folsom/Mather Field Road Streetscape described above. Another project is currently under construction on Folsom Boulevard between Sunrise and Aerojet Road that will receive new landscaped medians.

DISCUSSION:

The Folsom Boulevard Streetscape Master Plan and Phase I Design project has thus far provided community facilitation and master planning to create a streetscape beautification “vision” for Folsom Boulevard in the Rancho Cordova area. The final Master Plan document will guide proposed improvements to the streetscape amenities of the Boulevard. It will coordinate with the recently completed Cordova Community Plan Update, and with Regional Transit’s light rail project.

Four areas or “districts” are proposed to highlight the character of Rancho Cordova over time:

- The Vineyards District
- The 1930’s Mills Station District
- The Mather Field District
- The Aerojet/Technology District

Each district will be beautified and enhanced using decorative streetscape furnishings, signage, light poles, banners and artwork which will represent the styles and influences of the associated Districts’ era in Rancho Cordova’s history. New landscaped medians and frontages, combined with accessible walkway improvements, will run the entire length of the project, knitting the street corridor together with a common thread of street trees and walkways.

The Streetscape Master Plan will include the following recommendations:

- Roadway improvements to provide for traffic lanes, driveways, parking, and turn-outs
- Accommodations for bicycles, pedestrians and “safe” crossings
- Compliance with American Disabilities ACT (ADA) requirements
- Installation of landscaping in center and frontage medians
- Drainage, water and other infrastructure improvements
- Modifications of existing traffic signals
- Decorative street lighting
- Mitigation as necessitated by environmental documents
- Decorative paving and streetscape furnishings
- Utility under-grounding feasibility study

The following is a description of the first construction phase of the project as agreed by the Community Workshop participants:

- Phase I - Estimated Cost: \$2 Million
Install center median landscaping on Folsom Blvd. from Mather field Road to Zinfandel Drive and on Mather Field Road from the US 50 interchange to Folsom Blvd. This would provide a tree lined center median with the trees planted early to allow them to grow during the remaining phases. Street lights would be installed in the medians to increase pedestrian safety and also free up the side frontage for improvements later.

The final Streetscape Master Plan document will include information gathered concerning the history and existing conditions of the Boulevard. It will also include a summary of the input provided by the community and stakeholder. The Plan will also include graphics and photo renderings of the proposed plan elements with written descriptions. Finally, the Master Plan will present cost estimates, economic feasibility study with potential funding sources, construction phasing recommendations, and long term maintenance cost projections.

A presentation will be made to the Council describing the Streetscape Master Plan progress and results to date. The project team will be available for questions and to record Council concerns.

RECOMMENDATION:

1. Approve Conceptual Streetscape Master Plan.
2. Approve Phase I area and scope of work.
3. Direct staff to proceed with negotiations for a contract amendment with Cunningham Engineering to provide Phase I Construction Documents.

Respectfully submitted,


Cyrus E. Abhar, City Engineer

Staff Report



Date: December 15, 2003

To: Honorable City Council

From: Steven R. Meyers, City Attorney

Subject: Urgency Ordinance Amending Rancho Cordova Zoning Code Section 325-51, and Making Findings and Establishing a Temporary Moratorium on the Establishment of New Sexually Oriented Businesses and the Expansion of Existing Sexually Oriented Businesses Pending the Review and Amendment of Zoning Regulations Applicable to Sexually Oriented Businesses

RECOMMENDATION

Approve the attached ordinance.

BACKGROUND

Per Section 325-51 of the Zoning Code, sexually oriented businesses are permitted subject to compliance with all of the following conditions:

- The business is more than 1,000 feet from any property zoned for a land use zone listed in Section 201.01 (agricultural, residential and/or recreational), or regulated by Title V (special planning areas and neighborhood preservation areas) of the Zoning Code;
- The business is situated more than 1,000 feet from any other sexually oriented business;
- The business is located more than 1,000 feet from certain specified sensitive uses including libraries, churches and schools;
- The business is located in either a M-1 or M-2 industrial land use zone; and
- That there are no more than 3 sexually oriented businesses per CPAC area.

Section 325-51, as it is currently written, was drafted by the County of Sacramento. The City adopted this section by reference as part of its overall adoption by reference of the Sacramento County and Zoning Codes. A recent cursory review of this section by City staff has revealed that there is some confusion as to how the numerical standards in this section should be implemented. It is also unclear whether zoning provisions written with the entire unincorporated portions of the

County in mind are still effective and/or legal following the transition of the City from unincorporated area of the County to incorporated city.

Currently, there is one sexually oriented business within the city limits of Rancho Cordova. Two other sexually oriented businesses fall just outside the City's limits, but are within the Cordova CPAC area.

Constitutional Protections

Decisions by the U.S. Supreme Court, as well as other federal courts and California state courts, have recognized the right of cities to regulate the location, operation and concentration of sexually oriented businesses in order to minimize the effect of harmful secondary impacts that cities around the country have found to be associated with sexually oriented businesses. Municipalities such as the City are entitled to rely on the experiences of other municipalities, such as Renton, WA, and Seattle, in identifying harmful secondary impacts. Other cities have determined, not surprisingly, that the harmful secondary impacts of sexually oriented businesses include increased crime rates and decreasing property values.

However, the courts have also held that activities associated with sexually oriented businesses are entitled to First Amendment protection. As a result, cities may place reasonable time, manner and place restrictions on such businesses, but cannot totally prohibit such businesses. As stated by the U.S. Supreme Court, "the First Amendment requires only that [a city] refrain from effectively denying respondents a reasonable opportunity to open and operate an adult [business] within the city." In order to satisfy constitutional scrutiny, City zoning provisions, which regulate sexually oriented businesses, must be based upon narrow, objective and definite standards.

Staff Recommendation

The transition of the City from unincorporated area of the County to incorporated city raises doubts as to whether the County-drafted zoning provisions regulating sexually oriented businesses are adequate to meet the needs of the City. In order to ensure that the zoning provisions are adequate, while at the same time satisfying constitutional scrutiny, City staff recommends that the Council direct the Planning Department to review the current zoning provisions and determine whether they are adequate to meet the needs of the City or should be amended. In order to conduct such a review, it may be necessary for the Planning Director to hire a professional consultant experienced in the formation of zoning provisions designed to regulate the location and concentration of sexually oriented businesses.

Additionally, in order to prevent the establishment of sexually oriented businesses not intended by Zoning Code Sections 325-50 and 325-51, which in turn would result in an increase in the harmful secondary effects identified above, City staff recommends that the Council place a moratorium on the approval or issuance of use permits, variances, building permits, or any other applicable entitlement for use, including but not limited to the issuance of business licenses, for the operation of a new sexually oriented business or the expansion of an existing sexually oriented

business. This moratorium would not apply to the renewal of a business license for an existing sexually oriented business in the City.

Pursuant to Government Code Section 65858, the City may establish a 45-day moratorium on the establishment prohibiting any uses that may be in conflict with a contemplated zoning proposal that the legislative body or the planning department is considering or studying or intends to study within a reasonable time. Moratoriums may be extended for up to 22 additional months provided that a current and immediate threat to the public safety, health and welfare still exists.

Finally, pursuant to the authority granted the City in Government Code Section 36937, staff recommends that the City Council modify the provisions of Zoning Code Section 325-51 to temporarily prohibit the permitting of sexually oriented businesses in the City. Inclusion of this modification will mirror the moratorium provisions and will provide the City with a second line of legal authority allowing for the City's temporary restriction on the establishment of new sexually oriented businesses.

REQUESTED MOTION

"I move that the City Council adopt an urgency ordinance amending Zoning Code Section 325-51, and making findings and establishing a temporary moratorium on the establishment of new sexually oriented businesses and the expansion of existing sexually oriented businesses pending the review and amendment of zoning regulations applicable to sexually oriented businesses."

ATTACHMENTS

1. Ordinance
2. Zoning Code Sections 325-50 and 325-51

CITY OF RANCHO CORDOVA

ORDINANCE NO. 30-2003

AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING RANCHO CORDOVA ZONING CODE SECTION 325-51, AND MAKING FINDINGS AND ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW SEXUALLY ORIENTED BUSINESSES AND THE EXPANSION OF EXISTING SEXUALLY ORIENTED BUSINESSES PENDING THE REVIEW AND AMENDMENT OF ZONING REGULATIONS APPLICABLE TO SEXUALLY ORIENTED BUSINESSES, TO BECOME EFFECTIVE IMMEDIATELY

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

Section 1. Findings

- A. The City of Rancho Cordova ("City") was incorporated on July 1, 2003.
- B. In adopting laws and regulations during the first year of incorporation, the City has relied heavily upon the laws and regulations adopted by the County of Sacramento, which were applicable to the area of the City prior to incorporation.
- C. Pursuant to Ordinance No. 20-2003 and Ordinance No. 21-2003, the City adopted by reference certain provisions of the Sacramento County Code, including Chapters 4.02 and 4.06 of Title 4, "Business Regulations," and all Titles of the Sacramento County Zoning Code.
- D. The Rancho Cordova City Council ("City Council") finds that one problem inherent in adopting County regulations drafted to serve the needs of the County is that some or all of those adopted regulations may prove to be inadequate to meet the needs of the City and may need to be amended in order to better reflect and serve the needs of the City.
- E. Pursuant to Chapter 4.06, "General Business Licenses," of the Rancho Cordova Municipal Code, the uses and location of proposed businesses in the City must comply with the City's Zoning Code prior to the issuance of a business license.
- F. In order to protect the community from the harmful and well documented secondary effects associated with sexually oriented businesses, the location, operation, and concentration of sexually oriented businesses are regulated pursuant to Section 325-51 of the Rancho Cordova Zoning Code.

G. The City finds that, based upon the experiences of other communities such as Renton, Washington, Seattle, Washington, and the County of Sacramento, the harmful secondary impacts of sexually oriented businesses include, among other things, increased crime and decreasing property values.

H. The City Council finds that the County of Sacramento ("County"), pursuant to Section 325-50, "Purpose and Intent," originally drafted and adopted Section 325-51 in order to protect the community from the harmful secondary effects associated with sexually oriented businesses, while at the same time making sure that such regulations did not unreasonably limit alternative avenues of communication, and were based upon narrow, objective and definite land use standards.

I. The City Council declares that such purpose and intent remains the purpose and intent of the City.

J. The City Council finds that the transition of Rancho Cordova from unincorporated area of the County to incorporated city dictates that the City Council address its regulation of sexually oriented business so as to ensure that following said transition, the City's zoning regulations remain effective in minimizing the cumulative impacts and harmful secondary effects of such businesses within the City while at the same time ensuring that the constitutional protections afforded to such businesses are observed and that such businesses are permitted, and reasonably available to potential patrons, within certain areas of the City.

K. The City Council finds that now there exists confusion over the application of numerical standards in the Zoning Code, which were previously established by the County.

L. Absent the adoption of this urgency ordinance, the existence of such confusion could cause the City to approve the establishment of sexually oriented businesses not intended by Zoning Code Sections 325-50 and 325-51, which in turn would result in an increase in the harmful secondary effects identified above.

M. The City Council is fully aware that the activities conducted in such businesses are provided protection under the federal and state constitutions and that said uses must be permitted, and reasonably available to potential patrons, within certain areas the City. The City Council also recognizes that the nature of such uses, and the activities of patrons on or near the premises on which the adult uses are located, can be a threat to the public health, safety and welfare of the citizens of the City of Rancho Cordova.

N. The City Council finds that it is necessary to have the Planning Department review the zoning standards regulating sexually oriented businesses to determine whether the regulations ensure that the zoning standards adopted by the City are based on narrow, objective and definite standards that are intended to provide a

reasonable number of available sites for such uses while at the same time minimizing the harmful secondary effects of these uses.

O. The Planning Director, in conjunction with the City Manager, shall immediately commence to take steps, if necessary, to expend funds and hire a professional consultant to conduct a study of the City's Zoning Code provisions related to sexually oriented businesses, with a goal that such study be completed within 45 days.

P. The City Council declares that the completion of a study reviewing the City's Zoning Code provisions related to sexually oriented businesses is identified as a strategic objective of the City.

Q. The City Council declares that the conclusions reached by the Planning Department following its review may require the amendment of the City's zoning provisions regulating sexually oriented businesses.

R. The City Council finds that, based upon the above findings, issuing permits, business licenses or other applicable entitlements providing for the establishment of new sexually oriented businesses or for the expansion of existing sexually oriented businesses prior to the completion of the Planning Department's review poses a current and immediate threat to the public health, safety and welfare because doing so will likely result in an increase in the harmful secondary impacts associated with sexually oriented businesses within the City, and that therefore a temporary moratorium on the issuance of such permits, licenses and entitlements is necessary.

S. The City Council finds that, based upon the above findings, a temporary modification to Zoning Code Section 325-51 to temporarily prohibit the issuance of permits, business licenses or other applicable entitlements providing for the establishment of new sexually oriented businesses or for the expansion of existing sexually oriented businesses prior to the completion of the Planning Department's review is necessary for the immediate preservation of the public health, safety and welfare.

Section 2. Temporary Modification of Zoning Code Section 325-51 and Imposition of Moratorium

A. Rancho Cordova Zoning Code Section 325-51 is hereby amended to read as following.

"325-51. Conditions

A. The zoning conditions set forth in subsection (B) for sexually oriented businesses were drafted and adopted by the County of Sacramento and were adopted by reference by the City of Rancho Cordova. The City, however, has determined that confusion exists over

the application of numerical standards in this section and that the existence of such confusion could cause the City to approve sexually oriented businesses not intended by this section. Therefore, notwithstanding the zoning conditions set forth in subsection (B), for a period of 45 days beginning December 15, 2003, no new sexually oriented businesses shall be permitted within the City, nor shall any permits or other entitlements be granted for the expansion of any existing sexually oriented business. This temporary modification shall not prohibit the renewal of a business license for an existing sexually oriented business in the City.

B. Sexually oriented businesses are permitted subject to compliance with all of the following conditions:

- (a) Such use is more than one thousand (1,000) feet from any property zoned for a land use zone listed in Section 201.01, or regulated by Title V of this Code.
- (b) Such use is situated more than one thousand (1,000) feet from any other sexually oriented business.
- (c) Such use is located more than one thousand (1,000) feet from any of the following uses:
 - (1) Single family, duplex or multi-family residences;
 - (2) Clinic, child-family guidance;
 - (3) Library;
 - (4) Public park;
 - (5) Church;
 - (6) Citizens improvement club-community center;
 - (7) Public or private K-12 school;
 - (8) Indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.
- (d) The one thousand (1,000) foot separation shall be measured as a radius from the primary entrance of the sexually oriented business to the property lines of the property so zoned or used.
- (e) No more than three (3) such uses shall be permitted within the boundary of a planning area for a community planning advisory council established by the Board of Supervisors pursuant to Chapter 2.36 of the Sacramento County Code.
- (f) Such use is situated in either a M-1 or M-2 land use zone."

B. In accordance with the authority granted the City of Rancho Cordova under Government Code Section 36937, Rancho Cordova Zoning Code Section 325-51 is being temporarily modified to prohibit the approval or issuance of any use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, for the operation of a new sexually oriented business or the expansion of an existing sexually oriented business for a period of 45 days. This temporary modification shall not prohibit the renewal of a business license for an existing sexually oriented business in the City.

C. In accordance with the authority granted the City of Rancho Cordova under Government Code Section 65858, from and after the date of this ordinance, no use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, shall be approved or issued for the operation of a new sexually oriented business or the expansion of an existing sexually oriented business for a period of 45 days. This moratorium shall not apply to the renewal of a business license for an existing sexually oriented business in the City.

D. This ordinance is an interim ordinance adopted as an urgency measure pursuant to the authority granted the City of Rancho Cordova under Government Code Sections 36937 and 65858 and is for the immediate preservation of the public safety, health and welfare. The facts constituting the urgency are: The findings of the County of Sacramento, set forth in Zoning Code Section 325-50, and the cases, studies and authorities involving other municipalities around the country clearly establish that the existence of sexually oriented businesses in a community results in the creation of harmful secondary effects, such as increased crime and decreasing property values, which are a threat to the public safety, health and welfare. Confusion exists over the interpretation and application of numerical standards in the Rancho Cordova Zoning Code related to the location, operation and concentration of sexually oriented businesses within the City. Absent the adoption of this urgency ordinance, the existence of such confusion could cause the City to approve the establishment of sexually oriented businesses not intended by Zoning Code Sections 325-50 and 325-51, which in turn would result in an increase in the harmful secondary effects identified above. The failure to properly apply zoning regulations affecting sexually oriented businesses might also result in an illegal infringement upon constitutionally protected rights associated with sexually oriented activities. The zoning standards in question were drafted by the County of Sacramento and adopted by reference by the City following its incorporation. The City's recent transition from unincorporated area of the County of Sacramento to incorporated city dictate that the City review its zoning provisions regulating sexually oriented businesses in order to ensure that such regulations meet the needs of the City by minimizing the harmful secondary effects associated with sexually oriented business, while at the same time ensuring that such regulations do not unreasonably limit alternative avenues of communication, and are based upon narrow, objective and definite land use standards. As a result of the harmful secondary effects associated with sexually oriented business and the current

and immediate threat such secondary effects pose to the public health, safety and welfare, it is necessary to, in accordance with Government Code Sections 36937 and 65858, temporarily modify Zoning Code Section 325-51 and establish a 45-day moratorium on the establishment of new sexually oriented businesses or the expansion of existing sexually oriented businesses in the City pending the completion of the City's study of its zoning provisions regulating sexually oriented businesses.

To expedite the completion of this study, the City Council hereby: 1) directs the Planning Director to take the steps necessary to hire, if necessary, a professional consultant to conduct a review of the City's Zoning Code provisions relating to sexually oriented businesses; and 2) authorizes the City Manager to expend up to \$60,000 of City funds to pay for the study.

Section 3. Compliance with California Environmental Quality Act

The City Council finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly; it prevents changes in the environment pending the completion of the contemplated Zoning Code review.

Section 4. Severability

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 5. Effective Date

This ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall be in effect for forty-five days from the date of adoption unless extended by the City Council as provided for in the Government Code.

ADOPTED, THIS 15th day of December, 2003 by the following vote:

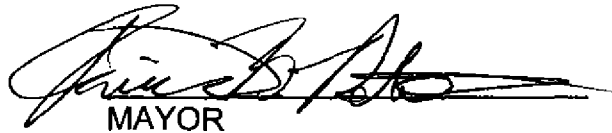
AYES: Cooley, McGarvey, Sander, Budge, Roberts

NOES: None

ABSENT: None

ABSTENTIONS: None

APPROVED:


MAYOR

ATTEST:


CITY CLERK

325-50. Purpose and Intent

(a) As defined in this Code, sexually oriented businesses include adult book stores, adult motion picture theaters, adult live theaters and adult video tape stores. Subparagraph (g) of Government Code Section 65850 provides that the Board of Supervisors may regulate, pursuant to a content neutral ordinance, the time, place and manner of operation of sexually oriented businesses. As hereinafter set forth, the Board of Supervisors has determined that the regulations of this chapter serve a substantial governmental interest and do not unreasonably limit alternative avenues of communication and are based on narrow, objective and definite land use standards.

In adopting this Chapter, the Board of Supervisors relied upon the experience of the City of Renton and the City of Seattle and the findings of federal and state court decisions in establishing the reasonableness and the constitutionality of the provisions of this chapter and the reliance there to the specific effects such adult businesses may have on the residents and businesses of Sacramento County, and the proximity of such businesses to other land uses, including but not limited to churches, schools, parks, places frequented by children, and other sexually oriented businesses.

(b) The Board of Supervisors, as a result of concerns regarding the harmful secondary effects of sexually oriented businesses, finds that such establishments require special regulations to restrict the location, operation, and concentration of these businesses.

(c) Preliminary to the adoption of this Article, the Board of Supervisors, in response to concerns regarding the harmful secondary effects of sexually oriented businesses, adopted interim urgency ordinances restricting the location of sexually oriented businesses to industrially zoned property within the unincorporated area of the County of Sacramento. This Article continues the locational criteria of the interim urgency ordinances.

(d) The Board of Supervisors, after review of complaints, comments, and public hearing testimony relating to its previous regulations which permitted establishment of adult uses in the Limited Commercial (LC), General Commercial (GC) and Industrial (M-1, and M-2) land use zones upon compliance with minimum siting criteria, determined that those existing regulations failed to take into account the cumulative impacts of such establishments and their harmful secondary effects.

(e) Increasing urbanization, changing community standards, and evolving legal standards for the regulation of such sexually oriented businesses dictated that the County of Sacramento address its regulations of such establishments so as to provide for such uses taking into consideration the compatibility thereof with existing land uses and land use regulations, and to minimize cumulative impacts and harmful secondary effects.

(f) The Board of Supervisors recognizes that the land uses regulated by this Chapter constitute protected expressions of speech and that said uses must be permitted, and reasonably available to potential patrons, within certain areas of the unincorporated area of the County of Sacramento. The Board also recognizes that the nature of such uses, and the activities of patrons on or near the premises on which the adult uses are located, can be a threat to the public health, safety and welfare of the citizens of the County of Sacramento.

The Board is fully aware that the activities conducted in such businesses are provided protection under the federal and state constitutions. Accordingly, the Board finds that the regulations of this Article are based on narrow, objective and definite standards that are intended to provide a reasonable number of available sites for such uses while minimizing the harmful secondary effects of these uses. (Amended 11/95)

325-51. Location Conditions

Sexually oriented businesses are permitted subject to compliance with all of the following conditions:

- (a) Such use is more than one thousand (1,000) feet from any property zoned for a land use zone listed in Section 201.01, or regulated by Title V of this Code.
- (b) Such use is situated more than one thousand (1,000) feet from any other sexually oriented business.
- (c) Such use is located more than one thousand (1,000) feet from any of the following uses:
 - (1) Single family, duplex or multi-family residences;
 - (2) Clinic, child-family guidance;
 - (3) Library;
 - (4) Public park;
 - (5) Church;
 - (6) Citizens improvement club-community center;
 - (7) Public or private K-12 school;
 - (8) Indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.
- (d) The one thousand (1,000) foot separation shall be measured as a radius from the primary entrance of the sexually oriented business to the property lines of the property so zoned or used.
- (e) No more than three (3) such uses shall be permitted within the boundary of a planning area for a community planning advisory council established by the Board of Supervisors pursuant to Chapter 2.36 of the Sacramento County Code. (Amended 12/97)
- (f) Such use is situated in either a M-1 or M-2 land use zone. (Amended 11/95)



CITY COUNCIL AGENDA
Regular City Council Meeting
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova
December 15, 2003
6:30 P.M.

Call To Order

Roll Call: Council Members: Cooley, McGarvey, Sander, Budge, Roberts

Pledge of Allegiance

Invocation to be presented by the Reverend Becky Goodwin, United Methodist Church of Rancho Cordova

Metro Cable TV telecast announcement

Approval of the Agenda

Consent Calendar

1. **Subject:** Adoption of a Resolution Regarding the Publishing of Ordinances in the Grapevine Independent
Recommendation: Adopt Resolution 83-2003
2. **Subject:** Adoption of a Resolution of Intent to Grant Water Franchises to the Southern California Water Company and the California American Water Company
Recommendation: Adopt Resolution 84-2003
3. **Subject:** Adoption of a Resolution to Approve a Conditional Certificate of Compliance for Lawful Parcel Request for the "Remainder" Parcels of Anatolia Large Lot Map and Anatolia III Tentative Map - Owner Sun Ridge LLC
Recommendation: Make the following motion:
I move adoption of Resolution No. 85-2003

Oral Communications – Public Comment

Citizens wishing to address the Council for any matter not on the agenda may do so at this time. If you wish to be heard on a listed agenda item, please wait until that point on the agenda.

Please keep your comments to three minutes or less. Please state your 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 unagendized item 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.

Presentations

4. Air Show Presentation by Michael C. McCabe, President of Airsupport
5. Presentation on Pending Development Projects – Paul Junker, Planning Director
6. Presentation of the Improving Neighborhoods through Safe Housing and Property Enhancement (IN-SHAPE) – Yvonne Dehaan, Code Compliance Manager

Public Hearings

7. **Subject:** Villages of Zinfandel Public Facilities Financing Plan Development Fee Program - Second Reading and Adoption of Ordinance 28-2003, An Ordinance of the City of Rancho Cordova Establishing Development Fee and Offsite Roadway Mitigation and Library Facilities Required by the Villages of Zinfandel Public Facilities Financing Plan; and Adoption of a Resolution Approving the Villages of Zinfandel Public Financing Plan Development Fee Program **(Continued from December 1, 2003)**

Recommendation: Make the following motions:

1. I move to waive reading of the body of Ordinance and adopt Ordinance No. 28-2003.
2. I move adoption of Resolution No. 80-2003.

8. **Subject:** JTS Communities Development Plan Review – Anatolia Village 10 & 13, Project No. RC-03-040

Recommendation: Make the following motion:

I move adoption of Resolution No. 81-2003.

9. **Subject:** Elliott Homes General Plan Amendment, SPA Amendment and Vesting Tentative Subdivision Map and Design Review – Alexander Collection at Stonecreek, Project No. RC-03-033 – 196 single-family units on a 29.7 acre site

Recommendation: Make the following motions:

1. I move adoption of Resolution No. 82-2003.
2. I move to introduce Ordinance No. 29-2003 for first reading and waive reading of the body of the ordinance.

Action Items

To facilitate community interest, Item 9 will be considered at 9:00 p.m. or as soon thereafter as practicable but not prior to 9:00 p.m.

10. **Subject:** Conceptual Approval of the Folsom Boulevard/Mather Field Road Streetscape Master Plan

Recommendation: Make the following motion:

I move approval of the Conceptual Streetscape Master Plan; approve phase I area and scope of work; direct staff to proceed with negotiations for a contract amendment with Cunningham Engineering to provide phase I construction documents.

11. **Subject:** Adoption of an Urgency Ordinance Amending Rancho Cordova Zoning Section 325-51, and Making Findings and Establishing A Temporary Moratorium on the Establishment of New Sexually Oriented Businesses and the Expansion of Existing Sexually Oriented Businesses Pending the Review and Amendment of Zoning Regulations Applicable to Sexually Oriented Businesses

Recommendation: Make the following motion:

I move adoption of Ordinance No. 31-2003.

Council Reports

Written Correspondence

Council Requests for Future Agenda Items

City Manager's Report

Adjournment

Upcoming Meeting Dates:

January 5, 2004 - Regular Council Meeting
January 20, 2004 - Regular Council Meeting

Tonight's meeting of the Rancho Cordova City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety. Tune to Metro Cable Channel 14, for playback times. The city does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

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) 942-0255 or lhare@cityofranchocordova.org at least 48 hours prior to the meeting.

City Clerk's Certificate of Posting of Agenda

I, Lillian Hare, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the December 15, 2003 regular meeting of the Rancho Cordova City Council was posted on December 12, 2003 at the office of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 12th day of December, 2003 at Rancho Cordova, California.

Lillian E. Hare, City Clerk

Staff Report



Date: December 15, 2003
To: Honorable City Council
From: Steven R. Meyers, City Attorney
Subject: Resolution Regarding the Publishing of Ordinances in the Grapevine Independent

RECOMMENDATION

Approve the attached resolution.

BACKGROUND

Pursuant to Government Code § 36933, cities are required to publish adopted ordinances in newspapers of "general circulation published and circulated within the city." Absent a newspaper of general circulation, cities may choose to post ordinances in at least 3 public locations within the city. On July 1, the City Council adopted Resolution 20-2003, directing that adopted ordinances be posted in three public places since the City lacked a newspaper of general circulation. Since that time, however, the Grapevine Independent has been judicially determined to be a newspaper of general circulation serving the City.

As a newly incorporated city, the City Council has the option to continue posting rather than publishing until July 1, 2004, at which time state law will require the City to publish its ordinances in the Grapevine Independent. However, City staff recommends that the Council direct the City Clerk to begin official publication of the adopted ordinances now rather than waiting. The benefit of beginning the practice of publication now is that it will increase community awareness of adopted ordinances and will ensure that the City is in compliance with state law come July 1, 2004. The only downside to publication is the higher cost when compared with posting alone. The cost to the City for ordinances previously published by the City Clerk's office has ranged from \$90 to \$360. However, in certain land use matters, this added expense will be offset since applicants will be required to reimburse the City for publication costs.

In addition, the City may publish a summary of an ordinance as an alternative to publishing a full ordinance. Summaries would be prepared by the City Clerk and would be published at least 5 days prior to City Council adoption and again within 15 days of adoption. The post-adoption summary would include the Council's vote and the date of adoption and both summaries would include information that the

full text of the ordinance is available for public review in the office of the City Clerk. The publication of summaries will be a considerable cost savings to the City.

REQUESTED MOTION

"I move that the City Council adopt a resolution regarding the publishing of ordinances in the Grapevine Independent. "

ATTACHMENTS

1. Resolution

Staff Report



Date: December 15, 2003
To: Honorable City Council
From: Steven R. Meyers, City Attorney
Subject: Resolution of Intent to Grant Water Franchises to the Southern California Water Company and the California American Water Company

RECOMMENDATION

Approve the attached resolution.

BACKGROUND

The Southern California Water Company ("Southern Cal") and the California-American Water Company ("Cal-Am") currently provide water to separate and distinct areas of the City. A diagram showing the boundaries of their current service areas within the City is set forth in Attachment 2.

Existing Franchises

Both entities are currently subject to 50-year franchise agreements they entered into with the County. Southern Cal's franchise will end in 2010, while Cal-Am's franchise will end in 2030. Each franchise gives the companies the right to construct, maintain and operate water lines and other necessary appurtenances in, across and along all public streets and rights-of-way within the City.

The City, upon incorporation, has succeeded the County as grantor with respect to those areas identified in the County franchises that fall within the boundaries of the City. As a result, the City can now enforce the terms of the existing franchises and collect franchise fees accordingly.

Applications for New Franchises

Both Southern Cal and Cal-Am have contacted City staff about adopting new water franchise agreements and have submitted requests asking the City to do so. The new franchise agreements, upon adoption by the City and acceptance by the water companies, will supersede the existing franchise agreements. Southern Cal has requested the granting of a water franchise for an indefinite term, while Cal-Am has requested the granting of a water franchise for a term of 25 years. Both have requested franchises running contiguous with the boundaries of the City and both companies would pay franchise fees in accordance with the rates set by the

Franchise Act of 1937 (Public Utilities Code Sections 6201, et seq.). In accordance with Public Utilities Code Section 6231, each company will pay franchise fees to the City totaling 2% of the company's gross annual receipts arising from the use, operation or possession of the franchise, except that this payment shall be not less than 1% of the gross annual receipts from the sale of water within the limits of the City.

Effect of Franchises on Boundaries of Existing Service Areas

The City's granting of new franchises that expand the franchise boundaries of both Southern Cal and Cal-Am will not necessarily result in the expansion of the Southern Cal and Cal-Am service areas that currently exist within the City. Service area boundaries for water companies are established and regulated by the Public Utilities Commission ("PUC") and a water company cannot expand its service area unless such an expansion is approved by the PUC.

Procedure for Adoption

1. Following receipt of the applications for water franchises, the Council may pass a resolution stating its intent to grant the franchises.
2. A public hearing on the matter must then be held no earlier than 20 days and no later than 60 days following passage of the resolution.
3. Following the hearing, the Council may grant each franchise pursuant to ordinance.
4. Each franchise will then become effective once each water company files written acceptance thereof with the City Clerk.

REQUESTED MOTION

"I move that the City Council adopt a resolution of intent to grant water franchises to the Southern California Water Company and the California-American Water Company. "

ATTACHMENTS

1. Resolution
2. Diagram of Service Boundaries

CITY OF RANCHO CORDOVA

RESOLUTION NO. 84-2003

**A RESOLUTION OF THE CITY COUNCIL OF RANCHO CORDOVA
ANNOUNCING ITS INTENTION TO GRANT WATER FRANCHISES TO THE
SOUTHERN CALIFORNIA WATER COMPANY AND TO THE
CALIFORNIA-AMERICAN WATER COMPANY**

WHEREAS, the Southern California Water Company ("Southern Cal") and the California-American Water Company ("Cal-Am") are the current grantees of water franchises applicable to separate and distinct portions of the City of Rancho Cordova ("City"); and

WHEREAS, these franchises were granted by the County of Sacramento, of which the City has, upon incorporation, succeeded as grantor; and

WHEREAS, Southern Cal and Cal-Am desire to expand the boundaries of their current franchises to include all portions of the City and as such have applied to the City for new franchises, which would grant this expansion and replace the existing franchises by and between the City and Southern Cal and Cal-Am; and

WHEREAS, the City Council desires to negotiate and grant water franchises to Southern Cal and Cal-Am;

NOW THEREFORE, the City Council of the City of Rancho Cordova hereby resolves that:

1. It is the intention of the City Council to negotiate and grant a water franchise to the Southern California Water Company. The Southern California Water Company has applied for a water franchise contiguous with the boundaries of the City of Rancho Cordova, running for an indefinite period of time, and paying annual franchise fees in accordance with the Franchise Act of 1937 (Public Utilities Code Sections 6201 et seq.).

2. It is the intention of the City Council to negotiate and grant a water franchise to the California-American Water Company. The California-American Water Company has applied for a water franchise contiguous with the boundaries of the City of Rancho Cordova, running for a period of 25 years, and paying annual franchise fees in accordance with the Franchise Act of 1937 (Public Utilities Code Sections 6201 et seq.).

3. In accordance with Public Utilities Code Section 6232, a public hearing, where all persons having an objection to the granting of water franchises to the Southern California Water Company and the California-American Water Company may appear before the City Council and be heard, shall be held on January 5, 2004, during the regularly scheduled City Council meeting to be held on that date, which will begin at 6:30 p.m. and will be held at 3121 Gold Canal Drive in Rancho Cordova.

4. The City Clerk is directed to, within 15 days of the passage of this Resolution, publish notice of the hearing once in the Grapevine Independent in accordance with the provisions of Public Utilities Code Sections 6232 and 6233.

ADOPTED, THIS 15th day of December, 2003 by the following vote:

AYES:

NOES:

ABSENT:

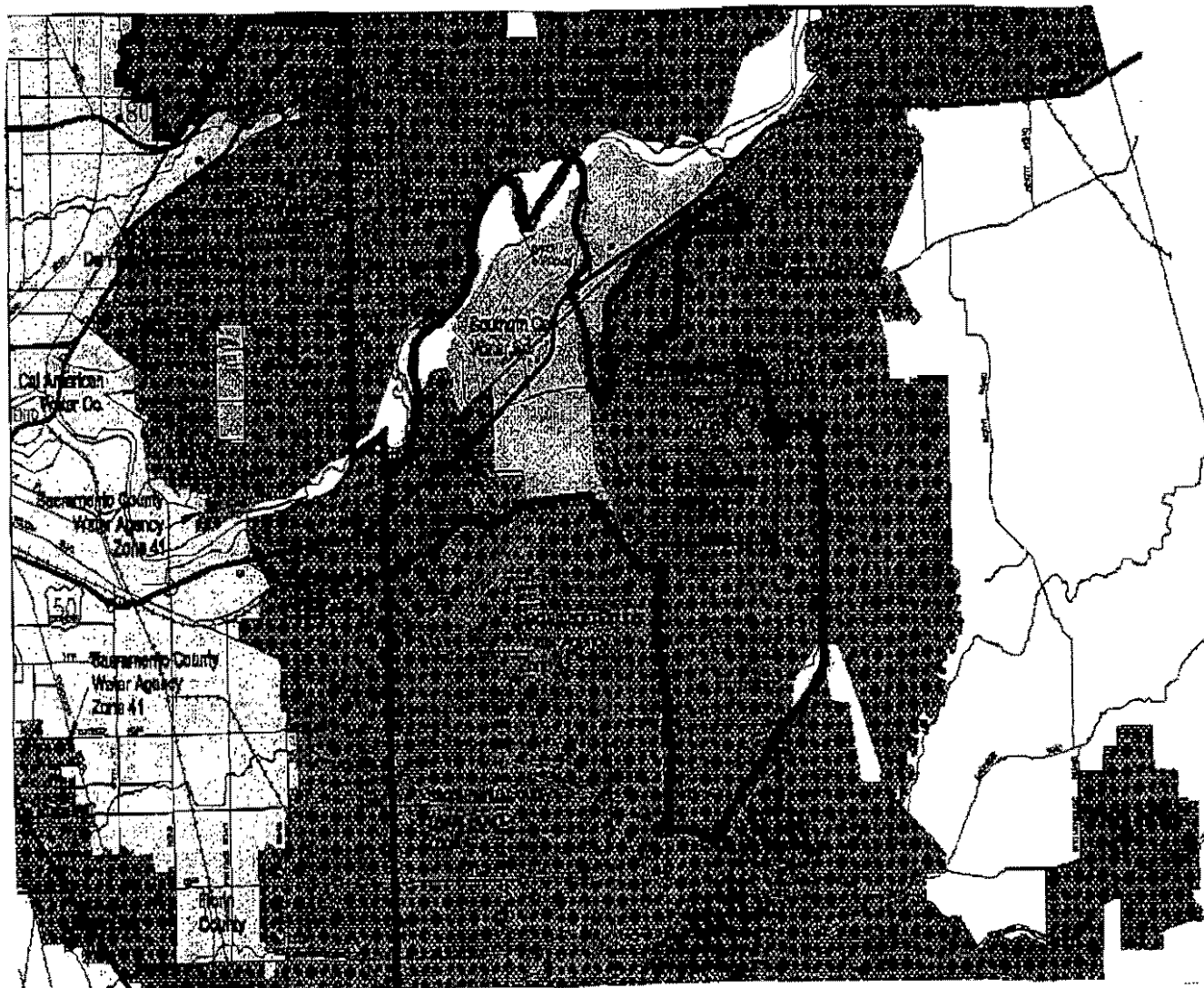
ABSTENTIONS:

APPROVED:

MAYOR

ATTEST:

CITY CLERK



Memorandum



Date: December 15, 2003
To: Honorable City Council
From: Cyrus Abhar, City Engineer
Subject: Conditional Certificate of Compliance for Lawful Parcel Request for the "Remainder" Parcels for Anatolia Large Lot Map and Anatolia III Tentative Map

DISCUSSION:

Sun Ridge LLC of Sacramento, California is requesting that the "Remainder" parcels created by the subdivision map Anatolia Large Lot Map and Anatolia III Tentative Map be certified as lawful parcels. Per Section 66424.6 of the Subdivision Map Act, the "Remainder" parcels become lawful upon the approval of this request. According to Section 66424.6 of the Subdivision Map Act, the "Remainder" parcels may subsequently be sold without any further requirements of the filing of a parcel map or final map, but the local agency may require a certificate of compliance or conditional certificate of compliance.

RECOMMENDATION:

The City Engineer's office has reviewed the Conditional Certificate of Compliance and the supporting documents prepared by the applicant and has determined that they are in compliance with the requirements of the Subdivision Map Act. It is recommended that the City Council approve the attached Certificate of Compliance for Lawful Parcels located at the northeast corner of Kiefer Boulevard and Jaeger Road with the following conditions:

1. Dedicate right of way for Sunrise Boulevard based on a 96-foot standard in accordance with the SunRidge Specific Plan Install/upgrade public street improvements pursuant to the City of Rancho Cordova Improvement Standards and to the satisfaction of the City Engineer.
2. Dedicate right of way for Kiefer and Jaeger Roads based on a 76-foot standard in accordance with the SunRidge Specific Plan Install/upgrade public street improvements pursuant to the City of Rancho Cordova Improvement Standards and to the satisfaction of the City Engineer.

Attachments:

1. Resolution Approving the conditional Certificate of Compliance for Lawful
Parcels of the Remainder of Anatolia Large Lot map and Anatolia III Tentative
Map
2. Conditional Certificate of Compliance
3. Conditions of Approval
4. Exhibits "A" and "A-1" – Description and Plat of Open Space and Wetland
Preserve
5. Exhibits "B" and "B-1" – Description and Plat of Anatolia III
6. Acknowledgement Statement

CITY OF RANCHO CORDOVA

RESOLUTION NO. 85-2003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING AND APPROVING THE ISSUANCE AND RECORDATION OF THIS CONDITIONAL CERTIFICATE OF COMPLIANCE FOR LAWFUL PARCELS OF THE REMAINDER OF ANATOLIA LARGE LOT MAP AND ANATOLIA III TENTATIVE MAP; COMMONLY KNOWN AS ASSESSOR'S PARCEL NUMBERS 067-0030-037 AND 067-0090-017, 023, 024, 025 & 036

WHEREAS, The real property and /or the division thereof complies with the applicable provisions of the Subdivision Map Act and Title 22 of the City of Rancho Cordova code as of the date of issue; and

WHEREAS, Conditions may have been imposed in granting this Conditional Certificate of Compliance and are to be fulfilled and implemented by the applicant or applicant's grantee.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Rancho Cordova that the issuance and recordation of this Conditional Certificate of Compliance has been duly authorized and approved by the City Council; and

Passed and adopted by the City Council of the City of Rancho Cordova, this 15th day of December, 2003, by the following vote, to wit:

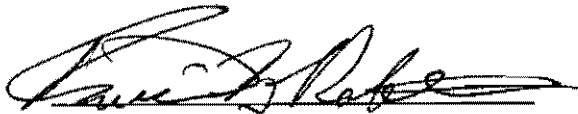
AYES: Cooley, McGarvey, Sanders, Budge, Roberts

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:


MAYOR

ATTEST:


CITY CLERK

After Recording, please return
City of Rancho Cordova
to City Engineer
3121 Gold Canal Drive
Rancho Cordova, CA 95670

**CONDITIONAL CERTIFICATE OF COMPLIANCE – LAWFUL PARCEL
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF
CALIFORNIA**

Acting at the request of the owners, Sun Ridge LLC of Sacramento, California, The City Council of Rancho Cordova, pursuant to Section 66499.35 of the Subdivision Map act and Title 22 of the City of Rancho Cordova Code, as amended,

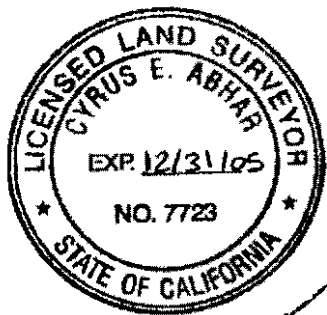
HEREBY CERTIFIES:

- 1) That the real property and/or the division thereof described herein complies with the applicable provisions of the Subdivision Map Act and Title 22 of the City of Rancho Cordova code as of the date of issue; and
- 2) That conditions may have been imposed in granting this Certificate of Compliance and are to be fulfilled and implemented by the applicant or applicant's grantee; and
- 3) That the issuance and recordation of this Certificate of Compliance has been duly authorized and approved by the City Council of Rancho Cordova.

CAVEAT: This certificate relates only to issues of compliance or noncompliance with Subdivision Map Act and local ordinances enacted pursuant there to. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval. Recordation of this instrument does **NOT** indicate or imply that the subject property complies in any respect with the Zoning Code of the City of Rancho Cordova including, but not limited to requirements of said code with respect to lot area, street frontage or lot width.

The real property affected by this action is situated in the City of Rancho Cordova, Sacramento County, California and is commonly known as Assessor's Parcel Numbers: A.P.N. 067-0030-037 and A.P.N. 067-0090-017, 023, 024, 025 & 036 and is particularly described on Exhibits "A" and "B" attached hereto and made part hereof for all purposes.

DATE OF ISSUANCE: 12/15/03



CITY ENGINEER

By: Cyrus E. Abhar
Cyrus E. Abhar, L.S. 7723/R.R.E. 45424
Expires 12-31-05

CONDITIONS OF APPROVAL

1. Dedicate right of way for Sunrise Boulevard based on a 96-foot standard in accordance with the SunRidge Specific Plan Install/upgrade public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public works Agency.
2. Dedicate right of way for Kiefer and Jaeger Roads based on a 76-foot standard in accordance with the SunRidge Specific Plan Install/upgrade public street improvements pursuant to the Sacramento County Improvement Standards and to the satisfaction of the Department of Transportation of the Public works Agency.

EXHIBIT "A"
DESCRIPTION OF
OPEN SPACE AND WETLAND PRESERVE

All that certain real property situate in portions of Sections 17 and 20, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being a portion of the Remainder Lands as shown on that certain Large Lot Final Map entitled "Anatolia," filed for record in Book 316 of Maps, at Page 8, Sacramento County Records, as corrected by that certain Certificate of Correction recorded in Book 20031125, at Page 1987, Official Records of Sacramento County said property being more particularly described as follows:

Beginning at a found two-inch (2") brass cap stamped LS 3923 marking the Northeast corner of said Section 20, said point being further described as the **TRUE POINT OF BEGINNING**; thence along the East line of said Section 20, South $00^{\circ}45'33''$ East a distance of 1089.40 feet; thence leaving said East line of Section 20, along the Southeasterly line of the Wetland Preserve described in Book 980827 at Page 71, Official Records of Sacramento County, for the following thirteen (13) arcs, courses and distances:

- 1) South $89^{\circ}14'27''$ West a distance of 384.80 feet to a point of curvature;
- 2) 309.57 feet along the arc of a tangent 165.00 foot radius curve to the left through a central angle of $107^{\circ}29'52''$ to a point of reverse curvature;
- 3) 316.61 feet along the arc of a tangent 320.00 foot radius curve to the right through a central angle of $56^{\circ}41'22''$;
- 4) South $38^{\circ}25'57''$ West a distance of 297.76 feet;
- 5) North $84^{\circ}46'16''$ West a distance of 220.28 feet;
- 6) South $76^{\circ}32'29''$ West a distance of 101.38 feet;
- 7) South $40^{\circ}36'48''$ West a distance of 1108.27 feet;
- 8) South $58^{\circ}28'52''$ West a distance of 331.06 feet;
- 9) South $38^{\circ}59'00''$ West a distance of 895.28 feet;
- 10) South $21^{\circ}30'14''$ West a distance of 315.62 feet;
- 11) South $43^{\circ}46'23''$ West a distance of 505.92 feet;
- 12) South $09^{\circ}02'05''$ West a distance of 862.68 feet; and
- 13) South $00^{\circ}14'53''$ East a distance of 222.27 feet to a point situate on the South line of said Section 20, as described in that certain Certificate of Correction recorded in Book 20031125, at Page 1987, Official Records of Sacramento County;

thence along said South line of Section 20, South $89^{\circ}44'51''$ West a distance of 1989.85 feet to a found two-inch (2") brass cap stamped LS 3923 marking the Southwest corner of said Section 20; thence along the West line of Section 20, North $00^{\circ}38'22''$ West a distance of 5291.74 feet to a found two-inch (2") brass cap stamped LS 3923 marking the Northwest corner of said Section 20; thence along said West line of said Section 17 North $00^{\circ}32'38''$ West a distance of 478.21 feet; thence leaving said West line of Section 17 and along the South and Southeast lines of said Large Lot Map of Anatolia, the following thirty-one (31) arcs, courses and distances:

- 1) North $89^{\circ}27'22''$ East a distance of 94.61 feet;
- 2) South $00^{\circ}31'06''$ West a distance of 1652.31 feet;
- 3) North $88^{\circ}45'45''$ East a distance of 449.75 feet;
- 4) North $79^{\circ}29'30''$ East a distance of 1647.03 feet;
- 5) North $27^{\circ}57'28''$ West a distance of 726.29 feet to a point of curvature;
- 6) 253.19 feet along the arc of a tangent 280.00 foot radius curve to the right, through a central angle of $51^{\circ}48'34''$;

- 7) North 23°51'06" East a distance of 234.70 feet to a point of curvature;
- 8) 472.62 feet along the arc of a tangent 1400.00 foot radius curve to the left, through a central angle of 19°20'32";
- 9) North 04°30'34" East a distance of 251.00 feet to a point of curvature;
- 10) 261.06 feet along the arc of a tangent 500.00 foot radius curve to the right, through a central angle of 29°54'56";
- 11) North 34°25'30" East a distance of 60.20 feet to a point of curvature
- 12) 236.70 feet along the arc of a tangent 250.00 foot radius curve to the right, through a central angle of 54°14'48";
- 13) North 88°40'18" East a distance of 37.39 feet to a point of curvature
- 14) 69.95 feet along the arc of a tangent 250.00 foot radius curve to the right, through a central angle of 16°01'56";
- 15) South 75°17'46" East a distance of 49.78 feet to a point of curvature;
- 16) 232.95 feet along the arc of a tangent 500.00 foot radius curve to the right, through a central angle of 26°41'37";
- 17) South 48°36'09" East a distance of 51.80 feet to a point of curvature;
- 18) 103.16 feet along the arc of a tangent 600.00 foot radius curve to the left, through a central angle of 09°51'03";
- 19) South 58°27'12" East a distance of 115.86 feet;
- 20) South 67°46'15" East a distance of 20.00 feet to a point of curvature;
- 21) From a radial bearing of South 42°25'52" West, 170.83 feet along the arc of a non-tangent 180 foot radius curve to the left, through a central angle of 54°22'36" to a point of reverse curvature;
- 22) 498.93 feet along the arc of a tangent 2250.00 foot radius curve to the right, through a central angle of 12°42'19";
- 23) South 89°14'26" East a distance of 538.46 feet to a point of curvature;
- 24) 299.02 feet along the arc of a tangent 250.00 foot radius curve to the left, through a central angle of 68°31'46";
- 25) North 22°13'48" East a distance of 74.19 feet to a point of curvature;
- 26) 221.50 feet along the arc of a tangent 500.00 foot radius curve to the right, through a central angle of 25°22'54";
- 27) North 47°36'42" East a distance of 104.24 feet to a point of curvature;
- 28) 254.47 feet along the arc of a tangent 925.00 foot radius curve to the right, through a central angle of 15°45'44";
- 29) North 63°22'26" East a distance of 51.64 feet to a point of curvature;
- 30) 240.96 feet along the arc of a tangent 525.00 foot radius curve to the right, through a central angle of 26°17'48"; and
- 31) North 89°40'14" East a distance of 156.43 feet to a point situate on the East line of said Section 17;

Thence along said East line of Section 17, South 00°44'03" East a distance of 1741.64 feet to the **TRUE POINT OF BEGINNING**.

Containing 484.988 Acres, more or less.

See Exhibit A-1, plat to accompany description, attached hereto and made a part hereof.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, NAD 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" West. Distances shown are ground based.

This legal description was prepared by me or under my supervision pursuant to section 8729 (2) of the Professional Land Surveyors Act.



Craig E. Spiess P.L.S. 7944
Expires December 31, 2005

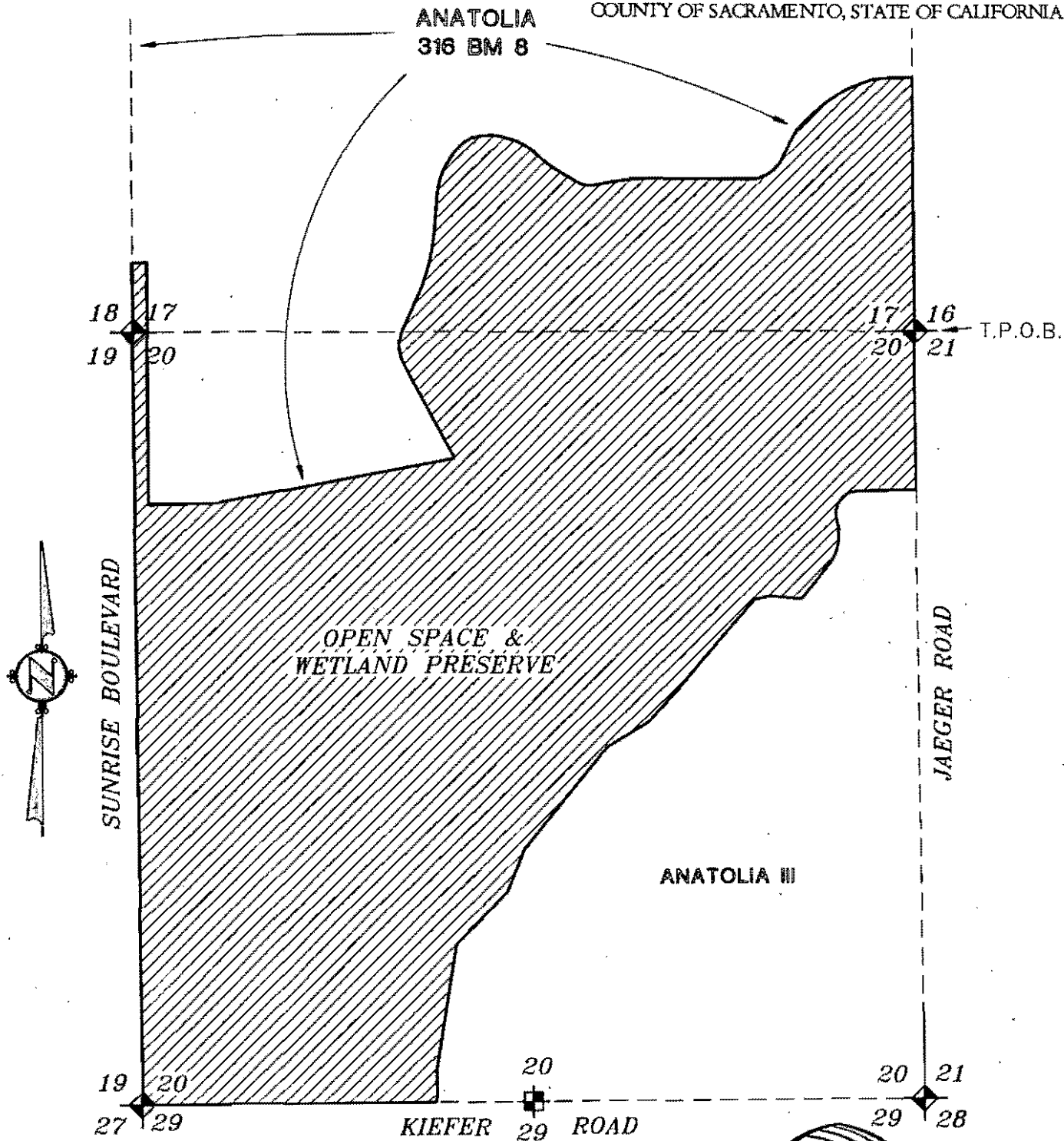
Date: 12/4/03



PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT A-1
 PLAT TO ACCOMPANY
 DESCRIPTION

DESCRIPTION OF OPEN SPACE &
 WETLAND PRESERVE
 SECTIONS 17 & 20, T. 8N., R. 7E M.D.M.
 CITY OF RANCHO CORDOVA
 COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



SEE DESCRIPTION FOR
 COURSE INFORMATION

SCALE: 1"=1000'

WOOD RODGERS
 ENGINEERING • MAPPING • PLANNING • SURVEYING
 3301 C St., Bldg. 100-B Tel 916.341.7760
 Sacramento, CA 95816 Fax 916.341.7767

EXHIBIT "B"
DESCRIPTION OF
ANATOLIA III

All that certain real property situate in a portion of Section 20, Township 8 North, Range 7 East, Mount Diablo Meridian, City of Rancho Cordova, County of Sacramento, State of California, and being further described as being a portion of the Remainder Lands as shown on that certain Large Lot Final Map entitled "Anatolia," filed for record in Book 316 of Maps, at Page 8, Sacramento County Records, as corrected by that certain Certificate of Correction recorded in Book 20031125, at Page 1987, Official Records of Sacramento County said property being more particularly described as follows:

Beginning at a point situate on the East line of said Section 20, from which a found two-inch (2") brass cap stamped LS 3923 marking the Northeast corner of said Section 20 bears North 00°45'33" West a distance of 1089.40 feet; thence from said **TRUE POINT OF BEGINNING**, leaving said East line of Section 20, along the Southeasterly line of the Wetland Preserve described in Book 980827 at Page 71, Official Records of Sacramento County, for the following thirteen (13) arcs, courses and distances:

- 1) South 89°14'27" West a distance of 384.80 feet to a point of curvature;
- 2) 309.57 feet along the arc of a tangent 165.00 foot radius curve to the left through a central angle of 107°29'52" to a point of reverse curvature;
- 3) 316.61 feet along the arc of a tangent 320.00 foot radius curve to the right through a central angle of 56°41'22";
- 4) South 38°25'57" West a distance of 297.76 feet;
- 5) North 84°46'16" West a distance of 220.28 feet;
- 6) South 76°32'29" West a distance of 101.38 feet;
- 7) South 40°36'48" West a distance of 1108.27 feet;
- 8) South 58°28'52" West a distance of 331.06 feet;
- 9) South 38°59'00" West a distance of 895.28 feet;
- 10) South 21°30'14" West a distance of 315.62 feet;
- 11) South 43°46'23" West a distance of 505.92 feet;
- 12) South 09°02'05" West a distance of 862.68 feet; and
- 13) South 00°14'53" East a distance of 222.27 feet to a point situate on the South line of said Section 20, as described in that certain Certificate of Correction recorded in Book 20031125, at Page 197, Official Records of Sacramento County;

thence along said South line of Section 20, as described in that certain Certificate of Correction recorded in Book 20031125, at Page 1987, Official Records of Sacramento County, the following two (2) courses and distances:

- 1) North 89°44'51" East a distance of 663.83 feet to a found two-inch (2") brass cap stamped LS 3646 marking the South One-quarter corner of said Section 20; and
- 2) North 89°45'51" East a distance of 2654.29 feet to a found two-inch (2") brass cap stamped LS 3923 marking the Southeast corner of said Section 20;

Thence along the East line of said Section 20, North 00°45'33" West a distance of 4187.75 feet to the **TRUE POINT OF BEGINNING**.

Containing 208.495 Acres, more or less.

See Exhibit B-1, plat to accompany description, attached hereto and made a part hereof.

The **Basis of Bearings** for this description is the California State Plane Coordinate System, Zone 2, Nad 83, Epoch Date 1997.30, as measured between NGS Station "G 1414," 1st order, and NGS station "Sheldon," 1st order. Said bearing is North 72°44'09" West. Distances shown are ground based.

This legal description was prepared by me or under my supervision pursuant to section 8729 (2) of the Professional Land Surveyors Act.

Craig E. Spiess P.L.S. 7944
Expires December 31, 2005

Date: 12/4/03

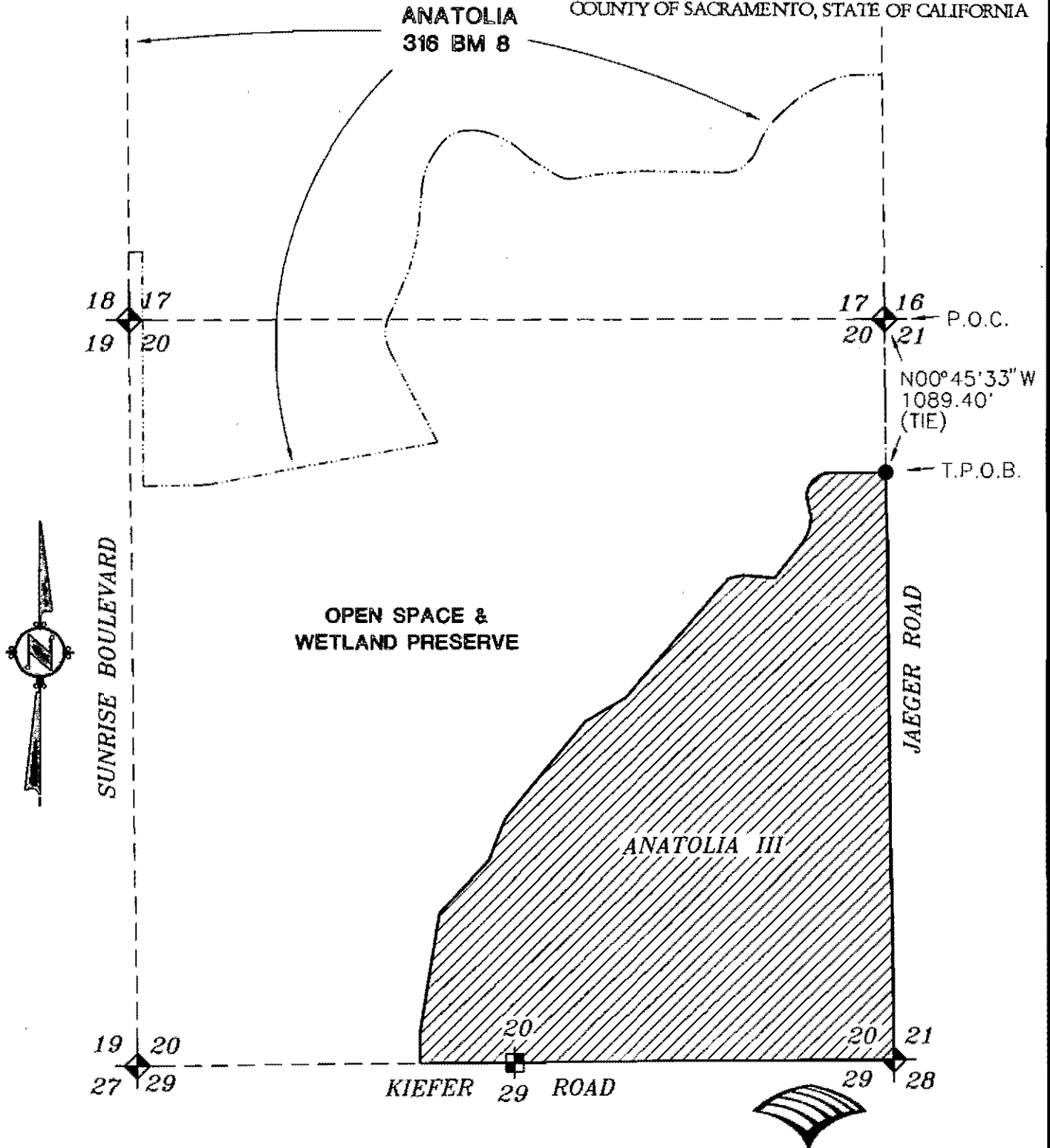


PREPARED BY WOOD RODGERS, INC
SACRAMENTO, CALIFORNIA

EXHIBIT B-1

PLAT TO ACCOMPANY
DESCRIPTION

DESCRIPTION OF
ANATOLIA III
SECTION 20, T. 8N., R. 7E M.D.M.
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



SEE DESCRIPTION FOR
COURSE INFORMATION

SCALE: 1"=1000'

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ENGINEERING • MAPPING • PLANNING • SURVEYING

3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

**Nothing has been provided in the
Agenda Packet for this item.**

Staff Report

Date: December 15, 2003
To: Honorable City Council
From: Paul Junker, Planning Director
Subject: Pending Development Presentation



RECOMMENDATIONS

Consider materials presented by staff and provide direction as appropriate. This presentation is primarily informational, but staff will request discussion and general direction for considering various planning related efforts such as preparation of the General Plan and the upcoming Urban Development Workshop.

DISCUSSION

The planning setting of the City of Rancho Cordova is extremely dynamic and the issues that will be considered by the City Council in the next two years are both exciting and of great significance to the future of the city. After a period relative dormancy, the residential market within the City is poised for rapid growth. Within the City, projects east of Sunrise Boulevard that are approved or in some stage of review could result in development of more than 32,000 dwelling units. Additionally, several projects of interest to the City have been discussed or proposed within areas of existing development. Staff will present an overview of these projects and discuss to process for considering these projects within an overall planning context.

PREPARATION OF GENERAL PLAN

Under state law, the City of Rancho Cordova has 30 months to adopt its first general plan, commencing on July 1, 2003. While this deadline may be extended through a request from the City to the State Office of Planning and Research, it is staff's intent to complete the general plan within the next two years.

Under the planning structure with Sacramento County, Community Plans are prepared for various geographic areas. The Cordova Community Plan addresses development in and around the City of Rancho Cordova. At the time of City incorporation, an update of the Cordova Community Plan was nearing completion. This was the first update of the original Cordova Community Plan, adopted in 1978. While the updated Community Plan was not adopted, the effort invested in this document will provide a substantial base for the City's general plan. In function, the Community Plan is similar in scope and intent to a general plan.

While the Cordova Community Plan offers a strong foundation for preparation of a City general plan, it is appropriate to revisit the planning process and to determine whether the policies contained in that document are supported by the City Council. Additionally, the geographic area of the Community Plan extends beyond the City boundaries and adjustments must be made to reflect the incorporated City. Finally, since completion of the Cordova Community Plan, significant new development proposals have arisen in the City and the regional planning context is potentially shifting through the SACOG Blueprint process.

At this time, staff proposes to bring to the City Council in early 2004 a scope of work for preparation of the general plan. Staff will conduct preliminary discussions with the Council to seek direction prior to presentation of the general plan scope. It is anticipated that the general plan process will be initiated in late winter/early spring of 2004.

Staff proposes that funding for the general plan will be generated through some form of general plan fee. Staff is currently preparing a fee study that will likely propose a fee associated with new building permits. The general plan fee study will be presented to the City Council in January/February 2004.

URBAN DESIGN WORKSHOP

The City has circulated a Request for Qualifications/Request for Proposals for an urban design firm to assist the City with considering options for the form of future development (the circulated RFQ/RFP is attached for Council review). Statements of Qualification/Proposals were due to the City on December 12, 2003 and a selection of the consultant is anticipated for December 19, 2003. The first task that the City will request of the selected consultant is to conduct an Urban Design Workshop before the City Council, scheduled for January 26, 2004.

The purpose of the Urban Design Workshop is to explore concepts of urban design and to consider the form of development that the City Council will seek in future development. This issue is considered a high priority given that the City Council will be asked to consider development projects in the next two years that will direct development for the next ten to twenty years. Further, the plans that will be considered in the next two years are currently under preparation and if the City Council wishes to diverge from historic patterns of development then it is critical to make the development community aware of the Council's preferences at this time.

PROCESSING OF PENDING AND ANTICIPATED DEVELOPMENT PROJECTS

Staff is currently processing applications that could result in approvals of more than 32,000 dwelling units and a variety of associated land uses. At this time, staff must rely upon policy direction established under the County of Sacramento through its general plan, the Cordova Community Plan, and past project approvals.

The SunRidge Specific Plan and tentative maps for portions of the Anatolia projects were approved by the County and established land uses that will accommodate

approximately 9,300 dwelling units. The Sunrise Douglas II Specific Plan is now under preparation and the form of this specific plan, as currently proposed, is very similar to the SunRidge Specific Plan.

While there are many positive aspects of the approved SunRidge Specific Plan, staff questions whether the City Council has had adequate opportunity to consider the form of this project. Additionally, the general plan process and input from current regional planning efforts may provide the Council with information that would affect the desired form of future development projects.

SIGNIFICANT DEVELOPMENT CONSTRAINTS

The development review process is structured to identify issues of concerns related to impacts created by new development projects. Such issues or constraints can significantly affect the implementation of projects even after the projects have been approved. With regard to the Sunrise Douglas vicinity, major constraints identified at this time include impacts to biological resources (wetlands, vernal pools and protected species) and providing adequate public facilities (transportation, water and wastewater treatment).

The Sunrise Douglas area has substantial wetland and vernal pool resources that may affect the ultimate form of development. The process for addressing state and federal regulations related to wetlands and protected species should be considered prior to completion of the project review process. Within the SunRidge Specific Plan, developers are now seeking permits from the Army Corps of Engineers to disturb wetlands. If such permits are not issued, or if the Corps requires modifications to the development projects, then the overall SunRidge Specific Plan and the associated finance and infrastructure plans could be substantially affected.

As development occurs, a variety of public infrastructure must be constructed to support the new land uses. Three areas of particular concern are transportation, water service and wastewater collection and treatment. Of these facilities, the City is responsible for most road improvements, while independent services districts provide water and wastewater services.

With regard to transportation, key improvements have been identified to be constructed prior to specified amounts of development within the SunRidge Specific Plan. Included in these is an alternate road connection to Highway 50 to relieve traffic on Sunrise Boulevard and initiation of a new highway interchange. It may not be possible to meet these obligations in a timely manner that does not delay approved development. Additionally, it is assumed future development to be considered by the City Council will be subject to similar and additional road improvement requirements.

While water and wastewater services are not provided by the City, the provision of these services is critical to construction of new development. Water issues within the Sacramento region are complex, and water service in Rancho Cordova will rely upon a combination of surface water, groundwater, and reclaimed water

generated by Aerojet/Gencorp. Wastewater issues affecting City development include not only treatment plant capacity, but also the installation of collection mains, trunk lines and major interceptor lines. Such facilities should be coordinated in the project review process

OUTLINE FOR PENDING DEVELOPMENT PRESENTATION

The City Council will be presented with additional materials at the December 15, 2003 presentation. Provided below is an outline of the presentation.

- 1. Setting and Current Planning Programs**
- 2. Aerial Photo Tour of City**
- 3. City Development Trends**
- 4. Regional Planning Programs**
- 5. Planning Overview**
 - Planning Structure under County
 - Planning Structure under City
 - Status of City Planning Efforts
- 6. Status of Various Projects**
 - Brief discussion of the following for each project:
 - Subsequent approvals
 - Processing timeframe
 - Unit counts – residential, commercial, industrial, other
- 7. City Development Programs**
 - Villages of Zinfandel
 - Mather Business Park
 - Capital Center
 - Folsom Boulevard – Road Improvements and Infill Projects
- 8. Sunrise Douglas Vicinity**
 - Sunrise Douglas Specific Plan
 - Sunridge Village
 - Reminders in Sunrise Douglas Community Plan
 - Rio del Oro Specific Plan
 - Sunrise Douglas Vicinity Growth Summary
- 9. Summary of magnitude of combined projects**
- 10. Discussion of upcoming Urban Design Workshop**
- 11. Discussion of General Plan Process**

Attachments: Urban Design RFQ/RFP



**City of Rancho Cordova
Request for Qualifications/
Request for Proposals
Urban Design Services**

**Due date/time: No later than 4 p.m. on Friday,
December 12, 2003**

City Council

David Roberts
Mayor

Linda Budge
Mayor Pro-Tempore

Robert McGarvey
Councilmember

Kenneth Cooley
Councilmember

David Sander
Councilmember

Selection of a consultant for the first phase of work is anticipated to take place on **December 19, 2003**

A total of **ten (10)** printed copies of your Qualifications Statement and Proposal must be submitted, along with **ten (10)** copies of your Qualifications Statement and Proposal on CD-ROM in Word and PDF format.

Summary

The City of Rancho Cordova is seeking information from qualified urban design firms (consultants) to assist the City in guiding development and redevelopment within the City. The City is requesting a detailed proposal for completing Phase 1 of this effort, an urban design workshop with the City Council. Subsequent efforts may include assisting with the City's general plan and other tasks related to implementing the City's vision for future development. The firm selected to conduct the workshop may be requested to assist with subsequent efforts, or the City may decide to use different firms for various tasks.

Background

The City of Rancho Cordova became California's newest city on July 1, 2003. Upon incorporation, the city's population was approximately 54,000 persons; new residential development is increasing this population. Rancho Cordova is centrally located in Sacramento County, and is home to one of the county's largest employment centers outside of the City of Sacramento. The City contains substantial areas for which either master planning or detailed planning must take place to accommodate future growth.

Proponents of incorporation promised residents and businesses improved police protection, more attention to local planning issues, and an overall improvement in the services previously provided by County government. The five-member City Council has made achievement of these goals a top priority.

3121 Gold Canal Dr
Rancho Cordova,
CA 95670

Phone 916.942.0222
Fax 916.853.1691

www.cityofranchocordova.org

The Request for Qualifications/Proposals is part of the implementation of the City Council's direction to increase the quality of development in Rancho Cordova and to explore higher-density and mixed-use development that will be supported by the development community and the City's residents and businesses.

Development Setting

Much of Rancho Cordova's existing housing stock dates to the 1950's through 1970's, a period when Aerojet employed as many as 20,000 persons within its facilities. The Aerojet operations have contracted over the past twenty years, currently employing approximately 2,000 persons. As Aerojet operations were contracting, the Rancho Cordova community began attracting alternative employment generating uses, most notably the Capital Center project that was approved in the mid 1980's. This project, located south of Highway 50 and served by Zinfandel Drive, is now a regional employment center comprised of predominantly professional office uses and employing more than 40,000 persons.

After years of slow residential growth, the City is positioned for rapid residential development over the next 15 to 20 years. Approved projects will create an additional 10,000 dwellings (anticipated build out in the next six to ten years), and currently proposed project could result in more than 23,000 additional homes. Proposed and anticipated projects will include a variety of commercial and employment generating uses, but will be predominantly residential in character.

Regionally, Sacramento County is experiencing increasing traffic congestion and associated air quality impacts. Rancho Cordova is well positioned to support public transit use due to existing and planned light rail facilities that will provide numerous stops within the City. Additionally, the City anticipates that expanded bus service throughout the City. Incorporation of overall design and specific facilities that will support both rail and bus transit is a goal of the City.

While the City of Rancho Cordova is very supportive of the existing community, the employment opportunities available in the city, and the proposed new development, there is a commitment to ensuring that new development is of the highest possible quality and that future development embody the best current development trends both within the region and throughout the nation.

Due to the extent of proposed development that will be reviewed in the next two years, the City Council must be prepared to address challenging development proposals in both a timely and comprehensive manner. The City is seeking the assistance of a highly qualified consultant to assist the City Council with design related issues and to participate in establishing a design vision that extends from project specific details to communitywide policy issues.

Services Required by the City

The City will be pursuing various efforts in the next three to four years that may require the assistance of the selected consultant. The most pressing issue will be to assist the City Council with defining its expectations related to urban design issues so that Councilmembers are prepared to conduct project reviews over the next one to two years. To initiate this process, City staff has proposed an Urban Design Workshop. Preparing for and conducting this workshop is the first phase of work the consultant will complete. Subsequent efforts that may be assigned to the consultant include: conducting community vision workshops; assisting with components of the City's first general plan; and, developing urban design guidelines. The consultant selected to conduct the workshop will propose, within the workshop summary report, subsequent tasks that will assist the City in achieving its vision for future development.

Phase One: City Council Workshop/Recommendations for Selected Sites

The first step in the Urban Design process will involve working with City staff to conduct an Urban Design Workshop. This workshop, to be held on **January 26, 2004**, will establish an urban design vocabulary and palette of urban design concepts. While members of the City Council have some experience with the project review process, they have had limited exposure to current concepts of urban design. Further, examples of the quality projects the City will seek are very limited within the Sacramento region and the design concepts presented may be considered innovative by our Council and our development community. Thus, it is critical that the components of top quality urban design be clearly explained.

Within this effort, it is staff's goal to receive direction from the City Council regarding those design concepts that the Council supports and expects to be implemented within development projects. While this effort is being described as a workshop, staff anticipates it may be necessary for the consultant to conduct two or more sessions with the City Council. It is possible the City will ask the consultant to accompany Councilmembers on field trips to successful projects and the consultant should include such an activity as an optional task with separate budget – travel costs would be provided by the City. Specific topics that the City anticipates may be discussed within the workshop include:

- A general description of the elements that contribute to successful design projects, including site design, vehicular and non-vehicular circulation, architecture, landscaping and other design components.
- Incorporation of public space, such as plaza or park, within development projects. The City may ultimately have several activity hubs that would be anchored by such public space. Scale of the public plaza might range from five to ten acres and would likely include a combination of public space and private commercial or residential uses. A major activity hub might include a City civic center with public and private uses.
- Examples of higher-density residential uses that has been designed and built to result in attractive projects which will stand the test of time.

- Strategies for reducing dependence on private automobiles, including mixed use development scenarios, pedestrian and transit supportive design and similar strategies.
- Components of transit-oriented development that can be incorporated into projects to take advantage of the light rail service which has already been built in the city. Incorporation of bus rapid transit should be discussed for projects removed from light rail lines.
- Examples of mixed-use development which combine residential and commercial uses and how such projects can be designed to become a vital part of the city's urban areas. The City's intent is to create rich urban activity centers within new development.

In addition to describing general design concepts and examples of built projects, the consultant will also describe how these concepts could be applied to two example sites within the City of Rancho Cordova. Staff will provide details on selected sites and will work with the consultant to develop conceptual scenarios for each project. It is anticipated that two concepts will be prepared for each site.

Following completion of the urban design workshop, the selected design firm will prepare a summary report that will include materials presented to the City Council and the comments and direction provided by the City Council. The summary report will also present the consultant's recommendations for subsequent steps for the City to pursue.

Example Sites for Urban Design Concepts

The City will identify two sites to serve as example sites for the application of urban design concepts described within the Urban Design Workshop. The consultant will prepare and present conceptual designs for these sites that address land use (at both general and specific levels), site planning, architecture, and landscape architecture.

City staff is particularly interested in bringing forward ideas to the City Council on these sites, which are currently the subject of intense interest in the development community. The goal is to begin exploring design concepts and to be able to provide guidance to potential developers as early in the development process as possible.

One of the sites to be analyzed is located at the intersection of Zinfandel Drive and International Drive, and is described below. The second site location is still under consideration and is anticipated to either be a redevelopment project involving approximately 100 acres of land that includes light rail access, or an undeveloped site within the Sunrise Douglas Community Plan area located south of Douglas Road and east of Sunrise Boulevard.

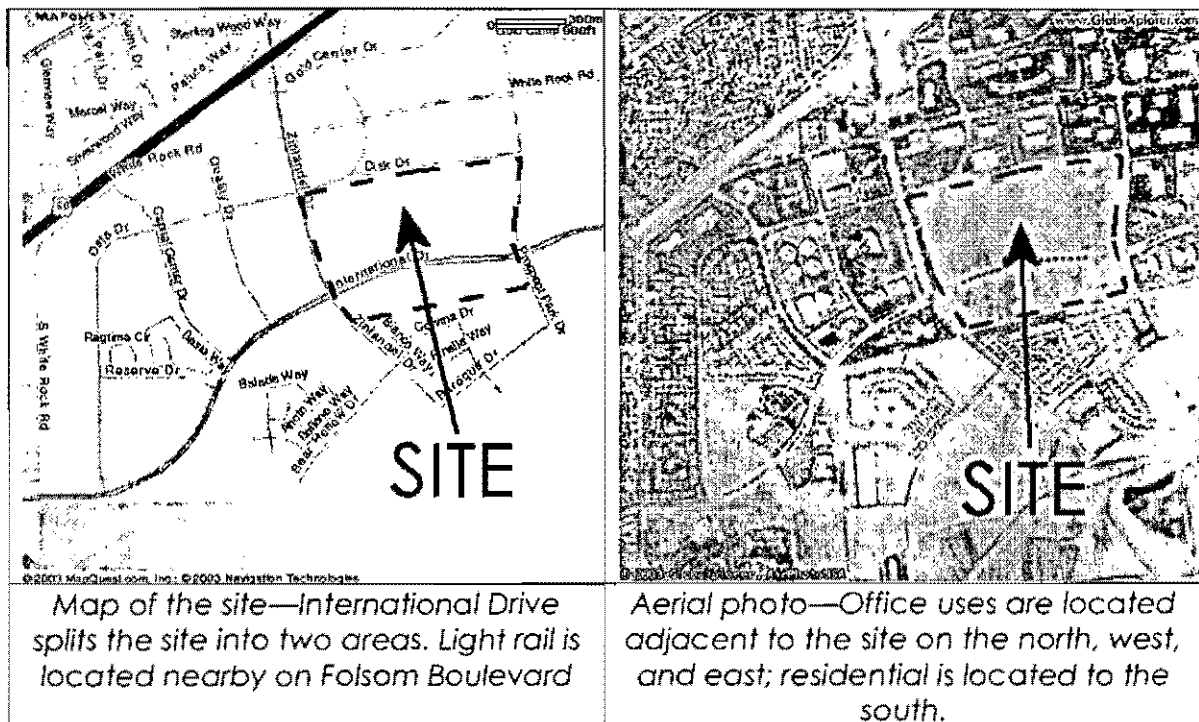
For each of the example sites, the consultant will be provided with general opportunities and constraints and any information available on the City Council's preferences for the sites. All sites under consideration have been the subject of discussions between the City and the development community, and the City Council's input will assist staff in the review of developer proposals.

Site 1: 110 acres is near International and Zinfandel

This site is surrounded by intensive office on three side and residential to the south. A map and aerial photo of this site are shown below:

Issues at this site include:

- How will future development fit in with existing or planned land uses?
- How can this site be connected to the light rail line on Folsom Boulevard? Can Bus Rapid Transit be used?
- What type and mix of land uses is most appropriate? Least appropriate?
- How can design elements—including architecture, landscape architecture, and site planning—be used to enhance this site and assist in the implementation of planned land uses?



The work which the successful consultant will conduct should include the following basic elements:

- Consultation with City staff
- Site visits
- Brief review of applicable planning documents and proposed projects in the vicinity of both sites
- Preparation of conceptual development scenarios for review by City staff
- Preparation of two development scenarios for each site for presentation to the City Council

- Preparing and conducting a multi-media workshop with the City Council
- Workshop follow-up with City staff, including summary report that discusses Council direction/comments on the example sites.

Phase 2: Planning and Implementing an Urban Design Vision

Following the workshop process, the City will consider steps to establish a detailed urban design vision and the mechanisms required to create that vision. While such efforts will not be assigned at this time, the City is requesting that a discussion be provided by the consultant as to how they could assist the City in achieving its vision for future development. Tasks that firms could assist the City with include, but are not limited to:

- Community Vision Workshops. As part of the general plan workshop, the City will seek to refine an overall community vision, urban design being an aspect of that vision. Workshops may be held before the City Council, as community participation events, or a combination of both.
- General Plan Assistance. As work progresses on the general plan, the City may seek additional assistance on land use related issues. These efforts would generally be policy oriented, addressing broad issues of neighborhood design, site planning, and similar issues.
- Urban Design Guidelines. The City has adopted a Design Review Ordinance that establishes a design review procedure. However, detailed design guidelines have not been prepared. The City may seek assistance with the development of design guidelines for residential and non-residential uses.

With regard to Phase 2 work, each consultant should not only provide qualifications demonstrating the ability to provide requested services, but should also provide recommended services that the consultant can provide to help the City define and achieve its urban design vision. Phase 2 tasks listed above are preliminary and not all inclusive. The City will consider alternative work efforts that assist in successfully implementing high quality urban development within the City of Rancho Cordova.

As noted earlier in this RFQ/RFP, it is possible that the City will select different firms for each major increment of work, based on the demonstrated abilities of the firms. If you do not wish to propose for Phase 1 tasks, but wish to submit qualifications and/or scope of services for subsequent work, please indicate so in your proposal.

Submittal Requirements

A total of **ten (10)** copies of your Qualifications package must be submitted by **4:00 p.m. on December 12, 2003** to:

Paul Junker, Planning Director
City of Rancho Cordova
3121 Gold Canal Dr.
Rancho Cordova, CA 95670

RFQ/RFP submittals received after the submittal deadline shall be returned unopened.

Printed copies of the proposal are required; email or faxed submissions will not be accepted. In addition to printed copies, **ten (10)** copies of your Qualifications Statement on CD-ROM in Word and PDF format must be submitted.

Your package must be clearly labeled, "Qualifications Statement and Proposal: Urban Design Services for the City of Rancho Cordova." Include the name of your firm(s) and the date submitted.

The following items must be included in your submittal to the City:

1. A cover letter which includes a statement that the Qualifications Statement and all of its component parts shall remain in effect for a minimum of one year.
2. A statement of understanding and project approach which outlines the consultant's understanding of the issues presented in this RFQ/RFP and how you propose to conduct the work required for each step in the Design Guidelines process.
3. Information on the firm's or team's qualifications and experience.
4. References from cities/counties for which you have provided design services.
5. A commitment that the consultant team—particularly the project manager(s)—will remain in place for the duration of the project. The City will reserve the right to approve changes in personnel if such changes are required.
6. Please provide at least one sample of each of the following. For each, identify the project manager, and state whether this person is still employed with your firm and available to provide similar services to the City of Rancho Cordova.
 - Land use plans—Preferably, these should include plans with imaginative land use concepts, and which have been implemented.
 - Urban design sketches and photographs of how these concepts have been implemented in the form of built projects
 - Urban design guidelines in printed form. Be sure to identify the public agency for which the guidelines were prepared.
 - Public presentation materials, including printed materials used in one or more of your presentations.

Note: You are submitting Qualifications and a Proposal for a project which will require a high level of skill in design and in the presentation of design to the City and the public—your submittal to the City **will** be judged in part on its appearance and on your firm's design ability. At the same time, the City recognizes that the time provided to you to prepare your submittal package is relatively short, and we look forward to seeing how you respond to this time constraint.

7. A completed Consultant Questionnaire (attached).
8. A listing of your firm's standard **cost schedule**, including hourly rates for the persons assigned to the Design Guidelines project and any rates for subcontracted work.
9. Identification of any available **insurance coverage** (e.g., Errors and Omissions, Liability) the firm may have.
10. Any additional information that would reflect on your firm's ability to provide the services described in this RFQ/RFP.
11. Firm's (and subcontractor's) status as a Disadvantaged Business Enterprise (DBE) or Women-Owned Business Enterprise (WBE).
12. Signature line, with name and title of signatory; firm, address, and telephone number.

Questions

Questions regarding this Request for Qualifications must be submitted via email to Paul Junker at pjunker@cityofranchocordova.org. Questions must be submitted prior to 4 p.m. Friday, December 5.

Questions and answers will be posted on the City's web site, at www.cityofranchocordova.org

Selection of Qualified Consultants

The City will select qualified consultants based on the following factors:

- Demonstrated knowledge of urban design concepts as discussed in this RFQ/RFP
- Design and presentation skills
- Ability to provide services within the timeframes identified in this RFQ/RFP
- Other factors as deemed appropriate by the City

At this time, no weighting has been assigned to these factors.

The City may request that consultants/consulting teams participate in an interview process. At this time, you should plan to be available on **December 17 to 19** for an interview; we will attempt to be flexible in the scheduling of interviews, but the City will not schedule interviews outside this range of dates.

Upon completion of the selection process, the City will select a consultant for the first phase – conduct of the urban design workshop. The consultant selected for the first phase of work will be notified on or about **December 19** and should be ready to begin work immediately.

Disclaimers

Right to Reject Proposals

The City reserves the right to reject any or all proposals, or any part of any proposal, to waive minor technicalities, or to solicit new proposals, as the City of Rancho Cordova may deem necessary in its interest. Proposals may be rejected for any alterations of form, additions or alternates not called for, incomplete proposals, or irregularities of any kind.

Notification of Withdrawal of Proposals

Proposals submitted will become the property of the City of Rancho Cordova after the Proposal submission deadline and may be released as public documents after that time. Proposals may be modified or withdrawn prior to the time and date specified for Qualifications submission. Proposals may be modified or withdrawn only by formal written notice from an authorized representative of the consultant.

Do not submit any information which can not be made public. Your entire Qualifications package will be returned if any portion is requested by you to remain confidential.

Cost of Preparation of Proposal

The City of Rancho Cordova will not pay any costs incurred in the preparation, presenting, printing, interview, or negotiation process. All costs associated with preparing, presenting, printing, interviewing and/or presenting the proposal shall be borne by the consultant(s) submitting qualifications.

This Request for Qualifications/Proposals Is Not a Commitment

This Request for Qualifications/Proposals is not a contract or a commitment of any kind by the City of Rancho Cordova and does not commit the City to award a contract or to pay any costs incurred in the submission of a proposal.

City Standard Agreement

If selected to provide services to the City, the consultant shall be required to sign the City's consultant agreement (attached). The terms of the agreement should be considered to be non-negotiable.

Attachments: Consultant Questionnaire
 City Standard Agreement



Date: December 15, 2003
To: Honorable City Council
From: Yvonne DeHaan, Code Enforcement Program Manager
Subject: IN-SHAPE Code Compliance Program

STAFF RECOMMENDATION:

1. The City Council determines that the IN-SHAPE program is growing and performing as the council desires.
2. The City Council provides direction to assist the program to continue in its progress to manifest their vision for the City.

BACKGROUND:

The purpose of this report is to provide an update on the activities of the IN-SHAPE Program and to indicate to the City Council our focus and priorities for the next six months.

Code Enforcement in Rancho Cordova is handled by the IN-SHAPE Code Compliance Program - IN-SHAPE being an acronym for Improving Neighborhoods through Safe Housing and Property Enhancement. The program began on July 8, 2003.

We are tasked with enforcement of the Zoning Code, Municipal Ordinances and cases involving substandard housing. A broader definition, perhaps, is that when all the specialized departments or programs such as Animal Control, Environmental Health, Transportation, etc., have addressed issues they were set up to deal with, our program handles everything else.

Even before incorporation, it was clear that Code Enforcement was a priority for the new city. Early on in the program, you were asked to provide us with your ideas and concerns in this area. Each of you had several specific areas that were touched on, including fencing, signage, abandoned vehicles, and trashy properties. The theme that came through after looking at all the notes, was that it is very important to you for the city to look good. You want people who live,

work and visit here to be able to travel any street and see clean and pleasant surroundings – the kind of appearance that suggests comfort, security and pride.

On the first day at City Hall, we immediately began providing service at all levels except on-street vehicle abatement. Our first month of activity included courtesy violation letters (notifying someone that a problem exists and requesting their cooperation in correcting the situation), immediate response for critical situations, follow-up calls on active requests, proactive enforcement, contact with residents and violators in the field, referrals to other departments and joint enforcement activities with law enforcement. Our inspectors are not limited to normal 8 a.m. to 5 p.m. shifts. They have been working varying schedules that include weekends and/or evening shifts to provide coverage for situations not commonly encountered during the week.

We are now in the middle of our 6th month, and the program stats are very impressive. We average just over 250 Service Requests per month. To date, over 1,100 incidents have been logged in. Approximately 30% of the incidents are proactive, meaning that a member of the team observed a violation and took appropriate action. Overall, over 70% of the requests we have received have been successfully completed.

CURRENT STATUS:

Our focus up to this point has been on those problems that are highly visible, or present a danger to the public, as well as responding to all requests for service. We are seeing results! Yards are getting cleaned up, vehicles are getting towed, most importantly residents are seeing a response when they make a call about something. We all receive positive comments from people wanting to thank us for our quick response, and the quality of the staff. It is fun to be able to tell them that we all enjoy the outcome of our labors as much as they do!

We continue to tow vehicles at a rate of about 20 cars a week. This has been a very popular program because it is easy to see immediate results when an eyesore is removed from a public place. The number of abandoned vehicles in the city has diminished overall, but there are certain areas that will require continued enforcement. Our program is also attempting to gather information that will help us find out where these vehicles are coming from, and develop some strategies for slowing or stopping their appearance in the future. As we continue to move forward we expect the emphasis to be weighted more towards prevention than enforcement.

Although perhaps a little less visible, the enforcement of Zoning and Municipal ordinances constitutes a much larger segment of the program. Procedures for these types of problems are generally conducted over a period of 30 days, and the length of time a request of this type is active makes it a more labor intensive part of the program. The most common complaints here are inoperable vehicles on private property, yards full of trash and junk, and people doing major

automotive repair at home. Our plan for progress in this area is to revise the forms, letters and procedures used by the program. Currently we are using a system modified from that used by Sacramento County. We will be replacing the sometimes harsh and accusatory wording with something more concise in its direction and purpose, with an overlying tone of customer service.

This program (along with the Building Department) also responds to problems involving substandard housing issues. We are very aware of the potential for housing issues generated by the age, number and density of rental properties and we have not yet received the expected amount of service requests in this area. It is likely that the answer to this involves education and communication with the community so they see us as a resource rather than a threat. We will be reporting our progress to you, as well as bringing to you some information on programs used by other jurisdictions. One in particular that we plan to present for your consideration involves discussion of a policy for relocating residents of properties that have been declared substandard, and where the a landlord is unable or unwilling to relocate the affected residents in a timely manner. Many agencies have chosen to have a plan in place that may include temporary funding for relocation, with the issue of civil and criminal penalties and repayment to be taken up once the emergency is in hand.

IN-SHAPE is also working with other agencies in the area regarding housing issues, and is currently participating in two area projects, Weed & Seed and SRHIP.

Weed & Seed, as you know, is a collaborative of a wide variety of residents, law enforcement personnel, and staff from local community and government agencies working to obtain a grant from the Dept. of Justice to finance the clean-up (weeding) and revitalization (seeding) of a target area in a specified area of the city. At this point, the application has been submitted and we are all waiting to hear if it will be funded. Our program will be an integral part of the weeding process, and hopes to also use education programs and community contact to assist with the seeding.

SRHIP (Sacramento Rental Housing Improvement Partnership) is a program using the combined efforts staff from local code enforcement, law enforcement, the District Attorney's office, and Human Rights and Fair Housing. They meet regularly to share information on problems and solutions in the region, and consider activities to assist in educating landlords on the importance and rewards of maintaining their property and screening their tenants.

We are also seeking out and responding to invitations from community organizations to speak about our program. We plan to set up a schedule with the Neighborhood Watch coordinator to attend meetings throughout the year. As we gather information through this process, we will be better able to evaluate and respond to the needs of the community

LOOKING FORWARD:

As we make a sufficient impact on the community to give the residents a feeling of security and control, we look forward to expanding our focus to include a wider array of issues to resolve, refining our strategies to make the most effective use of the staff's time and skills, and making more use of the resources available to us both professionally and in the community.

Of the things that this first six (6) months has shown us, we feel that one of the program's top priorities should be to tackle the issue of modifying the ordinances inherited from the County of Sacramento in order to make them address the specific needs of Rancho Cordova. We are working with a large and complex set of rules, written over a long period of time for an area that has undergone monumental changes. We have started meeting with the City Attorney on these issues, with an eye on both revision or creation of needed laws, as well as a possible renovation of entire sections of the codes. One of the elements we intend to bring to all our new ordinances is a clarity of purpose, and specific and solution oriented consequences.

We are currently having some issues with enforcement where the lack of an ordinance or one that is poorly written ones hamper our effectiveness. We are presenting two examples where we feel an ordinance is necessary to assist in making Rancho Cordova a safe and clean community. The first involves the necessity of keeping sidewalks and streets clear of obstructions. Construction of one ordinance has already begun that will cover all types of obstructions including sports equipment, construction materials, trash containers, personal items, and any other items that prevent clear and safe passage to the public. We expect to have this back to you early next year.

Another issue needing to be addressed is that of people living in vehicles. There is a high incidence of this kind of behavior here. Not only are there the usual holiday travelers staying in motor homes when they visit a relative, but we have quite a few "residents" who simply live in campers, trailers, and sometimes passenger vehicles, moving them from one location to the next only when they attract the attention of residents or law enforcement. We do not feel that simply moving them along until they park somewhere else is an acceptable answer to this issue. Research on this topic has begun and we hope to come back to you very soon with additional information.

A different type of concern we have involves a law that has existed for some time, but has somehow escaped enforcement. This has led to fairly widespread violations of an ordinance that directly affects public safety. Current law calls for a defined line of sight to remain clear and unobstructed at corners and driveways to allow for safe entry into the flow of traffic. A quick tour of any neighborhood will find violations that involve not only trees and shrubbery, but long standing fences and walls. While trimming trees or bushes would be a simple task, the remodeling or removal of walls and fences is a much greater

issue, and we ask for your direction before we simply start enforcing a rule that may significantly affect the property and pocketbooks of the residents here.

There are many smaller, although no less important issues to be dealt with. Shopping carts, littering, street vendors and such can often be reduced or eliminated from an area with the cooperation of the surrounding community. We hope that efforts by our program, combined with involvement from both businesses and area residents will prove to be enough to control or eliminate this type of nuisance.

CONCLUSION:

IN-SHAPE will continue to focus on the main areas that will make Rancho Cordova a better place. These include the continued removal of abandoned vehicles, and focused enforcement of Zoning and Housing Codes. As we make a difference in the community, needs and perceptions will change, expectations will be higher, and much can be accomplished. We ask that as we go along, you continue to communicate your desires for the future of the program, and we thank you for the opportunity to help bring your vision to life in this city.

RECOMMENDATIONS:

Staff requests that the City Council provide direction to guide the activities of the IN-SHAPE Program. Specifically, staff is seeking Council direction on the appropriateness of the following IN-SHAPE Program activities:

1. Continued removal of abandoned vehicles, and focused enforcement of Zoning and Housing Codes.
2. Coordination with the City Attorney's office to undertake a comprehensive review of the City's ordinances and regulations in order to make these efforts more effective.
3. Conduct outreach to the public through educational programs, create a presence on the City's website, and engage in other activities designed to improve the image residents have of their city.
4. Develop connections with the community through special programs, service clubs, churches, business groups and other organizations to establish a network of resources and create a sense of participation and pride throughout the city.
5. Enforce sight obstructions regulations. Specific direction is requested regarding enforcement actions that would result in the modification or removal of a permanent structure such as a fence or wall.

Memorandum



Date: December 15, 2003
To: Honorable City Council
From: Cyrus Abhar, City Engineer
Subject: Villages of Zinfandel
Public Facilities Financing Plan (PFFP) Development Fee Program

Recommendations:

1. Open Public Hearing;
2. Receive the staff report;
3. Receive testimony;
4. Close public Hearing;
5. Adopt the attached fee ordinance as introduced at the Council Meeting of December 1, 2003.
6. Approve the attached resolution for the Villages of Zinfandel PFFP – Development Fee Program that contains the required nexus findings.

BACKGROUND:

On December 1, 2003, the City Council waived the first reading and introduced the attached fee ordinance for the Villages of Zinfandel Financing Plan. At the Hearing, the Council discussed the subject of Villages of Zinfandel offsite roadway fair share contributions and directed staff that the term "other facilities" as used in the Development Fee Program report be broadly defined.

Pursuant to the discussions at the Hearing and direction by the City Council, staff has included an additional phrase in the Development Fee Program report, which states that: "...The Villages of Zinfandel contribution can be used to defray the cost of other facilities on the list **or other offsite circulation improvements reasonably related to traffic impacts from this development.**"

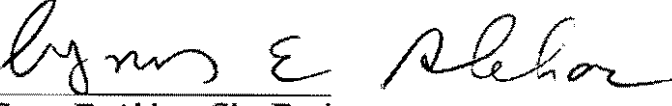
This proposed language provides an added level of flexibility for potential future mitigation measures and improvement projects that may be found are reasonably related to the traffic impacts from the Villages of Zinfandel development.

Requested Motion

1. "I move that the City waive the second reading and adopt the ordinance."

2. "I move that the City Council approve the attached resolution for the Villages of Zinfandel Public Financing Plan Development Fee Program."

Respectfully submitted,


Cyrus E. Abhar, City Engineer

Attachments:

1. Village Of Zinfandel Public Facilities Financing Plan - Development Fee Program Report
2. Ordinance to Establish Development Fee and Offsite Roadway Mitigation and Library Facilities required by the Villages of Zinfandel Public Facilities Financing Plan
3. Resolution Approving the Villages Zinfandel Public Financing Plan Development Fee Program

CITY OF RANCHO CORDOVA

RESOLUTION NO. 80-2003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADOPTING THE VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN FEE PROGRAM AND IMPOSING THE VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN DEVELOPMENT FEES TO FINANCE DEVELOPMENT WITHIN THE VILLAGES OF ZINFANDEL SPECIAL PLAN AREA

WHEREAS, Article XI, section 7, of the California Constitution authorizes cities and counties to impose and charge development impact fees to fund the estimated cost of certain facilities, the need for which is directly or indirectly generated by the type and level of proposed development; and

WHEREAS, on May 24, 2000, the Sacramento County Board of Supervisors approved the Villages of Zinfandel development project in the Rancho Cordova Community and adopted Sacramento County Ordinance No. SZC 2000-0018, the Villages of Zinfandel Special Plan Area ordinance, which required the adoption of a public facilities financing plan prior to development of the project; and

WHEREAS, on October 2, 2001, the Sacramento County Board of Supervisors approved the Villages of Zinfandel Public Facilities Financing Plan in Sacramento County Resolution No. 2001-1122; and

WHEREAS, the Sacramento County Board of Supervisors subsequently received an application (Control No. 00-GPB-ZOB-SDP-0750) to revise the circulation and land use design of the Villages of Zinfandel project, which culminated in the actions of the Sacramento County Board of Supervisors on August 7, 2002, approving amendments to the Zinfandel Special Plan Area; and

WHEREAS, the Villages of Zinfandel Public Facilities Financing Plan was updated in January 2003 to reflect changes in infrastructure costs resulting from the changes in circulation and land use approved in the August 2002 Villages of Zinfandel Special Plan Area amendments; and

WHEREAS, the City of Rancho Cordova was incorporated on July 1, 2003, out of formerly unincorporated lands in Rancho Cordova community in the County of Sacramento, including the Villages of Zinfandel Special Plan Area, and assumed from the County of Sacramento land use regulatory authority over development of the Villages of Zinfandel Special Plan Area; and

WHEREAS, the General Plan of the City of Rancho Cordova requires that areas chosen for urban expansion shall be capable of being provided within a reasonable period of time, an adequate level of public facilities, including, but not limited to, transportation and library facilities; and

WHEREAS, the General Plan further requires the preparation of a plan that identifies a mechanism for financing those facilities necessary to serve urban development in areas designated for urban expansion, and additional policies for use of developer dedications, development fees, and other means to pay for an acceptable level of transportation facilities; and

WHEREAS, the City Council has received from the Sacramento County Department of County Engineering and Administration a Villages of Zinfandel Public Facilities Financing Plan Development Fee Program, which, among other recommendations, suggests techniques to calculate and impose development impact fees within the Villages of Zinfandel Special Plan Area; and

WHEREAS, Government Code Sections 66000 *et seq.*, require that a local agency hold a noticed public hearing, at which oral or written presentations can be made, prior to the adoption of a resolution approving a new development impact fee or increasing an existing development impact fee; and

WHEREAS, on December 1, 2003, the City Council held a public hearing to receive and consider public comments on the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program, and **WHEREAS**, notice of said hearing as required pursuant to the provisions of Government Code Sections 66000 *et seq.* has been duly and properly given; and

WHEREAS, at said hearing the City Council introduced Ordinance No. 28-2003, an ordinance adding Chapter 16.81 to Title 16 of the Rancho Cordova City Code Relating To Establishment Of Development Fees To Finance The Cost of Offsite Roadway Mitigation and Library Fees Required By The Villages Of Zinfandel Public Facilities Financing Plan, which was adopted on December 15, 2003 and will be effective on January 14, 2004 (the "Ordinance");

WHEREAS, all written and oral presentations received at or before said hearing have been duly considered by the City Council; and

WHEREAS, the City Council finds as follows:

- A. The above recitals are true and correct and the City Council so finds and determines.
- B. The Villages of Zinfandel Public Facilities Financing Plan Development Fee Program complies with California Government Code section 66001 by establishing the basis for imposition of fees on new development. In particular, the City Council finds that:
 1. The purpose of the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program is to ensure that development within the Villages of Zinfandel Special Plan Area is capable of being provided, within a reasonable period of time, with adequate levels of public facilities, including but not limited to, transportation and library facilities.
 2. The use of the Villages of Zinfandel Public Facilities Financing Plan Development Fees as provided in Chapter 16.81 of the Rancho Cordova City Code is to fund the facilities identified in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program.

3. There is a reasonable relationship between the use of the Villages of Zinfandel Public Facilities Financing Plan Development Fees and the type of development projects on which the fees are imposed as set forth in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program.
 4. There is a reasonable relationship between the need for the identified public facilities and the type of development projects on which the fees are imposed as set forth in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program.
 5. There is a reasonable relationship between the amount of the development impact fees and the cost of the identified public facilities or portion of the identified public facilities attributable to the development on which the fees are imposed as set forth in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program.
- C. The fees collected pursuant to this resolution shall be used to finance the public facilities described or identified in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program or other public facilities master plans as may from time to time be adopted by the City Council.
- D. After considering the specific project descriptions and cost estimates in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program, the City Council approves such project descriptions and cost estimates, and finds them reasonable as the basis for calculating and imposing certain development impact fees.
- E. The projects and fee methodology identified in the Villages of Zinfandel Public Facilities Financing Plan Development Fee Program are consistent with the City's General Plan.
- F. The Villages of Zinfandel Public Facilities Financing Plan Development Fee Program is within the scope of environmental review pursuant to the California Environmental Quality Act that was conducted for the Zinfandel SPA and the Villages of Zinfandel Public Facilities Financing Plan.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Rancho Cordova that:

1. The Villages of Zinfandel Public Facilities Financing Plan Development Fee Program, attached as Exhibit A, is hereby adopted.
2. The development impact fees set forth in Exhibit A are hereby imposed.
3. This resolution shall be effective upon the effective date of the Ordinance.

Passed and adopted by the City Council of the City of Rancho Cordova, this 15th day of December, 2003,
by the following vote, to wit:

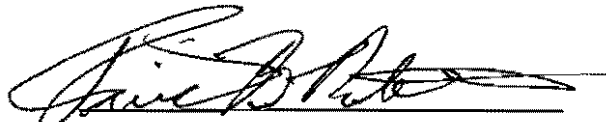
AYES: Cooley, McGarvey, Sander, Roberts

NOES: None

ABSENT: Budge

ABSTAIN: None

APPROVED:


MAYOR

ATTEST:


CITY CLERK

VILLAGES OF ZINFANDEL
PUBLIC FACILITIES FINANCING PLAN
DEVELOPMENT FEE PROGRAM

Prepared for:

Rancho Cordova City Council

Hearing Draft

Date: December 1, 2003

Prepared by:

Department of County Engineering and Administration
Development Services and Surveyor Division
Infrastructure Finance Section

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INTRODUCTION

On May 24, 2000, the Sacramento County Board of Supervisors (the "Board") approved the Villages of Zinfandel development project in the Rancho Cordova Community and adopted Ordinance No. SZC 2000-0018, the Zinfandel SPA ordinance. The Zinfandel SPA required the adoption of a public facilities financing plan prior to development of more than 250 homes within the project. On October 2, 2001, the Board approved the Villages of Zinfandel Public Facilities Financing Plan by Resolution No. 2001-1122. The Villages of Zinfandel developer subsequently received Board approval of an application (Control No. 00-GPB-ZOB-SDP-0750) to revise the circulation and land use design of the Villages of Zinfandel project. This process culminated in Board actions on August 7, 2002, approving amendments to the Zinfandel SPA by Ordinance No. SZC 2002-0020.

For each of the six planned development phases, the 2001 Villages of Zinfandel Public Facilities Financing Plan (PFFP) set forth the estimated costs for onsite major roads, sewer, storm drainage, water supply, and parks and open space infrastructure to serve development within the Zinfandel SPA. These costs totaled approximately \$51.5 million. The 2001 PFFP's financing strategy was for pay-as-you go construction of these facilities improvements by the master developer augmented with appropriate credits and reimbursements from the existing Sacramento County sewer and storm drain fee programs. With regard to offsite roadway improvements identified to mitigate project traffic impacts, the 2001 PFFP called for establishment of an Offsite Roadway Mitigation Fee to generate a fair share contribution of approximately \$1.7 million that would be used to help fund the eastward extension of International Drive across the Folsom South Canal to Sunrise Boulevard. With the project ready to pull initial building permits for Phase 1 homes, but with County Public Works recognizing that an application to amend land use and circulation entitlements of the Zinfandel SPA had been submitted by the developer, an interim fee agreement was executed to provide the basis for collecting the Offsite Roadway Mitigation Fee based on 120% of the "worst case" amount calculated in the 2001 PFFP.

The Villages of Zinfandel PFFP was updated in January 2003 to reflect changes in infrastructure costs resulting from the changes in circulation and land use approved in the August 2002 SPA amendments. Estimated costs for onsite infrastructure increased to \$58.7 million. The fair share estimate for offsite roadway mitigation was modified to reflect the traffic analysis for the SPA amendments. The 2003 PFFP also includes revisions to reflect the developer's voluntary commitment to installation of additional traffic signals and payment of library fees. The Board of Supervisors approved the updated Villages of Zinfandel PFFP on May 21, 2003 by Resolution No. 2003-0550. The Board directed its Public Works staff to work with staff of the City of Rancho Cordova to enable the City Council (the "Council") to consider implementing the two new fee components by adopting the necessary nexus study and fee ordinance. This implementation study supplements the 2003 PFFP by setting forth the details of the development fee program necessary to finance the required offsite roadway facilities and library facilities.

The Villages of Zinfandel PFFP - Development Fee Program is the component of the PFFP that is intended to enable the project's land uses to be provided, within a reasonable period of time, with the identified offsite traffic mitigation and with an adequate level of library facilities. Part One of this report, Public Facilities Requirements, identifies and describes the offsite

roadway and library facilities required for the approved land uses within the Zinfandel SPA area. Part Two of this report, Development Fee Procedures and Operations, details the procedures and operations of the Development Fee Program, which includes the program fee rates, calculation and collection of program fees, dwelling unit equivalent factors, credits and reimbursements, the underlying District 3 Roadway Development Fee, and fee program implementation.

GOVERNMENT CODE SECTION 66000 REQUIREMENTS

Chapter 5 of California's Government Code (Fees for Development Projects) in Section 66001 requires that in any action establishing, increasing, or imposing a fee as a condition of approval on a development project by a local agency, the local agency shall do all of the following: identify the purpose of the fee; identify the use to which the fee will be put; determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and determine how there is a reasonable relationship between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

Purpose and Use of the Development Fees

The Sacramento County and Rancho Cordova General Plans require the preparation of infrastructure financing plans for required public facilities that identify the funding mechanisms needed to serve the new urban development. The General Plans contain policies supporting the use of development fees, assessments, dedications, and other means to pay for acceptable levels of transportation facilities and the funding of adequate library facilities. The 2003 Villages of Zinfandel PFFP provides this kind of financial roadmap for financing urban facilities to serve development in the Villages of Zinfandel SPA. The purpose of the Villages of Zinfandel PFFP - Development Fee Program is to fund the required offsite roadway and library facilities associated with the development of the Zinfandel SPA. The required public facilities for both fee components are identified in Part One of this report and in the Capital Improvement Programs ("CIPs") in Appendix A. Those offsite public facilities are required to ensure that developments within the Zinfandel SPA are capable of being provided, within a reasonable period of time, with adequate levels of offsite traffic mitigation and library facilities.

Relationship of Development Fees and Need for Public Facilities to Serve the Developing Land Uses

There is a reasonable relationship between the offsite roadway mitigation development fee's use and the type of development projects on which the fee is imposed. The roadway development fee will be used to fund roadway facilities identified in the Roadway CIP that will serve residents and businesses generated by the new development in the Zinfandel SPA. There is also a reasonable relationship between the need for the public facility and the type of development projects on which the fee is imposed. The Sacramento County and Rancho Cordova General Plans require that areas designated for urban expansion shall be capable of being provided, within a reasonable period of time, an adequate level of public facilities including roadway facilities. The developing land uses in the Zinfandel SPA will create the need for the construction of new offsite roadway improvements to ensure that the plan area is capable of being provided, within a reasonable period of time, with

adequate levels of roadway facilities as required by the Sacramento County and Rancho Cordova General Plans. This need for the roadway facilities was established in the Villages of Zinfandel PFFP to reflect the analysis contained in traffic studies that were prepared for the environmental documents for the Zinfandel SPA. The projects in the Roadway CIP were identified as mitigation measures in project Environment Impact Reports (see Village of Zinfandel FEIR [Control No. 95-GPB-CZB-PMR-SDB-DGB-ZOB-0533] certified on 4-29-98 and Village of Zinfandel FSEIR [same control no.] certified on 5-24-00) and zoning conditions of approval (see Zinfandel Special Planning Area – Ordinance Nos. SCZ 2000-0018 and SCZ 2002-0020).

There is a reasonable relationship between the use of the library development fee and the type of development projects on which the fee is imposed. The Sacramento County and Rancho Cordova General Plans require that areas designated for urban expansion shall be capable of being provided, within a reasonable period of time, an adequate level of public facilities including library facilities. The Library Development Fee will be used to fund either (1) a portion of the new Sunrise Douglas Community Library facility identified in this report that will serve residents generated from the new development within the Villages of Zinfandel PFFP area or (2) upgrades to the existing Rancho Cordova Community Library located about the same distance from the Villages of Zinfandel. There is also a reasonable relationship between the need for the public facility and the type of development projects on which the fee is imposed. The developing residential land uses within the Villages of Zinfandel PFFP area will create the need for additional library facilities the provision of which will ensure that the Financing Plan area is capable of being provided, within a reasonable period of time, with adequate levels of library facilities.

Relationship of Development Fee Amount to Land Uses

There is also a reasonable relationship between the proposed fee rates and the cost of the offsite roadway mitigation and library facilities improvements attributable to the Zinfandel SPA development on which the fees are to be imposed. The total facility cost for each service program fee component is apportioned to the Zinfandel SPA land uses based upon the number of dwelling unit equivalents generated by each land use category for each type of facility. Dwelling Unit Equivalent (DUE) schedules have been created for the two fee components that indicate the relative responsibility of each Zinfandel SPA land use category in relation to a normative single-family residential (RD-1) category for offsite roadway mitigation and library facilities. The rationale for each DUE Schedule is explained in Part Two of this report and the calculation of the DUE Schedule for each facility to be provided is shown in Appendix B.

SUMMARY OF REQUIRED FACILITIES COSTS

A Backbone Infrastructure Cost Summary for the Villages of Zinfandel SPA development was included in the 2003 PFFP and is shown in Table 2 of that report. It indicates that, under the revised development project, major onsite infrastructure improvements costing approximately \$58,670,369 are necessary for the development of the Villages of Zinfandel PFFP area. This includes major roads, sewer, storm drainage, water supply, and parks and open space.

The Villages of Zinfandel PFFP also indicates that the proposed funding source for required offsite traffic mitigation roadway improvements and library facilities is development fees to be collected with the issuance of building permits. In order to codify these development impact fee contributions, the Villages of Zinfandel PFFP Development Fee Program is to be implemented

by the City of Rancho Cordova. The remaining \$2,130,574 in facilities cost contributions, consisting of Offsite Roadway Mitigation and Library Facilities, are anticipated to be financed with the Villages of Zinfandel PFFP - Development Fee Program. This development fee program will generate approximately \$1,509,478 to fund offsite roadway improvements and \$527,001 to fund library facilities.

BOUNDARIES

Figure 1 shows the boundaries for the Villages of Zinfandel PFFP Development Fee Program area, which corresponds to the Zinfandel SPA. The boundaries generally extend along Mather Field on the west and south, the Capital Center Business Park on the north, and the Folsom South Canal on the east. A legal description of the Fee Program area is included as Figure 2.

LAND USE AND FEE REVENUE ASSUMPTIONS

The land use assumptions for build-out of the Villages of Zinfandel development that have been used to analyze the infrastructure requirements of the PFFP area are the approved land use entitlements contained in the amended Zinfandel SPA ordinance approved in 2002. Table 1 shows the acres per land use designation and the estimated development yields for the Villages of Zinfandel PFFP area.

Table 1 VILLAGES OF ZINFANDEL LAND USE AND DEVELOPMENT YIELD			
Land Use	Acres	Est. Dwelling Units	Est. Floorspace (sq. ft.)
LD – Low Density Residential	290.3	1,310	n.a.
LDC – Cluster Residential	20.7	186	n.a.
MD – Med. Density Residential	23.1	315	n.a.
BP – Office Park	121.2	n.a.	1,453,188
LI – Light Industrial	141.4	n.a.	2,182,436
RC – Retail Commercial	25.0	n.a.	252,424
Park, Open Space, & Other	201.3	0	0
TOTAL:	823.0	1,811	3,888,048

Table 2 shows the comparable dwelling unit equivalents (DUEs) by land use and the projected development fee revenues associated with that amount of development in the PFFP area.

Table 2 VILLAGES OF ZINFANDEL OFFSITE ROADWAY AND LIBRARY FEE REVENUES				
Land Use	Offsite Roadway DUEs	Offsite Roadway Fees	Library DUEs	Library Fees
LD	1,179	\$293,192	1,310	\$381,210
LDC	149	\$37,053	186	\$54,126
MD	226	\$56,201	315	\$91,665
BP	1,636	\$406,838	0	0
LI	2,545	\$632,887	0	0
RC	335	\$83,307	0	0
Other	0	0	0	0
TOTAL:	6,070	\$1,509,478	1,811	\$527,001

PART ONE: PUBLIC FACILITIES REQUIREMENTS

ROADWAY FACILITIES

As indicated in the 2003 Villages of Zinfandel PFFP, the developer will construct the major collector, arterial, and thoroughfare roadways located within the Zinfandel SPA. These include Mather Boulevard (as rerouted onsite), Airpark Drive (onsite portion), Bear Hollow Drive ("Road A"), Baroque Drive ("Road B"), "Road C," and the onsite extensions of Prospect Park Drive, Kilgore Road, and Zinfandel Drive. These onsite major roadways with signals and drainage crossings are estimated to cost just over \$16.7 million as detailed in Figure 3 and Table 3 of the 2003 PFFP (pages 16-17). As with other onsite infrastructure, the developer is obligated to finance and construct these roadway facilities within each of the six phases in the Villages of Zinfandel development. The phasing of the major roadway facilities corresponds closely with the land use phases and the phased timing is depicted in Figure 3. At the completion of Phase 2, Airpark Drive will connect to Bear Hollow Drive and Road "C" and provide a direct connection to Femoyer Drive and Mather Field. Phase 6 will see the extension of Zinfandel Drive to the Mather Field boundary to connect with the planned Zinfandel Drive extension on Mather Field property from Douglas Road to an intersection with Zinfandel Drive at Baroque Drive (South). Phase 6 will also bring the realignment of Mather Boulevard into the Villages of Zinfandel and Mather Airport's conversion of its present easterly extension into a service road.

With regard to mitigating traffic impacts on offsite roadway facilities resulting from the Villages of Zinfandel development, a fair share rationale was established in the 2001 Villages of Zinfandel PFFP and revised in the 2003 PFFP. Table 4 of the Financing Plan estimates the cost of improvements to each of the offsite roadway facilities identified in the traffic study prepared for the Villages of Zinfandel Final EIR and determines the percentage of that cost corresponding to the share of the cumulative plus project traffic attributable to the Villages of Zinfandel. The developer has committed to fulfilling its fair share offsite traffic mitigation obligations by two means. These two mitigation actions are (1) supporting the establishment of and paying an offsite roadway mitigation fee (being collected initially on an interim fee basis) and (2) paying for the installation of traffic signals at the International Drive/Zinfandel Drive intersection and the International Drive/Prospect Park Drive intersection (without credit against the fee program for costs in excess of the fair share amount).

The total cost of the Villages of Zinfandel fair share contribution for the offsite roadway mitigation improvements is the basis for the Offsite Roadway Mitigation Fee. The list of fair share projects was modified for the 2003 Villages of Zinfandel PFFP from that in the 2001 PFFP due to changes in project scope as well as changes in fair share percentages identified in the updated traffic study. Specifically the changes to the fair share project list included downsizing offsite and onsite Airpark Drive (from Femoyer Street on Mather Field to the intersection with Bear Hollow Drive in Villages of Zinfandel) from an 84' arterial to a 62' collector while eliminating offsite fair share responsibility, and adding four (otherwise un-funded) International Drive intersection signals that had been assumed as base case improvements in the 2001 PFFP. These changes are identified in the following Table 3.

Table 3 OFFSITE ROADWAY MITIGATION FAIR SHARE COST ALLOCATIONS					
Description	2001 Fair Share %	2001 Fair Share Cost	2003 Fair Share %	2003 Fair Share Cost	Change in Contribution
Airpark Drive (Femoyer to project limits)	41%	\$143,357	0%	\$0	-\$143,357
Widen Folsom Blvd. (Routier to Mather Fld)	2%	\$41,310	2%	\$41,310	\$0
Extend International Dr. east to Sunrise Blvd.	21%	\$500,803	18%	\$429,260	-\$71,543
Zinfandel/White Rock right turn lane	100%	\$21,600	100%	\$21,600	\$0
US-50 HOV lanes from Bradshaw to Sunrise	4%	\$1,017,308	4%	\$1,017,308	\$0
International Drive/Prospect Park Dr. signal	0%	\$0	25%	\$50,625	\$50,625
International Drive/Kilgore Road signal	0%	\$0	28%	\$56,700	\$56,700
International Drive/Zinfandel Drive signal	0%	\$0	28%	\$62,370	\$62,370
International Drive/Sunrise Blvd signal	0%	\$0	0%*	\$0	\$0
TOTAL:		\$1,724,378		\$1,679,173	-\$45,205

*In the SunRidge PFFP the final Roadway CIP includes 100% funding for this signal in exchange for Villages of Zinfandel paying for the International Drive/Zinfandel Drive signal.

As is clear from these fair share figures, the biggest portion of the total (amounting to more than \$1.0 million) is generated from the approximately 4% contribution toward the estimated cost of adding High Occupancy Vehicle lanes to Highway US-50 between Bradshaw Road and Sunrise Boulevard. Since Caltrans would construct this project using State and federal funds, the Villages of Zinfandel contribution can instead be used to defray the cost of other facilities on the list. The Folsom Boulevard widening falls in this category as well, with such a project to be funded by broader County and/or City sources of funds. The capital improvement program anticipates directing the fee revenues toward the \$2.4 million cost of the International Drive extension to Sunrise Boulevard or comparable improvements to circulation linkages between the Villages of Zinfandel and other parts of Rancho Cordova.

OFFSITE ROADWAY FACILITIES REQUIREMENTS AND FUNDING SOURCES

Funding the construction of required offsite roadway mitigation facilities is to be accomplished by a combination of direct developer construction and payment of development fees. The following Table 4 reiterates the derivation of the net amount of funds to be collected by means of the Offsite Roadway Mitigation Fee program. Table 4 shows the direct cost to the developer for signal construction, the total fair share amount indicated in the PFFP, and the total amount to be funded by

the offsite roadway mitigation fee to be collected from development within the Villages of Zinfandel PFFP area net of fair share credits.

Table 4 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN OFFSITE ROADWAY MITIGATION FEE	
Financing Mechanism	\$ Amount
Developer-funded Cost for Signals	\$425,250
Basis for Offsite Roadway Mitigation Fee	
Fair Share Cost Allocation per Table 1	\$1,679,173
Fair Share Credit for Signal Construction	-\$169,695
Net Offsite Roadway Cost as Fee Basis	\$1,509,478

Table 5 shows the total estimated cost of these offsite roadway mitigation facilities in the Capital Improvement Program and the amounts anticipated to be financed through direct construction by the developer, the Mather PFFP, and the Zinfandel Offsite Roadway Mitigation Fee.

Table 5 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN OFFSITE ROADWAY MITIGATION C.I.P.		
Offsite Roadway Improvement	Cost	Source
International Drive signals at Zinfandel Drive, Prospect Park Drive	\$425,250	Elliott Homes
Median retrofit – Zinfandel/International intersection southern leg	\$38,000	Zinfandel Fee
Extend International Dr. to Sunrise Bl.*	\$1,268,978	Zinfandel Fee
Extend International Drive to Sunrise Bl.	\$1,115,797	Mather PFFP
Traffic signal at International/Kilgore Rd.	\$202,500	Zinfandel Fee
Traffic signal at International/Sunrise Bl.	\$202,500	Sunridge PFFP
Total Offsite Roadway Cost	\$3,253,025	
*Or comparable improvement to cross-town circulation linkage benefiting Villages of Zinfandel		

LIBRARY FACILITIES

The Sacramento Public Library Authority is governed by a nine member Board consisting of the five County supervisors and four members of the Sacramento City Council appointed by the Sacramento City Mayor. The Sacramento Public Library's May 2000 Master Plan (THE LIBRARY'S FUTURE: Master Plan 2000) includes revised facilities policies and specific recommendations by Branch Library. These recommendations report on the status of facility recommendations from the previous master plan (covering 1995-2010), provide a Revised Facility Plan 2000-2010, and set forth a target of New/Enlarged Facilities 2000-2020. The Master Plan 2000 discusses revenues from a variety of sources and includes collecting impact fees from new developing communities for the purpose of financing capital improvements and materials.

As emphasized in its Executive Summary, the Master Plan 2000 reveals that the expansion of library facilities, particularly in unincorporated Sacramento County, has not kept pace with population growth. Note that the demographic statistics do not reflect subsequent incorporations in Elk Grove and Rancho Cordova. The Master Plan says, "From 1975 to 2000 in Sacramento County, the library service population grew 56.65% from 415,475 to 733,350. If the county built at the recommended rate of one branch per 50,000-100,000 population, there would have been seven or more branches built in 25 years. North Highlands-Antelope Library is the only library constructed and Franklin Library is the only library in process."

In the section called Planning Library Facilities, the Master Plan reviews social trends impacting the way library facilities function, including the rise of the Internet, increases in annual book publishing, virtual versus print formats, and local travel patterns and traffic congestion. The conclusion is that the concept of the 12,000 square foot standard branch library building used for the past twenty-five years is to be replaced with a more flexible space formula based on the planned functions of any particular branch including such things as youth services, adult services, meeting rooms, and special functions (like Electronic Learning Centers). The new flexible standard is a library size ranging from 6,000 to 20,000 square feet with a service area population of 50,000 to 70,000 and an ideal service area radius of 3 to 5 miles modified where there are access barriers like the American River.

LIBRARY SERVICE AREAS AND POPULATIONS

In a departure from the prior reliance of the 1996 Library Master Plan on library service areas defined primarily by service radius of the user population, the 2000 Library Master Plan uses Traffic Zones to subdivide the territory surrounding the existing and planned branch library facilities. Using this approach the Villages of Zinfandel is included in the Sunrise-Douglas Service Area. This Service Area also includes Mather Field, the Prospect Business Park area, and from there all lands south of Hwy. US-50 and north of Jackson Road (SR-16) eastward to the El Dorado County line including Sunrise-Douglas and Rancho Murieta. In the 2000 Master Plan's Addendum D for the Sunrise-Douglas Service Area the indicated Year 2000 population of 8,525 (which would have consisted mainly of South White Rock/Capital Center, Rancho Murieta, and scattered rural residents) is projected to grow to 16,590 in 2010 and 52,897 in 2020 (reflecting SACOG's projections of development at Independence at Mather, Villages of Zinfandel, SunRidge, and other not yet approved projects). The Sunrise-Douglas Service Area at present has no branch library facilities.

The adjacent Rancho Cordova Service Area consists of the City of Rancho Cordova lands north and west of the Sunrise-Douglas Service Area plus the unincorporated Rosemont and Gold River neighborhoods. It is projected to have an almost static population ranging between 92,276 and 92,946 over this time period according to Addendum D. The Rancho Cordova Branch Library with a planned service population of 50,000 to 70,000 is in the Rancho Cordova Service Area.

PLANNED AND EXISTING BRANCH FACILITIES

Criteria for siting library facilities are included in the Facilities Section of the 2000 Library Master Plan. These include locating on or near the intersection of major traffic routes, street visibility, ample parking, and availability of public transportation. Regarding the prioritization of New or Enlarged Facilities to be leased or constructed with public funding, the Facilities

Section indicates that areas with no facilities will be considered first and that in new growth areas leased facilities are preferable for the first years of operation. However, it calls for land to be purchased or secured for joint use early during the growth period to assure that a good location is secured.

In its Branch Profiles section, the Master Plan includes a profile of the existing Rancho Cordova Community Library, which moved into its present building location in 1975. The Master Plan indicates that this 12,500 square foot facility, located at 9845 Folsom Boulevard just east of the Paseo Rio Way-Horn Road intersection, is situated near the western edge of the City of Rancho Cordova. The Rancho Cordova Community Profile acknowledges the effect of increased library services demand from residents of the Independence at Mather and Villages of Zinfandel development projects. Two Rancho Cordova Branch Library workshops conducted with community members as part of the Master Plan 2000 process indicated that the Rancho Cordova facility is not situated in a pedestrian friendly location and that the greatest service needs in the next five years are for (1) more staff, hours of operation, and computers, (2) an expanded building, and (3) more funding. In Addendum E the Inventory of County Facilities summarizes the Community Comments on the existing Rancho Cordova Community Branch simply as "Expand Library."

The Sacramento Public Library Master Plan 2000 calls for construction of a Sunrise Douglas Community Library to be located centrally within that designated urban growth area east of Sunrise Boulevard and south of Douglas Road. No site for such a community library facility is designated in the SunRidge Specific Plan approved in 2002. Representatives of the Sacramento Public Library and the Elk Grove Unified School District have indicated that consideration of a joint use library collocated with a high school campus is possible. A preferred high school site and an alternative high school site are depicted in the proposed Sunrise Douglas II Specific Plan. Both sites are located north of Kiefer Boulevard and west of proposed Americanos Boulevard. Such a joint use library facility has been developed recently at Franklin High School in the East Franklin Specific Plan area in the City of Elk Grove. This approach leveraged other sources of funds for the library and resulted in the delivery of the new facility many years earlier than would have been likely with a stand-alone branch library.

LIBRARY REQUIREMENTS

The center of the Villages of Zinfandel development is located about 4 miles by major roadway routing from the existing Rancho Cordova Community Library. It is a distance of over 6 miles, by the shortest route using existing and proposed major roadways, from the potential joint use site for the Sunrise Douglas Community Library at the high school campus in the Sunrise Douglas II Specific Plan. During the 2002 hearings before the Board of Supervisors on the Villages of Zinfandel SPA zoning amendments, the developer volunteered to contribute a library impact fee comparable to that included in the SunRidge Specific Plan PFFP. The Library Master Plan 2000 shows the targeted timing for construction of the Sunrise Douglas Community Library as 2008-09 with partial fee funding from the proposed SunRidge Specific Plan.

Full funding of the Sunrise-Douglas library from the Sunrise Douglas Community Plan (SDCP) Fee Program would depend on generating development fees not only from the SunRidge Specific Plan, but also from the Sunrise Douglas 2 Specific Plan and the balance of the SDCP area where as yet no development projects have been proposed. It would be appropriate to utilize the funds

contributed by fees collected from residential development in the Villages of Zinfandel to advance the timing of available funds sufficient to build the new Sunrise Douglas Branch Library and/or to compensate for development in the SDCP Fee Program failing to reach its planned holding capacity.

Alternatively, library fees from the Villages of Zinfandel could be used for upgrading the facilities and equipment of the existing Rancho Cordova Community Library to reduce the impact of the growing service area population until the Sunrise Douglas Community Library is completed. Until that time the Rancho Cordova branch will be the closest of the system's library facilities for residents in the Villages of Zinfandel project as well as those in the Independence at Mather and SunRidge developments.

LIBRARY COSTS

Library costs to be funded by library development fees (and possibly other sources) are dependent on the assumed building size, furnishings, and book collection assumed for a new facility. The estimated costs for the Sunrise Douglas Community Library that were included in the SunRidge PFFP were based upon facility cost figures provided by Sacramento Public Library planning staff in 2002:

Library Facility Cost:

Construction and Interior Furnishings	\$ 5,339,400
Initial Book Collection	<u>\$ 1,000,000</u>
Total	\$ 6,393,400

The SunRidge PFFP allocated approximately 45% of the cost of the Community Library to the initial SunRidge Specific Plan (\$2,872,961) under the assumption that the remaining 55% of the cost (\$3,520,439) would be financed by development in the balance of the Sunrise Douglas Community Plan such as the Sunrise Douglas II Specific Plan. Accordingly, generating development fee revenues to pay for the library will only occur with the build-out of the entire Sunrise Douglas Community Plan. Earlier construction of the new Community Library will require advancing the funds from another source.

One potential source earlier supplemental funds would be a comparable fair share contribution from the Villages of Zinfandel. The following table shows the calculation of Community Library facilities costs that would be generated by collection of an equivalent library impact fee from residential development in the Villages of Zinfandel PFFP area.

Total equivalent cost share if apportioned to Villages of Zinfandel:

Community Facility Cost (8%)	\$ 527,001
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This contribution from Villages of Zinfandel to the Sunrise-Douglas Community Library would potentially help secure the earliest achievement of the Sacramento Public Library's share of

construction funding for a joint use library in conjunction with EGUSD or provide a basis for upgrades to the Rancho Cordova Library as part of an interim library services strategy.

LIBRARY DEVELOPMENT FEE BASIS

The Library component of the PFFP Development Fee Program would be based upon the Villages of Zinfandel PFFP area's population to be served by Public Library system and an equivalent cost contribution per capita as is proposed for the Sunrise Douglas Community Plan fee program to be implemented in the SunRidge Specific Plan area. Table 6 shows the estimated cost components included in the SunRidge PFFP library facilities analysis. The cost share of the Sunrise Douglas Community Library is based on the planned number of residential units in the SunRidge Specific Plan (9,886 dwellings) divided by the approximate planned holding capacity of the Sunrise Douglas Community Plan area (22,000 dwellings). This results in a cost share of slightly under forty-five percent being assigned to the SunRidge Specific Plan. The SunRidge PFFP in its cost allocation formulas (Appendix Figures A-25 and A-26) assumes that one dwelling unit equals one dwelling unit equivalent (D.U.E.) for all residential land use categories.

Table 6 VILLAGES OF ZINFANDEL P.F.F.P. FEE PROGRAM LIBRARY DEVELOPMENT FEE Summary of Facilities and Costs of Sunrise Douglas Community Library	
Facility Components	Est. Cost
Site Acquisition (3 acres @ \$5 per square foot {SF})	\$ 653,400
Building Construction (\$240/SF times 13,500 SF)	\$3,240,000
Site Work, Permits, and Construction Management	\$1,000,000
Furniture, Fixtures, and Equipment (29.6% of construction cost)	\$ 500,000
Initial Book Collection	\$1,000,000
A. TOTAL LIBRARY FACILITIES COSTS	\$6,393,400
B. SUNRIDGE SPECIFIC PLAN FEE PROGRAM PORTION @ 44.94% of line A	\$2,872,961
C. PROPOSED S.D.C.P. LIBRARY FEE COMPONENT PER D.U.E. (9,886 D.U.E.s)	\$291/dwelling
D. EQUIVALENT VILLAGES OF ZINFANDEL FEE CONTRIBUTION PER D.U.E.	\$291/dwelling
E. REVENUE YIELD - VILLAGES OF ZINFANDEL LIBRARY FEE (1,811 D.U.E.s)	\$ 527,001

Securing sufficient funding to build the Sunrise-Douglas Community Library will be a difficult process by the planned 2008-2009 timeframe suggested in the 2000 Library Master Plan. Should the Sacramento Public Library update its Master Plan 2000 with regard to the specific facility design required for the Sunrise-Douglas Community Library, the fee analysis will need to be

revisited. In the meantime, it is critical to establish an initial fee rate for the Villages of Zinfandel, so that ongoing issuance of residential building permits will be contributing to the proposed Villages of Zinfandel Library Fund. Should implementation of the Sunrise Douglas Community Plan Fee Program by the City of Rancho Cordova subsequently determine a different library fee rate, then the Villages of Zinfandel Library Fee analysis can be reconsidered.

PART TWO: DEVELOPMENT FEE PROCEDURES AND OPERATIONS

The Villages of Zinfandel PFFP - Development Fee Program consists of the Offsite Roadway Mitigation Fee, the Library Fee, and the Administration Fee. The required public facilities for the two facilities fee components are identified in the Capital Improvement Programs ("CIP") and Part One of this report. The Administration Fee, which is charged at 3% of the total of the other fee amounts, is used to cover costs associated with administering the Villages of Zinfandel PFFP - Development Fee Program.

The following sections detail the procedures and operations of the Development Fee Program including fee collection, dwelling unit equivalent factors, fee calculation, program fees, credits and reimbursements, the District 3 Roadway Fee of the Sacramento Roadway and Transit Development Fee Program, and implementation.

FEE COLLECTION

The Villages of Zinfandel PFFP - Development Fee Program fees are collected prior to the issuance of building permits. The Development Fee Program consists of three fee components: Offsite Roadway Mitigation Development Fee, Library Development Fee, and Administration Fee. Of the three fee components, the development fees for Offsite Roadway Mitigation and Administration are collected and administrated by the City of Rancho Cordova. The Library Development Fee is collected by the City and administered by the Sacramento Public Library.

DWELLING UNIT EQUIVALENT (DUE) FACTORS

The DUE schedules and Program Fees for the components of the Development Fee Program are shown in Table B-1 and Table B-2 in the Appendix. The DUE schedules indicate the relative responsibility for properties in all land use categories within the Zinfandel SPA to pay both program fees in relation to a hypothetical single-family residential RD-1 category (which is not included in the Zinfandel SPA). By definition, a one-acre RD-1 parcel has a DUE factor of 1.0 for both fee categories. Parcels in other land use categories have DUE factors based on their responsibility

relative to a dwelling unit in the RD-1 category. The calculation for the DUE factors for each fee category is shown in Appendix B.

The DUE factors used to compute the development fees for each building permit must be those listed for the land use category of the site as included in the Zinfandel SPA zoning ordinance. The only exceptions are cases in which a use permit is issued for a site for which the Director of the Planning Department will determine the fee rates appropriate to the use(s) being developed.

ROADWAY DUE SCHEDULE

The residential DUE factors used for the Offsite Roadway Mitigation Development Fee DUE schedule, as shown in Appendix B, are derived from trip generation characteristics documented by the Institute of Transportation Engineers and the assumed build out density for each of the land use categories in the Zinfandel SPA. The non-residential DUE factors used derive from the factors used in the Antelope and Elk Grove/West Vineyard Public Facilities Financing Plans. Studies performed for these Financing Plans indicated that the non-residential DUE factors were based upon trip generation and trip length characteristics, but were further discounted for two reasons. It was concluded that resulting traffic impacts would be worsened if residents were forced to travel outside the area to shop or obtain business and professional services. At the same time, air quality impacts would be increased due to the longer trip distances and increased congestion.

LIBRARY DUE SCHEDULE

The DUE factors used for the Library Development Fee DUE schedule, as shown in Appendix B, are those used in the 2002 SunRidge PFFP. No DUE factors are assigned for non-residential uses under this approach.

FEE CALCULATION

The Program Fees for each development fee component are discussed in detail in the next section. The Program Fees for all fee components are expressed in terms of fee per dwelling unit for residential uses and fee per square foot of floor area for non-residential uses. For both residential and non-residential building permits, the development fees in most cases will be determined at the time of the building permit application submittal, if possible, and in all cases prior to building permit issuance.

The calculation of the Villages of Zinfandel development fees for any given development site is simple using the Program Fees and Dwelling Unit Equivalent Schedules set forth in the Report's Appendix in Tables B-1 and B-2. This procedure is described below.

RESIDENTIAL ZONING CATEGORIES

For residential building permits within the Villages of Zinfandel PFFP - Fee Program area, the total development fee obligation is dependent on the number of dwelling units within each of the three residential land use categories established in the Zinfandel SPA. The fee per dwelling unit of the

fee component will be multiplied by the number of dwelling units contained in the building permit to determine the fee component's total development fee obligation. The total development fee per dwelling unit of the site is the sum of the fees per dwelling unit for each applicable fee component.

$$\text{FEE PER DWELLING UNIT} = (\text{Number of Dwelling Units}) \times P$$

(for both offsite roadway and library fee components)

where:

$$P = \text{Program Fee per DUE for each fee component as shown in Table B-1 and Table B-2.}$$

NON-RESIDENTIAL ZONING CATEGORIES

For non-residential land use categories, development fees are based on the floor area of buildings and canopy areas to be constructed. For a given non-residential building permit, the development fee per building permit of the fee component is the floor and/or canopy area in square feet multiplied by the Program Fee per square foot for the appropriate land use category for the Offsite Roadway Mitigation Fee component. Non-residential land uses are not charged the Library Fee component.

$$\text{FEE PER BUILDING PERMIT} = \text{SF} \times P$$

(for any fee component)

where:

$$\text{SF} = \text{The floor area of the buildings (including canopy areas of service stations) in square feet proposed to be constructed, improved or remodeled on or relocated to the parcel of real property by issuance of a building permit.}$$

$$P = \text{Program Fee per square foot for each non-residential zoning category in each fee component as shown in Tables B-1 and Table B-2.}$$

PROGRAM FEES FOR EACH DEVELOPMENT FEE COMPONENT

CAPITAL IMPROVEMENT PROGRAMS

The timing of the offsite roadway mitigation improvements funded with the Villages of Zinfandel PFFP - Development Fee Program is dependent on the receipt of funds from the Mather Financing Plan as well as the accumulation of fee revenues from development in the Zinfandel SPA. The Villages of Zinfandel PFFP anticipates that the Light Industrial development in Phase 6 will occur from 2005 to 2009. Because almost 42% of the Offsite Roadway Mitigation Fee revenues are

associated with development of this Light Industrial portion of the Zinfandel SPA, it may become necessary to advance funds from other sources should traffic conditions warrant the earlier construction of the International Drive extension. Calculation of the Offsite Roadway Mitigation Fee is laid out in Part One above and the capital improvement program is summarized in Appendix A-1. The roadway CIP also indicates the timing of eligibility for credits and or reimbursements for roadway CIP projects that are constructed by development.

For the Library Development Fee, the Program Fee per DUE is determined as indicated in Part One above. Appendix A-2 is the Library CIP. In order for the timely provision of the identified facilities to occur, the Sacramento Public Library may have to secure other sources of financing in order to construct the facilities when they are needed. The Villages of Zinfandel PFFP - Development Fee Program fees can then be used to reimburse these funding sources.

OFFSITE ROADWAY MITIGATION FEE RATE

The Offsite Roadway Mitigation Fee will be charged to all development, both residential and non-residential, within the Villages of Zinfandel PFFP - Development Fee Program area. Different fee rates apply to construction in each land use category established in the Zinfandel SPA ordinance. These result from application of the DUE schedule in concert with the **Program Fee of \$249 per DUE**.

LIBRARY FEE RATE

The Library Development Fee will be charged to all residential development within the Villages of Zinfandel PFFP – Development Fee Program area. A standard fee rate of **\$291 per dwelling unit is the Program Fee** that applies to all new residential construction in the Low Density, Low Density Cluster, and Medium Density land use categories established in the Zinfandel SPA ordinance. This is consistent with the proposed library fee structure included in the SunRidge Specific Plan PFFP.

CREDIT/ REIMBURSEMENT PROCEDURES

CREDIT / REIMBURSEMENT FOR ROADWAY FACILITIES

Aside from the two intersection signal projects being funded and built by the developer, it is anticipated that the major roadway improvements included in the Villages of Zinfandel Offsite Roadway Mitigation Fee Program roadway CIP will be constructed as public projects by the City of Rancho Cordova. In order to create the necessary link between the collection of the roadway development fee from new development and the private construction of major roadway improvements, a system of credits and reimbursements is incorporated into the Development Fee Program Ordinance. These credit and reimbursement procedures are necessary to assure that the Fee Program roadway fund maintains adequate fund balance to finance the roadway improvements in compliance with the scheduling priorities established by the roadway CIP.

Amount of Credit / Reimbursement

The amounts to be considered for credit or reimbursement of the facilities constructed by private development will be as detailed in APPENDIX D and should not exceed the estimated amount contained in the Capital Improvement Program. The amount of credit or reimbursement will be estimated by the Infrastructure Finance Section according to the Construction Cost Estimates in APPENDIX D at the private construction schedule and the quantities shown on the subdivision improvement plans. Also, of the 30% of job cost that is the estimated Engineering and Contingency cost, a fixed percentage of 25% will be included in the credit or reimbursement for engineering design, design surveys, construction surveys, construction inspection and materials testing. Engineering design, design surveys and construction surveys are included because the developer will be responsible for providing these services. Construction inspection and materials testing are included because the developer will incur direct billing inspection charges during construction. No more than 5% of the total roadway credit or reimbursement (not including the 25% for design, etc.) will be allowed for unforeseen items that impact the cost of the project. Amounts for contingencies will be examined on a case-by-case basis and will be allowed based upon the determination of the Administrator of the Public Works Agency.

Timing of Credit / Reimbursement

For the case where a developer constructs a major roadway improvement when scheduled in the CIP or as early as January 1st of the fiscal year preceding the roadway CIP's indicated construction year, the developer is eligible for a credit or a reimbursement. For the case where a developer constructs a major roadway improvement more than six months in advance of the fiscal year in which the improvement is scheduled in the Roadway CIP, the developer is eligible only for a reimbursement.

Credit Requirements

To obtain credits, credits must be applied for to the Infrastructure Finance Section and a credit agreement shall be entered into between the County and the Developer prior to the approval of final subdivision maps. Credits shall be prorated over each unit in residential subdivisions or over each building square foot for non-residential projects. Credit for the construction of roadway facilities can be used to reduce roadway fee obligations.

Reimbursement Requirements

To obtain a reimbursement, a reimbursement agreement between the County and the Developer shall be entered into. Reimbursement agreements are payable no sooner than June 30th of the fiscal year in which the Roadway CIP schedules the improvement. Reimbursement Agreements shall not be paid unless the improvement is completed and accepted by the County. Reimbursement agreements are an obligation of the Villages of Zinfandel PFFP - Fee Program Roadway Fund and are not an obligation of other funds of the Villages of Zinfandel PFFP - Fee Program, or of the City General Fund, or any other fund of the City. If, for whatever reason, the City as of June 30th of the program year does not make payments pursuant to reimbursement agreements, the balance due will earn interest at the City Treasury pool rate.

ANNUAL INFLATION

The Villages of Zinfandel Fee Program Fees will be inflated annually based upon the change in the "mean" index from the previous January to January of the year of the adjustment or, if a new Program Fee has been adopted after January of the previous year, the adjustment factor shall use the "mean" index from the month that the fee was adopted. The "mean" index is also used to adjust the remaining facilities costs to be funded by the Villages of Zinfandel Fee Program.

The "mean" index is calculated by averaging the construction cost index for 20 U.S Cities with the index for San Francisco that are both published by the Engineering News Record magazine.

DISTRICT 3 ROADWAY DEVELOPMENT FEE

Developments within the Villages of Zinfandel PFFP Fee Program area are also required to pay fees under District 3 of the Sacramento County Roadway and Transit Development Fee Program. The Sacramento County Board of Supervisors adopted a countywide transportation development fee program on August 31, 1988, by Ordinance No. SCC 0742 establishing Chapter 16.87 of the Sacramento County Code (Roadway and Transit Development Fees) and Ordinance No. SZC 88-0069 establishing Zoning Code Section 115-44. This Development Fee was amended by the Sacramento County Board of Supervisors on November 23, 1993, by Ordinance No. SCC 0941. The purpose of the Sacramento County Roadway and Transit Development Fee Program is to fund the construction of roadway and transit improvements needed to accommodate vehicle traffic and transit ridership generated by new land development allowed by the present County General Plan and land use zoning. These roadway and transit development fees are collected prior to issuance of building permits.

The District 3 Sacramento County Roadway and Transit Development Fee rates and current assessment district credits are listed in Table B-3.

DEVELOPMENT FEE PROGRAM IMPLEMENTATION

The Villages of Zinfandel PFFP - Development Fee Program can be updated by the Rancho Cordova City Council periodically to take into account several factors. These factors include changes in land uses within the plan area, adjustment of the development forecast, changes in the scope of the facilities in the CIP, and adjustments of the unit costs of those facilities.

Effective administration of the Villages of Zinfandel PFFP - Development Fee Program requires periodic review of both the progress of development, which generates the fee revenues, and the planning for facility construction, which leads to expenditure of the fee revenues. The Villages of Zinfandel PFFP - Development Fee Program Ordinance allows for periodic review of the Development Fee Program by the City Council and amendment by resolution at its discretion. Implementation of the Development Fee Program does not obligate the City Council to approve

construction of any of the facilities contained herein. Public Works will review the Development Fee Program before the City Council on a regular basis and will recommend adjustment to the program and the development fees as warranted.

APPENDIX A

Appendix A includes the Capital Improvement Programs (CIPs) for the two development fee components. Appendix A also shows other sources of funds for these road and library facilities.

Table A-1 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN OFFSITE ROADWAY MITIGATION FEE C.I.P.			
Offsite Roadway Improvement	Project Cost (incl. 20% engineering and 15% contingency)	Funding Source	Est. Timing for Construction Financing
Traffic signal at International Drive/Zinfandel Drive	\$222,750	Elliott Homes	2003-2004
Traffic signal at International Drive/Prospect Park Drive	\$202,500	Elliott Homes	2004-2005
Median retrofit – Zinfandel Drive south of International intersection	\$38,000	V. of Zinfandel Offsite Road Fee	2003-2004
Extend International Drive to Sunrise Boulevard (54.8% share)	\$1,268,978	V. of Zinfandel Offsite Road Fee	2008-2009
Extend International Drive to Sunrise Boulevard (45.2% share)	\$1,115,797	Mather Field Roadway Fee	2008-2009
Traffic signal at International/Kilgore Rd.	\$202,500	V. of Zinfandel Offsite Road Fee	2008-2009
Traffic signal at International/Sunrise Bl.	\$202,500	SunRidge SDCP Fee Program	2008-2009
Total from V. of Zinfandel Fee	\$1,509,478		
Total from Elliott Homes	\$425,250		
Total from other contributions	\$1,318,297		
Total from all sources	\$3,253,025		

Table A-2 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN LIBRARY FEE C.I.P.			
Library Components	Facility Cost	Funding Source	Est. Timing for Funding
Site and 13,500 sq. ft. building	\$4,893,400	N.A.	N.A.
Furnishings and Book Collection	\$1,500,000	N.A.	N.A.
Total Cost for Sunrise Douglas Community Library*	\$6,393,400	SDCP and VZ library fees	2008-2009*

Total from V. of Zinfandel Fee	\$527,001	VZ library fee	2007-2008*
Total from Sunridge SDCP Fee	\$2,872,961	SDCP library fee	2012-2013*
Min. required from balance of Sunrise Douglas Comm. Plan*	\$2,993,438	SDCP library fee	2020*

Note: Items shown with asterisks are current estimates. The library cost is for 13,500 sq. ft. facility per SunRidge PFFP. Cost would be \$8,874,200 for 20,000 sq. ft. library as funded in No. Natomas. Timing of 2008-09 is per Library Master Plan 2000; others are projections of residential buildout. Potential residual SDCP revenues of \$527,001 are uncertain.

APPENDIX B

Appendix B includes the Dwelling Unit Equivalent Schedule for the two development fee components. The DUE schedules utilize a methodology in which each land use is assigned a DUE factor equivalent to that of a single-family dwelling unit. They are derived in the Villages of Zinfandel Public Facilities Financing Plan (dated January 24, 2003 by BAE, Inc.

Table B-1 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN OFFSITE ROADWAY MITIGATION FEE D.U.E. SCHEDULE			
Zinfandel SPA Land Use Category	D.U.E. Factor	Program Fee per D.U.E.	Per Unit Fee
LD – Low Density Residential	0.90 per dwelling unit	\$249	\$224 per d.u.
LDC – Low Density Cluster Res.	0.80 per dwelling unit	\$249	\$199 per d.u.
MD – Medium Density Res.	0.70 per dwelling unit	\$249	\$174 per d.u.
BP – Business/Professional Office	0.001126 / sq. ft. of bldg.	\$249	\$0.28 per sq. ft.
RC – Retail Commercial	0.001327 / sq. ft. of bldg.	\$249	\$0.33 per sq. ft.
LI – Light Industrial	0.001166 / sq. ft. of bldg.	\$249	\$0.29 per sq. ft.

Table B-2 VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN LIBRARY FEE D.U.E. SCHEDULE			
Zinfandel SPA Land Use Category	D.U.E. Factor	Program Fee per D.U.E.	Per Unit Fee
LD – Low Density Residential	1.0 per dwelling unit	\$291	\$291 per d.u.
LDC – Low Density Cluster Res.	1.0 per dwelling unit	\$291	\$291 per d.u.
MD – Medium Density Res.	1.0 per dwelling unit	\$291	\$291 per d.u.
BP – Business/Professional Office	N.A.	N.A.	N.A.
RC – Retail Commercial	N.A.	N.A.	N.A.
LI – Light Industrial	N.A.	N.A.	N.A.

The following District 3 Roadway and Transit Fees were adopted as part of SCC Chapter 16.87. Adjustments of the Assessment District Roadway Credits for the Sunrise/50 Corridor AD and the Capital Ctr. II AD are proposed.

Table B-3 DISTRICT 3 ROADWAY AND TRANSIT DEVELOPMENT FEE PROGRAM ROADWAY AND TRANSIT FEE SCHEDULE				
Zinfandel SPA Land Use Category	Base Roadway Fee per Unit	AD Roadway Fee Credit per Unit	Net Roadway Fee per Unit	Transit Fee Per Unit
LD – Low Density Res.	\$1,231 per d.u.	\$0 per d.u.	\$1,231/d.u.	\$175/d.u.
LDC – Low Density Cluster	\$1,231 per d.u.	\$0 per d.u.	\$1,231/d.u.	\$175/d.u.
MD – Medium Density Res.	\$931 per d.u.	\$204 per d.u.	\$727/d.u.	\$356/d.u.
BP – Business/Prof. Office	\$1.75 per s.f.	\$0.00 per s.f.	\$1.75/s.f.	\$0.70/s.f.
RC – Retail Commercial	\$2.18 per s.f.	\$0.62 per s.f.	\$1.56/s.f.	\$0.77/s.f.
LI – Light Industrial	\$0.98 per s.f.	\$0.26 per s.f.	\$0.72/s.f.	\$0.16/s.f.

CITY OF RANCHO CORDOVA

ORDINANCE NO. 28-2003

**AN ORDINANCE ADDING CHAPTER 16.81
TO TITLE 16 OF THE RANCHO CORDOVA CITY CODE RELATING TO
ESTABLISHMENT OF DEVELOPMENT FEES TO FINANCE THE COST
OF OFFSITE ROADWAY MITIGATION AND LIBRARY FACILITIES REQUIRED BY
THE VILLAGES OF ZINFANDEL PUBLIC FACILITIES FINANCING PLAN**

The City Council of Rancho Cordova ordains as follows:

SECTION 1. Chapter 16.81 is added to Title 16 of the Rancho Cordova City Code to read as follows:

16.81.010 PURPOSE.

(a) The General Plan of the City of Rancho Cordova requires that areas chosen for urban expansion shall be capable of being provided within a reasonable period of time with an adequate level of public facilities; including, but not limited to transportation and library facilities.

(b) The General Plan further requires the preparation of a plan that identifies a mechanism for financing those facilities necessary to serve urban development in areas designated for urban expansion. The General Plan also contains additional policies for use of developer dedications, development fees, and other means to pay for acceptable level of transportation facilities.

(c) The purpose of this Chapter is to implement the General Plan requirements set forth in subdivisions (a) and (b) of this section and to use the authority in Article XI, Section 7 of the California Constitution by imposing development fees to fund the estimated cost of certain facilities, the need for which is directly or indirectly generated by the type and level of development proposed in the Villages of Zinfandel Public Facilities Financing Plan (hereinafter in some instances referred to as "PFFP") area.

(d) It is the further purpose of this Chapter to require that adequate provision be made for developer financed facilities within the PFFP area as a condition of any rezoning and prior to approval of certain permits within said area.

16.81.020 DEFINITIONS.

(a) "Building Permit" means the permit issued or required for the construction or improvement of additional square footage for any structure pursuant to and as defined by the City of Rancho Cordova Building Code.

(b) "Costs" means amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of a facility including, without limitation, the costs of land, construction, engineering, administration, and consulting fees.

(c) "City" means the City of Rancho Cordova.

- (d) "Council" means the City Council of the City of Rancho Cordova.
- (e) "Department" means the City of Rancho Cordova Public Works Department.
- (f) "Development Fee" means the fee levied by this Chapter upon the approval of building permits within the PFFP area.
- (g) "Development Unit" means dwelling unit for Residential Development and square feet of building floor area for Non-Residential Development.
- (h) "Director" means the Director of the Rancho Cordova Public Works Department.
- (i) "Dwelling Unit Equivalent Factor" means the number of Dwelling Unit Equivalents per Development Unit that indicates the relative financial responsibility for facilities of a specific land use zone in the Rancho Cordova Zoning Code compared to the financial responsibility for the same facilities of one acre of land zoned for one single-family detached dwelling unit per acre.
- (j) "Estimated Cost" means the cost of constructing a facility based upon the unit costs for each construction item plus contingency, planning, consulting inspection, materials testing, design and construction survey, engineering, and other related costs as set forth in the PFFP - Offsite Roadway Mitigation Fee Program.
- (k) "Facilities" means those public facilities designated in the PFFP – Offsite Roadway Mitigation Fee Program.
- (l) "Fee Per Dwelling Unit Equivalent" means the value that is calculated for each category of public facilities by dividing the total estimated cost of the facilities by the total Dwelling Unit Equivalents generated by development within the PFFP area as identified in the PFFP - Offsite Roadway Mitigation Fee Program.
- (m) "Multi-Family Residential Development" means a subdivision map, parcel map, or permit for the original construction, grading or installation of townhomes, condominiums and apartments
- (n) "Non-Residential Development" means a subdivision map, parcel map, or permit for the original construction, grading or installation other than single-family detached homes, single-family attached homes, duplexes, townhomes, condominiums, and apartments.
- (o) "Program Fee Per Development Unit" means the development fee per Development Unit for the Offsite Roadway Mitigation Fee. The Program Fee Per Development Unit is calculated by multiplying the Fee Per Dwelling Unit Equivalent by the Dwelling Unit Equivalent Factor for each type of development.

(p) "Single Family Residential Development" means a subdivision map, parcel map, or permit for the original construction, grading or installation of single-family detached homes, single-family attached homes, and duplexes.

(q) "Villages of Zinfandel Administration Fund" means that special interest-bearing trust fund established pursuant to Section 16.81.030.

(r) "Villages of Zinfandel Public Facilities Financing Plan Area" means all property located within the geographic area as described in the PFFP.

(s) "Villages of Zinfandel Public Facilities Financing Plan – Offsite Roadway Mitigation and Library Fee Program" means the plan, including any amendments thereto, adopted by resolution by the Council for financing of designated offsite roadway and library facilities to serve the PFFP area, including, but not limited to, a designation of those facilities to be constructed with the development fees collected pursuant to this Chapter, the schedule for commencement of construction, the estimated cost of construction of the facilities and the total number of dwelling unit equivalents within the PFFP area.

(t) "Villages of Zinfandel Library Fund" means that special interest-bearing trust fund established pursuant to Section 16.81.050.

(u) "Villages of Zinfandel Offsite Roadway Mitigation Fund" means that special interest-bearing trust fund established pursuant to Section 16.81.040.

16.81.030 ESTABLISHMENT AND ADMINISTRATION OF VILLAGES OF ZINFANDEL ADMINISTRATION FUND.

There is hereby created by the Department of Finance in the City Treasury a special interest-bearing trust fund entitled the Villages of Zinfandel Administration Fund or other appropriate accounting mechanism. All administration fees collected pursuant to this Chapter shall be placed in said fund and shall be expended by the City of Rancho Cordova solely to pay the costs of administration.

16.81.040 ESTABLISHMENT AND ADMINISTRATION OF VILLAGES OF ZINFANDEL OFFSITE ROADWAY MITIGATION FUND.

There is hereby created by the Department of Finance in the City Treasury a special interest-bearing trust fund entitled the Villages of Zinfandel Offsite Roadway Mitigation Fund or other appropriate accounting mechanism. All amounts collected from offsite roadway mitigation fees shall be placed in said fund and shall be expended by the City of Rancho Cordova solely to pay the estimated cost of transportation facilities identified in the PFFP - Offsite Roadway Mitigation Fee Program.

16.81.050 ESTABLISHMENT AND ADMINISTRATION OF VILLAGES OF ZINFANDEL LIBRARY FUND.

There is hereby created by the Department of Finance in the City Treasury a special interest-bearing trust fund entitled the Villages of Zinfandel Library Fund or other appropriate accounting

mechanism. All amounts collected from library facilities development fees shall be placed in said fund and shall be expended by the City of Rancho Cordova solely to pay the estimated cost of library facilities identified in the PFFP – Library Development Fee Program.

16.81.060 IMPOSITION OF DEVELOPMENT FEES.

No change in a land use designation shall be approved within the PFFP area unless payment of the development fees established by this Chapter is required by the property owner as a condition of such approval. No building permit shall be approved for property within the PFFP area unless the development fees for that property are paid as required by this Chapter.

16.81.070 PAYMENT OF DEVELOPMENT FEES.

The development fees imposed pursuant to this Chapter shall be paid by the property owner to the Department, in an amount calculated pursuant to Sections 16.81.080, 16.81.090 and 16.81.100. The fees shall be calculated and paid upon issuance of building permits.

16.81.080 ADOPTION OF THE CAPITAL IMPROVEMENT PLAN/PROGRAM OF THE PFFP - DEVELOPMENT FEE PROGRAM.

The Council shall by resolution adopt the capital improvement plan/program of the PFFP - Development Fee Program. The Council shall review the capital improvement plan/program of the PFFP - Development Fee Program not less than annually and may amend it by resolution at its discretion.

16.81.090 ESTABLISHMENT OF DEVELOPMENT FEES.

A separate development fee is hereby established for each of the following categories: (a) Administration; (b) Offsite Roadway Mitigation facilities; and (c) Library facilities.

16.81.100 CALCULATION OF DEVELOPMENT FEES.

(a) The development fees per dwelling unit for Residential Development set forth in sections 16.81.060 and 16.81.070 shall be calculated pursuant to the following formula:

$$F = P$$

Where,

F = the development fee for each category of public facilities to be paid for each dwelling unit by the owner of property; and

P = Program Fee per Dwelling Unit for each category of public facilities for the type of development as shown in the PFFP Development Fee Program.

(b) The development fees per building permit for Non-Residential Development set forth in sections 16.81.060 and 16.81.070 shall be calculated pursuant to the following formula:

$$F = P \times S$$

Where,

F = the development fee for each category of public facilities to be paid for each building permit by the owner of property; and

P = Program Fee per square foot of building floor area for each category of public facilities for the type of development as shown in the PFFP Development Fee Program; and

S = the number of square feet of building floor area proposed for development.

(c) The administration fee per building permit set forth in Sections 16.81.060 and 16.81.070 shall be calculated pursuant to the following formula:

$$F = T \times 3\%$$

Where:

F = the administration fee to be paid for each dwelling unit for Residential Development, or for each building permit for Non-Residential Development, by the owner of property for which a change in land use zone has been approved or the permits described in Section 16.81.060 are proposed for approval.

T = the sum of the development fees for Offsite Roadway Mitigation and Library facilities to be paid for each dwelling unit for Residential Development, or for each building permit for Non-Residential Development, before any applicable credit pursuant to Section 16.81.120 is applied, by the owner of property for which a change in land use zone has been approved or the permits described in Section 16.81.060 are proposed for approval.

(d) The development fees shall be paid by the property owner in the amount as calculated pursuant to subdivision (a), (b) and (c) of this section for the categories established by Section 16.81.090.

(e) For the purpose of calculating PFFP development fees pursuant to subdivision (a), (b), (c) and (d) of this section for properties with an approved use permit which significantly changes the underlying use of the site, the Director is hereby authorized to determine the land use category which corresponds most directly to the use and density.

(f) For the purpose of calculating PFFP development fees pursuant to subdivision (a), (b), (c) and (d) of this section for building permits not associated with dwelling units from a recorded single family residential subdivision, non-residential development, or multi-family residential development, or for land

use categories not included in this ordinance, the Director is hereby authorized to determine the appropriate program fees.

16.81.110 ESTABLISHMENT OF DWELLING UNIT EQUIVALENT FACTOR FOR LAND USES WITHIN THE VILLAGES OF ZINFANDEL PFFP AREA.

(a) The dwelling unit equivalent (DUE) factors per development unit utilized to calculate the library facilities development fee shall be as follows:

<u>Land Use Category</u>	<u>DUE Factor</u>	<u>Development Unit</u>
Residential		
Low Density (LD)	1.0	Dwelling Unit
Low Density Cluster (LDC)	1.0	Dwelling Unit
Medium Density (MD)	1.0	Dwelling Unit

(b) The dwelling unit equivalent (DUE) factors per development unit utilized to calculate the offsite roadway mitigation development fee shall be as follows:

<u>Land Use Category</u>	<u>DUE Factor</u>	<u>Development Unit</u>
Residential		
Low Density (LD)	0.90	Dwelling Unit
Low Density Cluster (LDC)	0.80	Dwelling Unit
Medium Density (MD)	0.70	Dwelling Unit
Non-Residential		
Business/Prof. Office (BP)	0.001126	Square Foot
Retail Commercial (RC)	0.001327	Square Foot
Light Industrial (LI)	0.001166	Square Foot

16.81.120 CREDIT FOR CONSTRUCTION OF OFFSITE ROADWAY MITIGATION FACILITIES.

(a) Where an offsite roadway mitigation facility is proposed for construction by the property owner within six (6) months prior to the beginning of the fiscal year for which it is scheduled for construction in the Capital Improvement Plan/Program of the PFFP - Offsite Roadway Mitigation Fee Program and after that time, the Director at his or her discretion may either (1) enter into a credit agreement with the property owner pursuant to this section or (2) enter into a reimbursement agreement with the property owner pursuant to Section 16.81.120.

(b) Upon application by the property owner or his authorized agent, the Director may authorize the construction of any offsite roadway mitigation facilities, or portions thereof, within six (6) months prior to the beginning of the fiscal year for which it is scheduled for construction and after that time as designated in the Capital Improvement Plan/Program of the PFFP – Offsite Roadway Mitigation Fee Program in lieu of all or a portion of the offsite roadway mitigation facilities development fee required by this Chapter. If so authorized, the credit to be provided to the property owner shall be equal to the

estimated cost of the facility as set forth in the then current PFFP - Offsite Roadway Mitigation Fee Program, including, but not limited to, unit prices, quantities and project descriptions. The construction of any facility authorized by this section must be accepted by the Department, or the property owner must post security for the complete performance of the construction in a form acceptable to the Director and the City Attorney, prior to credit being given and issuance of any of the approvals set forth in Section 16.81.050.

(c) Where the amount of the credit is less than the amount of the otherwise applicable transportation facilities development fee, the property owner must pay the difference as set forth in Section 16.81.080.

(d) Where the amount of the credit is greater than the amount of the development fee, the property owner shall be paid the difference only from the Offsite Roadway Mitigation Fund within a reasonable time after the project is accepted by the Department and shall be entered into a reimbursement agreement pursuant to Section 16.81.120.

16.81.130 REIMBURSEMENT FOR CONSTRUCTION OF OFFSITE ROADWAY MITIGATION FACILITIES IN ADVANCE OF THE PFFP - OFFSITE ROADWAY MITIGATION FEE PROGRAM SCHEDULE.

(a) Upon application by the property owner or his authorized agent, the Director may enter into a reimbursement agreement for the construction of any transportation facilities, or portions thereof, as designated in the PFFP – Offsite Roadway Mitigation Fee Program. The agreement shall set forth the amount to be reimbursed, the time and manner in which payments are to be made, and shall require reimbursement only from the Villages of Zinfandel Offsite Roadway Mitigation Fund.

(b) The amount of reimbursement shall be the estimated cost of the facility as set forth in the PFFP - Offsite Roadway Mitigation Fee Program in effect at the time the reimbursement agreement is approved. The time of reimbursement shall be the end of the fiscal year in which the facility is scheduled for construction in the PFFP – Offsite Roadway Mitigation Fee Program.

(c) By entering into a reimbursement agreement, a property owner is not relieved of the obligation to pay the development fees in the manner and amount specified by this Chapter.

(d) If the Director enters into an agreement authorized by subdivision (a) of this section, or credit agreement as authorized by Section 16.81.120(a) the agreement shall provide that: (1) The general fund of the City is not liable for payment of any obligations arising from the agreement; (2) the credit or taxing power of the City is not pledged for the payment of any obligations arising from the agreement; (3) the landowner shall not compel the exercise of the City taxing power or the forfeiture of any of its property to satisfy any obligations arising from the agreement; and (4) the obligation arising from the agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the development fees deposited in the Villages of Zinfandel Offsite Roadway Mitigation Fund.

16.81.140 ANNUAL PROGRAM FEE ADJUSTMENT.

Beginning March 1, 2004, and thereafter each year no later than March 1, the Director shall authorize the adjustment of the Program Fee Per Development Unit for each type of development in each fee category as follows:

- (a) A "mean" index will be computed by averaging the index for 20 U.S. Cities with the index for San Francisco by resort to the January issue of the Engineering News Record magazine Construction Cost Index of the year in which the calculation is being made.
- (b) An adjustment factor shall be computed by dividing the "mean" index as calculated in subsection (a) of this section by the "mean" index for January 1, 2003.
- (c) The new Program Fee Per Development Unit shall be calculated by multiplying the adjustment factor by the Program Fee Per Development Unit set forth in the PFFP - Development Fee Program.

16.81.150 ALTERNATIVE METHOD AND COMPLIANCE WITH OTHER LAWS.

(a) This Chapter is intended to establish a supplemental method for funding the estimated cost of certain facilities the need for which will be generated by the level and type of development proposed in the Villages of Zinfandel Special Planning Area. The provisions of this Chapter shall not be construed to limit the power of the Council to impose any other fees or exactions or to continue to impose existing ones, on development within the PFFP area, but shall be in addition to any other requirements which the Council is authorized to impose, or has previously imposed, as a condition of approving plans, rezonings or other entitlements within the PFFP area pursuant to state and local laws. In particular, individual property owners shall remain obligated to fund, construct, and/or dedicate the improvements, public facilities and other exactions required by, but not limited to: (1) the City of Rancho Cordova Public Works Department Improvement Standards; (2) the Quimby Act (Government Code Section 66477 et seq.) and implementing ordinances (Chapter 22.40 of this Code); (3) school impact fees (Government Code Sections 65970 et seq.) and implementing ordinances; and county drainage fees (Sacramento County Water Agency Ordinance No. 1). Any credits or repayments pursuant to Sections 16.81.120 and 16.81.130 shall not include the funding, construction or dedications described in this section.

(b) The construction of facilities by a private owner pursuant to Section 16.81.120 and 16.81.130 shall be performed and contracted for only as required by law, including but not limited to, compliance with the Department's Improvement Standards, and requirements for public works, if applicable to the particular facility.

SECTION 2. This ordinance was introduced and the title hereof read at the regular meeting of the City Council on December 1, 2003, and on December 15, 2003, further reading was waived by the unanimous vote of the Council members present.

This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the City Council voting for and against the same, said publication to be made in a newspaper of general circulation published in the City of Rancho Cordova.

ADOPTED, THIS 15th day of December, 2003 by the following vote:

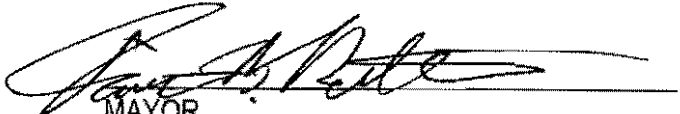
AYES: Cooley, McGarvey, Sander, Roberts

NOES: None

ABSENT: Budge

ABSTENTIONS: None

APPROVED:


MAYOR

ATTEST:


CITY CLERK



City Council/Planning Agency Report

Date: December 15, 2003

Project: JTS Communities
File: RC-03-040
Request: Design Review for the Model Homes for Villages 10 and 13
Location: Villages 10 and 13 are in Anatolia II Subdivision, within the SunRidge Specific Plan
APN: 067-0030-006
Planner: William Campbell

APPLICANT/OWNER/DEVELOPER:	Architect
JTS Communities 401 Watt Avenue Sacramento, CA 95864	Bloodgood Sharp Buster 1117 Winfield Way, Suite 110 El Dorado Hills, CA 95762

Recommendation

The City Council determine model homes for Villages 10 and 13 presented by JTS Communities are consistent with the adopted design guidelines for the City of Rancho Cordova , subject to the findings and attached Conditions of Approval.

Background

The County of Sacramento adopted the SunRidge Specific Plan (SRSP) in July of 2002. Within the text of the SunRidge Specific Plan, design guidelines for the future developments were adopted, and subsequently the City of Rancho Cordova adopted citywide design guidelines for major projects, including model homes.

The project was reviewed by the Cordova Community Planning and Advisory Council (CorPAC) on December 11, 2003. No community opposition was received. CorPAC recommended approval of the project.

Analysis:

The following Design Concepts apply to the review of Master Home Plans within a subdivision. The City encourages:

1. Home designs that incorporate authentic architectural styles. Particular attention shall be paid to the design of all front and side elevations facing the street or open space areas. All other elevations interior to the lot shall include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim);
2. Diversity of homes within the subdivision by size and mass, elevation, garage orientation, and setbacks to avoid repetition of floor plans and elevations on

adjacent homes within each subdivision and/or unit within a master planned area. The intent is to create sufficient variation among home plans to ensure visual interest along residential streets throughout each neighborhood.

3. Variety in mass and scale of homes that is visually appealing from the street; and
4. Landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.
5. Encourage home designs with a wide range of pricing levels to accommodate all income levels within the City.

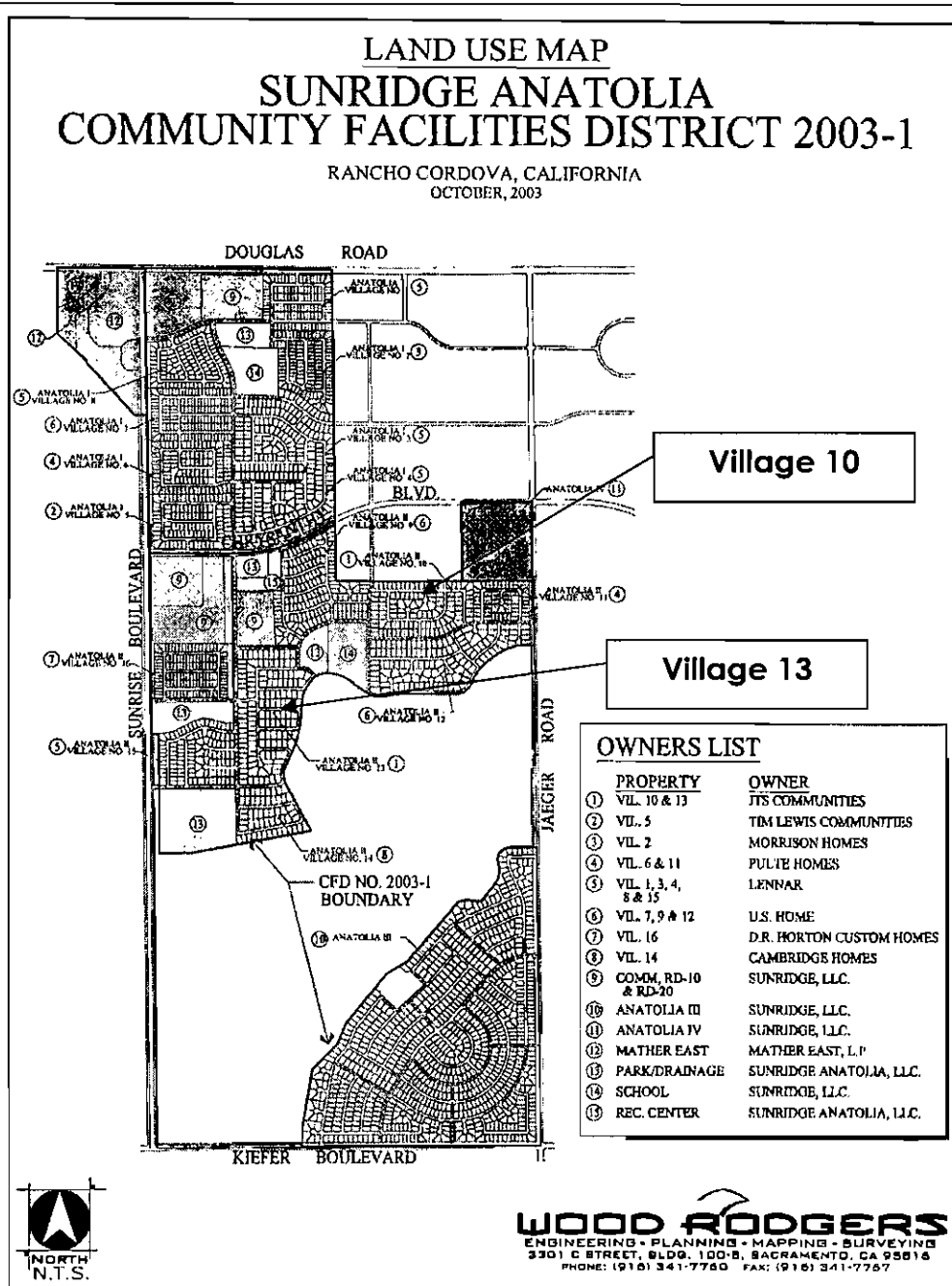


Figure 1 Location Map

JTS Communities has acquired Villages 10 and 13 of Anatolia II, within the SunRidge Specific Plan area. The developer has presented a design package which includes 22 different floor plans that will have five different architectural styles, for a total of 110 basic architectural combinations, excluding the color options. Village 10 is zoned RD-5 (52' x 100') with lots that average 5,200 sf. and Village 13 is zoned RD-4 (65' x 130') with larger lots that are approximately 8,500 sf. The following descriptions of the homes for the two villages are as follows:

VILLAGE 10 – RD-5
(Elevations A – E)

The "**Coronado**" is a modern interpretation and fusion of the "Prairie" and the "Craftsman" architectural styles. Key to this style are low-pitched roofs either hipped or gabled. Gable ends are detailed with 6" x 10" timber lookouts. The elevation tends to be horizontal in nature with focal features such as an Entry breaking the horizontal lines. The horizontal emphasis is achieved with elements such as a horizontal band of plaster trim. The "Coronado" is of plaster and is articulated with columns and wing walls that are tapered and topped with a four inch trim band. Focal elements are highlighted periodically with an arch for added interest. The "Coronado" is further detailed with "Prairie" style window grids depicted with perimeter grids parallel and 3 inch in from the window frame. Windows and doors are completely surrounded by plaster trim or are set back into the wall within a recess. Stucco recesses and wood trellises are also found on the "Coronado" throughout the community.

The "**Corsica**" is a contemporary interpretation of the "French Eclectic" style. The style draws inspiration from homes found in rural areas of France. Key to this style are hipped roofs occasionally detailed with a gable focal element. The elevation is of plaster, and stone also is key to this elevation style. It is focused in key areas such as Entries or applied as a wainscot to create an enhanced base for the elevation. Soft curved arches along with an occasional full radius arch accented with a six or eight inch trim band may be found intermittently throughout the elevations as focal elements. The sides and top of doors and windows are trimmed with a variety of simple, plaster trim widths with a simple plaster sill of six or eight inch trim. Windows have full grids to further enhance the "Corsica".

The "**Windham**", an updated interpretation of the "National " style, is simple in nature and represents a key component of American housing. The emphasis of front facing gable roofs and simplistic forms is the foundation for this style and its character. The use of siding, classically detailed wood elements such as brackets and lookouts, along with brick masonry are all prominent to this style. The "Windham" style shows off the craftsmanship of the carpenter and mason alike. Key to this elevation style are barge rafter tails with a plumb cut that is perpendicular to the ground, and shutters in key locations for additional charm, color and textures. 6" x 6" wood columns supported by a stone base may also be found periodically throughout the community.

The "**Valencia**" style draws its inspiration from the simple stucco exteriors found in classic Northern and Southern California neighborhoods. It is a contemporary interpretation of the "Spanish Eclectic" style. The style typically has simple low pitched roofs with a combination of hips and gables. Gables are accentuated with details such as clay tile vents or a plaster recessed adorned with an iron detail. Doors and windows are detailed with a simple lintel trim and windows have sill trim with a decorative cut. Heavy plank shutters adorn selected window locations. The "Valencia" is further enhanced with elements such as smooth curving sculptural plaster wing walls and shed roof elements supported by decorative cut beams and rafter tails. Identifying details, such as full window grids and full radius windows, may also be found throughout the community on the "Valencia".

The "**Highland Park**" is a contemporary interpretation of the "Prairie" style. Low pitched hipped roofs are common to this style. The elevation tends to be horizontal in nature with focal elements such as Entry features breaking the horizontal lines. Massive square or rectangular columns, typically with stone bases, are used to support porch or Entry roofs. The characteristic horizontal emphasis is achieved with elements of horizontal bands of stone and plaster trim. The "Highland Park" is further articulated with simple window grids. Doors and windows are topped with a half-round profile plaster band over a small flat band with a one inch relief. The window sill trim matches the window head detail. Wood trellises and plank shutters for additional character may also be found on the "Highland Park" throughout the community.

VILLAGE 13 – RD-4
(Elevations A – E)

The "**Cantabria**" is a contemporary interpretation of the "Spanish Colonial" and "Spanish Eclectic" styles of architecture. This elevation style draws inspiration from the simple stucco exteriors found throughout the United States. The "Cantabria" typically has simple low pitched roofs that combine hips and gables. Gables are accentuated with details such as clay tile vents "canales" and barge rafters with decorative cut tails. The "Cantabria" is further articulated with elements such as smooth curving sculptural plaster wing walls and shed roof elements supported by decorative cut beams and rafters. The decorative cut inspired by the hand carved timber elements from historical homes and buildings. To further enhance the style full arches or windows with full radius tops punctuate key focal locations. Door and window heads are detailed with a decorative cut lintel and simple sill trim is applied so as to be consistent with the architectural style. Identifying details such as full window grids, decorative iron over stucco recesses, and decorative cut wood railings may also be found throughout the community on the "Cantabria".

The "**Pyrenees**" is a modern rendition of the "French Eclectic" style. The style draws inspiration from homes that may be found in the rural areas of France. Hipped roofs punctuated with gables are key to this style. Gables are highlighted with frieze trim and barge rafters having a decorative end cut. The

"Pyrenees" style uses a combination of materials including stone and stucco. The stone is focused as a wainscot applied in various colors of dressed field stone to create an enhanced base for the elevation. Soft curved arches punctuate key focal areas such as front entries and feature windows. Doors and windows are wrapped at sides and top with 4" trim and are completed with a 6" accentuated sill. Trim is enhanced at key locations with thicker trim bands having rounded corners and the top adorned with a key stone.

The "**Somerset**", inspired by the rural English country home, is an updated version of this architectural style. The roof is varied combining hips, gables and sheds with a focal or entry element, highlighted with a gable or Dutch hip. The Dutch hip or clipped gable, highlighted with frieze trim and decorative barge along with board and batten siding, is a key element to the "Somerset" style. 6" x 6" wood columns supported by a stone base and, many times, topped with a decorative shaped brace further showcase the style. Inherent to the "Somerset" are windows enhanced with grids, most commonly on the top only. Timber plank shutters adorn key focal locations to further add color, texture, and charm. Key to this simplistic rural inspired style are 6" x 6" wood out lookers, 6" trim above doors, and windows detailed with 6" head and sill trim. Other features unique to the "Somerset" style are copper roof elements, decorative cut wood railings, exposed beams, brackets, and rafter tails with decorative cuts.

The "**Sonoma**" is a contemporary interpretation and fusion of the "Prairie" and "French Eclectic" styles. Like the blending of new concepts with old world tradition for wines in the region, the "Sonoma" is a blend of French and American elevation influences. Low pitched roofs typically hipped and punctuated with a gable is common to this style. Gables are further articulated with frieze trim and a decorative cut rake board. The elevation tends to be horizontal in nature with focal elements such as Entry features breaking the horizontal lines. Massive square or rectangular columns typically of stone are used to support porch or Entry roofs. The characteristic horizontal decorative emphasis is achieved with elements of horizontal bands of stone and plaster trim. The "Sonoma" is further articulated with "Prairie" style window grids depicted with perimeter grids parallel and 3 inches in from the window frame. Focal elements are highlighted with a soft French influenced arch visually supported with an eight inch plaster lintel. Bulky trim around doors and windows is key to the old world characteristic of this style. Decorative iron rails, wood trellises, and decorative cut rafter tails may also be found on the "Sonoma" throughout the community.

The "**Umbria**" has been inspired by the homes found in the rural Italian countryside. This "Rural Italian" contemporary interpretation draws its influence from the theme of being a structure that has been "built over time". With this in mind, one will observe a mixture of materials such as plaster and stone. Key to the "Umbria" is the mixture of horizontal and vertical massing elements. Common are vertical tower features that punctuate the more horizontal elevation. Varied details also support this theme. For example, the exact detail is not carried to each and every window. However, similar details are scattered

throughout the "Umbria". Such details in addition to the items already listed would be decorative shaped rafter tails and decorative cut shaped rake board at focal gable ends. Key focal windows are adorned with heavy timber plank shutters or iron rail details at the bottom of the window. Six inch head trim at doors and windows represent the heavy lintel proportion found in the style. Six inch window sill trim also is consistent with this more rustic style and its more massive proportions.

The builder has provided a set of guidelines that would be followed by the sales and marketing department for the pre-plot of the new homes within the different construction phases. This will ensure that the guidelines mix the unit types, sizes and colors so as to avoid repetition of floor plans and elevations on adjacent homes within the subdivision. JTS Communities guidelines are requesting that up to three of the same plan can be placed next to each other, and staff is proposing that no more than two of the same unit can be placed to each other. With the number of floor plans and variations in architecture, two of the same floor plan is acceptable; however the architecture would not be repeated.

Conclusion:

The applicant has presented a design package for the Anatolia II Village 10 and 13 that is consistent with the design guidelines of the Specific Plan and the City's Design Review Ordinance. The proposed mix of unit sizes and architectural styles would create a variety of mass and scale to provide an appealing streetscape. Village 10 would provide market rate and Village 13 would provide upper income housing opportunities within the Anatolia II plan. By the use of the adopted Specific Plan Design Guidelines and through the City's new process would ensure a higher level design in the model homes.

Environmental Analysis:

The Anatolia I, II and III projects were environmentally assessed by an earlier adopted Mitigated Negative Declaration. Within the study of the environmental issues, aesthetics of the new development was identified and the implementation of the adopted design guidelines for the SunRidge Specific Plan would reduce the negative impacts of poor design to less than significant.

Financial Implications to City:

There are no significant cost implications to the City for this development.

Attachments:

- A. Resolution approving the Design Review with conditions
- B. Project Plans (Exhibit A)
- C. Conditions of Approval (Exhibit B)

RESOLUTION # 81-2003

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A DEVELOPMENT PLAN REVIEW FOR JTS COMMUNITIES
AT ANATOLIA II, VILLAGES 10 AND 13
PROJECT # RC-03-040**

WHEREAS, JTS Communities (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Development Plan Review for Anatolia II Villages #10 and 13; and

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

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan EIR and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for Anatolia I, II and III adopted in March 2003, thereby satisfying the requirements for the California Environmental Quality Act; 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, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. That the project site was adequately analyzed as a part of the Sunridge Specific Plan EIR and the Mitigated Negative Declaration for the Anatolia Subdivisions I, II, and III.

Finding:

The project site has been analyzed as part of the Sunridge Specific Plan EIR and the Mitigated Negative Declaration for the Anatolia Subdivisions I, II and III in compliance with the California Environmental Quality Act (CEQA).

Evidence: The Sacramento County Board of Supervisors adopted the Sunridge Specific Plan EIR and the Mitigated Negative Declaration for the Anatolia Subdivisions I, II and III. The environmental issues of aesthetics of the development for the project site were adequately addressed within the two (2) documents. This project will not create any significant adverse impact on the environment.

2. Approve the Development Plan Review subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B) based on the following Findings:

Findings:

- a) Home designs incorporate authentic architectural styles. Particular attention has been paid to the design of all front and side elevations facing the street or open space. All other elevations interior to the lot include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim.
- b) The project provides diversity of homes within the subdivision by size and mass, elevation, garage orientation, and setbacks to avoid repetition of floor plans and elevations on adjacent homes within each subdivision and/or unit within a master planned area. (The intent is to create sufficient variation among home plans to ensure visual interest along residential streets throughout each neighborhood.)
- c) The project provides variety in mass and scale of homes that is visually appealing from the street.
- d) The project provides landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.
- e) The project provides home designs with a wide range of pricing levels to accommodate all income levels within the City.

Evidence The following justifies the findings above:

The home builder JTS Communities has presented their design package for Villages 10 and 13 of Anatolia II. The subdivision consists of lots in the RD-4 and RD -5 Zones, with the lots averaging approximately 65' x 130' feet (8,500 sf) and 52' x 100' (5,200 sf) respectively. The 24 floor plans chosen for Village 10 and 13 will fit and meet the required setbacks of the Specific Plan. In addition to the number of floor plans, they are proposing five architectural styles that will allow a greater number of design combinations to be placed within the tract.

Within each of the five styles, architectural features are represented by some of the classic forms of those architectural designs. The architect has included door and window trim details and some of the front elevation features on all four sides of the elevations. The design of the units is consistent with the design concepts listed above.

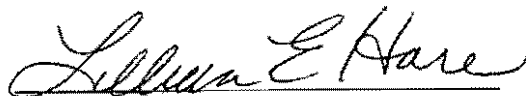
The builder has provided a set of guidelines that would be followed by the sales and marketing department for the plotting of the new homes within the different construction phases. The adopted site guidelines are consistent with the design concepts and have been included in the Conditions of Approval.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of December, 2003.

AYES:	Cooley, McGarvey, Sander, Budge, Roberts
NOES:	None
ABSENT:	None
ABSTAIN:	None


DAVID ROBERTS, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:


LILLIAN HARE
CITY CLERK

The exhibits or attachments for this item are on file in the City Clerk's Office for review by the public.

Exhibit A – Project Plans

Council Members, please find above item(s) attached to your agenda packet.

Agenda Item: 8

**Exhibit B: Conditions of Approval for the Model Homes
Anatolia II Village 10 and 13 JTS Communities**

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The project shall be constructed in substantial compliance with the approved plans (Exhibit A) adopted by the City Council dated December 15, 2003.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, 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.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	The building shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permits	Planning	
4.	The building shall be reviewed for consistency with the following plotting guidelines: • Sales and marketing Department of JTS Communities shall be responsible for determining plan selection, architecture and color scheme. • Exterior window and door trim shall be installed on all elevations. • No more than three, two stories will be placed in a row and a minimum of two single-story shall flank the three two-stories.	Prior to Building Permits	Planning	

Exhibit B: Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	- Two of the same architectural style or color scheme will not be placed next to each other. - No more than two of the same floor plans that are side by side must have different elevations.			
	Prior to Final Inspection and Utility Release			
5.	Install final site landscaping plan for review and approval by the Planning Director. Landscaping shall be installed prior to final inspection.	Prior to Final Inspection	Planning	
6.	Obtain appropriate permit from Public Works and provide adequate drain facilities into the established flood control system, in accordance with the Sacramento County Improvement Standards	Prior to Final Inspection	Water Resources	



City Council/Planning Agency Report

December 15, 2003

Project: Villages at Zinfandel- Alexander Collection at Stone Creek (Village 8 of Stone Creek)
File: RC-03-033
Request: General Plan Amendment, Rezone and a Vesting Tentative Subdivision Map for Village 8, within the Stone Creek development.
Location: Adjacent to Bear Hollow Drive, west of Zinfandel Drive within the Stonecreek Villages.
APN: 072-0370-074
Planner: William Campbell, Principal Planner

<u>OWNER</u>	<u>ENGINEER:</u>
Elliott Homes 80 Iron Point Circle, Ste. 110 Folsom CA, 95630 Attn: Price Walker	G.C. Wallace Engineering 2150 River Plaza Drive Suite 100 Sacramento, CA 95833 Attn: Andrea Negley Mayer

Recommendation

The City Council approve the following actions:

- 1) A Resolution adopting the Mitigated Negative Declaration, with mitigation measures.
- 2) An Ordinance changing the zoning of the property within the Zinfandel Special Planning Area from Medium Density Residential to Low Density Cluster Residential and O Open Space (Exhibit A)
- 3) A Resolution amending the General Plan from Medium Density Residential to Low Density Residential (Exhibit A) and approving a Vesting Tentative Subdivision Map, subject to the proposed Conditions of Approval (Exhibit B), and approving the Development Plan Review, with exhibits and subject to the proposed Conditions of Approval (Exhibit C).

Project Description

The project proposes 196 single-family residential units on 29.7 acres. The project would involve a General Plan Amendment and SPA/Land Use Amendment in order to change the General Plan designation of the project site from Medium Density Residential to Low Density, and a rezone from Medium Density to Low Density Cluster and O Open Space. The proposed design of the neighborhood locates the single-family units in a block of three units. The project provides a neighborhood park in the middle of the project with designated pedestrian connections to major trail easements and public rights of way. Two direct safe paths of travel for children are provided to the future elementary school site to the west of the project.

Setting

The proposed project is located within the Villages of Zinfandel Special Planning Area (Stonecreek Villages 8) and would encompass approximately 29.7 acres. The project site is located off of Bear Hollow Road, southwest of Zinfandel Drive. Single-family homes are located across Bear Hollow Road and Zinfandel Drive. The site is bounded by a greenbelt easement to the northeast and southeast.

The project site is bounded by undeveloped land to the south, southeast, and southwest with existing single-family residences along the north and northeast. Surrounding land uses include residential, commercial, industrial, institutional, and recreation uses.

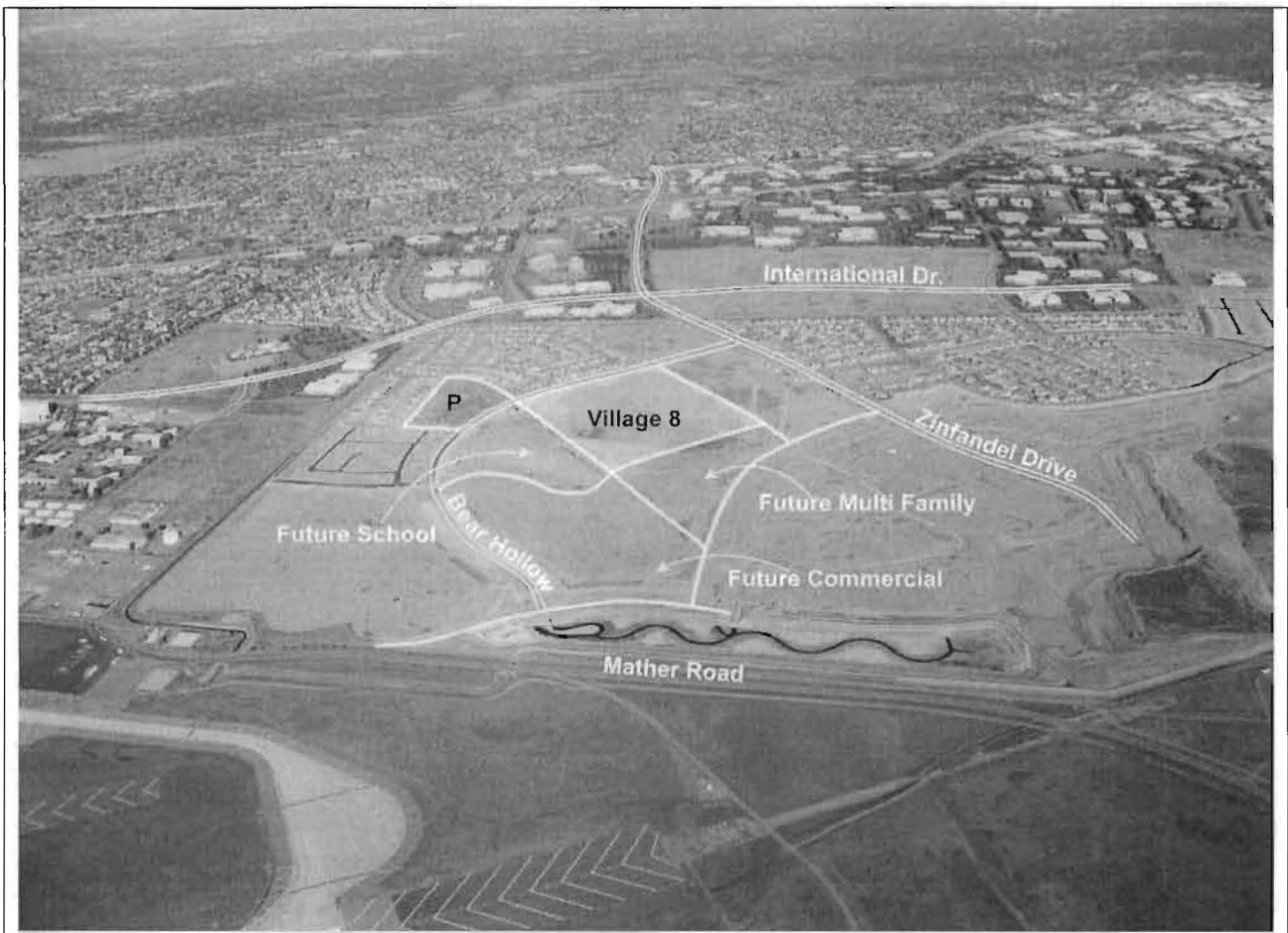


Figure 1 Vicinity Aerial

VILLAGES OF ZINFANDEL

SACRAMENTO COUNTY, CALIFORNIA

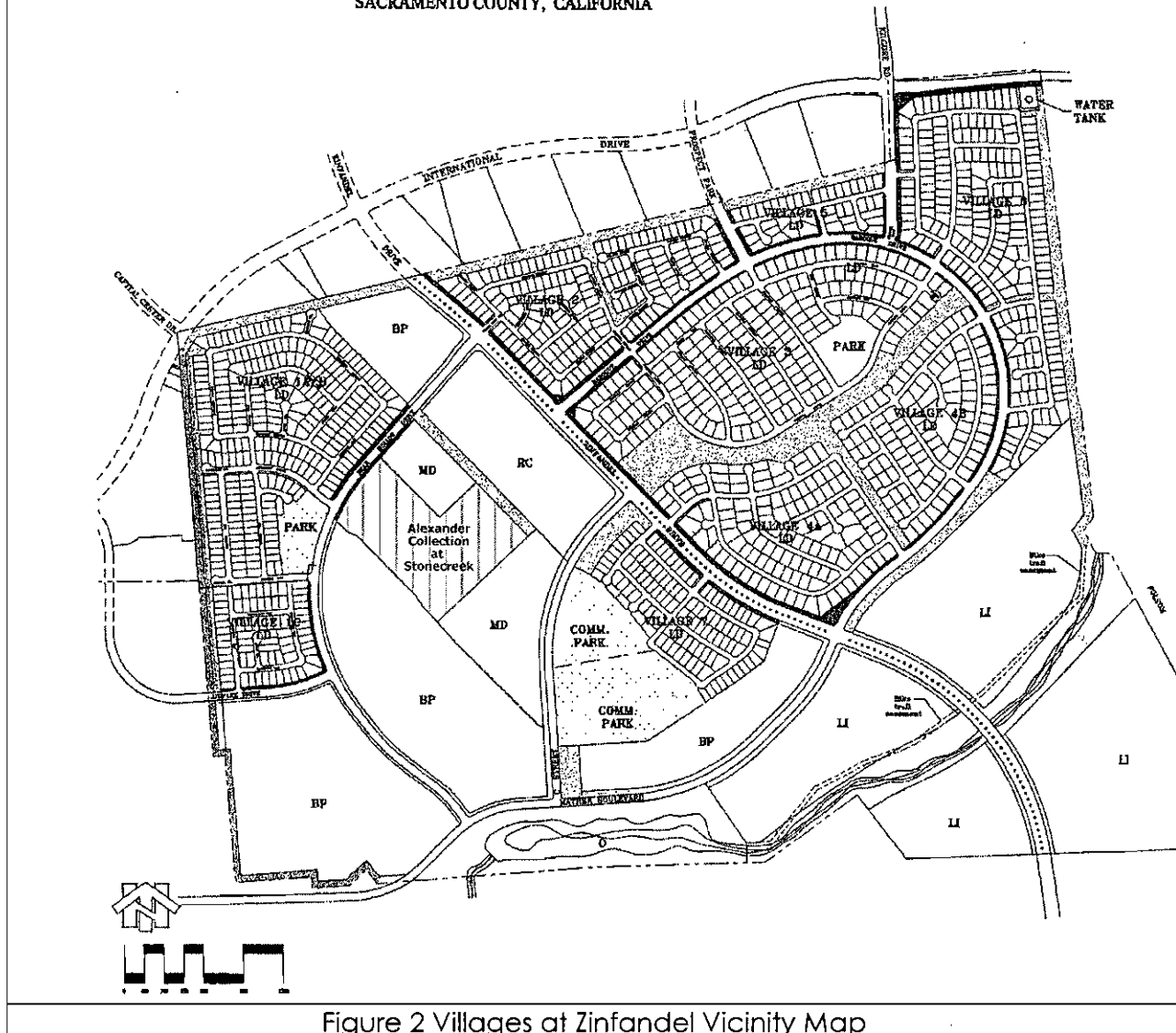


Figure 2 Villages at Zinfandel Vicinity Map

Background

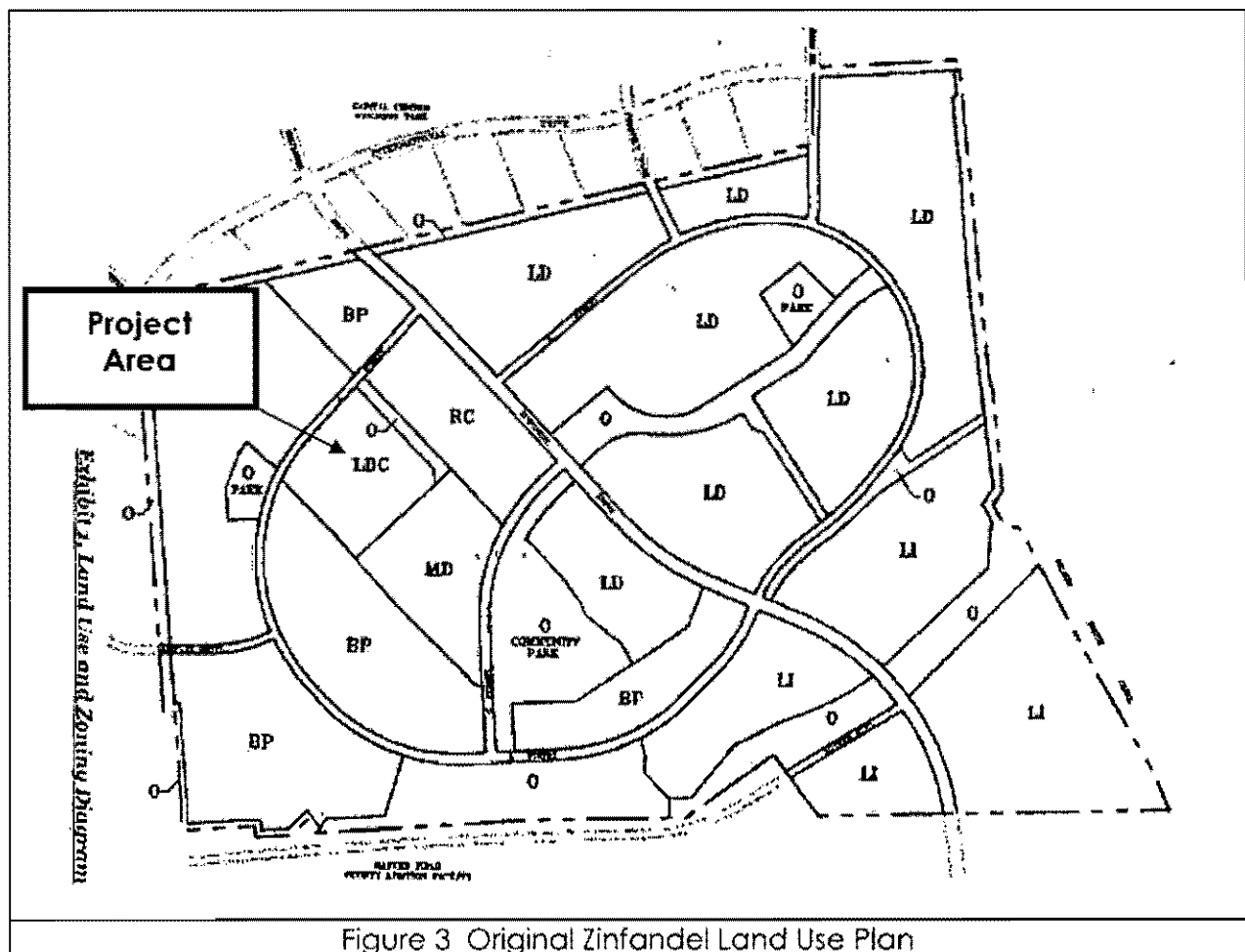
The Villages of Zinfandel Final EIR (FEIR) was certified by the Sacramento County Board of Supervisors on February 11, 1998. The FEIR was designated a "Master" EIR, pursuant to Public Resources Code section 21157 (FEIR, Vol. 1, p. 3.10). The Master EIR, to the greatest extent feasible, evaluated the cumulative impacts, growth-inducing impacts and irreversible significant effects on the environment of specific, subsequent projects according to the General Plan and zoning designations within the SPA. Due to the proposed change in the General Plan Designation and the Rezone, a subsequent assessment has been preformed to address the minor changes requested to the Villages of Zinfandel.

Analysis

The staff report will address the three major components of the request individually, as follows:

General Plan Amendment/ Rezone

Elliott Homes had originally applied for a land designation to build a low density cluster housing development of 184 units on 29.6 and a 348 unit on 19.5 acres of Medium Density housing product at the time the Villages at Zinfandel was originally proposed (see Figure 3). CorPAC had reviewed the proposed project and recommended approval. At the final hearing before the Board of Supervisors, the amount of Low Density Cluster acreage was changed in favor of creating two medium density sites. The new Low Density Cluster residential amounted to approximately 22.4 acres and the two Medium Density parcels were created amounting to 7.4 and 17.3 acres, respectively. The project was adopted with the changed land use designation and corresponding zoning (see Figure 4 and 5 Existing).



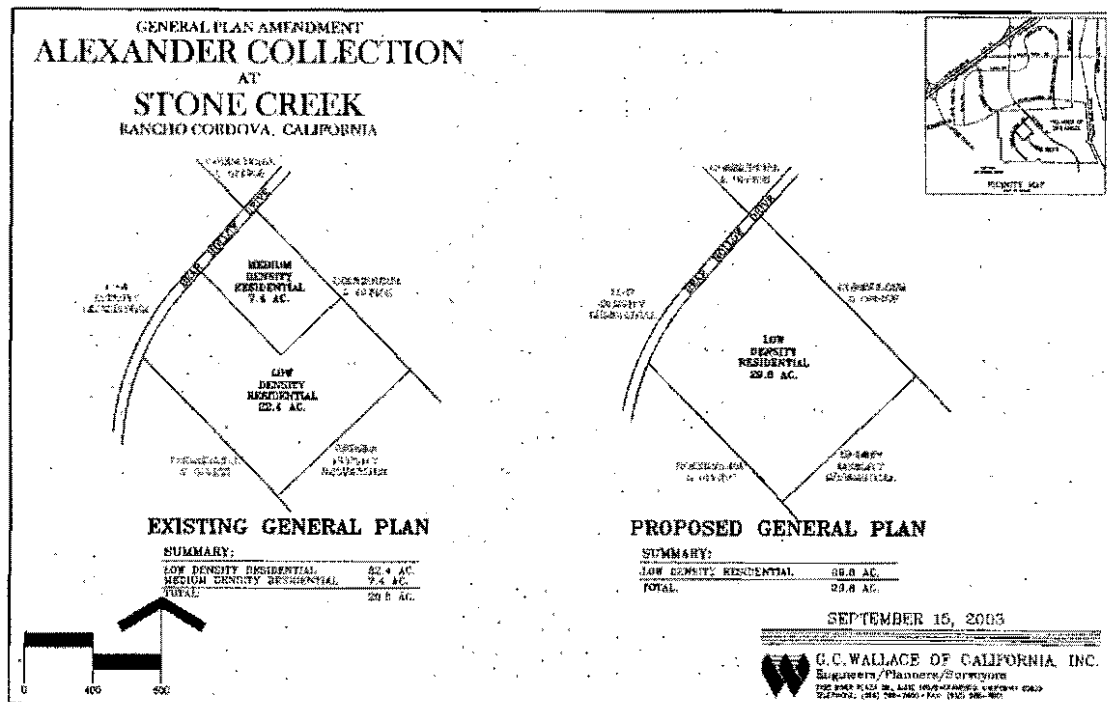


Figure 4 General Plan Amendment

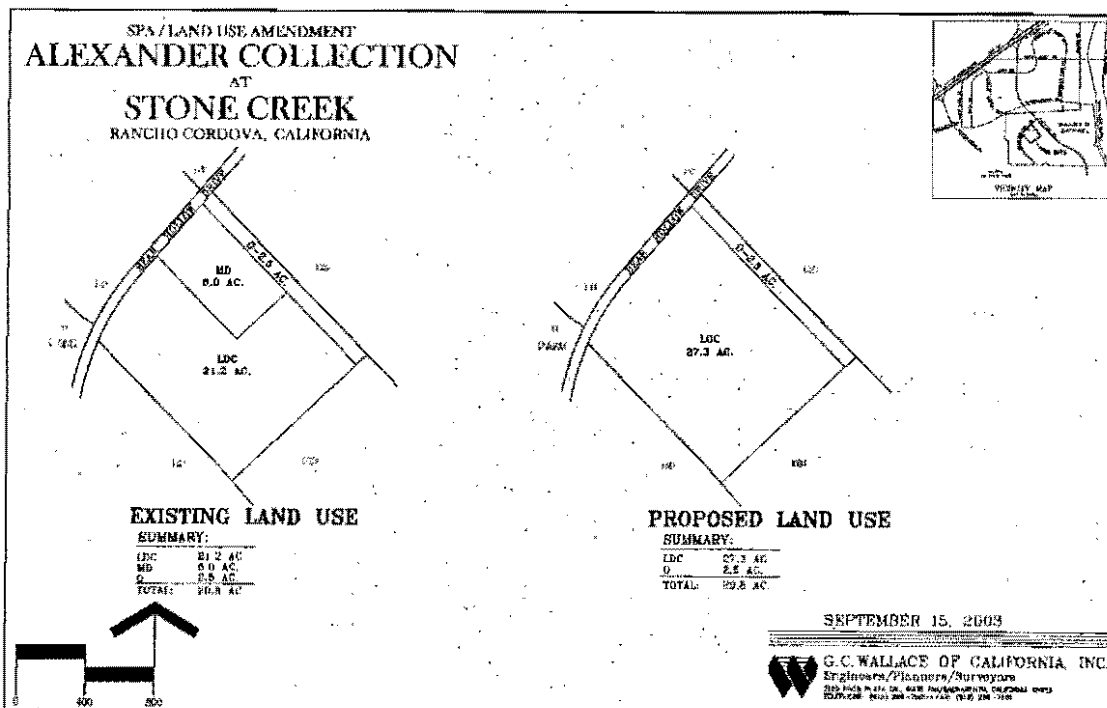


Figure 5 -Rezone of Special Planning Area

The proposed amendment would reduce the total unit count for the site to 196 units (7.5 du/acre), based on the density range established in the SPA. The loss of approximately 7.4 acres of Medium Density Residential is not considered a significant loss, because the total unit count of the Villages is only reduced by approximately 3%, and there is a large 17.3 acre Medium Density site immediately to the south of the project area (see Figure 2). The proposed project would better compliment the surrounding single family development with an incrementally greater density of ownership product. The proposal would eliminate an isolated smaller parcel of Medium Density Residential, and provide a more attractive blend of units. The proposed housing project is a coordinated project with open space green belts, pedestrian links, an internalized park, rather than a fragmented project with two distinct densities, separated by walls and a circular access and parking inventory around the perimeter of the medium density project. Staff can support the General Plan Amendment and the accompanying rezone, in order to provide a better living environment for the residence of the Villages.

Tentative Tract Map

The applicant is requesting a Vesting Tentative Tract Map to create 196 lots, composed of their three lot configuration design within Village 8 of the Villages of Zinfandel. This development is a different housing product than what has been constructed to date. As mentioned previously, Elliott Homes had anticipated creating a low density cluster type home in Village 8, which would have been different from the standard detached single family residence. Additionally, Elliott Homes has designed a neighborhood park in the center of the tract, providing a hub that is linked to the greenbelts and future elementary school site by radial pedestrian corridors and separated sidewalks.

The subdivision plan relies upon irregular lot shapes that have various widths to the lot frontages and rear yards to accommodate the three unit design block. The minimum lot size is approximately 3,900 square feet, with an average lot size of 4,100 square feet. One unit will have a front loaded garage facing the street, the second will have a side loaded garage, and the third unit has the garage recessed in the back of the lot. One out three units will have a garage door facing the street. The design related issues of the new houses will be discussed in the next section, but the lot configuration for the three unit combination is essential to the design of the tract.

Vehicular access to the site would be provided from one main street that runs through the center of the site, and a secondary access is also planned to extend to Bear Hollow Road through the existing business park located within the Villages of Zinfandel. The main drive access from Bear Hollow Road is flanked by landscape corridors to approximately the middle of the project, where a landscaped median would serve as a traffic calming measure before the traffic turns into the four mini-neighborhoods. The median would be landscaped and would complement the neighborhood park to the north of the intersection of Jepson Way and Waterbrook Way. The greenbelt parcel, landscape corridors and pedestrian corridors will be maintained by the existing maintenance district.

Development Plan Review

The following Design Concepts apply to the review of the Master Home Plans within this subdivision. The City encourages:

1. *Home designs that incorporate authentic architectural styles. Particular attention shall be paid to the design of all front and side elevations facing the street or open space areas. All other elevations interior to the lot shall include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim);*
2. *Diversity of homes within the subdivision by size and mass, elevation, garage orientation, and setbacks to avoid repetition of floor plans and elevations on adjacent homes within each subdivision and/or unit within a master planned area. The intent is to create sufficient variation among home plans to ensure visual interest along residential streets throughout each neighborhood.*
3. *Variety in mass and scale of homes that is visually appealing from the street; and*
4. *Landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.*
5. *Encourage home designs with a wide range of pricing levels to accommodate all income levels within the City.*

The typical placement of the 3-pack is arranged with the two garages forward, flanking the center unit which has a garage back design, fitting together as a cohesive unit. Although the typical arrangement is a 3-pack, one of the lots in the 3-pack accommodates two different single story floor plans. The minimum lot size is approximately 3,900 square feet, with the average lot size of 4,100 square feet. Each of the four house plans has 3 elevations in 4 architectural styles; English, Spanish, Cottage and Monterey.

Plan 1 is the smallest plan, 1,417 square feet and Plan 2 is 1,670 square feet, both one story plans. Plan 1 and 2 are interchangeable on the same lot with the Plan 2 having a slight variation on the Plan 1 footprint to add another bedroom. Plan 3 is 1,946 square feet and Plan 4 is 2,193 square feet, both units are two story. The combinations of colors, elevations and architectural styles would provide the design flexibility, diversity and variety essential for creating an attractive neighborhood. The architectural styles are true to their identified character and the selected color schemes will increase the variety to ensure visual interest.

Environmental Analysis

A Mitigated Negative Declaration has been prepared for this project. This document The Notice of Intent of Adopted was prepared and the environmental document was advertised for public comment during the period of time of November 19, 2003 to December 8, 2003. No written comments were received and the Mitigated Negative Declaration and its mitigation measures are appropriate for the review and the pending action for Village 8 of the Villages of Zinfandel.

Financial Impacts

There would not be a financial impact to the City with the approval of this program. A financing plan and associated fee program have been adopted for this planning area, which this project would be subject, should the project be approved.

Summary

The project will provide a housing product in the core area of the Villages at Zinfandel that will provide for a variety of unit sizes and price availability. The projects will provide convenient housing opportunities close to the future commercial and office complexes, and provide significant links to open space corridors and educational amenities within the plan area. The reduction in the amount of Medium Density land area is minor compared to the over all land use of the Villages of Zinfandel.

Recommended Motions

1. *"I move that the City Council adopt the Mitigated Negative Declaration prepared for this project, subject to the findings included in the Resolution 82-2003, dated December 15, 2003".*
2. *"I move the City Council adopt Ordinance 29-2003, approving the Rezone of the subject property, as submitted in Exhibit A, and subject to the findings contained in the Ordinance".*
3. *"I move the City Council adopt Resolution No. 82-2003, approving the General Plan Amendment (Exhibit A), the Vesting Tentative Tract Map, along with the Conditions of Approval/MMRP (Exhibit B), and the Development Plan Review for the Model Homes along with the exhibits and Conditions of Approval, subject to the findings contained in Resolution 58-2003".*

ATTACHMENTS

- A. Mitigated Negative Declaration
- B. Ordinance 29-2003, with Exhibit A
- C. Resolution 82-2003, with Exhibits A, B and C

ORDINANCE 29-2003

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING THE VILLAGES AT ZINFANDEL SPECIAL PLANNING AREA (CHAPTER 12, ARTICLE 2, SECTION 512-215) FROM MEDIUM DENSITY TO LOW DENSITY CLUSTER ON ASSESSOR PARCEL NUMBER 072-0370-074 FOR A PROJECT KNOWN AS VINTAGE 8 OF THE VILLAGES OF ZINFANDEL, PROJECT NO. RC-03-033

The City Council of the City of Rancho Cordova does ordain as follows:

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Rancho Cordova Zoning Code Chapter 12, Article 2, Section 512-215 to assign a change the zoning of the parcel specified within the attached exhibit.

Section 2: Findings

1. Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project that addressed the impacts of the conversion of medium density residential to low density cluster in the Villages of Zinfandel SPA. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

2. Finding: The proposed Rezone request will implement and be consistent with goals and policies of the General Plan of the City of Rancho Cordova and the Villages of Zinfandel Special Planning Area.

Evidence: The Rezone of Medium Density Residential to Low Density Cluster Residential is consistent with the allowed zoning prescribed in the General Plan of the City of Rancho Cordova. The proposed project would be in keeping with the surrounding area and would provide another type of ownership housing not currently in the Villages of Zinfandel Special Planning Area.

Section 3: Action

The City Council hereby amends the Zoning Code of the City of Rancho Cordova for Assessor's Parcel Number 072-0370-074, as shown on the attached exhibit.

Section 4: No Mandatory Duty of Care.

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

Section 5: Severability.

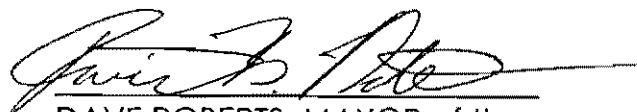
If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this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

Section 6: Effective Date and Publication

This Ordinance shall take effect thirty (30) days after its adoption. In lieu of publication of the full text of the ordinance within 15 days after its passage, a summary of the ordinance may be published at least five days prior to and fifteen (15) days after adoption by the City Council and a certified copy shall be posted in the office of the City Clerk, pursuant to GC 36933(c)(1).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 5th day of January 2004, by the following vote:

AYES:	Cooley, McGarvey, Sander, Budge, Roberts
NOES:	None
ABSENT:	None
ABSTAIN:	None



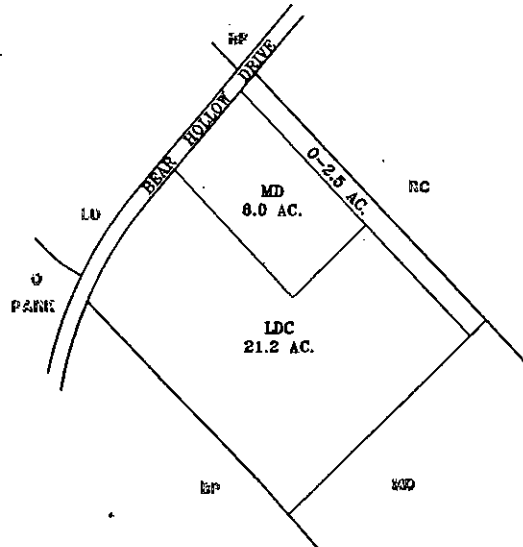
DAVE ROBERTS, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:



LILLIAN HARE
CITY CLERK

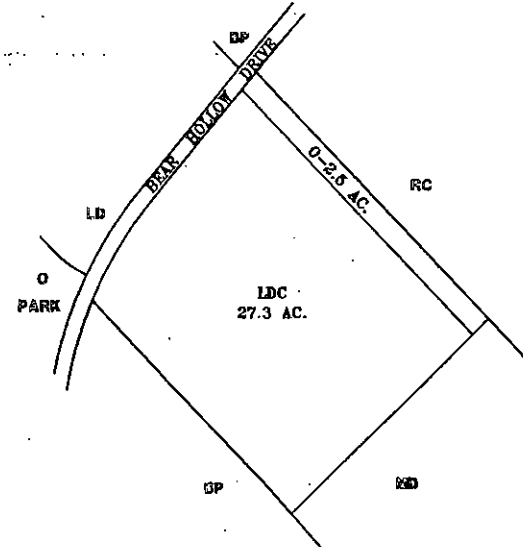
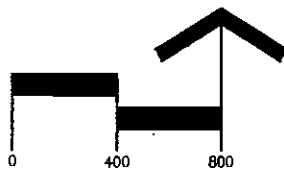
SPA / LAND USE AMENDMENT
ALEXANDER COLLECTION
 AT
STONE CREEK
 RANCHO CORDOVA, CALIFORNIA



EXISTING LAND USE

SUMMARY:

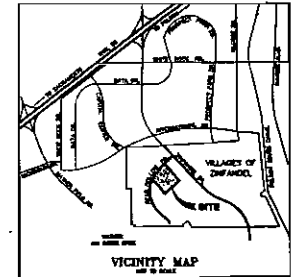
LDC	21.2 AC.
MD	8.0 AC.
O	2.5 AC.
TOTAL:	29.8 AC.



PROPOSED LAND USE

SUMMARY:

LDC	27.3 AC.
O	2.5 AC.
TOTAL:	29.8 AC.

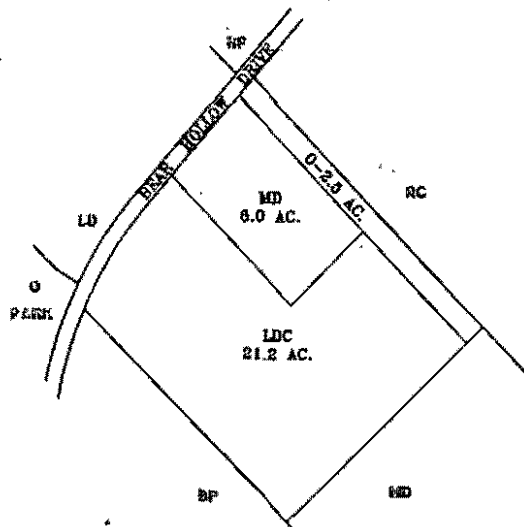
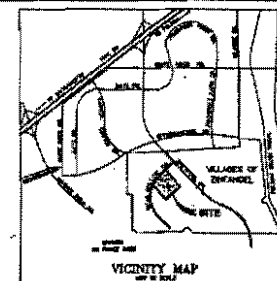


SEPTEMBER 15, 2003



G.C. WALLACE OF CALIFORNIA, INC.
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 2150 RIVER PLAZA DR., SUITE 100/SACRAMENTO, CALIFORNIA 95833
 TELEPHONE: (916) 286-7800 • FAX: (916) 286-7801

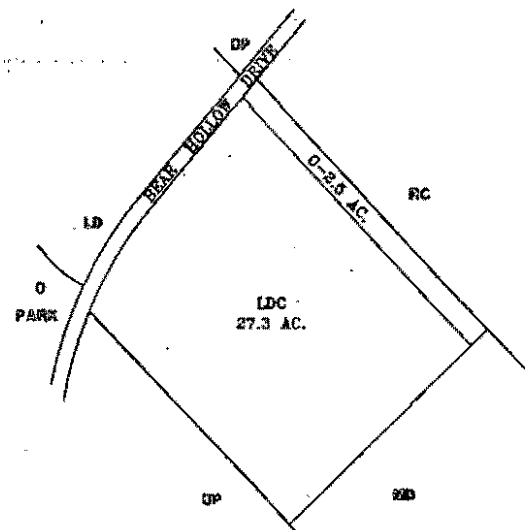
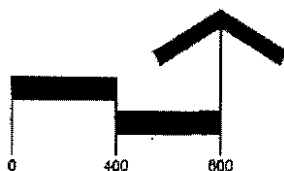
SPA / LAND USE AMENDMENT
ALEXANDER COLLECTION
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 RANCHO CORDOVA, CALIFORNIA



EXISTING LAND USE

SUMMARY:

LDC	21.2 AC.
MD	8.0 AC.
O	2.5 AC.
TOTAL:	29.8 AC.



PROPOSED LAND USE

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SEPTEMBER 15, 2003



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Exhibit A - Rezone

RESOLUTION No. 82-2003

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A GENERAL PLAN AMENDMENT, A VESTING TENTATIVE SUBDIVISION
MAP AND DEVELOPMENT PLAN REVIEW FOR ASSESSOR PARCEL NUMBERS 074-
0370-074, VILLAGES AT ZINFANDEL, SUBJECT TO THE FINDINGS AND CONDITIONS
OF APPROVAL/ MMRP,
PROJECT NO. RC-03-033**

WHEREAS, Elliott Homes (hereinafter referred to as Applicants) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a General Plan Amendment, a Vesting Tentative Subdivision Map and Development Plan Review; and

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

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Mitigated Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on December 15, 2003 and received a staff report and public testimony at the public hearing.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. Approve the General Plan Amendment (Exhibit A), Vesting Tentative Tract Map for Village 8, subject to the Conditions of Approval/MMRP (Exhibit B), and the Development Plan Review, as submitted in the Exhibits and based on the following findings:

A. California Environmental Quality Act

Finding: The proposal will not have a significant adverse impact on the environment and a Mitigated Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: An Initial Environmental Study was prepared for the proposed project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. On the basis of the Mitigated Negative Declaration, comments received, and the whole record, there is no substantial evidence that the project will have a significant adverse impact on the environment.

B. General Plan Amendment (GPA)

Findings: The City shall not approve any proposed development project unless the following findings are made, based on substantial evidence in the record:

- a) There is little or no possibility of substantial detriment to or interference with the adopted general plan.
- b) The proposed use or action complies with all other applicable requirements of state law and local ordinance

Evidence:

- a) The GPA would not significantly alter the intended land use designations or categories within the General Plan and all projects have been reviewed and made consistent with the Villages at Zinfandel Special Planning Area. The proposed project is consistent with the policies and guidelines of the General Plan and conditions of approval have been recommended for the project that is consistent with the policies of the Elements of the General Plan.
- b) The proposed project is requesting an amendment to the General Plan and the requested GPA, if approved would not be inconsistent with the proposed rezone for Village 8 of the Villages of Zinfandel Special Planning Area.

C. Subdivision Map Act

Finding: Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map if it makes any of the following findings:

- a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
- b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c. That the site is not physically suitable for the type of development.

- d. That the site is not physically suitable for the proposed density of development.
- e. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: The above Findings #a. through #g. do not apply to the proposed Tentative Subdivision Map.

- a. The proposed map is consistent with the density limits as specified in the Special Planning Area for the Villages of Zinfandel (SPA) and Rancho Cordova General Plan. The 26.1 acre site is designated Low Density Residential, with a neighborhood park and green belt open spaces excluded, for a average density of 7.5 du's/acre.
- b. The design or improvements of the proposed subdivision are consistent with the Special Planning Area specification for streets and the Rancho Cordova General Plan.
- c. The site is physically suitable for the development. The applicant is proposing 196 single-family lots on a total of 26.1 acres, which conforms to the designated residential use of the General Plan and the SPA. The project can also be served by all necessary services, and has provided documentation to meet the requirements of Government Code Section 66473.7.
- d. The site is physically suitable for the proposed density of development. The Specific Plan assigned certain densities for the lands within the SPA and this project is consistent with the maximum number of units allowed for this area.
- e. The Mitigated Negative Declaration prepared for the project determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.
- f. The Mitigated Negative Declaration prepared for the project determined that potential serious health problems were not identified for the project or will be mitigated to less than significant levels with implementation of the proposed mitigation measures and conditions of approval.

- g. No conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision, have been identified.

D. Development Plan Review

Findings: The following Design Concepts apply to the review of the Master Home Plans within this subdivision. The City encourages:

- a) Home designs that incorporate authentic architectural styles. Particular attention shall be paid to the design of all front and side elevations facing the street or open space areas. All other elevations interior to the lot shall include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim);
- b) Diversity of homes within the subdivision by size and mass, elevation, garage orientation, and setbacks to avoid repetition of floor plans and elevations on adjacent homes within each subdivision and/or unit within a master planned area. The intent is to create sufficient variation among home plans to ensure visual interest along residential streets throughout each neighborhood.
- c) Variety in mass and scale of homes that is visually appealing from the street; and
- d) Landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.
- e) Encourage home designs with a wide range of pricing levels to accommodate all income levels within the City.

Evidence: The typical placement of the 3-pack is arranged with the two garages forward, flanking the center unit which has a garage back design, fitting together as a cohesive unit. Although the typical arrangement is a 3-pack, one of the lots in the 3-pack accommodates two different single story floor plans. The minimum lot size is approximately 3,900 square feet, with the average lot size of 4,100 square feet. Each of the four house plans has 3 elevations in 4 architectural styles; English, Spanish, Cottage and Monterey.

Plan 1 is the smallest plan, 1,417 square feet and Plan 2 is 1,670 square feet, both one story plans. Plan 1 and 2 are interchangeable on the same lot with the Plan 2 having a slight variation on the Plan 1 footprint to add another bedroom. Plan 3 is 1,946 square feet and Plan 4 is 2,193 square feet, both units are two story. The combinations of colors, elevations and architectural styles would provide the design flexibility, diversity and variety essential for creating an attractive neighborhood. The

architectural styles are true to their identified character and the selected color schemes will increase the variety to ensure visual interest.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 15th day of December, 2003.

AYES:

NOES:

ABSENT:

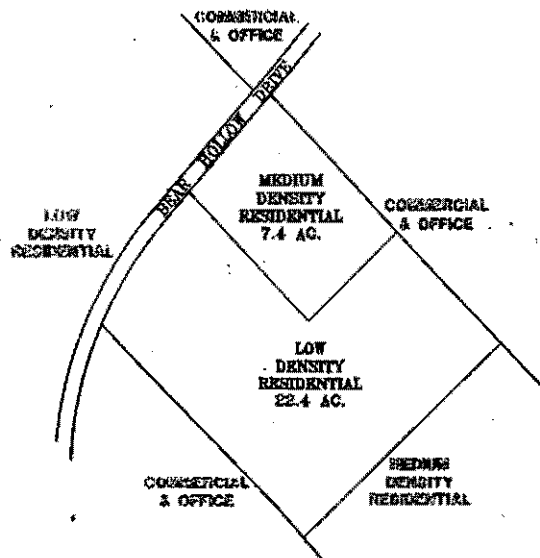
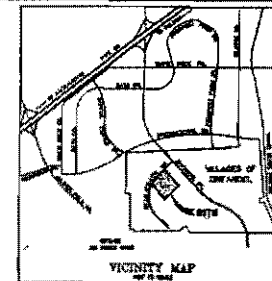
ABSTAIN:

DAVE ROBERTS, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

LILLIAN HARE
CITY CLERK

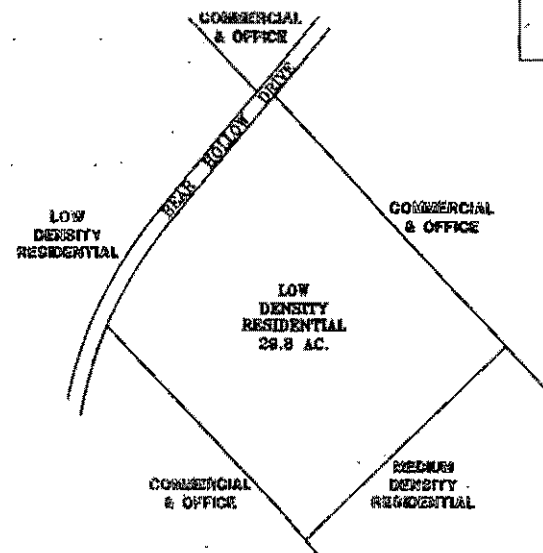
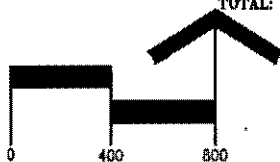
GENERAL PLAN AMENDMENT
ALEXANDER COLLECTION
 AT
STONE CREEK
 RANCHO CORDOVA, CALIFORNIA



EXISTING GENERAL PLAN

SUMMARY:

LOW DENSITY RESIDENTIAL	22.4 AC.
MEDIUM DENSITY RESIDENTIAL	7.4 AC.
TOTAL:	29.8 AC.



PROPOSED GENERAL PLAN

SUMMARY:

LOW DENSITY RESIDENTIAL	29.8 AC.
TOTAL:	29.8 AC.

SEPTEMBER 15, 2003



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VESTING TENTATIVE SUBDIVISION MAP
ALEXANDER COLLECTION
 AT
STONE CREEK
 RANCHO CORDOVA, CALIFORNIA

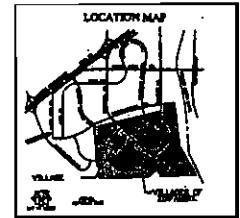
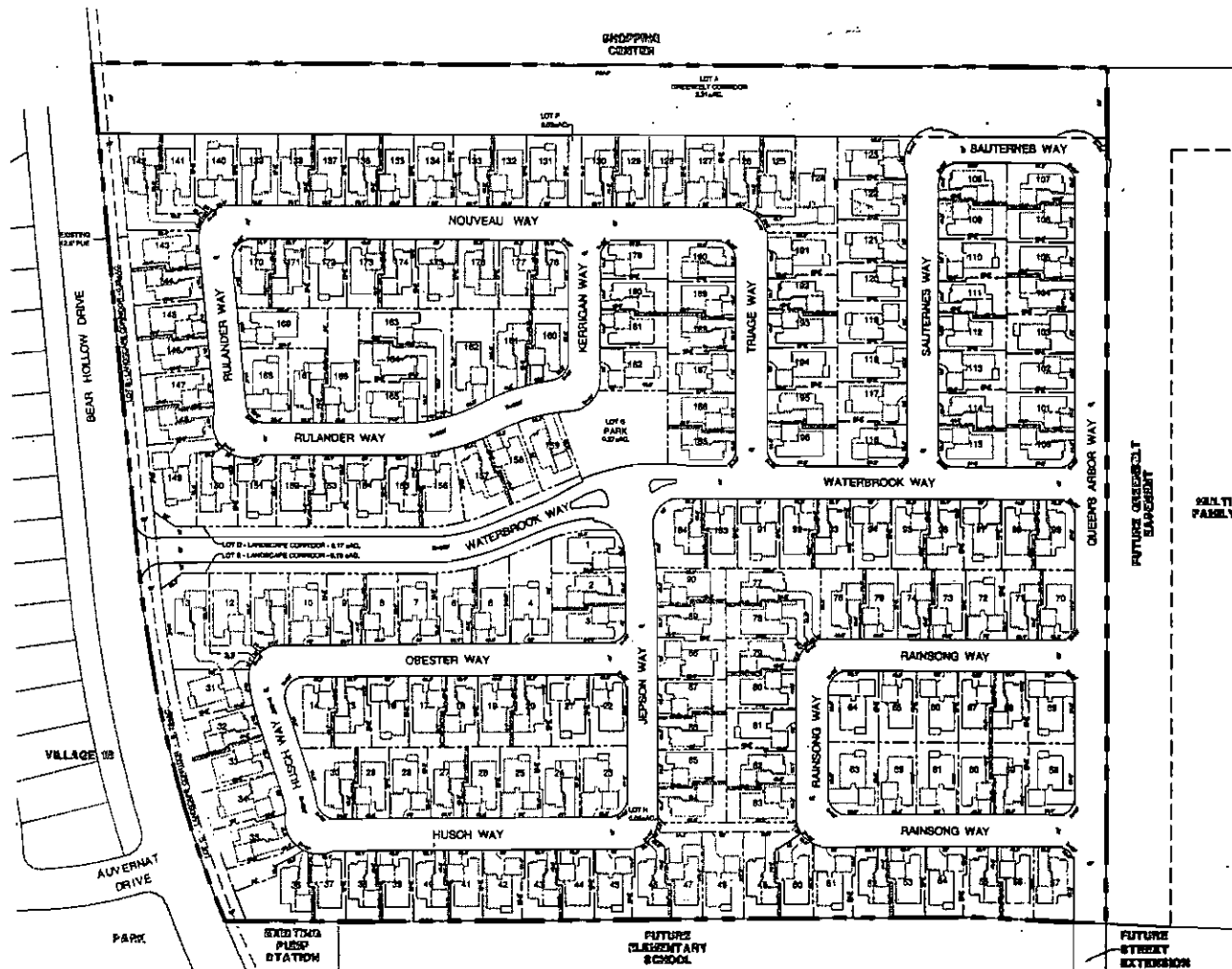


Exhibit B - Vesting Tentative Subdivision Map
 Alexander's Collection



OTHER APPLICANT
 NAME: [blank]
 ADDRESS: [blank]
 CITY: [blank]
 STATE: [blank]
 ZIP: [blank]

PLANNED/PROPOSED
 NAME: [blank]
 ADDRESS: [blank]
 CITY: [blank]
 STATE: [blank]
 ZIP: [blank]

APPROVED PLANS, PERMITS
 PERMIT NO. [blank]
 PERMIT DATE: [blank]

APPROVED ZONING
 ZONING CODE: [blank]
 ZONING DISTRICT: [blank]
 ZONING MAP: [blank]

APPROVED
 NAME: [blank]
 ADDRESS: [blank]
 CITY: [blank]
 STATE: [blank]
 ZIP: [blank]

REVISED: NOVEMBER 11, 2003
 SEPTEMBER 12, 2003
G.C. WALLACE OF CALIFORNIA, INC.
 Registered Professional Surveyors
 License No. [blank]

Exhibit B: Conditions of Approval / Mitigation Monitoring Reporting Program

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
1.	The development approved by this action is for 196 single-family residential units on 29.7 acres. The project would involve a General Plan Amendment and SPA/Land Use Amendment in order to change the density of the project site from Medium Density to Low Density. A greenbelt parcel, landscape corridors and common area lots are also provided and will be maintained by the Lighting and Landscape District.	On-Going	Planning	
2.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e)	Three years, commencing with the date of approval.	Planning	
3.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, 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.	On-Going	Planning	
Prior to Grading or Improvement Plan Approval.				
4.	The proponent shall comply with the MMRP for this project, including the payment of 100% of the staff costs, and the costs of any technical consultant services incurred during implementation of the MMRP. The initial estimate of these costs is \$2,000. If the initial estimate exceeds the actual monitoring costs, the balance shall be refunded to the proponent, and if the actual monitoring costs exceed the initial estimate, the proponent shall be responsible to pay the additional amount. Until the MMRP has been recorded and the estimated MMRP fee has been paid, no final parcel	Prior to Issuance of Improvement Plans, grading permit or recordation of any map.	Planning	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	map, final subdivision map or improvement plan shall be approved for the subject property In addition to the mitigation measures herein, the applicant shall comply with the applicable mitigation measures in the Mitigation Monitoring and Reporting Program adopted for the Villages of Zinfandel Special Planning Area, by Ordinance SZC-2002-0020. (Mitigation Measure)			
5.	Applicant shall pay any outstanding staff costs associated with the preparation of the General Plan Amendment, Rezone, Vesting Tentative Tract Map and Development Plan Review.	Prior to Issuance of Improvement Plans or grading permit.	Finance	
6.	If any prehistoric, archaeological, paleontological, or historic artifacts, or other indications of archaeological resources are found once the project construction is underway, all work in the immediate vicinity must stop and the City shall be immediately notified. An archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be retained to evaluate the finds and recommend appropriate mitigation measures. (Mitigation Measure)	During initial site development, grading or brush clearing.	Planning	
7.	The Stormwater Pollution Prevention Plan in place for the site shall be revised to include, and any future Stormwater Pollution Prevention Plans for the site shall include implementation of a process to remove fine clay sediments prior to discharge to Sacramento County's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the Stormwater Quality Division of the County Department of Water Resources. A polymer treatment system or comparable process shall be designed and implemented by qualified professionals with training and proven	Prior to Improvement Plans	Water Resources	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	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. (Mitigation Measure)			
8.	CSD-1 shall require an approved sewer study prior to the submittal of improvement plans for plan check to CSD-1.	Prior to Improvement Plans	CSD-1	
9.	Traffic control devices shall be installed where needed to the satisfaction of the Department of Transportation of the Public Works Agency. Traffic control locations will be determined at time of improvement plan submittal.	Prior to Improvement Plans	Transportation	
10.	Complete and implement a master drainage study for Villages at Zinfandel with approval from County of Sacramento Department of Water Resources of the Public Works Agency (DWR).	Prior to Improvement Plans	Water Resources	
11.	A Notice of Intent (NOI) must be filed with the state Water Resources Control Board prior to construction to obtain coverage under the State's General Construction Activity Stormwater Permit. As a condition of the General Permit, a Stormwater Pollution Prevention Plan (SWPPP) must be developed for the project.	Prior to Improvement Plans	Water Resources	
12.	Locate and isolate all water wells. Properly destroy under permit to the Environmental Health Department all wells and septic tanks prior to issuing grading permits or prior to map recordation if grading permits are not issued.	At Improvement Plans/ grading permit issuance	Environmental Health	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Prior to Recordation of the Subdivision Map			
13.	In order to obtain sewer service, construction of public collector and trunk sewer will be required to the satisfaction of CSD-1. Sewer easements may be required. Design of public sewer shall be coordinated with and approved by CSD-1. All sewer easements shall be dedicated to CSD-1, be 20 feet in width and ensure continuous access for maintenance. Sacramento County Improvement Standards apply to any on-site sewer construction.	Prior to Recordation of the Subdivision Map	CSD-1	
14.	Comply with the "Pilot Project for Reimbursement of Trunk Sewer Facilities for the Villages of Zinfandel Development Agreement" between Elliott Homes and CSD-1. Truck sewer design and construction may be reimbursed by CSD-1 under the terms of a Reimbursement Agreement. Collector sewer design and construction may qualify for reimbursement under the terms of the Reimbursement Agreement. Prior to initiating design of any sewer facility, contact CSD-1 for details. Failure to strictly comply with the provisions of the CSD-1 Ordinances may jeopardize all sewer reimbursements.	Prior to Recordation of the Subdivision Map	CSD-1	
15.	Dedicate the Landscape Corridors and the common area as a public utility easement for underground facilities and appurtenances	Prior to Recordation of the Subdivision Map	SMUD	
16.	Dedicate a public utility easement to the satisfaction of SMUD for underground facilities and appurtenances adjacent to all public street rights of ways.	Prior to Recordation of the Subdivision Map	SMUD	
17.	Developer shall amend the existing parks development agreement with the Cordova Parks and Recreation District that addresses Lot G as a park and	Prior to Recordation	Parks	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	its improvement.	of the Subdivision Map		
18.	Dedicate all Landscape/ Pedestrian Corridor Lots A, B, C, D, E, F, and H and Lot G for the park to the City. The property is within an existing Mello-Roos Community Finance District for on going maintenance of the landscape lots is required.	Prior to Recordation of the Subdivision Map	Parks	
19.	Developer and City shall amend the existing Development Agreement specifying the obligations of the Developer and the City regarding the change to the land use plan and the payment of a special tax for police services in the amount of \$250 per year per residential parcel, according to Rancho Cordova Ordinance 16-2003.	Prior to Recordation of the Subdivision Map	Planning	
20.	Grant the City right-of-way on all public streets, as depicted on the map, pursuant to Sacramento County Improvement Standards, and to the satisfaction of the City Engineer.	Prior to Recordation of the Subdivision Map	Public Works	
21.	Grant an off-site 56 foot right of way for the continuation of Queens Arbor Drive as a secondary access from the southern boundary to Bear Hollow Way, through the future Business Park site.	Prior to Recordation of the Subdivision Map	Public Works	
22.	The proposed public street entrance from Bear Hollow Drive to Waterbrook Way should be a minimum of 32 feet in width, and shall be posted "No Parking" to the intersection of Jepson Way and Waterbrook Way, pursuant to the Sacramento County Improvement Standards and to the satisfaction of the City Engineer.	Prior to Recordation of the Subdivision Map	Public Works	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
23.	The final map shall show easements or other mapped provisions for the placement of centralized mail delivery units. Developers will construct a concrete base for placement of the centralized mail delivery unit after construction of curb, gutter and sidewalk. Specifications and location of such base shall be determined pursuant to the applicable requirements of the Postal Service and the Sacramento County Public Works Agency, with due consideration of street light location, traffic safety, security, and consumer convenience.	Prior to Recordation of the Subdivision Map	Public Works	
24.	Record an emergency access easement and maintenance agreement between Lots 46 through 50 to serve as a "Fire Lane" to the satisfaction of Fire Marshall. Said private street shall be shown on the improvement plans and approved by the City Engineer.	Prior to Recordation of the Subdivision Map	Public Works and Metro Fire	
25.	Provide reciprocal private driveway access easements and maintenance agreement for all lots sharing a common driveway. The common drives shall provide a minimum unobstructed driveway width of 16 feet.	Prior to Recordation of the Subdivision Map	Public Works	
26.	Offsite drainage improvements and easements shall be provided pursuant to the Sacramento County Floodplain Management Ordinance, and the Sacramento County Improvement Standards.	Prior to Recordation of the Subdivision Map	Water Resources	
27.	Annex to the County of Sacramento Stormwater Utility pursuant to the Sacramento County Water Agency Code, and the Sacramento County Improvement Standards.	Prior to Recordation of the Subdivision Map	Water Resources	
28.	Provide drainage easements and install facilities pursuant to the	Prior to	Water	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required pursuant to the agreement between the Sacramento County Water Agency and Elliott Homes for the Villages of Zinfandel Development.	Recordation of the Subdivision Map	Resources	
	Prior to the Issuance of Building Permits			
29.	Provide access arrangements and install working fire hydrants which meet the required fire flow demands pursuant to the requirements of the fire district having jurisdiction, prior to any combustible construction.	Prior to the Issuance of Building Permits	Metro Fire Department	
30.	The Villages of Zinfandel public facilities financing plan shall be applicable to all property within the Zinfandel Special Planning Area, according to the adopted fee program by the City Council.	Prior to the issuance of building permits	Infrastructure Finance	
31.	The developer shall submit complete landscape planting and irrigation plans for corridor landscaping, including all street trees if any, within the rights of way to the Cordova Parks and Recreation District and the City Engineer for review and approval. The plan should include the variety of trees to be planted in the front yard setbacks of the individual parcels.	Prior to the Issuance of Building Permits	Parks and Public Works	
32.	Developers shall provide a construction phasing plan for each village area, for street construction, model homes and the phases of home construction, to the satisfaction of the City Engineer.	Prior to the issuance of Building Permits for each Village	Public Works	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
33.	Improve or bond for all internal streets shown on the map, as depicted on the map, to the satisfaction of the City Engineer.	Prior to issuance of building permits	Public Works	
34.	Improve or bond for the extension of Queens Arbor Drive to Bear Hollow Drive, to the satisfaction of the City Engineer.	Prior to issuance of building permits	Public Works	
35.	Provide separate public water service to each parcel and dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Southern California Water Company.	Prior to the Issuance of Building Permits	SCWA	
	Prior to Certificate of Occupancy			
36.	Provide public sanitary sewer and water supply facilities in accordance with the Sacramento County Improvement Standards.	Prior to Final Inspection or Certificate of Occupancy of the first unit	CSD-1	
37.	The trunk and collector system for the project will not be accepted for maintenance until the downstream sewer system serving the project is also accepted for maintenance.	Prior to Final Inspection or Certificate of Occupancy of the first unit	CSD-1	
38.	All roads providing access to the completed homes shall be fully constructed and accepted by the City Engineer.	Prior to Final Inspection or Certificate of Occupancy of	Public Works	

Exhibit B: Conditions of Approval and MMRP

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
		the first unit		
39.	Install park improvements for Lot G according to the plans approved by the Parks District.	Prior to Final Inspection or Certificate of Occupancy of 100 units	Parks	
40.	Improve the landscaped lots (a-f and h) according to the approved plans. A 6 foot minimum sidewalk shall meander through corridors B, C, D, E and F. Layout of the sidewalk shall be reviewed and approved by the Planning Director and Parks Administrator. All improvement shall be reviewed and accepted by the Parks District, prior to assuming maintenance responsibility.	Prior to Final Inspection or Certificate of Occupancy of the first unit	Parks	
41.	Construct a minimum 6-foot high sound barrier along the rear property lines of all lots bordering Bear Hollow Drive and the future elementary school site.	Prior to Final Inspection or Certificate of Occupancy	Planning	

General Information and Compliance Items:

The following items are noted for the applicant's information. These items are required by other local agencies, the City, state or federal agencies, and are not conditions of approval of the project.

- a. Though not required, it is recommended that all single-family dwellings be equipped with an automatic fire sprinkler system. As approximately 80% of all fire deaths occur in residential dwellings, these life safety systems drastically improve the occupant's chance of surviving a fire. (Metro Fire District)
- b. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project. (Metro Fire District)
- c. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction. (Metro Fire District)
- d. The installation of addresses, landscaping, tree wells and/or traffic islands are subject to the standards outlined by the Metro Fire District.
- e. Gas service may be available to this project if desired. The developer should contact SMUD Service Planning Department at (916) 386-5067 as soon as possible to coordinate construction so as not to delay the project. (SMUD)
- f. Homes that have attached garages with secondary access doors will have solid core or metal covered doors with dead bolt locks. (Police Department)
- g. Skylight side panels that are placed next to entrance doors will not be on the same side as the lock mechanism of the door. Only one panel may be installed per door, adjacent to the hinges. (Police Department)
- h. All external door frames, including the side garage, will have screws that are a minimum of three inches long in the strike plate. Strike plates should be anchored with a minimum of four screws. (Police Department)
- i. On-site source and control measures are required for this project in accordance with the latest version of the City/County Guidance Manual (Guidance Manual of On-Site Storm Water Quality Control Measures). In all cases, source control measures on the improvement plans will include provision of a permanent storm drain message "No Dumping – Flows to Creek" or other approved message shall be stamped in concrete at each inlet. Other on-site source and treatment control measure(s) should also be used in accordance with specific residential activities referenced in the Guidance Manual. The final design of the proposed on-site source and treatment controls will be approved by the Department of Water Resources. (Water Resources)
- j. All pedestrian access ramps affected by this project must be installed/upgraded pursuant to the State of California Title 24 Code of Regulations and to the satisfaction of the Department of Transportation of the Public Works Agency.
- k. Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of DWR not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet. (Water Resources)



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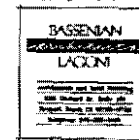
MONTEREY

COTTAGE

STREETSCENE

■ THE VILLAGES AT ZINFANDEL ■
ELLIOTT HOMES

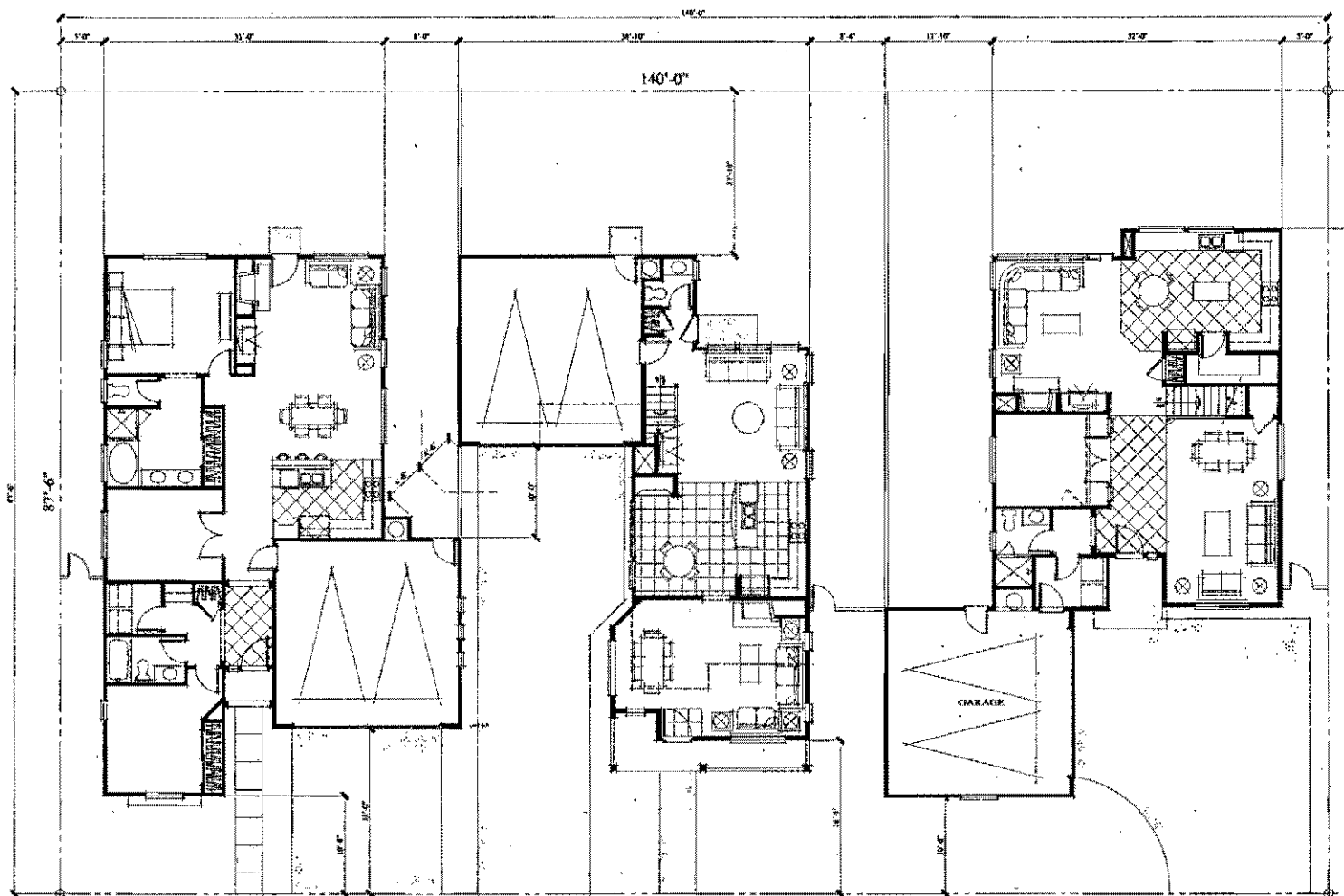
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258-07000

09.03.03

Exhibit C



PLAN 1
± 1,417 S.F.
SINGLE STORY

PLAN 2
± 1,946 S.F.
TWO STORY
MASTER BEDROOM

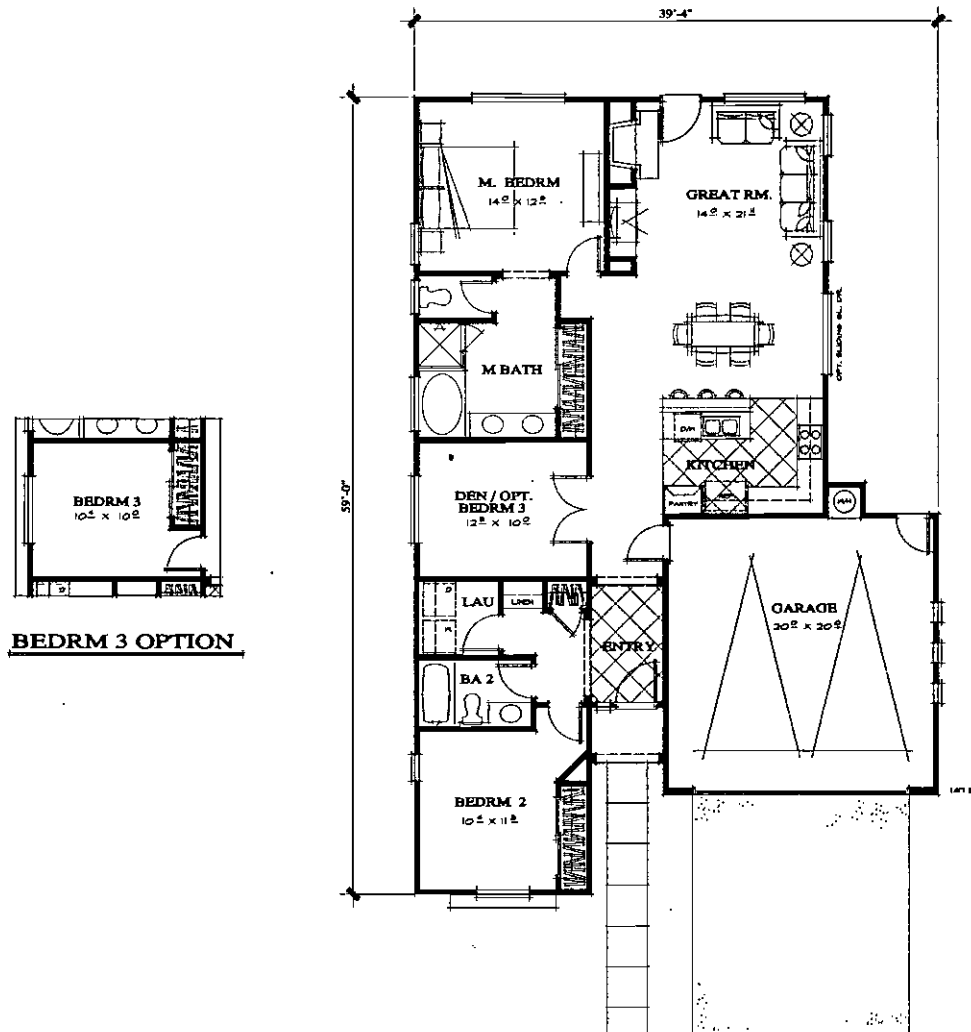
PLAN 3
± 2,193 S.F.
TWO STORY
MASTER BEDROOM

PLAN MODULE
■ THE VILLAGES AT ZINFANDEL ■
ELLIOTT HOMES

SCALE: 3/16" = 1'-0"



216-03060



PLAN 1 • 1,417 SQ. FT.

■ **THE VILLAGES AT ZINFANDEL** ■

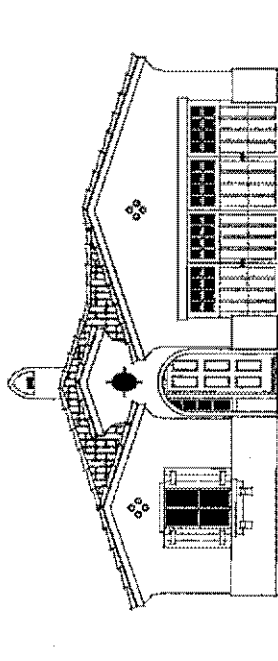
ELLIOTT HOMES

SCALE: 1/4" = 1'-0"

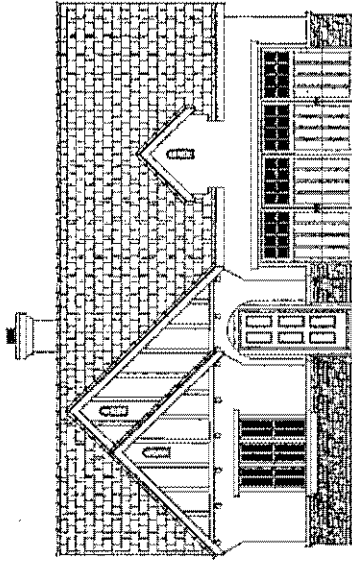


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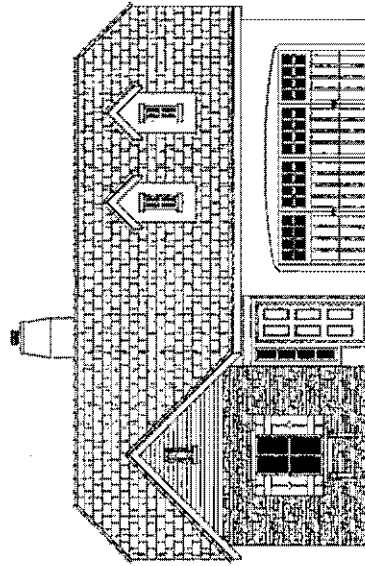
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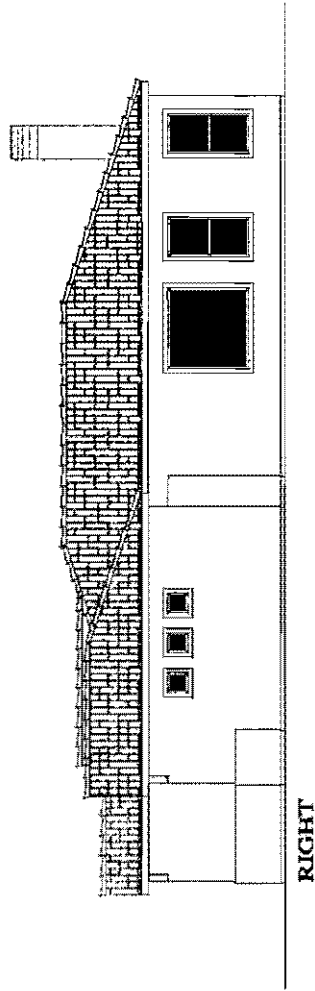
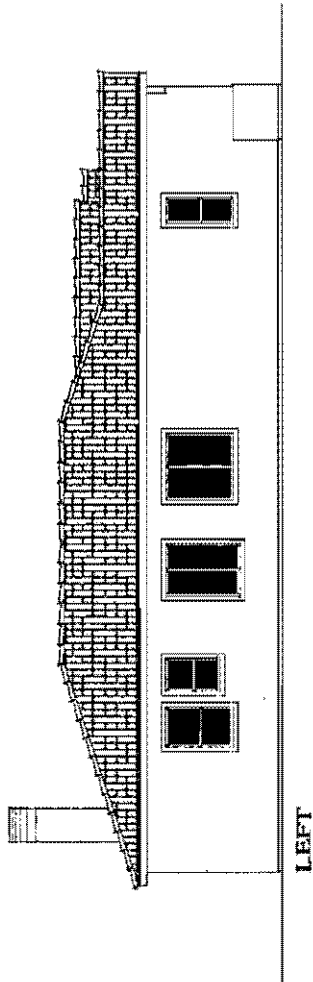
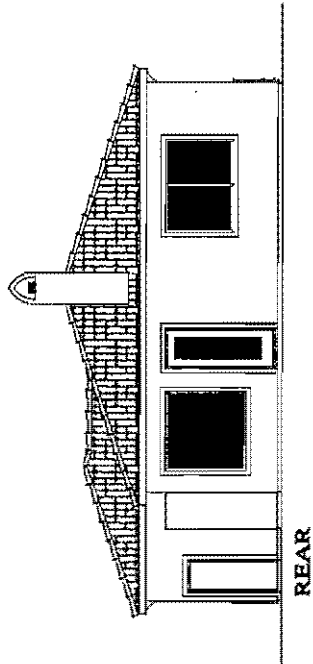
ENGLISH



COTTAGE

PLAN 1 ELEVATIONS

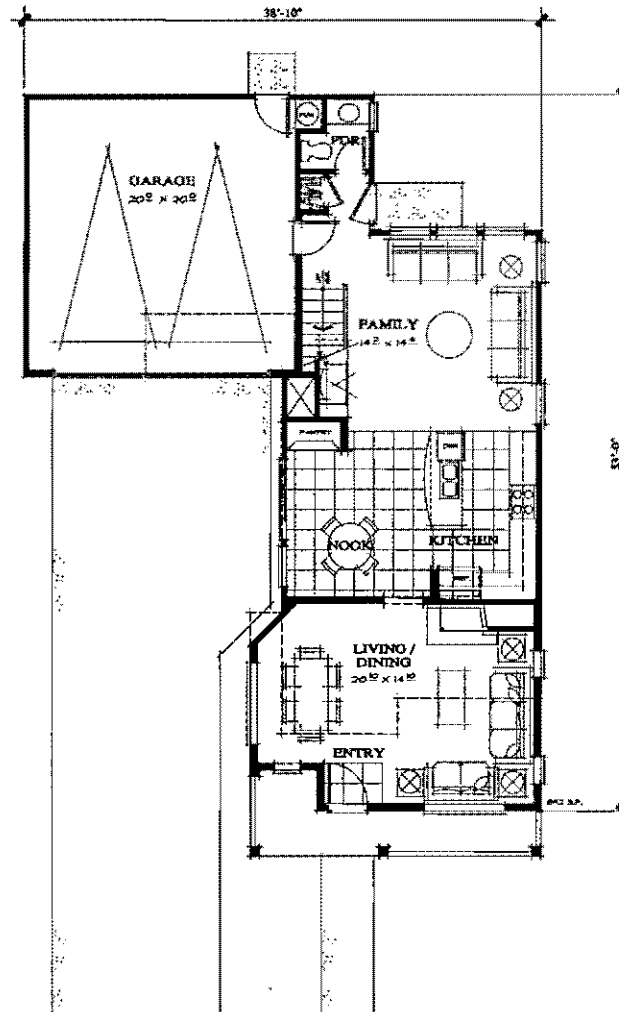
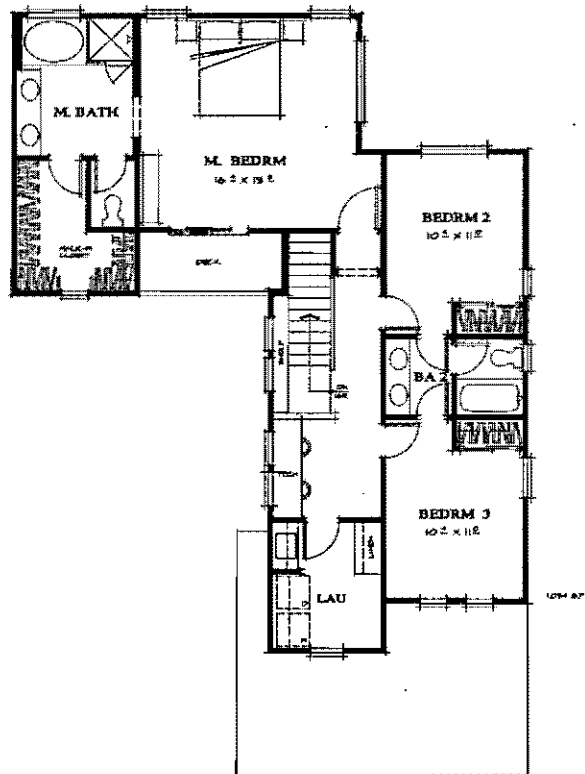
■ THE VILLAGES AT ZINFANDEL ■ ELLIOTT HOMES



PLAN 1 ELEVATIONS

■ THE VILLAGES AT ZINFANDEL ■

ELLIOTT HOMES



PLAN 2 • 1,946 SQ. FT.

■ THE VILLAGES AT ZINFANDEL ■

ELLIOTT HOMES



MONTEREY



ENGLISH

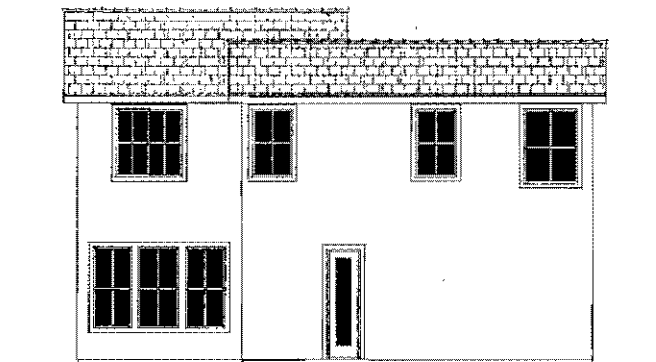


COTTAGE

PLAN 2 ELEVATIONS

■ THE VILLAGES AT ZINFANDEL ■

ELLIOTT HOMES



REAR



LEFT



RIGHT

PLAN 2 ELEVATIONS

■ THE VILLAGES AT ZINFANDEL ■

ELLIOTT HOMES

SCALE: 1/4" = 1'-0"

BASSEMANN
 LAGONI
 Architects and Planners
 1010 West 10th St., Suite 100
 Rapid City, SD 57701-1000
 Telephone 605-392-4300

09.01.01

258-03000



PLAN 3 • 2,193 SQ. FT.

■ THE VILLAGES AT ZINFANDEL ■
ELLIOTT HOMES



MONTEREY



ENGLISH

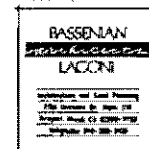


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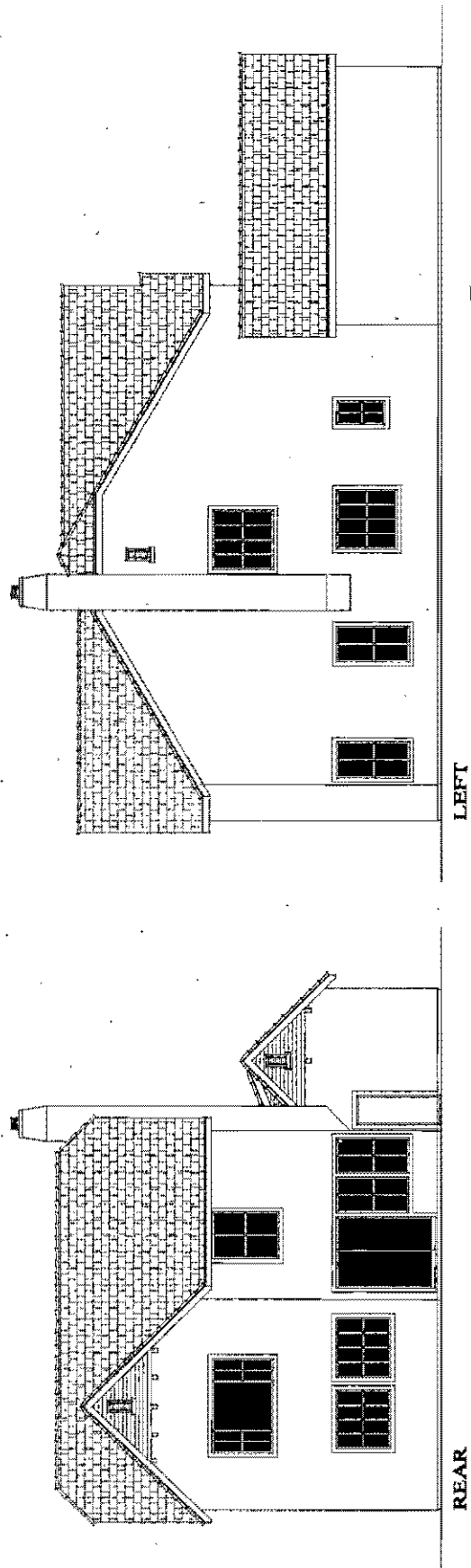
PLAN 3 ELEVATIONS

■ THE VILLAGES AT ZINFANDEL ■
ELLIOTT HOMES

SCALE: 1/4" = 1'-0"

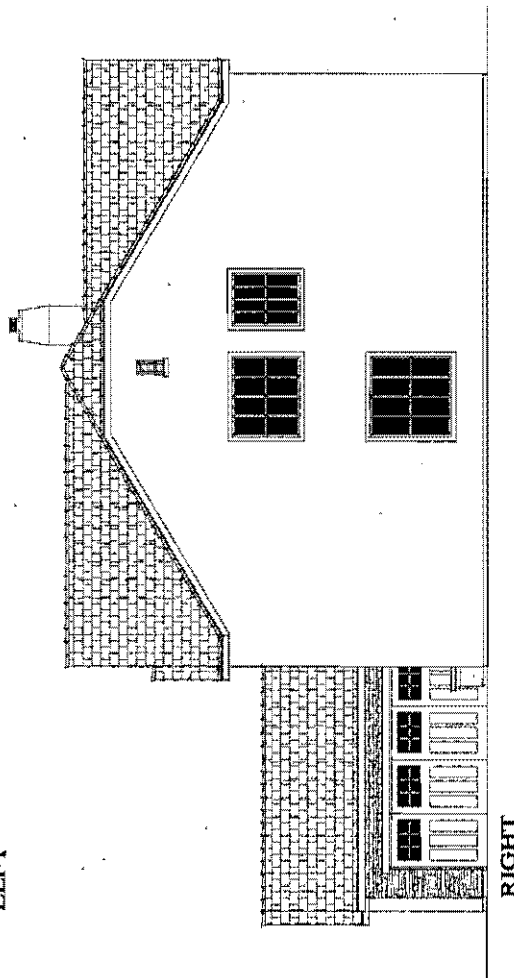


158-03080 09.02.03



LEFT

RIGHT



LEFT

SCALE: 1/4" = 1'-0"

BASSEMAN
L'CON

FOR THE ARCHITECT
THE VILLAGES AT ZINFANDEL
100-01-03

218-10060

PLAN 3 ELEVATIONS

THE VILLAGES AT ZINFANDEL

ELLIOTT HOMES

Exhibit C: Conditions of Approval for the Model Homes Alexander's Collection

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved plans adopted by the City Council dated December 15, 2003.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, 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.	On-Going	Planning	
Prior to Issuance of Building Permits				
3.	The building shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permits	Planning	
4.	The building shall be reviewed for consistency with the following plotting guidelines: • Sales and marketing Department of Elliott Homes shall be responsible for determining plan selection, architecture and color scheme. • All homes shall be internally plotted by the developer on a phase by phase basis. • Two of the same architectural style or color scheme will not be placed next to each other.	Prior to Building Permits	Planning	

Exhibit C: Conditions of Approval

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date and Signature)
	Prior to Final Inspection and Utility Release			
5.	Install final site landscaping plan for review and approval by the Planning Director. Landscaping shall be installed prior to final inspection.	Prior to Final Inspection	Planning	
6.	Obtain appropriate permit from Public Works and provide adequate drain facilities into the established flood control system, in accordance with the Sacramento County Improvement Standards	Prior to Final Inspection	Water Resources	

**The exhibits or attachments
for this item are on file in
the City Clerk's Office for
review by the public.**

Exhibit A – Mitigated Negative Declaration Exhibit B to Resolution – Vesting Tentative Subdivision Map Exhibit C to Resolution – Colored Streetscene
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**Council Members, please
find above item(s) attached
to your agenda packet.**

Agenda Item: 9

Memorandum



Date: December 15, 2003

To: Honorable City Council

From: Cyrus Abhar, City Engineer

SUBJECT: Conceptual Approval of the Folsom Boulevard/Mather Field Road Streetscape Master Plan

BACKGROUND:

In February 2000, with support from the Rancho Cordova Chamber of Commerce and as part of the Cordova Commercial Revitalization Project (CCRP), the County of Sacramento applied for and received a \$557,000 funding allocation through the Federal TEA- 21 program for the development of a streetscape Master Plan for the Subject Project. Matching funds in the amount of \$162,000 were also provided from the County Measure "A" ½-Cent Sales Tax. In 2003, additional funds in the amount of \$2.5 million were allocated from the State Transportation Improvement Program (STIP) earmarked for design and construction. However, due to the current State budget crisis, no STIP funds will be available until fiscal year 2006/2007. At the City's request, the County Department of Transportation has continued to administer the current funding on behalf of the City of Rancho Cordova.

The project scope involves preparing a Streetscape Master Plan for the area on Folsom Boulevard between Rod Beaudry Drive and Sunrise Boulevard and the area on Mather Field Road between Folsom Boulevard and Peter McCuen Boulevard. The Master Plan will serve as a guiding document in developing the "look" of these streets and has the goal to create "an attractive, functional and safe "Main Street" identity that enhances pedestrian, bicycle, and vehicular facilities for the residents and businesses of Rancho Cordova". The process involves community and stakeholder outreach to facilitate this vision. Two Community workshops have been completed as well as stakeholder outreach interviews and a "comment card" survey. An information web page is on line and several newsletters and newspaper articles have been published.

Following the approval of the Streetscape Master Plan, a Phase I construction improvement project will be implemented. The recommended limits and components of the Phase I improvements have been determined during the master planning process. Phase I project design and engineering will be performed by the consultant after negotiating a contract amendment reflecting the streetscape master-planning outcome.

A related project is the proposed new landscape beautification project scheduled for design and construction at the U.S. 50 interchange and Mather Field Road. This \$1.2 million project will provide new landscaping at this interchange and will combine with the Folsom/Mather Field Road Streetscape described above. Another project is currently under construction on Folsom Boulevard between Sunrise and Aerojet Road that will receive new landscaped medians.

DISCUSSION:

The Folsom Boulevard Streetscape Master Plan and Phase I Design project has thus far provided community facilitation and master planning to create a streetscape beautification “vision” for Folsom Boulevard in the Rancho Cordova area. The final Master Plan document will guide proposed improvements to the streetscape amenities of the Boulevard. It will coordinate with the recently completed Cordova Community Plan Update, and with Regional Transit’s light rail project.

Four areas or “districts” are proposed to highlight the character of Rancho Cordova over time:

- The Vineyards District
- The 1930’s Mills Station District
- The Mather Field District
- The Aerojet/Technology District

Each district will be beautified and enhanced using decorative streetscape furnishings, signage, light poles, banners and artwork which will represent the styles and influences of the associated Districts’ era in Rancho Cordova’s history. New landscaped medians and frontages, combined with accessible walkway improvements, will run the entire length of the project, knitting the street corridor together with a common thread of street trees and walkways.

The Streetscape Master Plan will include the following recommendations:

- Roadway improvements to provide for traffic lanes, driveways, parking, and turn-outs
- Accommodations for bicycles, pedestrians and “safe” crossings
- Compliance with American Disabilities ACT (ADA) requirements
- Installation of landscaping in center and frontage medians
- Drainage, water and other infrastructure improvements
- Modifications of existing traffic signals
- Decorative street lighting
- Mitigation as necessitated by environmental documents
- Decorative paving and streetscape furnishings
- Utility under-grounding feasibility study

The following is a description of the first construction phase of the project as agreed by the Community Workshop participants:

- Phase I - Estimated Cost: \$2 Million

Install center median landscaping on Folsom Blvd. from Mather field Road to Zinfandel Drive and on Mather Field Road from the US 50 interchange to Folsom Blvd. This would provide a tree lined center median with the trees planted early to allow them to grow during the remaining phases. Street lights would be installed in the medians to increase pedestrian safety and also free up the side frontage for improvements later.

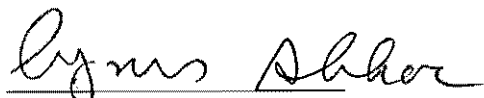
The final Streetscape Master Plan document will include information gathered concerning the history and existing conditions of the Boulevard. It will also include a summary of the input provided by the community and stakeholder. The Plan will also include graphics and photo renderings of the proposed plan elements with written descriptions. Finally, the Master Plan will present cost estimates, economic feasibility study with potential funding sources, construction phasing recommendations, and long term maintenance cost projections.

A presentation will be made to the Council describing the Streetscape Master Plan progress and results to date. The project team will be available for questions and to record Council concerns.

RECOMMENDATION:

1. Approve Conceptual Streetscape Master Plan.
2. Approve Phase I area and scope of work.
3. Direct staff to proceed with negotiations for a contract amendment with Cunningham Engineering to provide Phase I Construction Documents.

Respectfully submitted,


Cyrus E. Abhar, City Engineer

Staff Report



Date: December 15, 2003
To: Honorable City Council
From: Steven R. Meyers, City Attorney
Subject: Urgency Ordinance Amending Rancho Cordova Zoning Code Section 325-51, and Making Findings and Establishing a Temporary Moratorium on the Establishment of New Sexually Oriented Businesses and the Expansion of Existing Sexually Oriented Businesses Pending the Review and Amendment of Zoning Regulations Applicable to Sexually Oriented Businesses

RECOMMENDATION

Approve the attached ordinance.

BACKGROUND

Per Section 325-51 of the Zoning Code, sexually oriented businesses are permitted subject to compliance with all of the following conditions:

- The business is more than 1,000 feet from any property zoned for a land use zone listed in Section 201.01 (agricultural, residential and/or recreational), or regulated by Title V (special planning areas and neighborhood preservation areas) of the Zoning Code;
- The business is situated more than 1,000 feet from any other sexually oriented business;
- The business is located more than 1,000 feet from certain specified sensitive uses including libraries, churches and schools;
- The business is located in either a M-1 or M-2 industrial land use zone; and
- That there are no more than 3 sexually oriented businesses per CPAC area.

Section 325-51, as it is currently written, was drafted by the County of Sacramento. The City adopted this section by reference as part of its overall adoption by reference of the Sacramento County and Zoning Codes. A recent cursory review of this section by City staff has revealed that there is some confusion as to how the numerical standards in this section should be implemented. It is also unclear whether zoning provisions written with the entire unincorporated portions of the

County in mind are still effective and/or legal following the transition of the City from unincorporated area of the County to incorporated city.

Currently, there is one sexually oriented business within the city limits of Rancho Cordova. Two other sexually oriented businesses fall just outside the City's limits, but are within the Cordova CPAC area.

Constitutional Protections

Decisions by the U.S. Supreme Court, as well as other federal courts and California state courts, have recognized the right of cities to regulate the location, operation and concentration of sexually oriented businesses in order to minimize the effect of harmful secondary impacts that cities around the country have found to be associated with sexually oriented businesses. Municipalities such as the City are entitled to rely on the experiences of other municipalities, such as Renton, WA, and Seattle, in identifying harmful secondary impacts. Other cities have determined, not surprisingly, that the harmful secondary impacts of sexually oriented businesses include increased crime rates and decreasing property values.

However, the courts have also held that activities associated with sexually oriented businesses are entitled to First Amendment protection. As a result, cities may place reasonable time, manner and place restrictions on such businesses, but cannot totally prohibit such businesses. As stated by the U.S. Supreme Court, "the First Amendment requires only that [a city] refrain from effectively denying respondents a reasonable opportunity to open and operate an adult [business] within the city." In order to satisfy constitutional scrutiny, City zoning provisions, which regulate sexually oriented businesses, must be based upon narrow, objective and definite standards.

Staff Recommendation

The transition of the City from unincorporated area of the County to incorporated city raises doubts as to whether the County-drafted zoning provisions regulating sexually oriented businesses are adequate to meet the needs of the City. In order to ensure that the zoning provisions are adequate, while at the same time satisfying constitutional scrutiny, City staff recommends that the Council direct the Planning Department to review the current zoning provisions and determine whether they are adequate to meet the needs of the City or should be amended. In order to conduct such a review, it may be necessary for the Planning Director to hire a professional consultant experienced in the formation of zoning provisions designed to regulate the location and concentration of sexually oriented businesses.

Additionally, in order to prevent the establishment of sexually oriented businesses not intended by Zoning Code Sections 325-50 and 325-51, which in turn would result in an increase in the harmful secondary effects identified above, City staff recommends that the Council place a moratorium on the approval or issuance of use permits, variances, building permits, or any other applicable entitlement for use, including but not limited to the issuance of business licenses, for the operation of a new sexually oriented business or the expansion of an existing sexually oriented

business. This moratorium would not apply to the renewal of a business license for an existing sexually oriented business in the City.

Pursuant to Government Code Section 65858, the City may establish a 45-day moratorium on the establishment prohibiting any uses that may be in conflict with a contemplated zoning proposal that the legislative body or the planning department is considering or studying or intends to study within a reasonable time. Moratoriums may be extended for up to 22 additional months provided that a current and immediate threat to the public safety, health and welfare still exists.

Finally, pursuant to the authority granted the City in Government Code Section 36937, staff recommends that the City Council modify the provisions of Zoning Code Section 325-51 to temporarily prohibit the permitting of sexually oriented businesses in the City. Inclusion of this modification will mirror the moratorium provisions and will provide the City with a second line of legal authority allowing for the City's temporary restriction on the establishment of new sexually oriented businesses.

REQUESTED MOTION

"I move that the City Council adopt an urgency ordinance amending Zoning Code Section 325-51, and making findings and establishing a temporary moratorium on the establishment of new sexually oriented businesses and the expansion of existing sexually oriented businesses pending the review and amendment of zoning regulations applicable to sexually oriented businesses."

ATTACHMENTS

1. Ordinance
2. Zoning Code Sections 325-50 and 325-51

CITY OF RANCHO CORDOVA

ORDINANCE NO. 30-2003

AN URGENCY ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING RANCHO CORDOVA ZONING CODE SECTION 325-51, AND MAKING FINDINGS AND ESTABLISHING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OF NEW SEXUALLY ORIENTED BUSINESSES AND THE EXPANSION OF EXISTING SEXUALLY ORIENTED BUSINESSES PENDING THE REVIEW AND AMENDMENT OF ZONING REGULATIONS APPLICABLE TO SEXUALLY ORIENTED BUSINESSES, TO BECOME EFFECTIVE IMMEDIATELY

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

Section 1. Findings

- A. The City of Rancho Cordova ("City") was incorporated on July 1, 2003.
- B. In adopting laws and regulations during the first year of incorporation, the City has relied heavily upon the laws and regulations adopted by the County of Sacramento, which were applicable to the area of the City prior to incorporation.
- C. Pursuant to Ordinance No. 20-2003 and Ordinance No. 21-2003, the City adopted by reference certain provisions of the Sacramento County Code, including Chapters 4.02 and 4.06 of Title 4, "Business Regulations," and all Titles of the Sacramento County Zoning Code.
- D. The Rancho Cordova City Council ("City Council") finds that one problem inherent in adopting County regulations drafted to serve the needs of the County is that some or all of those adopted regulations may prove to be inadequate to meet the needs of the City and may need to be amended in order to better reflect and serve the needs of the City.
- E. Pursuant to Chapter 4.06, "General Business Licenses," of the Rancho Cordova Municipal Code, the uses and location of proposed businesses in the City must comply with the City's Zoning Code prior to the issuance of a business license.
- F. In order to protect the community from the harmful and well documented secondary effects associated with sexually oriented businesses, the location, operation, and concentration of sexually oriented businesses are regulated pursuant to Section 325-51 of the Rancho Cordova Zoning Code.

G. The City finds that, based upon the experiences of other communities such as Renton, Washington, Seattle, Washington, and the County of Sacramento, the harmful secondary impacts of sexually oriented businesses include, among other things, increased crime and decreasing property values.

H. The City Council finds that the County of Sacramento ("County"), pursuant to Section 325-50, "Purpose and Intent," originally drafted and adopted Section 325-51 in order to protect the community from the harmful secondary effects associated with sexually oriented businesses, while at the same time making sure that such regulations did not unreasonably limit alternative avenues of communication, and were based upon narrow, objective and definite land use standards.

I. The City Council declares that such purpose and intent remains the purpose and intent of the City.

J. The City Council finds that the transition of Rancho Cordova from unincorporated area of the County to incorporated city dictates that the City Council address its regulation of sexually oriented business so as to ensure that following said transition, the City's zoning regulations remain effective in minimizing the cumulative impacts and harmful secondary effects of such businesses within the City while at the same time ensuring that the constitutional protections afforded to such businesses are observed and that such businesses are permitted, and reasonably available to potential patrons, within certain areas of the City.

K. The City Council finds that now there exists confusion over the application of numerical standards in the Zoning Code, which were previously established by the County.

L. Absent the adoption of this urgency ordinance, the existence of such confusion could cause the City to approve the establishment of sexually oriented businesses not intended by Zoning Code Sections 325-50 and 325-51, which in turn would result in an increase in the harmful secondary effects identified above.

M. The City Council is fully aware that the activities conducted in such businesses are provided protection under the federal and state constitutions and that said uses must be permitted, and reasonably available to potential patrons, within certain areas the City. The City Council also recognizes that the nature of such uses, and the activities of patrons on or near the premises on which the adult uses are located, can be a threat to the public health, safety and welfare of the citizens of the City of Rancho Cordova.

N. The City Council finds that it is necessary to have the Planning Department review the zoning standards regulating sexually oriented businesses to determine whether the regulations ensure that the zoning standards adopted by the City are based on narrow, objective and definite standards that are intended to provide a

reasonable number of available sites for such uses while at the same time minimizing the harmful secondary effects of these uses.

O. The Planning Director, in conjunction with the City Manager, shall immediately commence to take steps, if necessary, to expend funds and hire a professional consultant to conduct a study of the City's Zoning Code provisions related to sexually oriented businesses, with a goal that such study be completed within 45 days.

P. The City Council declares that the completion of a study reviewing the City's Zoning Code provisions related to sexually oriented businesses is identified as a strategic objective of the City.

Q. The City Council declares that the conclusions reached by the Planning Department following its review may require the amendment of the City's zoning provisions regulating sexually oriented businesses.

R. The City Council finds that, based upon the above findings, issuing permits, business licenses or other applicable entitlements providing for the establishment of new sexually oriented businesses or for the expansion of existing sexually oriented businesses prior to the completion of the Planning Department's review poses a current and immediate threat to the public health, safety and welfare because doing so will likely result in an increase in the harmful secondary impacts associated with sexually oriented businesses within the City, and that therefore a temporary moratorium on the issuance of such permits, licenses and entitlements is necessary.

S. The City Council finds that, based upon the above findings, a temporary modification to Zoning Code Section 325-51 to temporarily prohibit the issuance of permits, business licenses or other applicable entitlements providing for the establishment of new sexually oriented businesses or for the expansion of existing sexually oriented businesses prior to the completion of the Planning Department's review is necessary for the immediate preservation of the public health, safety and welfare.

Section 2. Temporary Modification of Zoning Code Section 325-51 and Imposition of Moratorium

A. Rancho Cordova Zoning Code Section 325-51 is hereby amended to read as following.

"325-51. Conditions

A. The zoning conditions set forth in subsection (B) for sexually oriented businesses were drafted and adopted by the County of Sacramento and were adopted by reference by the City of Rancho Cordova. The City, however, has determined that confusion exists over

the application of numerical standards in this section and that the existence of such confusion could cause the City to approve sexually oriented businesses not intended by this section. Therefore, notwithstanding the zoning conditions set forth in subsection (B), for a period of 45 days beginning December 15, 2003, no new sexually oriented businesses shall be permitted within the City, nor shall any permits or other entitlements be granted for the expansion of any existing sexually oriented business. This temporary modification shall not prohibit the renewal of a business license for an existing sexually oriented business in the City.

B. Sexually oriented businesses are permitted subject to compliance with all of the following conditions:

- (a) Such use is more than one thousand (1,000) feet from any property zoned for a land use zone listed in Section 201.01, or regulated by Title V of this Code.
- (b) Such use is situated more than one thousand (1,000) feet from any other sexually oriented business.
- (c) Such use is located more than one thousand (1,000) feet from any of the following uses:
 - (1) Single family, duplex or multi-family residences;
 - (2) Clinic, child-family guidance;
 - (3) Library;
 - (4) Public park;
 - (5) Church;
 - (6) Citizens improvement club-community center;
 - (7) Public or private K-12 school;
 - (8) Indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.
- (d) The one thousand (1,000) foot separation shall be measured as a radius from the primary entrance of the sexually oriented business to the property lines of the property so zoned or used.
- (e) No more than three (3) such uses shall be permitted within the boundary of a planning area for a community planning advisory council established by the Board of Supervisors pursuant to Chapter 2.36 of the Sacramento County Code.
- (f) Such use is situated in either a M-1 or M-2 land use zone."

B. In accordance with the authority granted the City of Rancho Cordova under Government Code Section 36937, Rancho Cordova Zoning Code Section 325-51 is being temporarily modified to prohibit the approval or issuance of any use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, for the operation of a new sexually oriented business or the expansion of an existing sexually oriented business for a period of 45 days. This temporary modification shall not prohibit the renewal of a business license for an existing sexually oriented business in the City.

C. In accordance with the authority granted the City of Rancho Cordova under Government Code Section 65858, from and after the date of this ordinance, no use permit, variance, building permit, or any other applicable entitlement for use, including but not limited to the issuance of a business license, shall be approved or issued for the operation of a new sexually oriented business or the expansion of an existing sexually oriented business for a period of 45 days. This moratorium shall not apply to the renewal of a business license for an existing sexually oriented business in the City.

D. This ordinance is an interim ordinance adopted as an urgency measure pursuant to the authority granted the City of Rancho Cordova under Government Code Sections 36937 and 65858 and is for the immediate preservation of the public safety, health and welfare. The facts constituting the urgency are: The findings of the County of Sacramento, set forth in Zoning Code Section 325-50, and the cases, studies and authorities involving other municipalities around the country clearly establish that the existence of sexually oriented businesses in a community results in the creation of harmful secondary effects, such as increased crime and decreasing property values, which are a threat to the public safety, health and welfare. Confusion exists over the interpretation and application of numerical standards in the Rancho Cordova Zoning Code related to the location, operation and concentration of sexually oriented businesses within the City. Absent the adoption of this urgency ordinance, the existence of such confusion could cause the City to approve the establishment of sexually oriented businesses not intended by Zoning Code Sections 325-50 and 325-51, which in turn would result in an increase in the harmful secondary effects identified above. The failure to properly apply zoning regulations affecting sexually oriented businesses might also result in an illegal infringement upon constitutionally protected rights associated with sexually oriented activities. The zoning standards in question were drafted by the County of Sacramento and adopted by reference by the City following its incorporation. The City's recent transition from unincorporated area of the County of Sacramento to incorporated city dictate that the City review its zoning provisions regulating sexually oriented businesses in order to ensure that such regulations meet the needs of the City by minimizing the harmful secondary effects associated with sexually oriented business, while at the same time ensuring that such regulations do not unreasonably limit alternative avenues of communication, and are based upon narrow, objective and definite land use standards. As a result of the harmful secondary effects associated with sexually oriented business and the current

and immediate threat such secondary effects pose to the public health, safety and welfare, it is necessary to, in accordance with Government Code Sections 36937 and 65858, temporarily modify Zoning Code Section 325-51 and establish a 45-day moratorium on the establishment of new sexually oriented businesses or the expansion of existing sexually oriented businesses in the City pending the completion of the City's study of its zoning provisions regulating sexually oriented businesses.

To expedite the completion of this study, the City Council hereby: 1) directs the Planning Director to take the steps necessary to hire, if necessary, a professional consultant to conduct a review of the City's Zoning Code provisions relating to sexually oriented businesses; and 2) authorizes the City Manager to expend up to \$60,000 of City funds to pay for the study.

Section 3. Compliance with California Environmental Quality Act

The City Council finds that this ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations) because it has no potential for resulting in physical change to the environment, directly or indirectly; it prevents changes in the environment pending the completion of the contemplated Zoning Code review.

Section 4. Severability

If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 5. Effective Date

This ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall be in effect for forty-five days from the date of adoption unless extended by the City Council as provided for in the Government Code.

ADOPTED, THIS 15th day of December, 2003 by the following vote:

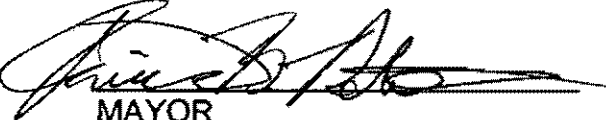
AYES: Cooley, McGarvey, Sander, Budge, Roberts

NOES: None

ABSENT: None

ABSTENTIONS: None

APPROVED:


MAYOR

ATTEST:


CITY CLERK

325-50. Purpose and Intent

(a) As defined in this Code, sexually oriented businesses include adult book stores, adult motion picture theaters, adult live theaters and adult video tape stores. Subparagraph (g) of Government Code Section 65850 provides that the Board of Supervisors may regulate, pursuant to a content neutral ordinance, the time, place and manner of operation of sexually oriented businesses. As hereinafter set forth, the Board of Supervisors has determined that the regulations of this chapter serve a substantial governmental interest and do not unreasonably limit alternative avenues of communication and are based on narrow, objective and definite land use standards.

In adopting this Chapter, the Board of Supervisors relied upon the experience of the City of Renton and the City of Seattle and the findings of federal and state court decisions in establishing the reasonableness and the constitutionality of the provisions of this chapter and the reliance there to the specific effects such adult businesses may have on the residents and businesses of Sacramento County, and the proximity of such businesses to other land uses, including but not limited to churches, schools, parks, places frequented by children, and other sexually oriented businesses.

(b) The Board of Supervisors, as a result of concerns regarding the harmful secondary effects of sexually oriented businesses, finds that such establishments require special regulations to restrict the location, operation, and concentration of these businesses.

(c) Preliminary to the adoption of this Article, the Board of Supervisors, in response to concerns regarding the harmful secondary effects of sexually oriented businesses, adopted interim urgency ordinances restricting the location of sexually oriented businesses to industrially zoned property within the unincorporated area of the County of Sacramento. This Article continues the locational criteria of the interim urgency ordinances.

(d) The Board of Supervisors, after review of complaints, comments, and public hearing testimony relating to its previous regulations which permitted establishment of adult uses in the Limited Commercial (LC), General Commercial (GC) and Industrial (M-1, and M-2) land use zones upon compliance with minimum sitting criteria, determined that those existing regulations failed to take into account the cumulative impacts of such establishments and their harmful secondary effects.

(e) Increasing urbanization, changing community standards, and evolving legal standards for the regulation of such sexually oriented businesses dictated that the County of Sacramento address its regulations of such establishments so as to provide for such uses taking into consideration the compatibility thereof with existing land uses and land use regulations, and to minimize cumulative impacts and harmful secondary effects.

(f) The Board of Supervisors recognizes that the land uses regulated by this Chapter constitute protected expressions of speech and that said uses must be permitted, and reasonably available to potential patrons, within certain areas of the unincorporated area of the County of Sacramento. The Board also recognizes that the nature of such uses, and the activities of patrons on or near the premises on which the adult uses are located, can be a threat to the public health, safety and welfare of the citizens of the County of Sacramento.

The Board is fully aware that the activities conducted in such businesses are provided protection under the federal and state constitutions. Accordingly, the Board finds that the regulations of this Article are based on narrow, objective and definite standards that are intended to provide a reasonable number of available sites for such uses while minimizing the harmful secondary effects of these uses. (Amended 11/95)

325-51. Location Conditions

Sexually oriented businesses are permitted subject to compliance with all of the following conditions:

- (a) Such use is more than one thousand (1,000) feet from any property zoned for a land use zone listed in Section 201.01, or regulated by Title V of this Code.
- (b) Such use is situated more than one thousand (1,000) feet from any other sexually oriented business.
- (c) Such use is located more than one thousand (1,000) feet from any of the following uses:
 - (1) Single family, duplex or multi-family residences;
 - (2) Clinic, child-family guidance;
 - (3) Library;
 - (4) Public park;
 - (5) Church;
 - (6) Citizens improvement club-community center;
 - (7) Public or private K-12 school;
 - (8) Indoor or outdoor recreation facilities that are primarily designed to serve persons under the age of 18.
- (d) The one thousand (1,000) foot separation shall be measured as a radius from the primary entrance of the sexually oriented business to the property lines of the property so zoned or used.
- (e) No more than three (3) such uses shall be permitted within the boundary of a planning area for a community planning advisory council established by the Board of Supervisors pursuant to Chapter 2.36 of the Sacramento County Code. (Amended 12/97)
- (f) Such use is situated in either a M-1 or M-2 land use zone. (Amended 11/95)

City of Rancho Cordova Speaker Card

Agenda Item No:

Speaker No:

Consent

Calendar

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PRIOR TO THE START OF THE MEETING, please complete and present a Speaker Card to the City Clerk for each agenda item you wish to address to the City Council.

PLEASE PRINT CLEARLY

Date: 12-15-03

Name: Keith DeVore

*SCWA
DIR OF RESOURCES*

Oral Communications-Public Comment

I would like to address the following non-agendized subject:

~~Consent Item #2~~

AGENDA ITEM NUMBER

YOU WOULD LIKE TO ADDRESS: 2

- ☐ I support the item.
☒ I oppose the item.

Address (optional):

Telephone: 874-6851

COMMENTS ARE LIMITED TO THREE (3) MINUTES OR LESS

We appreciate your willingness to provide this information.

The information is for the public record.

Thank you for your cooperation.

City of Rancho Cordova Speaker Card

Agenda Item No:

Speaker No:

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PLEASE PRINT CLEARLY

Date: 12/15/03

Name: Sheryl Longworth

Oral Communications-Public Comment

I would like to address the following non-agendized subject:

Public invitation to Peter J Shields
Fundraiser @ Chevys tomorrow

AGENDA ITEM NUMBER

YOU WOULD LIKE TO ADDRESS: _____

- ☐ I support the item.
☐ I oppose the item.

Address (optional):

Telephone: _____

COMMENTS ARE LIMITED TO THREE (3) MINUTES OR LESS

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