CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING

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

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City is following the state guidelines on social distancing until further notice.

This meeting will also be available to the public via the Internet using ZOOM Video Conferencing or Telephone. Please note that if you are attending the meeting via ZOOM or Telephone and you would like to speak under Public Comment, we will only be accepting public comment via email. Members of the public are encouraged to submit their public comment by email to CityClerk@cityofranchocordova.org by 5:00 p.m. on Monday, April 20, 2020 to ensure the email is received by the Clerk's Office.

Live video streams and indexed archives of meetings are also available via the Internet. Visit the City's official website at:
https://ranchocordovaca.civicclerk.com/web/home.aspx

Monday, April 20, 2020

City Hall
2729 Prospect Park Drive, Rancho Cordova
Zoom Meeting Link: https://cityofranchocordova.zoom.us/j/92485467693
or Call in Number: 1 (669) 900 6833
1 (877) 853 5257
Meeting ID: 924 8546 7693

AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

There will be a moment of silence in lieu of the invocation.

5. PRESENTATIONS

6. PUBLIC COMMENT

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

If you are attending the meeting via ZOOM or Telephone and you would like to speak under Public Comment, we will only be accepting public comment via email. Members of the public are encouraged to submit their public comment by email to CityClerk@cityofranchocordova.org by 5:00 p.m. on Monday, April 20, 2020 to ensure the email is received.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of April 6, 2020.
Recommendation: Adopt the Minutes.

9.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 169-2019-1 for On-Call Professional Planning Services with Interwest Consulting Group to Increase the Contract Amount from $80,000 to an Amount not to Exceed $194,186 for the General Plan Housing Element Update and Senior Staff Support.
Recommendation: Adopt the Resolution.

9.3. **Subject:** Resolution Appointing Authorized Agents on Behalf of the City of Rancho Cordova to Execute the Application to the California Governor's Office of Emergency Services for the Purpose of Obtaining Federal Financial Assistance for COVID-19 Response Efforts.
Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

10.1. **Subject:** Amendments to Construction Permit Fee Schedule.
Recommendation: Adopt the Resolution.

10.2. **Subject:** A Resolution to Approve Sunridge Lot J Village 3 Major Design Review and Rear Yard Setback Adjustment; Project DD9925 - Located South of Douglas Road and East of Rancho Cordova Parkway.
Recommendation: Adopt the Resolution Approving Sunridge Lot J Village 3 Major Design Review and Rear Yard Setback Adjustment; Project DD9925 - Located South of Douglas Road and East of Rancho Cordova Parkway.

10.3. **Subject:** A Resolution to Approve Four Seasons Community Clubhouse Campus Major Design Review - Project No. DD9912 - Located Within the Ranch Special Planning Area.
Recommendation: Adopt the Resolution Approving Four Seasons Community Clubhouse Campus Major Design Review - Project No. DD9912 - Located Within the Ranch Special Planning Area.

10.4. **Subject:** A Resolution Approving the Abandonment of an Emergency Access Easement Located at 3750 Zinfandel Drive
Recommendation: Adopt the Resolution.

10.5. **Subject:** Second Reading of an Ordinance Amending Chapter 16.20 of the Rancho Cordova Municipal Code and Resolution Amending Fees Related to the Rental Housing Inspection Program
Recommendation: Waive second reading and adopt the Ordinance and the Resolution amending program-related fees.

11. PUBLIC HEARING ITEMS

11.1. **Subject:** California Northstate University Dormitory Conditional Use Permit and Major Design Review; Project No. DD9919.
Recommendation: Adopt the Resolution for California Northstate University Dormitory Conditional Use Permit and Major Design Review.

11.2. **Subject:** A Resolution to Approve a Conditional Use Permit for Turning Point Community Programs Residential Care Facility
Recommendation: Approve the Conditional Use Permit for a for a short-term mental health program (residential care facility use) located at 3440 Viking Drive. The proposed program provides services to treat adults experiencing a mental health crisis who require 24 hour support.

12. REGULAR CALENDAR ITEMS

12.1. **Subject:** Transportation Expenditure Plan For The Proposed 2020 Transportation Half-Cent Sales Tax Ballot Measure.
Recommendation: Adopt the Resolution.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

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

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

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

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

UPCOMING MEETINGS

May 4, 2020	4:00 PM Special Meeting/Regular Meeting
May 12, 2020	5:30 PM Special Meeting/Work Session
May 18, 2020	5:30 PM Regular Meeting
June 1, 2020	4:00 PM Special Meeting/Regular Meeting
June 15, 2020	5:30 PM Regular Meeting
June 23, 2020	5:30 PM Special Meeting/Work Session
July 6, 2020	4:00 PM Special Meeting/Regular Meeting
August 3, 2020	4:00 PM Special Meeting/Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

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

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

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the April 20, 2020 Regular Meeting of the Rancho Cordova City Council was posted and available for review on April 17, 2020 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed April 17, 2020 at Rancho Cordova, California.

Stacy Leitner, CMC
City Clerk

CITY COUNCIL MEETING

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

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City is following the state guidelines on social distancing until further notice.

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Live video streams and indexed archives of meetings are also available via the Internet. Visit the City's official website at: https://ranchocordovaca.civicclerk.com/web/home.aspx.

Monday, April 6, 2020

City Hall
2729 Prospect Park Drive, Rancho Cordova
Zoom Meeting Link: https://zoom.us/j/910213766
or Call in Number: 1(669)900-9128
1(253)215-8782
1(301)715-8592
Meeting ID: 910-213-766

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the Regular meeting to order in the David B. Roberts Council Chambers at 5:40 PM.

Council Members Present: Linda Budge, Garrett Gatewood, Robert McGarvey, Donald

Terry, and David Sander.

Council Members Absent: None.

Staff Members Present: Cyrus Abhar, Frank Splendorio, Stacy Leitner, Persephonie Riley, and Kelly Thompson.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Council Member Robert McGarvey led the pledge.

4. INVOCATION

Tara Kolvenbach gave the invocation.

5. PRESENTATIONS

None.

6. PUBLIC COMMENT

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

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1 through 9.3 by Budge second by McGarvey; Motion passed with a 5:0 vote.

9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of March 16, 2020, the Emergency City Council Meeting of March 18, 2020, and the Special City Council Meeting of March 27, 2020.
Recommendation: Adopt the Minutes.

9.2. **Subject:** Resolution Authorizing the City Manager to Award Construction Contract No. 2020-27 in an Amount not to Exceed $5,951,657.00 with Martin Brothers Construction for the Sunrise Boulevard Rehabilitation Project
Recommendation: Adopt the Resolution.

9.3. **Subject:** Ordinances Adding Chapters 16.21 and 4.56 of the Rancho Cordova Municipal Code, Enacting a Temporary Moratorium on the Eviction of Residential and Commercial Tenants Due to Financial Loss from COVID-19
Recommendation: Waive the second reading and adopt the Ordinances.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

10.1. **Subject:** A Resolution Approving the Community Development Block Grant 2020-2024 Consolidated Plan and 2020 Annual Action Plan.
Recommendation: Adopt the Resolution.

10.2. **Subject:** An Ordinance Repealing Article 8 and Amending Articles 11 and 12 of Chapter 16.20 (Housing Code) of the Rancho Cordova Municipal Code
Recommendation: Waive the first reading (by title only) and introduce the Ordinance of the City Council of the City of Rancho Cordova, Amending Chapter 16.20 of the Rancho Cordova Municipal Code Regarding the Rental Housing Inspection Program.

ACTION: Motion to approve items 10.1 and 10.2 by Terry second by McGarvey; Motion passed with a 5:0 vote.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

12.1. **Subject:** A Resolution Authorizing the City Manager to Enter into an Agreement to Establish a COVID-19 Emergency Investment and Relief Program for Businesses in Rancho Cordova
Recommendation: Adopt Resolution authorizing the City Manager to enter into an agreement to establish a COVID-19 Emergency Investment and Relief Program for businesses in Rancho Cordova.

Council Member Terry recused himself from item 12.1 due to an employment-related conflict of interest.

ACTION: Motion to approve item 12.1 by McGarvey second by Budge; Motion passed with a 4:0
AYES: Budge, Gatewood, McGarvey, and Sander
NOES: None
RECUSED: Terry

12.2. **Subject:** Presentation and Update on the City's COVID-19/Coronavirus Response
Recommendation: This is an informational item only and no action will be taken by the City Council.

ACTION: Input was received regarding the City's COVID-19/Coronavirus Response.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

Mayor Sander adjourned the meeting at 7:30 p.m.

_____
Stacy Leitner, CMC
City Clerk

MEMORANDUM

DATE: April 20, 2020

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Reinvestment Analyst

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 169-2019-1 FOR ON-CALL PROFESSIONAL PLANNING SERVICES WITH INTERWEST CONSULTING GROUP TO INCREASE THE CONTRACT AMOUNT FROM $80,000 TO AN AMOUNT NOT TO EXCEED $194,186 FOR THE GENERAL PLAN HOUSING ELEMENT UPDATE AND SENIOR STAFF SUPPORT.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will authorize the City Manager to execute Contract Amendment No. 169-2019-1 to increase the contract amount from $80,000 to an amount not to exceed $194,186 for professional planning to update the City's General Plan Housing Element and senior staff support. This amendment will also extend the time of performance to June 30, 2021.

BACKGROUND

State Law requires California cities to prepare and adopt a Housing Element as one of the mandatory elements in the City's General Plan and requires each City to update its Housing Element at least once every eight years. The City of Rancho Cordova last updated its Housing Element in 2013 for the period 2013-2021. The next Housing Element update is due to the California Department of Housing and Community Development in early 2021.

In 2019 City staff issued a request for proposals for on-call planning and Housing Element update consultant support. Interwest Consulting Group was selected with PlaceWorks Incorporated as a subconsultant for the Housing Element Update.

This amendment will include the Housing Element in the Scope of Work and additional funding for senior staff support on projects assigned by the Community Development Director or City Manager through June 30, 2021.

The Housing Element Update will analyze the City's goals and strategies regarding housing development for all income levels and is required to identify sufficient land suitable for housing at various income levels to meet the latest Regional Housing Needs Allocation (RHNA) adopted by the Sacramento Area Council of Governments in its Cycle 6 (2021-2029) Regional Housing Needs Plan.

The update process will include various forms of outreach to the community and several Council meetings to receive public feedback on the proposed goals, strategies, and identified RHNA sites.

The Amendment also includes up to $30,000 for on-call senior staff support on projects assisting the Community Development Director and the City Manager as needed.

FISCAL IMPACT AND FUNDING SOURCE

There is no anticipated fiscal impact for the Housing Element Update. The City has already secured grant funding for a portion of the Housing Element Update and anticipate further noncompetitive State grant funding will be available through the Local Early Action Planning and Regional Early Action Planning programs to fund the rest of the Housing Element Update.

There will be a not to exceed $30,000 impact on the General Fund for senior support on projects as needed through June 30, 2021.

ATTACHMENT(S)

1. Resolution
2. 169-2019-1 Interwest contract amendment for Housing Element Update

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 169-2019-1 FOR PROFESSIONAL PLANNING SERVICES WITH INTERWEST CONSULTING GROUP TO INCREASE THE CONTRACT AMOUNT FROM $80,000 TO AN AMOUNT NOT TO EXCEED $194,186 FOR THE 2021 HOUSING ELEMENT UPDATE AND SENIOR STAFF SUPPORT

WHEREAS, State law requires California cities to prepare and adopt a General Plan guide future development of the City, including a Housing Element as one of the mandatory elements in a City's General Plan; and

WHEREAS, State law requires that each City update its Housing Element at least once every eight years to ensure that plans continue to accommodate for future housing demand; and

WHEREAS, the City of Rancho Cordova last updated its Housing Element in 2013; and

WHEREAS, on November 4, 2019 the City executed Contract No. 169-2019 with Interwest Consulting Group for Professional Planning Services; and

WHEREAS, the City desires to enter into Contract Amendment No. 169-2019-1 with Interwest Consulting Group for senior staff support and using Placeworks Incorporated as a subconsultant for the 2021-2029 Housing Element Update increasing the Contract amount of $80,000 to an amount not to exceed $194,186; and

WHEREAS, this amendment will extend the time of performance from June 30, 2020 to June 30, 2021; and

WHEREAS, the Housing Element Update is anticipated to be fully funded through State SB2 Planning Grant, Local Early Action Planning Grant, and/or Regional Early Action Planning Grant funding.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute Contract Amendment No. 169-2019-1 with Interwest Consulting Group to increase the Contract amount to an amount not to exceed $194,186 and extend the time of performance to June 30, 2021 and in a form approved by the City Attorney for professional planning to update the City's Housing Element and provide senior staff support.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of April 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND INTERWEST CONSULTING GROUP

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Interwest Consulting Group ("Professional") as of April 20, 2020. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated November 4, 2019 for the purpose of providing Professional Planning Services; and

WHEREAS, this Amendment will modify the Scope of Work to include the 2021-2029 General Plan Housing Element Update, additional funding for senior staff support, increase the contract amount from $80,000 to a not to exceed $194,186, and extend the term to June 30, 2021; and

WHEREAS, the City Council authorized the City Manager to execute this contract amendment on April 20, 2020 through Resolution No. XX-2020; and

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

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the PSA from June 30, 2020 to June 30, 2021. The first sentence of Section 1.1 of the PSA, "Term of Service," is amended to read as follows:

   > "The term of this Agreement shall begin on the date first noted above and shall end on June 30, 2021, and Professional shall complete the work described in Exhibit A prior to that date; unless the term of the Agreement is otherwise terminated or extended, as provided in Section 8."

2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed $80,000. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional

services. The first sentence of Section 2 of the PSA is amended to read as follows:

> "City hereby agrees to pay Professional a sum not to exceed One Hundred Ninety Four Thousand One Hundred Eighty Six Dollars ($194,186.00), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

3. The document entitled "Scope of Work," attached hereto as **Exhibit A**, shall be incorporated with the PSA's **Exhibit A**.

4. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

5. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

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

   Notices. Any written notice to Professional shall be sent to:
   Interwest Consulting Group
   1613 Santa Clara Drive, Suite 100
   Roseville, CA 95661
   Attn: Paul Junker
   Email Address (for Insurance Update Requests):
   pjunker@interwestgrp.com

   Any written notice to City shall be sent to:
   City of Rancho Cordova
   Attn: Elizabeth Sparkman
   2729 Prospect Park Drive
   Rancho Cordova, CA 85670
   esparkman@cityofranchocordova.org

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

CITY OF RANCHO CORDOVA **PROFESSIONAL**

Cyrus Abhar, City Manager

Date:_____

Michael Kashiwagi, P.E., Chief Operations Officer

Date:_____

Attest:

_____
Stacy Leitner, CMC, City Clerk
Date:_____

Approved as to Form:

_____
Adam U. Lindgren, City Attorney
Date:_____

MEMORANDUM

DATE: April 20, 2020

TO: Honorable Mayor and Council Members

FROM: Kim Juran, Administrative Services Director

SUBJECT: **RESOLUTION APPOINTING AUTHORIZED AGENTS ON BEHALF OF THE CITY OF RANCHO CORDOVA TO EXECUTE THE APPLICATION TO THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES FOR THE PURPOSE OF OBTAINING FEDERAL FINANCIAL ASSISTANCE FOR COVID-19 RESPONSE EFFORTS.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

It is recommended that the Council adopt a resolution designating authorized positions to submit for reimbursement of all open and future disaster expenses.

BACKGROUND

On January 30, 2020 the World Health Organization declared the COVID-19 outbreak to be a "public health emergency of international concern." On March 4, 2020, the Governor of California proclaimed a State of Emergency in the State of California. COVID-19 was declared a pandemic by the World Health Organization on March 11, 2020 and the Governor of California issued a new Executive Order further enhancing state and local government's ability to respond to the COVID-19 pandemic. The City of Rancho Cordova declared a local emergency on March 18, 2020.

In an effort to respond to the COVID-19 public health crisis, the City of Rancho Cordova has been expending financial resources to provide emergency protective measures. Some of these costs are eligible for reimbursement under Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act. By adopting this resolution, the City is authorizing named representatives to work with the Governor's Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required.

FISCAL IMPACT AND FUNDING SOURCE

The fiscal impact of this disaster event has not yet been determined.

ATTACHMENT(S)

1. Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPOINTING AUTHORIZED AGENTS ON BEHALF OF THE CITY OF RANCHO CORDOVA TO EXECUTE THE APPLICATION TO THE CALIFORNIA GOVERNOR'S OFFICE OF EMERGENCY SERVICES FOR THE PURPOSE OF OBTAINING FEDERAL FINANCIAL ASSISTANCE FOR COVID-19 RESPONSE EFFORTS.

WHEREAS, on January 30, 2020 the World Health Organization declared the COVID-19 outbreak to be a "public health emergency of international concern"; and

WHEREAS, on March 4, 2020, the Governor of California proclaimed a State of Emergency to exist in California as a result of the threat from the rapid spread of COVID-19; and

WHEREAS, on March 5, 2020, the Sacramento County Public Health Officer proclaimed a public health emergency in Sacramento County due to the threat to public health and safety from COVID-19; and

WHEREAS, on March 18, the City of Rancho Cordova declared a public health emergency in the City due to the threat to public health and safety from COVID-19; and

WHEREAS, the City of Rancho Cordova is incurring expenses related to its efforts to stop the spread of COVID-19 in the community and will submit eligible expenses for Federal and State reimbursement;

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA TO DESIGNATE THE FOLLOWING AUTHORIZED POSITIONS:

City Manager
Chief Financial Officer/Administrative Services Director

As authorized to execute for and on behalf of the City of Rancho Cordova established under the laws of the State of California, this application and to file it with the California Governor's Office of Emergency Services for the purpose of obtaining certain federal financial assistance under Public Law 93-288 as amended by the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, and/or state financial assistance under the California Disaster Assistance Act. That the City of Rancho Cordova, a public entity established under the laws of the State of California, hereby authorizes its agent(s) to provide to the Governor's Office of Emergency Services for all matters pertaining to such state disaster assistance the assurances and agreements required.

This is a universal resolution and is effective for all open and future disasters up to three (3) years following the date of approval below.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of April 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

MEMORANDUM

DATE: April 20, 2020

TO: Honorable Mayor and Council Members

FROM: Joe Cuffe, Building Official

SUBJECT: **AMENDMENTS TO CONSTRUCTION PERMIT FEE SCHEDULE.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the resolution will result in the City's Construction Permit Fee Schedule being updated to provide a streamlined, transparent approach to how permit fees are currently calculated.

BACKGROUND

The Construction Permit Fee Schedule was originally adopted as a carry-over from incorporation. Over the years, small modifications have been made to make the process of calculating fees easier for staff, as well as our community, and to comply with some State mandates.

FISCAL IMPACT AND FUNDING SOURCE

Below is a summary of the changes being proposed to each numbered section of the Construction Permit Fee Schedule:

Section 7. Miscellaneous Plumbing, Mechanical, Electrical Permits (PME)

The proposed changes simplify the process of determining fees for miscellaneous permits, such as water heater replacements, electrical panel replacements and heat and air systems, to accurately cover the cost expended to perform the service.

In the past the fees for these types of permits were charged based on the types of work, or disciplines, being performed, such as plumbing, mechanical and/or electrical work. When a permit had more than one discipline, the customer would be charged the full permit fee for each of the disciplines; for example, a plumbing permit by itself would cost $83, but a permit with both plumbing and electrical work would cost $166, which is $83 for each discipline. This fee can be much greater depending on the project and the number of disciplines being performed.

The current fee structure is proposed to be modified to charge a fee using the current fee calculation method for the first type of work being permitted (first discipline), and an additional $25 for each additional discipline. This will simplify and reduce the fees charged for miscellaneous permits.

The change to the fee calculation method for these types of permits would only affect miscellaneous permits where more than one construction discipline is required to perform the work. Single discipline permits like water heater replacements will not change. This would affect permits such as HVAC systems, where it's possible that plumbing, mechanical and/or electrical work could all be performed. This change will result in a net decrease in the fees collected for these types of permits only, but the fees collected will help cover the City's labor costs.

Section 14. Mobile Home Installation Permit Fees; Section 15. Temporary Mobile Home – Owner-occupied temporary mobile home used during dwelling construction

These two sections are receiving wording modifications only; no change to fee calculations will be made (applies to installations on private lots only; the City does not issue permits for mobile homes in mobile home parks)

Section 16.Moving Buildings

There is a need to modify the fee collection process for Moving Buildings to match RCMC 16.40, recently adopted by the Council.

Section 17. Other Fees (listed by sub-section):

a. Define fee structure for commercial coaches.

e. Increase the fee for re-inspections from $100 to $170 to more closely cover the time expenditure for inspections with continuing unresolved issues.

f. Change our Temporary Certificate of Occupancy process from the current collection of a deposit based on 1% of the construction valuation of a project, to a flat fee of $275, which covers the processing and inspection time to issue a Temporary Certificate of Occupancy. The previous process would collect up to a $10,000 deposit, which then would require tracking from the Finance Department and Building & Safety Division, while only retaining $100 to cover our administrative costs.

g. Create a new "Non-construction Certificate of Occupancy" process that would allow for a space to receive an inspection and occupancy permit when no work is being performed, as long as there is no "change in use" of the space, or food service being offered. This will allow small businesses that wish to occupy tenant spaces the possibility of receiving a Certificate of Occupancy if no work is being performed in the space. The fee of $215 for this service will cover 1 hour of an inspector's time, and ½ hour of administrative cost.

h. Modify the current “Request for Utilities” process from the current collection of a minimum $750 deposit based on the cost of an electrical permit, plus one hour of inspection time, based on the current labor rate. At the current time, this fee would be $253.55.

j. Introduce a fee for cost recovery to replace lost or damaged permit paperwork, when necessary.

n. Change “Preapplication building reviews” to “Pre-application plan and/or project review.”

o. Add “Pre-construction meetings” process, for improved accountability of time.

q. Change the fee to file for the Building Code/Accessibility Board of Appeals from $200 to $350 to cover the administrative processing costs.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Redline Fee Schedule
3. Exhibit B to the Resolution - Finalized Fee Schedule

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING THE CONSTRCUTION PERMIT FEE SCHEDULE ADOPTED BY RESOLUTUIONS 49-2010 AND 101-2011

WHEREAS, on July 6, 2010 the City Council adopted Resolution No. 49-2010 which established fees for construction permits by resolution as part of a fee schedule rather than by ordinance; and

WHEREAS, the schedule of fees for construction permits is attached hereto as Exhibit B to this Resolution, and

WHEREAS, in adopting the fees for construction permit related services as set forth in this Resolution, the City Council of the City of Rancho Cordova is exercising its powers under Article XI, Section 7 of the California Constitution, Section 66014 of the California Government Code, California Health & Safety Code Sections 17951, 19132.3, and 19852, and other applicable law; and

WHEREAS, pursuant to Government Code Section 66014, the City may recover up to the full cost of processing, inspecting and administration of construction permits from those persons required to obtain such permits; and

WHEREAS, the schedule of fees and the total amounts thereof, described in Exhibit B attached, are hereby determined to be reasonable in that the amounts thereof do not exceed the estimated reasonable costs of processing, inspection and administration of construction permits; and

WHEREAS, the City Council of the City of Rancho Cordova desires to establish a schedule of fees the City of Rancho Cordova charges for processing, inspection and administration of construction permits and otherwise providing Building and Safety related services.

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

Section 1. Findings. The following findings are true and correct and adopted as the findings of the City Council:

A. The purpose of the fees set forth in Exhibit B of this Resolution are to recover up to the full, lawfully recoverable costs incurred by the City in providing construction permit processing services and such fees are not levied for general revenue purposes.

B. Adoption of the fees set forth in Exhibit B of this Resolution are not subject to the California

Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations ("CEQA Guidelines") section 15378(b)(4) and/or CEQA Guidelines section 15061(b)(3).

Section 2. Definitions.

a) “Building Permit Fee” – 60% of Total Permit Fee

b) “CASE” application types – electronic tracking for Building Code violations with a written Notice of Violation

c) “C-BLDG” permits – commercial buildings

d) “C-OTHER” permits – commercial accessory structures

e) “C-SIGN” permits – commercial signs (there are no residential signs)

f) “DEMO” permits – demolition only

g) “FOUNDATION” permits – foundation of structures only (this is a child to the C-BLDG permit)

h) “MASTERPLAN” reviews – review of master plan housing (no permit is actually issued for these types)

i) “P-BLDG” permits – production homes

j) “PARTIAL” permits – partial work may begin (this is a child to the C-BLDG permit)

k) “Plan Review Fee” – 40% of Total Permit Fee

l) “PME” permits – miscellaneous plumbing and/or mechanical and/or electrical work

m) “POOL” permits – swimming pools and spas

n) “R-BLDG” permits – residential buildings (includes custom homes)

o) “R-OTHER” permits – residential accessory structures

p) “REROOF” permits – re-roof work only

q) “Supplemental Permit” – changes in the scope of a permit made while permit is still being inspected. Also called “Change in Scope”, “Permit Change”, “Scope Change”, “Change in Contractor”, “Plan Change”

r) “Total Permit Fee” – The combination of the Building Permit fee and the Plan Review fee. Determined by using calculation method in fee schedule.

s) “Zone Check Fee” – additional fee equal to 13% of Plan Review Fee

t) "Temporary Certificate of Occupancy" - the granting of temporary occupancy to a tenant space while minor items, not affecting public health or life-safety, are being addressed. Usually granted for a period of 30 days, but can be extended under special circumstances.

u) "Non-Construction Certificate of Occupancy Permit" - Streamlined permit process that allows occupancy of a tenant space were no work is being proposed to be performed to accommodate a new tenant, where no change in use is being proposed..

v) "Request for Utilities" - Also called an "RFU"; A request to have utilities, usually electricity, restored to a vacant space for the purposes of cleaning and showing a space for potential tenants. Can also be granted to allow for construction power to a space where no tenant is determined.

Section 3. Fee Schedule Adoption. The schedule of fees set forth in Exhibit B of this Resolution, attached hereto and incorporated herein by reference, are hereby directed to be charged and applied by the various City departments, and to be collected by the City for the herein listed construction permit related services when provided by the City or its designated contractors.

Section 4. Effective Date. The construction permit fees established by this Resolution shall only become effective upon the effective date of Ordinance No. 6-2010, which will occur no sooner than sixty (60) days from the adoption of this Resolution in accordance with Government Code Section 66017.

Section 5. Repealed. These fees shall supersede the corresponding fees previously established by the City. All previously adopted and conflicting fees and all Resolutions and other actions of the City Council are hereby repealed to the extent they conflict with the contents of this Resolution.

Section 6. Severability. The individual fees and charges set forth in Exhibit B of this Resolution and all portions of this Resolution are severable. Should any of the fees or charges or any portion of this Resolution be adjudged to be invalid and unenforceable by a body of competent jurisdiction, then the remaining fees, charges and/or Resolution portions shall be and continue in full force and effect, except as to those fees, charges, and/or Resolution portions that have been adjudged invalid. The City Council of the City of Rancho Cordova hereby declares that it would have adopted each of the fees and charges set forth in Exhibit B of this Resolution, and this Resolution and each section, subsection, clause, sentence, phrase and other portion thereof, irrespective of the fact that one or more of the fees, charges, or sections, subsections, clauses, sentences, phrases or other portions of this Resolution may be held invalid or unconstitutional.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th of April 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

City of Rancho Cordova
Construction Permit Fee Schedule

1. R-3 (New Homes) and U (Garages, patios) (attached) to R-3 – Permit Types: R-BLDG NEW; P-BLDG NEW	
Total Valuation	Total Permit Fee
$1.00 to $2,000	$280.00
$2,001 to $100,000	$280.00 + (0.015 x valuation[1] exceeding $2,000)
$100,001 and greater	$1,750.00 + (0.0070 x valuation[1] exceeding $100,000)

2. Master Plan Review - Upon submittal of a plan for plan review, a plan review fee of forty percent (40%) of the total building permit fee shall be collected. When the plan is issued, the balance of the total permit fee (building permit fee plus plan review fee) is due.

3. R-3 (Additions, alterations, remodels) and U (Garages, patios) or S (sheds) accessory (attached) to R3 – Permit Types: R-BLDG ADD, ALT, ADDALT; P-BLDG ADD, ALT, ADDALT	
Total Valuation	Total Permit Fee
$1.00 to $2,000	$250.00
$2,001 to $20,000	$250.00 + (0.0160 x valuation[1] exceeding $2,000)
$20,001 and greater	$538.00 + (0.0100 x valuation[1] exceeding $20,000)

4. A, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, R-4, S-1, S-2 (Commercial and Non-Residential Buildings and Projects) – Permit Types: C-BLDG NEW, ADD, ALT, ADDALT	
Total Valuation	Total Permit Fee
$1.00 to $1,000	$290.00
$1,001 to $2,000	$472.00
$2,001 to $50,000	$472.00 + (0.0270 x valuation[1] exceeding $2,000)
$50,001 to $500,000	$1,768.00 + (0.0150 x valuation[1] exceeding $50,000)
$500,001 and greater	$8,518.00 + (0.0080 x valuation[1] exceeding $500,000)

5. U Occupancies (Carports, patio covers, fences, etc.), Reroof, demolition, fire repairs and other structures not requiring a plan review – Residential Permit Types: ~~C-OTHER;~~ R-OTHER; REROOF; R-BLDG REPAIR~~; C-BLDG REPAIR~~	
Total Valuation	Total Permit Fee
$1.00 to $2,000	$83.00
$1,001 to $10,000	$83.00 + (0.0160 x valuation[1] exceeding $1,000)
$10,001 and greater	$277.00 + (0.010 x valuation[1] exceeding $10,000)

5.1 Residential PV solar systems, Rooftop Mounted – Residential Permit Types: R-OTHER (Additional review fees for other types of Residential PV/Solar Systems will be calculated on the currently enforced labor rate schedule)	
Flat Rate Permit Fee	$250

[1] Rounded up to the next multiple of $1,000.

5.2 Commercial PV Solar Systems, Rooftop Mounted – Commercial Permit Types: C-OTHER (Additional review fees for other types of Commercial PV/Solar Systems will be calculated on the currently enforced labor rate schedule)	
System Size (kW-h)	Total Permit Fee
0 – 10kW	$800
11kW – 25kW	$1200
26kW – 50kW	$1600
51kW – 150kW	$2300
151kW – 500kW	$3200
Over 500kW	$3600

6. U Occupancies (Carports, patio covers, fences, etc.), Reroof Re-pitches, fire repairs, and other structures requiring a minimal plan review – ~~Residential~~ Commercial Permit Types: C-OTHER; ~~R-OTHER;~~ REROOF; ~~R-BLDG REPAIR;~~ C-BLDG REPAIR	
Total Valuation	Total Permit Fee
$1.00 to $2,000	$166.00
$1,001 to $10,000	$166.00 + (0.0160 x valuation[1] exceeding $1,000)
$10,001 and greater	$310.00 + (0.0100 x valuation[1] exceeding $10,000)

7. Miscellaneous Plumbing, Mechanical, Electrical Permits (PME)	
Total Valuation	Total Permit Fee
$1.00 to $1,000	$83.00
$1,001 to $10,000	$83.00 + (0.0160 x valuation[1] exceeding $1,000)
$10,001 and greater	$227.00 + (0.010 x valuation[1] exceeding $10,000)
Add $25 for each additional discipline over the first	

~~**Miscellaneous Electrical Permits (PME)**~~	
~~Total Valuation~~	~~Total Permit Fee~~
~~$1.00 to $1,000~~	~~$83.00~~
~~$1,001 to $10,000~~	~~$83.00 + (0.0160 x valuation[1] exceeding $1,000)~~
~~$10,001 and greater~~	~~$227.00 + (0.010 x valuation[1] exceeding $10,000)~~

~~**Miscellaneous Mechanical Permits (PME)**~~	
~~Total Valuation~~	~~Total Permit Fee~~
~~$1.00 to $1,000~~	~~$83.00~~
~~$1,001 to $10,000~~	~~$83.00 + (0.0160 x valuation[1] exceeding $1,000)~~
~~$10,001 and greater~~	~~$227.00 + (0.010 x valuation[1] exceeding $10,000)~~

8. Sign Permits (C-SIGN) – Illuminated, All Types

[1] Rounded up to the next multiple of $1,000.

Total Valuation	Total Permit Fee
$1.00 to $1,000	$166.00
$1,001 to $10,000	$166.00 + (0.0160 x valuation[1] exceeding $1,000)
$10,001 and greater	$310.00 + (0.0100 x valuation[1] exceeding $10,000)

9. Sign Permits (C-SIGN) - Non-Illuminated, Monument	
Total Valuation	Total Permit Fee
$1.00 to $1,000	$83.00
$1,001 and greater	$83.00 + (0.0100 x valuation[1] exceeding $1,000)

10. Sign Permits (C-SIGN) - Non-Illuminated, Wall / Appendage	
Total Valuation	Total Permit Fee
$1.00 to $1,000	$68.00
$1,001 and greater	$68.00 + (0.0100 x valuation[1] exceeding $1,000)

11. Private Swimming Pool Permits (POOL)	
Total Valuation	Total Permit Fee
$1.00 to $1,000	$176.00
$1,001 to $10,000	$176.00 + (0.0160 x valuation[1] exceeding $1,000)
$10,001 and greater	$320.00 + (0.0140 x valuation[1] exceeding $10,000)

12. Public Swimming Pool Permits (POOL)	
Total Valuation	Total Permit Fee
$1.00 to $1,000	$236.00
$1,001 to $10,000	$236.00 + (0.0160 x valuation[1] exceeding $1,000)
$10,001 and greater	$380.00 + (0.0140 x valuation[1] exceeding $10,000)

13. Public or Private Spa Permits (POOL)	
Total Valuation	Total Permit Fee
$1.00 to $2,000	$211.00
$2,001 to $10,000	$211.00+ (0.0140 x valuation[1] exceeding $2,000)

14. Mobile Home Installation Permit Fees.	
Application filing fee	$20.00
Installation permit fee	$100.00 provided the inspection is not more than one hour, plus $30.00 for each 30 minutes or fraction in excess of one hour.
Re-inspection fee	$60.00 provided the re-inspection is not more than one hour, plus $30.00 for each 30 minutes or fractional part in excess of one hour.
Support system, retrofit-foundation system	Contract Value with fee section 5

~~**15. Mobile Home Installation Permit Fees. Mobile homes fees are calculated as in # 1 above; the plan review fee is not collected, due to review by state-approved third**~~

[1] Rounded up to the next multiple of $1,000.

~~party review firm. If foundation or support system isn't included in review, an hourly review fee will be collected prior to issuance of installation permit.~~

15. Temporary Mobile Home - ~~Permit fees for owner-occupied mobile home used temporarily during dwelling construction. Same documentation and rules from # 16 apply to Mobile Homes used for temporary dwellings during construction of primary residences.~~ Owner-occupied temporary mobile home used during dwelling construction.	
Application filing fee	$20.00
Installation permit fee	$100.00 provided the inspection is not more than one hour, plus $30.00 for each 30 minutes or fractional part in excess of one hour.
Re-inspection fee	$60.00 provided the re-inspection is not more than one hour, plus $30.00 for each 30 minutes or fractional part in excess of one hour.
Support system, retrofit-foundation system	~~Added Contract Value~~ Contract Value with fee section 5

~~**18. Building Compliance Inspection Fee**~~
~~Building compliance inspection fees are $250.00, based on the extent and type of inspection, to be determined by the Building Official.~~

16. Moving Buildings (R-BLDG NEW)
Application and Posting Fee - $250
When the application indicates that the building is to be moved from a location outside of the City of Rancho Cordova, the applicant shall pay an additional fee based on $75.00 per hour plus $0.30 cents per mile to defray costs accrued outside of the unincorporated area of the City of Rancho Cordova. See RCMC 16.40 for additional fees and requirements

17. Other Fees	
a. Issuance of permit for Commercial Coach	Fees are based on section # 6. A construction valuation will be determined that is equal to 25 percent of the value used for a new Type VB office or classroom, plus full value of decks, ramps, and stairs.
b. Issuance of each supplemental permit	~~$75.00~~ $75.00 plus costs directly billed based on current Labor Rate Schedule
c. Inspection outside of normal business hours	~~See current Labor Rate Schedule~~ Charged hourly based on current Labor Rate Schedule, minimum of 3 hours
d. Inspections for which no fee is specifically indicated	~~See current Labor Rate Schedule~~ Charged hourly based on current Labor Rate Schedule
e. Each re-inspection	~~$100.00~~ $170.00
f. ~~Administrative fee,~~ Temporary Certificate of Occupancy Fee	~~$100.00~~ $275.00 (based on 1 hour of processing time and 1 hour of inspection time multiplied by the

[1] Rounded up to the next multiple of $1,000.

	current Labor Rate Schedule, rounded)
g. Non-Construction Certificate of Occupancy Permit	$215.00 (based on 1/2 hour of processing time and 1 hour of inspection time multiplied by the current Labor Rate Schedule, rounded)
h. Request for Utilities Fee (to allow cleaning and showing of commercial spaces)	Current cost of Electrical permit, plus one hour of inspection time based on current Labor Rate Schedule, rounded
i. Issuance of duplicate Certificate of Occupancy	$40.00
j. Replacement of lost or damaged permit paperwork	$50.00
k. Permit research letter	Charged hourly based on current Labor Rate Schedule
l. Additional plan review required by changes, additions, or revisions to approved plans	Charged hourly based on current Labor Rate Schedule
m. Plan review for miscellaneous permits	Charged hourly based on current Labor Rate Schedule
n. Pre-application plan and/or project reviews	Charged hourly based on current Labor Rate Schedule
o. Pre-construction meetings	Charged hourly based on current Labor Rate Schedule
p. Expedited plan reviews	Normal plan review fees plus costs charged hourly based on current Labor Rate Schedule
~~UBC Lot Line waiver~~	~~Directly billed based upon labor charges~~
~~Filing fee for Building Board of Appeals~~	~~$200.00~~
~~Filing fee for Handicap Board of Appeals~~	~~$200.00~~
q. Filing fee for Building Board of Appeals / Accessibility Board of Appeals	$350.00

[1] Rounded up to the next multiple of $1,000.

City of Rancho Cordova
Construction Permit Fee Schedule

1. R-3 (New Homes) and U (Garages, patios) (attached) to R-3 – Permit Types: R-BLDG NEW; P-BLDG NEW	
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5. U Occupancies (Carports, patio covers, fences, etc.), Reroof, demolition, fire repairs and other structures not requiring a plan review – Residential Permit Types: R-OTHER; REROOF; R-BLDG REPAIR	
Total Valuation	Total Permit Fee
$1.00 to $2,000	$83.00
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Support system, retrofit-foundation system	Contract Value with fee section 5

15. Temporary Mobile Home - Owner-occupied temporary mobile home used during dwelling construction.	
Application filing fee	$20.00
Installation permit fee	$100.00 provided the inspection is not more than one hour, plus $30.00 for each 30 minutes or fractional part in excess of one hour.
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Support system, retrofit-foundation system	Contract Value with fee section 5

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	determined that is equal to 25 percent of the value used for a new Type VB office or classroom, plus full value of decks, ramps, and stairs.
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f. Temporary Certificate of Occupancy Fee	$275.00 (based on 1 hour of processing time and 1 hour of inspection time multiplied by the current Labor Rate Schedule, rounded)
g. Non-Construction Certificate of Occupancy Permit	$215.00 (based on 1/2 hour of processing time and 1 hour of inspection time multiplied by the current Labor Rate Schedule, rounded)
~~g.~~h. Request for Utilities Fee (to allow cleaning and showing of commercial spaces)	Current cost of Electrical permit, plus one hour of inspection time based on current Labor Rate Schedule, rounded
~~h.~~i. Issuance of duplicate Certificate of Occupancy	$40.00
~~i.~~j. Replacement of lost or damaged permit paperwork	$50.00
~~j.~~k. Permit research letter	Charged hourly based on current Labor Rate Schedule
~~k.~~l. Additional plan review required by changes, additions, or revisions to approved plans	Charged hourly based on current Labor Rate Schedule
~~l.~~m. Plan review for miscellaneous permits	Charged hourly based on current Labor Rate Schedule
~~m.~~n. Pre-application plan and/or project reviews	Charged hourly based on current Labor Rate Schedule
~~n.~~o. Pre-construction meetings	Charged hourly based on current Labor Rate Schedule
~~o.~~p. Expedited plan reviews	Normal plan review fees plus costs charged hourly based on current Labor Rate Schedule
~~p.~~q. Filing fee for Building Board of Appeals / Accessibility Board of Appeals	$350.00

[1] Rounded up to the next multiple of $1,000.

MEMORANDUM

DATE: April 20, 2020

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: **SUNRIDGE LOT J VILLAGE 3 MAJOR DESIGN REVIEW AND REAR YARD SETBACK ADJUSTMENT; PROJECT DD9925 – LOCATED SOUTH OF DOUGLAS ROAD AND EAST OF RANCHO CORDOVA PARKWAY**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Cresleigh Homes Corp. 433 California Street, 7th Floor San Francisco, CA 94104	Cresleigh Homes Corp. 3001 Douglas Boulevard, Suite 110 Roseville, CA 95661

PROJECT:	The applicant requests approval the Sunridge Lot J Village 3 Major Design Review and setback adjustment for the single-story home rear yard setback.
FILE:	DD9925
LOCATION:	Sunridge Lot J, southeast corner of Douglas Road and Rancho Cordova Parkway.
APN:	067-1060-003
ZONING:	Single Family Residential RD-4
PLANNER:	June Cowles, Senior Planner

RECOMMENDATION:

Determine the project is consistent with a previously approved 2006 Mitigated Negative Declaration (MND) for Lot J, and adopt the Resolution for a Major Design Review and Setback Adjustment for Sunridge Lot J Village 3.

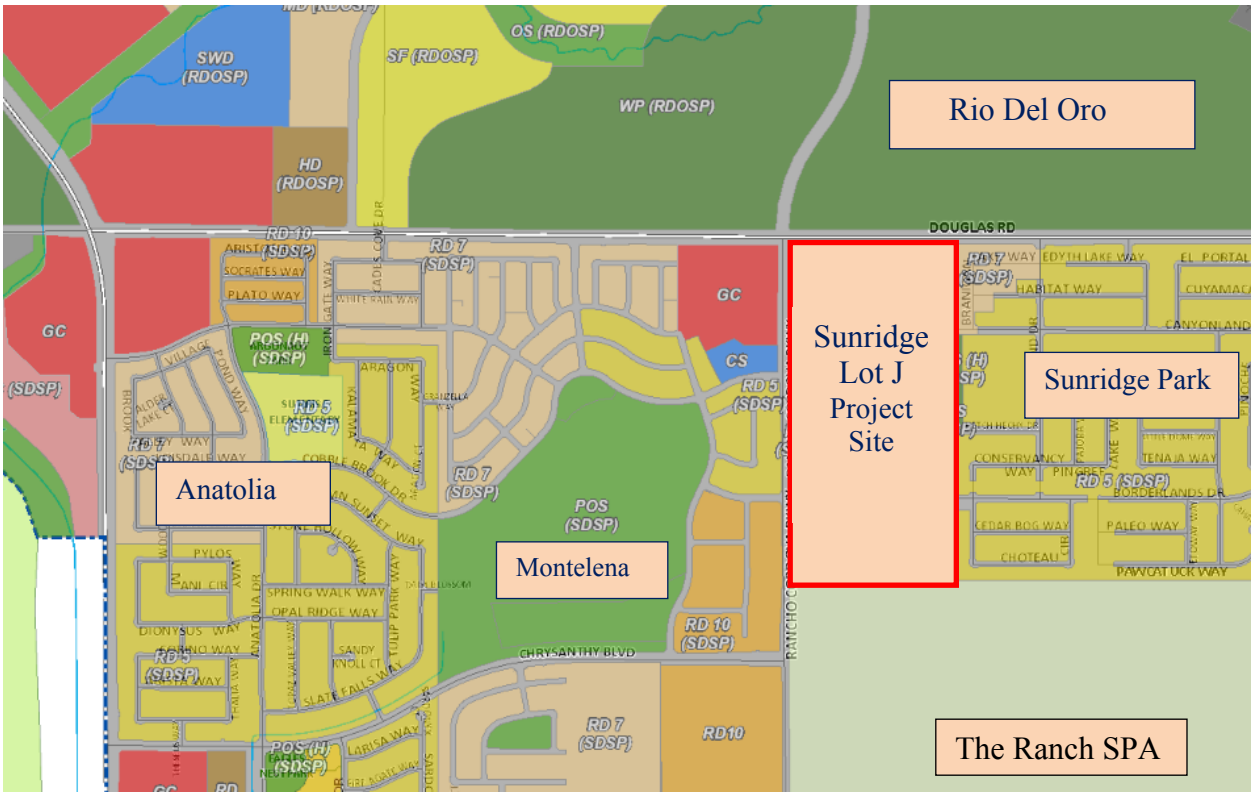
RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve a Major Design Review and setback adjustment for Sunridge Lot J Village 3 that includes five house plans ranging from 2,293 to 3,816 square feet. The approval would allow the applicant to start construction of the homes.

BACKGROUND

The project site, Sunridge Lot J tentative subdivision map was approved on April 6, 2006 and subdivided 81 acres into 4 Villages that consisted of 369 single family lots, 7.89 acres of parks and 4.05 acres of open space, and landscape corridors for pedestrian access. **See Figure 1: General Area.**

Figure 1: General Area



Sunridge Lot J Village 3 is located between Lot J Village 2 and The Ranch Special Planning Area. **Figure 2: Lot J Village 3 Site Location.** Village 3 includes 81 single family lots with landscape lots and is zoned Residential Density 4.

Figure 2: Lot J Village 3 Site Location

PROJECT DESCRIPTION:

The proposed project includes the following;

- A Major Design Review for five plans with three elevations for each plan. **Table 1**: Village Home and Lot Information.

Table 1: Village 3 Lot and Home Information

	# Lot	Lot sqft range	# Home Plan	Home Sqft range	# Elevations	Stories
Village 3	81	6,000 thru	5	2,293 to 3,816	3 for each	3 single-story

		to 9,750 plus			plan	2 two-story

ANALYSIS

The proposal contains the following items that will be analyzed individually: Major Design Review and setback adjustment.

GENERAL PLAN AND SUNRIDGE SPECIFIC PLAN CONSISTENCY

The proposed Sunridge Lot J Village 3 is consistent with the General Plan and Sunridge Specific Plan Goals as follows:

- General Plan Goal LU.1 "Achieve a balanced and integrated land use pattern throughout the community." The proposed project will provide residential homes to the area and meet the demand created by the job development along Hwy 50 corridor.
- General Plan Policy LU.1.6 "Ensure adequate provisions for development of civic uses (public/quasi-public use)." The proposed project includes completion of several streets that will connect existing adjacent residential and includes a small neighborhood park and a portion of a larger park.
- The Sunridge Specific Plan was approved in 2002 under Sacramento County. The plan included a mixture of residential densities and the goal of the plan was to provide a location for new housing to meet demand generated by job development existing, approved or planned nearby in the Hwy 50 corridor. The Specific Plan Land Use Plan is predominantly residential and includes a mixture of complementary uses. The proposed plan is consistent with the Specific Plan as it is residential and zoned Residential Density-4.

MAJOR DESIGN REVIEW

The applicant is proposing a community vision that is complimentary to Lot J Villages 1 and 2 that consist of a California lifestyle architecture with modern influence. Village 3 continues the modern architecture with Contemporary Prairie, California Craftsman, and Modern Farmhouse elevations.

- Contemporary Prairie: architecture style provides horizontal lines, flat or hipped roofs with broad eaves, simple massing, minimal decoration, and windows organized in horizontal bands.

- California Craftsman: showcases the use of decorative beams, extended trims, and both shingle and lap siding.

- Modern Farmhouse: The modern elevation includes light tones of creams and grays, complimentary trims and decorative knee braces, with a combination of board and batten siding and horizontal lap siding. This architecture is a modern approach to the traditional farmhouse.

The applicant is proposing a modern village that embraces the California lifestyle and open living spaces and unique architectural styles with the following;

- The design of each home offers flexible spaces and unique outdoor living areas with low-maintenance landscaping.
- A tandem garage is offered in three of the five plans as an option.
- Plan 4 offers a 3-car garage.

- Popout trim is proposed around the windows on all elevations of the homes.

The elevations for each plan are shown below, **Figure 3: Proposed Village 3 Elevations**, and in the attached Design Review submittal. Attachment 2: Design Booklet.

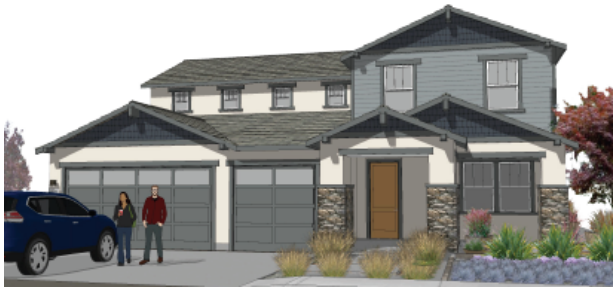
Figure 3: Proposed Village 3 Elevations

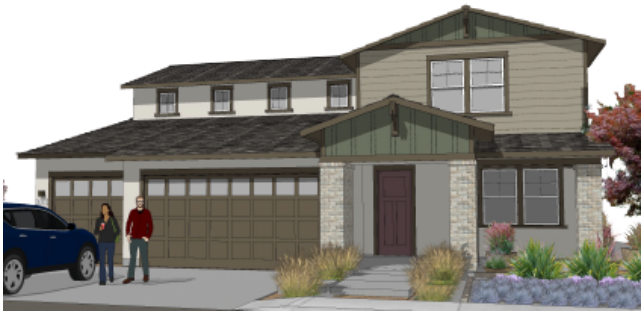
Plan 1 Elevations:

Plan 2 Elevations:

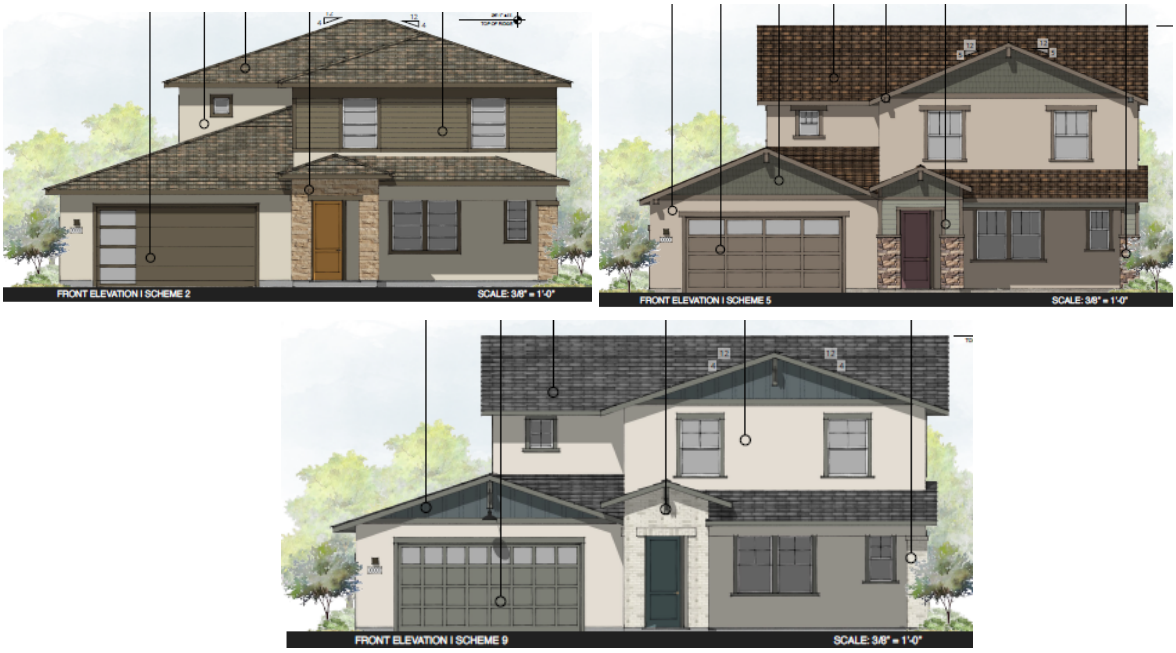
Plan 3 Elevations:

Plan 4 Elevations:



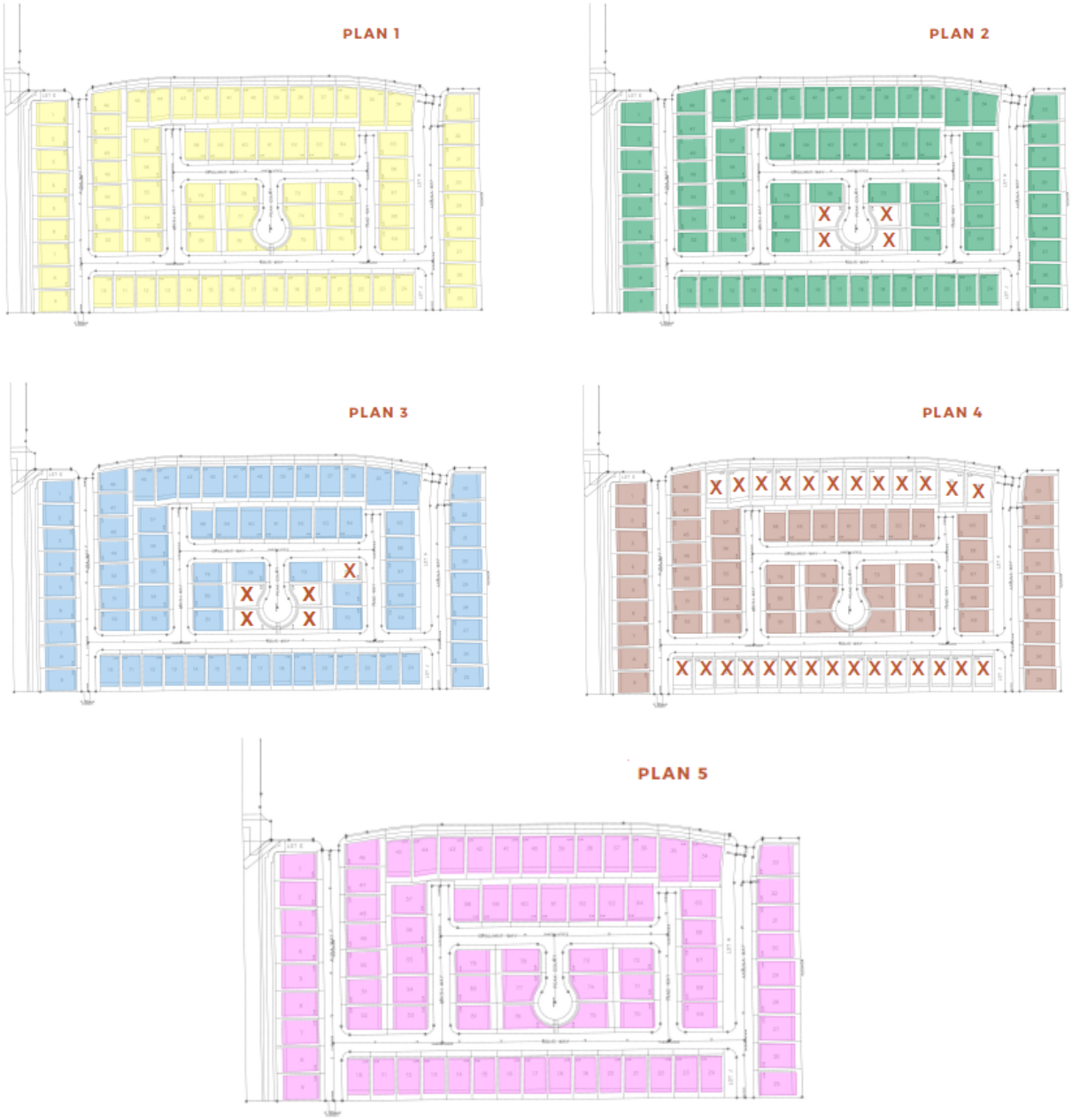


Plan 5 Elevations:



Color and materials are included in the Design Review Submittal. Attachment 2: Design Booklet. In addition, the applicant has provided a Lot Fit for each plan. **Figure 4: Lot Fit Plan.**

Figure 4: Lot Fit Plan



Plan 4, (3,423 square feet, 3 Car Garage)

Lot Fit:
Plan 4 includes a 3-car garage that also needs to meet the City's Zoning Ordinance requirement that the front yard impervious surface does not exceed 40% percent. The applicant states as shown in the Plan 4 Lot Fit Plan that Plan 4 can meet the requirement on the lots shown in brown. Lots with an "X" will not have Plan 4.

Elevation:
To reduce the 3-car garage door face, the applicant has done the following:

- Included windows in the garage door.
- Pushed the front porch in front of the garage face.

Landscape Design
The landscape plan for the single-family lots include drought tolerant plants and trees. **Figure 5: Conceptual Lot Landscape Plan**. Landscape corridors, sentry monument, fence, and soundwall design are included in the design review submittal. **Figure 6: Conceptual Landscape Plan**, also in Attachment 2: Design Booklet.

Figure 5: Conceptual Lot Landscape Plan

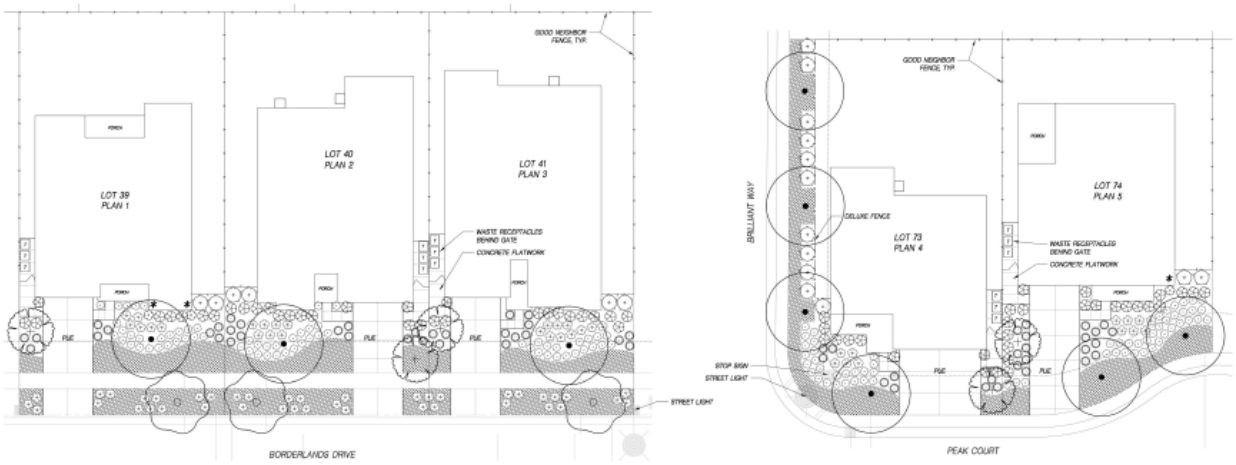


Figure 6: Conceptual Landscape Plan

City Design Guidelines
The proposed house plans offer a clear architecture style with unique modern designs. The proposed project is consistent with the City Design Guidelines as stated below;

- The design is visually interesting and establishes streetscape variety with the proposed five plans with 3 elevations per plan.
- The mass, scale, and form of the homes enhance the public realm.
- The several different rooflines included in each plan and elevation ensure variation.
- Several of the homes include living space forward of the garage. In the plans that do not have inside living space forward, there are forward porticos to de-emphasis the garage. In addition, a condition of approval is included that states that window/translucent panels shall be incorporated on the garage door consistent with Exhibit A: Design Booklet.
- To ensure variety and interest throughout the villages, a condition of approval has been added to state that no two identical floor plans within a master home plan series shall be located directly adjacent from one another, unless different elevations.
- Several plans include porches/porticos that relate to the human scale and provide a transition from public to private space.

Major Review Design Findings
In order to approve a Major Design Review, the Council must make the following findings for approval:

A. *Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and Special Planning Area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.*

Evidence: The General Plan designation is Low and Medium Residential within the Sunridge Specific Plan. The Specific Plan included a mixture of residential densities and the goal of the plan was to provide a location for new housing to meet demand generated by job development existing, approved or planned nearby in the Hwy 50 corridor. The Specific Plan Land Use Plan is predominantly residential, but includes a mixture of complementary uses. The proposed plan is consistent with the Specific Plan as it is zoned residential. The proposed project is consistent with the City Design Guidelines as follows; The design is visually interesting and establishes streetscape variety with the proposed five plans with 3 elevations per a plan. The mass, scale, and form of the homes enhance the public realm. The several different rooflines included in each plan and elevation ensure variation. Several of the homes include living space forward of the garage. In the plans that do not have inside living space forward, there are forward porticos to de-emphasis the garage. In addition, a condition of approval is included that states that window/translucent panels shall be incorporated on the garage door consistent with Exhibit A: Design Booklet. To ensure variety and interest throughout the villages, a condition of approval has been added to state that no two identical floor plans within a master home plan series shall be located directly adjacent from one another, unless different elevations. Several plans include porches/porticos that relate to the human scale and provide a transition from public to private space

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

Evidence: The applicant has provided a Design Booklet that illustrates the elevations of each plan, material, color, landscaping, and fencing. The plans emulate characteristics of a modern style and uses complementary materials and colors. The Applicant has submitted preliminary landscape plans Exhibit A: Design Booklet, that include drought tolerant landscaping that integrate with the modern architecture. The approved shopping center, Anatolia retail, is located on the southeast corner of Sunrise Boulevard and Douglas Road and includes a modern style architecture that is complementary to the proposed Sunridge Lot J Village 3 architecture. Adjacent residential include similar materials and lot sizes. Therefore, the proposed architecture and landscaping are suitable with the surrounding neighborhood and will enhance the character of the neighborhoods and the community by bringing a well-designed project.

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

Evidence: The architectural style is distinctive with the modern style of architecture. The five floor plans include the following architecture styles: Contemporary Prairie: architecture style provides horizontal lines, flat or hipped roofs with broad eaves, simple massing, minimal decoration, and windows organized in horizontal bands. California Craftsman: showcases the use of decorative beams, extended trims, and both shingle and lap siding. Modern Farmhouse: The modern elevation includes light tones of creams and grays, complimentary trims and decorative knee braces, with a combination of board and batten siding and horizontal lap siding. This architecture is a modern approach to the traditional farmhouse. The proposed materials are stucco, board and batten, and a variety of stones. The proposed color palettes are complementary to the adjacent subdivisions. The landscape includes several different drought tolerant trees and plants.

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

Evidence: The subdivision layout was approved in 2006. Completion of the subdivision would provide vehicular, bicycle, and pedestrian modes of circulation connection to the existing adjacent subdivisions.

SETBACK ADJUSTMENT

The applicant is requesting a rear yard setback adjustment for the two of the three single-story plans. A condition of approval has been added to allow a rear yard setback adjustment to a 15 foot minimum. **Table 2; Setback Adjustment. Table 3: Sunridge Standard Setbacks.** The applicant has provided a plot plan setback example as a comparison. **Figure 7: Plot Plan Setback Example.**

Table 2; Setback Adjustment

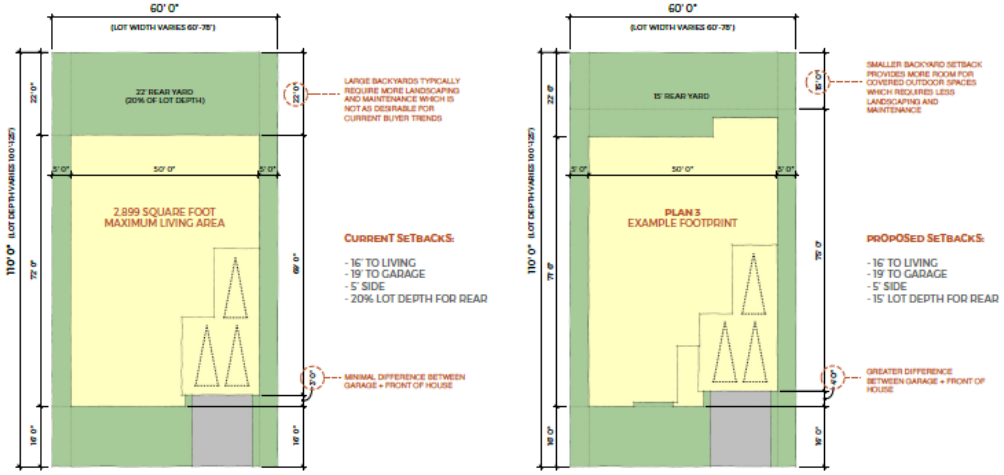
Village 3	Standard Rear Setback	100-125 feet in Lot depth: Standard setback	Proposed Rear Setback

Plan 2	20% of lot depth	20-25 feet	15
Plan 3	20% of the lot depth	20-25 feet	15

Table 3: Sunridge Standard Setbacks:

Front Setback for Living Area	Front Setback to Garage	Side Setback	Street Side Setback	Rear Setback
16 ft	19 ft	5 ft	12.5 ft	20% of lot depth

Figure 7: Plot Plan Setback Example



The applicant requests approval of Plan 2 and 3 single-story plan rear yard setback adjustment for the following reasons:

- The current setbacks limit the ability to provide single-story homes due to the larger footprint needed.
- The current market trends point to an increasing percentage of potential buyers who desire single-story homes and not large backyards.
- Younger and older buyers are not looking for traditional backyard space and prefer lower maintenance yards.
- Modifying the current setback allows for more flexibility to provide one-story homes.
- Only two of the five floor plans are included in the adjusted setback.

Adjustment Findings:
In order to approve an adjustment, the Council must make the following findings for approval:

A. *Finding:* *That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.*

Evidence: The proposed development was approved in 2006 as a subdivision that included 4 Villages that totaled 369 single family lots, 7.89 acres of parks and 4.05 acres of open space and landscape corridors for pedestrian access. The applicant proposes single-story homes within the development that will provide variety to the subdivision. In

order to provide the desired single-story homes, an adjustment is requested for the rear yard setback for two of the three single story home plans. The subdivision is of sufficient size and in order to provide variety and a desirable environment, an adjustment is appropriate.

B. *Finding:* *That the proposed development is compatible with existing and proposed land uses in the surrounding area.*

Evidence: The adjacent developments are mainly residential subdivisions with a variety of zoning that includes RD-5, RD-7, RD-10, and nonresidential zoning; GC, CS, and OS. The proposed residential subdivision is compatible with the existing and proposed land uses in the surrounding area.

C. *Finding*: *That any exceptions to, or deviations from, the density requirements or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g. additional open space, protection of natural resources, improved pedestrian connectivity, public plazas, etc.)*

Evidence: The requested adjustments to the setback would not create project amenities as the subdivision was approved prior to the request. The request for reduced setbacks is for two of the three single-story homes which provides ability for the larger single-story home product. The requested rear yard setback of 15 feet is consistent with the Sunridge Specific Plan limit for a minimum rear yard setback for single story homes. Therefore, the requested 15 foot rear yard setback is consistent with the Sunridge Specific Plan.

D. *Finding:* *Granting the adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question*.

Evidence: The surrounding area existing and proposed are mainly residential subdivisions. The rear yard setback adjustment provides ability for the larger single-story home product. Therefore, the requested adjustment would not adversely affect the interests of the surrounding residents and property owners.

E. *Finding:* *The adjustment is consistent with the General Plan or any applicable Specific Plan or development agreement*.

Evidence: The subdivision was approved in 2006 and is consistent with the General Plan, Medium and Low density residential, and Sunridge Specific Plan. The Sunridge Specific Plan, approved in 2002, includes development setbacks. As stated in the Specific Plan, “It is the intent of this Specific Plan to encourage flexibility in site design and density in response to market needs. A parcel of land may use the higher standards (setback, yard requirements, minimum frontage, etc.) of a certain zone without mandating the higher density standards of that zone.” The requested setback creates flexibility for more variety of homes.

F. *Finding:* *The adjustment is the minimum required to achieve the desired result*.

Evidence: The requested adjustment is specifically for two of the three single-story plans for the rear yard setback. Approximately 30 lots would include Plans 2 and 3 due to the five floor plans offered and lot fit. Therefore, the requested adjustments are the minimum required to achieve the desired result of accommodating single-story plans.

ENVIRONMENTAL ANALYSIS

A Mitigated Negative Declaration was approved for Sunridge Lot J rezone and subdivision in 2006. The Mitigated Negative Declaration (MND) for Lot J included site specific mitigation measures and references the mitigation measures within the MMRP prepared for the Specific Plan EIR. The MND determined that the rezone and subdivision resulted in no significant increase to the impacts previously studied in the FEIR for the SRSP. The proposed project is consistent with the approved subdivision and therefore, no further environmental analysis is required.

RECOMMENDED MOTION

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

- To be in compliance with the 2006 Mitigated Negative Declaration for Sunridge Lot J.
- Adopt the Resolution approving the Major Design Review and Setback Adjustment for Sunridge Lot J Village 3, Project DD9925, subject to the findings, Project Plans (Attachment 2: Exhibit A) and Conditions of Approval (Attachment 3: Exhibit B).

ATTACHMENTS

1. Resolution
2. Exhibit A to the Resolution: Design Booklet
3. Exhibit B to the Resolution: Conditions of Approval
4. 500' Radius Map and Mailing Labels

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING SUNRIDGE LOT J VILLAGE 3 MAJOR DESIGN REVIEW AND REAR YARD SETBACK ADJUSTMENT; PROJECT DD9925 – LOCATED SOUTH OF DOUGLAS ROAD AND EAST OF RANCHO CORDOVA PARKWAY

WHEREAS, Cresleigh Homes Corp. (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova to approve a Major Design Review and rear yard setback adjustment for Sunridge Lot J Village 3; and

WHEREAS, the Major Design Review application submitted included five house plans and landscape corridors for Sunridge Lot J Village 3 located south of Douglas Road and east of Rancho Cordova Parkway within the Sunridge Specific Plan. The Major Design Review included a rear yard setback adjustment; and

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

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing on April 20, 2020 pursuant to Government Code section 65090 and has duly considered all written and verbal testimony presented during the hearing.

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

City Council determines that the project assessment is adequate and complete according to the Guidelines of the California Environmental Quality Act.

A. Finding**:** The project site has been analyzed in compliance with the California Environmental Quality Act.

Evidence**:** A Mitigated Negative Declaration was approved for Sunridge Lot J rezone and subdivision in 2006. The Mitigated Negative Declaration (MND) for Lot J included site specific mitigation measures and references the mitigation measures within the MMRP prepared for the Specific Plan EIR. The MND determined that the rezone and subdivision resulted in no significant increase to the impacts previously studied in the FEIR for the SRSP. The proposed project is consistent with the approved subdivision and therefore, no further environmental analysis is required.

City Council approves the Major Design Review, subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following Findings and Evidence, as required by Zoning Code Section 23.141.070:

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

Evidence: The General Plan designation is Low and Medium Residential within the Sunridge Specific Plan. The Specific Plan included a mixture of residential densities and the goal of the plan was to provide a location

for new housing to meet demand generated by job development existing, approved or planned nearby in the Hwy 50 corridor. The Specific Plan Land Use Plan is predominantly residential but includes a mixture of complementary uses. The proposed plan is consistent with the Specific Plan as it is zoned residential. The proposed project is consistent with the City Design Guidelines as follows; The design is visually interesting and establishes streetscape variety with the proposed five plans with 3 elevations per plan. The mass, scale, and form of the homes enhance the public realm. The several different rooflines included in each plan and elevation ensure variation. Several of the homes include living space forward of the garage. In the plans that do not have inside living space forward, there are forward porticos to de-emphasis the garage. In addition, a condition of approval is included that states that window/translucent panels shall be incorporated on the garage door consistent with Exhibit A: Design Booklet. To ensure variety and interest throughout the villages, a condition of approval has been added to state that no two identical floor plans within a master home plan series shall be located directly adjacent from one another, unless different elevations. Several plans include porches/porticos that relate to the human scale and provide a transition from public to private space.

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

Evidence: The applicant has provided a Design Booklet that illustrates the elevations of each plan, material, color, landscaping, and fencing. The plans emulate characteristics of a modern style and uses complementary materials and colors. The Applicant has submitted preliminary landscape plans Exhibit A: Design Booklet, that include drought tolerant landscaping that integrate with the modern architecture. The approved shopping center, Anatolia retail, is located on the southeast corner of Sunrise Boulevard and Douglas Road and includes a modern style architecture that is complementary to the proposed Sunridge Lot J Village 3 architecture. Adjacent residential include similar materials and lot sizes. Therefore, the proposed architecture and landscaping are suitable with the surrounding neighborhood and will enhance the character of the neighborhoods and the community by bringing a well-designed project.

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

Evidence: The architectural style is distinctive with the modern style of architecture. The five floor plans include the following architecture styles: Contemporary Prairie: architecture style provides horizontal lines, flat or hipped roofs with broad eaves, simple massing, minimal decoration, and windows organized in horizontal bands. California Craftsman showcases the use of decorative beams, extended trims, and both shingle and lap siding. Modern Farmhouse: The modern elevation includes light tones of creams and grays, complimentary trims and decorative knee braces, with a combination of board and batten siding and horizontal lap siding. This architecture is a modern approach to the traditional farmhouse. The proposed materials are stucco, board and batten, and a variety of stones. The proposed color palettes are complementary to the adjacent subdivisions. The landscape includes several different drought tolerant trees and plants.

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

Evidence: The subdivision layout was approved in 2006. Completion of the subdivision would provide vehicular, bicycle, and pedestrian modes of circulation connection to the existing adjacent subdivisions.

City Council approves the Adjustment for the rear setback, subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B); supported by the following Findings and Evidence, as required by Zoning

Code Section 23.131.070:

A. Finding: That the proposed development is of sufficient size and is designed so as to provide a desirable environment within its own boundaries.

Evidence: The proposed development was approved in 2006 as a subdivision that included 4 Villages that totaled 369 single family lots, 7.89 acres of parks and 4.05 acres of open space and landscape corridors for pedestrian access. The applicant proposes single-story homes within the development that will provide variety to the subdivision. In order to provide the desired single-story homes, an adjustment is requested for the rear yard setback for two of the three single-story home plans. The subdivision is of sufficient size and in order to provide variety and a desirable environment, an adjustment is appropriate.

B. Finding: That the proposed development is compatible with existing and proposed land uses in the surrounding area.

Evidence: The adjacent developments are mainly residential subdivisions with a variety of zoning that includes RD-5, RD-7, RD-10, and nonresidential zoning; GC, CS, and OS. The proposed residential subdivision is compatible with the existing and proposed land uses in the surrounding area.

C. Finding: That any exceptions to, or deviations from, the density requirements or design standards result in the creation of project amenities that would not be available through strict adherence to code provisions (e.g. additional open space, protection of natural resources, improved pedestrian connectivity, public plazas, etc.)

Evidence: The requested adjustments to the setback would not create project amenities as the subdivision was approved prior to the request. The request for reduced setbacks is for two of the three single-story homes which provides ability for the larger single-story home product. The requested rear yard setback of 15 feet is consistent with the Sunridge Specific Plan limit for a minimum rear yard setback for single-story homes. Therefore, the requested 15 foot rear yard setback is consistent with the Sunridge Specific Plan.

D. Finding: Granting the adjustment will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the premises in question.

Evidence: The surrounding area existing and proposed are mainly residential subdivisions. The rear yard setback adjustment provides ability for the larger single-story home product. Therefore, the requested adjustment would not adversely affect the interests of the surrounding residents and property owners.

E. Finding: The adjustment is consistent with the General Plan or any applicable Specific Plan or development agreement.

Evidence: The subdivision was approved in 2006 and is consistent with the General Plan, Medium and Low density residential, and Sunridge Specific Plan. The Sunridge Specific Plan, approved in 2002, includes development setbacks. As stated in the Specific Plan, “It is the intent of this Specific Plan to encourage flexibility in site design and density in response to market needs. A parcel of land may use the higher standards (setback, yard requirements, minimum frontage, etc.) of a certain zone without mandating the higher density standards of that zone.” The requested setback creates flexibility for more variety of homes.

F. Finding: The adjustment is the minimum required to achieve the desired result.

Evidence: The requested adjustment is specifically for two of the three single-story plans for the rear yard setback. Therefore, the requested adjustments are the minimum required to achieve the desired result of

accommodating single-story plans.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of April 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

SUNRIDGE VILLAGE 3

CresleighHomes | JDA JEFFREY DeMURE + ASSOCIATES ARCHITECTS · PLANNERS

CITY OF RANCHO CORDOVA
February 27, 2020

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42. PLAN 5 SCHEMATIC ELEVATIONS | PRAIRIE | SIDES + REAR
43. PLAN 5 SCHEMATIC ELEVATIONS | CRAFTSMAN
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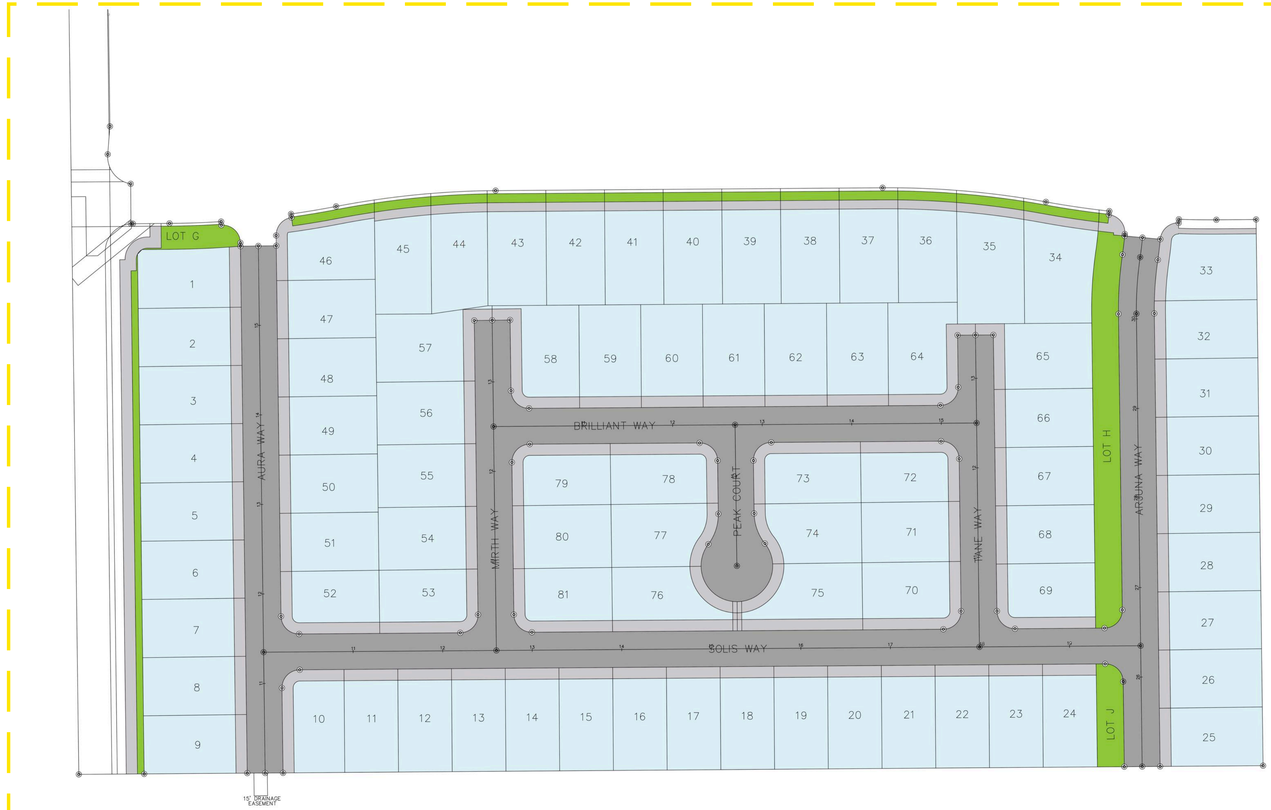
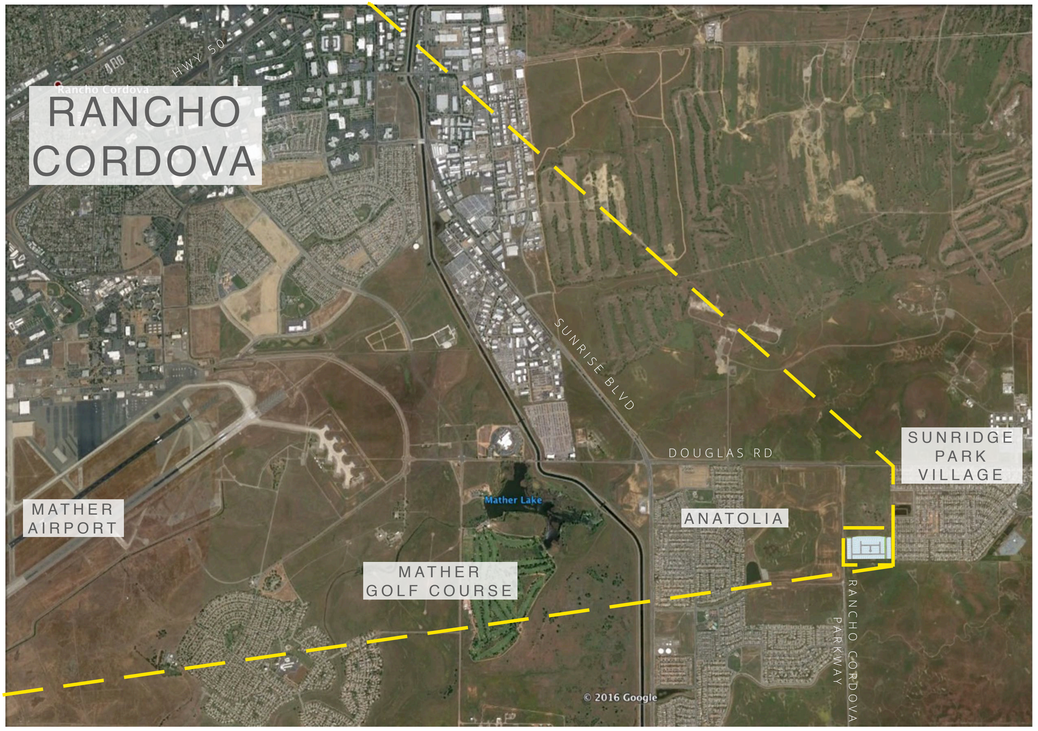
47. COLOR PALETTES | PRAIRIE
48. COLOR PALETTES | CRAFTSMAN
49. COLOR PALETTES | MODERN FARMHOUSE



COMMUNITY SITE PLAN



VICINITY MAP

COMMUNITY SITE PLAN + VICINITY MAP

CresleighHomes

SUNRIDGE VILLAGE 3
City of Rancho Cordova, California

JD+A PROJECT NUMBER: 19102 I DATE: 02.27.20 I © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS · PLANNERS
5905 GRANITE LAKE DRIVE, SUITE 140 I GRANITE BAY, CALIFORNIA 95746 I P. 916.783.3700 I WWW.JDAARCH.COM

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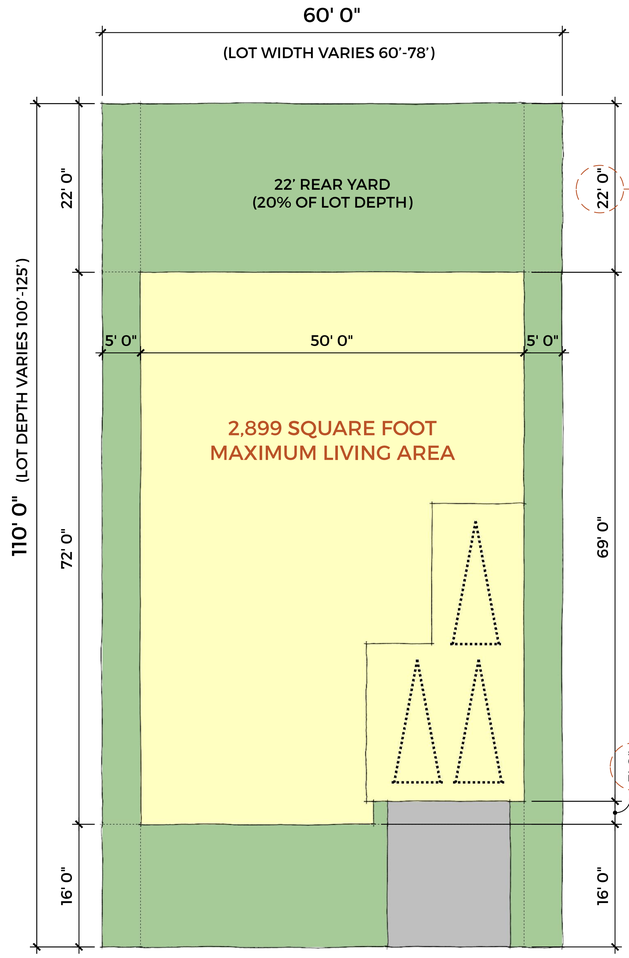
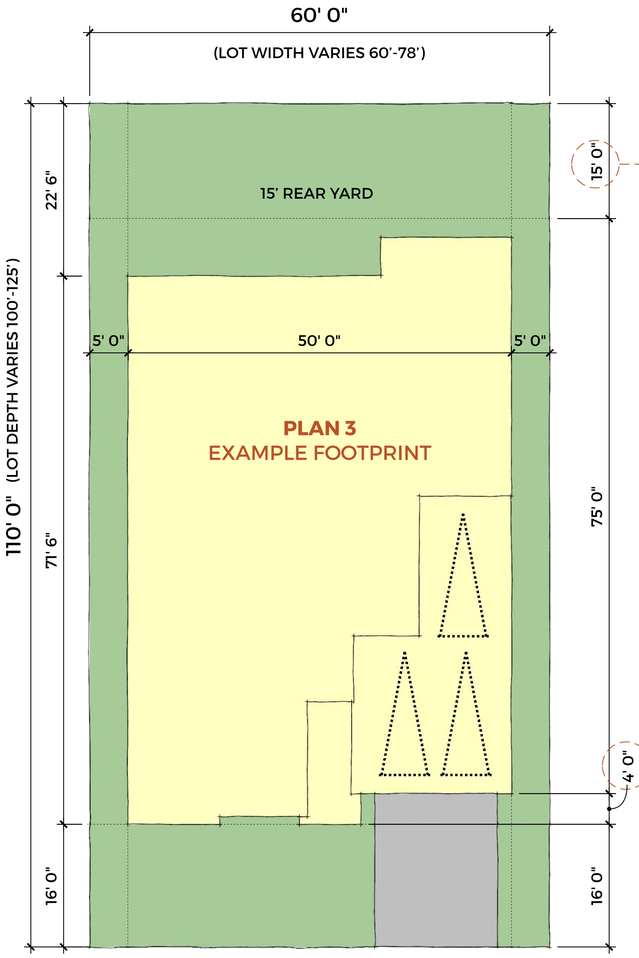


CURRENT SETBACKS:

- 16' TO LIVING
- 19' TO GARAGE
- 5' SIDE
- 20% LOT DEPTH FOR REAR



PROPOSED SETBACKS:

- 16' TO LIVING
- 19' TO GARAGE
- 5' SIDE
- 15' LOT DEPTH FOR REAR

CURRENT SETBACK STANDARD:

Current setback standards limit the ability to provide single story homes. Current market trends point to an increasing percentage of Baby Boomers who demand single story homes and preferences for outdoor rooms and not large backyards. Additionally, younger buyers are not looking for the traditional backyard space; instead preferring lower maintenance and the ability to travel without concern for yard care while they are away.

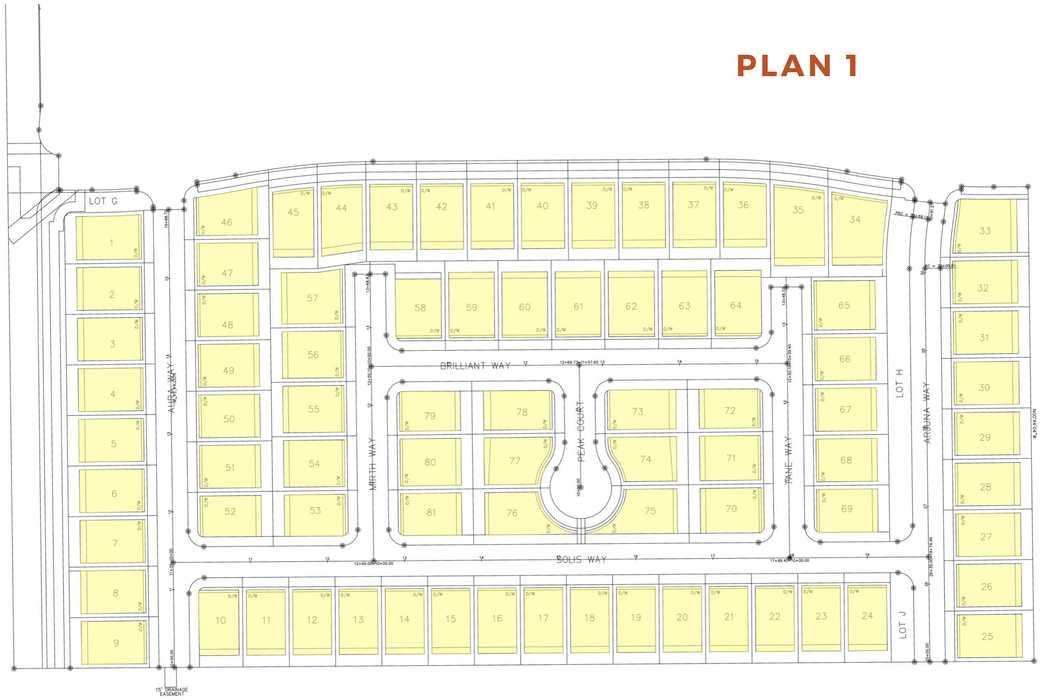
PROPOSED SETBACK STANDARD:
(FOR PLANS 2 AND 3 ONLY)

Modifying the current setbacks allows for more flexibility in creating one story homes. A standard 15' rear setback creates a "right size" rear yard area and allows adequate building area to create a covered outdoor space.

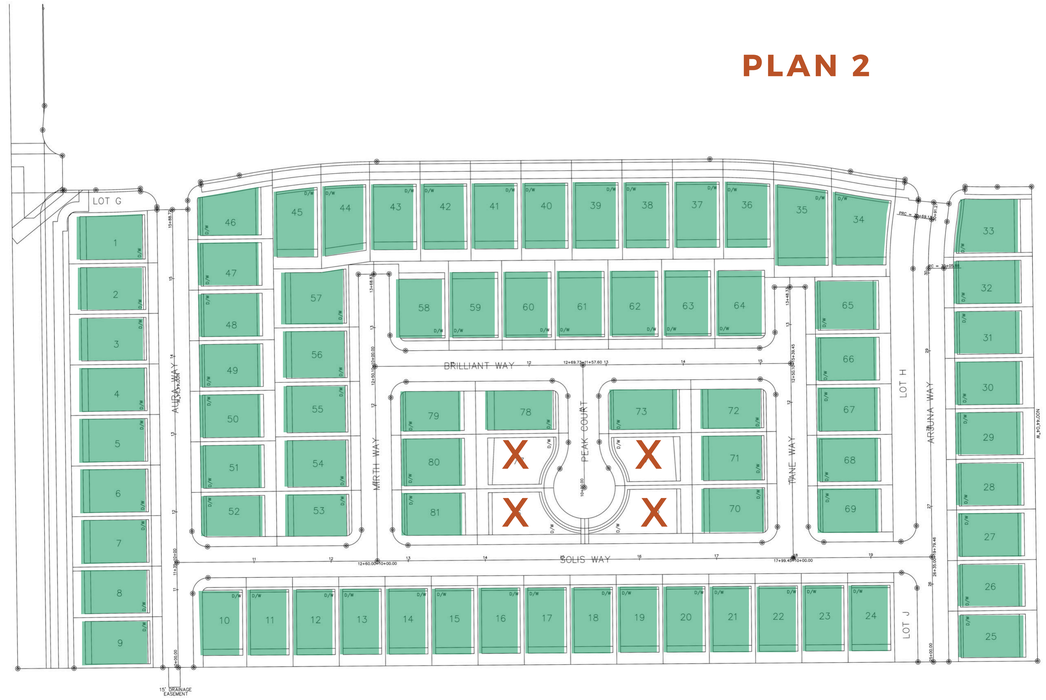
- **Allowed** setback reduction per RCMC 23.131-1 = **40%**
- **Maximum proposed rear** setback = **15'**

SETBACK ADJUSTMENT

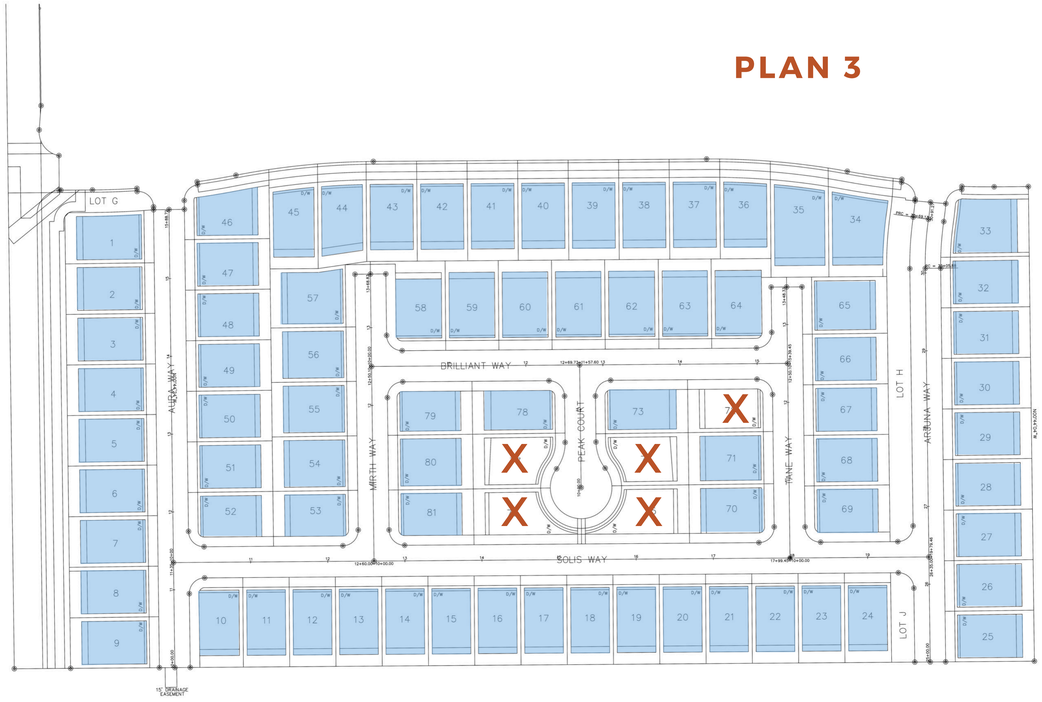
PLAN 1



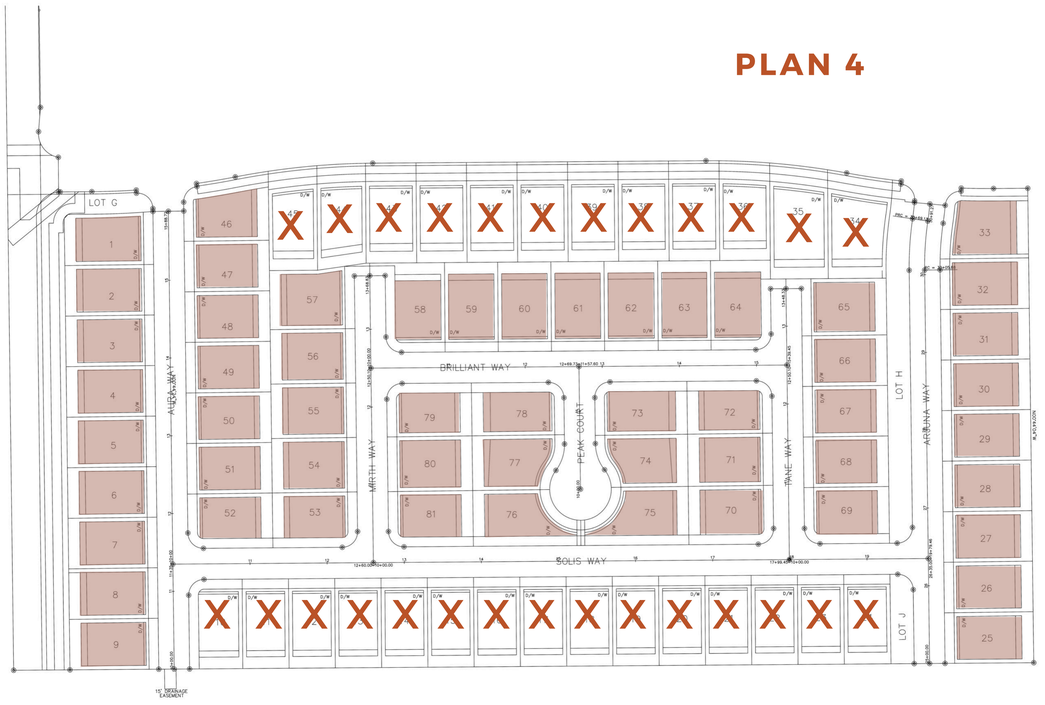
PLAN 2



PLAN 3



PLAN 4



* This lot fit diagram is used to determine what floor plans will fit on each of the community lots.
The actual location of each home and elevation type will be placed based upon the city monotony rules.

LOT FIT | PLAN 1-4

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

JD+A PROJECT NUMBER: 19102 I DATE: 02.27.20 I © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

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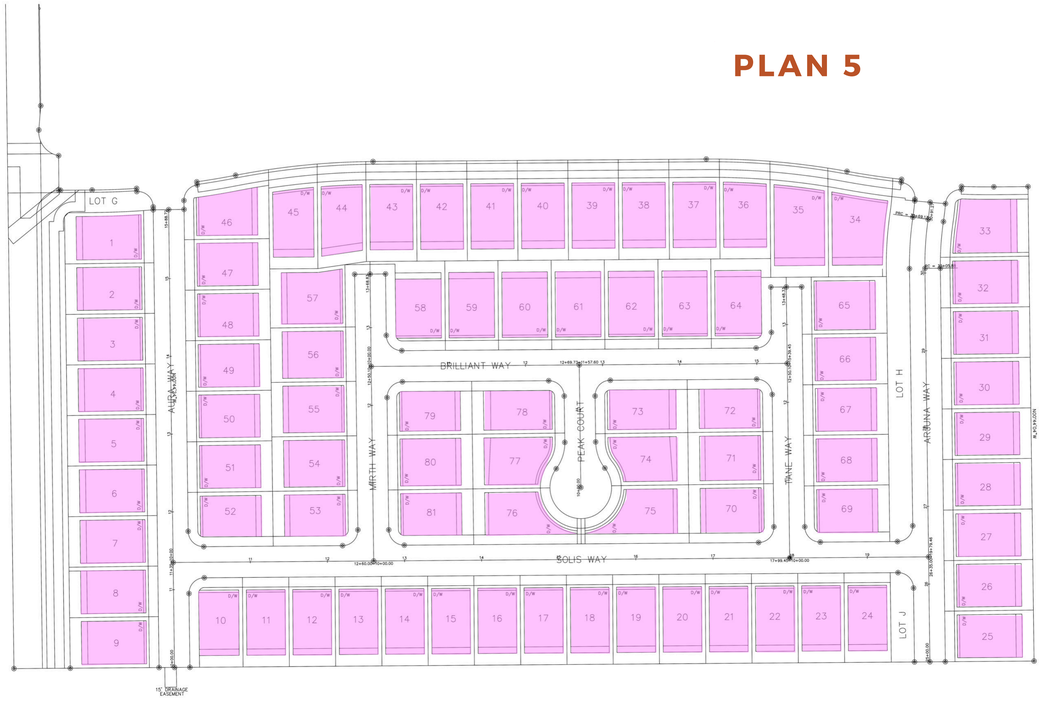
3

PLAN 5



* This lot fit diagram is used to determine what floor plans will fit on each of the community lots.
The actual location of each home and elevation type will be placed based upon the city monotony rules.

LOT FIT | PLAN 5

CresleighHomes

SUNRIDGE VILLAGE 3
City of Rancho Cordova, California

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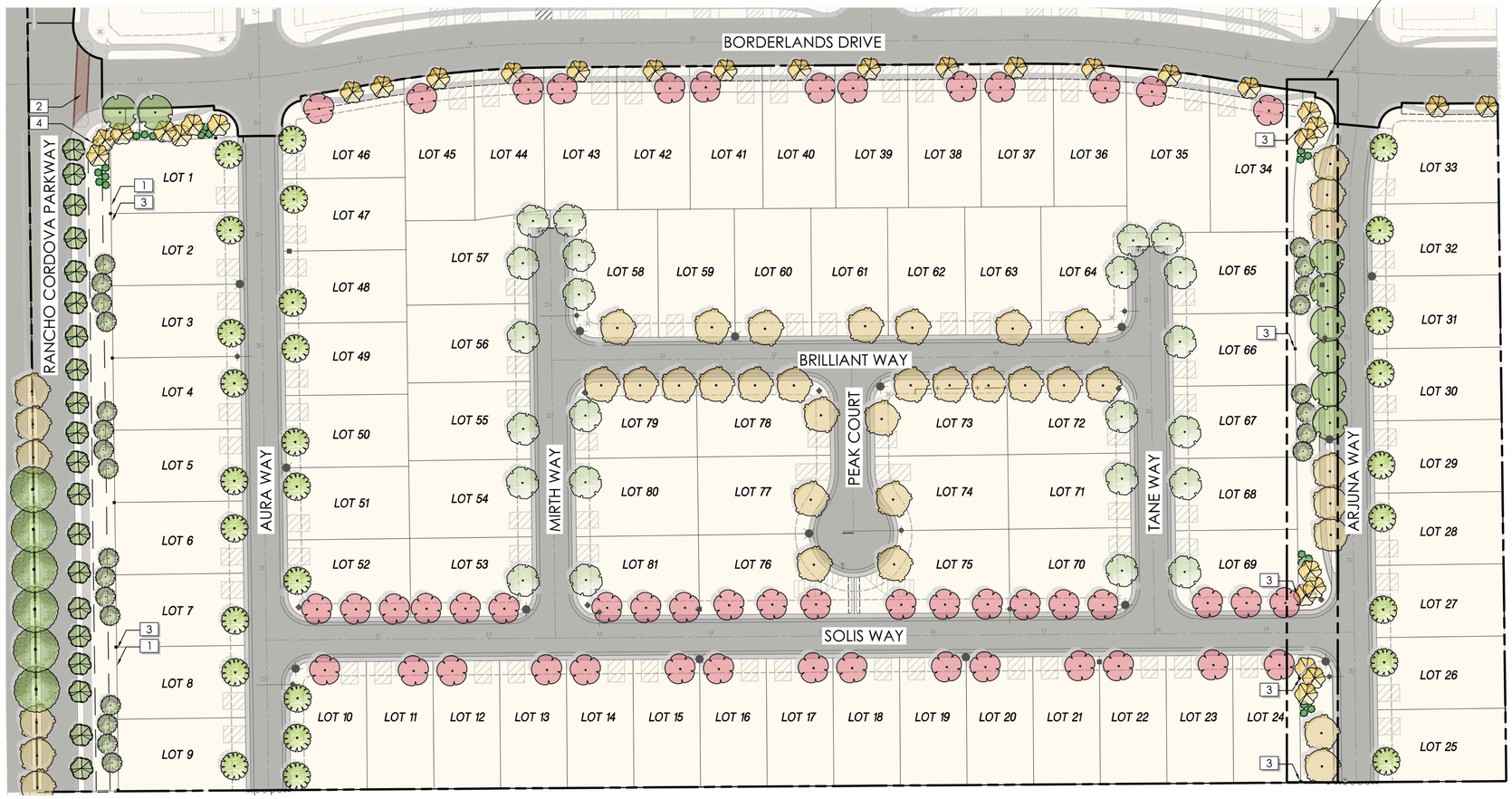
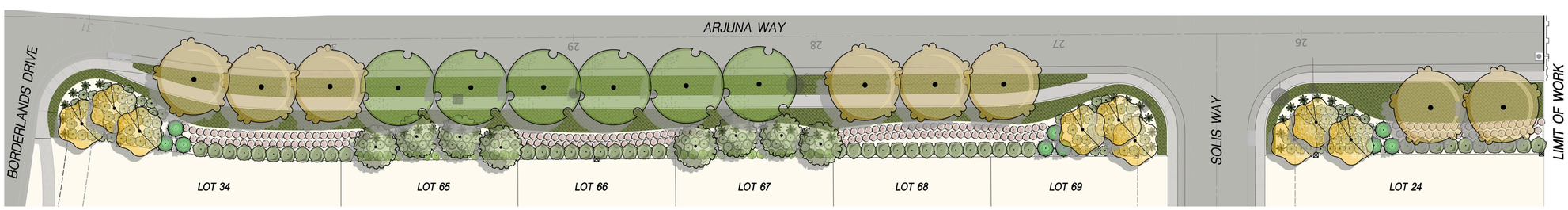
CONCEPTUAL LANDSCAPE PLAN
SUNRIDGE VILLAGE 3

CRESLEIGH HOMES
RANCHO CORDOVA, CALIFORNIA
FEBRUARY, 2020

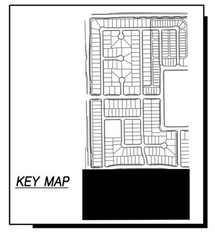
WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767



STREET TREE MASTER PLAN
1" = 50'



ARJUNA WAY STREETSCAPE ENLARGEMENT
1" = 20'



PLANT SCHEDULE - STREET TREES

TREES	BOTANICAL / COMMON NAME	SIZE
	ACER BUERGERIANUM / TRIDENT MAPLE	24"BOX
	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	24"BOX
	GINKGO BILOBA 'AUTUMN GOLD' / MAIDENHAIR TREE	24"BOX
	LAURUS NOBILIS / SWEET BAY	15 GAL
	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE	24"BOX
	PISTACIA C. 'KEITH DAVEY' / CHINESE PISTACHE	15 GAL
	QUERCUS RUBRA / RED OAK	24"BOX
	QUERCUS SUBER / CORK OAK	24"BOX
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	24"BOX
	ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM	24"BOX

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	SOUND WALL - SHALL NOT BE LESS THAN 6' ABOVE THE BACK OF CURB. WHERE THE WALL IS LOCATED ON A LANDSCAPE BERM, THE TOTAL HEIGHT OF BOTH WALL AND BERM MUST BE AT LEAST 6' PER SPECIFIC PLAN.
2	CROSSWALK - STAMPED AND COLORED ASPHALT
3	PILASTER @ MASONRY WALL AND AT LIMITED LOCATIONS AT PRODUCTION FENCE - TO DEFINE THE OPENING AT EACH SIDE OF NEIGHBORHOOD ENTRANCES AND PEDESTRIAN PASSAGES, AND AT EACH ANGLE POINT/CHANGE OF DIRECTION. SHALL ALSO OCCUR AT A MINIMUM OF 50'.
4	ENTRY MONUMENT WITH PROJECT NAME AND CITY LOGO - SEE CONCEPTUAL ELEVATION

PLANT SCHEDULE - ARJUNA WAY

TREES	BOTANICAL / COMMON NAME
	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS MATURE SIZE: 60-80'H X 4-6'W; EVERGREEN
	GINKGO B. 'AUTUMN GOLD' / MAIDENHAIR TREE MATURE SIZE: 35-50'H X 25-35'W. SLOW GROWING.
	LAURUS NOBILIS / SWEET BAY MATURE SIZE: 12-15'H X 12-15'W; EVERGREEN
	PISTACIA C. 'KEITH DAVEY' / CHINESE PISTACHE MATURE SIZE: 25-40'H X 25-35'W
	QUERCUS SUBER / CORK OAK MATURE SIZE: 30-60'H X 30-60'W; EVERGREEN
SHRUBS	**BOTANICAL / COMMON NAME**
	AGAVE ATTENUATA / AGAVE MATURE SIZE: FORMS CLUMPS 4-5'H X 6-8'W
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MATURE SIZE: 15-2'H X 2'W, BLOOM STALKS UP TO 6'H
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH MATURE SIZE: 3'H X 5'W
	HESPERALOE PARVIFLORA / RED YUCCA MATURE SIZE: 3-4'H X 3-4'W, FLOWERS 4-6'H
	PRUNUS C. 'BRIGHT 'N TIGHT' / CAROLINA LAUREL 8-10'W, 6-8'W IN 10 YEARS
	RHAMNUS ALATERNUS 'JOHN EDWARDS' / ITALIAN BUCKTHORN MATURE SIZE: 12-15'H X 10-12'W
GROUND COVERS	**BOTANICAL / COMMON NAME**
	ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACT' / KINNIKINNICK MATURE SIZE: 0.5-1'H X 3'W 36" O.C. SPACING

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TYPICAL STREETSCAPES
SUNRIDGE VILLAGE 3

CRESLEIGH HOMES
RANCHO CORDOVA, CALIFORNIA
FEBRUARY, 2020

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

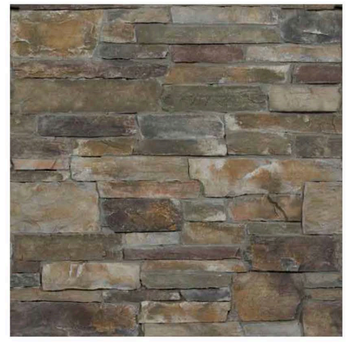
SECTION OF ENTRY AT RANCHO CORDOVA PARKWAY.
SEE MATERIAL SELECTION FOR SOUNDWALL, PILASTER AND CAP.

10
5

GOOD NEIGHBOR WOOD FENCE.
PILASTER LOCATIONS AS NOTED ON SHEET 5.

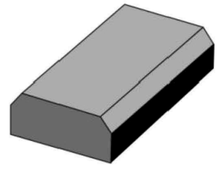
CMU SPLIT FACE WALL
85% COLOR #364
15% COLOR D342
MANUFACTURER: BASALITE

80% BUCKS COUNTY SOUTHERN LEDGE STONE
20% BUCKS COUNTY DRESSED FIELDSTONE
MANUFACTURE: CULTURED STONE



CUSTOMIZED PRECAST CONCRETE PILASTER CAP
MODEL: Q-E-STYLE-PC
MANUFACTURE: QUICKCRETE
COLOR: LATTE

BEVELED WALL CAP
MANUFACTURE: BASALITE
COLOR 364



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PROPOSED PLANT MATERIALS
SUNRIDGE VILLAGE 3
CRESLEIGH HOMES
RANCHO CORDOVA, CALIFORNIA
FEBRUARY, 2020

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

PLANT SCHEDULE

TREES		SIZE
1	ACER BUERGERIANUM / TRIDENT MAPLE	24" BOX
2	ARBUTUS X 'MARINA' / ARBUTUS STANDARD	15 GAL
3	CITRUS X LIMON 'IMPROVED MEYER' / MEYER LEMON	15 GAL
4	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS	15 GAL
5	GINKGO BILOBA 'AUTUMN GOLD' TM / MAIDENHAIR TREE	24" BOX
6	LAGERSTROEMIA X 'TUSCARORA' / RED CRAPE MYRTLE MULTI-TRUNK	15 GAL
7	LAURUS NOBILIS / SWEET BAY	24" BOX
8	MAGNOLIA STELLATA / STAR MAGNOLIA MULTI-TRUNK	15 GAL
9	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24" BOX
10	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL
11	QUERCUS RUBRA / RED OAK	24" BOX
12	QUERCUS SUBER / CORK OAK	24" BOX
13	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	24" BOX
14	ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM	24" BOX

SHRUBS		SIZE
15	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	5 GAL
16	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL
17	ELAEOCARPUS D. 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE	15 GAL
18	EUONYMUS J. 'MICROPHYLLA VARIEGATA' /VARIEGATED EUONYMUS	5 GAL
19	GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	5 GAL
20	HESPERALOE PARVIFLORA 'BRAKELIGHTS' / RED YUCCA	5 GAL
21	JASMINUM POLYANTHUM / PINK JASMINE TRELLIS	5 GAL
22	LAURUS NOBILIS 'MONRIK' / LITTLE RAGU SWEET BAY	15 GAL
23	POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / SWEET PEA SHRUB	5 GAL
24	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' / CAROLINA LAUREL	15 GAL
25	RHAMNUS ALATERNUS 'JOHN EDWARDS' / ITALIAN BUCKTHORN	15 GAL
26	RHAPHIOLEPIS I. 'BALLERINA' / INDIAN HAWTHORN	5 GAL
27	ROSA X 'APRICOT DRIFT' / APRICOT DRIFT ROSE	5 GAL
28	ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL
29	WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY WESTRINGIA	5 GAL

GRASS		SIZE
30	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL
31	DIETES VEGATA / AFRICAN IRIS	5 GAL
32	LOMANDRA LONGIFOLIA 'BREEZE' / MAT RUSH	5 GAL
33	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL
34	PHORMIUM X 'BLACK ADDER' / NEW ZEALAND FLAX	5 GAL

GROUNDCOVER		SIZE
35	ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACT' / KINNIKINNICK	5 GAL
36	BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH	5 GAL
37	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
38	LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA	5 GAL
39	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	5 GAL

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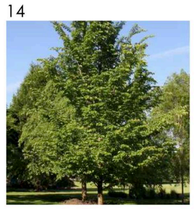
14 
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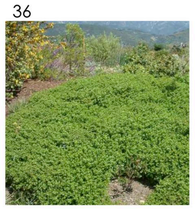
36 
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*APPROVED FOR PLANTING IN COUNTY RIGHTS-OF-WAY AND PUBLIC EASEMENTS PER IMPROVEMENTS STANDARDS, SECTION 4-32

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CONCEPTUAL PRODUCTION LANDSCAPE PLANS

SUNRIDGE VILLAGE 3

CRESLEIGH HOMES
RANCHO CORDOVA, CALIFORNIA
FEBRUARY, 2020

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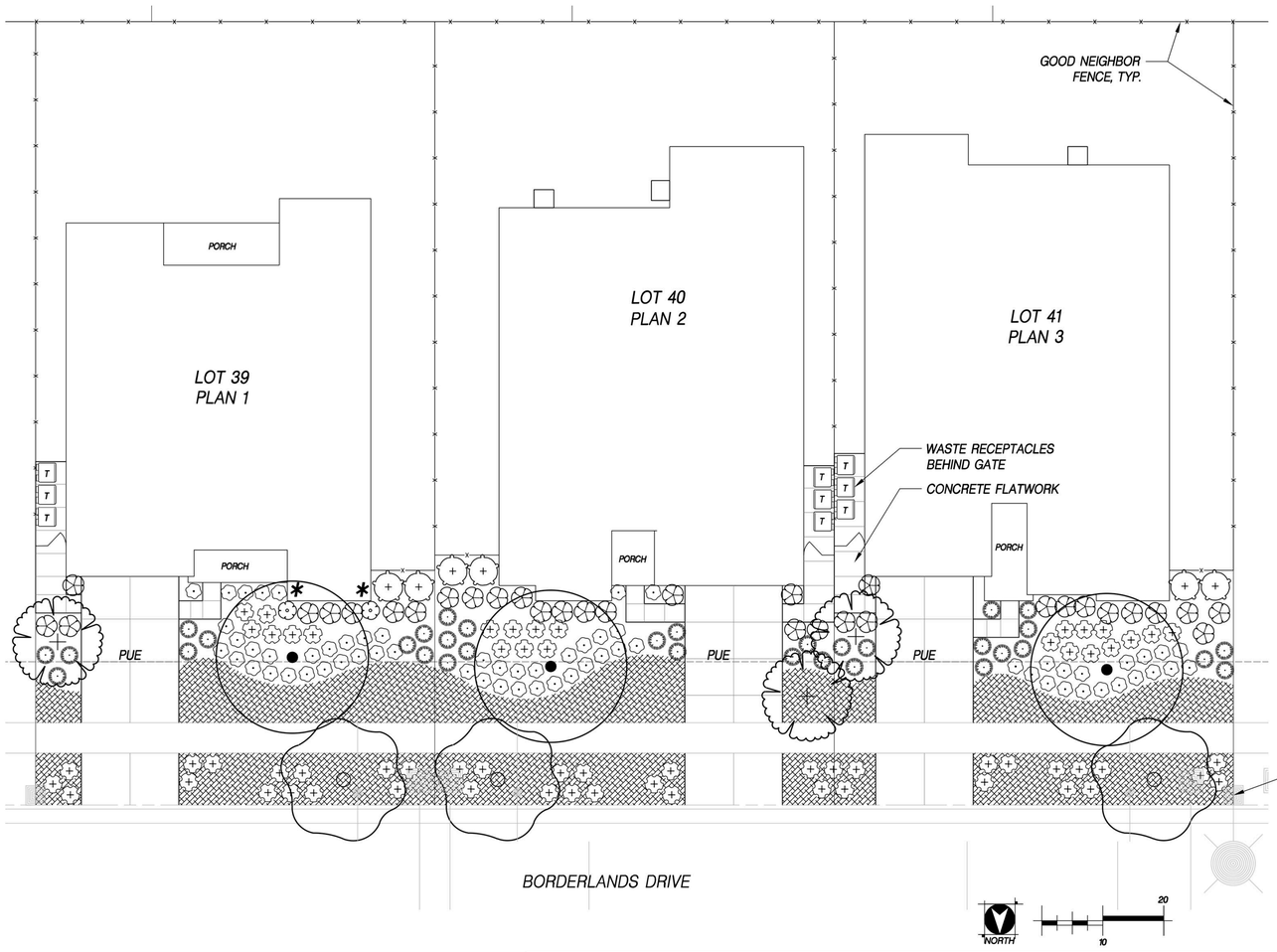

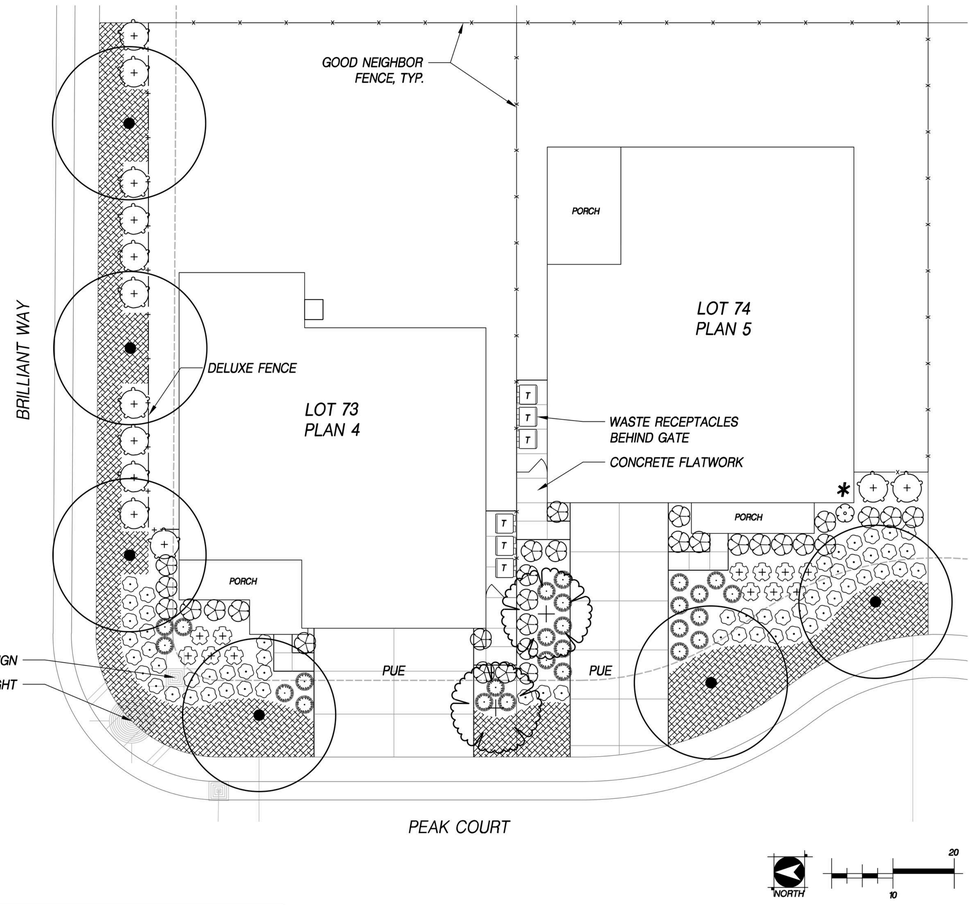

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WATER USE
	'ST' / STREET TREE		
	REFER TO STREET TREE MASTER PLAN		
	-		
	'PT' / PARKWAY STREET TREE		
	REFER TO STREET TREE MASTER PLAN		
	-		
	'AT' / ACCENT TREE		
	(ALTERNATE SPECIES PER LOT - EXCEPT WHERE STREET TREES)		
	ARBUTUS X 'MARINA' / ARBUTUS STANDARD	15 GAL	LOW
	LAURUS NOBILIS / SWEET BAY	15 GAL	LOW
	MAGNOLIA STELLATA / STAR MAGNOLIA MULTI-TRUNK	15 GAL	MEDIUM
	OLEA EUROPAEA 'SWAN HILL™TM / SWAN HILL OLIVE	15 GAL	LOW

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WATER USE
	'A' / SMALL FOUNDATION SHRUB		
	(ALTERNATE SP. EVERY 2 LOTS)		
	EUONYMUS J. 'MICROPHYLLA VARIEGATA' / VARIEGATED EUONYMUS	5 GAL	LOW
	HESPERALOE P. 'BRAKELIGHTS' / BRAKELIGHTS RED YUCCA	5 GAL	LOW
	LOMANDRA LONGIFOLIA 'BREEZE' / MAT RUSH	5 GAL	LOW
	RHAPHIOLEPIS I. 'BALLERINA' / BALLERINA INDIAN HAWTHORN	5 GAL	LOW
	'B' / MEDIUM FOUNDATION SHRUB		
	(ALTERNATE SP. EVERY 2 LOTS)		
	ABELIA X GRANDIFLORA 'EDWARD GOUCHER' / GLOSSY ABELIA	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL	LOW
	ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL	LOW
	WESTRINGIA FRUTICOSA 'SMOKEY' / SMOKEY WESTRINGIA	5 GAL	LOW
	'C' / LARGE FOUNDATION SHRUB		
	(ALTERNATE SP. EVERY 2 LOTS)		
	ELAEOCARPUS D. 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE	5 GAL	LOW
	LAURUS NOBILIS 'MONRIK' / LITTLE RAGU SWEET BAY	5 GAL	LOW
	PRUNUS C. 'BRIGHT 'N TIGHT' / CAROLINA LAUREL	5 GAL	LOW
	'D' / FOLIAGE ACCENT SHRUB		
	(ALTERNATE SP. EVERY 2 LOTS)		
	CALAMAGROSTIS X 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL	LOW
	DIETES VEGETA 'VARIEGATA' / VARIEGATED AFRICAN IRIS	5 GAL	LOW
	MUHLENBERGIA CAPILLARIS / PINK MUHLY	5 GAL	LOW
	PHORMIUM X 'BLACK ADDER' / NEW ZEALAND FLAX	5 GAL	LOW
	'E' / FLOWERING ACCENT SHRUB		
	(ALTERNATE SP. EVERY 2 LOTS)		
	GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	5 GAL	LOW
	LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA	5 GAL	
	POLYGALA FRUTICOSA 'PETITE BUTTERFLY' / SWEET PEA SHRUB	5 GAL	LOW
	ROSA X 'APRICOT DRIFT' / APRICOT DRIFT ROSE	5 GAL	LOW
	'F' / TALL COLUMNAR SHRUB		
	(PLACE ON PLAN 1 ON BOTH SIDES OF BEDROOM WINDOW AND AS OTHERWISE INDICATED)		
	PRUNUS C. 'BRIGHT 'N TIGHT' / CAROLINA LAUREL	5 GAL	LOW

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WATER USE
	'GC' / GROUNDCOVER		
	(ALTERNATE SP. EVERY 2 LOTS)		
	ARCTOSTAPHYLOS UVA-URSI 'WOODS COMPACT' / KINNIKINNICK	1 GAL	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH	1 GAL	LOW
	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	1 GAL	LOW
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1 GAL	LOW

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PLAN 3 I CONTEMPORARY PRAIRIE | PLAN 1 I MODERN FARMHOUSE | PLAN 4 I CALIFORNIA CRAFTSMAN | PLAN 2 I CONTEMPORARY PRAIRIE | PLAN 5 I MODERN FARMHOUSE

STYLE NARRATIVE

THE CONTEMPORARY PRAIRIE

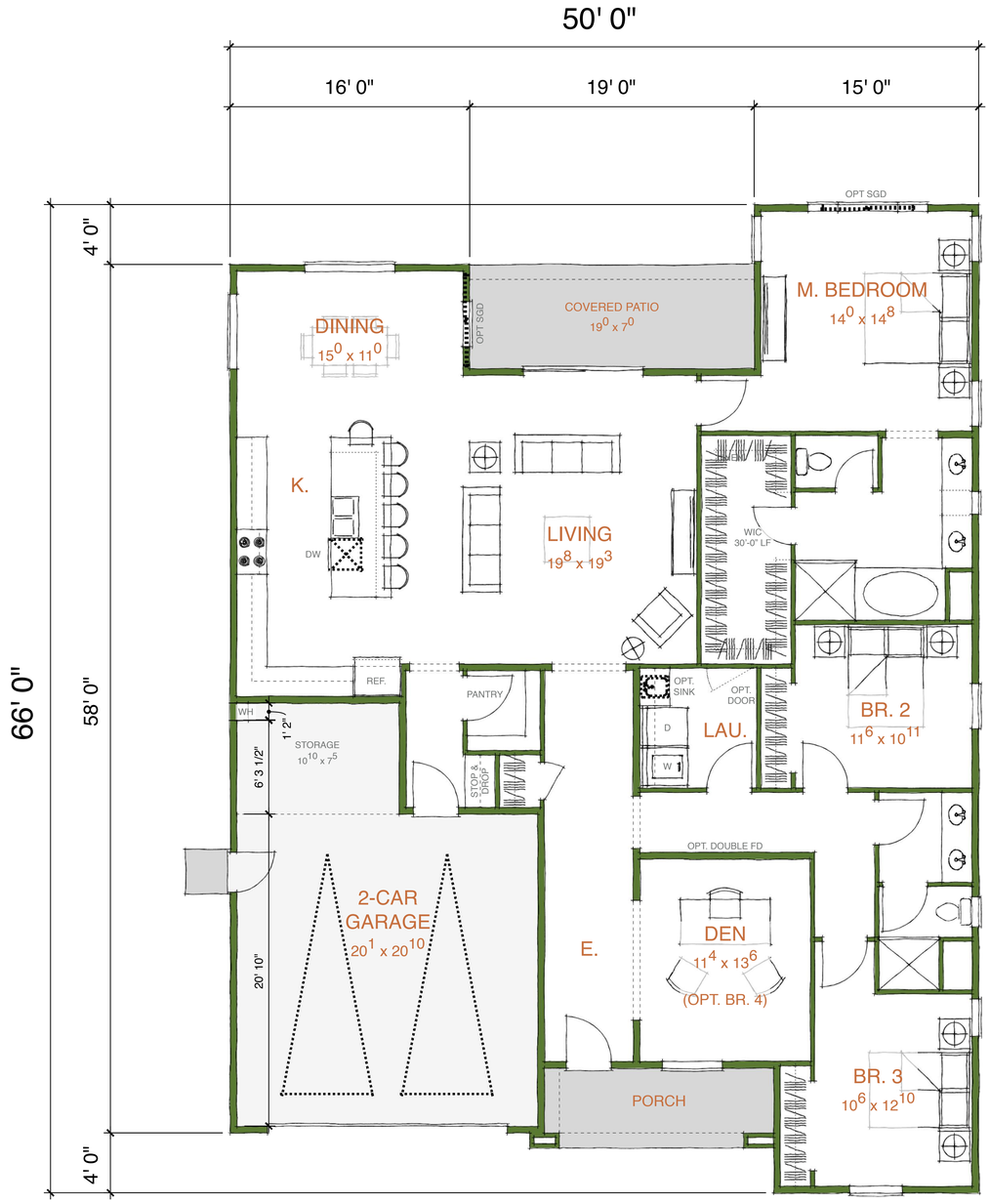
The Prairie Style is distinctly characterized by horizontal lines, flat or hipped roofs with broad eaves, simple massing, minimal decoration, and windows organized in horizontal bands. The simple, clean lines of this style were inspired by the native prairie landscape of the Midwest with the idea that “organic architecture” should look as if it naturally grew from the site. Frank Lloyd Wright, the most famous proponent of this style, believed that a horizontal orientation was a distinctly American design motif that represented the undeveloped land of a young country as opposed to the highly industrialized landscape found in most older, urbanized European nations. With similar wide, flat, treeless expanses of land and a meaningful appreciation for vast undeveloped expanses of land, the Sacramento Valley is a perfect candidate for this classic American architecture. The Sunridge Community highlights a contemporary interpretation of this architectural style with bold colors, large areas of glass, and simple application of materials.

THE CALIFORNIA CRAFTSMAN

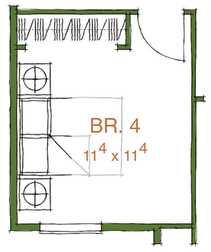
Craftsman design was pioneered from 1893 to 1914 primarily by the work of the Greene brothers of the architecture firm Greene and Greene of Pasadena, California. Notable examples of Greene and Greene Craftsman homes exist throughout California, with several in the Sacramento region. The Craftsman Style adds a quaint American classic to the whole community. The Craftsman elevation showcase the use of decorative beams, extended trims, and both shingle and lap siding. Within the Sunridge community, these defining features create visual articulation with traditional forms and motifs as it is showcased throughout this elevation style.

THE MODERN FARMHOUSE

The traditional farmhouse is heavily rooted in California’s history. For centuries, California has been the center of agricultural production for America, and the farmhouse has been an icon of the rural California lifestyle. The farmhouse style embrace the agrarian history of the region. This modern approach to the classic uses light tones of creams and grays, complimentary trims and decorative knee braces, and often, a combination of board and batten siding and horizontal lap siding. Through this elevation style, the updated approach to the tradition farmhouse provides an interesting curb appeal to the Sunridge community.



MAIN FLOOR I 2,293 SF



BR. 4 OPTION

SCHEMATIC FLOOR PLAN | PLAN 1 - 2,293 SF

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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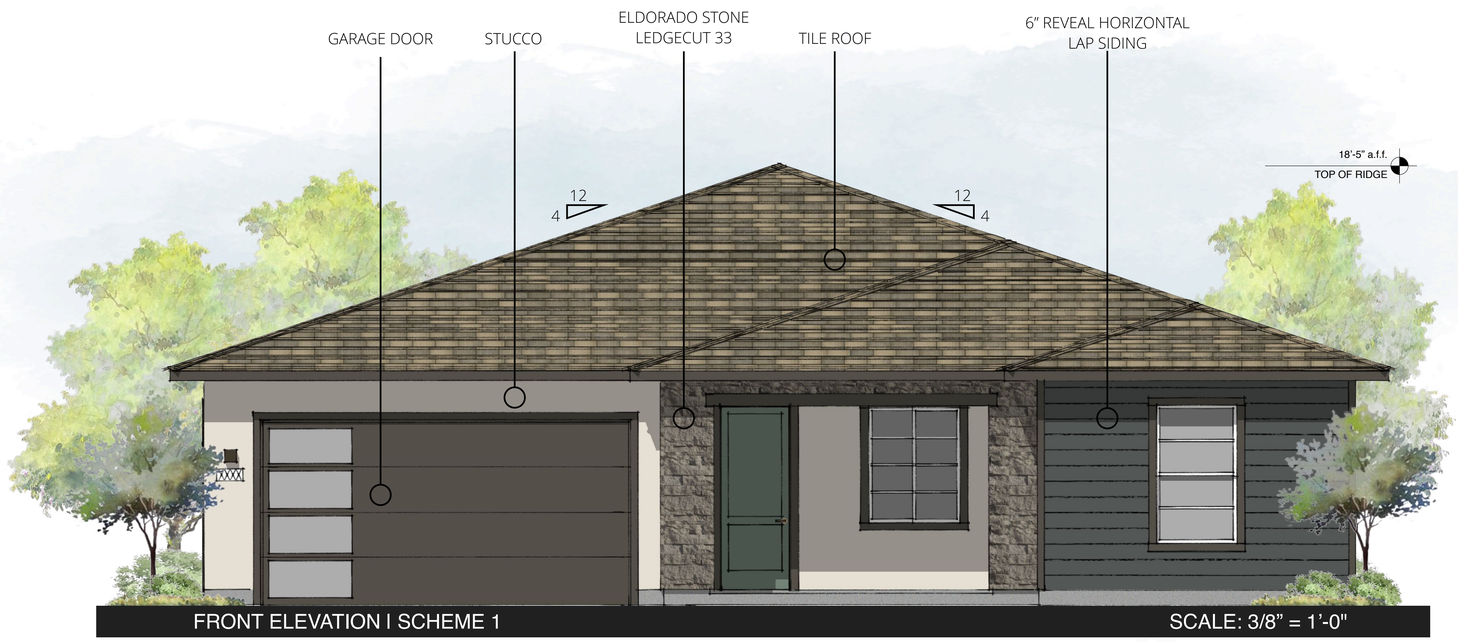
10



FRONT ELEVATION I SCHEME 1 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 1 - 'CONTEMPORARY PRAIRIE'

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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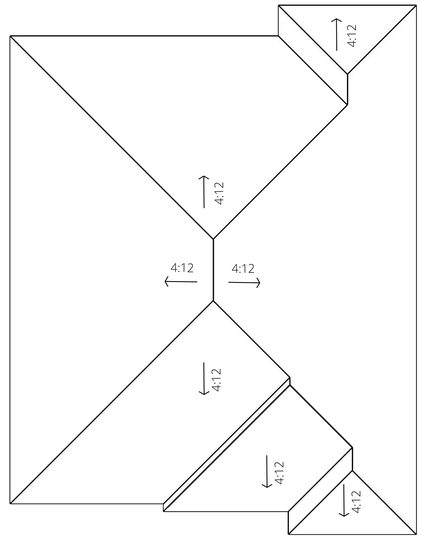
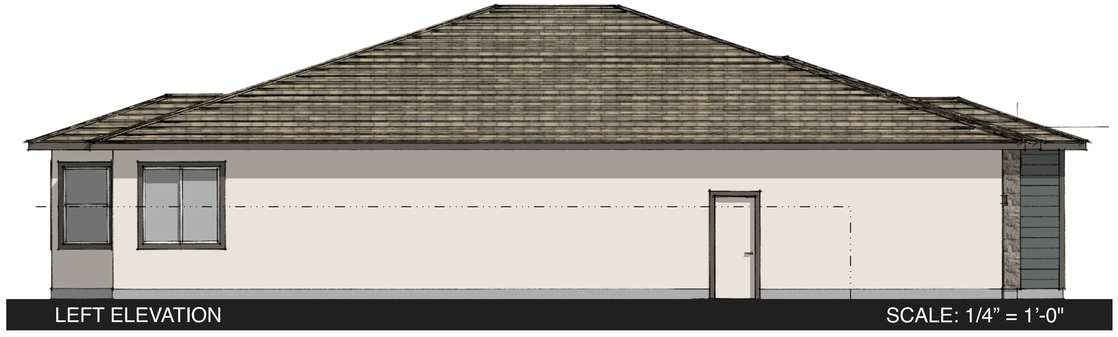
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



LEFT ELEVATION SCALE: 1/4” = 1’-0"

RIGHT ELEVATION SCALE: 1/4” = 1’-0"

SCHEMATIC ELEVATIONS | PLAN 1 - ‘CONTEMPORARY PRAIRIE’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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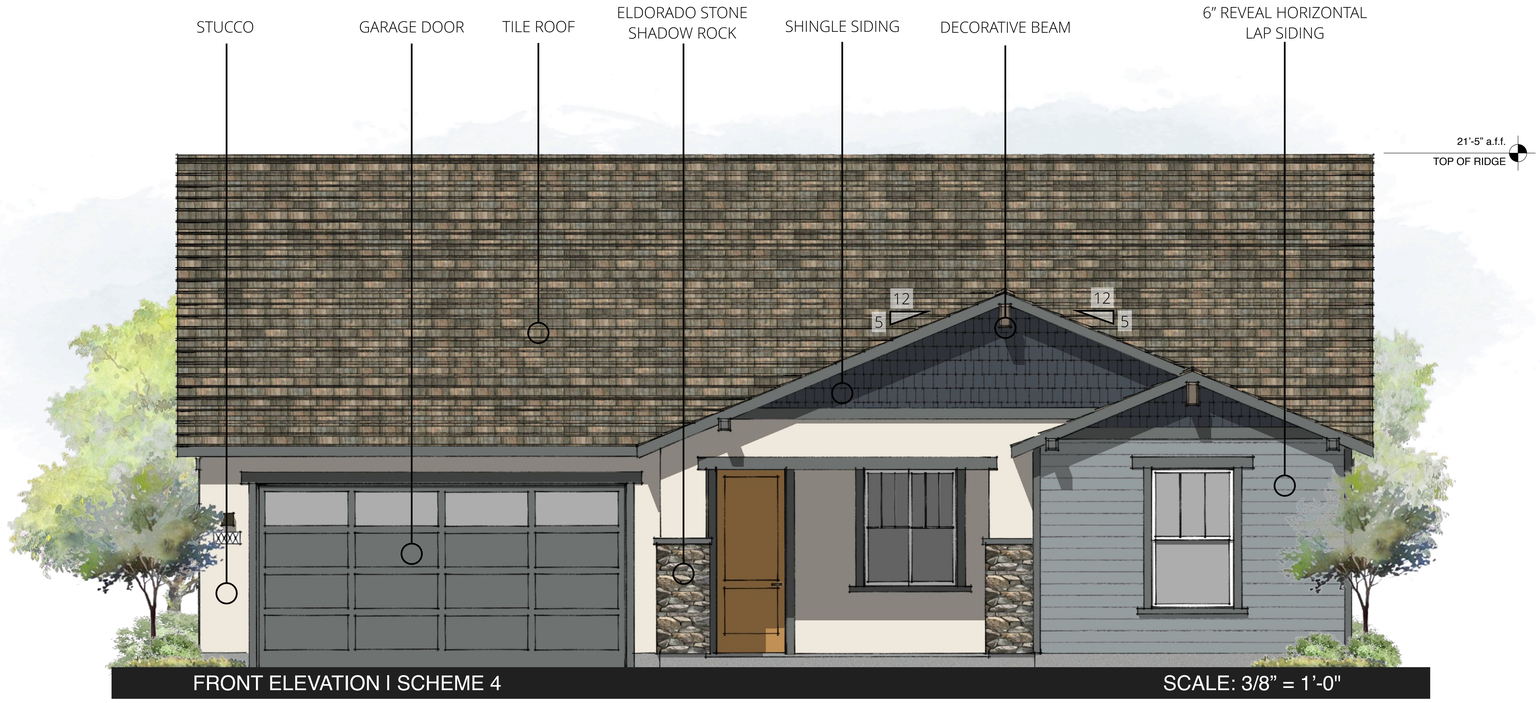

FRONT ELEVATION I SCHEME 4 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 1 - 'CALIFORNIA CRAFTSMAN'

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SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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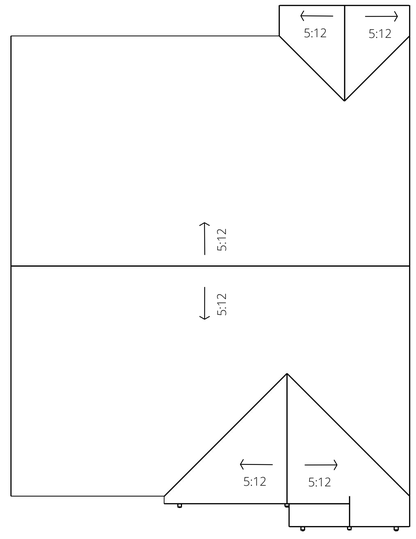
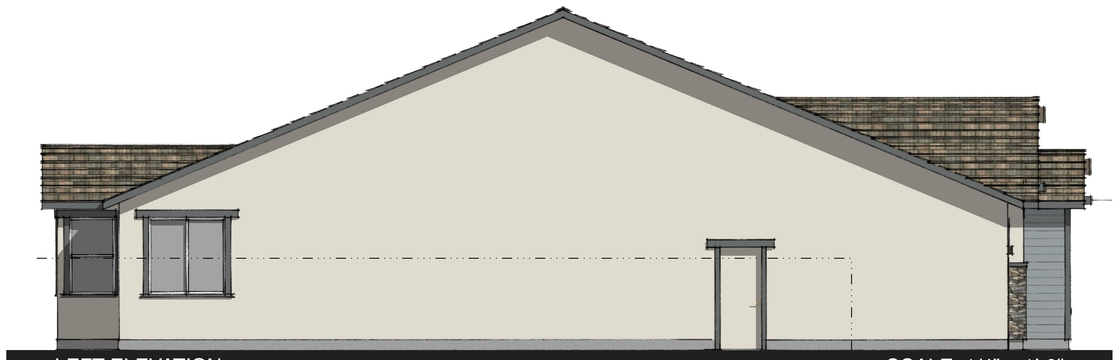
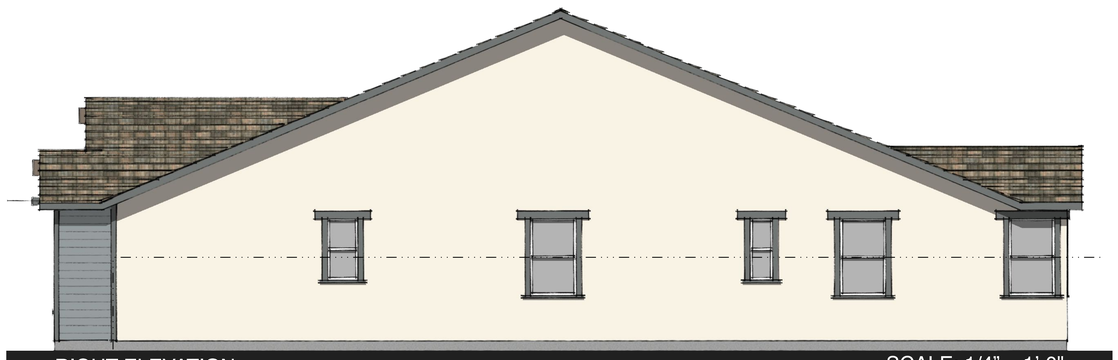
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



LEFT ELEVATION SCALE: 1/4” = 1’-0"



RIGHT ELEVATION SCALE: 1/4” = 1’-0"

SCHEMATIC ELEVATIONS | PLAN 1 - ‘CALIFORNIA CRAFTSMAN’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3
City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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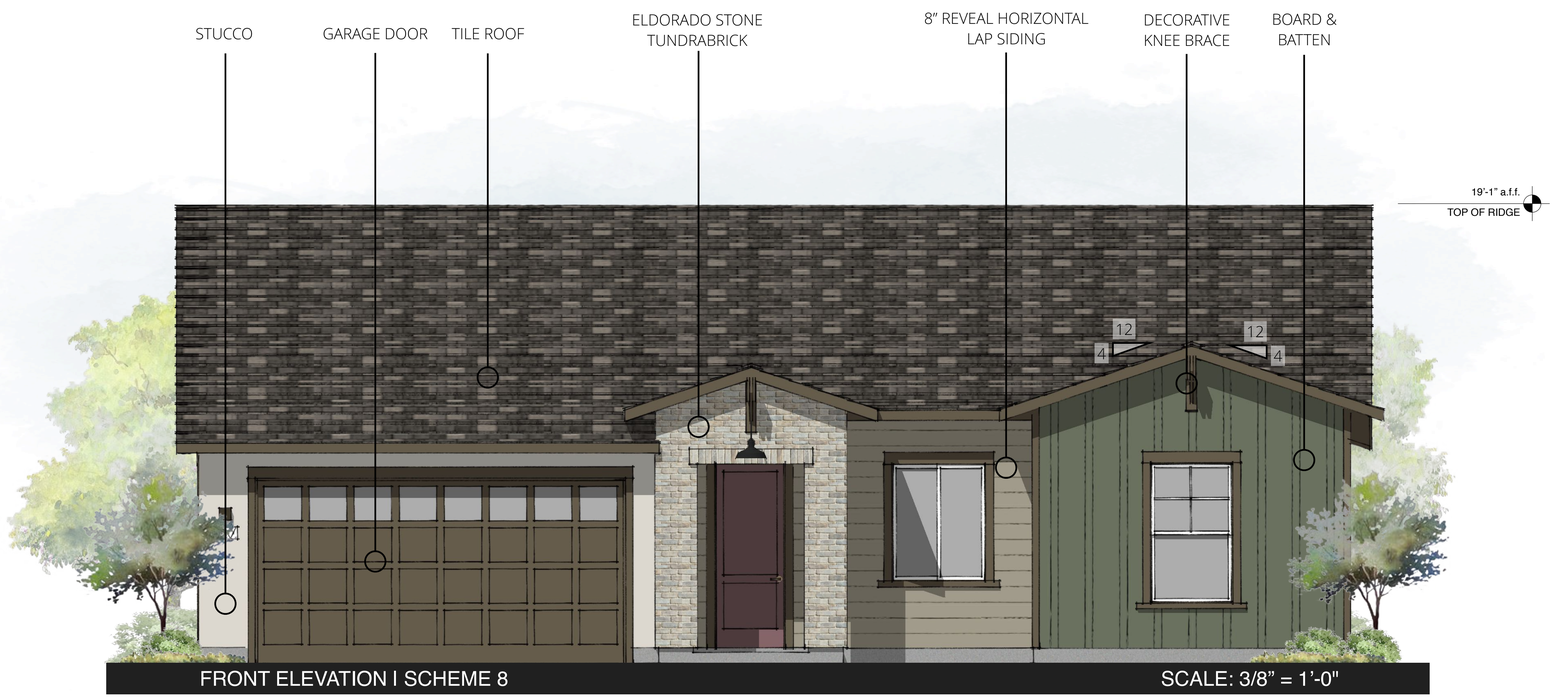

FRONT ELEVATION I SCHEME 8 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 1 - 'MODERN FARMHOUSE'

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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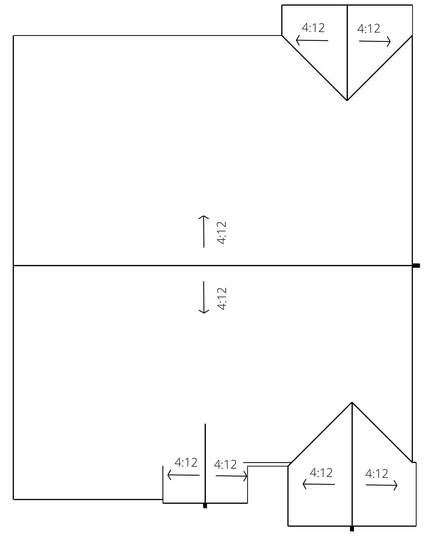
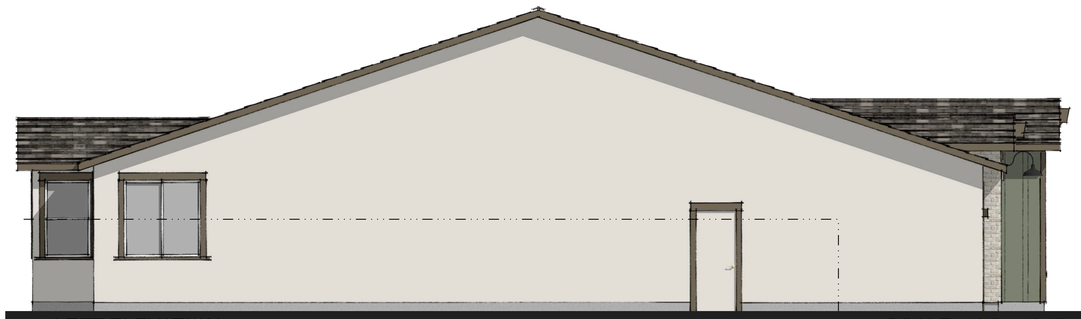
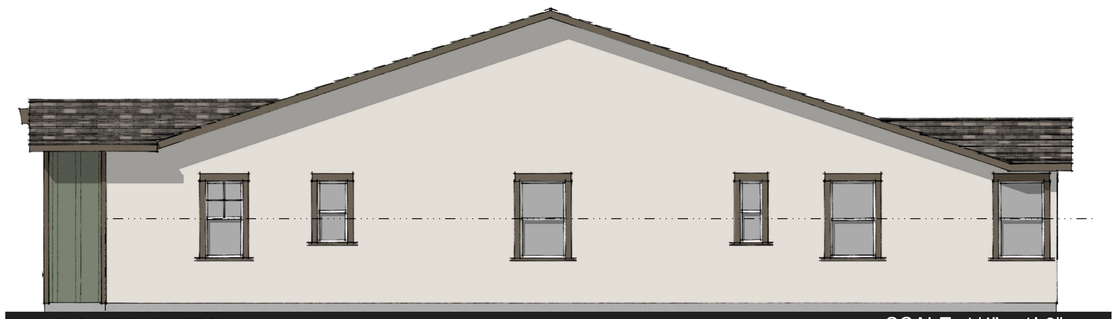
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



LEFT ELEVATION SCALE: 1/4” = 1’-0"



RIGHT ELEVATION SCALE: 1/4” = 1’-0"

SCHEMATIC ELEVATIONS | PLAN 1 - ‘MODERN FARMHOUSE’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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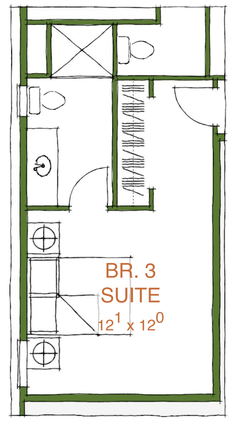

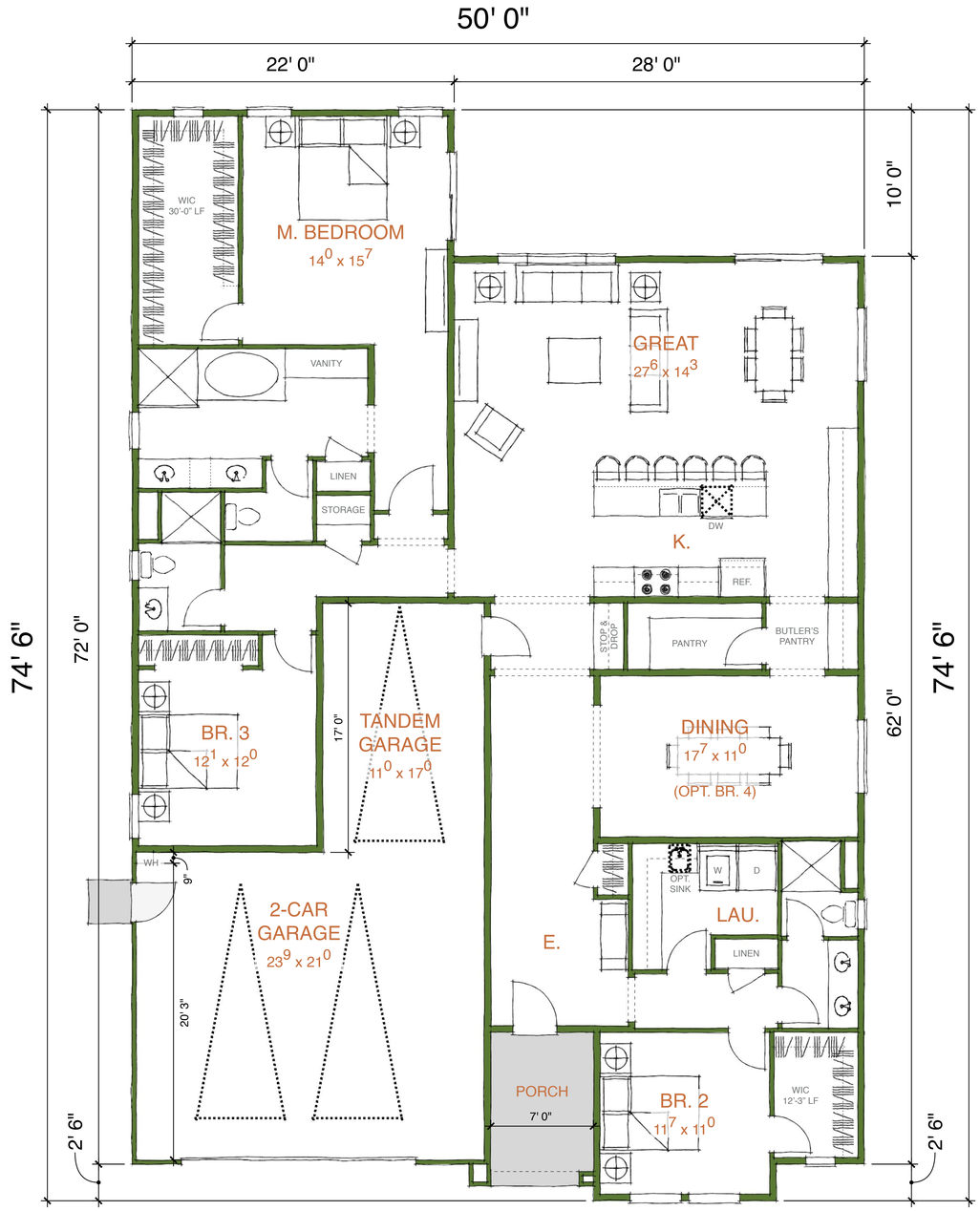

MAIN FLOOR I 2,585 SF

BR. 4 OPTION

SCHEMATIC FLOOR PLAN | PLAN 2 - 2,585 SF

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SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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Scale 1/4" = 1'

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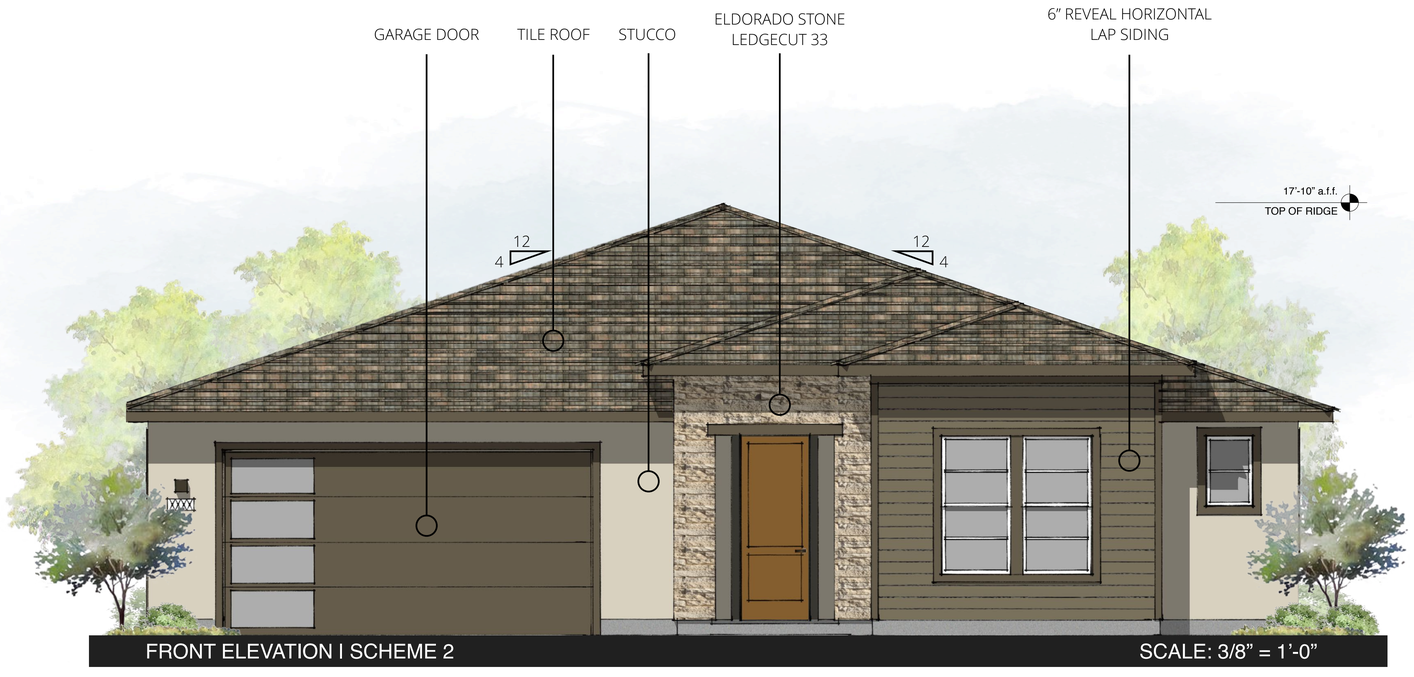

FRONT ELEVATION I SCHEME 2 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 2 - 'CONTEMPORAY PRAIRIE'

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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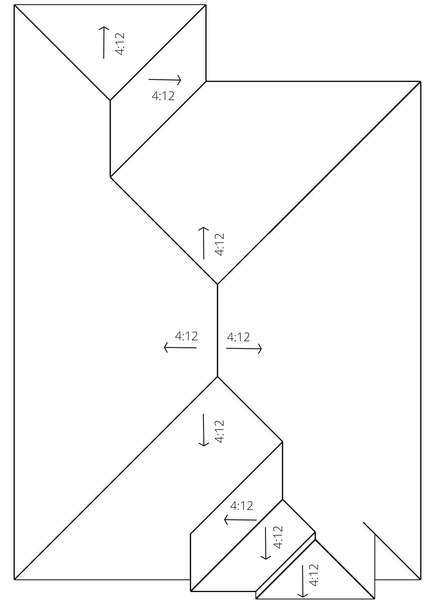
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"

LEFT ELEVATION SCALE: 1/4” = 1’-0”

RIGHT ELEVATION SCALE: 1/4” = 1’-0”

SCHEMATIC ELEVATIONS | PLAN 2 - ‘CONTEMPORARY PRAIRIE’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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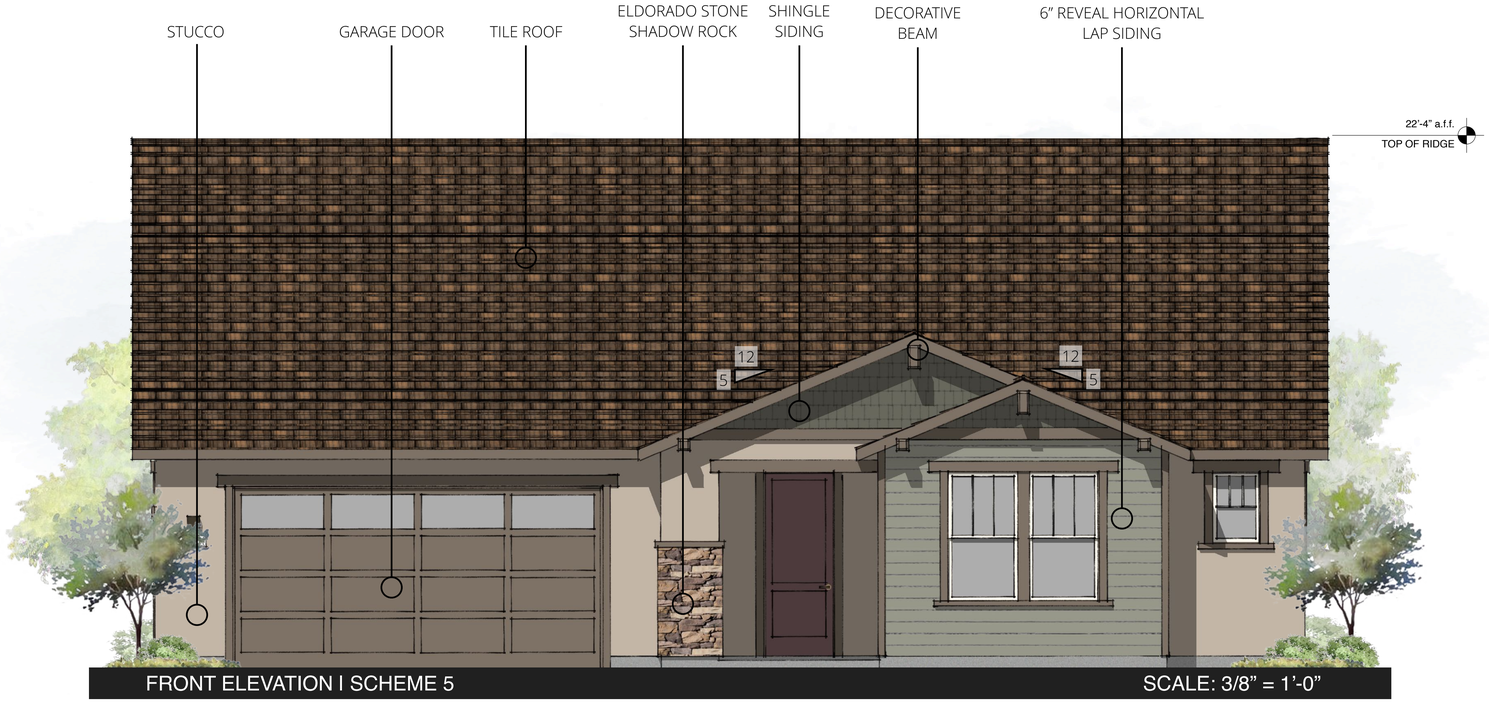
19

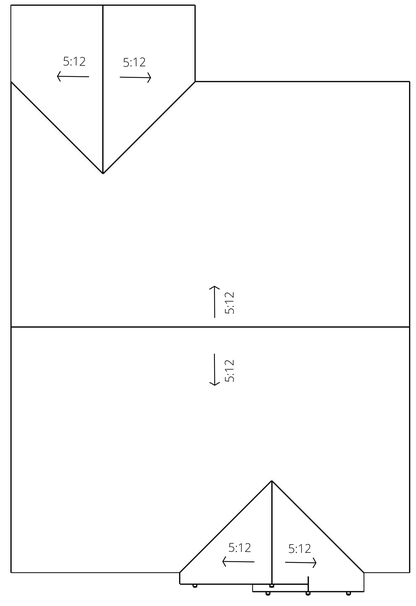


FRONT ELEVATION I SCHEME 5 SCALE: 3/8" = 1'-0"

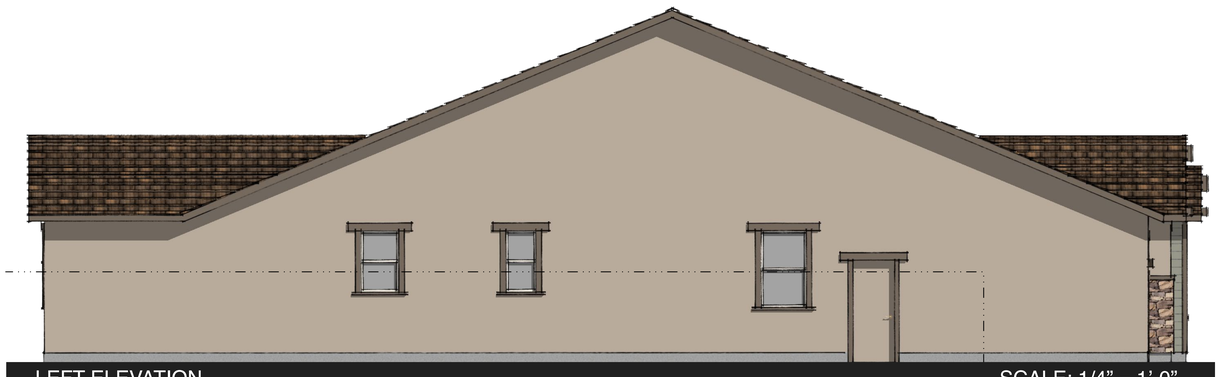
* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 2 - 'CALIFORNIA CRAFTSMAN'

REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



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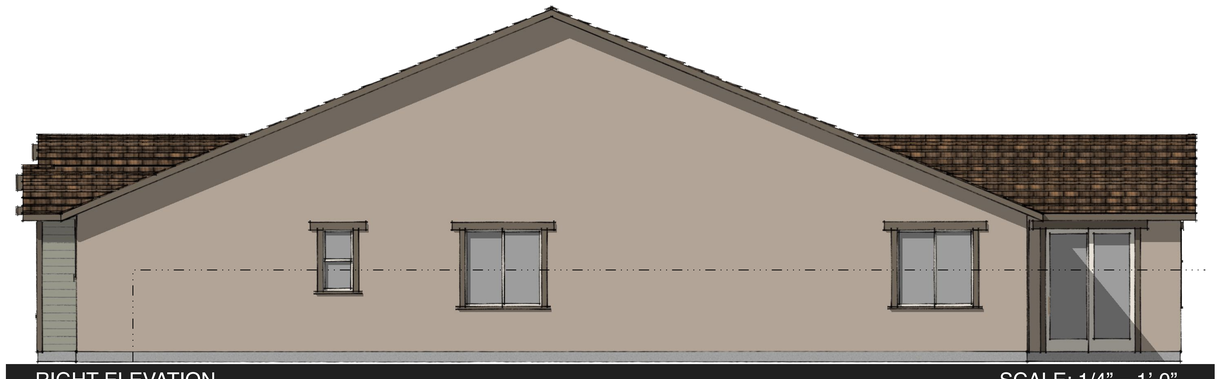

RIGHT ELEVATION SCALE: 1/4” = 1’-0”

SCHEMATIC ELEVATIONS | PLAN 2 - ‘CALIFORNIA CRAFTSMAN’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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FRONT ELEVATION I SCHEME 9 SCALE: 3/8" = 1'-0"

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SCHEMATIC ELEVATIONS | PLAN 2 - 'MODERN FARMHOUSE'

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SUNRIDGE VILLAGE 3

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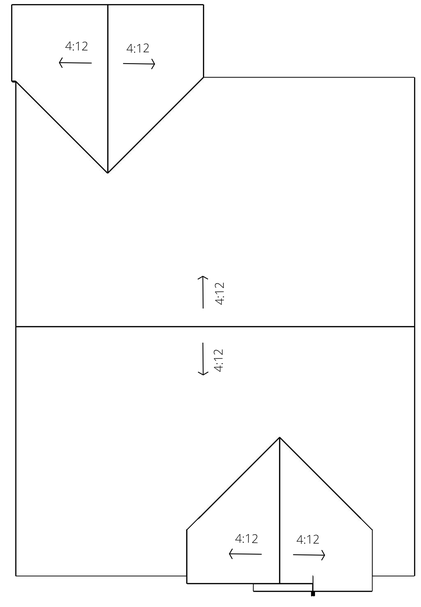
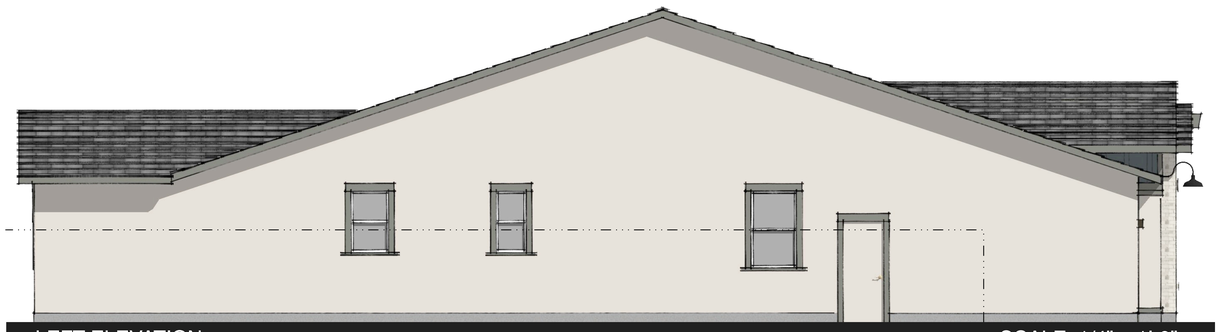
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



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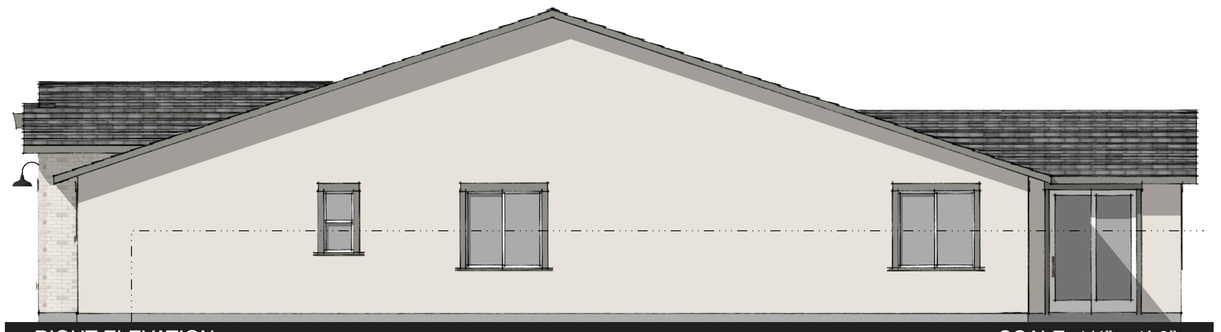

RIGHT ELEVATION SCALE: 1/4” = 1’-0”

SCHEMATIC ELEVATIONS | PLAN 2 - ‘MODERN FARMHOUSE’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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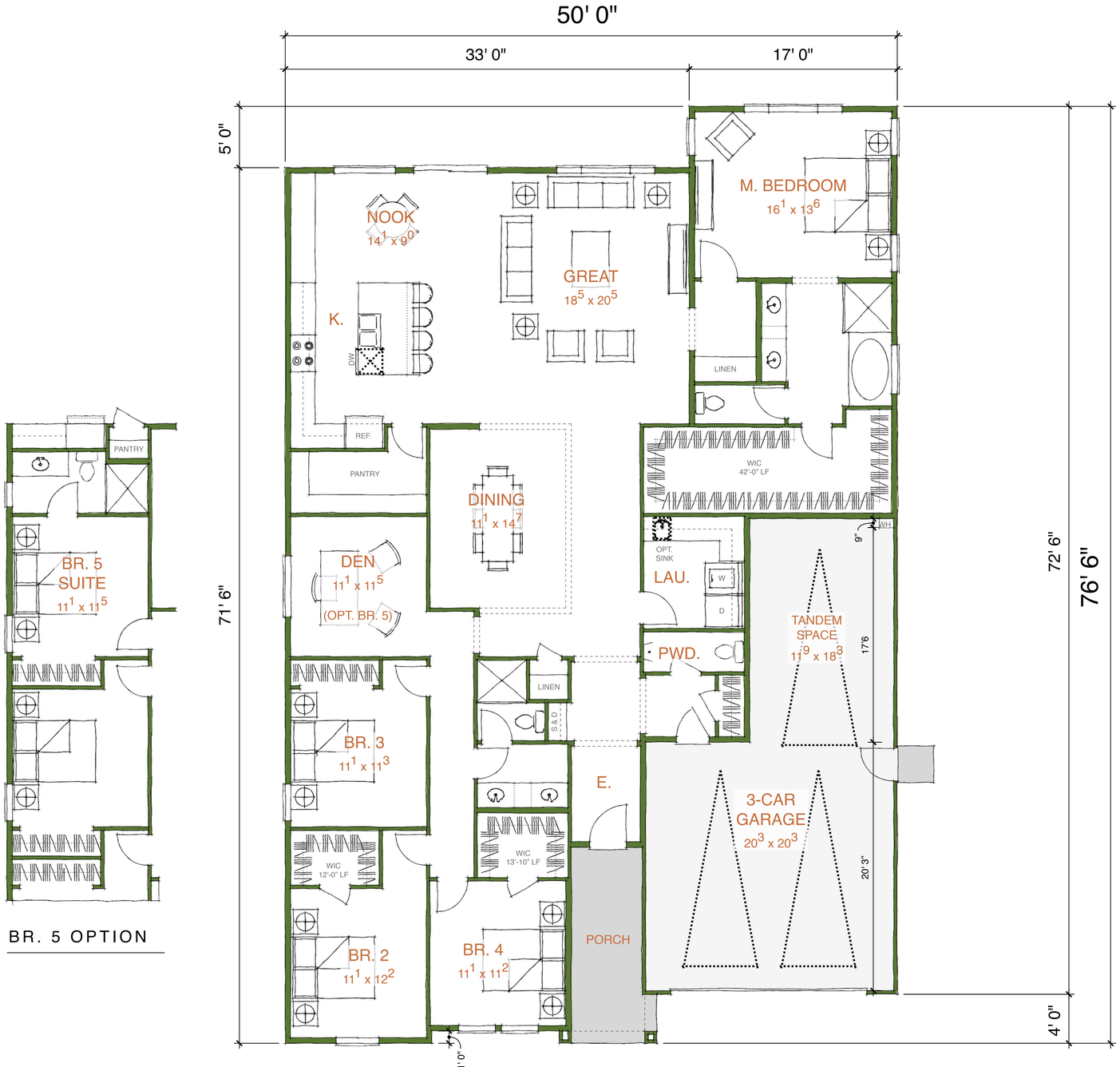

BR. 5 OPTION

MAIN FLOOR I 2,827 SF

SCHEMATIC FLOOR PLAN | PLAN 3 - 2,827 SF

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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Scale 1/4" = 1'

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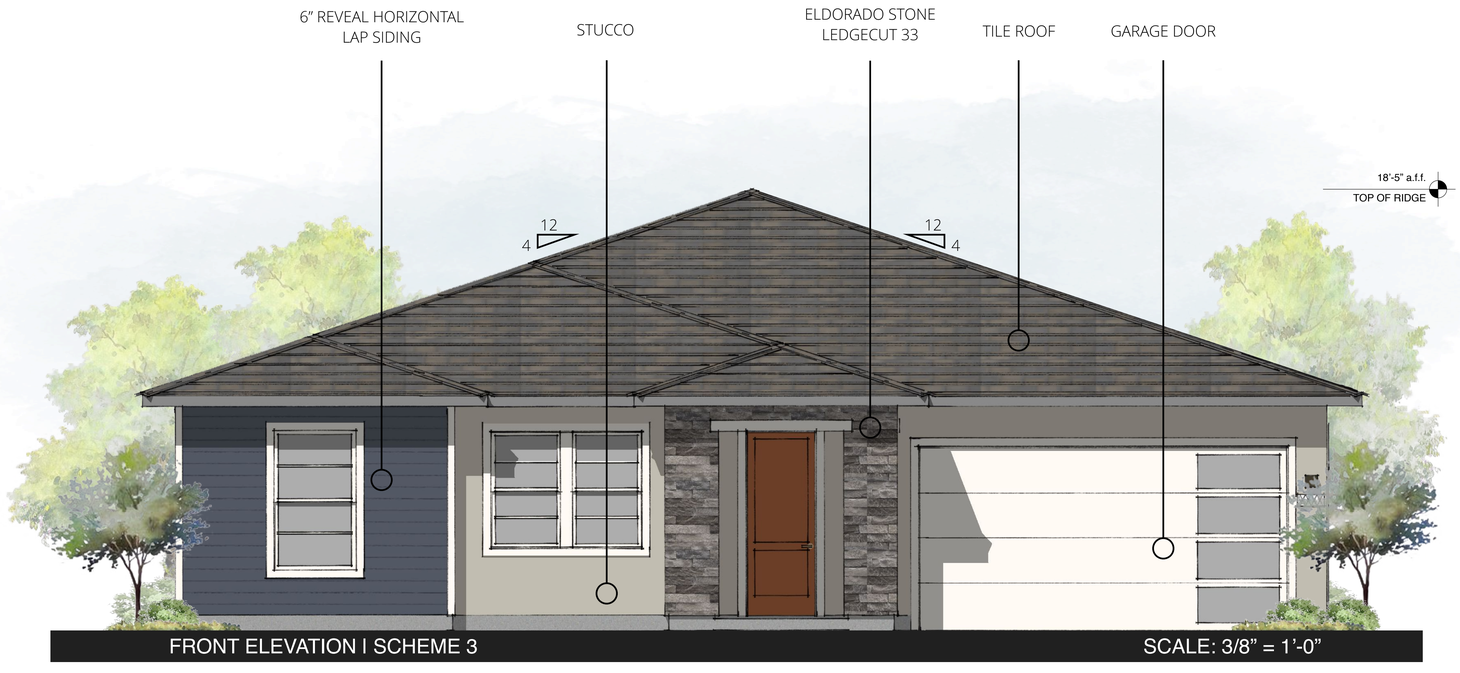

FRONT ELEVATION I SCHEME 3 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 3 - 'CONTEMPORARY PRAIRIE'

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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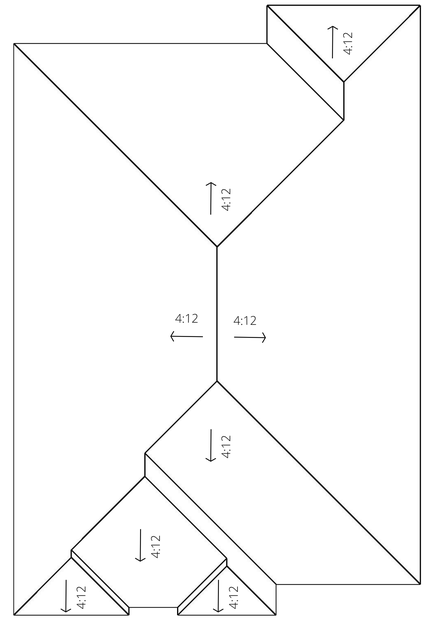
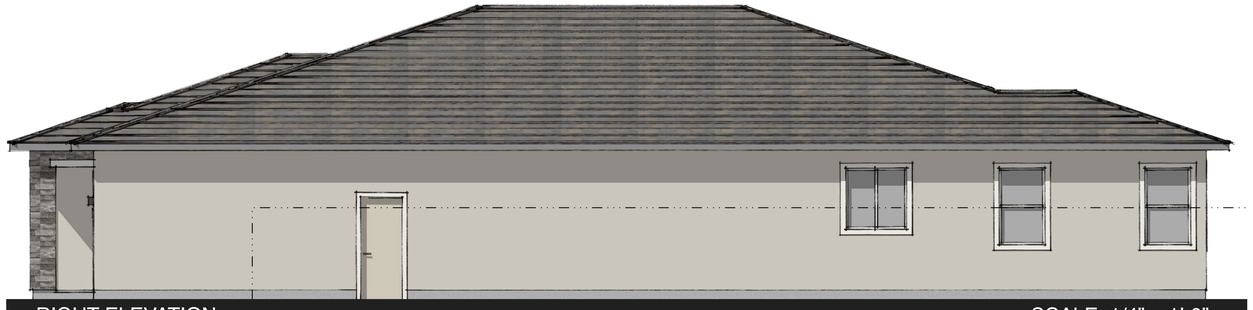
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"

LEFT ELEVATION SCALE: 1/4” = 1’-0”



RIGHT ELEVATION SCALE: 1/4” = 1’-0”

SCHEMATIC ELEVATIONS | PLAN 3 - ‘CONTEMPORARY PRAIRIE’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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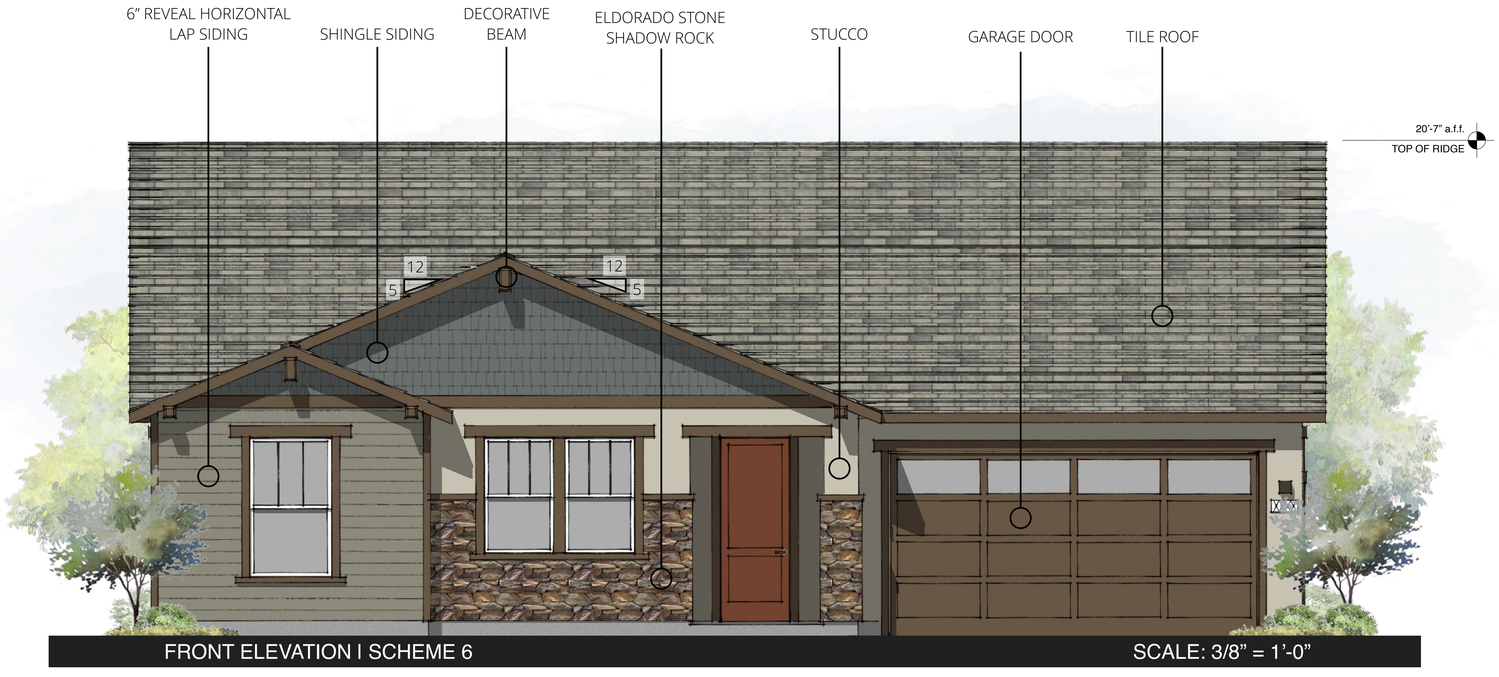
26



FRONT ELEVATION I SCHEME 6 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 3 - 'CALIFORNIA CRAFTSMAN'

CresleighHomes

SUNRIDGE VILLAGE 3
City of Rancho Cordova, California

JD+A PROJECT NUMBER: 19102 I DATE: 02.27.20 I © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

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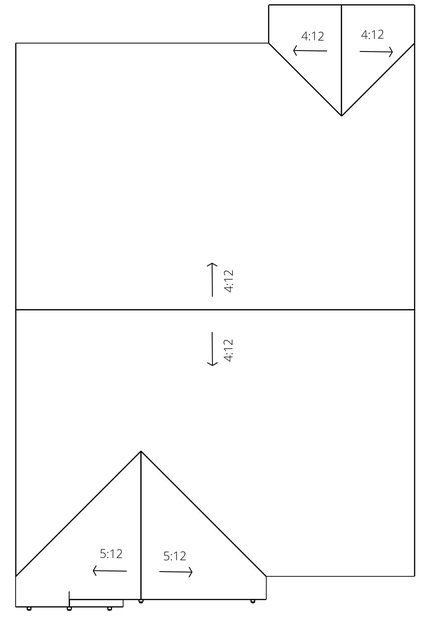
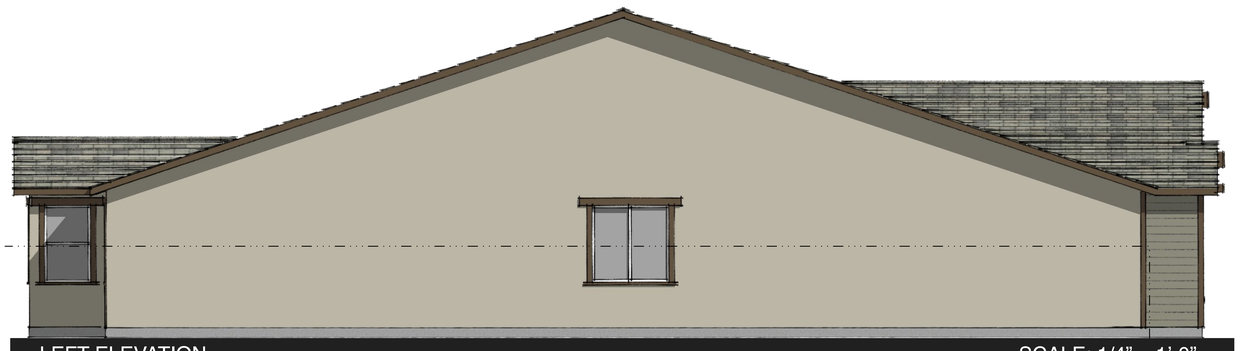
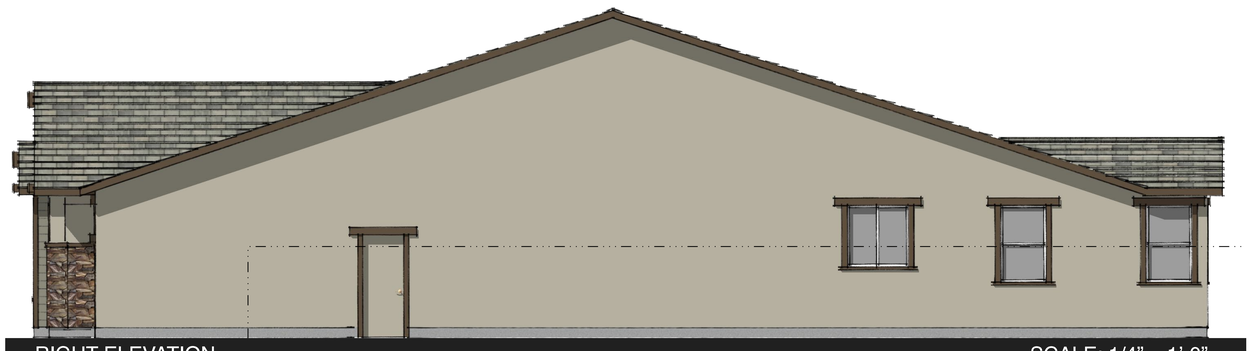
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



LEFT ELEVATION SCALE: 1/4” = 1’-0”



RIGHT ELEVATION SCALE: 1/4” = 1’-0”

SCHEMATIC ELEVATIONS | PLAN 3 - ‘CALIFORNIA CRAFTSMAN’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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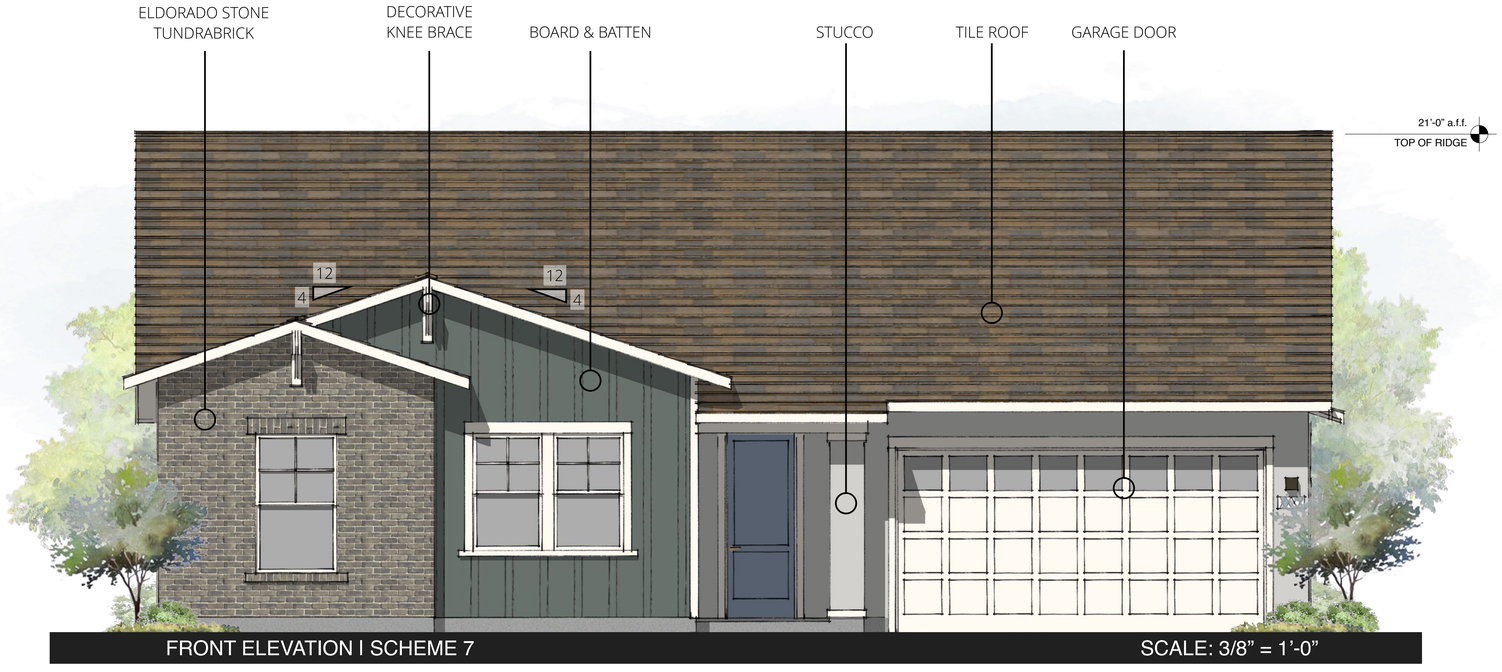

FRONT ELEVATION I SCHEME 7 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 3 - 'MODERN FARMHOUSE'

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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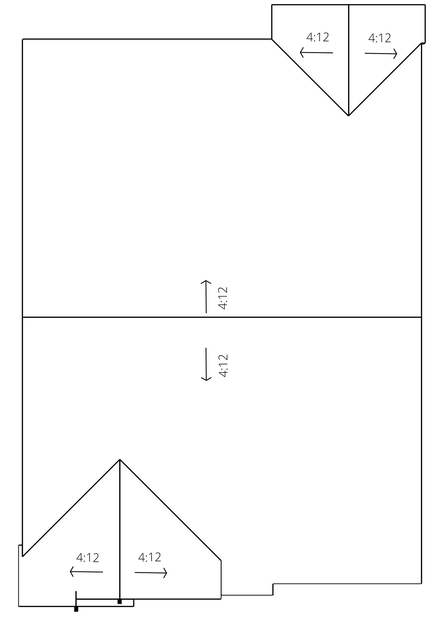
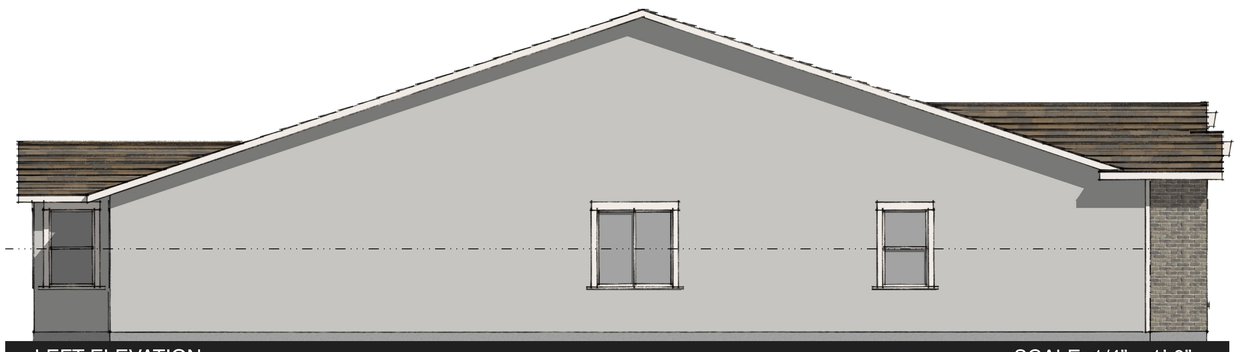
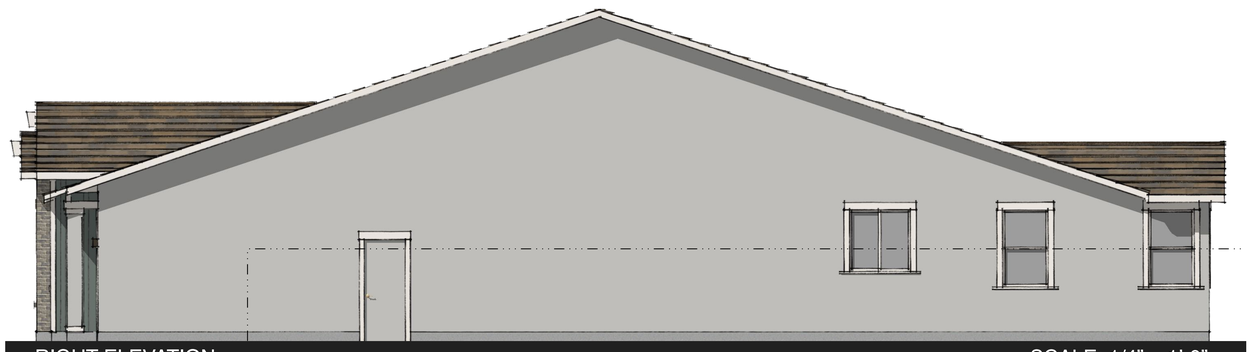
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



LEFT ELEVATION SCALE: 1/4” = 1’-0”



RIGHT ELEVATION SCALE: 1/4” = 1’-0”

SCHEMATIC ELEVATIONS | PLAN 3 - ‘MODERN FARMHOUSE’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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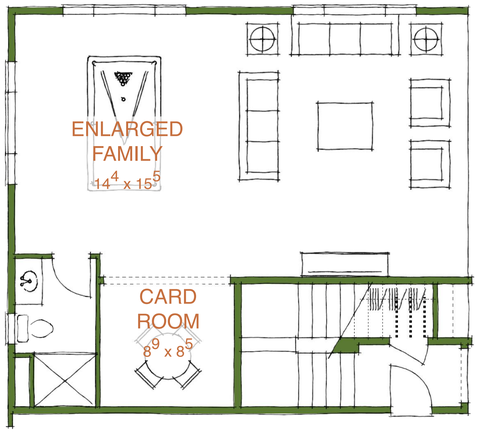
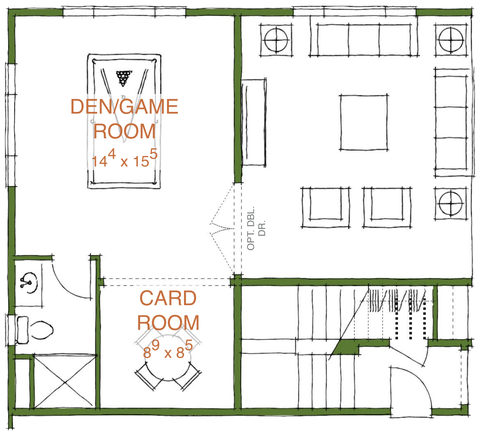
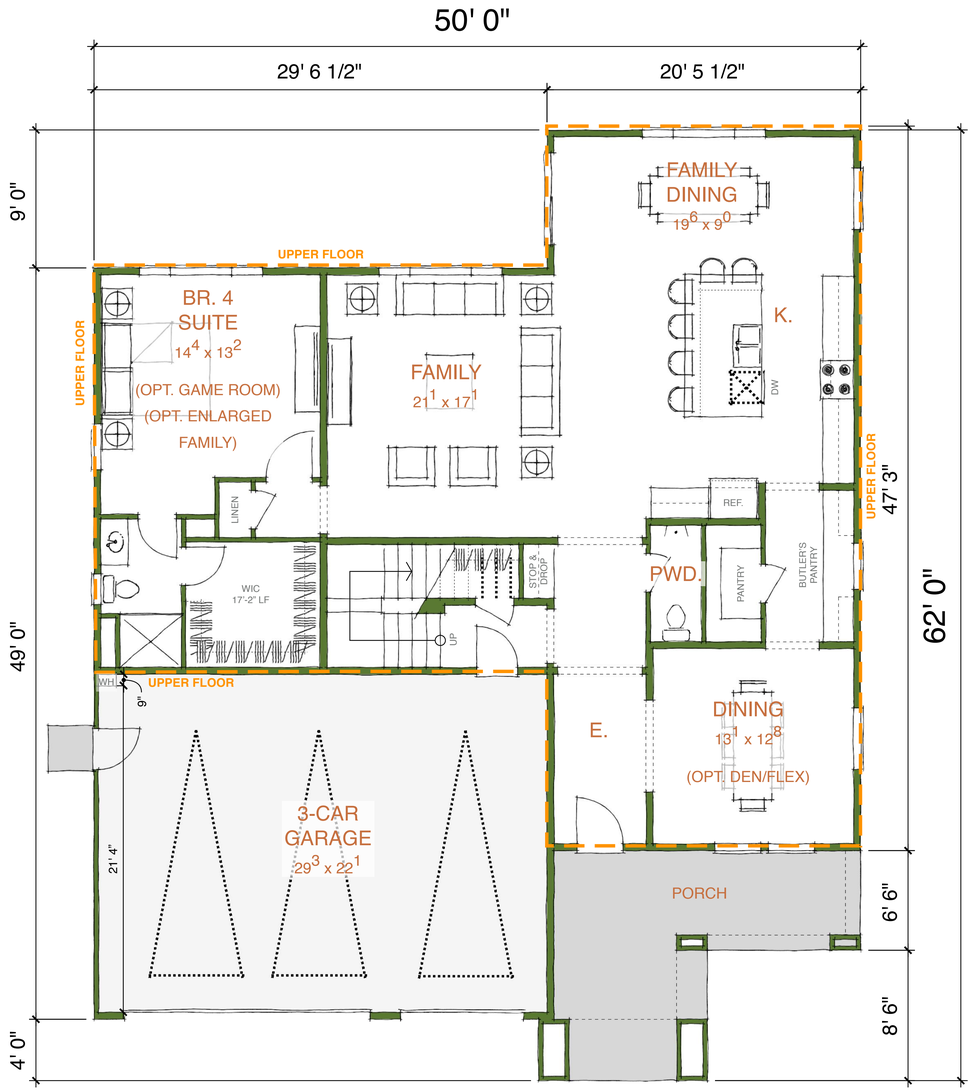
30



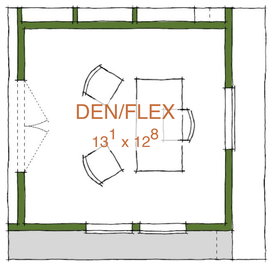
ENLARGED FAMILY OPTION



DEN/GAME ROOM OPTION



FIRST FLOOR I 1,742 SF



DEN/FLEX OPTION

SCHEMATIC FLOOR PLAN | PLAN 4 - 3,423 SF

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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Scale 1/4" = 1'

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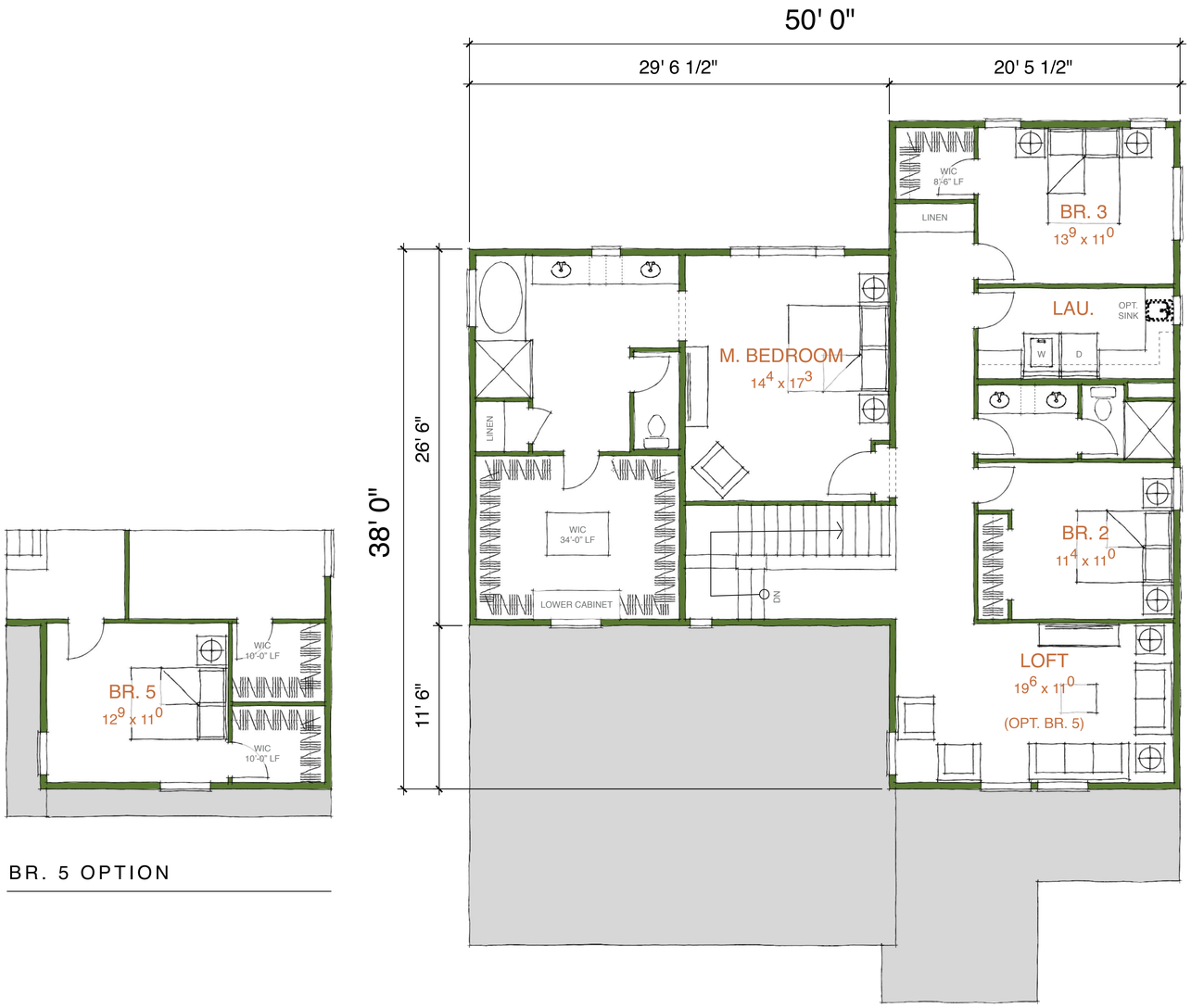

BR. 5 OPTION

SECOND FLOOR I 1,681 SF

SCHEMATIC FLOOR PLAN | PLAN 4 - 3,423 SF

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SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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Scale 1/4" = 1'

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FRONT ELEVATION I SCHEME 1 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 4 - 'CONTEMPORARY PRAIRIE'

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SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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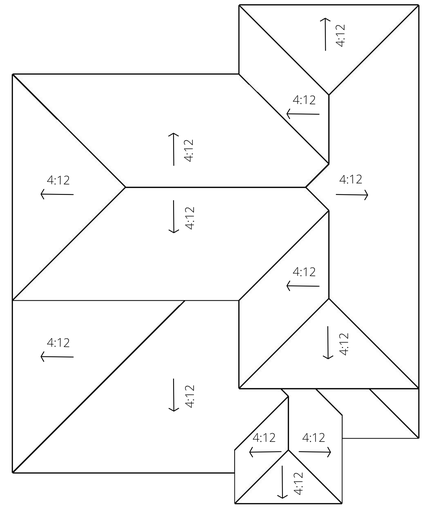
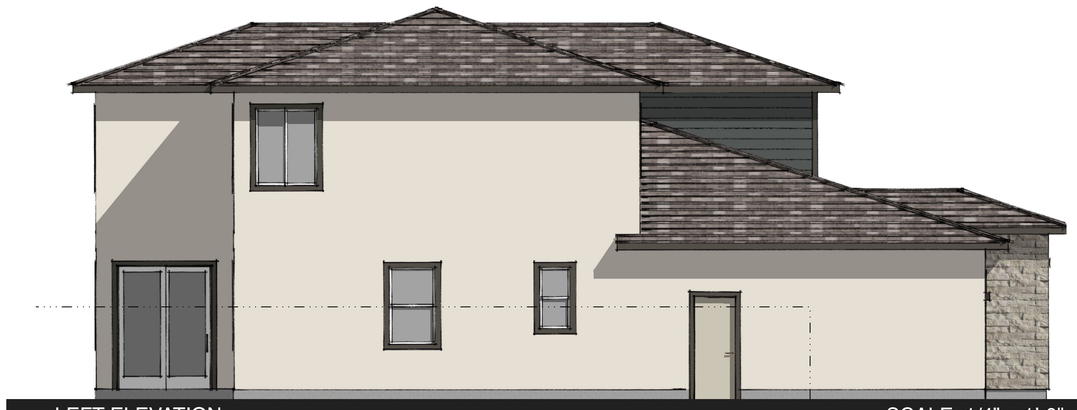
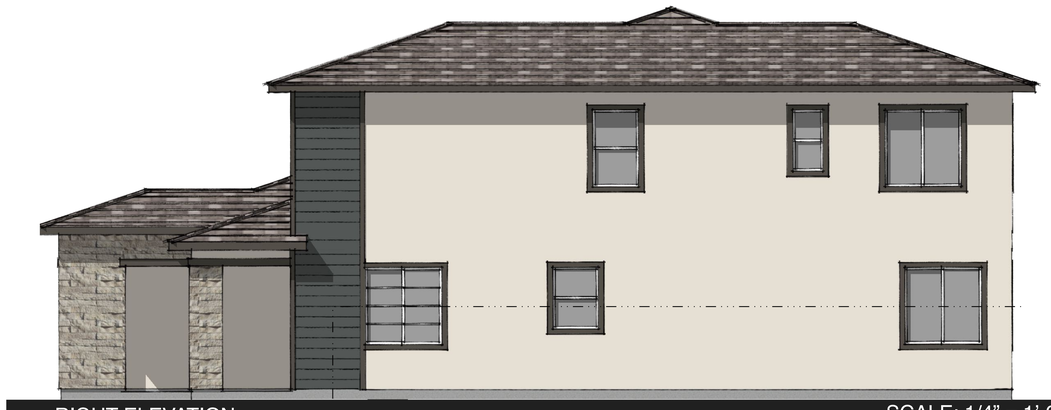
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



LEFT ELEVATION SCALE: 1/4” = 1’-0"



RIGHT ELEVATION SCALE: 1/4” = 1’-0"

SCHEMATIC ELEVATIONS | PLAN 4 - ‘CONTEMPORARY PRAIRIE’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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Scale 1/4" = 1'

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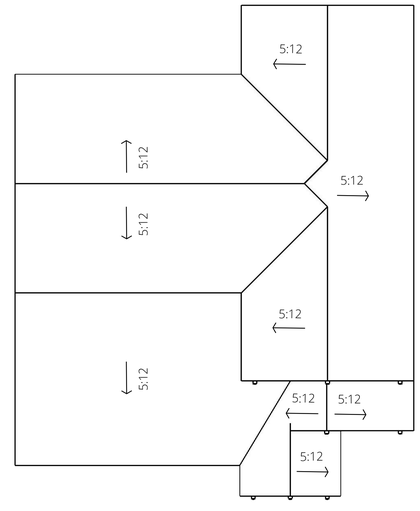
FRONT ELEVATION I SCHEME 4 SCALE: 3/8" = 1'-0"

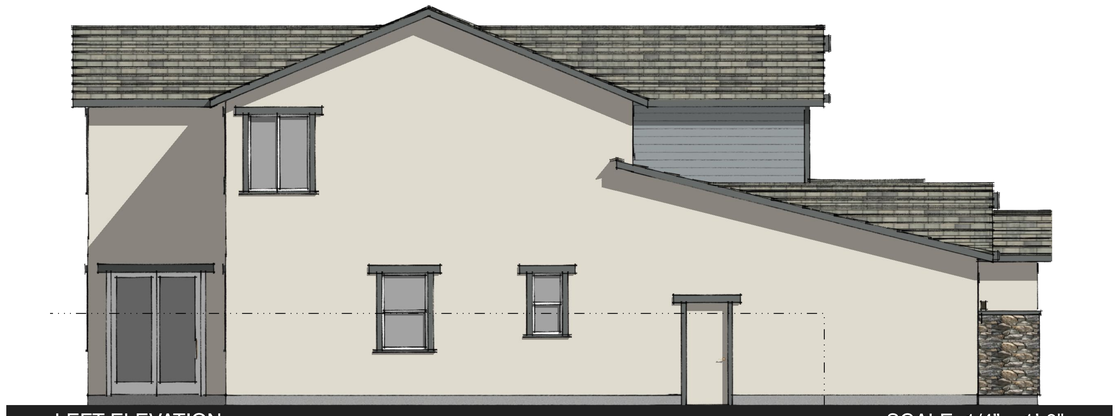
* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 4 - 'CALIFORNIA CRAFTSMAN'

REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



LEFT ELEVATION SCALE: 1/4” = 1’-0"

RIGHT ELEVATION SCALE: 1/4” = 1’-0"

SCHEMATIC ELEVATIONS | PLAN 4 - ‘CALIFORNIA CRAFTSMAN’ | SIDES + REAR

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SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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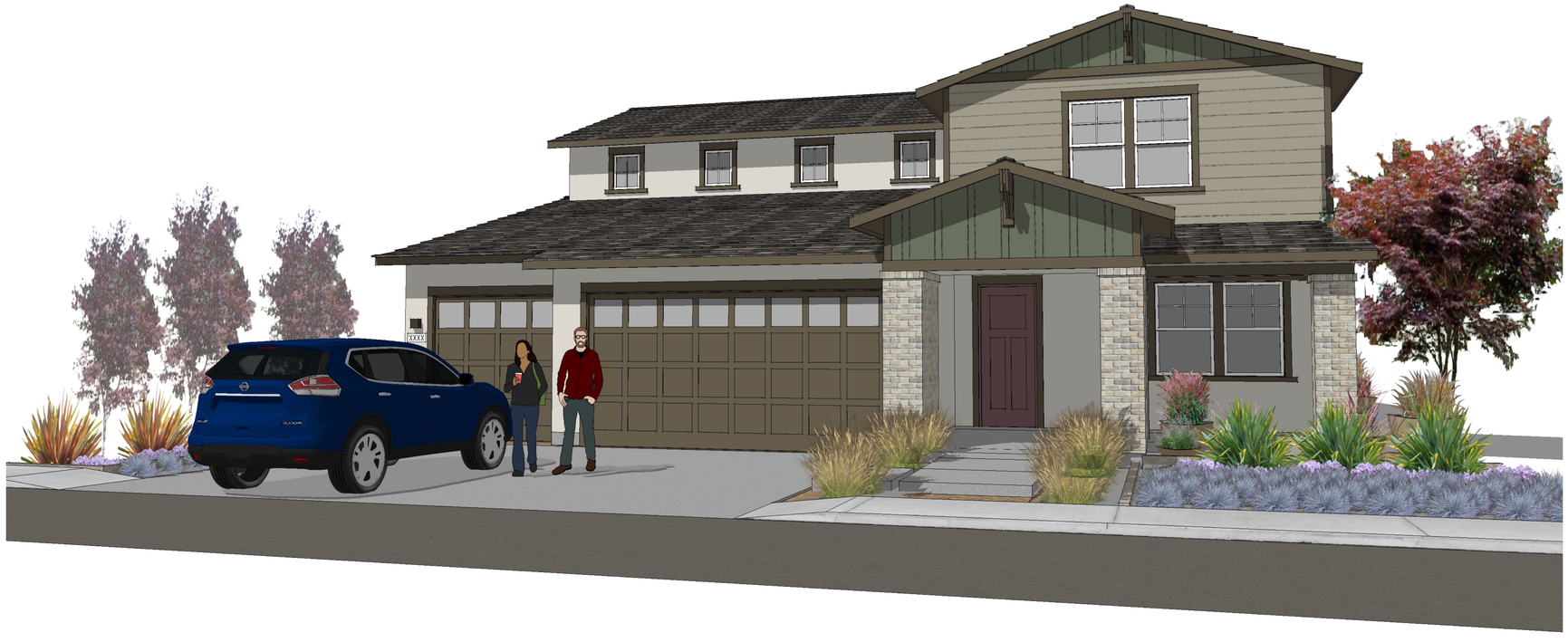
FRONT ELEVATION I SCHEME 8 SCALE: 3/8" = 1'-0"



* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 4 - 'MODERN FARMHOUSE'

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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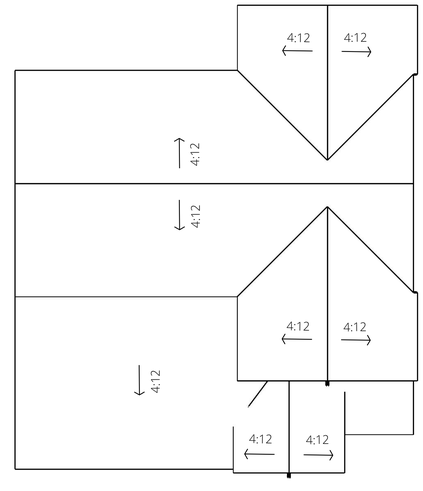
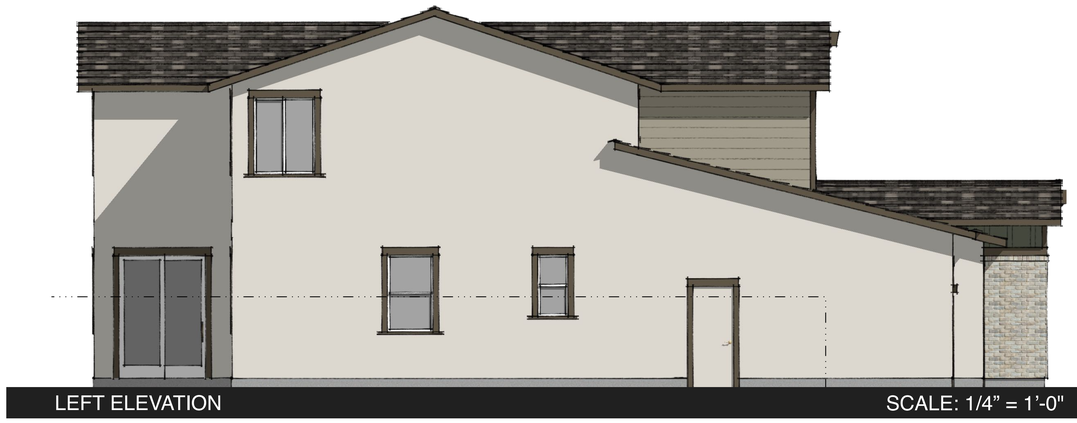
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



LEFT ELEVATION SCALE: 1/4” = 1’-0"

RIGHT ELEVATION SCALE: 1/4” = 1’-0"

SCHEMATIC ELEVATIONS | PLAN 4 - ‘MODERN FARMHOUSE’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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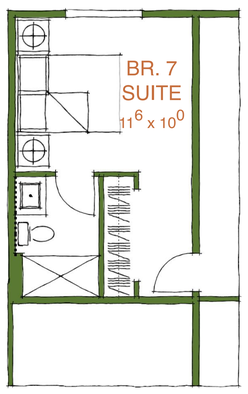
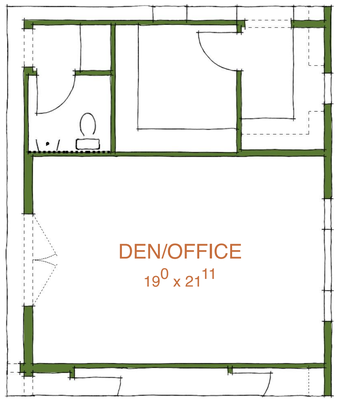
SUPER GREAT ROOM OPTION

(+ 230 SF)

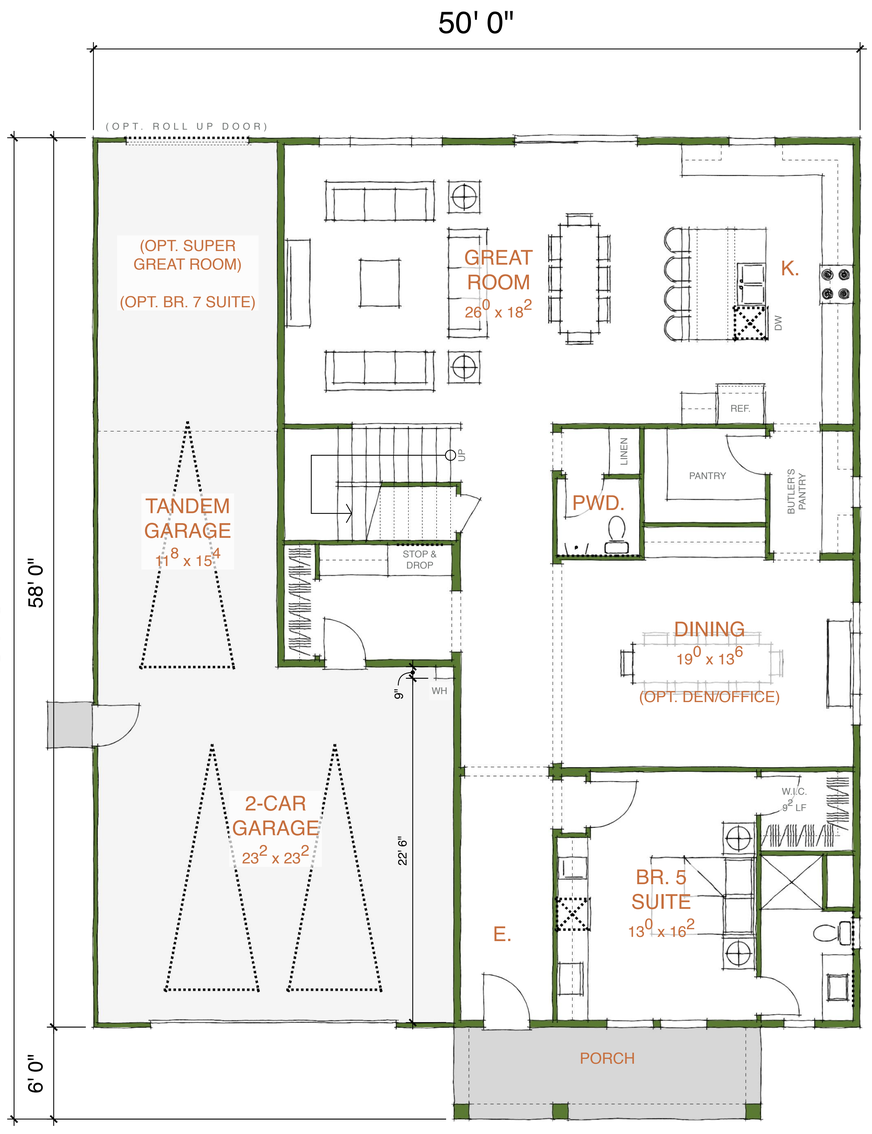


BR. 7 SUITE OPTION

(+ 230 SF)

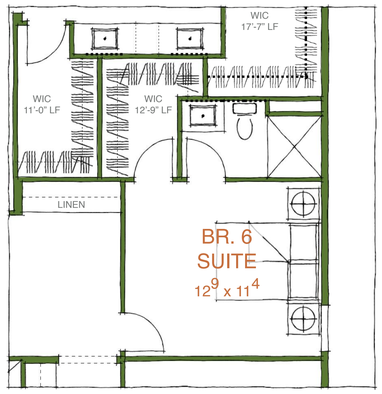


DEN/OFFICE OPTION



FIRST FLOOR I 1,934 SF

SCHEMATIC FLOOR PLAN | PLAN 5 - 3,816 SF



BR. 6 SUITE OPTION

SECOND FLOOR I 1,882 SF

SCHEMATIC FLOOR PLAN | PLAN 5 - 3,816 SF

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SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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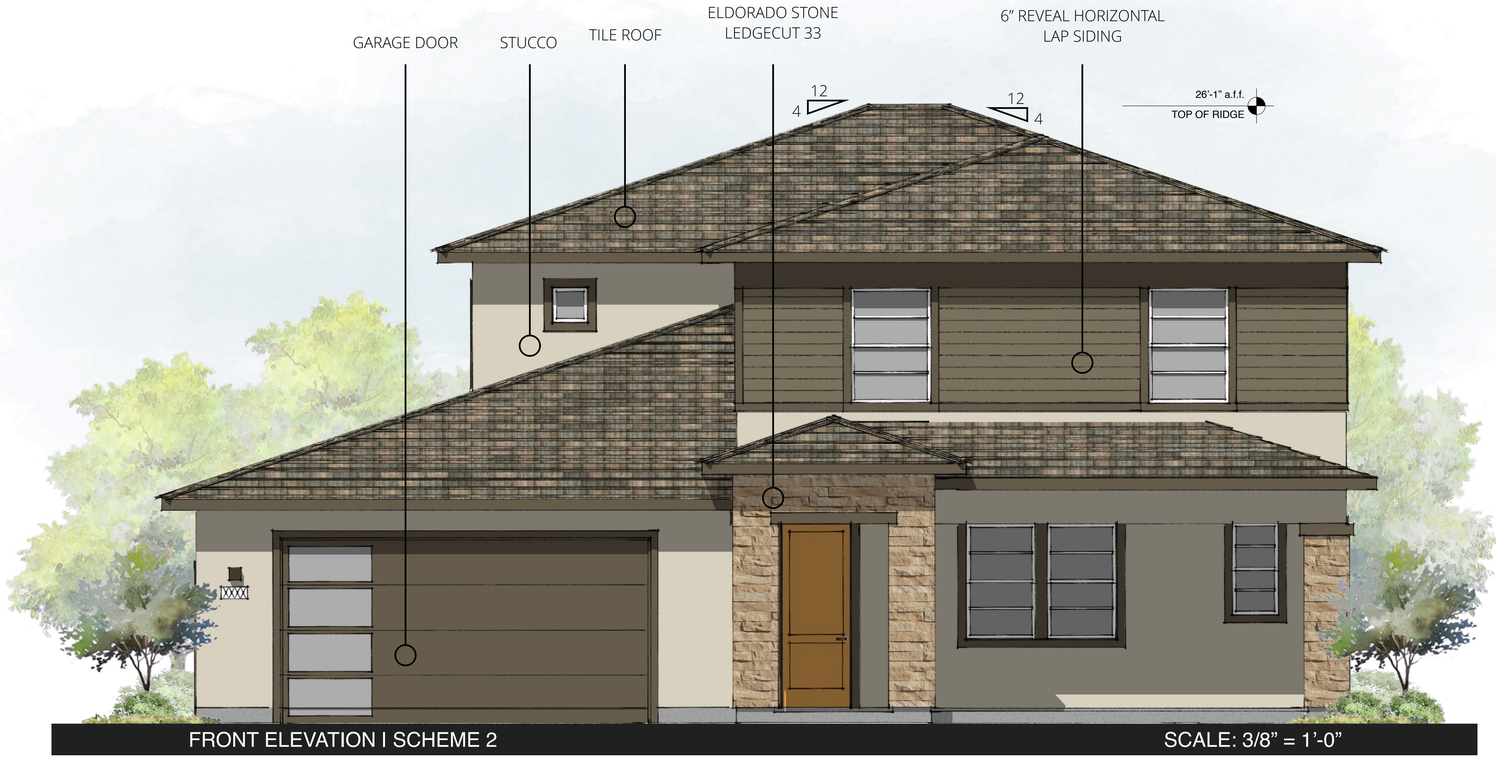

FRONT ELEVATION I SCHEME 2 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 5 - 'CONTEMPORARY PRAIRIE'

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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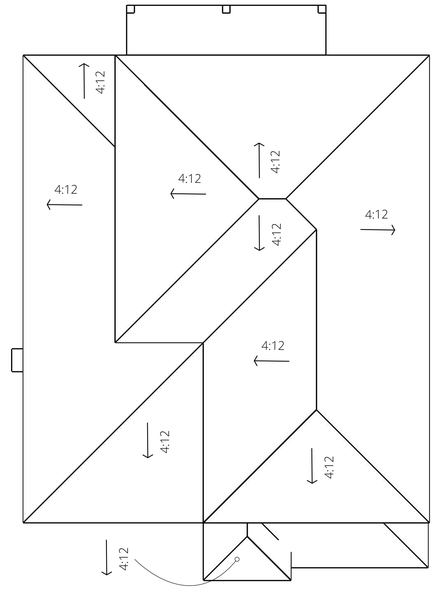
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"

LEFT ELEVATION SCALE: 1/4” = 1’-0"

RIGHT ELEVATION SCALE: 1/4” = 1’-0"

SCHEMATIC ELEVATIONS | PLAN 5 - ‘CONTEMPORARY PRAIRIE’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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FRONT ELEVATION I SCHEME 5 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 5 - 'CALIFORNIA CRAFTSMAN'

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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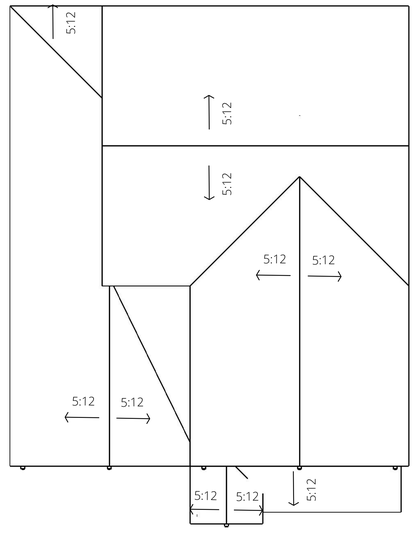
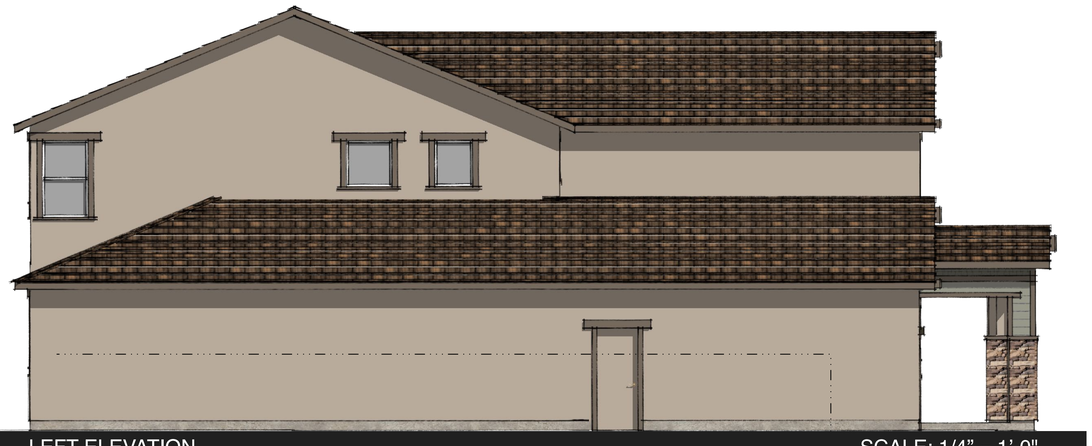
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



LEFT ELEVATION SCALE: 1/4” = 1’-0"

RIGHT ELEVATION SCALE: 1/4” = 1’-0"

SCHEMATIC ELEVATIONS | PLAN 5 - ‘CALIFORNIA CRAFTSMAN’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

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0 2 4 8
Scale 1/4" = 1'

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FRONT ELEVATION I SCHEME 9 SCALE: 3/8" = 1'-0"

* This rendering is an artist's interpretation of the building. The actual building and site may vary.

SCHEMATIC ELEVATIONS | PLAN 5 - 'MODERN FARMHOUSE'

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SUNRIDGE VILLAGE 3

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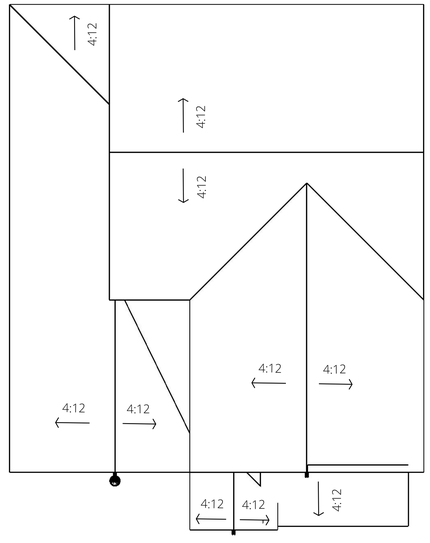
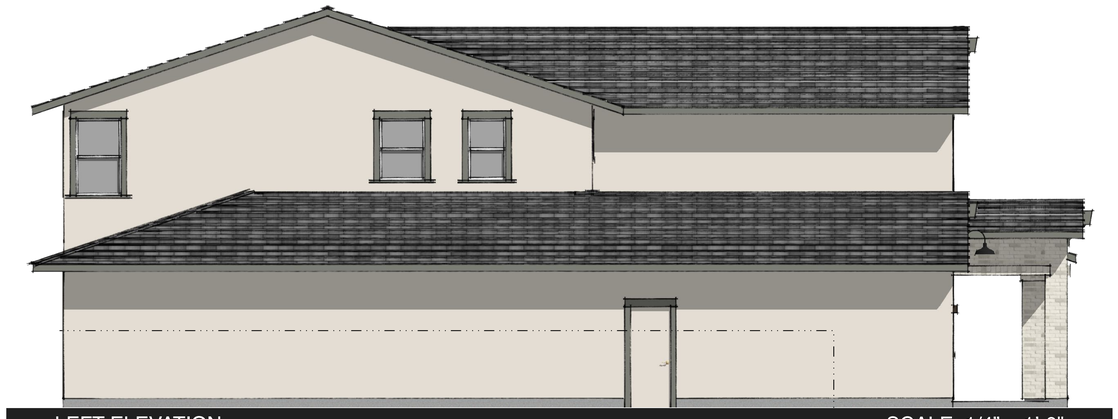
5905 GRANITE LAKE DRIVE, SUITE 140 I GRANITE BAY, CALIFORNIA 95746 I P. 916.783.3700 I WWW.JDAARCH.COM

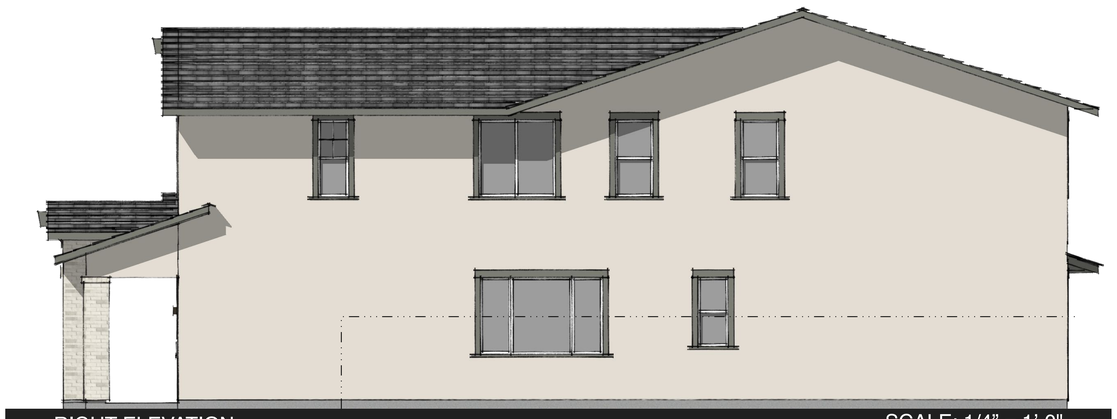
REAR ELEVATION SCALE: 1/4” = 1’-0"



ROOF PLAN SCALE: 1/8” = 1’-0"



LEFT ELEVATION SCALE: 1/4” = 1’-0"



RIGHT ELEVATION SCALE: 1/4” = 1’-0"

SCHEMATIC ELEVATIONS | PLAN 5 - ‘MODERN FARMHOUSE’ | SIDES + REAR

CresleighHomes

SUNRIDGE VILLAGE 3

City of Rancho Cordova, California

JD+A PROJECT NUMBER: 19102 I DATE: 02.27.20 I © JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

0 2 4 8
Scale 1/4" = 1'

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS • PLANNERS
5905 GRANITE LAKE DRIVE, SUITE 140 I GRANITE BAY, CALIFORNIA 95746 I P. 916.783.3700 I WWW.JDAARCH.COM

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SCHEME 1
CONTEMPORARY PRAIRIE

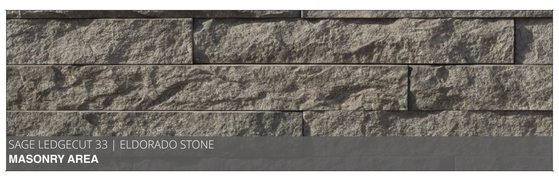
SEA PEARL BLEND | SAXONY 900 SHAKE
ROOFING BY BORAL

URBAN BRONZE | SW 7048
TRIM, FASCIA + GARAGE

SHOJI WHITE | SW 7042
STUCCO BODY

ROYCROFT PEWTER | SW 2848
LAP SIDING

ROOKWOOD BLUE GREEN | SW 2811
ENTRY DOOR


SAGE LEDGECUT 33 | ELDORADO STONE
MASONRY AREA

SCHEME 2
CONTEMPORARY PRAIRIE

BROWN BLEND | SAXONY 900 SHAKE
ROOFING BY BORAL

MUDDLED BASIL | SW 7745
TRIM, FASCIA + GARAGE

TECHNO GRAY | SW 6170
STUCCO BODY

COCOON | SW 6173
LAP SIDING

ANJOU PEAR | SW 6381
ENTRY DOOR

OCEAN FLOOR LEDGECUT 33 | ELDORADO STONE
MASONRY AREA

SCHEME 3
CONTEMPORARY PRAIRIE

DARK ASH | SAXONY 900 SHAKE
ROOFING BY BORAL

WESTCHESTER GRAY | SW 2849
FASCIA

EIDER WHITE | SW 7014
TRIM + GARAGE

ROYCROFT MIST GRAY | SW 2844
STUCCO BODY

MINERAL GRAY | SW 2740
LAP SIDING

COPPER MOUNTAIN | SW 6356
ENTRY DOOR

BEACH PEBBLE LEDGECUT 33 | ELDORADO STONE
MASONRY AREA

* ACTUAL COLOR MAY VARY FROM ON-SCREEN AND PRINT REPRESENTATIONS. PLEASE VIEW PHYSICAL COLOR SAMPLES FOR ACCURATE REPRESENTATION.

COLOR PALETTES | 'CONTEMPORARY PRAIRIE'

CresleighHomes

SUNRIDGE VILLAGE 3
City of Rancho Cordova, California

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SCHEME 4
CALIFORNIA CRAFTSMAN

CHARCOAL BROWN BLEND | SAXONY 900 SLATE
ROOFING BY BORAL

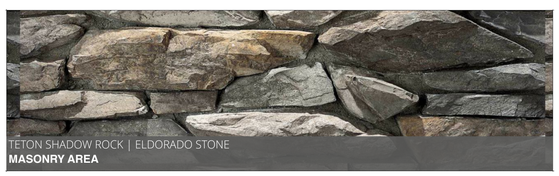
ROYCROFT PEWTER | SW 2848
TRIM + FASCIA

GOSSAMER VEIL | SW 9165
STUCCO BODY

AFRICAN GRAY | SW 9162
LAP SIDING + GARAGE

CYBERSPACE | SW 7076
SHAKE SIDING

BOSC PEAR | SW 6390
ENTRY DOOR


TETON SHADOW ROCK | ELDORADO STONE
MASONRY AREA

SCHEME 5
CALIFORNIA CRAFTSMAN

APPALACHIAN BLEND | SAXONY 900 SLATE
ROOFING BY BORAL

GRIFFIN | SW 7026
TRIM, FASCIA + GARAGE

MORRIS ROOM GREY | SW 0037
STUCCO BODY

CORNWALL SLATE | SW 9131
LAP SIDING

CAST IRON | SW 6202
SHAKE SIDING

RIVER ROUGE | SW 6026
ENTRY DOOR

SOMERSET SHADOW ROCK | ELDORADO STONE
MASONRY AREA

SCHEME 6
CALIFORNIA CRAFTSMAN

STONE MOUNTAIN BLEND | SAXONY 900 SLATE
ROOFING BY BORAL

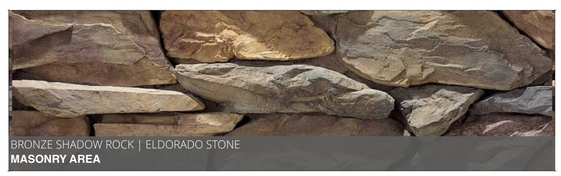
STATUS BRONZE | SW 7034
TRIM, FASCIA + GARAGE

PERFECT GREIGE | SW 6073
STUCCO BODY

MOUNTAIN ROAD | SW 7743
LAP SIDING

HOMBURG GRAY | SW 7622
SHAKE SIDING

REYNARD | SW 6348
ENTRY DOOR


BRONZE SHADOW ROCK | ELDORADO STONE
MASONRY AREA

* ACTUAL COLOR MAY VARY FROM ON-SCREEN AND PRINT REPRESENTATIONS. PLEASE VIEW PHYSICAL COLOR SAMPLES FOR ACCURATE REPRESENTATION.

COLOR PALETTES | 'CALIFORNIA CRAFTSMAN'

SCHEME 7
MODERN FARMHOUSE

CHARCOAL BROWN BLEND | SAXONY 900 SLATE
ROOFING BY BORAL

INCREDIBLE WHITE | SW 7028
TRIM, FASCIA + GARAGE

MARCH WIND | SW 7668
STUCCO BODY

HOMBURG GRAY | SW 7622
SIDING

DRIED LAVENDER | SW 9072
ENTRY DOOR

ASHLAND TUNDRABRICK | ELDORADO STONE
MASONRY AREA

SCHEME 8
MODERN FARMHOUSE

APPALACHIAN BLEND | SAXONY 900 SLATE
ROOFING BY BORAL

MUDDLED BASIL | SW 7745
FASCIA, GARAGE + TRIM

DRIFT OF MIST | SW 9166
STUCCO BODY

HONED SOAPSTONE | SW 9126
LAP SIDING + COLUMNS

DRIED THYME | SW 6186
BOARD + BATTEN

RIVER ROUGE | SW 6026
ENTRY DOOR

LATIGO TUNDRABRICK | ELDORADO STONE
MASONRY AREA

SCHEME 9
MODERN FARMHOUSE

CHARCOAL BLEND | SAXONY 900 SLATE
ROOFING BY BORAL

ATTITUDE GRAY | SW 7060
TRIM, FASCIA + GARAGE

AESTHETIC WHITE | SW 7035
STUCCO BODY

FOGGY DAY | SW 6235
SIDING

RIVERWAY | SW 6222
ENTRY DOOR

CHALKDUST TUNDRABRICK | ELDORADO STONE
MASONRY AREA

* ACTUAL COLOR MAY VARY FROM ON-SCREEN AND PRINT REPRESENTATIONS. PLEASE VIEW PHYSICAL COLOR SAMPLES FOR ACCURATE REPRESENTATION.

COLOR PALETTES | 'MODERN FARMHOUSE'

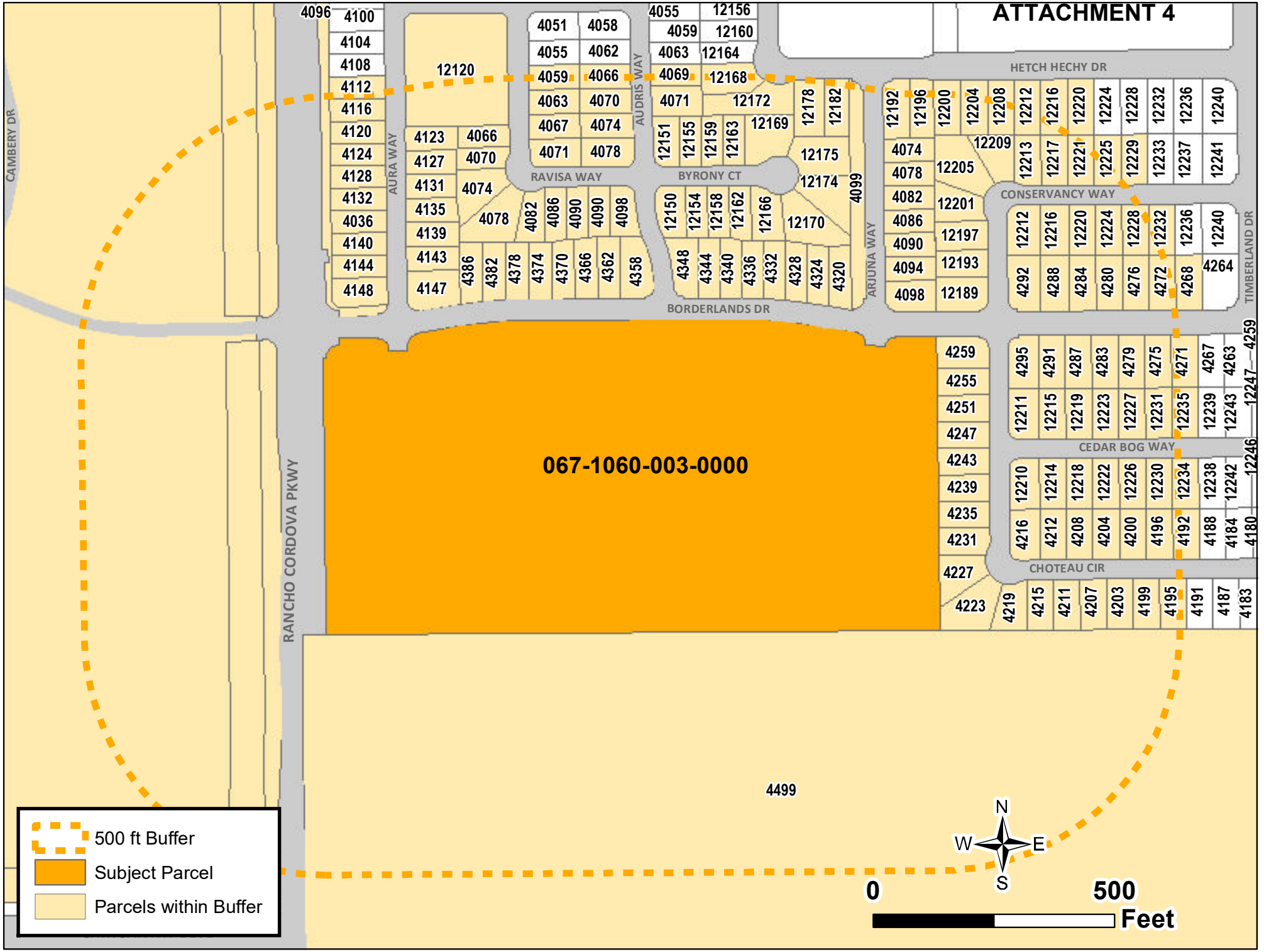
	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Major Design Review Permit and Setback Adjustment for Sunridge Lot J Village 3. The project shall be constructed consistent with the Design Booklet (**Exhibit A**) for five residential plans, and preliminary landscape plans. Project DD9925. The rear yard setback for the single-story home plans; Plan 2 and Plan 3 shall be a minimum of 15 feet.	Project Description	On-Going	Planning
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.	General	On-Going	Planning
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
6.	The applicant shall comply with the Sunridge Specific Plan Mitigation Monitoring Reporting Plan (MMRP) and the 2006 approved Sunridge Lot J Mitigated Negative Declaration.	Environmental	On-Going	Planning
7.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
10.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
	Prior to Issuance of Building Permit			
11.	Submit Master Plans that include final landscaping and fence plans for review and approval by the Planning Department.	Landscape	Prior to Issuance of Building Permit	Planning
12.	Final landscape plan shall include the addition of weed barrier installed in Front yard prior to installation of ground cover for each production home.	Weed Barrier	Prior to Issuance of Building Permit	Planning
13.	The following criteria will be used to ensure the project meets the adopted design guidelines: • No two identical floor plans within the master home series shall be placed next to each other unless they have different elevations. • Village 3 garage doors for all plans and elevations shall include windows/translucent consistent with the Design Booklet (**Exhibit A**)	Architecture	Prior to Issuance of Building Permit	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	• Man doors are required in the garage to exit into the sideyard.			
14.	The applicant shall contact Permit Services Unit at PermitServices@sacsewer.com or 916-876-6100 to determine if sewer impact fees are due.	Sewer	Prior to issuance of Building Permits	Sacramento Sewer District
15.	Prior to the issuance of any building permits for the project, the project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Water	Prior to issuance of Building Permits	Sacramento Water Agency
16.	Residential fire sprinkler plans shall be submitted for review and approval to the Sacramento Metropolitan Fire District for all new one and two family dwellings in accordance with the California Residential Code.	Fire Sprinklers	Prior to issuance of Building Permits	Fire
17.	The applicant shall provide either a HOA or another mechanism that provides supplemental enforcement of CC&Rs at an additional maximum cost of ten dollars a month per a lot.	Maintenance	Prior to Issuance of the First Building Permit	Planning
18.	The applicant/developer shall enter into an agreement with the City that will include timing for the completion of the park and on-going funding for maintenance and replacement of facilities for the City one-acre park within Village 2.	Lot J Parks	Prior to 50% Building Permits Issued	Planning/Public Works
19.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope	Landscaping	Prior to issuance of Building Permits	Planning/Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	• Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
20.	The applicant shall comply with SMUD conditions as follows; a. Structural setbacks less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. b. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. c. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). d. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	SMUD Infrastructure	Prior to issuance of Building Permits	SMUD
Prior to Final Inspection				
21.	Concrete paths must connect man doors to driveways as shown on the submitted landscape plan and an additional concrete pad area shall be installed by the developer for the storage of garbage receptacles behind the fence line.	Outdoor area	Prior to final Building Inspection	Planning
22.	Each home must be equipped with adequate outdoor lighting as well as an illuminated address plate located on the front elevation.	Lighting	Prior to final Building Inspection	Planning
23.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall	Landscaping	Prior to final Building Inspection	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Specifically, for the Landscape Lots along the public right of way, failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.			
24.	Residential roof coverings shall consist of materials having a minimum Class C rating.	Fire	Prior to final Building Inspection	Fire
25.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire


ATTACHMENT 4
067-1060-003-0000
4499
CAMBERY DR
AURA WAY
RAVISA WAY
AUDRIS WAY
BYRONY CT
HETCH HECHY DR
CONSERVANCY WAY
TIMBERLAND DR
ARJUNA WAY
BORDERLANDS DR
CEDAR BOG WAY
CHOTEAU CIR
RANCHO CORDOVA PKWY
500 ft Buffer
Subject Parcel
Parcels within Buffer
N
W
E
S
0
500
Feet

HARDEV S SHERGILL REV TRUST
100 ENGLEHART DR
FOLSOM CA 95630

VENTURA RACHEL/MATTHEW
11845 STONE HOLLOW WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12120 WISTAR WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12150 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12151 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12154 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12155 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12158 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12159 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12162 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12163 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12166 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12168 HETCH HECHY DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12169 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12170 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12172 HETCH HECHY DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12174 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12175 BYRONY CT
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12178 HETCH HECHY DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12182 HETCH HECHY DR
RANCHO CORDOVA CA 95742

HERRERA NICOLAS
12189 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12192 HETCH HECHY DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12193 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12196 HETCH HECHY DR
RANCHO CORDOVA CA 95742

WALTER EVAN/JESSICA
12197 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

SUDARMA JOSHUA/SUNG YI
12200 HETCH HECHY DR
RANCHO CORDOVA CA 95742

SILVEIRA CODY/KORTNIE
12201 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

HERNANDEZ JENNIFER
12204 HETCH HECHY DR
RANCHO CORDOVA CA 95742

BONIFAZI STEFANO/KSENIA OTKIDACH
12205 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12208 HETCH HECHY DR
RANCHO CORDOVA CA 95742

CONNOLLY AZUSENA/JOHN
12209 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

RIVERA MICHAEL
12210 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

GONZALEZ LE VERONICA R/DEREK A LE
12211 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

AVILA KRISTIE LEA/BENJAMIN
12212 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

PIRTLE LAUREL M
12212 HETCH HECHY DR
RANCHO CORDOVA CA 95742

WONG SAI
12213 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

LAHIRI SAYAN/AMRITA DAS
12214 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

KIM DAVID/SONIA
12215 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

GUARDADO VICTOR M/CELIA A
12216 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

BILLOUPS BERTHA M/WILLIE L JONES
12216 HETCH HECHY DR
RANCHO CORDOVA CA 95742

FLANDERS DAVID/FLANDERS CAROL
12217 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

MARTINEZ CHARLOTTE I/LUIS A
12218 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

MAZZOLA VINCE
12219 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

MAKHMALBAF FARIBORZ/VIDA AKRAMI
12220 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

SALMERI ERIN/STEVE
12220 HETCH HECHY DR
RANCHO CORDOVA CA 95742

PIVETTI CHRISTOPHER D/ALICIA M
12221 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

TIPTON CRISPIN L
12222 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

LAFRADEZ RONALD V/LAFRADEZ ANN V
12223 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

RIBEIRO JULIA S/RENAN L
12224 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

BAULDRY ASHLEY M
12225 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

HOLMES ROBERT D
12226 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

CHISSIE BRADLEY SCOTT
12227 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

WIARD CECIL L/JESSIE M
12228 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

AYALA RYAN/DANIELLE
12229 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

PETERSON SAEJUK
12230 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

HERNANDEZ JOSE A
12231 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

BALDINO ADRIANA N/ZOILA T NEVES
12232 CONSERVANCY WAY
RANCHO CORDOVA CA 95742

QUEZADA PAUL A/LAURA N
12234 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
12235 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

RAISBECK LYNETTE
2049 BANNER MINE CT
GOLD RIVER CA 95670

KING CARRIE
2443 FAIR OAKS BLVD 161
SACRAMENTO CA 95825

SYKES TYLER J/NICOLE M
306 BODEGA CT
EL DORADO HILL CA 95762

SANCHEZ TORRES ALBERTO G
3363 TRISHA WAY
STOCKTON CA 95206

NYIRADI JOSEPH JR/NANCY E MARSHALL
3522 EDINGTON DR
RANCHO CORDOVA CA 95742

K HOVNANIAN AT JAEGER RANCH LLC
3721 DOUGLAS BLVD STE 150
ROSEVILLE CA 95661

WILLIE/LANI WONG TRUST
373 LAKESHIRE DR
DALY CITY CA 94015

CURRENT RESIDENT
4036 AURA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4059 RAVISA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4063 RAVISA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4066 AUDRIS WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4066 RAVISA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4067 RAVISA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4069 AUDRIS WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4070 AUDRIS WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4070 RAVISA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4071 AUDRIS WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4071 RAVISA WAY
RANCHO CORDOVA CA 95742

CHOOPANI BEHNAM
4074 ARJUNA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4074 AUDRIS WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4074 RAVISA WAY
RANCHO CORDOVA CA 95742

LEE DERICK CHEN/PHUOC T PHAN
4078 ARJUNA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4078 AUDRIS WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4078 RAVISA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4082 ARJUNA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4082 RAVISA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4086 ARJUNA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4086 RAVISA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4090 ARJUNA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4090 RAVISA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4094 ARJUNA WAY
RANCHO CORDOVA CA 95742

NGUYEN ALVIN
4098 ARJUNA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4098 RAVISA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4099 ARJUNA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4112 AURA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4116 AURA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4120 AURA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4123 AURA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4124 AURA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4127 AURA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4128 AURA WAY
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4131 AURA WAY
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CURRENT RESIDENT
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RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4148 AURA WAY
RANCHO CORDOVA CA 95742

CHRISTY JOHN/MARTHA
4192 CHOTEAU CIR
RANCHO CORDOVA CA 95742

SAKSENA SHETUL/CAITLIN J MOONEY
4195 CHOTEAU CIR
RANCHO CORDOVA CA 95742

MORAR KISHOR/SANGITABEN KISHOR
MORAR/NIRAJ MORAR
4196 CHOTEAU CIR
RANCHO CORDOVA CA 95742

CONSTANTINE CHRISTI C
4199 CHOTEAU CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4200 CHOTEAU CIR
RANCHO CORDOVA CA 95742

BALL BRIDGET D/MATTHEW A
4203 CHOTEAU CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4204 CHOTEAU CIR
RANCHO CORDOVA CA 95742

YATES JUDITH E/JUDITH E
4207 CHOTEAU CIR
RANCHO CORDOVA CA 95742

DIAS WAYNE J
4208 CHOTEAU CIR
RANCHO CORDOVA CA 95742

CARLSON SCOTT E/MARIA L
4211 CHOTEAU CIR
RANCHO CORDOVA CA 95742

SHAH FAMILY TRUST
4212 CHOTEAU CIR
RANCHO CORDOVA CA 95742

PAUL/JOANNA MURRAY FAMILY TRUST
4215 CHOTEAU CIR
RANCHO CORDOVA CA 95742

RAINEY FAMILY TRUST
4216 CHOTEAU CIR
RANCHO CORDOVA CA 95742

COULTER KEVIN G/TRISHA L
4219 CHOTEAU CIR
RANCHO CORDOVA CA 95742

WOOD TED
4223 CHOTEAU CIR
RANCHO CORDOVA CA 95742

MCCLENAHEN MATTHEW/HEATHER
4227 CHOTEAU CIR
RANCHO CORDOVA CA 95742

TELEP 2013 REVOCABLE TRUST
4231 CHOTEAU CIR
RANCHO CORDOVA CA 95742

PYUN FAMILY TRUST
4235 CHOTEAU CIR
RANCHO CORDOVA CA 95742

REINHARDT MARK K/MARION L/LESLIE A
4239 CHOTEAU CIR
RANCHO CORDOVA CA 95742

WATTERSON MICHELLE/WILLIAM III
4243 CHOTEAU CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4247 CHOTEAU CIR
RANCHO CORDOVA CA 95742

AMANDA SERRANO 2004 TRUST
4251 CHOTEAU CIR
RANCHO CORDOVA CA 95742

HORNE ROBERT N/KENNETH RAY MARTIN
4255 CHOTEAU CIR
RANCHO CORDOVA CA 95742

LIND ALEXANDRIA L
4259 CHOTEAU CIR
RANCHO CORDOVA CA 95742

LINN WILLIAM
4268 BORDERLANDS DR
RANCHO CORDOVA CA 95742

HNATH GREGORY/KIMMI
4271 BORDERLANDS DR
RANCHO CORDOVA CA 95742

HAWKE CHRISTOPHER DEAN/ALLYSON NICOLE
4272 BORDERLANDS DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4275 BORDERLANDS DR
RANCHO CORDOVA CA 95742

EARLEY PHILIP/EARLEY MARIA
4276 BORDERLANDS DR
RANCHO CORDOVA CA 95742

BALLARD KRISTINE L
4279 BORDERLANDS DR
RANCHO CORDOVA CA 95742

GADDE KRISHNA/JYOTHIKRISHNA CHAGANTI
4280 BORDERLANDS DR
RANCHO CORDOVA CA 95742

RUSSO MARC JOSEPH
4283 BORDERLANDS DR
RANCHO CORDOVA CA 95742

RISKEY DEANNA
4284 BORDERLANDS DR
RANCHO CORDOVA CA 95742

ESPARZA OSCAR P/MARIA S MAYO
4287 BORDERLANDS DR
RANCHO CORDOVA CA 95742

DEAVER PAUL C
4288 BORDERLANDS DR
RANCHO CORDOVA CA 95742

TONKS BRIAN/SUSAN C
4291 BORDERLANDS DR
RANCHO CORDOVA CA 95742

ESHLAM KHALED S/JOYTUN NAHAR
4292 BORDERLANDS DR
RANCHO CORDOVA CA 95742

SANCHEZ FAMILY TRUST
4295 BORDERLANDS DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4320 BORDERLANDS DR
RANCHO CORDOVA CA 95742

ANDERSON APRIL/SEBASTION LOWE
4324 BORDERLANDS DR
RANCHO CORDOVA CA 95742

PRASAD ASHIKA DEVI/PRANEET SUMANESH MAHARAJ
4328 BORDERLANDS DR
RANCHO CORDOVA CA 95742

CRESLEIGH HOMES CORPORATION
433 CALIFORNIA ST 7TH
SAN FRANCISCO CA 94104

RICHARDSON MIKE/DESIREE
4332 BORDERLANDS DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4336 BORDERLANDS DR
RANCHO CORDOVA CA 95742

WILSON CAMILO ESPINOZA/ARIADNE AGUILAR
4340 BORDERLANDS DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4344 BORDERLANDS DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4348 BORDERLANDS DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4358 BORDERLANDS DR
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RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4386 BORDERLANDS DR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
4499 RANCHO CORDOVA PKWY
RANCHO CORDOVA CA 95742

MONTELENA DOUGLAS LLC
5241 ARNOLD AVE
MCCLELLAN CA 95652

CHERINKA TRUST
7269 LIVERPOOL LN
ROSEVILLE CA 95747

GARNER FAMILY TRUST
PO BOX 1045
IONE CA 95640

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN RD
ELK GROVE CA 95624

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET RM 301
SACRAMENTO CA 95814

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

MEMORANDUM

DATE: April 20, 2020

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: **FOUR SEASONS COMMUNITY CLUBHOUSE CAMPUS MAJOR DESIGN REVIEW – PROJECT NO. DD9912 – LOCATED WITHIN THE RANCH SPECIAL PLANNING AREA.**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
K. Hovnanian at Jaeger Ranch, LLC 3721 Douglas Boulevard, Suite 150 Roseville, CA 95661	K. Hovnanian at Jaeger Ranch, LLC Attn: Mike Harlan 3721 Douglas Boulevard, Suite 150 Roseville, CA 95661

PROJECT:	Applicant is requesting a Major Design Review for the Four Seasons Community Clubhouse Campus that includes; ballroom and fitness buildings, and recreation area within The Ranch Special Planning Area (SPA). The site is located within the active adult portion, south of Chrysanthy Boulevard.
FILE:	DD9912
LOCATION:	Located south of Chrysanthy Boulevard and east of the preserve.
ZONING:	The Ranch SPA Open Space
APN:	067-0040-008-0000
PLANNER:	June Cowles, Senior Planner

RECOMMENDATION:

Determine the project Exempt per Section 15, of the CEQA Guidelines and adopt the Resolution.

RESULT OF RECOMMENDED ACTION

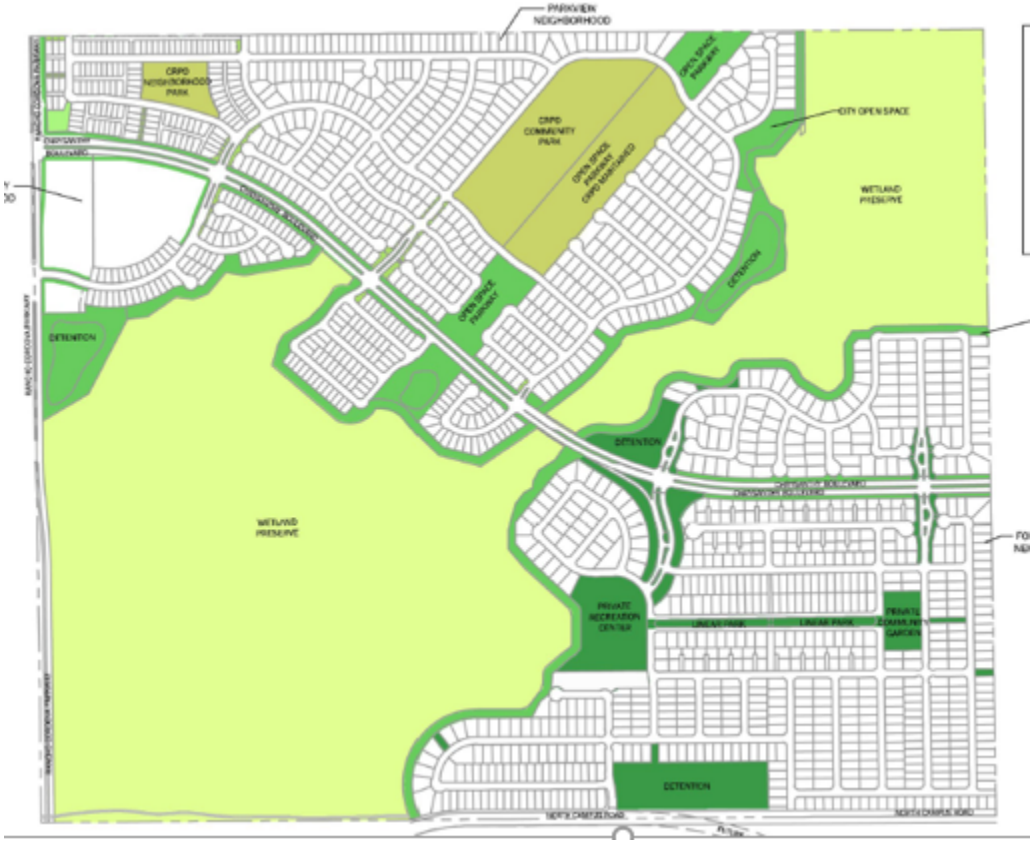
Adoption of the Resolution would approve the design for The Ranch Special Planning Area (SPA) active adult clubhouse site plan and facilities. Approval would allow the applicant to pursue necessary permits for construction.

BACKGROUND

The Ranch SPA was approved on January 6, 2020 and is located south of Douglas Road and east of Rancho Cordova Parkway. **Figure 1: The Ranch SPA Site Location**. The proposed site is located within The Ranch Special Planning Area Four Seasons Neighborhood, a gated active-adult community. **Figure 2: Proposed Project Site Location.**

Figure 1: The Ranch SPA Site Location

Figure 2: Proposed Site Location

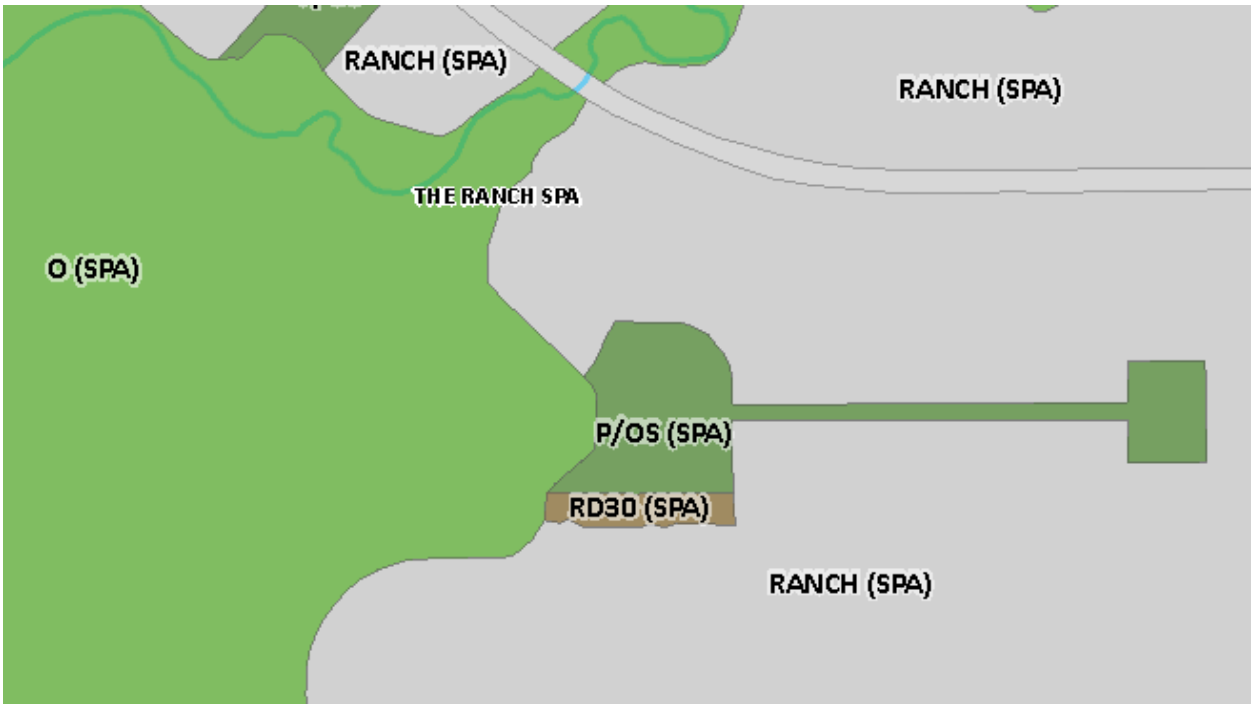


Surrounding Land Use:
The following Table provides the current use, General Plan/Community Plan, and zoning (Table 1 and Figure 3: Zoning Map).

Table 1; Surrounding Land Use, General Plan, and Zoning

	Existing Land Use	General Plan and Community Plan Designations	Zoning The Ranch SPA
Subject Property	Undeveloped Land	Park/Open Space	Park/ Open Space SPA
North	Undeveloped Land	Medium Density Residential	Ranch SPA
East	Undeveloped Land	Medium Density Residential	Ranch SPA and Park/ Open Space SPA
South	Undeveloped Land	High Density Residential	Ranch SPA
West	Undeveloped Land	Natural Resources	Open Space SPA

Figure 3: Zoning Ma

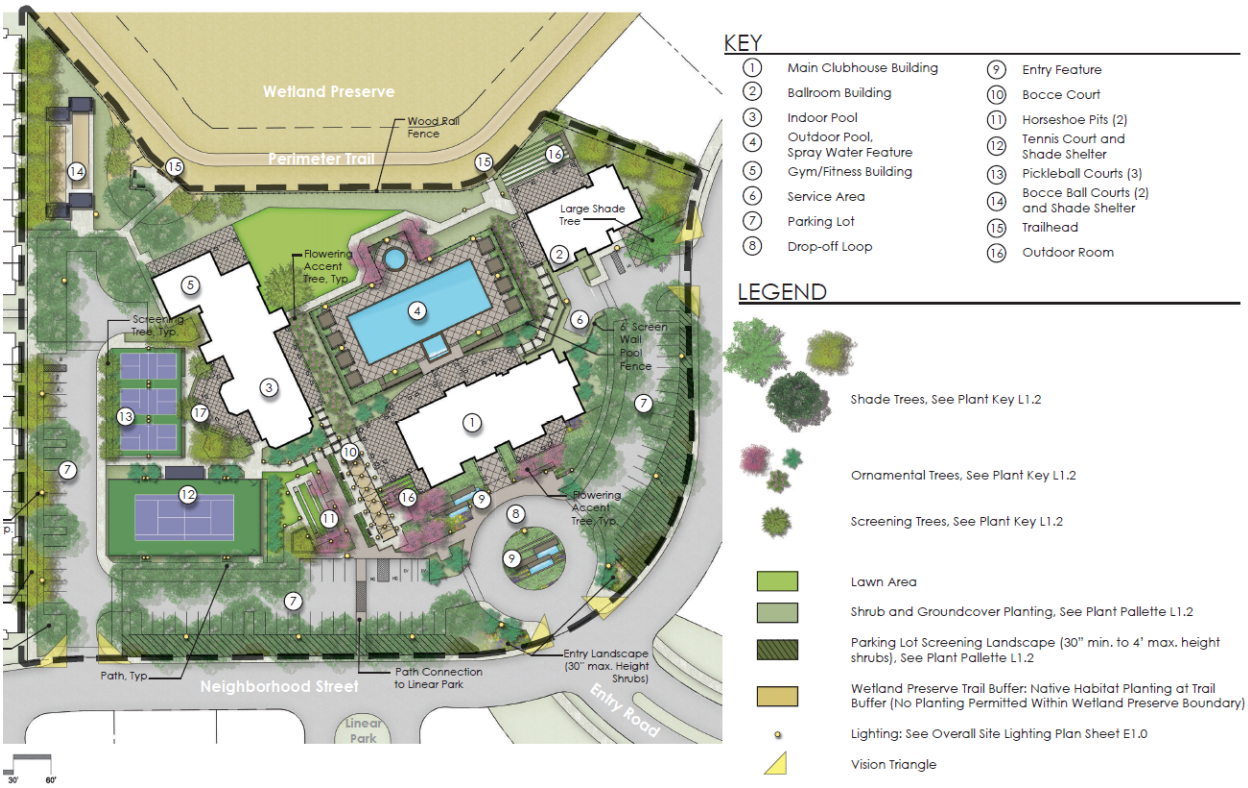


Proposed Project Description:
The private recreational Four Seasons Community Clubhouse Campus, **Figure 4: Four Seasons Site Plan**, includes the following:

A main clubhouse building (7,950 sqft)
Ballroom building (3,532 sqft)
Fitness building (4,133 sqft)
Indoor pool (4,228 sqft)
Outdoor saltwater pool
Sports pavilion
Pickle ball, Bocce ball courts
Tennis court

Parking for future apartments (21 spaces)
Horseshoe pits
Clubhouse parking spaces (54 spaces)

Figure 4: Four Seasons Site Plan



ANALYSIS:

General Plan Consistency:
The proposed Four Seasons clubhouse campus is located within The Ranch Special Planning Area Park and Open Space which allows for clubhouse and outdoor sport uses. The proposed project use is consistent with the General Plan designation.

Zoning Code:

The project site is zoned Park/Open Space (P/OS SPA) which allows clubhouse and outdoor sport uses.

MAJOR DESIGN REVIEW:

Site Design
The proposed private clubhouse campus site design includes several amenities located south of the future Chrysanthy Boulevard and adjacent to the natural preserves. A total of 19,843 square feet of buildings on 5 acres includes the following:

- Main clubhouse
- Ballroom building
- Fitness building

- Indoor pool structure

The outdoor sports activities that surround the clubhouse includes an outdoor saltwater pool and deck, sports pavilion, pickle ball courts, tennis court, bocce ball courts in two locations, and a horseshoe pit. The parking spaces are distributed along the front area with the parking spaces for the future senior apartments between the recreational site and the future apartments. The sight-line for the recreational buildings and pools are towards the nature preserve. The clubhouse campus will be built in Phases as follows:

Phase I
Features the main clubhouse that may include:
- Entry gallery
- Reception
- Bistro/Café
- Demonstration kitchen and lounge area
- Open lounge and wine cellar
- Billiards Room
- Game Room
- Multi-purpose Rooms
- Outdoor Pool
- Tennis and Pickle Ball Courts
- Bocce Ball Courts

Phase II
Features a fitness center
- Heated indoor pool and spa
- Full gym
- Movement Room
- Locker Rooms
- Covered Terrace

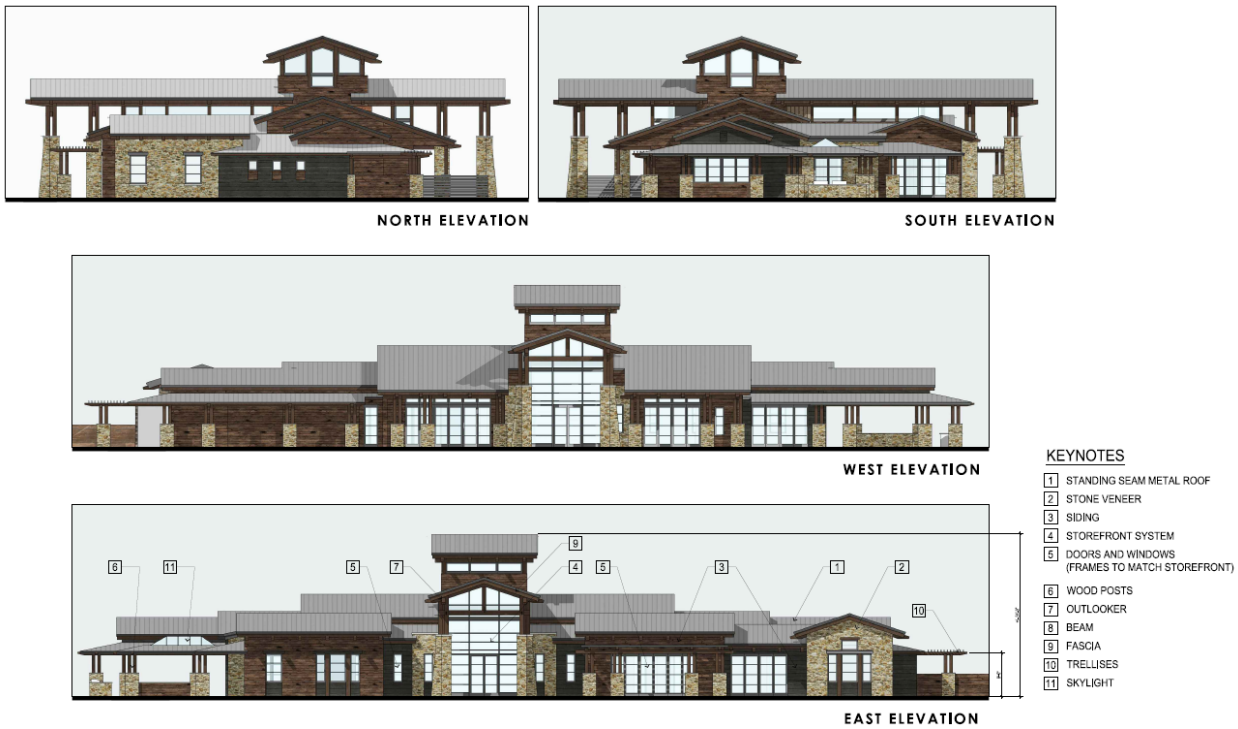
Phase III
Features the event center and multipurpose hall
- Ballroom
- Covered outdoor lounge
- Catering Kitchen and storage

Architectural Design
The proposed recreational clubhouse, ballroom, fitness buildings are designed with a rustic modern architectural theme. **Figure 5: Building Elevations**. Natural materials that include wood and stone are prevalent with large windows. The materials include the following;

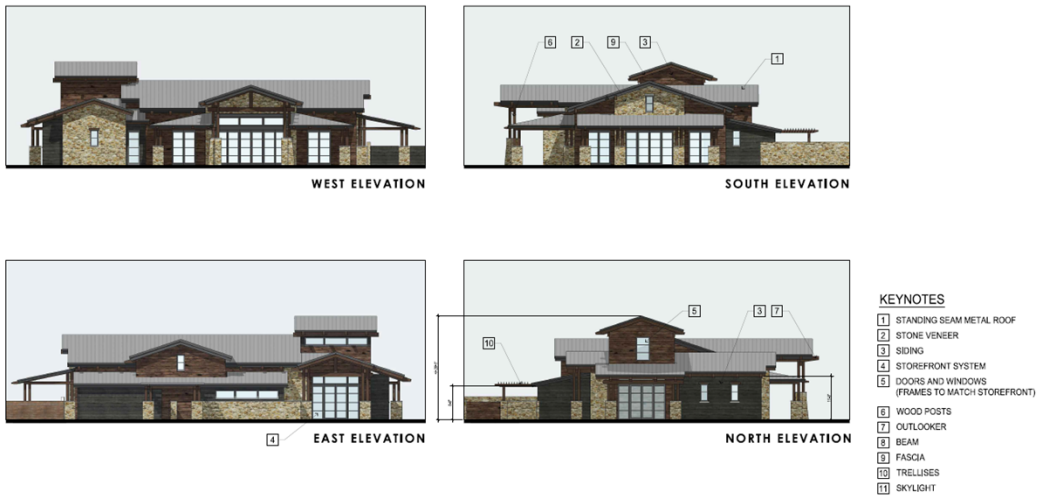
- Wood siding stained finishes with tone variations
- Timber framing with exposed posts and beams, corbels
- Stone veneer
- Standing seam metal roofing that adds a modern look to the natural materials

Figure 5: Building Elevations

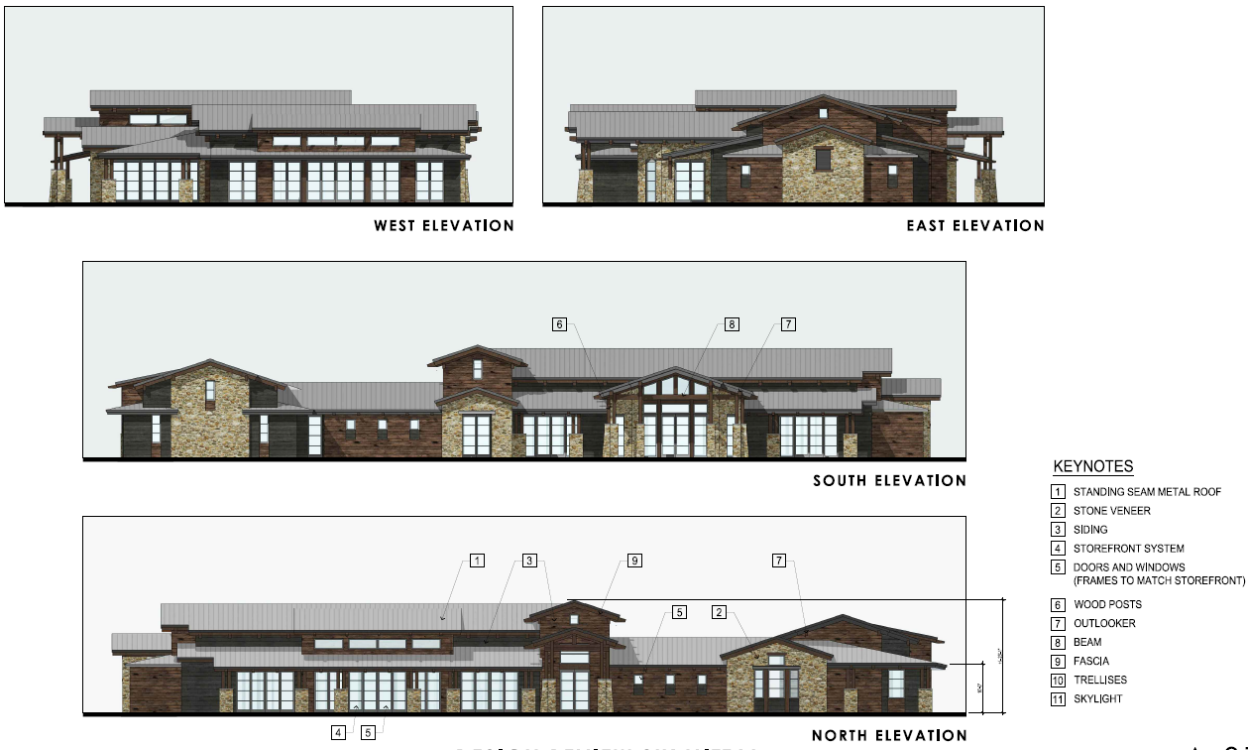
Main Clubhouse



Ball Room Building



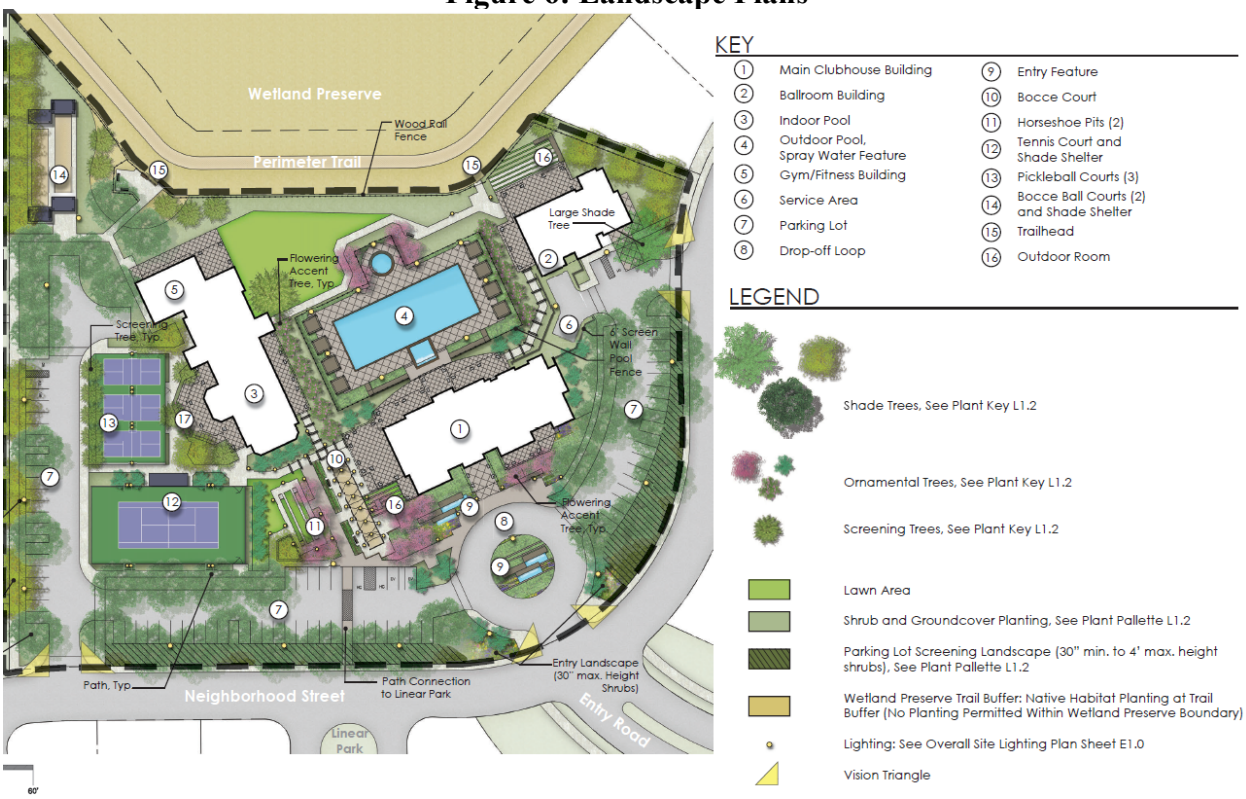
Fitness Building



Landscape Design

The proposed landscape plan includes a variety of trees, shrubs and will include groundcover and ornamental grasses with ground cover spreading plants used as an alternative to grass. Lawn area is included adjacent to the outdoor pool area and in a small area between the tennis court area and bocce court area. The parking area shade tree requirement is consistent with the requirements of the zoning ordinance. **Figure 6: Landscape Plans.**

Figure 6: Landscape Plans



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

Utilities
The proposed project will utilize The Ranch future water, sewer, and electrical infrastructure.

City Design Guidelines
The proposed Ranch clubhouse plans offer a site design with a campus layout that is located adjacent to the natural preserve area. The proposed building architecture is modern, however; incorporates natural elements that are incorporated with the adjacent natural preserve. The proposed project is consistent with the City Design Guidelines as stated below;

- The site design establishes a "destination" visual point at the end of the street.
- Parking is distributed along the front and side area of the project site.
- The interior recreational campus site is oriented towards the natural preserve.
- The buildings are consistent in architectural design and use of materials.
- There are several different rooflines to ensure interest and variation.

DESIGN REVIEW FINDINGS & EVIDENCE

Approval of the Major Design Review, as conditioned, satisfies the approval findings defined by Zoning Code section 23.141.070. as follows:

a) **Finding:** The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special

planning area provisions, and is consistent with the applicable Rancho Cordova Design Guidelines.

Evidence: The General Plan designation for the project site is Park/Open Space. The proposed project is within The Ranch Special Planning Area (SPA) and is zoned Parks/Open Space. The clubhouse campus includes indoor and outdoor amenities for the residents of the active adult community. The proposed project is consistent with The Ranch SPA zoning and General Plan designation. The project follows all zoning and SPA regulations as well as the applicable Rancho Cordova Design Guidelines to include setbacks, height regulations, and architectural detail requirements.

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

Evidence: The applicant, K. Hovnanian, has presented the clubhouse campus that includes several indoor and outdoor sports and amenities. The buildings are consistent in design and materials. The recreational campus layout presents a "destination" image and incorporates the natural preserve sight line.

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

Evidence: The architecture is modern rustic with horizontal lines and natural materials. The landscaping proposed is drought tolerant plantings and complements the buildings and campus. Lighting and screening of exterior appurtenances have been included within the design. Adjacent to the natural preserve the campus buildings and site layout provides a complimentary design.

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

Evidence: The proposed project location was approved within The Ranch SPA. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes.

ENVIRONMENTAL

The proposed project has been analyzed as part of The Ranch Special Planning Area Environmental Impact Report (EIR) that was approved on January 21, 2020, in compliance with the California Environmental Quality Act (CEQA). The project is then exempt under CEQA Exemption 15183, consistent with Community Plan, General Plan and Zoning.

RECOMMENDED MOTION

Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Major Design Review for the Four Seasons Community Clubhouse Campus at The Ranch subject to the findings and Conditions of Approval (Attachment 2 and 3).

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution – Project Plans
3. Exhibit B to the Resolution – Conditions of Approval
4. 500’ Radius Map with Mailing Labels

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING FOUR SEASONS COMMUNITY CLUBHOUSE CAMPUS MAJOR DESIGN REVIEW – PROJECT NO. D9912- LOCATED WITHIN THE RANCH SPECIAL PLANNING AREA

WHEREAS, K. Hovnanian at Jaeger Ranch LLC (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Major Design Review approval for the Four Seasons Community Clubhouse Campus within The Ranch Special Planning Area.

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

WHEREAS, the project site is located within The Ranch Special Planning Area. The proposed project includes a 5-acre site for a private recreational community campus with multiple recreational buildings and sport activities, landscaping, lighting, and parking. The proposed project was determined to be Exempt pursuant to the California Environmental Quality Act Section 15183; consistent with Community Plan, General Plan, and Zoning Code; and

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

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

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

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

Evidence: The proposed project site location is within The Ranch Special Planning Area. A Final Environmental Impact Report was certified for the Special Planning Area in January 2020 by the City of Rancho Cordova and a Mitigation Monitoring Program was adopted. In addition, development of the project site is consistent with The Ranch EIR. The proposed project includes a recreational facility with buildings, sports facilities, lighting, parking, and landscaping. The proposed project is consistent with the Community Plan, General Plan, and Zoning.

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

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

Evidence: The General Plan designation for the project site is Parks/Open Space. The proposed project is within The Ranch Special Planning Area (SPA) and is zoned Parks/Open Space. The clubhouse campus includes indoor and outdoor amenities for the residents of the active adult community. The proposed project is consistent with The Ranch SPA zoning and General Plan designation. The project follows all zoning and SPA regulations as well as the applicable Rancho Cordova Design Guidelines to include setbacks, height regulations, and architectural detail requirements.

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

Evidence: The applicant, K. Hovnanian, has presented the clubhouse campus that includes several indoor and outdoor sports and amenities. The buildings are consistent in design and materials. The recreational campus layout presents a "destination" image and incorporates the natural preserve sight line.

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

Evidence: The architecture is modern rustic with horizontal lines and natural materials. The landscaping proposed is drought tolerant plantings and complements the buildings and campus. Lighting and screening of exterior appurtenances have been included within the design. Adjacent to the natural preserve the campus buildings and site layout provides a complimentary design.

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

Evidence: The proposed project location was approved within The Ranch SPA. Vehicular, bicycle, and pedestrian circulation were studied and accepted as part of that prior approval. This Design Review approval will not impede any of the approved transportation modes.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of April 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

Stacy Leitner, CMC
City Clerk

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A-04 FITNESS BUILDING PLAN
A-05 CLUBHOUSE BUILDING ELEVATIONS
A-06 BALL ROOM BUILDING ELEVATIONS
A-07 FITNESS BUILDING ELEVATIONS
A-08 BUILDING MATERIAL REFERENCE

LANDSCAPE:

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L-1.1 CLUBHOUSE INSPIRATION
L-1.2 PLANT PALETTE

PHOTOMETRICS:

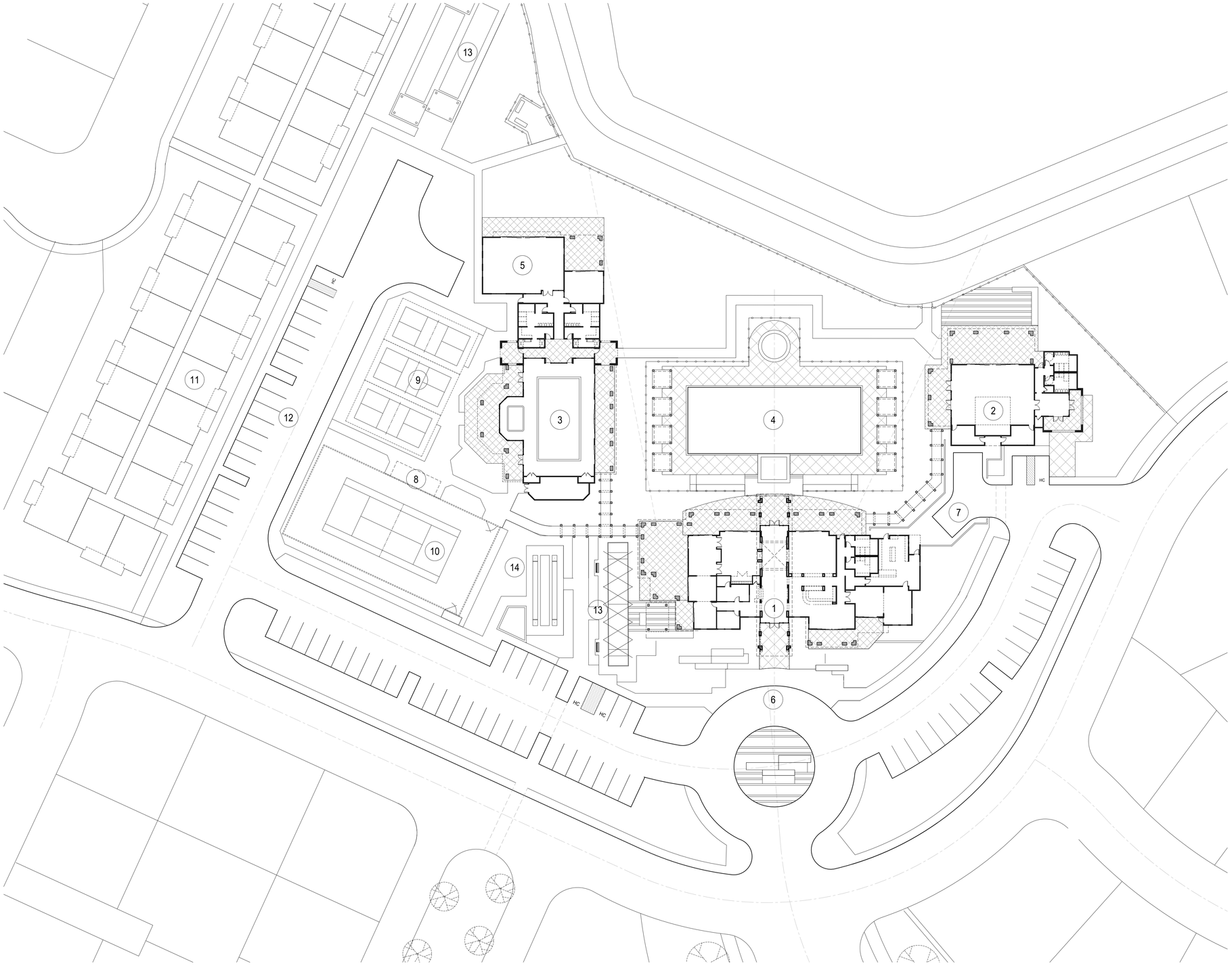
E1.0 OVERALL SITE PLAN-LIGHTING
E1.1 OVERALL SITE PLAN-CALCULATIONS
E2.0 LIGHTING SPECIFICATIONS SHEETS
E2.1 LIGHTING SPECIFICATIONS SHEETS

DESIGN REVIEW SUBMITTAL

JAEGER CLUBHOUSE + APARTMENTS
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

19008.00 2019.10.29 A-00

DANIELIAN ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030



LEGEND

1. MAIN CLUBHOUSE BUILDING
2. BALLROOM BUILDING
3. INDOOR POOL
4. OUTDOOR SALTWATER POOL
5. FITNESS BUILDING
6. MAIN DROP OFF
7. SERVICE
8. SPORTS PAVILION
9. PICKLE BALL COURTS
10. TENNIS COURT
11. FUTURE APARTMENTS
12. PARKING FOR FUTURE APARTMENTS
13. BOCCE BALL COURTS
14. HORSESHOE PIT

SEE LANDSCAPE DRAWINGS FOR MORE SITE INFORMATION

AREA SUMMARY (S.F.)	
MAIN CLUBHOUSE	7,950
BALLROOM BLDG.	3,532
GYM BLDG.	4,133
SUBTOTAL	15,615
INDOOR POOL	4,228
TOTAL	19,843

PARKING SUMMARY	
CLUBHOUSE	54
APARTMENTS	21
TOTAL	75

DESIGN REVIEW SUBMITTAL

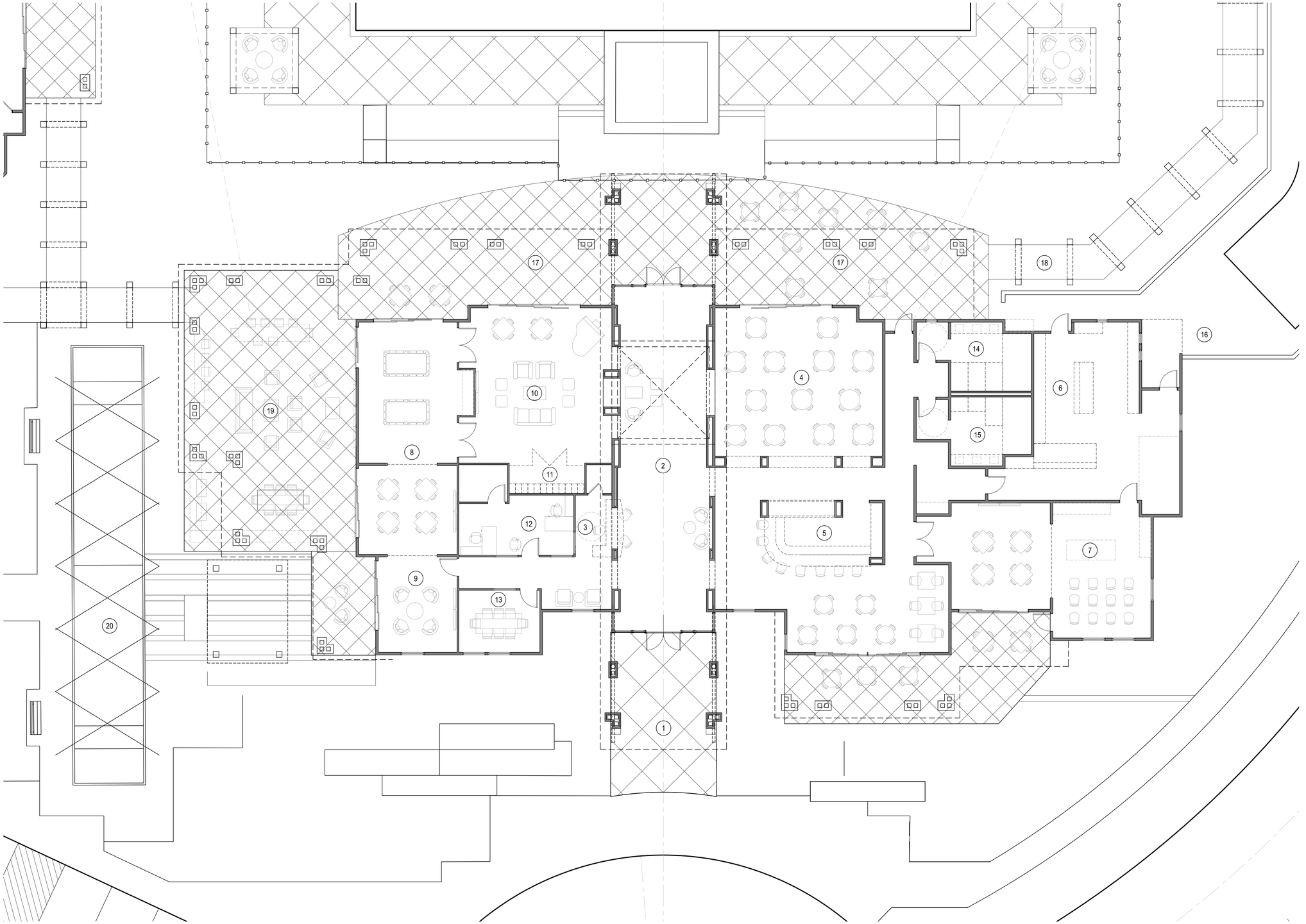
SITE PLAN

JAEGER CLUBHOUSE + APARTMENTS
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

N
T.N.
0' 30' 60'
SCALE 1" = 30'-0"

19008.00 2019.10.29 A-01

DANIELIAN ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030



LEGEND

1. MAIN ENTRY
2. GALLERY
3. RECEPTION
4. BISTRO/CAFE (743.4 sf)
5. BAR (860 sf)
6. MAIN KITCHEN (762 sf)
7. DEMO KITCHEN / MULTI-PURPOSE (775 sf)
8. GAME / CARD ROOM (718 sf)
9. MAN CAVE (228.6 sf)
10. LOUNGE (693 sf)
11. WINE LOCKERS
12. HOA OFFICE (255 sf)
13. CONFERENCE ROOM (153 sf)
14. WOMEN'S ROOM
15. MEN'S ROOM
16. SERVICE
17. COVERED TERRACE
18. PATH WITH TRELLIS
19. COVERED OUTDOOR LOUNGE (1,441 sf)
20. BOCCE BALL COURTS

DESIGN REVIEW SUBMITTAL

JAEGER CLUBHOUSE + APARTMENTS
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

MAIN CLUBHOUSE

N
T.N.
0' 8' 16'
SCALE 1/8" = 1'-0"

19008.00 2019.10.29 A-02

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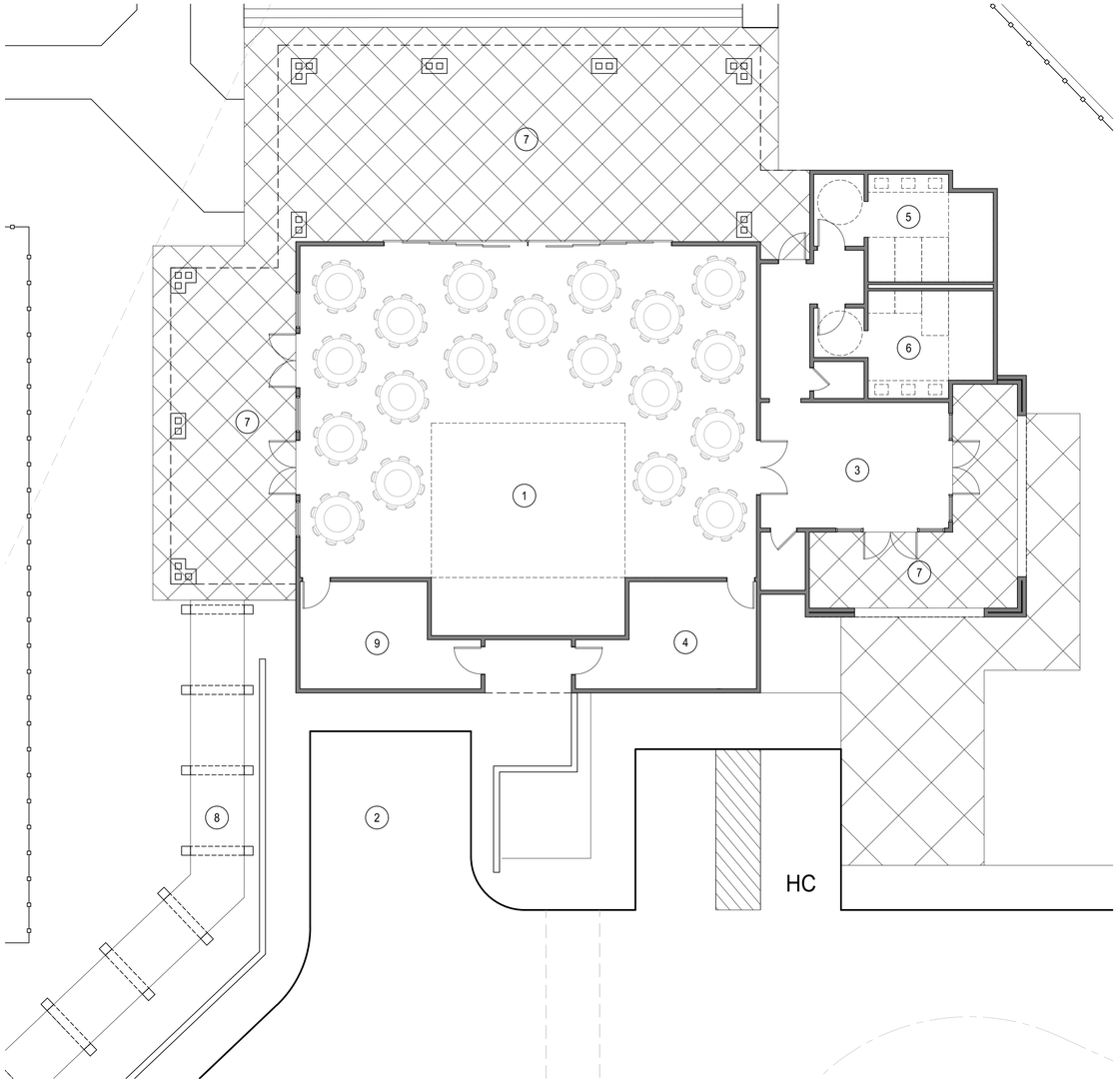
architects ■ planners
www.danielian.com 949.474.6030



LEGEND

1. BALLROOM (2037.3 sf)
2. SERVICE
3. PRE-FUNCTION (295.4 sf)
4. STORAGE
5. WOMEN'S ROOM
6. MEN'S ROOM
7. COVERED TERRACE
8. PATH WITH TRELLIS
9. CATERING KITCHEN (204 sf)

DESIGN REVIEW SUBMITTAL

BALL ROOM BUILDING

JAEGER CLUBHOUSE + APARTMENTS
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

N
T.N.
0' 8' 16'
SCALE 1/8" = 1'-0"

19008.00 2019.10.29 A-03

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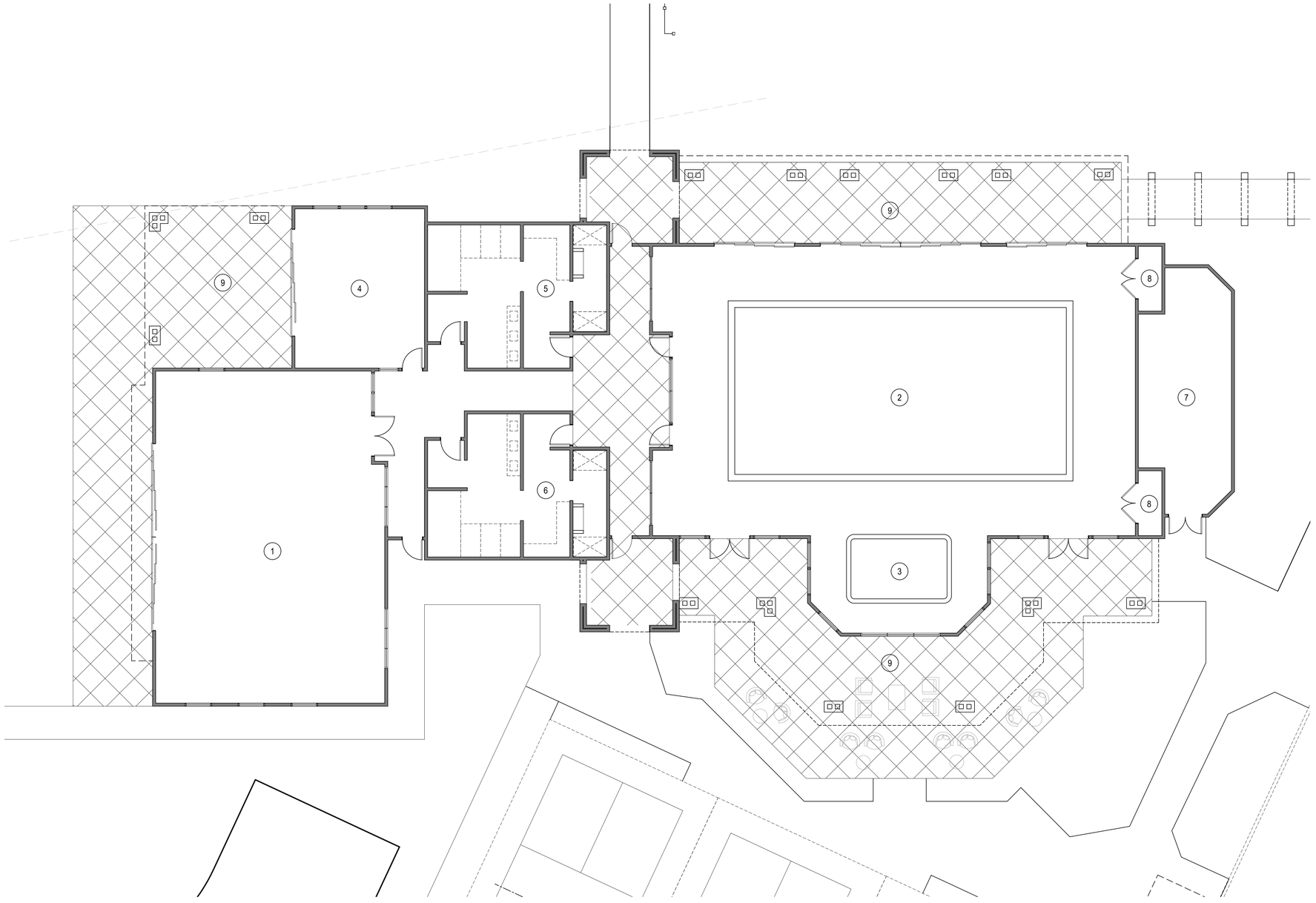

LEGEND

1. GYM (1700.1 sf)
2. INDOOR POOL (3122.7 sf)
3. SPA (370.3 sf)
4. MOVEMENT STUDIO (469.1 sf)
5. WOMEN'S RM & LOCKER / SHOWER
6. MEN'S RM & LOCKER / SHOWER
7. POOL MECHANICAL RM
8. STORAGE
9. COVERED TERRACE

DESIGN REVIEW SUBMITTAL

FITNESS BUILDING

JAEGER CLUBHOUSE + APARTMENTS
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

N.T.S.

0' 8' 16'
SCALE 1/8" = 1'-0"

19008.00 2019.10.29 A-04

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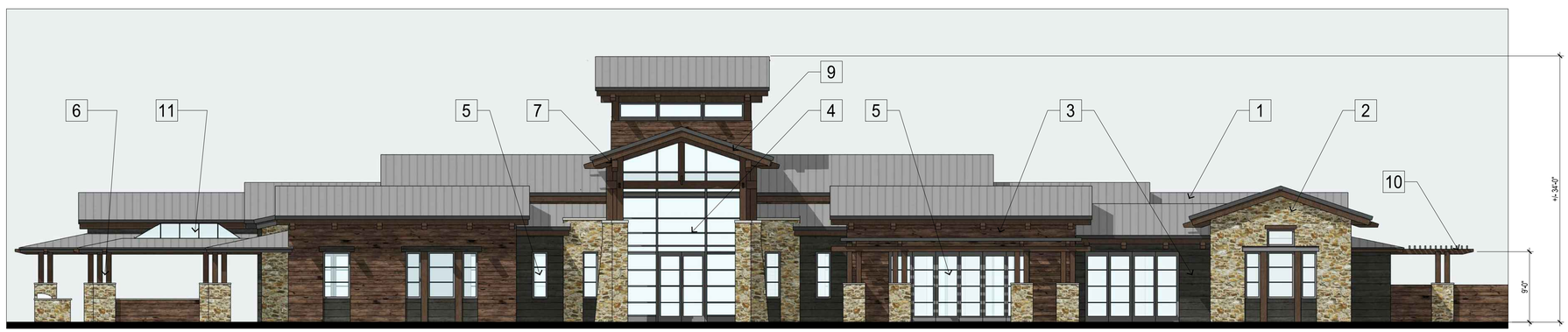
NORTH ELEVATION

SOUTH ELEVATION

WEST ELEVATION



EAST ELEVATION

KEYNOTES

1. STANDING SEAM METAL ROOF
2. STONE VENEER
3. SIDING
4. STOREFRONT SYSTEM
5. DOORS AND WINDOWS (FRAMES TO MATCH STOREFRONT)
6. WOOD POSTS
7. OUTLOOKER
8. BEAM
9. FASCIA
10. TRELLISES
11. SKYLIGHT

DESIGN REVIEW SUBMITTAL

JAEGER CLUBHOUSE + APARTMENTS
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

ELEVATIONS - MAIN CLUBHOUSE

19008.00 2019.10.29 A-05

0' 8' 16'
SCALE 1/8" = 1'-0"

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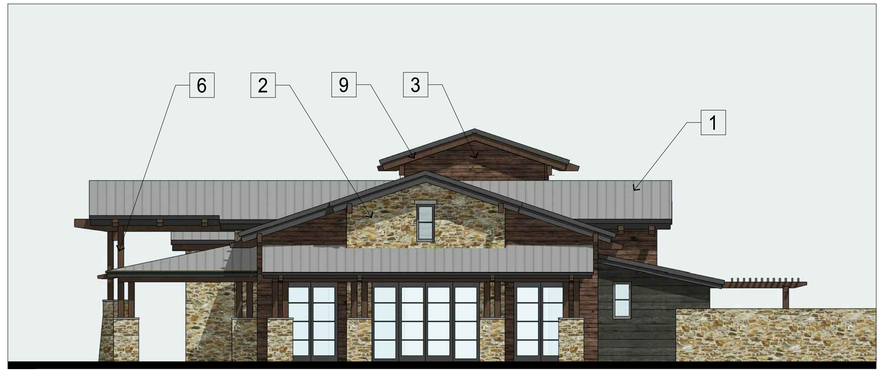
WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

KEYNOTES

1. STANDING SEAM METAL ROOF
2. STONE VENEER
3. SIDING
4. STOREFRONT SYSTEM
5. DOORS AND WINDOWS (FRAMES TO MATCH STOREFRONT)
6. WOOD POSTS
7. OUTLOOKER
8. BEAM
9. FASCIA
10. TRELLISES
11. SKYLIGHT

DESIGN REVIEW SUBMITTAL

JAEGER CLUBHOUSE + APARTMENTS
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

ELEVATIONS - BALL ROOM BUILDING

0' 8' 16'
SCALE 1/8" = 1'-0"

19008.00 2019.10.29 A-06

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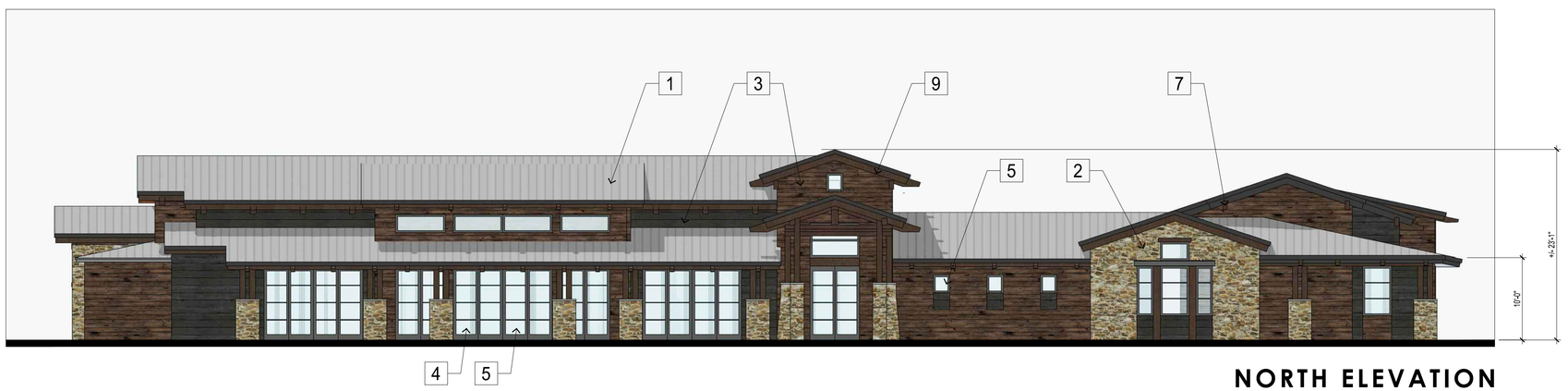
WEST ELEVATION

EAST ELEVATION

SOUTH ELEVATION



NORTH ELEVATION

KEYNOTES

1. STANDING SEAM METAL ROOF
2. STONE VENEER
3. SIDING
4. STOREFRONT SYSTEM
5. DOORS AND WINDOWS (FRAMES TO MATCH STOREFRONT)
6. WOOD POSTS
7. OUTLOOKER
8. BEAM
9. FASCIA
10. TRELLISES
11. SKYLIGHT

DESIGN REVIEW SUBMITTAL

JAEGER CLUBHOUSE + APARTMENTS
K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

ELEVATIONS - FITNESS BUILDING

19008.00 2019.10.29 A-07

0' 8' 16'
SCALE 1/8" = 1'-0"

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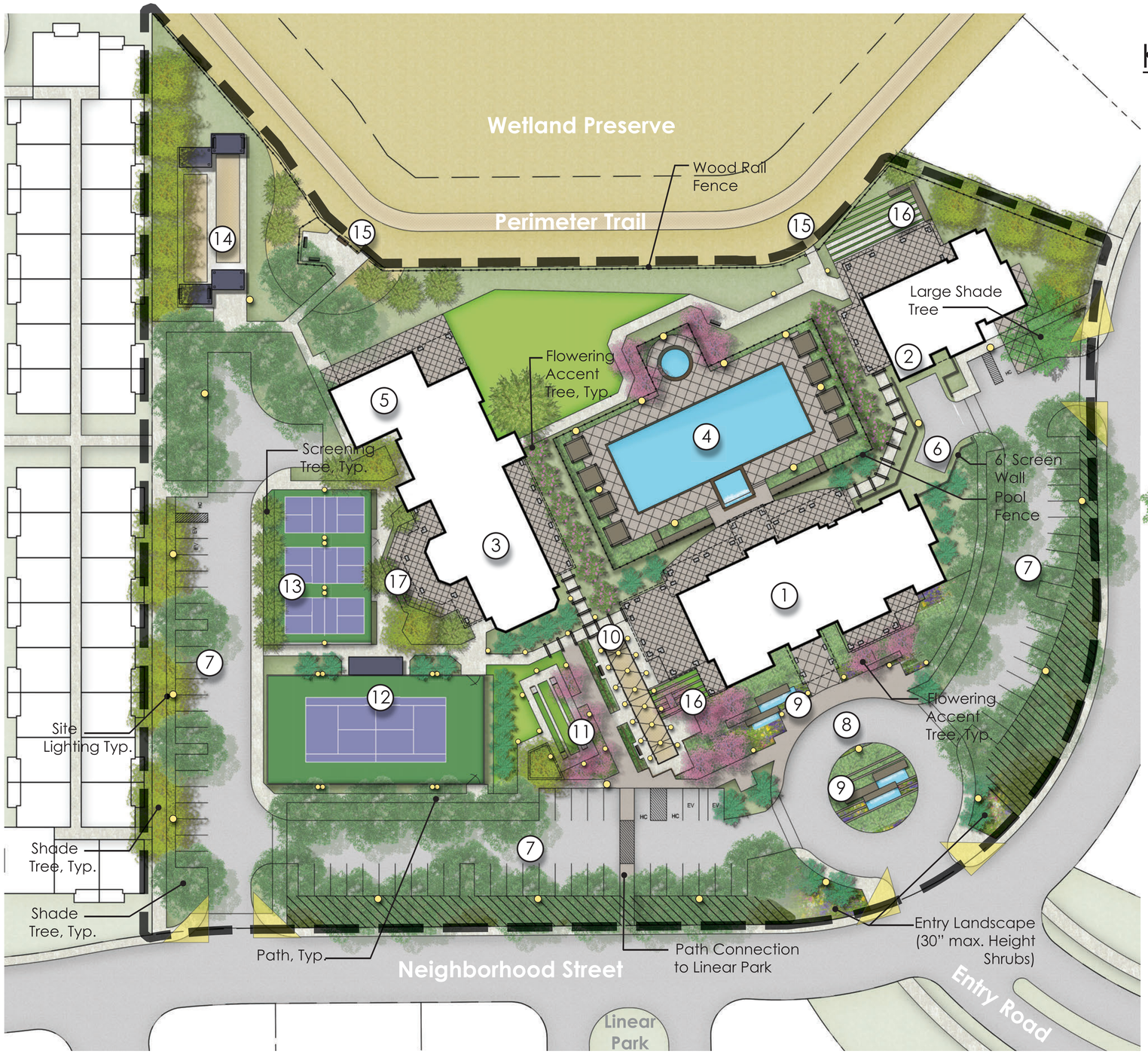


KEY

1. Main Clubhouse Building
2. Ballroom Building
3. Indoor Pool
4. Outdoor Pool, Spray Water Feature
5. Gym/Fitness Building
6. Service Area
7. Parking Lot
8. Drop-off Loop
9. Entry Feature
10. Bocce Court
11. Horseshoe Pits (2)
12. Tennis Court and Shade Shelter
13. Pickleball Courts (3)
14. Bocce Ball Courts (2) and Shade Shelter
15. Trailhead
16. Outdoor Room

LEGEND

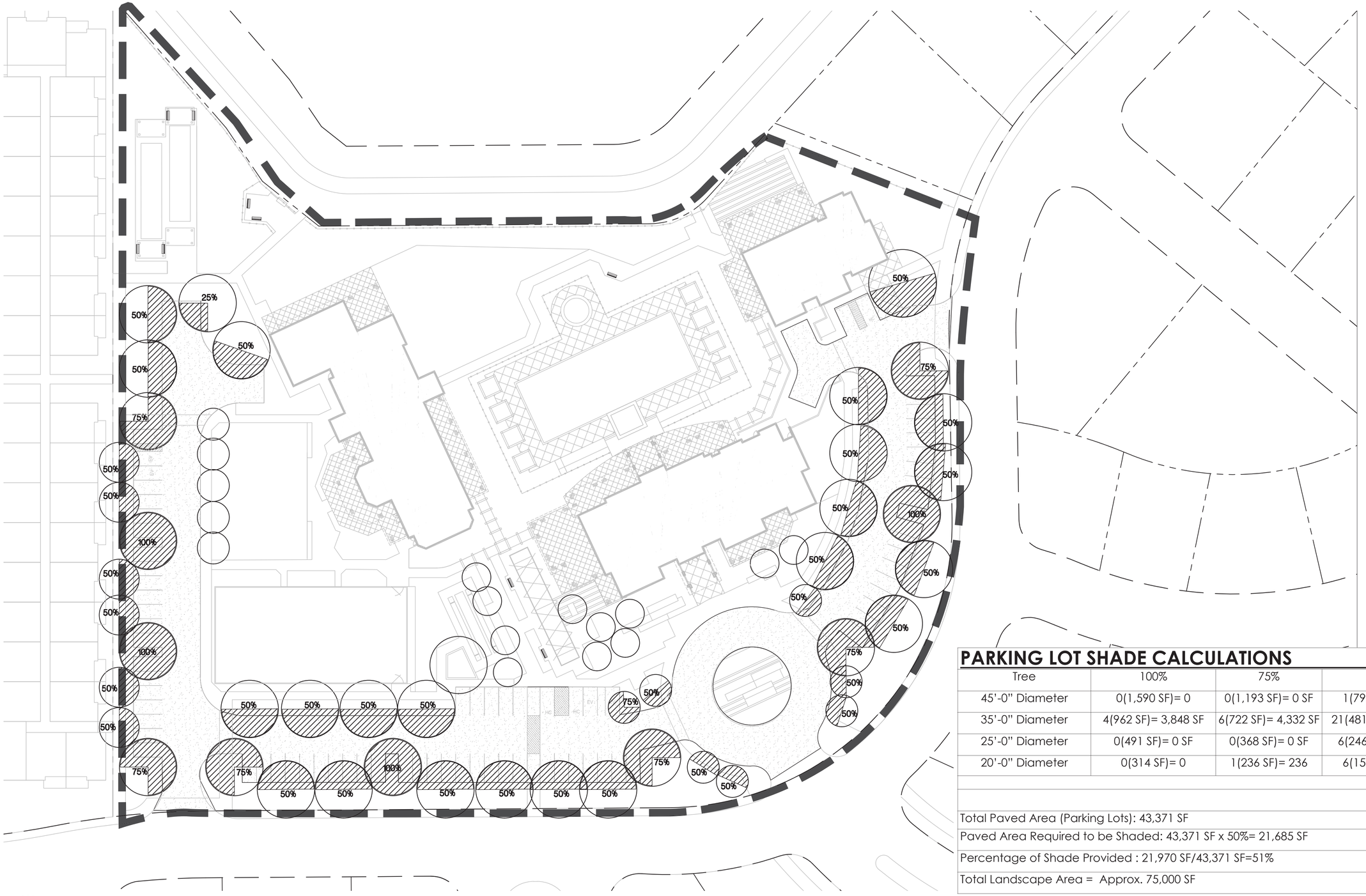
- Shade Trees, See Plant Key L1.2
- Ornamental Trees, See Plant Key L1.2
- Screening Trees, See Plant Key L1.2
- Lawn Area
- Shrub and Groundcover Planting, See Plant Pallette L1.2
- Parking Lot Screening Landscape (30" min. to 4' max. height shrubs), See Plant Pallette L1.2
- Wetland Preserve Trail Buffer: Native Habitat Planting at Trail Buffer (No Planting Permitted Within Wetland Preserve Boundary)
- Lighting: See Overall Site Lighting Plan Sheet E1.0
- Vision Triangle

THE RANCH CLUBHOUSE

K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

L1.0
CLUBHOUSE LANDSCAPE PLAN
JANUARY 24, 2020

CALA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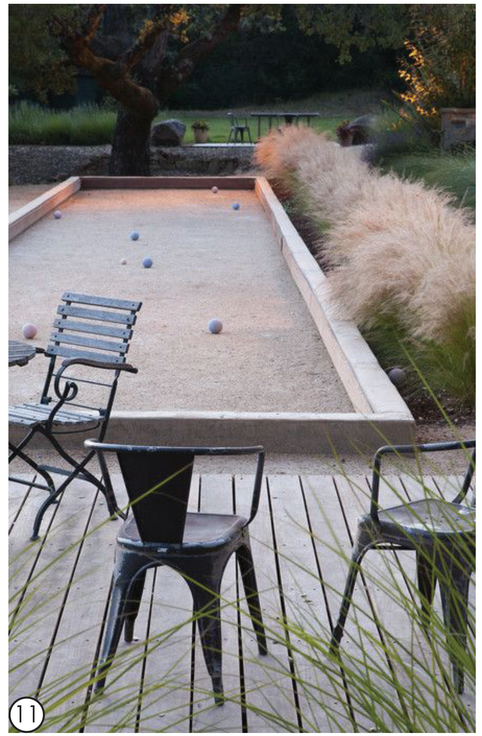


THE RANCH CLUBHOUSE

K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

L1.2

CLUBHOUSE INSPIRATION
JANUARY 24, 2020

CALA

PLANT KEY

EVERGREEN SHADE TREES Approx. 34 trees

Juniperus chinensis 'Blue Point'
Blue Point Juniper
Size: 12'T x 8'W, Container: 8'tall min.
Water Use: Low

Magnolia grandiflora 'St. Mary'
St. Mary Magnolia
Size: 20'T x 10'W, Container: 15 gal
Water Use: Medium

Olea europaea 'Swan Hill'
Swan Hill Olive
Size: 30'T x 30'W, Container: 24" box
Water Use: Very Low

Pinus eldarica
Afghan Pine
Size: 40'T x 30' W, Container: 8' tall min.
Water Use: Low

Quercus wislizeni
Interior Live Oak
Size: 50'T x 45'W, Container: 24" box
Water Use: Very Low

DECIDUOUS SHADE TREES Approx. 24 trees

Ginkgo biloba 'Autumn Gold'
Autumn Gold Ginkgo
Size: 50'T x 30', Container: 15 gal
Water Use: Medium

Pistacia chinensis
Chinese Pistache
Size: 35'T x 35'W, Container: 15 gal
Water Use: Low

Quercus lobata
Valley Oak
Size: 45'T x 40'W, Container: 24" box
Water Use: Low

Sophora japonica 'Regent'
Regent Japanese Pagoda Tree
Size: 40'T x 30'-40', Container: 15 gal
Water Use: Medium

Zelkova serrata
Sawleaf Zelkova
Size: 60'T x 50'-60'W, Container: 15gal
Water Use: Medium

ORNAMENTAL TREES Approx. 30 trees

Acer palmatum 'Bloodgood'
Japanese Maple 'Bloodgood'
Size: 15'T x 15'W, Container: 15 gal
Water Use: Medium

Cedrus atlantica 'Horstmann'
Horstmann Blue Atlas Cedar
Size: 10'T x 5'W, Container: 8' tall min.
Water Use: Medium

Cornus 'Eddie's White Wonder'
Eddie's White Wonder Dogwood
Size: 25'T x 20'W, Container: 15 gal
Water Use: Medium

Magnolia x soulangeana
Saucer Magnolia
Size: 25'T x 25'W, Container: 15 gal
Water Use: Medium

Prunus x 'Yedoensis'
Yoshino Flowering Cherry
Size: 35'T x 30'W, Container: 15 gal
Water Use: Medium

SCREENING TREES Approx. 20 trees

Dodonaea viscosa 'Purpurea'
Purple Hopseed Bush
Size: 15'T x 10'W, Container: 15 gal
Water Use: Low

Laurus nobilis 'Saratoga'
Saratoga Laurel
Size: 40'T x 20'W, Container: 15 gal
Water Use: Low

Podocarpus macrophyllus
Yew Pine
Size: 20'T x 8'W, Container: 15 gal
Water Use: Medium

PLANT CONCEPT AND GOALS

The Jaeger Ranch Landscape plan shall include low water use and climate appropriate plantings and efficient irrigation systems meeting the statewide Model Water Efficient Landscape Ordinance. Landscape plan will also meet the applicable requirements stated in the City of Rancho Cordova's municipal Code Section 23.716 Landscaping including: "Final Landscape and Irrigation Plan. A final landscape and irrigation plan shall be submitted in conjunction with site improvement plans and reviewed and approved by the director prior to issuance of building permits."

ACCENT AND ENTRY AREAS

Botanical Name	Common Name	Size	Container Size	Quantity	Water Use
Achillea x 'Moonshine'	Moonshine Yarrow	24"Tx 24"W	1 gal	190	Low
Anigozanthos x 'Orange Cross'	Kangaroo Paw	24"T x 36"W	5 gal	300	Low
Echinacea purpurea	Coneflower	24"T x 24"W	1 gal	50	Med
Hemerocallis 'Purple de Oro'	Daylily	18"T x 18"W	1 gal	50	Low
Lantana sellowiana	Trailing Lantana	12"T x 60"W	5 gal	190	Low
Rudbeckia hirta 'Indian Summer'	Coneflower	36"T x 18"W	1 gal	30	Med
Salvia clevelandii	Cleveland Sage	36"T x 48"W	5 gal	50	Low
Pennisetum alopecuroides 'Little Bunny'	Dwarf Fountain Grass	12"T x 18"W	1 gal	90	Low
Pinus mugo 'var. pumilio'	Dwarf Mugo Pine	48"T x 60"W	15 gal	5	Med

PARKING LOT SCREENING

Botanical Name	Common Name	Size	Container Size	Quantity	Water Use
Abelia x grandiflora 'Kaleidoscope'	Glossy Abelia	30"T x 36"W	5 gal	150	Med
Berberis thunbergii 'Crimson Pygmy'	Barberry	24"T x 36"W	5 gal	50	Med
Dianella revoluta	Flax Lily	24"T x 24"W	5 gal	60	Low
Lomandra longifolia 'Breeze'	Breeze Mat Rush	24"T x 24"W	1 gal	150	Low
Olea europaea 'Little Ollie'	Little Ollie Olive	72"T x 72"W	5 gal	70	Low
Ribes viburnifolium	Evergreen Currant	36"T x 72"W	5 gal	150	Low

SHRUB AND GROUNDCOVER

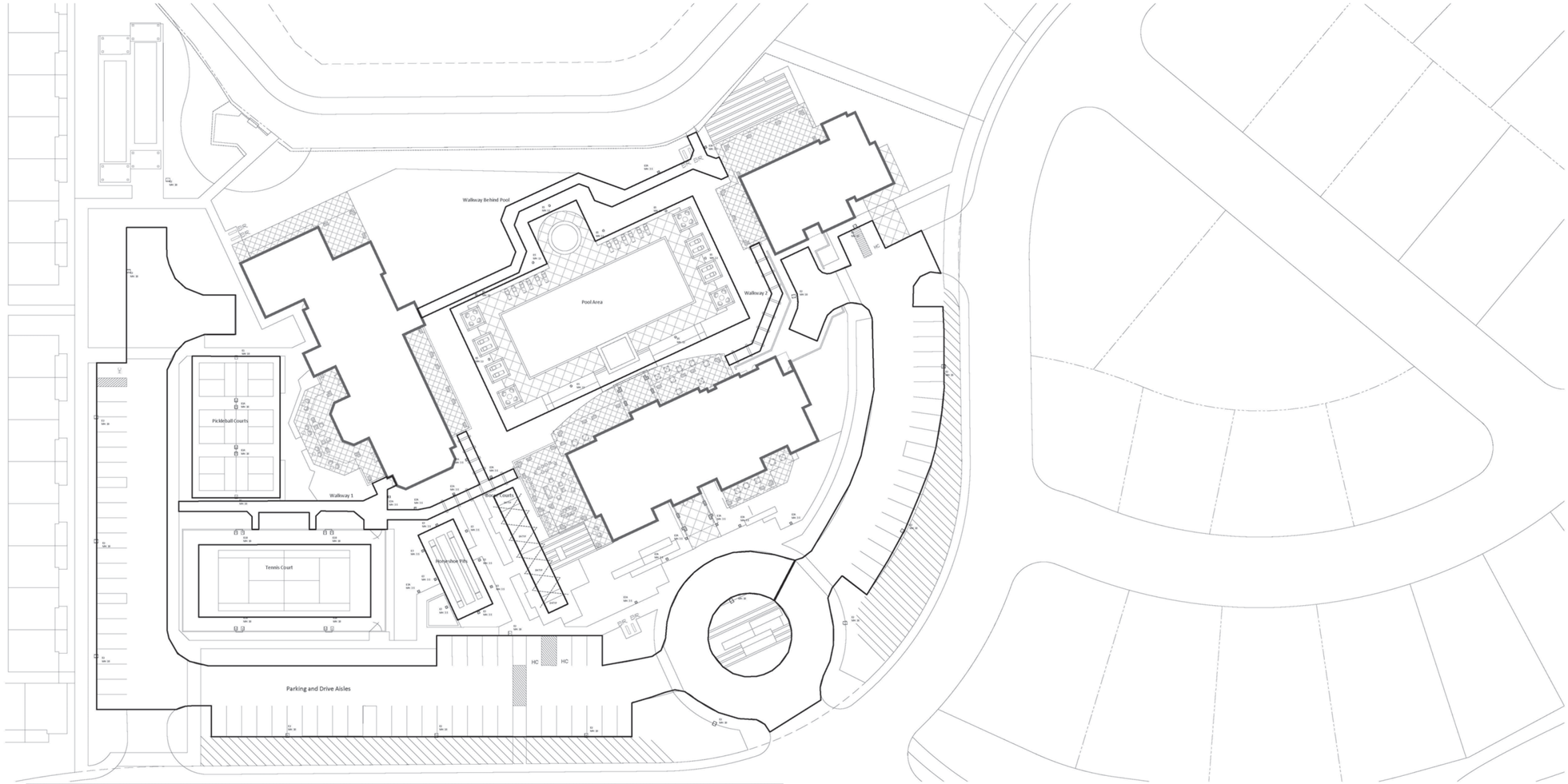
Botanical Name	Common Name	Size	Container Size	Quantity	Water Use
Arctostaphylos densiflora 'Howard McMinn'	Manzanita	72"T x 72"W	5 gal	160	Low
Bouteloua gracilis 'Blond Ambition'	Blue Grama Grass	30"T x 36"W	1 gal	1,000	Low
Coprosma kirkii	Creeping Mirror Plant	18"T x 72"W	5 gal	210	Med
Muhlenbergia rigens	Deer Grass	48"T x 48"W	5 gal	200	Low
Perovskia 'Little Spire'	Dwarf Russian Sage	18"T x 18"W	5 gal	480	Low
Rosa x 'meiradena'	Ice Cap White Rose	30"T x 42"W	5 gal	840	Med
Westringia fruticosa	Coast Rosemary	48"T x 72"W	5 gal	200	Low
Yucca gloriosa 'Variegata'	Varigated Yucca	48"T x 48"W	5 gal	50	Low

THE RANCH CLUBHOUSE

K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

L1.3
PLANT PALETTE
JANUARY 24, 2020

CALA



Luminaire Schedule

Symbol	Qty	Fixture Type	Manufacturer and Part Number	LLF	Lumens	Watts
	2	E1	Beacon - MA-A-148L-470-4K7-TC-UNV-K (included with knuckle for 5 degree tilt) (MOUNTING HEIGHT - 18')	0.903	53463	470
	2	E1A	Beacon - MA-A-148L-470-4K7-TC-UNV-K (included with knuckle for 5 degree tilt) (2 heads at 180 degrees) (MOUNTING HGT.- 18')	0.903	106926	940
	4	E1B	Beacon - MA-A-148L-470-4K7-TC-UNV-K (included with knuckle for 5 degree tilt) (2 heads side by side) (MOUNTING HEIGHT - 18')	0.903	106926	940
	16	E2	US Architectural - RZRM-PLED-IV-48LED-700mA-NW (MOUNTINIG HEIGHT - 18')	0.903	12882	105
	8	E3	US Architectural - RZRB1-PLED-IV-FT-20LED-175mA-NW (MOUNTING HEIGHT - 3.5')	0.903	1515	12
	14	E3A	US Architectural - RZRB1-PLED-III-W-20LED-175mA-NW (MOUNTING HEIGHT - 3.5')	0.903	1556	12
	164	E4	Primus - DSW-xx-120-PLED-G16.5F-2W-27K (approximation) (MOUNTING HEIGHT - 15')	0.903	200	2
	9	E5	Kim - UR20-28L-30-4K7-5W-HDL-UNV-PT (MOUNTING HEIGHT - 12')	0.903	3105	30

NOTES:

1. The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.

2. LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.95 x 0.95 = 0.90

1 / E1.0 OVERALL SITE PLAN - LIGHTING

SCALE : 1" = 30'-0"

THE RANCH CLUBHOUSE

K. Hovnanian

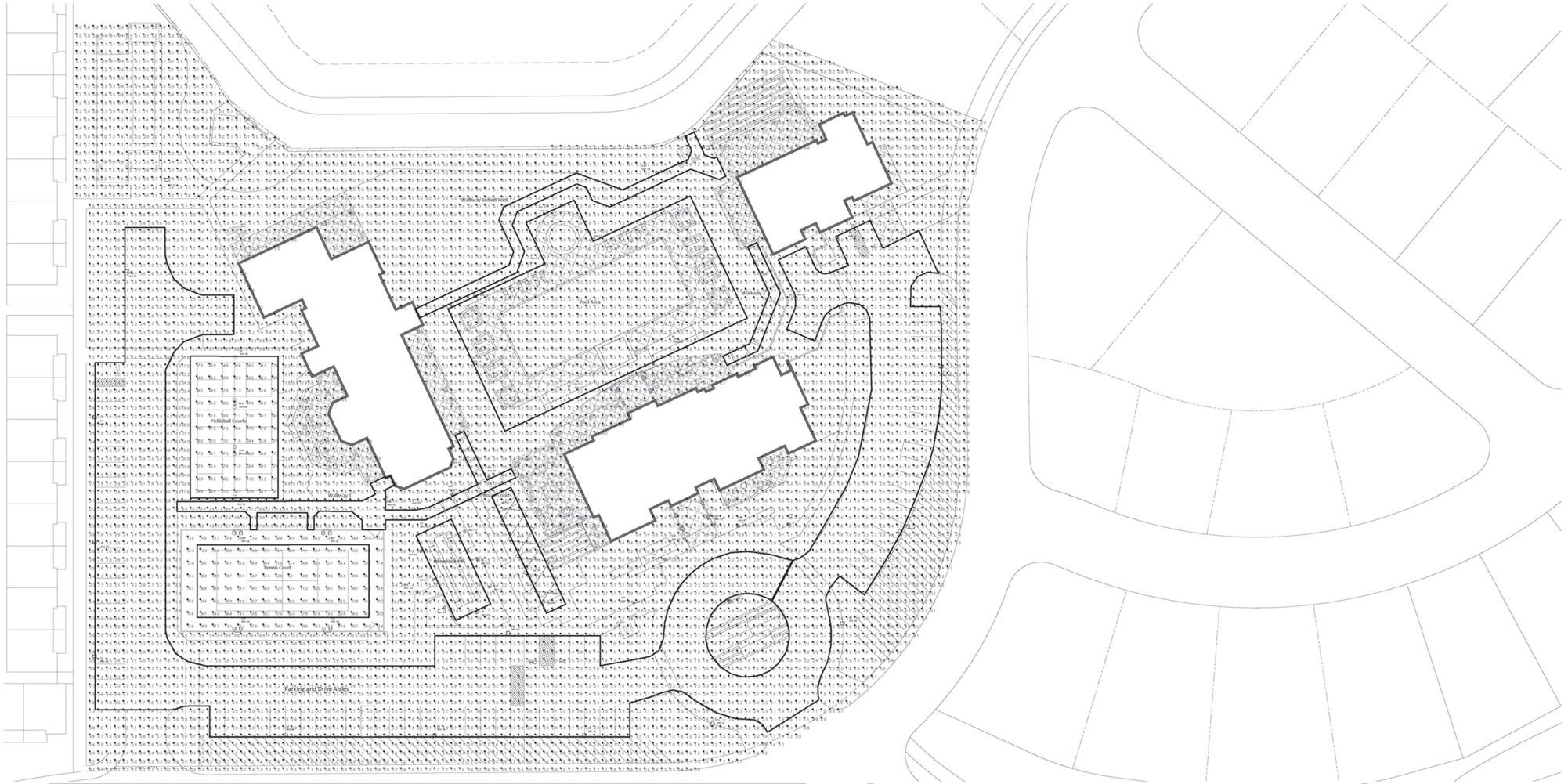
RANCHO CORDOVA, CALIFORNIA

E1.0

OVERALL SITE PLAN- LIGHTING

JANUARY 24, 2020

M. NEILS ENGINEERING, INC.



Luminaire Schedule						
Symbol	**Qty**	**Fixture Type**	**Manufacturer and Part Number**	**LLF**	**Lumens**	**Watts**
	2	E1	Beacon - MA-A-148L-470-4K7-TC-UNV-K (included with knuckle for 5 degree tilt) (MOUNTING HEIGHT - 18')	0.903	53463	470
	2	E1A	Beacon - MA-A-148L-470-4K7-TC-UNV-K (included with knuckle for 5 degree tilt) (2 heads at 180 degrees) (MOUNTING HGT.- 18')	0.903	106926	940
	4	E1B	Beacon - MA-A-148L-470-4K7-TC-UNV-K (included with knuckle for 5 degree tilt) (2 heads side by side) (MOUNTING HEIGHT - 18')	0.903	106926	940
	16	E2	US Architectural - RZRM-PLED-IV-48LED-700mA-NW (MOUNTINIG HEIGHT - 18')	0.903	12882	105
	8	E3	US Architectural - RZRB1-PLED-IV-FT-20LED-175mA-NW (MOUNTING HEIGHT - 3.5')	0.903	1515	12
	14	E3A	US Architectural - RZRB1-PLED-III-W-20LED-175mA-NW (MOUNTING HEIGHT - 3.5')	0.903	1556	12
	164	E4	Primus - DSW-xx-120-PLED-G16.5F-2W-27K (approximation) (MOUNTING HEIGHT - 15')	0.903	200	2
	9	E5	Kim - UR20-28L-30-4K7-5W-HDL-UNV-PT (MOUNTING HEIGHT - 12')	0.903	3105	30

NOTES:

1. The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.

2. LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.95 x 0.95 = 0.90

1 / E1.1 OVERALL SITE PLAN - LIGHTING CALCULATIONS

SCALE : 1" = 30'-0"

Illuminance Calculation Summary						
Calculation Grid Description	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
Pickleball Courts 2	Fc	0.82	3.2	0.0	N.A.	N.A.
Bocce Courts	Fc	4.53	5.6	2.2	2.06	2.55
Horseshoe Pits	Fc	5.09	12.1	1.6	3.18	7.56
Parking and Drive Aisles	Fc	2.60	10.3	1.0	2.60	10.30
Pickleball Courts	Fc	50.34	76.6	27.0	1.86	2.84
Pool Area	Fc	1.09	3.5	0.1	10.90	35.00
Tennis Court	Fc	53.57	76.2	33.3	1.61	2.29
Walkway 1	Fc	6.48	18.7	0.5	12.96	37.40
Walkway 2	Fc	0.99	2.3	0.1	9.90	23.00
Walkway Behind Pool	Fc	1.87	9.3	0.1	18.70	93.00

THE RANCH CLUBHOUSE

K. Hovnanian

RANCHO CORDOVA, CALIFORNIA

E1.1

OVERALL SITE PLAN- LIGHTING CALCULATIONS

JANUARY 24, 2020

M. NEILS ENGINEERING, INC.

BEACON

Matrix
AREA/POST TOP

MATRIX

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES
- High lumen, high mounting height applications with outputs exceeding 70,000 lumens
- Post Top and Arm Mount for large site lighting projects
- Application specific optics
- Occupancy Sensor Controls
- Profile Dimming
- Wireless Controls

IP65 · cULus · DLC · ħta

Post Top · Upsweep Arm · Mast Arm Fitter (MAF) Arm · Knuckle

*3000K and warmer CCTs only

CONTROL TECHNOLOGY
SiteSync · NX DISTRIBUTED INTELLIGENCE · wiSCAPE

SPECIFICATIONS

CONSTRUCTION
- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- External hardware is corrosion resistant
- One piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel
- Cartridge can be field replaced as a one piece optical system
- Silicone gasket ensures a weather-proof seal around each individual optic
- IP5 polyester powder-coat electrostatically applied and thermocured. IP5 finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds

ELECTRICAL
- Luminaire accepts 100V–277V, 347V, or 480V input, 50 Hz to 60 Hz (UNV)
- Power factor is ≥ .90 at full load
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls
- Ambient operating temperature -40°C to 40°C

ELECTRICAL (CONTINUED)
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Fixture electrical compartment shall contain all LED driver components and optional push-button terminal block for AC power connections
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Surge protection - 20kA. ANSI/IEEE category C high

INSTALLATION
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included
- Adjustable knuckle and post top mount designed to slip fit a 2" tenon that is 2 ¼" ID by 4" in length
- Knuckle mount luminaire can adjust in 5° increments. Limited to 30° tilt

CONTROLS
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration

CONTROLS (CONTINUED)
- Available with Energers for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energers).
- In addition, Matrix can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbelllighting.com/sitesync

CERTIFICATIONS
- DesignLights Consortium (DLC) qualified, consult DLC website for more details: http://www.designlights.org/QPL
- Certified to UL 1598, UL 8750, and CSA C22.2 No. 250.0
- IP65 optical assembly
- ħta approved

WARRANTY
- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	25,000–70,000
Wattage Range	265–610
Efficacy Range (LPW)	96–117
Fixture Projected Life (Hours)	L70 > 340K
Weight (lbs.)	80–86 (36–39)

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BEACON

Matrix
AREA/POST TOP

ORDERING GUIDE
Example: MAA–104L–265–5K7–2–UNV–ASQ–DBT–7PR-TL–BC

CATALOG #

ORDERING INFORMATION

MA/A

Series	Engine	CCT/CRI	Distribution	Rotation	Voltage	Mounting
MA/A Matrix	104L-265 265W, 32,000 lm	5K7 5000K, 70 CRI	FR Type 1/Front row	Leave Blank for No Rotation	UNV 120–277V	A1Q Arm Square Arm mount for 2.4" - 3.5" OD round pole
	104L-300 300W, 35,000 lm	4K7 4000K, 70 CRI	2 Type 2	L Optic rotation left	347 347V	A3 Arm mount for 3.5" - 4.0" OD round pole
	104L-330 330W, 38,000 lm	3K7 3000K, 70 CRI	3 Type 3	R Optic rotation right	480 480V	A4 Arm mount for 4.0" - 4.5" OD round pole
	140L-380 380W, 45,000 lm	5K8 5000K, 80 CRI	4W Type 4 wide			A5 Arm mount for 5.0" - 6.0" OD round pole
	140L-425 425W, 49,000 lm	4K8 4000K, 80 CRI	SR Type 5 rectangular			K Knuckle (5" adjustable fitter, limited to 30° tilt)*
	140L-470 470W, 53,000 lm	3K8 3000K, 80 CRI	SQM Type 5 square med			MAF Mast Arm Fitter for 2 ⅜" OD
	192L-490 490W, 59,000 lm	5K9 5000K, 90 CRI	SQW Type 5 square wide			PT2 Post Top Mounts to 2 3/8" OD tenon 4" tall
	192L-550 550W, 64,000 lm	4K9 4000K, 90 CRI	Other Distribution			
	192L-610 610W, 70,000 lm	3K9 3000K, 90 CRI	SQN* Type 5 square narrow			
			TC Tennis court *Type 5Wide/Type5Med/Type5Narrow/Type5Sq optics only. Contact factory for ordering information.			

Color	Control Options	Options
DBT Dark bronze textured	7PR 7-PIN receptacle only**	IBC Backlight control
BL Black textured	7PR-TL 7-pin PCR w/ twist lock photo control*	SF120 120V Fuse
WH White textured	7PR-SC 7-pin PCR w/ shorting cap	SF277 277V Fuse
PS Pat. silver smooth	2PF 2-power feed with 2 drivers	SF347 347 Fuse
GYS Light gray smooth	GEN1 Energers[21]	DF208 208V Fuse
GT Graphite textured	SCL/40F Low voltage sensor for 7PR-SC and wiSCAPE external control accessory	DF240 240V Fuse
TT Titanium textured	SCP/40F Programmable Line Voltage sensor[2,4,5]	DF480 480V Fuse
CC Custom color	SWP Sitesync Pre-Commission[2,4]	TB Terminal Block*
	SWPM/40F SiteSync Pre-Commission with Sensor[2,4]	BS Bird Spikes

Accessories (Order Separately)	
MAA-BC	Backlight Control accessory kit
Mounting Options and Accessories	
RPA	Round Pole adapters are available for 2.3-4.5, and 4 inch diameter round poles
RPA2-ARA3-XX[6]	Round Pole adapters for 2-1/2"-3" diameter mounting surface
RPA3-ARA3-XX[6]	Round Pole adapters for 3"-3-3/4" diameter mounting surface
RPA4-ARA3-XX[6]	Round Pole adapters for 3-7/8"-4-1/2" diameter mounting surface
RPA5-ARA3-XX[6]	Round Pole adapters for 5"-6" diameter mounting surface
RPA6-ARA3-XX[6]	Round Pole adapters for 6" diameter mounting surface
SETA2-XX[6]	Square pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires RPA4-ARA3-XX for each Luminaire
RETA2-XX[6]	Round pole tenon adapter (4 at 90 degrees) (2 3/8" OD tenon), requires RPA4-ARA3-XX for each Luminaire
WB-AREA-XX[6]	Wall Bracket

Control Options (Order Separately)	
NX Stand Alone	
NXOTH-PIR	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC
Sensor Controls	
SWUSB	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node[4]
SWTAB	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node[4]
SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested[4]
SCPREMOTE	Order at least one per project/each building to program and control
SW7PR	SiteSync 7-Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC*
wiSCAPE® – Wireless	
WIR-RME-L	wiSCAPE external control node*

Notes:
1 Not available with SQW or SQW distribution
2 Not available with other sensor or wireless control options
3 Specify routine setting code (example GEN-04). See ENERGEN® brochure and instructions for setting table options
4 Protocol included with sensor, additional photocontrol not recommended
5 Order at least one SCREMOTE per project location to programs and control the occupancy sensor
6 Specify group and zone at time of order. See www.hubbelllighting.com/products/sitesync/ for more details. Order at least one SiteSync Interface Accessory SWUSB or SWTAB. Each option includes SiteSync license, GUI, and USB radio bridge node
7 7PR-TL shipped with shorting cap installed. Twist-lock photocell shipped with fixture. Installer must remove shorting cap and install photocell at time of installation
8 Limited to applications requiring 30° tilt or less. Knigher angle tilt is required use flood version with glass cover
9 Not available on K or PF2 mountings
10 Shorting cap, photo control, or wireless control provided by others
11 Requires PR2 or PR7 photocell receptacle. Include SCL/40F if occupancy sensing is required
12 Replace XX with color choic, eg., DB for Dark Bronze
** When ordering SiteSync at least one of these two interface options must be ordered per project
* If needed, an additional Bridge Node can be ordered
*** Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle

SPEC/ORDERING INFORMATION

MODEL	OPTICS	LED MODE	FINISH	OPTIONS
MODEL	OPTICS	LED	FINISH	OPTIONS
☐ RZRB1 ☐ RZRB2	PLED® DISTRIBUTION TYPE ☐ TYPE II PLED-II ☐ TYPE III FRONT ROW PLED-III-FR ☐ TYPE III MED. PLED-III-M ☐ TYPE III WIDE PLED-III-W ☐ TYPE IV PLED-IV ☐ TYPE IV-FT PLED-IV-FT	No. LEDs RZRB1[1] ☐ 20LED RZRB2 ☐ 40LED DRIVE CURRENT ☐ 175mA[1] *Standard ☐ 350mA VOLTAGE ☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480 COLOR ☐ NW (4000K)* *Standard ☐ CW (5000K) ☐ WW (3000K) GYMS LED COLOR AVAILABLE CONSULT FACTORY AMBER[2] ☐ PHOSPHOR CONVERTED AMBER PCA ☐ TRUE AMBER TRA FOR SHOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)	☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S) CONSULT FACTORY FOR CUSTOM COLORS OPTIONAL HEIGHTS: ☐ 30" ☐ 36"	☐ HOUSE SIDE SHIELDING HS-PLED ☐ HIGH/LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR HLSW ☐ SINGLE FUSE (120V & 277V) SF ☐ DOUBLE FUSE (208V & 240V) DF ☐ EMERGENCY BACKUP EM-RZRB THE EM-LED SYSTEM PROVIDES POWER TO THE LED MODULE FOR A MINIMUM OF 90 MINUTES AT LEVELS A MINIMUM OF 90 LUMENS. RZRB1 = 80% @ 175mA RZRB1 = 40% @ 350mA RZRB2 = 50% @ 175mA RZRB2 = 30% @ 350mA *MEASURED THE % AMOUNT BY THE LUMEN OUTPUT @ 350mA

NOTES:
1 – DIMMING NOT AVAILABLE IN RZRB1 AT 175mA DRIVE CURRENT.
2 – NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT

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FIXTURE TYPES: E1, E1A, E1B

SOLID STATE AREA LIGHTING

RAZAR BOLLARD-LED

SPECIFICATIONS

PROJECT NAME:
FIXTURE TYPE:

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. Minimum wall thickness is .188".

SHAFT & BASE
Extruded aluminum (6061-T6 alloy) riser welded to heavy cast aluminum (A356 alloy; <0.2% copper) base. Riser has minimum wall thickness of .188". Electrical assembly including LED mains driver, LED Emergency driver (optional LED-EM) with batteries, and quick connectors suspended inside riser. Concealed bolts attach the Optical Housing bolts to Riser.

ANCHOR BOLTS
Four 3/8" x 10" x 2" galvanized anchor bolts with couplings, leveling nuts, washers, template, and stainless bolts.

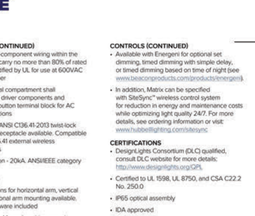
PLED® OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. The asymmetric distributions have a micro-reflector inside the refractor that re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. All refractors in a Panel have the same optical pattern. LED refractors produce standard site/area distributions – Type II, and Type IV Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz; or 347V-480V, 50, 60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 175mA to 350mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



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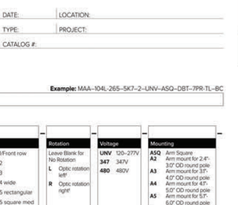
U.S. ARCHITECTURAL LIGHTING

RAZAR BOLLARD SERIES - LED

SPECIFICATIONS

ANCHOR BOLT ASSEMBLY

PLED® MODULES



OVERVIEW

PRECISE CAST ALUMINUM LED MODULE HOUSING IS VENTED TO PROVIDE AIR FLOW FOR THERMAL MANAGEMENT.

LED DRIVER ACCEPTS FROM 100-277 VAC INPUT VOLTAGE.

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 175mA	350mA	HID EQIV.
40	22W	50W	70W
20	12W	30W	39W

Spec/Order Example: RZRB1/PLED-IV/20LED-350mA/CW/277/BAL-8019-S/DF

SPEC/ORDERING INFORMATION

MODEL	OPTICS	LED MODE	FINISH	OPTIONS
MODEL	OPTICS	LED	FINISH	OPTIONS
☐ RZRB1 ☐ RZRB2	PLED® DISTRIBUTION TYPE ☐ TYPE II PLED-II ☐ TYPE III FRONT ROW PLED-III-FR ☐ TYPE III MED. PLED-III-M ☐ TYPE III WIDE PLED-III-W ☐ TYPE IV PLED-IV ☐ TYPE IV-FT PLED-IV-FT	No. LEDs RZRB1[1] ☐ 20LED RZRB2 ☐ 40LED DRIVE CURRENT ☐ 175mA[1] *Standard ☐ 350mA VOLTAGE ☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480 COLOR ☐ NW (4000K)* *Standard ☐ CW (5000K) ☐ WW (3000K) GYMS LED COLOR AVAILABLE CONSULT FACTORY AMBER[2] ☐ PHOSPHOR CONVERTED AMBER PCA ☐ TRUE AMBER TRA	STANDARD TEXTURED FINISH ☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S) CONSULT FACTORY FOR CUSTOM COLORS	☐ HOUSE SIDE SHIELDING HS-PLED ☐ HIGH/LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR HLSW ☐ SINGLE FUSE (120V & 277V) SF ☐ DOUBLE FUSE (208V & 240V) DF ☐ EMERGENCY BACKUP EM-RZRB THE EM-LED SYSTEM PROVIDES POWER TO THE LED MODULE FOR A MINIMUM OF 90 MINUTES AT LEVELS A MINIMUM OF 90 LUMENS. RZRB1 = 80% @ 175mA RZRB1 = 40% @ 350mA RZRB2 = 50% @ 175mA RZRB2 = 30% @ 350mA *MEASURED THE % AMOUNT BY THE LUMEN OUTPUT @ 350mA OPTIONAL HEIGHTS: ☐ 30" ☐ 36"

NOTES:
1 – DIMMING NOT AVAILABLE IN RZRB1 AT 175mA DRIVE CURRENT.
2 – NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT

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U.S. ARCHITECTURAL LIGHTING

FIXTURE TYPES: E3, E3A

SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME:
PROJECT TYPE:

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment are integrated to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED® OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

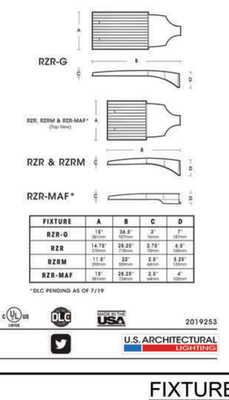
LED DRIVER(S)
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz; or 347V-480V, 50, 60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.



FIXTURE	A	B	C	D
RZR-G	15" (381mm)	36.5" (927mm)	3" (76mm)	9" (229mm)
RZR	14.75" (375mm)	28.25" (718mm)	2.75" (70mm)	6.5" (165mm)
RZRM	11.5" (292mm)	22" (559mm)	2.5" (64mm)	5.25" (133mm)
RZR-MAF	15" (381mm)	28.25" (718mm)	2.5" (64mm)	4" (102mm)

*DLC PENDING AS OF 7/19

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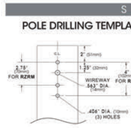
U.S. ARCHITECTURAL LIGHTING

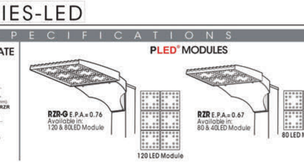
RAZAR SERIES-LED

SPECIFICATIONS

POLE DRILLING TEMPLATE

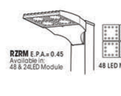


PLED® MODULES



Approximate Average Lumens – 4000K
(Lumens median of all distributions)

	350mA			525mA			700mA			1050mA		
	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.
24	28	3541	50	41	5058	70 / 100	53	6567	100	81	8773	150 / 200
40	45	5957	70 / 100	66	8453	100 / 150	87	10995	175	134	14647	200 / 300
48	55	7046	100	81	10018	150 / 200	105	13000	200	160	17566	250
80	87	11622	175 / 200	131	16736	200 / 250	174	21235	400	266	28190	400 / 450
120	127	17405	250	195	24860	400	260	31992	525 / 700	396	43323	600 / 1000



Spec/Order Example: RZR/PLED-IV/60LED-700mA/CW/277/RAL-8019-S

SPEC/ORDERING INFORMATION

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
☐ RZR-G ☐ RZR ☐ RZR-MAF* ☐ RZRM	☐ TYPE II PLED-II ☐ TYPE III MED. PLED-III-M ☐ TYPE III WIDE PLED-III-W ☐ TYPE IV PLED-IV ☐ TYPE IV-FT PLED-IV-FT ☐ TYPE V MEDIUM PLED-V-SQ-M ☐ TYPE V WIDE PLED-V-SQ-W	NO. LEDs RZR-Q ☐ 12OLED ☐ 80LED RZR ☐ 80LED ☐ 40LED RZRM ☐ 48LED ☐ 24LED DRIVE CURRENT ☐ 350mA ☐ 525mA ☐ 700mA* ☐ 1050mA* COLOR TEMP - CCT ☐ NW (4000K)* *STANDARD ☐ CW (5000K) ☐ WW (3000K) CONSULT FACTORY FOR OTHER LED COLORS AMBER[2] ☐ PHOSPHOR CONVERTED AMBER PCA ☐ TRUE AMBER® TRA	☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480	STANDARD TEXTURED FINISH ☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S) CONSULT FACTORY FOR CUSTOM COLORS	☐ HIGH/LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR HLSW ☐ INTERNAL HOUSE SIDE SHIELD HS-PLED ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) PC-V ☐ TWIST LOCK RECEPTACLE ONLY TPR ☐ 7-PIN TWIST LOCK RECEPTACLE ONLY 7PRT ☐ SINGLE FUSE (120V, 277V, 347V) SF ☐ DOUBLE FUSE (208V, 240V, 480V) DF ☐ STEP DIM MOTION SENSOR (PROGRAMMED 50/100) MS-PZ11 ☐ REMOTE MOTION SENSOR CONFIGURATOR MS-PC10

NOTES:
1 – 120 PENDING AS OF 7/19

NOTES:
1 – 350mA and 1050mA NOT FOR USE WITH TRA OPTIC
2 – NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT
4 – AVAILABLE IN 350mA & 525mA DRIVE CURRENTS ONLY

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U.S. ARCHITECTURAL LIGHTING

FIXTURE TYPE: E2

KIM LIGHTING

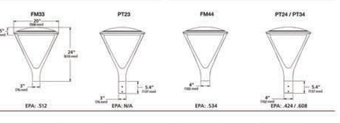
UR20
Ouro™ LED kl_ur20post_spec.pdf

JOB TYPE
NOTES APPROVALS

FEATURES
- 20" size in post top, pole and wall mount
- High performance optics up to 17,000 delivered lumens
- Elegant form factor
- Diffusion lens option
- SiteSync™ wireless control options

CERTIFICATIONS
cULus LISTED · ħta · DLC
3000K and warmer CCTs only

SPECIFICATIONS



ORDERING CODE

Series	LED Engine	CCT	Distribution	Rotation	Voltage	Mounting
UR20 Ouro	No Lens or Clear Lens 24L-25 3,000 lm 24L-45 7,500 lm 56L-75 10,000 lm 56L-110 15,000 lm 56L-140 17,000 lm HDL - High Diffusion Lens 28L-30 3,000 lm 28L-70 7,000 lm 68L-80 9,000 lm 68L-115 13,000 lm 68L-150 15,000 lm	AM Amber 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 5K7 5000K, 70 CRI	No Lens or Clear Lens FR Type 1/Front Row 2 Type II 3 Type III 4 Type IV 4W Type IV Wide SQM Type V Square Medium SQN Type V Square Narrow SR Type V Rectangular SW Type V Wide (Round) HDL - High Diffusion Lens 3 Type III/Asymmetric 5W Type V/Symmetric	Blank for no rotation L* Optic rotation left R* Optic rotation right	UNV 120-277V 347 347V 480 480V DALI 120-277V* *Consult factory	FM33 Flush mt 23" OD pole, 3" fixture base FM44 Flush mt 14" to 4.5" OD pole, 4" fixture base PT23 3" Post Top mount for 2 3/8" OD Tenon PT24 4" Post Top mount for 2 3/8" OD Tenon PT34 4" Post Top mount for 2 7/8" OD Tenon

Fixture Finish	Control Options	Options	Control Accessories^
BLS Black Gloss Smooth BLT Black Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth VGS Verde Green Smooth WHS White Gloss Smooth CC Custom Color* *Consult factory	7PR-TL 7-pin PCR with twist-lock photocontrol 7PR-SC 7-pin PCR with short-ing cap 7PR 7-pin PCR, wireless control enabled AD-01[1] AutoDIM: 50% output at midnight AD-02[1] AutoDIM: 50% output midnight to 4 AM AD-03[1] AutoDIM: 50% output 10PM AD-04[1] AutoDIM: 50% output 10PM to 4AM NXWE Nx Wireless Enabled SWE[3,4] SiteSync Pre commission	SWPM-40F[1,3,4,5] SiteSync with Sensor 9' to 40' MH WSP-40F-5[1,5] Dimming Occ. Sensor for up to 40' MH, 120/277/347V WSP-40F-2[1,5] Dimming Occ. Sensor for up to 40' MH, 208/240 WSP-40F-3[1,5] Dimming Occ. Sensor for up to 40' MH, 480V NXSPW14F[3,5] Nx Wireless, PIR Sensor, 14' NXSPW30F[3,5] Nx Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' NXSP14F[3,5] NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' NXSP30F[3,5] NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30'	BC* Back-light Control SF Single Fuse DF Double Fuse TB Terminal Block CLR* Clear Lens TL Tamper proof latch	SW7PR[2,3] SiteSync with 7-pin PCR SWUSB SiteSync Software on USB SWTAB SiteSync Windows® Tablet SWBRG SiteSync Wireless Bridge Node WIR-RME-L wiSCAPE External Fixture Module SCL-R Occ. Sensor for Round Pole (up to 16' MH) SCL-S Occ. Sensor for Square Pole (up to 16' MH) SCH-R Occ. Sensor for Round Pole (16' to 30' MH) SCH-S Occ. Sensor for Square Pole (16' to 30' MH) NXOFM-1R1D-UNV NX 7-pin Module ^ Please refer to page 8 for ordering details

1 Not available with SQM, SQN, and SW distributions, or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.
2 Not available with other sensor

PRIMUS LIGHTING

DECOSTRING

LED / INCANDESCENT
SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS

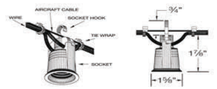
WWW.PRIMUSLIGHTING.COM

PRIMUS LIGHTING

DECOSTRING SERIES
LED / INCANDESCENT

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS

PROJECT:
TYPE:



SOCKET, WIRE & CABLE DETAILS

Decostrings are a perfect accent lighting solution to add a personal ambience to patios, courtyards, atriums, restaurants, amusement parks and any open area. The "festoon" lighting system is typically strung between two anchorage points with optional intermediary support and electrically fed from one end. The sockets can be either symmetrically spaced or randomly spaced to suit the application. Optional shades, guards and lenses complete the architectural design.

SPECIFICATIONS

LAMPHOLDER	Black phenolic, medium base UL weatherproof with hook for optional mounting.
WIRE	12/2 G. Black flexible wire rated for 25A max, uv rated for outdoor use and long lasting.
SUPPORT CABLE	1/16" aircraft catenary cable supports the system, 480# test. Heavier cable available. *(See Page 7)*
LAMPS	LED and incandescent medium base A, G or S style lamps. *(See Page 3 for Lamp Options)*
ACCESSORIES	Optional brass, aluminum and acrylic shades. *(See Page 4 & 5 for Shade Options)* Consult factory for custom shades not shown in catalog.
GUIDELINES	Many ways to install and create a design. *(See Page 6 & 7)*
PHOTOMETRY	Bare lamp and shielded "BUG" rated .IES files available. *(See Page 8)* (Consult Factory or Visit Website)
CERTIFICATION	ETL listed for dry or wet and permanent installation. ETL 2001431 MADE IN THE USA
VOLTAGE	120V system (1920 watts max load). No driver or transformer required. (Consult Factory for 12V/24V)
DIMMING	Dimmable down to 10% with leading or trailing edge type dimmers.

PART NUMBER

SERIES	SPACING	VOLTS	LAMP	SHADE-FINISH	LENGTH
DSD DECOSTRING DRY **DSW** DECOSTRING WET	**12** 12"O/C **18** 18"O/C **24** 24"O/C **36** 36"O/C **48** 48"O/C (OTHER, SPECIFY)	**120** 120V	SELECT FROM LAMP PAGE	**OPTIONAL** SELECT SHADE AND FINISH OR LEAVE BLANK	SPECIFY

PRIMUS LIGHTING

DECOSTRING LAMPS
LED / INCANDESCENT

LED FILAMENT STYLE LAMPS

STOCK
PLED-S14F-24K-150
PLED-S14F-27K-150
FROSTED-CONSULT FACTORY
1.5W | 150L

STOCK
PLED-G16.5F-3.5W-24K
PLED-G16.5F-3.5W-27K
3.5W | 325L

PLED-G16.5F-2W-24K
PLED-G16.5F-2W-27K
2W | 200L

A15 & A19
CONSULT FACTORY
SPECIAL ORDER
(SUBJECT TO AVAILABILITY)

S14F VARIOUS COLORS
CONSULT FACTORY (SPECIAL ORDER)
(SUBJECT TO AVAILABILITY)

G25
CONSULT FACTORY
SPECIAL ORDER
(SUBJECT TO AVAILABILITY)

** NOTE: LED LAMPS DIM DOWN TO 10% WITH A TRAILING EDGE (ELV) DIMMER.*

INCANDESCENT LAMPS

LE
A15 CLEAR 120V 15W
LF
A15 CLEAR 120V 25W

LS
S14 CLEAR 120V 11W
COLORS AVAILABLE

LH-C
G16.5 CLEAR 120V 25W
LH-W
G16.5 WHITE 120V 25W

LG
S11 CLEAR 120V 7.5W
COLORS AVAILABLE

FULL SPECIFICATION SHEETS AVAILABLE AT PRIMUSLIGHTING.COM
PHOTOMETRY: BARE LAMP AND SHIELDED "BUG" RATED IES FILES AVAILABLE - CONSULT FACTORY

PRIMUS LIGHTING

DECOSTRING SHADES & GUARDS

DSC7 7" W X 3" H CONE SHADE
DSC10 10" W X 3" H CONE SHADE
DSC12 12" W X 4" H CONE SHADE
FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT

DSH4 4" W X 1 7/8" H HAT SHADE
DSH6 6" W X 2 1/4" H HAT SHADE
DSH8 8" W X 2 3/4" H HAT SHADE
FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT

DSRW4 4" W X 1 7/8" H RADIAL WAVE SHADE
DSRW6 6" W X 2 1/4" H RADIAL WAVE SHADE
DSRW8 8" W X 2 3/4" H RADIAL WAVE SHADE
FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT

DST6P 6" W X 6" H PERFORATED TUBE SHADE
FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT

DST6C 6" W X 6" H WIRE CAGE TUBE
FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT

DSRG 6" W X 5 1/8" H
ROUND SHADE WITH GUARD
FINISH: RAW, ACID ETCHED BRASS OR POWDER COAT

DSWG 3 7/8" W X 5 5/8" H
WIRE GUARD
FINISH: CAD PLATED OR POWDER COAT
CAN BE USED WITH CONE SHADE DSC10, DSC12

DSSLG 3 1/2" W X 4 1/2" H
ALUMINUM SQUARE LAMP GUARD
FINISH: POWDER COAT ONLY

PRIMUS LIGHTING

DECOSTRING SHADES & GUARDS

DSRLG 5" W X 4" H
METAL ROUND LAMP GUARD
FINISH: POWDER COAT ONLY

DST6A 6" W X 8" H ACRYLIC TUBE SHADE
FINISH: OPAL WHITE, CLEAR OR FROSTED

DSS8 8" DIAMETER ACRYLIC SPHERE
DSS10 10" DIAMETER ACRYLIC SPHERE
DSS12 12" DIAMETER ACRYLIC SPHERE
FINISH: OPAL WHITE, CLEAR OR FROSTED

SHADES & GUARDS FINISH CODES

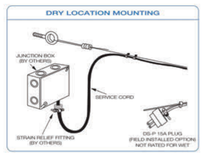
RAW & ACID ETCHED FINISHES	POWDER COAT FINISHES	ACRYLIC FINISHES
RB – RAW BRASS	**PCW** – POWDER COAT WHITE	**O** – OPAL WHITE
AB – AGED BRASS	**PCB** – POWDER COAT BLACK	**C** – CLEAR
VB – VERDE BRASS	**PCS** – POWDER COAT SILVER	**F** – FROSTED
BA – BRUSHED ALUM	**PCC** – POWDER COAT (CUSTOM) PROVIDE RAL COLOR	

SHADES & GUARDS FINISH NOTES

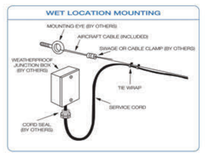
- Decostring shades are hand crafted from solid brass or aluminum and feature either chemical etched or powder coat finishes.
- Most shades are shipped separately and attached to cable system by means of a tool-less keeper ring.
- All shades and guards dimensions are nominal.
- Please contact us for material, finish and shape variations or custom designs.

DECOSTRING MOUNTING

DRY LOCATION MOUNTING



WET LOCATION MOUNTING



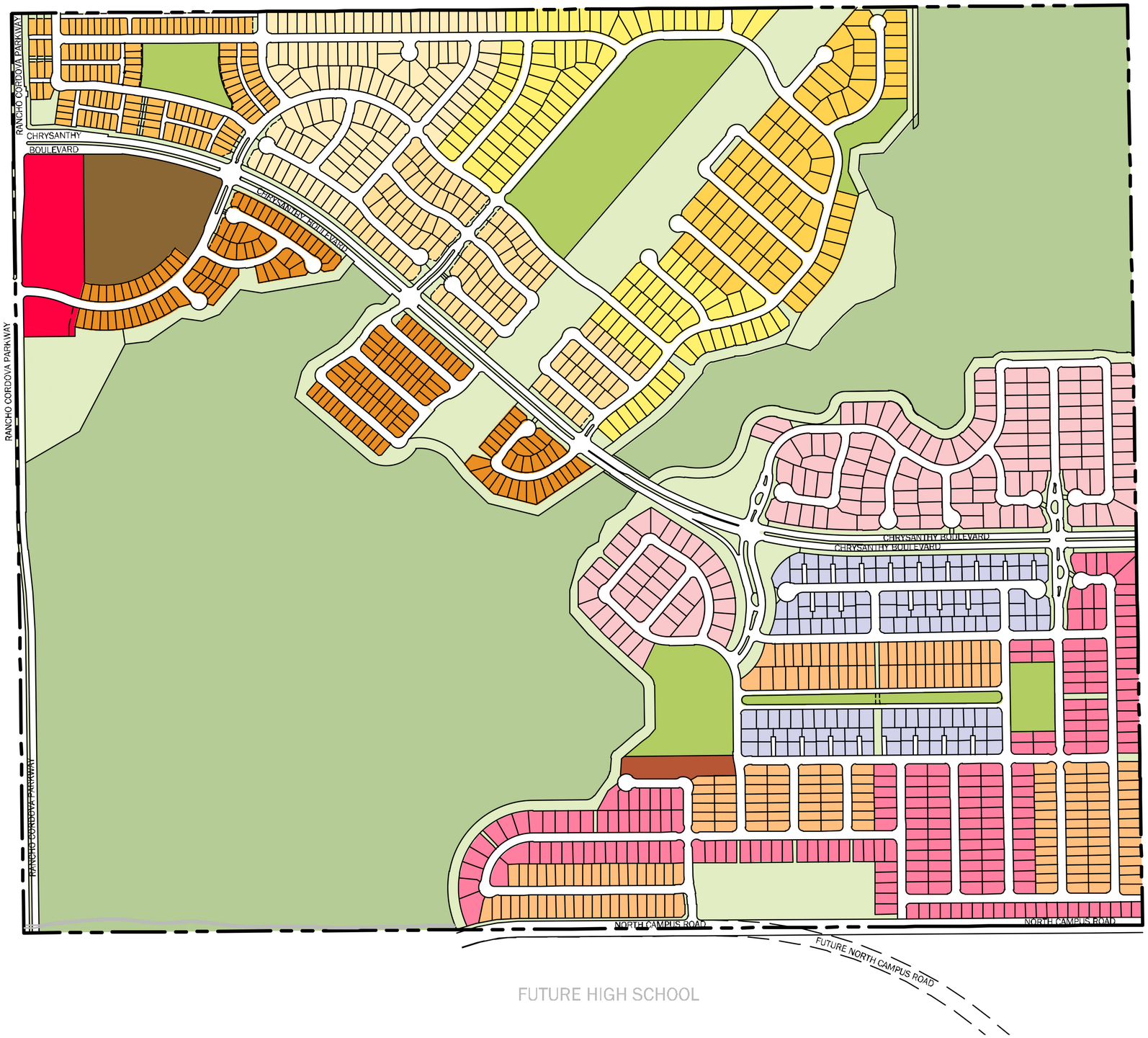
FIXTURE TYPE: E4

THE RANCH CLUBHOUSE

K. Hovnanian
RANCHO CORDOVA, CALIFORNIA

E2.1
LIGHTING SPECIFICATIONS SHEET
JANUARY 24, 2020

M. NEILS ENGINEERING, INC.



LEGEND

LAND USE

PARKVIEW
- 60' x 105' (TYP.)
- 50' x 105' (TYP.)
- 45' x 105' (TYP.)
- 45' x 85' (TYP.)
- 30' x 78.5' (TYP.)
- 35' x 78' (TYP.)

THE GATEWAY
- 35'X78' (TYP.)
- HIGH DENSITY RESIDENTIAL
- GENERAL COMMERCIAL

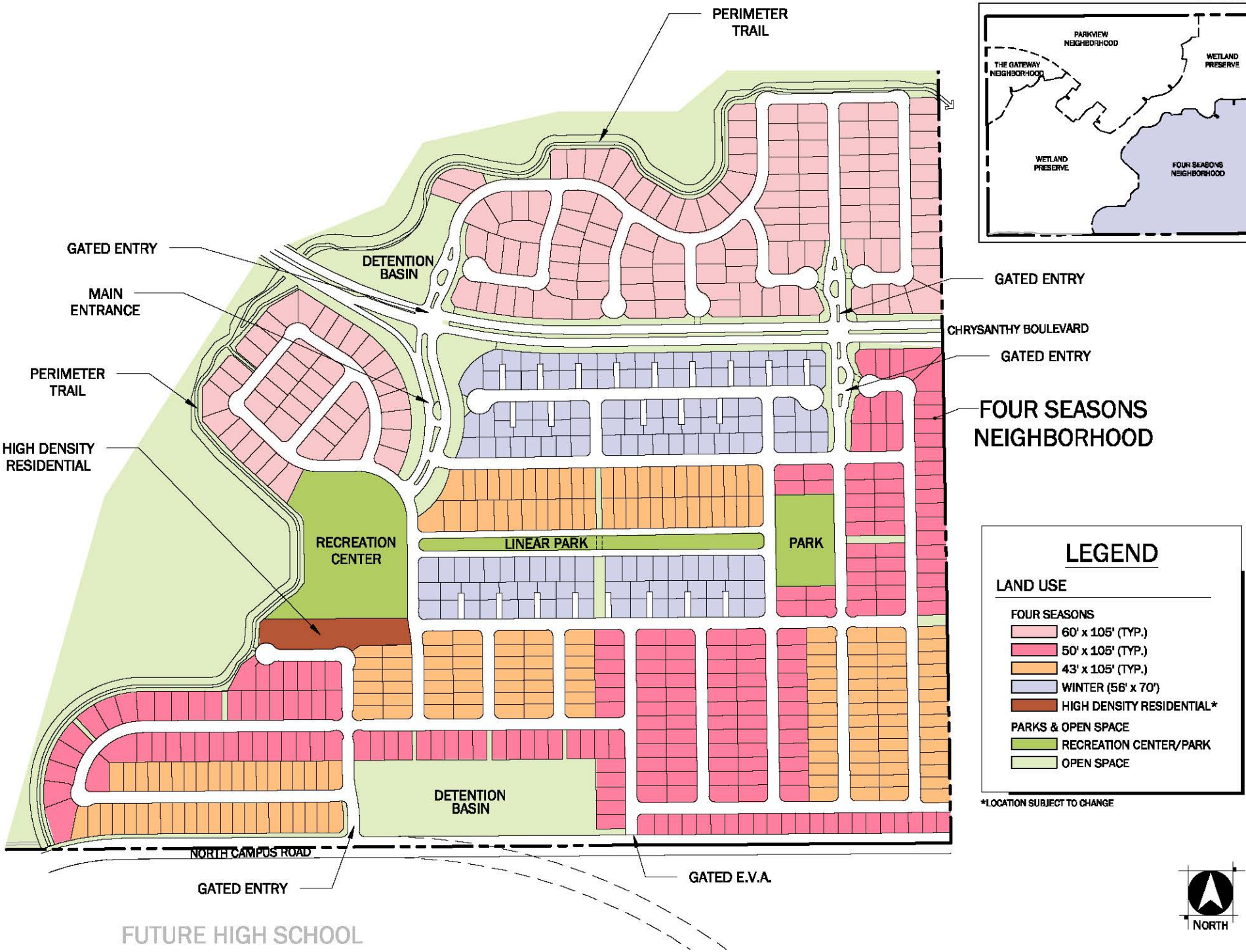
FOUR SEASONS
- 60' x 105' (TYP.)
- 50' x 105' (TYP.)
- 43' x 105' (TYP.)
- WINTER (57' x 67')
- HIGH DENSITY RESIDENTIAL*

PARKS, OPEN SPACE, & PRESERVE
- PARK
- OPEN SPACE
- WETLAND PRESERVE

*LOCATION SUBJECT TO CHANGE.

NORTH

ATTACHMENT 2
Exhibit A to the Resolution



Four Seasons Community Clubhouse Campus DD9912 **CONDITIONS OF APPROVAL**

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
1.	The approved entitlement is for a Major Design Review Permit for the Four Seasons Community Clubhouse Campus that includes the following; • Clubhouse building (7,950 sqft) • Ballroom building (3,532 sqft) • Fitness building (4,133 sqft) • Indoor pool structure (4,228 sqft) • Outdoor pool, sports pavilion, tennis court, and other sports activity areas In addition, the project includes parking, lighting, and landscaping within The Ranch Special Planning Area, as described in the City Council staff report dated April 20, 2020, and **Exhibit A** with the conditions herein, for Project No. DD9912.	Project Description	On-Going	Planning
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's	General	On-Going	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.			
5.	The Permit is valid for a period of ten (10) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning
6.	The applicant shall comply with The Ranch Special Planning Area Mitigation Monitoring Plan.	Environmental	On-Going	Planning
7.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning
10.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Infrastructure	On-Going	Public Works
11.	All storm drain within private roads shall be privately maintained.	Infrastructure	On-Going	Public Works
Prior to Approval of Improvement Plans				
12.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Infrastructure	Prior to approval of improvement plans	Public Works
13.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior	Landscaping	Prior to approval of improvement plans	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect nd include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule			
14.	The Applicant shall prepare and submit a project specific drainage report. The proposed drainage design shall conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable standards.	Drainage	Prior to approval of improvement plans	Public Works
15.	**Stormwater Quality- Post Construction** The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the *Stormwater Quality Design Manual for the Sacramento Region*. The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for **ALL** proposed post construction stormwater quality measures, as detailed in Appendix B of the *Stormwater Quality Design Manual for the Sacramento Region.*	Stormwater	Prior to approval of improvement plans	Public Works
16.	**Stormwater Quality– During Construction:** SWPPP- the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases	Stormwater	Prior to approval of improvement plans	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	of grading and project construction. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. **General Construction Permit –** The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the Statewide Construction Stormwater General Permit (Construction General Permit). Applicants shall comply with the terms of the Construction General Permit, the City of Rancho Cordova Municipal Code, and the City's NPDES Permit Requirements.			
17.	All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of the Improvement Standards). The overland release path must be shown on the plans and hydraulic computations must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 of the Improvement Standards.	Pad Elevations	Prior to approval of improvement plans	Public Works
18.	The SWPPP in place for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to The City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be designed in the erosion and sediment control plan of the improvement plans. This system shall be implemented by qualified professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.	Stormwater	Prior to approval of improvement plans	Public Works
19.	The applicant shall coordinate with Sacramento Area Sewer District on the following conditions: a. To obtain sewer service for this project, construction	Sewer	Prior to approval of improvement plans	SASD and Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	of onsite sewer infrastructure will be required to the satisfaction of SASD. Any construction and/or modification to the public sewer system shall be required to the satisfaction of SASD. b. SASD requires each building on each lot with a sewage source to have a separate connection to the SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel shall have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans. c. Permanent structures, walls, signs and footings will not be permitted within the existing SASD easement area unless express written permission is obtained from SASD.			
20.	The applicant shall comply with the Fire conditions as follows; a. Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. b. Show on the plans how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. c. Provide a note on the plan that reads, "Fire access roadways shall be built to bear a minimum of 80,000	Fire	Prior to approval of improvement plans	Sac Metro Fire District

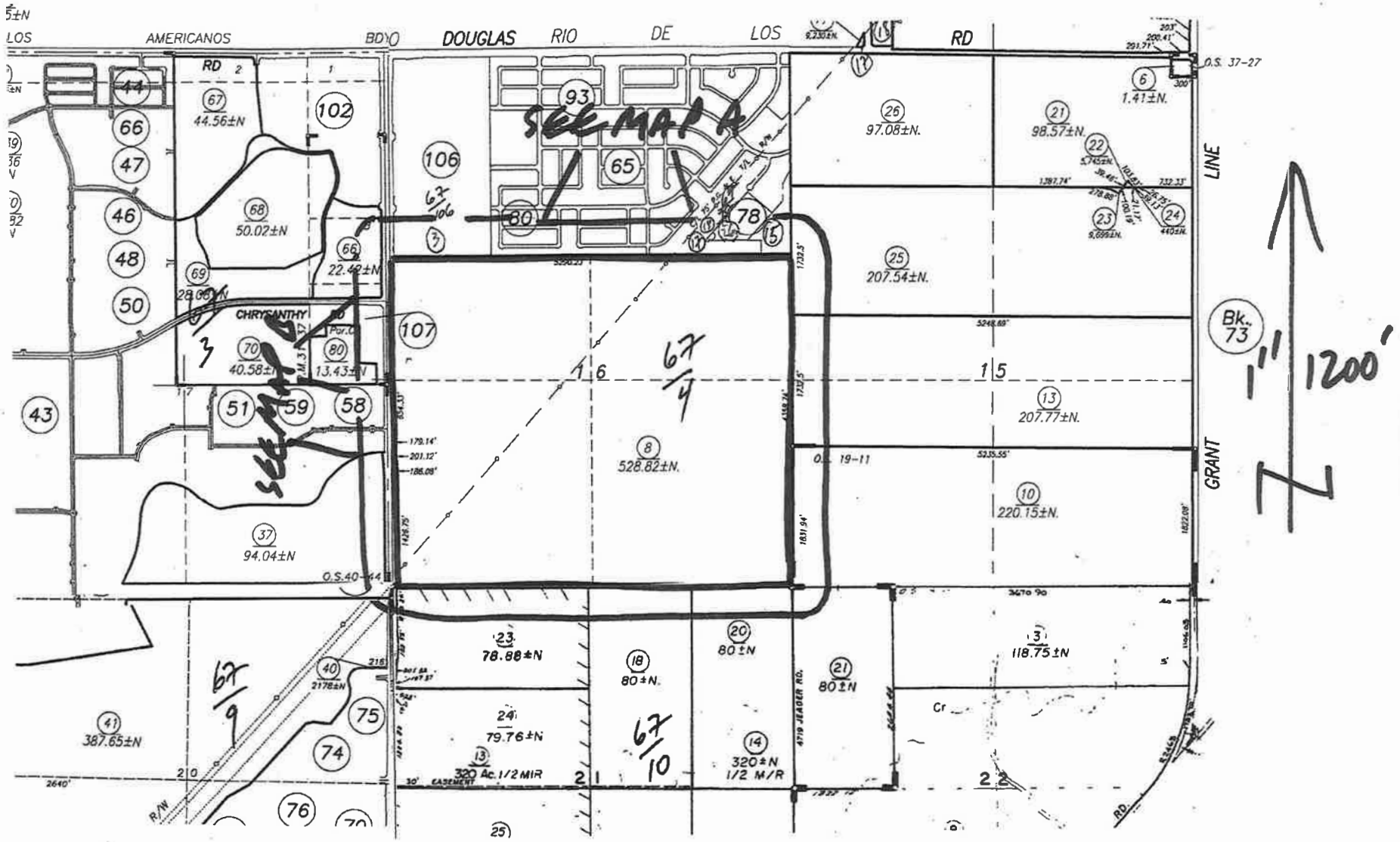
	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	pounds and meet the Sacramento County Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project." Required Private streets and fire apparatus access roads shall be installed to the "first lift," (Up to the last one inch of pavement) identified, and verified by SMFD prior to any construction, (including foundations) or on-site storage of combustible materials. d. Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction, (including foundations) or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant maximum spacing is 300 feet between hydrants.			
Prior to Issuance of Building Permit				
21.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements. • Driveways.	Infrastructure	Prior to issuance of Building Permits	Public Works

Conditions of Approval		Category	Timing/ Implementation	Enforcement/ Monitoring
	• Civil plan shall include an ADA access plan. • Utility laterals. • New continuous sidewalks and frontage improvement along the subject property shall be 7 feet wide and separated pursuant to the City Standards. • Public improvement plans shall clearly delineate all transitions to existing improvements. • All improvements to be designed and constructed to the satisfaction of the Public Works Department.			
22.	All trash enclosures and refuse areas shall comply with zoning code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view. The gate to the trash enclosure shall be an opaque metal gate.	Architectural	Prior to issuance of Building Permits	Planning
23.	Vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface, unless otherwise approved by the Planning Division.	Architectural	Prior to issuance of Building Permits	Planning
24.	Construction plans must include all windows and final architectural element details to be reviewed and approved by the Planning Department. This includes all building fixtures, exterior lighting, walkway lighting, parking lot lighting, and street lights on the Site, Utility, Landscape, and Building Plans, prior to the issuance of any permits. The height and style of fixtures shall be shown. Energy-saving fixtures shall be used and noted on the plans and all illumination shall be installed in a manner that is glare shielded and directed away from adjacent properties and right-of-ways.	Architectural	Prior to issuance of Building Permits	Planning
25.	Rooftop equipment (HVAC, meters, refrigeration equipment, plumbing lines, ductwork and transformers), shall not extend	Architectural	Prior to issuance of Building Permits	Planning

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	above the building parapet and shall be screened from view on all sides with materials architecturally compatible with the main structure. Screening details shall be shown on the Building Plans and submitted for review and approval by the Planning Division, prior to the issuance of Building Permits and installed prior to occupancy approval.			
26.	Bicycle Parking shall be installed in accordance with RCMC 23.719.115. All parking shall be located near main entrances and not impede onsite automobile and pedestrian access. The final design and location will be reviewed and approved by the Planning Department.	Bicycle Parking	Prior to issuance of Building Permits	Planning
27.	A final landscape plan shall be submitted to the Planning Department in conjunction with improvement plan and or building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscaping	Prior to issuance of Building Permits	Planning/Public Works
28.	SASD and the Sacramento Regional County Sanitation District may require additional sewer impact fee payments in accordance with each District's Ordinance. Fees are to be paid prior to the issuance of building permits. The applicant should contact Permit Services Unit at PermitServices@sacsewer.com or by phone at 916-876-6100 for sewer impact fee information.	Sewer fee	Prior to issuance of Building Permits	SASD
29.	Designer shall certify that installed landscaping conforms to	Landscape	Prior to issuance of	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	City water conservation landscape requirements.		Building Permits	
30.	The applicant shall comply with all applicable SMUD conditions as follows; a. Structural setbacks less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. b. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. c. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). d. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. e. In the event the City requires an Irrevocalbe Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5 foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Infrastructure	Prior to issuance of Building Permits	SMUD
Prior to Final Inspection				
31.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works	Landscaping	Prior to final Building Inspection	Public Works

	Conditions of Approval	Category	Timing/ Implementation	Enforcement/ Monitoring
	department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.			
32.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler and/or Fire Alarm plans.	Fire	Prior to final Building Inspection	Fire
33.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Address	Prior to final Building Inspection	Fire
34.	Improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Infrastructure	Prior to final Building Inspection of the first unit	Public Works
35.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Files	Prior to final Building Inspection	Public Works


LOS AMERICANOS
BDY
DOUGLAS
RIO DE LOS
RD
SEE MAP 4
SEE MAP 3
CHRYSANTHY
O.S. 37-27
O.S. 40-44
O.S. 19-11
GRANT LINE
Bk. 73
1" = 1200'
320 Ac. 1/2 MIR
320± N 1/2 M/R
JEAGER RD.
EASEMENT
R/W
Cr
RD.

067-0040-008
K HOVNANIAN AT JAEGER RANCH LLC
3721 DOUGLAS BLVD #150
ROSEVILLE CA 95661

067-0030-037 /0090-041
SUN RIDGE LLC
7700 COLLEGE TOWN DR #101
SACRAMENTO CA 95826

067-0030-066
MONTELENA DOUGLAS LLC
5241 ARNOLD AVE
MCCLELLAN CA 95652

067-0030-080/1070-013-059
SUNRIDGE ANATOLLA LLC
7700 COLLEGE TOWN DR #101
SACRAMENTO CA 95826

067-0040-010
GRANTLINE & CHRYSANTHY 220
INVESTORS LLC
5524 FAIR OAKS BLVD
CARMICHAEL CA 95608

067-0040-013
ARISTA DEL SOL JCP LLC
555 UNIVERSITY AVE #200
SACRAMENTO CA 95825

067-0040-025
ARI 208 LLC
7700 COLLEGE TOWN DR #101
SACRAMENTO CA 95826

067-0100-018
SMITH & DUNMORE VENTURE LLC
601 UNIVERSITY AVE #125
SACRAMENTO CA 95825

067-0100-020,021
LENNAR SIERRA SUNRISE LLC
1420 ROCKY RIDGE DR #320
ROSEVILLE CA 95661

067-0100-023
JOHN J YOUNG REVOCABLE TRUST
4163 RIVA RIDGE DR
FAIR OAKS CA 95628

067-0530-022
ELIAS & MEGAN DUNN
4373 BINCHY WAY
RANCHO CORDOVA CA 95742

067-0530-023
GALALY AHMAD
4369 BINCHY WAY
RANCHO CORDOVA CA 95742

067-0530-024
STEPHEN R & ALPHA J RIDER
4365 BINCHY WAY
RANCHO CORDOVA CA 95742

067-0530-025
GURDAS RAM
4361 BINCHY WAY
RANCHO CORDOVA CA 95742

067-0530-026
DARREL & RITA A HO
4359 BINCHY WAY
RANCHO CORDOVA CA 95742

067-0530-027
AMEE DOLBERG
4358 CREGAN CT
RANCHO CORDOVA CA 95742

067-0530-028
ELIZABETH J BROWN LIVING TRUST
8788 GREENBACK LN #105
ORANGEVALE CA 95662

067-0530-028
RESIDENT
4362 CREGAN CT
RANCHO CORDOVA CA 95742

067-0530-029
KYLE & AMBER JENNINGS
4366 CREGAN CT
RANCHO CORDOVA CA 95742

067-0530-030
DELWYN J & TIFFANY R SHELLEY
4370 CREGAN CT
RANCHO CORDOVA CA 95742

067-0530-031
MARK & ABBEY BURKE
4371 CREGAN CT
RANCHO CORDOVA CA 95742

067-0530-032
SUMITO HAMDYL
4367 CREGAN CT
RANCHO CORDOVA CA 95742

067-0530-033
LOURDES & ROBERT LOMIBAO
REVOCABLE TRUST
4363 CREGAN CT
RANCHO CORDOVA CA 95742

067-0530-034
RESIDENT
4359 CREGAN CT
RANCHO CORDOVA CA 95742

067-0530-034/0580-025
SIMON SHANG & JUN WANG LIVING
TRUST
4076 MORNINGVIEW WAY
EL DORADO HILL CA 95762

067-0530-035
CORDOVA PARK AND RECREATION
DISTRICT
2729 PRSPCT PARK DR #230
RANCHO CORDOVA CA 95670

067-0580-014
GLORIA HUDSON
12043 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-015
JEI ING LIU
1204 7 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-016
BETIONG TRUSTEI
55 SAN JUAN GRADE RD #113
SALINAS CA 93906

067-0580-016
RESIDENT
12051 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-017
JOSE MAYO
12055 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-018
JOHN FRAILEY
12059 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-019
CHAMOND LO
12063 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-020
MICHAEL E PEVNY
12067 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-021
ANGELYNE L BORROMEO
12071 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-022
MICHAEL A COCHRAN
12075 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-023
LINDSAY S & KENNETH N DEES
12079 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-024
MARTIN & MICHELE NOUFER
12083 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-025
RESIDENT
12087 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-026
JEFFREY CHO
12091 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-027
MAGDALENA M BARGAS
12095 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-028
JAVED SUJELA
20800 HOMESTEAD RD #65H
CUPERTINO CA 95014

067-0580-028
RESIDENT
12099 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-029
AMY E WESTLING
12098 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-030
AGRAWAL TRUST
612 PICASSO TER
SUNNYVALE CA 94087

067-0580-030
RESIDENT
12094 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-031
ALLISON P YERKES & TIMOTHY M
GUERRERO LIVING TRUST
12090 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-032
BUFFALO THOMAS ANDREW
12086 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-033
MARK R & GIGI N COTTOR
12082 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-034
TL TRUST
200 SOCRATES PL
EL DORADO HILL CA 95762

067-0580-034
RESIDENT
12078 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-035
BULAONG FAMILY REVOCABLE TRUST
12074 ERATO CIR
RANCHO CORDOVA CA 95742

067-0580-036
SHAWN ONEAL
4321 KERKYRA CT
RANCHO CORDOVA CA 95742

067-0580-037
JEFFREY P & STEPHANIE N ERES
4325 KERKYRA CT
RANCHO CORDOVA CA 95742

067-0580-038
PURNAMA LIVING TRUST
7141 TAMARACK DR
DUBLIN CA 94568

067-0580-038
RESIDENT
4329 KERKYRA CT
RANCHO CORDOVA CA 95742

067-0580-039
RICHARD R MESSINGER
4333 KERKYRA CT
RANCHO CORDOVA CA 95742

067-0580-040
JIANJUN FENG
3159 HASTINGS WAY
SAN RAMON CA 94582

067-0580-040
RESIDENT
4336 KERKYRA CT
RANCHO CORDOVA CA 95742

067-0580-041
WAINSCOTT FAMILY TRUST
4332 KERKYRA CT
RANCHO CORDOVA CA 95742

06 7-0580-042
ALICIA A & ERWIN A ENRIQUEZ
4328 KERKYRA CT
RANCHO CORDOVA CA 95742

067-0580-043
KE LI
1684 SCHILLERS CT
FOLSOM CA 95630

067-0580-043
RESIDENT
4324 KERKYRA CT
RANCHO CORDOVA CA 95742

067-0580-044
JESSICA M OLSON
4320 KERKYRA CT
RANCHO CORDOVA CA 95742

067-0580-053
KAMLESH RANI
12053 PERICLES DR
RANCHO CORDOVA CA 95742

067-0580-054
ANATOLIA INVESTMENTS LLC
11833 SPRING WALK WAY
RANCHO CORDOVA CA 95742

067-0580-054
RESIDENT
12057 PERICLES DR
RANCHO CORDOVA CA 95742

067-0580-055
MICHAEL M & YEONG S DUCKWORTH
440 N CIVIC DR #401
WALNUT CREEK CA 94596

067-0580-055
RESIDENT
12061 PERICLES DR
RANCHO CORDOVA CA 95742

067-0580-056
SUZZETTEE LAWSON
12065 PERICLES DR
RANCHO CORDOVA CA 95742

067-0580-057
RECREATION CORDOVA
2729 PRSPCT PARK DR #230
RANCHO CORDOVA CA 95670

067-0780-015
VLY CONSERVANCY SACTO
PO BOX 163351
SACRAMENTO CA 95816

067-0780-017,025
CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

067-0780-018
SUN RIDGE PARK LLC
7700 COLLEGE TOWN DR #109
SACRAMENTO CA 95826

067-0780-026
SACRAMENTO MUNICIPAL UTILITY DISTRICT
6201 S ST
SACRAMENTO CA 95817

067-0780-026
RESIDENT
4151 POOPENAUT CT
RANCHO CORDOVA CA 95742

067-0800-002
ROBERT N HORNE
4255 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-003
AMANDA SERRANO
4251 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-004
HARDEV S SHERGILL REVOCABLE TRUST
3524 ROCKY RIDGE WAY
EL DORADO HILL CA 95762

067-0800-004
RESIDENT
4247 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-005
MICHELLE WATTERSON
4243 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-006
MARK K & MARION L REINHARDT
4239 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-007
HEE BIN PYUN
4235 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-008
TELEP 2013 REVOCABLE TRUST
4231 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-009
MATTHEW & HEATHER MCCLENAHEN
4227 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-010
TED WOOD
4223 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-011
COULTER KEVIN G
4219 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-012
JOANNA MURRAY
4215 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-013
SCOTT E & MARIA L CARLSON
4211 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-014
BRANDON M & JUDITH E YATES
4207 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-015
BRIDGET D & MATTHEW A BALL
4203 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-016
CHRISTI C CONSTANTINE
4199 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-017
GREGORY A BRAGG
4195 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-018
VELMA MAWIS
4191 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-019
MICHAEL C BELNAP
4187 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-020
MACELA & TODD DALEY
4183 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-021
BRIAN & LEAH QUEZADA
4179 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-022
ANTHONY SCHOLLAR
4175 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-023
JOSEPH D IBARRA
4171 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-024
GENEVA ERNST
4167 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-025
SEAN ANDERSON
4163 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-026
SHENG XIONG
4159 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-027
CHRISTOPHER ALLEN DUPZYK
4155 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-028
TIMOTHY D & SANDRA K MCMAHON
4151 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-029
VLADIMIR & TATYANA RAPPOPORT
4147 CHOTEAU CIR
RANCHO CORDOVA CA 95742

06 7-0800-030
BARBARA PAWLIK
4143 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-031
KALYAN NALLAMALLI
4139 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-032
RANDY P & ELISA S HICKMAN
4135 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-033
RUBENS ARAUJO
4131 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-035
ROY & CARRIE GRIFFITH
4247 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-036
KAROLYN GRAY
4267 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-037
GREGORY & KIMMI HNATH
4271 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-038
JOSEPH NYIRADI
4275 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-039
KRISTINE L BALLARD
4279 BORDERLANDS DR
RANCHO CORDOVA CA 95742

06 7-0800-040
MARC JOSEPH RUSSO
4283 BORDERLANDS DR RANCHO
CORDOVA CA 95742

067-0800-041
OSCAR P ESPARZA
4287 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-042
BRIAN & SUSAN C TONKS
4291 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-043
JAIME & JASON SANCHEZ
4295 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-044
VERONICA R GONZALEZ LE
12211 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-045
DAVID & SONIA KIM
12215 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-046
ROBERT & VINCE MAZZOLA
12219 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-047
RONALD V & ANN V LAFRADEZ
12223 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-048
BRADLEY SCOTT CHISSIE
12227 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-049
JOSE A HERNANDEZ
12231 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-050
GARNER FAMILY TRUST
PO BOX 1045
IONE CA 95640

067-0800-050
RESIDENT
12235 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-051
SCOTT SVILICH
12239 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-052
ELIZABETH SKEELS
12243 CEDAR BOG WAY RANCHO
CORDOVA CA 95742

067-0800-053
SANDRA PLASCENCIA
12247 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-054
KAOCHIEN SAETERN
12251 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-055
DENNIS R & MELANIE A COSTA
12255 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-056
DANIEL J HOWARD LIVING TRUST
12259 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-057
CARMEN & REXEL HASSELL
12258 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-058
VEERESH GARAG
12254 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-059
MARIE L KNIGHT
12250 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-060
GARY & MERI DEDIEGO FAMILY TRUST
12246 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-061
NATHAN & SHERRIE BONILLA
12242 CEDAR BOG WAY RANCHO
CORDOVA CA 95742

067-0800-062
RONALD B & MARCHETA F POWERS
12238 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-063
PAUL A & LAURA N QUEZADA
12234 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-064
SAEJUK PETERSON
12230 CEDAR BOG WAY RANCHO
CORDOVA CA 95742

067-0800-065
ROBERT D HOLMES
12226 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-066
CRISPIN L TIPTON
12222 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-067
CHARLOTTE I MARTINEZ
12218 CEDAR BOG WAY RANCHO
CORDOVA CA 95742

067-0800-068
JOSHUA B & ELAINE A JOHNSON
12214 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-069
MICHAEL RIVERA
12210 CEDAR BOG WAY
RANCHO CORDOVA CA 95742

067-0800-070
RAINEY FAMILY TRUST
4216 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-071
PRATIK & RINALI SHAH
4212 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-072
WAYNE J DIAS
4208 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-073
LYNETTE RAISBECK
2049 BANNER MINE CT
GOLD RIVER CA 95670

06 7-0800-073
RESIDENT
4204 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-074
MEGAN CHERINKA
4200 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-075
GINA VAFLOR
4196 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-076
JOHN & MARTHA CHRISTY
4192 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-077
MONICA HENDERSON
4188 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-078
KELSEY LYN Z & MICHAEL BEREZIN
4184 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-079
BALL & CHEN WONG
4180 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-080
PAUL J COLOMBO
4176 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-081
MARTIN FAMILY TRUST
4172 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-082
JOSHUA A DUNCAN
4166 CHOTEAU CIR
RANCHO CORDOVA CA 95742

067-0800-110
RAJBIR KAUR
4251 BORDERLANDS DR RANCHO
CORDOVA CA 95742

067-0800-111
JOHNSON FAMILY TRUST 1983
3240 CLIFTON CT
PALO ALTO CA 94303

067-0800-111
RESIDENT
4255 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0800-112
TAMARA A LUTFI
4259 BORDERLANDS DR
RANCHO CORDOVA CA 95742

06 7-0800-113
TAD RAYMOND BEDEGREW
4263 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-001
SEAN BANKS
4185 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-002
LISA H HUYNH
4225 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-003
PATRICIA J R HERTOGH
12303 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-004
THANH S & LIEN T DOAN
478 MUERER ST
FOLSOM CA 95630

067-0860-004
RESIDENT
12307 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-005
HANJUN KIM
12311 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-006
RAQUEL QUIRARTE
12315 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-007
ATIQULLAH & FARIDA KHUGYANI
4112 PRESERVE WAY
RANCHO CORDOVA CA 95742

067-0860-007
RESIDENT
12319 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-008
SAHER SWEIS
12323 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-009
JASON & TAMMY L GILLOCK
12327 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-010
HARDEV SINGH SHERGILL
12331 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-011
TODD ALLEN PERRY
12330 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-012
SOLORIO HILDA COLE
12326 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-013
DONALD L & MIRIAM E STEVENS
5211 OAKRIDGE CT
FAIR OAKS CA 95628

067-0860-013
RESIDENT
12322 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-014
LAURA I & HULL DANIEL E RASMUSSEN
12318 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-015
KATHLEEN E RODRIGUES REVOCABLE TRUST
12314 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-016
MORE F & BETTY T CHA
12310 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-017
DEBORAH J STEWART
12306 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-018
BREWER FAMILY TRUST
12302 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-019
QINGBO KONG
248 PRAIRIE DOG LN
FREMONT CA 94539

067-0860-019
RESIDENT
12298 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-020
JAMES W & JUDITH A RANDALL REVOCABLE TRUST
12294 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-021
DONALD MASSAGLIA
12295 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-022
MEAGAN & MORGAN K SHAW
12299 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-023
NANCY BRENTON
12303 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-024
RAJAN VADAPALLI
12307 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-025
PAUL J & GINNY M BILLMAN
PO BOX 2364
RANCHO CORDOVA CA 95741

067-0860-025
RESIDENT
12311 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-026
KELLY B & RICHARD J DRAGOS
12315 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-027
ASHLEY BOLDRINI
12319 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-028
LINDA M PODANY
3082 MOLINER DR
CAMERON PARK CA 95682

067-0860-028
RESIDENT
12323 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-029
GEOFF C & PAMELA L HARBELL
16725 WILD OAK WAY
MORGAN HILL CA 95037

067-0860-029
RESIDENT
12327 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-030
LINDA M & RICHARD G HANSEN
12331 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

06 7-0860-031
NASIR SAMEER
4155 ETOWAY WAY
RANCHO CORDOVA CA 95742

067-0860-032
YOLANDA KOHN
4151 ETOWAY WAY
RANCHO CORDOVA CA 95742

067-0860-033
SHELLY BAUTISTA
4147 ETOWAY WAY
RANCHO CORDOVA CA 95742

067-0860-034
JOAN WILLEMS
4143 ETOWAY WAY
RANCHO CORDOVA CA 95742

067-0860-035
WILLIAM L HOLDER
4139 ETOWAY WAY
RANCHO CORDOVA CA 95742

067-0860-036
CHRISTINA & NICHOLAS RATAJCZAK
4135 ETOWAY WAY
RANCHO CORDOVA CA 95742

067-0860-037
MCLEOD FAMILY TRUST
4131 ETOWAY WAY
RANCHO CORDOVA CA 95742

067-0860-039
ALEXANDRE T & AMY TZONKOV
1185 MEREDITH WAY
FOLSOM CA 95630

067-0860-039
RESIDENT
4189 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-040
DAVID & ALENA VILLALBA
4193 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-041
VIET Q TRAN
4197 BORDERLANDS DR RANCHO
CORDOVA CA 95742

067-0860-042
VAMSHI KARNATI
4201 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-043
ROCIO S BAZZETTI
PO BOX 1688
FOLSOM CA 95763

067-0860-043
RESIDENT
4205 BORDERLANDS DR
RANCHO CORDOVA CA 95742

06 7-0860-044
MARTIN & VERONICA SLOAN
4209 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-045
MICHAEL BARRY
4213 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-046
KAUSHAL A & USHA K PRASAD
4217 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-047
JOSEPH W & PAMELA S BARTLETT
5715 CLARK MOUNTAIN RD
LOTUS CA 95651

067-0860-047
RESIDENT
4221 BORDERLANDS DR
RANCHO CORDOVA CA 95742

067-0860-062
JIMMY PARK
12340 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-063
FELICISIMO R SALUD
12336 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-064
DESIREE & KEITH BOWEN
12332 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

06 7-0860-065
JESSICA VOGEL
12328 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-066
DICKSON FAMILY REVOCABLE LIVING
TRUST
121 ASH RIDGE CT
GRANITE BAY CA 95746

067-0860-066
RESIDENT
12324 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-067
JENNIFER MARY SCOVEL
129 W TRADE ST
CHARLOTTE NC 28202

067-0860-067
RESIDENT
12320 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-068
MARK OLIVER O & ALIDA GRACE M
MAGTOTO
12316 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

06 7-0860-069
COREY EDGAR
12312 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-070
BRIAN D MELOY
12308 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-071
EUN J BAIK
90 ROOSEVELT ST
CRESSKILL NJ 7626

067-0860-071
RESIDENT
12304 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-072
ASHTON A & ASHOK P KHANCHANDANI
12300 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-073
GARY & SHERI BUZZELL
12296 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-074
SUNMI SHIN
12292 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-075
YIN M WCHUI
12288 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-076
ANTHONY & AMANDA M FOX
12284 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-077
EUN DUG & JAMES KLEE
12280 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-078
ANDREW C & JINGYI PHILLIPS
12276 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-079
JOSE I & ELIZABETH T HERRERA
2271 HILLCREST AVE
EUREKA CA 95501

067-0860-079
RESIDENT
12272 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-080
HARMANN S & KAMALJIT K TAKHAR
12268 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-081
GENIE & LARRY STITES
12264 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

06 7-0860-082
MICHAEL CAYER REVOCABLE TRUST
12260 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

06 7-0860-083
RENTACHINTALA & MARGABANDU
FAMILY TRUST
1196 THORNBURY LN
SAN JOSE CA 95138

067-0860-083
RESIDENT
12256 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0860-084
DARRELL & DIANE EIGENMAN
12252 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

06 7-0860-086
RANDY & ALMA LOPEZ
12289 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-087
JESSICA L TREVINO
12293 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-088
VON SAVOYE EMILY A WIGHT
12297 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-089
ERIC JORDAN WHITE
12288 PALEO WAY
RANCHO CORDOVA CA 95742

067-0860-090
DANA MAKER
12289 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-002
CHUNPING SHU
PO BOX 1985
RANCHO CORDOVA CA 95741

067-0870-002
RESIDENT
4120 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-003
ROBERT BROWN
4124 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-004
YAGAAN TSOGZOLMAA
4128 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-005
JAMES L CRISSEY
4132 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-006
JASON J & ASHLEY SOLIS
4136 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-007
MELISSA A BATES
4140 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-008
BARBARA L PAULEY
4144 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-009
SAMVEL MELIKYAN
4145 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-010
ANEETA & MANI R NAIDU
4141 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-011
RANDALL ERIS
4137 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-012
TIMOTHY F BRENNAN
4133 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-013
ERIC EVERETT
4129 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-014
KATIE & ANDREW LITTLEFIELD
4125 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-015
ANDI SOENDORO REVOCABLE LIVING
TRUST
1511 GRISSOM PARK DR
FULLERTON CA 92833

067-0870-015
RESIDENT
4121 BIG MEADOW WAY
RANCHO CORDOVA CA 95742

067-0870-024
STEVEN A & CYNTHIA R HARMER
12408 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-025
CLIFTON & RANAE E SHAW
12404 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-026
KRYSTOPHER HALL
12400 PAWCATUCK WAY RANCHO
CORDOVA CA 95742

067-0870-027
MICHAEL J & JENNIFER L MALDONADO
12396 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-028
DALE R MOLES
12392 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-029
HARPREET SIDHU
12388 PAWCATUCK WAY RANCHO
CORDOVA CA 95742

067-0870-030
DALJEET KOUR
12384 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-031
JALAL SOLTANIAN ZADEH REVOCABLE
TRUST
PO BOX 1210
FOLSOM CA 95763

067-0870-031
RESIDENT
12380 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-032
MATTHEW M & MELISSA N OTT
12376 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

06 7-08 70-033
BLAKE C & BROOKE L MILLETT
12372 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-038
JOSE TAVERA
12401 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-039
XUOICU VAN
12397 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-040
IVAN MADUENO
4143 CAHAKIA PL
RANCHO CORDOVA CA 95742

067-0870-041
CHARLES R ADAMS
4147 CAHAKIA PL
RANCHO CORDOVA CA 95742

067-0870-042
ADRIANA LA CHACON
4151 CAHAKIA PL
RANCHO CORDOVA CA 95742

067-0870-043
TOUCHLINE SOFTWARE INC 401K PLAN
3220 RANKEN PL
EL DORADO HILL CA 95762

067-0870-043
RESIDENT
4162 CAHAKIA PL
RANCHO CORDOVA CA 95742

067-0870-044
ERICA M ANACLETO
4158 CAHAKIA PL
RANCHO CORDOVA CA 95742

067-0870-045
TANYA & DAN A HACKER
12381 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-046
JULIE FARIA
12373 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-047
FRANCISCO & BRITTANY LOPEZ
12365 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-061
DANIELLE MARIE BILLINGS
12368 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-062
MARK A & GLORIA M MCNEILL
12364 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-063
CLARK N & CRAIG A BOYCE
12360 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-064
VIDA SHEIKHOLESLAMI
12356 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-065
ISAAC UTTER
PO BOX 1311
RANCHO CORDOVA CA 95741

067-0870-065
RESIDENT
12348 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-0870-066
MARIO & GRACE TRONCI
12344 PAWCATUCK WAY
RANCHO CORDOVA CA 95742

067-1060-003
CRESLEIGH HOMES CORPORATION
433 CALIFORNIA ST #7TH
SAN FRANCISCO CA 94104

067-1070-028-035
LENNAR HOMES CA INCORPORATED
1420 ROCKY RIDGE DR
ROSEVILLE CA 95661

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

ELK GROVE UNIFIED SCHOOL DISTRICT
9510 ELK GROVE-FLORIN RD
ELK GROVE CA 95624

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET RM 301
SACRAMENTO CA 95814

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

MEMORANDUM

DATE: April 20, 2020

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Marilyn Phelps, Assistant Land Surveyor

SUBJECT: **A RESOLUTION APPROVING THE ABANDONMENT OF AN EMERGENCY ACCESS EASEMENT LOCATED AT 3750 ZINFANDEL DRIVE**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will abandon and remove the emergency access easement granted and located over lots 5, 6 and 7 of Subdivision Map No. FM-2018-003-01 Creekside Commerce Center, recorded in Book 403 of Maps, Page 9.

BACKGROUND

GLP Zinfandel LLC, (developer) requests the abandonment of an existing emergency access easement (EAE) granted over the subject lots. The EAE was originally granted over three separate parcels that have now been merged into a single parcel. The current EAE conflicts with the proposed project.

A separate EAE has been recorded to replace the existing easement. Metro Fire District has approved the recording of the relocated easement that will provide adequate access to the proposed building.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Exhibit B to the Resolution

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, TO VACATE AN EMERGENCY ACCESS EASEMENT PURSUANT TO THE PROVISIONS OF CHAPTER 3, PART 3 OF PUBLIC STREETS, HIGHWAYS, AND SERVICE EASEMENTS VACATION LAW COMMENCING AT SECTION 8320 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

WHEREAS, a hearing date was scheduled for a proposed resolution to vacate the Emergency Access Easement granted and located over lots 5, 6, and 7 of Subdivision Map No. FM-2018-003-01 Creekside Commerce Center, recorded in Book 403 of Maps, Page 9 (the "Easement"); and

WHEREAS, a notice of the hearing has been posted at City Hall at least two weeks in advance of the hearing; and

WHEREAS, the hearing described above has been conducted, and this Council having heard and considered all oral, documentary and other evidence presented, hereby finds, determines and orders as follows.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the council hereby finds as follows:

1. The Easement conflicts with the proposed project.
2. A new emergency access easement has been granted on the site to the satisfaction of the Metro Fire District.
3. The Department of Public Works recommends the abandonment be approved.

BE IT FURTHER RESOLVED AND ORDERED that the Emergency Access Easement granted and located over lots 5, 6 and 7 of Subdivision Map No. FM-2018-003-01 Creekside Commerce Center, recorded in Book 403 of Maps, Page 9 is hereby vacated.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th Day of April 2020 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
David M. Sander, Mayor

_____

Stacy Leitner, CMC
City Clerk

EXHIBIT A
ABANDONMENT OF
EMERGENCY ACCESS EASEMENT

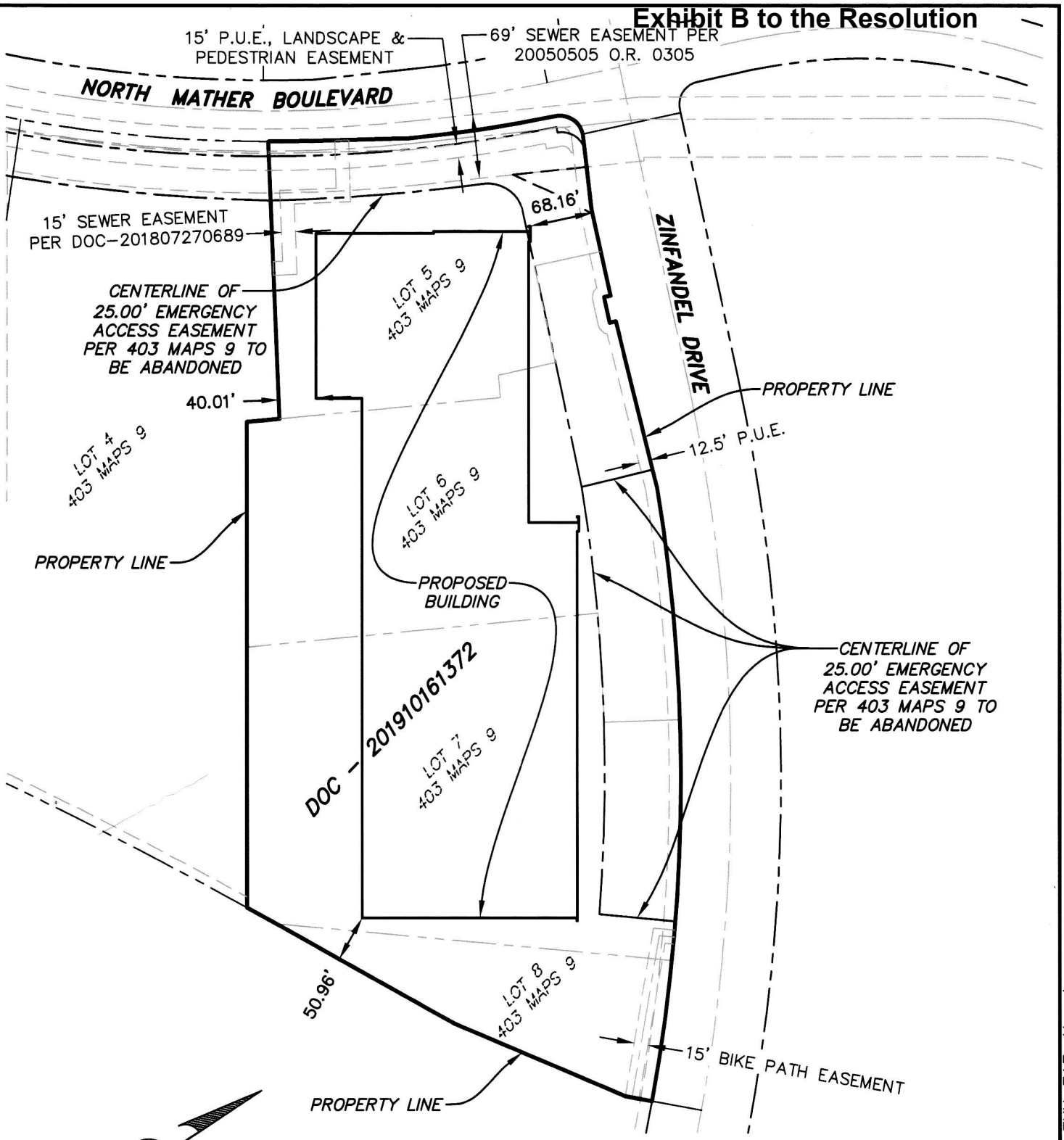
ALL that real property situate in the City of Rancho Cordova, County of Sacramento, State of California, and being a portion of that parcel described in Document No. 201910161372, said County Records, being more particularly described as follows:

THAT portion of a 25.00-foot wide Emergency Access Easement, the centerline of which is shown on Subdivision Map No. FM-2018-003-01, recorded in Book 403 of Maps, at Page 9, said County Records, lying within Lots 5 - 8, inclusive, of said Subdivision Map.

End of description.

Matthew K. Souza, L.S. — Date: 3-12-20

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
P. O. BOX 828, WOODLAND, CALIFORNIA 95776



0 75 150 300

SCALE: 1"=150'

LICENSED LAND SURVEYOR
MATTHEW K. SOUZA
3-12-20
L.S. 9215
STATE OF CALIFORNIA

EXHIBIT B
EMERGENCY ACCESS EASEMENT ABANDONMENT

FOR

GLP ZINANDEL, LLC

A PORTION OF DOCUMENT NO. 201910161372, CITY OF RANCHO CORDOVA, SACRAMENTO COUNTY, CALIFORNIA

SHEET 1 OF 1 MARCH 12, 2020

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

X:\Land Projects\4395\dwg\4395_EXH_EAE-Abandon

MEMORANDUM

DATE: April 20, 2020

TO: Honorable Mayor and Council Members

FROM: Russ Ducharme, Neighborhood Services Manager
Kim Juran, Administrative Services Director

SUBJECT: **SECOND READING OF AN ORDINANCE AMENDING CHAPTER 16.20 OF THE RANCHO CORDOVA MUNICIPAL CODE AND RESOLUTION AMENDING FEES RELATED TO THE RENTAL HOUSING INSPECTION PROGRAM**

RECOMMENDATION

Waive second reading and adopt the Ordinance and the Resolution amending program-related fees.

RESULT OF RECOMMENDED ACTION

Adoption of the Ordinance would amend Title 16 Building and Construction, Chapter 16.20 (Housing Code) of the Rancho Cordova Municipal Code, as summarized below, and adopting the Resolution would set the fees pursuant to the Ordinance.

BACKGROUND

The Rental Housing Inspection Program (RHIP) ensures safe and healthy rental housing conditions for its citizens living in rental properties, setting forth the property owner's responsibilities as it relates to fees, licensing, and inspections. The proposed Ordinance makes amendments to Title 16 Building and Construction, Chapter 16.20 Housing Code to increase property owner responsibilities in connection with the RHIP. Further, the ordinance, if adopted, would allow the City to set a rescheduling fee to support recovery of costs related to the City's RHIP efforts and modify the fees regarding rental housing registration.

ANALYSIS

The proposed Ordinance (Attachment 1) makes amendments to Title 16 Building and Construction, Chapter 16.20 Housing Code to increase property owner responsibilities in connection with the RHIP. All amendments in a clean, non-track changes format are included as Exhibit A to the Ordinance (Attachment 2). All proposed changes to Title 16, are shown in a redlined, track-change format (see Attachment 3).

Requirement of the Landlord to Obtain Consent to Enter and Inspect Rental Property.

Currently, the Municipal Code does not require the property owner to obtain consent from the tenants for the City to conduct a rental housing inspection. The proposed Ordinance (Attachment 1) will require the landlord, or designee, to be responsible for ensuring all tenants have consented to the inspection and will be able to demonstrate sufficient documentation to that effect at the time of inspection. Clarifying that landlords are responsible for obtaining advanced consent from their tenants for scheduled inspections, will prevent them from evading necessary inspections. This clarification, in conjunction with the new rescheduling fee (discussed below) will help avoid "no show" inspections where considerable staff time was expended to attend and reschedule a missed inspection.

Rental Housing Registration Fee for Every Rental Property and Decrease In Registration Fee

The City requires a general business license for every physical business located within the City, even if some of the business locations are part of the same business and/or ownership. However, the City currently requires only one rental business license from a rental property owner, without requiring a separate license for every one of their rental properties. The proposed Ordinance would require a rental registration number instead of a business license for each rental property, ensuring that rental property businesses are treated similarly to all other businesses in the City that are required to have a license for each separate, business location. In conjunction to this clarifying requirement, the City would correspondingly reduce the fee from $81 to $50. Staff is proposing a resolution (Attachment 4) that would set the fee at the reduced amount of $50.

Establishment of a Rescheduling Fee.

Currently, there is no mechanism for recovery of costs incurred by Code Enforcement staff when an officer is deployed to a property for a scheduled inspection, where the responsible party fails to attend. Conservatively, at least 30-60 minutes of officer time is used in attending inspections where the responsible party does not show up. Additional time and resources are then expended by office staff rescheduling and re-noticing such inspections. The proposed Ordinance would create a fee to help alleviate the burden that is currently being borne by Neighborhood Services when a responsible party fails to properly cancel an inspection. It would also serve as a deterrent to help prevent cancelled or unattended inspections. The proposed language also gives some protection to landlords, as requested by stakeholders in the community, who have been unable to secure access from their tenants via consent or legal process. The Ordinance would allow City staff to adjust this fee from time to time by resolution. Staff is proposing a resolution (Attachment 4) that would set this Rescheduling Fee at $125.00, which is equivalent to just one half-hour of officer time.

Repeal of Article 8 – Housing Code Enforcement Fund

The proposed ordinance repeals the requirements for the City to maintain a separate Housing Code Enforcement Fund along with other related restrictions. The fees that are currently

collected and deposited to the Housing Code Enforcement Fund are subsequently transferred to the General Fund to offset the cost of the Rental Housing Enforcement program, which is a General Fund program. The proposed change would enable City staff to eliminate this unnecessary transfer and have these revenues go directly to the General Fund. This revenue stream can still be separately tracked and accounted for in the General Fund.

ENVIRONMENTAL ANALYSIS

CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) As reflected at State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, "[where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment…" The proposed Title 16 code amendments and corresponding fee resolution are not a "project" within the meaning of CEQA because the actions seek to regulate rental housing that are already present in the City and would not cause the expansion of uses or activities. No possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA.

FISCAL IMPACT AND FUNDING SOURCE

The discussed amendments to the Municipal Code will provide more guidelines for rental property owners and help recover costs for the administration of the City's Rental Housing Inspection Program.

ATTACHMENT(S)

1. Ordinance
2. Exhibit A to the Ordinance - Amendments
3. Exhibit A to the Ordinance - Amendments (Redlines)
4. Resolution

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AMENDING TITLE 16, CHAPTER 16.20 OF THE RANCHO CORDOVA MUNICIPAL CODE REGARDING THE RENTAL HOUSING INSPECTION PROGRAM

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

Section 1. Purpose.

WHEREAS, Title 16, Chapter 16.20 of the Rancho Cordova Municipal Code, entitled "Housing Code," sets forth policies and regulations to promote minimum standards for safe, healthy rental housing conditions within the City to enhance the quality of life for all residents; and

WHEREAS, substandard and unsafe residential rental dwellings within Rancho Cordova threaten the health, safety, and welfare of residents of such dwellings; and

WHEREAS, substandard and unsafe residential rental dwellings have a negative effect on the surrounding community because they are a blight and often are associated with or encourage unlawful activity; and

WHEREAS, Rancho Cordova code enforcement staff has observed, in performing their duties, that generally the most egregious violations of health, safety, and building codes occur in rental housing units; and

WHEREAS, the most efficient and effective method of detecting unhealthy, dangerous, substandard, and unsanitary housing conditions is to routinely inspect rental housing units in a fair manner while observing the occupants' right to privacy; and

WHEREAS, the California Health and Safety Code, Sections 17964, and 17970-17972 grant cities the authority to inspect rental housing dwellings; and

WHEREAS, City staff has identified the following necessary amendments to the Housing Code to ensure compliance and accountability with the rental housing inspection program to promote public health, safety, and welfare.

Section 2. CEQA Findings. The City Council hereby finds:

CEQA Compliance. CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) As reflected at State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, "[where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment…" The proposed Title 16 code amendments is not a "project" within the meaning of CEQA because the actions seek to regulate rental housing that are already present in the City and would not cause the expansion of uses or activities. No possibility exists that the ordinance will result in a significant effect on the environment. Thus, the proposed ordinance is not subject to the requirements of CEQA.

Section 3. Amendments to Articles 8, 11 and 12 of Chapter 16.20 of the RCMC.

The City Council hereby adopts the amendments to Articles 8, 11, and 12 of Chapter 16.20 of the Rancho Cordova Municipal Code, as shown and incorporated on Exhibit A to this Ordinance.

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

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of April, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
David M. Sander, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

Rancho Cordova

Municipal Code Amendments to Chapter 16.20 (Housing Code)

Article VIII. Housing Code Enforcement Fund

Article XI. Rental Housing Enforcement Fees

Article XII. Rental Housing Inspection Program

Article VIII. Housing Code Enforcement Fund

16.20.800 Repealed.

16.20.805 Repealed.

16.20.810 Repealed.

16.20.815 Repealed.

16.20.820 Repealed.

16.20.800 Establishment and definition.
Repealed.

16.20.805 Purposes of limitations.
Repealed.

16.20.810 Administration.
Repealed.

16.20.815 Use and disbursement of monies in the fund.
Repealed.

16.20.820 Annual evaluation.
Repealed.

Article XI. Rental Housing Enforcement Fees

16.20.1100 Reinspection and rescheduling fees.

16.20.1105 Repealed.

16.20.1110 Building permit fee.

16.20.1115 Building permit surcharge.

16.20.1120 Hourly rate.

16.20.1125 Contract administration fee.

16.20.1130 Small claims collection fee.

16.20.1135 Appeal fee.

16.20.1140 Late fee.

16.20.1145 Notice fee.

16.20.1150 Repealed.

Article XI. Rental Housing Enforcement Fees*

* The following sections constitute the categories of fees payable to the director by the owner of a building or residential rental unit subject to the rental housing inspection program within Article XII of this chapter. Such fees shall be set by resolution of the city council and may be adjusted periodically by the city manager to cover the cost of the services provided under this chapter.

16.20.1100 Reinspection and rescheduling fees.

A. Following issuance of a notice and order (pursuant to RCMC 16.20.400) for a violation of the provisions of this chapter, upon the first reinspection of a dwelling to determine whether corrective action has been satisfactorily completed, and upon a determination that corrective action has been successfully completed by the time of such reinspection, there shall be no fee levied against the owner(s). There shall be no reinspection fee charged for an inspection caused by any complaint if no violation is discovered.

B. Following issuance of a notice and order (pursuant to RCMC 16.20.400) for a violation of the provisions of this chapter, upon the first reinspection of a dwelling to determine whether corrective action has been satisfactorily completed, and upon a determination that corrective action has not been successfully completed by the time of such reinspection, there may be a fee levied against the owner(s) in the amount set by resolution of the city council.

C. Upon all subsequent reinspections, fees shall be levied against dwelling unit owners for previously noticed violations which have not been corrected by the time of such subsequent reinspections. Such fees shall be set by resolution of the city council.

D. An owner or his/her designee may reschedule an inspection by giving notice to the Neighborhood Services Division Manager or his/her designee at least five calendar days prior to a scheduled inspection date. An inspection may only be rescheduled to a date within 21 calendar days of the previously scheduled inspection date. Rescheduling an inspection for any particular residential rental property inspection subject to the rental housing inspection program more than once within any twelve month period, or with less than five calendar days' notice, shall result in the imposition of a rescheduling fee. Such rescheduling fees shall be set by resolution of the city council. An owner or his/her designee shall not be charged a rescheduling fee for any particular inspection when the reason an inspection must be rescheduled is due to an occupant's failure to provide access or refusal to provide consent to inspect the residential unit, provided that the owner or his/her designee has used good faith efforts and legal notice to obtain such consent or secure such access pursuant to RCMC 16.20.1200.

16.20.1105 Notice and order fee.

Repealed by Ord. 19-2012.

16.20.1110 Building permit fee.

Where issuance of a building permit is required under the building code in order to complete work required by a notice and order which has been issued under this chapter, such permit shall be obtained from the director, and the fee therefor shall be paid to the director in the same amount as would be applicable under the fee schedule for building permits then in use by the public works department of the city.

16.20.1115 Building permit surcharge.

Where a building permit is required under the building code to complete work required by a notice and order issued under this chapter, there shall be imposed in addition to the building permit fee a building permit surcharge in the amount set by resolution of the city council.

16.20.1120 Hourly rate.

Where the director finds that additional costs of enforcement are not otherwise recovered by the fees levied by this chapter in association with a dwelling found to constitute a violation, the additional costs of enforcement shall be levied at the hourly rate to be set by resolution of the city council, rounded to the nearest hour for each city official involved. Such hourly rate may also be applied to fees under RCMC 16.20.1100, where there is more than one uncorrected violation found.

16.20.1125 Contract administration fee.

For all private contracts entered by the director for work authorized under this chapter, in addition to the contract price, there shall also be authorized as an additional cost of enforcement charged to the owner(s) 15 percent of the contract price as a contract administration fee.

16.20.1130 Small claims collection fee.

For any amounts due and unpaid, and which are referred to the finance department for collection under this chapter, a fee set by resolution of the city council shall be levied to cover costs of small claims court filing and administration.

16.20.1135 Appeal fee.

The fee for all appeals taken under this chapter shall be set by resolution of the city council.

16.20.1140 Late fee.

If a fee has not been received by the date upon which it is due under this chapter there shall be imposed a late fee of 25 percent per annum of the fee.

16.20.1145 Notice fee.

The owner may be charged for the city's postage or mileage costs for sending or posting notices required to be given pursuant to this chapter.

16.20.1150 Closing fee.

Repealed by Ord. 19-2012.

Article XII. Rental Housing Inspection Program

16.20.1200 Periodic inspections.

16.20.1205 Notification of inspections – Inspection procedure.

16.20.1210 Exemptions.

16.20.1215 Rental housing registration requirement.

16.20.1220 Rental housing education.

Article XII. Rental Housing Inspection Program

16.20.1200 Periodic inspections.

A. The director and his or her designees may periodically inspect residential rental property in the city. Entry for inspection shall be as the result of consent from the owner or occupant, or as

the result of a warrant, pursuant to RCMC 16.20.1205. Notwithstanding the foregoing, it shall be the responsibility and liability of the owner or his/her designee to obtain the consent of the occupants to inspect the subject residential rental property or otherwise obtain legal access to the subject property or rental units pursuant to the terms of the applicable lease.

B. If, upon the periodic inspection of a residential rental property, violations of applicable laws or ordinances are determined to exist, the director shall enforce the violation pursuant to this chapter.

C. Tenants of residential rental property may request an inspection of their individual units in order to ensure that the property complies with applicable state law, the California Building Code, the Uniform Housing Code, the Uniform Code for the Abatement of Dangerous Buildings and the Rancho Cordova Municipal Code.

16.20.1205 Notification of inspections – Inspection procedure.

A. A letter of intent to inspect a residential rental property shall be mailed to the rental owner or his or her designee stating the date and time of inspection. Additionally, a notice will be posted on the property by the city. Such notification shall give a minimum of 14 days' notice and include a description of areas that will be inspected. The property may be inspected at an earlier date than noticed, upon the consent of the rental owner or his or her designee and contingent upon consent of any legal occupant or tenant.

B. Owners shall provide access to all required areas of the rental property for inspection within the time period specified in the notice of inspection. If the rental unit is legally occupied by a tenant or other occupant, the owner shall notify the tenant or occupant and request that the tenant or occupant allow entry into the unit by the city for the inspection. It shall be the responsibility of the owner to notify the individual tenants of the inspection and make every good-faith effort to facilitate access to the property to be inspected.

C. In the event the owner, his or her designee, or tenant or occupant in possession of the property to be inspected refuses access to the property, the inspector shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises, including but not limited to securing an inspection warrant pursuant to California Code of Civil Procedure Sections 1822.50 through 1822.57. The inspector shall provide notice that a warrant has been issued to both the owner/operator and the tenant or occupant at least 24 hours before the warrant is executed, unless the judge finds that immediate execution is reasonably necessary under the circumstances shown.

D. Notwithstanding the foregoing, if the inspector has reasonable cause to believe that the residential rental dwelling unit is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the inspector shall have the right to immediately enter and inspect the premises and may use any reasonable means required to effect the entry and make an inspection.

E. Should an inspection need to be canceled or rescheduled, the rental owner or his or her designee shall be notified at least 24 hours prior to the scheduled inspection date. It shall be the responsibility of the rental owner to notify any tenants or occupants of a cancellation.

F. Formal Notice and Order. A formal report of the inspection results shall be mailed to the rental owner or his or her designee within 10 days of the completion of an inspection. The formal report shall include the results of the inspection. If violations are present, the director or his or her designee shall also mail and post a formal notice and order, pursuant to RCMC 16.20.400, indicating the violations, proper remedy for violations, the scheduled reinspection date and time, and any reinspection fees and costs that have been assessed.

G. Report of Inspection. Rental owners shall provide the formal report of the inspection results specified in subsection (F) of this section to tenants or occupants upon the request of tenants or occupants.

H. New Violations. Violations that were not noted on the initial inspection report but are discovered during the reinspection due to subsequent damage or deterioration shall be subject to correction.

16.20.1210 Exemptions.

A. Newly Constructed Buildings. Newly constructed buildings shall be exempt from this chapter for a period of five years. The exemption period shall begin to run on the date the building department issues a certificate of occupancy.

16.20.1215 Rental housing registration requirement.

A. Property Required to Register. Every residential rental property located within the city shall be registered. Rental owners shall obtain registration forms from the neighborhood services office.

B. Registration Information Required. The following information shall be included in every registration:

1. Name and contact information of at least one property title owner;

2. Name and contact information of property manager, if different from owner;

3. Property address or addresses;

4. Type of dwelling (i.e., single-family, duplex, apartment community);

5. Number of residential rental units at each address listed;

6. Number of buildings at each address listed;

7. Name, address and phone number to contact in case of emergency or for purposes of some necessary action by the city. The name or businesses identified as an emergency contact shall have the authority to act as the owner in cases of emergency or for purposes of allowing the director to inspect the residential rental property and/or units within the property; and

8. A valid, unexpired, and unrevoked Rancho Cordova rental registration number for each residential rental property subject to the rental housing registration requirements as required herein by subsection A of RCMC 16.20.1215.

C. Notification of any change to the information required by the registration form, such as a transfer of ownership or change in emergency contact information, shall be required and submitted to the city in writing within 60 calendar days of such change.

D. Use of Registration Information. All information contained on the registration form shall only be used by the city for issues related to the condition and inspection of the rental property. The information shall not be used for public dissemination.

16.20.1220 Rental housing education.

A. For rental housing properties with severe and/or repeat violations, as determined by the director, the city shall require the residential rental owners and/or their property managers to attend a rental housing management education program.

B. The education program shall include, but is not limited to, the following:

1. The rights and responsibilities of residential rental owners, property managers, agents of owners and tenants;

2. Proper procedures for conducting interior and exterior rental property inspections;

3. Rental property maintenance laws and regulations; and

4. The city's code enforcement process.

C. The rental housing management education program will be administered by the city or another qualified agency as determined by the city. Rental housing owners will be responsible for any fees associated with attending such classes.

D. Failure to attend a required education program will result in a violation of this chapter and be subject to RCMC 16.20.220.

ATTACHMENT 2
Exhibit A to the Ordinance

Rancho Cordova

Municipal Code Amendments to Chapter 16.20 (Housing Code)

Article VIII. Housing Code Enforcement Fund

Article XI. Rental Housing Enforcement Fees

Article XII. Rental Housing Inspection Program

Article VIII. Housing Code Enforcement Fund

16.20.800 ~~Establishment and definition.~~Repealed.

16.20.805 ~~Purposes of limitations.~~Repealed.

16.20.810 ~~Administration~~Repealed.

16.20.815 ~~Use and disbursement of monies in the fund~~Repealed.

16.20.820 Repealed~~Annual evaluation~~.

16.20.800 Establishment and definition.

~~There is hereby created by the finance department a Rancho Cordova housing code enforcement fund. The housing code enforcement fund shall be an interest-bearing special revenue fund. The housing code enforcement fund shall receive all monies collected pursuant to this chapter to the extent permitted by state law. The housing code enforcement fund may receive monies from other sources~~Repealed.

16.20.805 Purposes of limitations.

~~Monies deposited in the housing code enforcement fund shall be used to enforce the housing code and provisions of this chapter. Monies placed in this housing code enforcement fund shall be held until disbursed as provided in this article and shall be used to pay the reasonable and necessary expenses of operating the program enforcing the housing code and the provisions of this chapter, and for no other purpose~~Repealed.

16.20.810 Administration.

~~This housing code enforcement fund shall be administered by the city manager, who shall have the authority to manage the housing code enforcement fund consistent with this chapter and to prescribe procedures to carry out its purposes, subject to approval by city council resolution~~Repealed.

16.20.815 Use and disbursement of monies in the fund.

~~Monies in the housing code enforcement fund shall be used exclusively for the reasonable and necessary expenses of operating the program and enforcing the housing code and the provisions of this chapter consistent with the city budget adopted by the city council~~Repealed.

16.20.820 Annual evaluation.

Repealed.~~A. Commencing one year after the effective date of the ordinance codified in this chapter, and annually thereafter, the city manager shall report to the city council on the status of the program.~~

~~B. The report shall include:~~

~~1. A statement of income to the housing code enforcement fund from all sources and a statement of all expenses and disbursements, and other uses of the housing code enforcement fund;~~

~~2. A statement of the number of complaints received and a statement of the number of dwelling units against which enforcement action was initiated during that year;~~

~~3. An evaluation of the efficiency and effectiveness of this chapter in enforcing the housing code; and~~

~~4. Recommendations for any changes to this chapter necessary to carry out its purposes, including any transfer of funds to the repair and demolition fund and adjustments necessary to the housing stock conservation fee.~~

Article XI. Rental Housing Enforcement Fees

16.20.1100 Reinspection and rescheduling fees.

16.20.1105 Repealed.

16.20.1110 Building permit fee.

16.20.1115 Building permit surcharge.

16.20.1120 Hourly rate.

16.20.1125 Contract administration fee.

16.20.1130 Small claims collection fee.

16.20.1135 Appeal fee.

16.20.1140 Late fee.

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16.20.1150 Repealed.

Article XI. Rental Housing Enforcement Fees*

* The following sections constitute the categories of fees payable to the director by the owner of a building or residential rental unit subject to the rental housing inspection program within Article XII of this chapter. Such fees shall be set by resolution of the city council and may be adjusted periodically by the city manager to cover the cost of the services provided under this chapter.

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action has been successfully completed by the time of such reinspection, there shall be no fee levied against the owner(s). There shall be no reinspection fee charged for an inspection caused by any complaint if no violation is discovered.

B. Following issuance of a notice and order (pursuant to RCMC 16.20.400) for a violation of the provisions of this chapter, upon the first reinspection of a dwelling to determine whether corrective action has been satisfactorily completed, and upon a determination that corrective action has not been successfully completed by the time of such reinspection, there may be a fee levied against the owner(s) in the amount set by resolution of the city council.

C. Upon all subsequent reinspections, fees shall be levied against dwelling unit owners for previously noticed violations which have not been corrected by the time of such subsequent reinspections. Such fees shall be set by resolution of the city council.

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16.20.1105 Notice and order fee.

Repealed by Ord. 19-2012.

16.20.1110 Building permit fee.

Where issuance of a building permit is required under the building code in order to complete work required by a notice and order which has been issued under this chapter, such permit shall be obtained from the director, and the fee therefor shall be paid to the director in the same amount as would be applicable under the fee schedule for building permits then in use by the public works department of the city.

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Where a building permit is required under the building code to complete work required by a notice and order issued under this chapter, there shall be imposed in addition to the building permit fee a building permit surcharge in the amount set by resolution of the city council.

16.20.1120 Hourly rate.

Where the director finds that additional costs of enforcement are not otherwise recovered by the fees levied by this chapter in association with a dwelling found to constitute a violation, the additional costs of enforcement shall be levied at the hourly rate to be set by resolution of the city council, rounded to the nearest hour for each city official involved. Such hourly rate may also be applied to fees under RCMC 16.20.1100, where there is more than one uncorrected violation found.

16.20.1125 Contract administration fee.

For all private contracts entered by the director for work authorized under this chapter, in addition to the contract price, there shall also be authorized as an additional cost of enforcement charged to the owner(s) 15 percent of the contract price as a contract administration fee.

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For any amounts due and unpaid, and which are referred to the finance department for collection under this chapter, a fee set by resolution of the city council shall be levied to cover costs of small claims court filing and administration.

16.20.1135 Appeal fee.

The fee for all appeals taken under this chapter shall be set by resolution of the city council.

16.20.1140 Late fee.

If a fee has not been received by the date upon which it is due under this chapter there shall be imposed a late fee of 25 percent per annum of the fee.

16.20.1145 Notice fee.

The owner may be charged for the city's postage or mileage costs for sending or posting notices required to be given pursuant to this chapter.

16.20.1150 Closing fee.

Repealed by Ord. 19-2012.

Article XII. Rental Housing Inspection Program

16.20.1200 Periodic inspections.

16.20.1205 Notification of inspections – Inspection procedure.

16.20.1210 Exemptions.

16.20.1215 Rental housing registration requirement.

16.20.1220 Rental housing education.

Article XII. Rental Housing Inspection Program

16.20.1200 Periodic inspections.

A. The director and his or her designees may periodically inspect residential rental property in the city. Entry for inspection shall be as the result of consent from the owner or occupant, or as the result of a warrant, pursuant to RCMC 16.20.1205. Notwithstanding the foregoing, it shall be the responsibility and liability of the owner or his/her designee to obtain the consent of the occupants to inspect the subject residential rental property or otherwise obtain legal access to the subject property or rental units pursuant to the terms of the applicable lease.

B. If, upon the periodic inspection of a residential rental property, violations of applicable laws or ordinances are determined to exist, the director shall enforce the violation pursuant to this chapter.

C. Tenants of residential rental property may request an inspection of their individual units in order to ensure that the property complies with applicable state law, the California Building Code, the Uniform Housing Code, the Uniform Code for the Abatement of Dangerous Buildings and the Rancho Cordova Municipal Code.

16.20.1205 Notification of inspections – Inspection procedure.

A. A letter of intent to inspect a residential rental property shall be mailed to the rental owner or his or her designee stating the date and time of inspection. Additionally, a notice will be posted on the property by the city. Such notification shall give a minimum of 14 days' notice and include a description of areas that will be inspected. The property may be inspected at an earlier date than noticed, upon the consent of the rental owner or his or her designee and contingent upon consent of any legal occupant or tenant.

B. Owners shall provide access to all required areas of the rental property for inspection within the time period specified in the notice of inspection. If the rental unit is legally occupied by a tenant or other occupant, the owner shall notify the tenant or occupant and request that the tenant or occupant allow entry into the unit by the city for the inspection. It shall be the responsibility of the owner to notify the individual tenants of the inspection and make every good-faith effort to facilitate access to the property to be inspected.

C. In the event the owner, his or her designee, or tenant or occupant in possession of the property to be inspected refuses access to the property, the inspector shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises, including but not limited to securing an inspection warrant pursuant to California Code of Civil Procedure Sections 1822.50 through 1822.57. The inspector shall provide notice that a warrant has been issued to both the owner/operator and the tenant or occupant at least 24 hours before the warrant is executed, unless the judge finds that immediate execution is reasonably necessary under the circumstances shown.

D. Notwithstanding the foregoing, if the inspector has reasonable cause to believe that the residential rental dwelling unit is so hazardous, unsafe or dangerous as to require immediate inspection to safeguard the public health or safety, the inspector shall have the right to immediately enter and inspect the premises and may use any reasonable means required to effect the entry and make an inspection.

E. Should an inspection need to be canceled or rescheduled, the rental owner or his or her designee shall be notified at least 24 hours prior to the scheduled inspection date. It shall be the responsibility of the rental owner to notify any tenants or occupants of a cancellation.

F. Formal Notice and Order. A formal report of the inspection results shall be mailed to the rental owner or his or her designee within 10 days of the completion of an inspection. The formal report shall include the results of the inspection. If violations are present, the director or his or her designee shall also mail and post a formal notice and order, pursuant to RCMC 16.20.400, indicating the violations, proper remedy for violations, the scheduled reinspection date and time, and any reinspection fees and costs that have been assessed.

G. Report of Inspection. Rental owners shall provide the formal report of the inspection results specified in subsection (F) of this section to tenants or occupants upon the request of tenants or occupants.

H. New Violations. Violations that were not noted on the initial inspection report but are discovered during the reinspection due to subsequent damage or deterioration shall be subject to correction.

16.20.1210 Exemptions.

A. Newly Constructed Buildings. Newly constructed buildings shall be exempt from this chapter for a period of five years. The exemption period shall begin to run on the date the building department issues a certificate of occupancy.

16.20.1215 Rental housing registration requirement.

A. Property Required to Register. Every residential rental property located within the city shall be registered. Rental owners shall obtain registration forms from the neighborhood services office.

B. Registration Information Required. The following information shall be included in every registration:

1. Name and contact information of at least one property title owner;

2. Name and contact information of property manager, if different from owner;

3. Property address or addresses;

4. Type of dwelling (i.e., single-family, duplex, apartment community);

5. Number of residential rental units at each address listed;

6. Number of buildings at each address listed; ~~and~~

7. Name, address and phone number to contact in case of emergency or for purposes of some necessary action by the city. The name or businesses identified as an emergency contact shall have the authority to act as the owner in cases of emergency or for purposes of allowing the director to inspect the residential rental property and/or units within the property; and

8. A valid, unexpired, and unrevoked Rancho Cordova rental registration number for each residential rental property subject to the rental housing registration requirements as required herein by subsection A of RCMC 16.20.1215. ~~.~~

C. Notification of any change to the information required by the registration form, such as a transfer of ownership or change in emergency contact information, shall be required and submitted to the city in writing within 60 calendar days of such change.

D. Use of Registration Information. All information contained on the registration form shall only be used by the city for issues related to the condition and inspection of the rental property. The information shall not be used for public dissemination.

16.20.1220 Rental housing education.

A. For rental housing properties with severe and/or repeat violations, as determined by the director, the city shall require the residential rental owners and/or their property managers to attend a rental housing management education program.

B. The education program shall include, but is not limited to, the following:

1. The rights and responsibilities of residential rental owners, property managers, agents of owners and tenants;

2. Proper procedures for conducting interior and exterior rental property inspections;

3. Rental property maintenance laws and regulations; and

4. The city's code enforcement process.

C. The rental housing management education program will be administered by the city or another qualified agency as determined by the city. Rental housing owners will be responsible for any fees associated with attending such classes.

D. Failure to attend a required education program will result in a violation of this chapter and be subject to RCMC 16.20.220.

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA SETTING THE RESCHEDULING FEE AND RENTAL HOUSING REGISTRATION FEE FOR THE RENTAL HOUSING INSPECTION PROGRAM

WHEREAS, the City of Rancho Cordova ("City") incurs significant, rising costs associated with the enforcement of its rental housing program pursuant to Chapter 16.20 of the Rancho Cordova Municipal Code; and

WHEREAS, the City previously established fees for the processing and administration for the rental housing enforcement program, including, by Resolution 48-2010; and

WHEREAS, the City recently re-evaluated the costs of processing and administering the rental housing enforcement program and determined that changes to certain fees were necessary to maintain cost recovery of the program; and

WHEREAS, the City Council desires to recover up to the full cost of processing business licenses from those persons required to obtain such licenses, so that general fund revenues are not diverted from other municipal services in order to subsidize these services; and

WHEREAS, Section 4.020.060 of the Rancho Cordova Municipal Code provides that the City Council of the City of Rancho Cordova may prescribe fees for the issuance and renewal of fees for licenses by resolution; and

WHEREAS, these fees never went into effect per Resolution 11-2020 as the proposed ordinance at that time was not passed and that the City desires to propose these fees again with the further municipal code changes; and

WHEREAS, Section 16.20.221 of the Rancho Cordova Municipal Code grants the City authority to set fees related to Chapter 16.20 of the Rancho Cordova Municipal Code; and

WHEREAS, in adopting the fee for the rental housing enforcement program set forth in this Resolution, the City Council of the City of Rancho Cordova is exercising its power under Article XI, Section 7 of the California Constitution, Section 37101 of the California Government Code, and other applicable law; and

WHEREAS, notice of public hearing at which this Resolution was adopted was given by publication ten (10) days in advance in accordance with Section 6062a of the Government Code; and

WHEREAS, the City Council conducted a public hearing prior to adopting this Resolution revising the fees related to the administration of the rental housing program and considered written and oral communications received during the public hearing; and

WHEREAS, the schedule of fees and the total amounts thereof are hereby determined to be reasonable in that the amounts thereof do not exceed the estimated reasonable costs of processing and administering the program, rescheduling costs, and business licenses; and

WHEREAS, the City Council of the City of Rancho Cordova desires to establish the fees herein contemplated that the City of Rancho Cordova charges for processing and administering the Rental Housing Inspection Program.

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

1. The new Rental Housing Registration fee is $50 per rental property which hereby supersedes and repeals the Residential Rental License Fee of $81 established by Resolution 48-2010. This fee shall only be so modified, and become operative and in effect, upon the effective date of the ordinance adding RCMC 16.20.1215B.8 for all rental property registrations beginning July 1, 2020.
2. The rental housing code compliance fee pursuant to RCMC 16.20.900 is $16, which hereby supersedes and repeals any previously authorized rental housing code compliance fee. This fee shall only be so modified and become operative for all rental property registrations beginning July 1, 2020.
3. A $125 rescheduling fee is established for the recovery of costs when an officer is deployed to a property for a scheduled inspection and the responsible party fails to attend. This fee shall only be operative, and in effect, upon the effective date of the ordinance adding RCMC 16.20.1100D.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of April, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
David M. Sander, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

MEMORANDUM

DATE: April 20, 2020

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **CALIFORNIA NORTHSTATE UNIVERISTY DORMITORY CONDITIONAL USE PERMIT AND MAJOR DESIGN REVIEW PERMIT; PROJECT NO. DD9919**

PROPERTY OWNERS:	**APPLICANT/DEVELOPER:**
West Taron Holdings LLC 9700 W. Taron Drive Elk Grove, CA 95757	CA Northstate University 2910 Prospect Park Drive Rancho Cordova, CA 95670

PROJECT:	The applicant is requesting a Conditional Use Permit and Major Design Review for a new dormitory project for an existing college campus. The project includes two dormitory buildings that will house 400 dorms, a cafeteria with an additional 16 dorms and various onsite improvements associated with the development.
FILE:	DD9919
LOCATION:	Prospect Park Drive (intersection of Prospect Park Drive and Sun Center Drive);
APN:	072-0600-002-0000
ZONING:	Office Professional Mixed Use (OPMU)
PLANNER:	Darcy Goulart, Planning Manager

RECOMMENDATION That Council:

1) Determine the project Exempt per Section 15183, consistent with the Community Plan, General Plan, or Zoning of the CEQA Guidelines; and
2) Adopt the Resolution for California Northstate University Dormitory Conditional Use Permit and Major Design Review.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would approve the Conditional Use Permit and Major Design Review for the construction of a new student dormitory project for California Northstate University. Approval would allow the applicant to pursue necessary building permits for new construction.

BACKGROUND

The project site is adjacent to the existing California Northstate University campus. The University is looking to expand their enrollment to include international students. In order to do so, they need to provide housing options. In early 2019, the Council approved a code amendment to allow dormitory housing as an accessory use to a public or private school upon approval of a conditional use permit (CUP).

PROJECT DESCRIPTION

The proposed project includes;

- Two, five-story buildings
  - Building A – 50,689 sq. ft. with 190 dorm rooms
  - Building B – 53,910 sq. ft. with 210 dorm rooms
- A two-story cafeteria building
  - 9,237 sq. ft
  - 16 dorm rooms on the second floor
- Courtyard with open space, landscaping and a patio area.

The 2.87 ac. site is relatively flat and currently developed as a parking lot for additional university parking.

Figure 1: Site Location

Surrounding Land Use
The following table provides the current use, General Plan, and Zoning

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
Subject site	Parking lot	Office Mixed Use	Office Professional Mixed Use
North	Office uses	Office Mixed Use	Office Industrial Mixed Use
East	Office uses	Office Mixed Use	Office Industrial Mixed Use
South	Office uses	Office Mixed Use	Office Professional Mixed Use
West	Office uses	Office Mixed Use	Office Professional Mixed Use

Figure 2: Zoning Map

General Plan
The project site is located within the Office Mixed Use designation. The proposed project is consistent with the General Plan designation with an approved CUP.

Zoning Ordinance
The project site is zoned Office Professional Mixed Use (OPMU) and a dormitory as an accessory use to a public or private school is permitted upon approval of a CUP.

ANALYSIS

Conditional Use Permit Review

As described above, a dormitory is permitted as an accessory use to a public or private school upon approval of a CUP. California Northstate University, which is located on the parcel to the west of the project site, desires to offer living accommodations for their perspective students. Additionally, recruitment and interest from international students has increased. However, without housing, the options are limited for perspective students relocating from another country.

Locating the dormitory on a parcel adjacent to the existing university, provides students with the necessary housing they need in order to be close to the campus. Located in an area surrounded by office buildings, the proposed dormitory buildings as proposed meet all the requirements for uses within the OPMU zone, including height, setbacks, landscaping, lighting, and floor area ratio.

Table 2: Development Standards

Standard	Code Requirement	Project
Height	65 ft	54 ft. to 61 ft.
Floor Area Ratio	0.25 to 2	0.91
Setbacks	Front – 10 ft. Rear – 10 ft. Interior – 0 ft.	Front – 20 ft to 29 ft. Rear – 10 ft. Interior – 49 ft. to 50 ft.

The dormitory buildings offer one, two and three bed units on each floor. Other amenities offered for students include laundry facilities, a lounge and a recreation room. The cafeteria will offer dining options for students attending the campus and/or residing in the dorms. Along with on site parking, bicycle racks are also provided for the resident's use.

The CUP, as conditioned, adheres to the approval findings defined by Zoning Code section 23.134.070 as follows:

A. *Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.*

   Evidence: The 2.87ac. parcel is of a sufficient size to accommodate the proposed use. The two buildings, at a height ranging from 54 feet to 61 feet fit within the maximum height of 65 feet for the OPMU zone. While these buildings will be taller than many of the surroundings buildings, they are in keeping with other buildings in the immediate vicinity. Adequate parking for the dorms is provided through on site parking and shared parking with the university on the parcel to the west. The building materials will not create any glare and the new lighting meets the standards of the code and does not create off site impacts. During construction, there will be temporary construction impacts such as dust and noise. However, these are short term in nature and will adhere to existing local standards for construction emissions and noise. The site has adequate access from Prospect Park Drive and does not create any unsafe travel movements.

B. *Finding:* The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The project has been conditioned by all applicable departments and agencies to minimize any potential impacts to include lighting standards and required environmental surveys prior to grading the site. The project would not have any negative impacts on adjacent properties or the public.

C. *Finding: All required public facilities have adequate capacity to serve the proposal.*

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to supply adequate facilities. All facilities to include electricity, water, and sewer are existing and in place. Therefore, all required public facilities are adequate to serve the proposed student dormitory project.

D. *Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.*

Evidence: The project complies with all applicable standards and guidelines included in the Rancho Cordova Municipal Code, including Title 23 Zoning. Required setbacks, height, parkin, lighting, etc. for the OPMU zone and use have been adhered to through project design and layout.

E. *Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible*

Evidence: The proposed project has been reviewed in accordance with applicable sections of the Rancho Cordova Municipal Code, including Title 23 Zoning. The project is new construction and will be built in compliance with all code standards and would not be considered nonconforming.

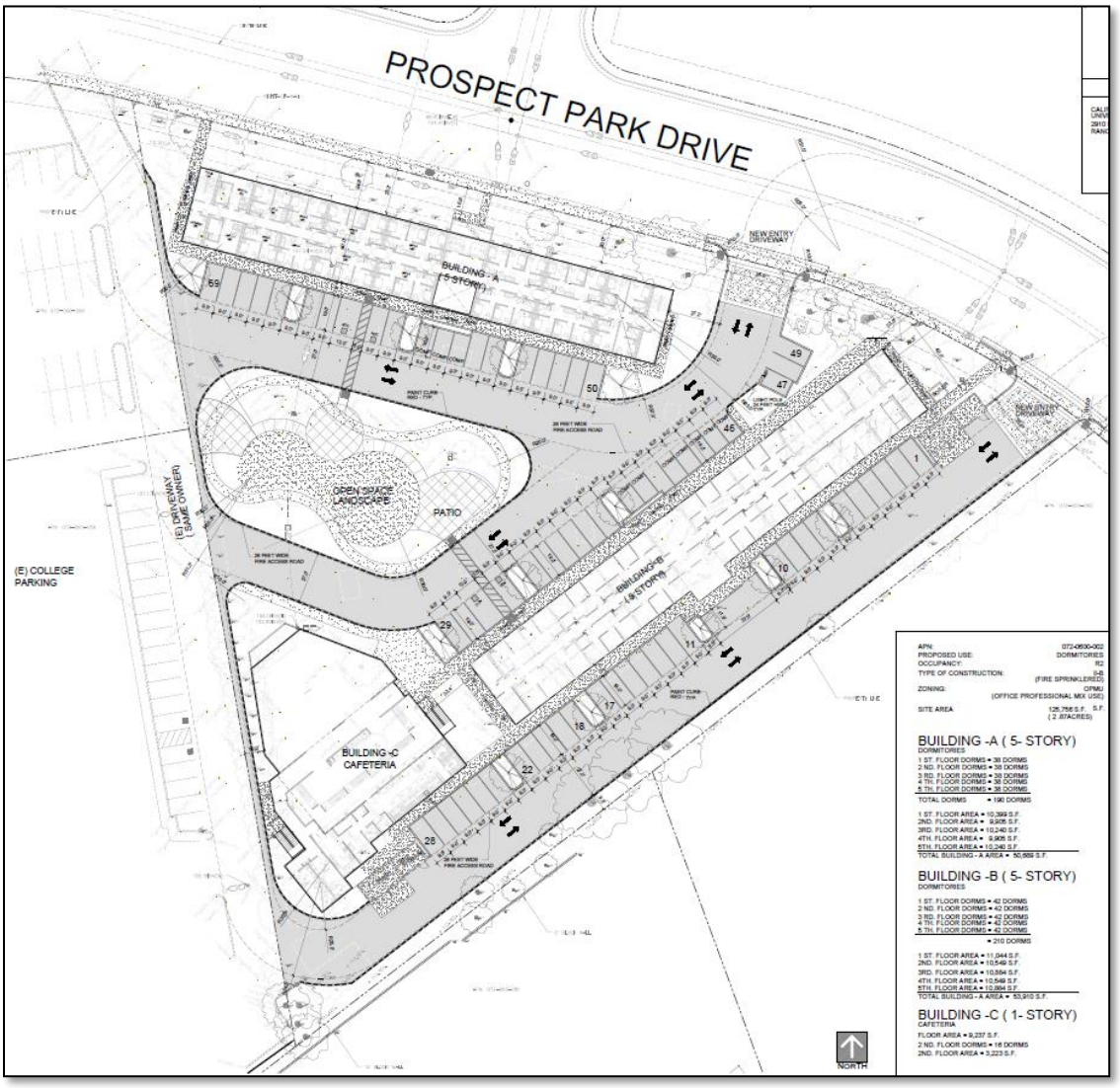
MAJOR DESIGN REVIEW:

Site Layout

The 2.87 acre project site is uniquely shaped as a triangle and has roadway frontage along one property line (Figure 3). As can be seen on the site plan, Building A has been pulled forward towards Prospect Park Drive. Building B runs perpendicular to the road, with the building situated between the two new drive isles. In between the two dorm buildings, is a large landscaped open space area with walking paths and various seating areas. This will serve as an amenity to the residents, students and faculty of the university. The new two-story cafeteria building sits to the southwest of Building B. This will provide dining options for residents, students and faculty. There are also 16 dorms located on the second floor of the cafeteria building.

The dorm buildings are planned to be five stories, which means that fire apparatus needed to fight a fire is larger and needs adequate space to set up on the site. As can be seen on the site plan, the layout provides adequate access throughout the site and around the buildings, with sufficient space for larger fire trucks to access the buildings. The applicant, staff and Sacramento Metro Fire staff have worked together to ensure that the fire, life and safety needs are met for the project.

Figure 3: Site Plan



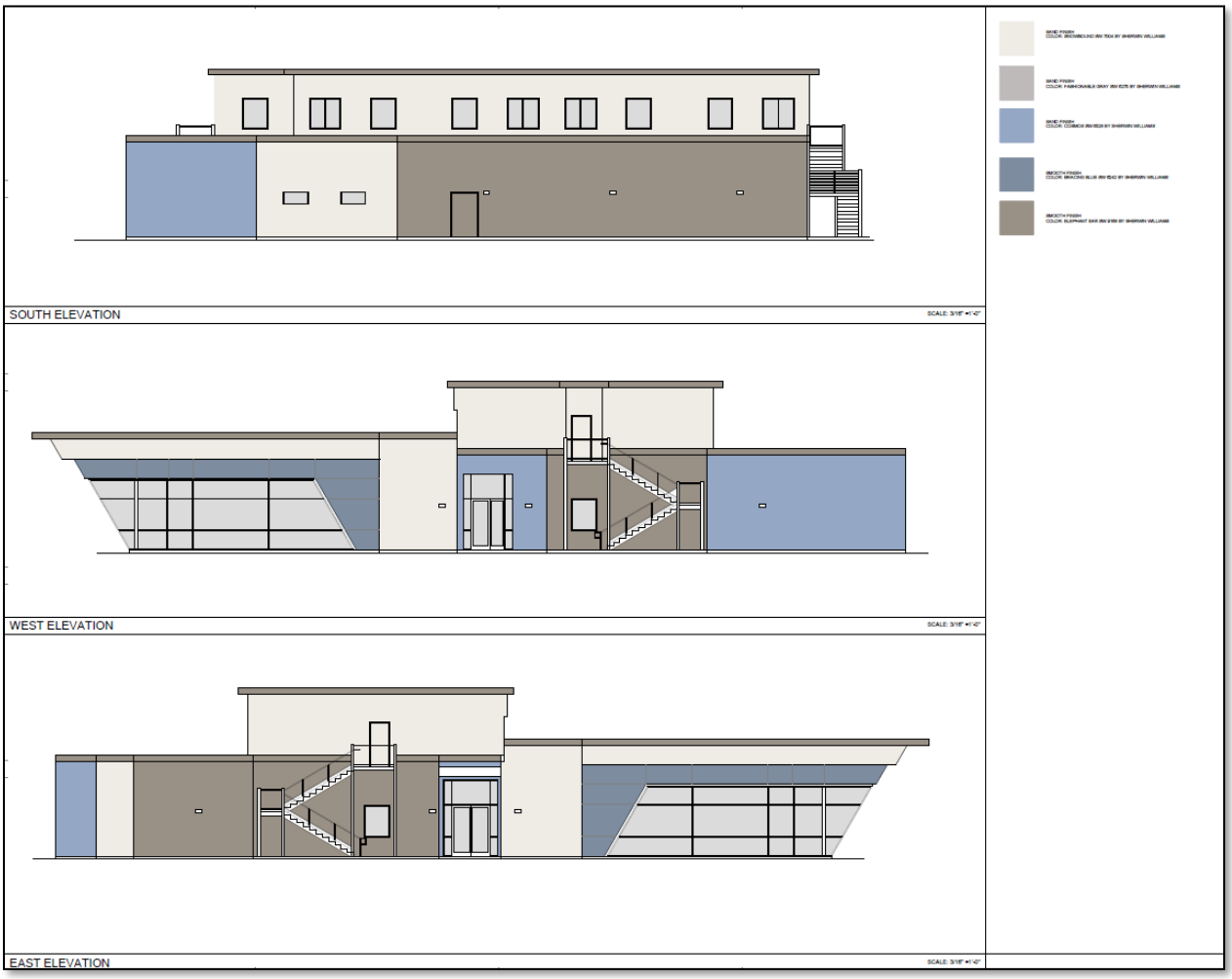
Architecture

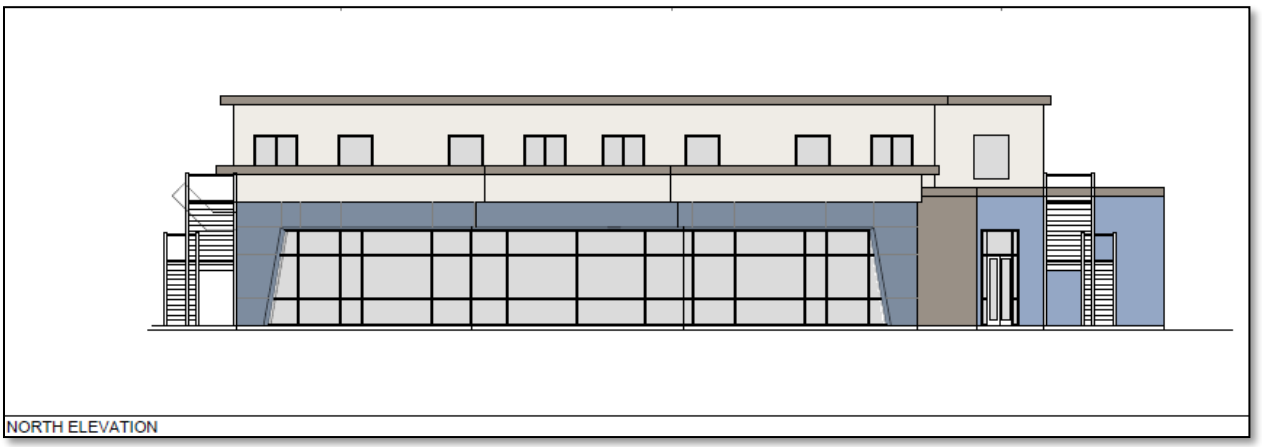
The proposed dorms will actually be modular construction that will be manufactured offsite and assembled together on the project site. The exterior of the building will then be constructed on the outside of the modular units once they are assembled together. This type of construction is unique to Rancho Cordova and has been used frequently in other jurisdictions for various housing types, including student housing.

The building design includes mixture of modern and traditional architecture that includes horizontal lines; roof line and canopies, hipped roofs, and varying wall planes. Proposed colors range from a light cream to a medium brown, with blue and gray tones mixed in. Materials include stucco, as well as aluminum panels. Canopies have also been included over the entrances of the buildings to provide some additional architectural enhancements and a covered entry.

Figure 4: Building Elevations
Buildings A & B are identical

Figure 5: Cafeteria Elevations





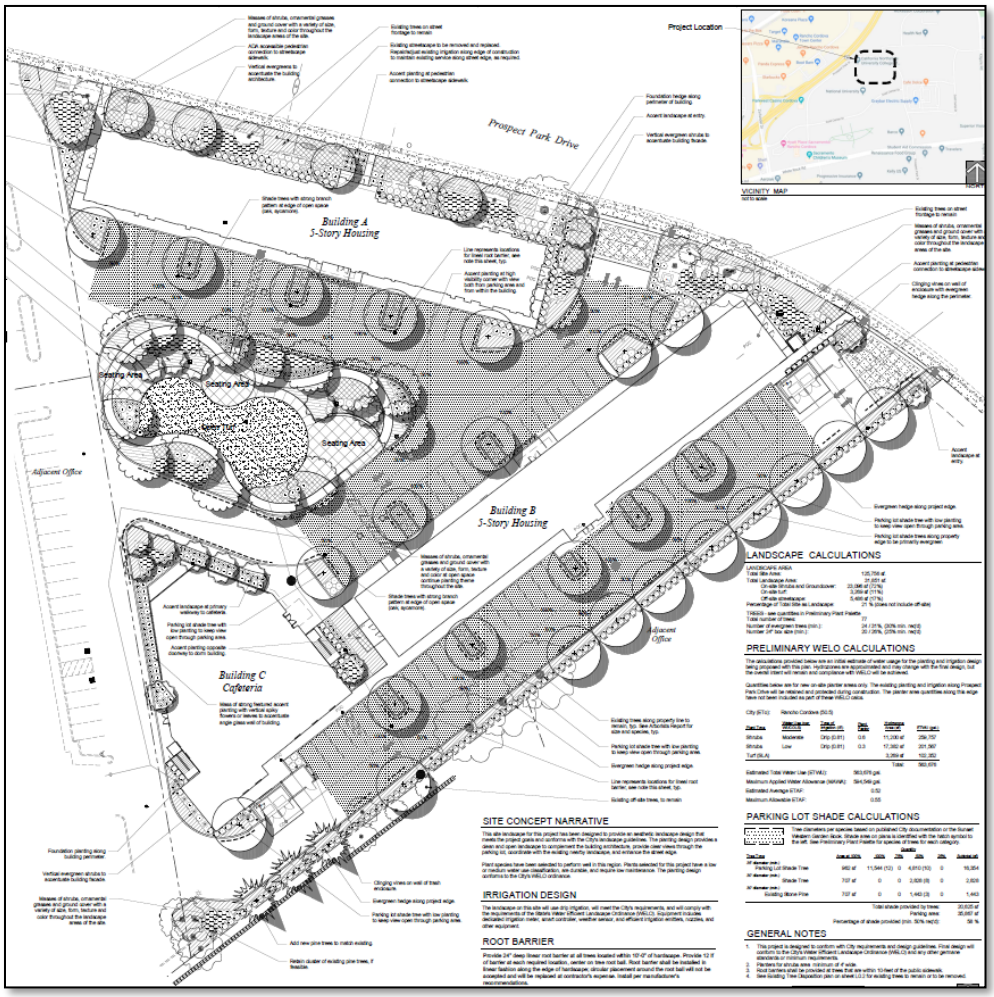
Parking and Lighting
The proposed project includes a total of 140 parking spaces. The requirement is 1 space per 3 occupants. With the current occupancy a total of 147 parking spaces would be required.

However, with a reciprocal parking agreement, adjacent parking on the university property will be used if needed. The project site, along with adjacent site parking has more than adequate parking for the project. The proposed lighting plan includes parking lot lights and pedestrian scale lighting. The project lighting plan has been conditioned to be consistent with the zoning ordinance and does not create any off site glare or spill over lighting onto adjacent properties.

Landscaping

The project incorporates a significant amount of landscaping throughout the site. Landscaping along the street and internal to the site will be planted with a mixture of trees and shrubs. Most trees that are proposed to be planted on the site are 15-gallons, but the plan does incorporate some 24“ box trees which have more growth/fullness. The parking lot shade calculation minimum is 50% and has been met with 58% of the parking lot shaded.

Figure 6: Landscape Plan

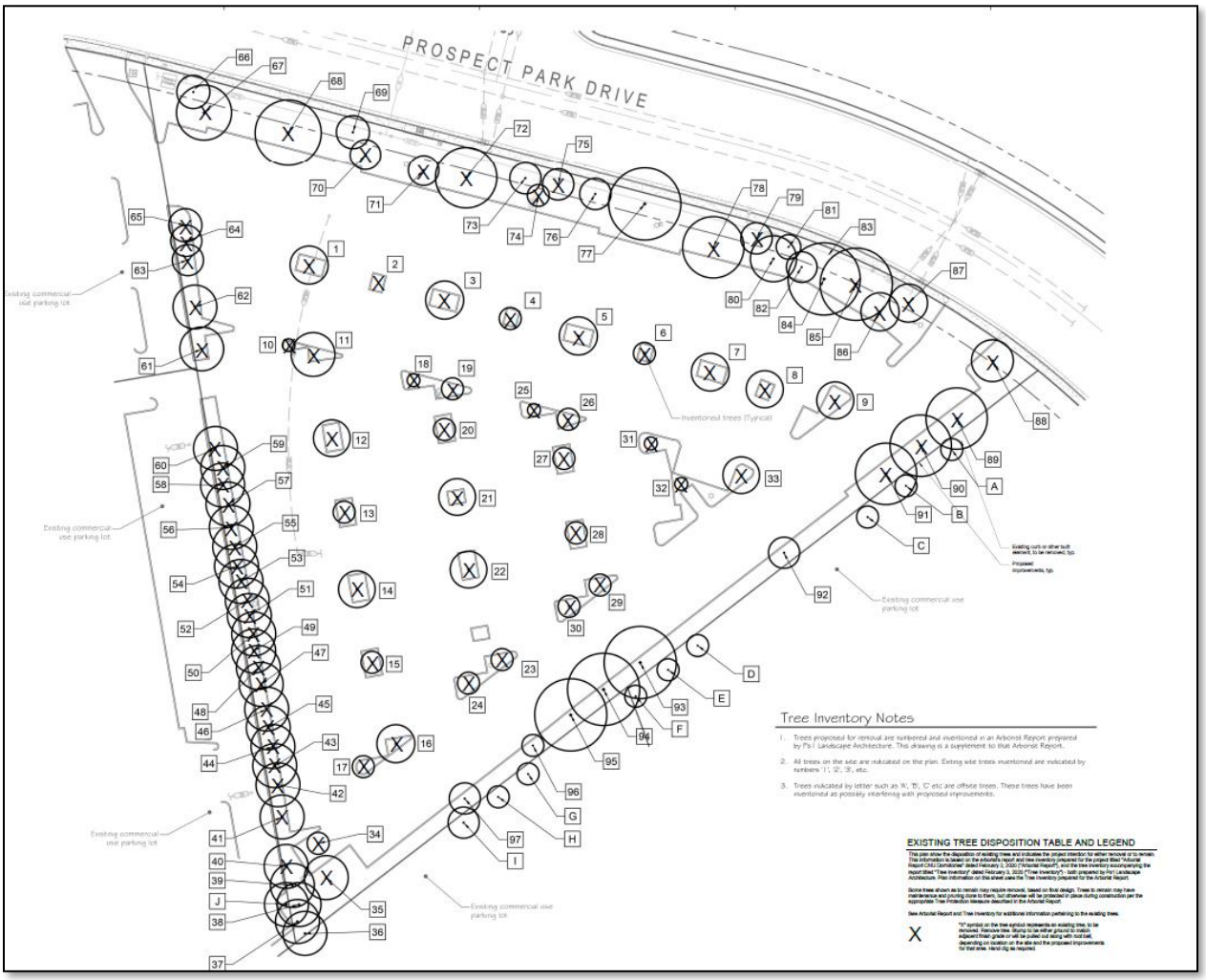


Tree Preservation

Chapter 19.12 of the RCMC discusses the preservation and protection of private trees. It is the City’s policy to preserve as many trees as possible through the development review process. In the case of the project, which is considered to be a nonresidential project, any tree species with a trunk diameter of at least 12 inches or greater shall be preserved or mitigated. Mitigation

includes replacement at a 1:1 ratio or paying the in-lieu fee of $165 per inch. In the case of the project, there are 49 protected on site trees ranging from 12 inches to 45 inches diameter at standard height proposed for removal totaling 1,013 inches. The project has been conditioned to replace by replanting trees or pay the in-lieu fee. Trees that are planted on site can be counted towards replacement of lost inches. Figure 7 indicates the trees to be removed with an X. Staff worked with the applicant to save as many trees as possible without compromising the foundation of the buildings.

Figure 7: Tree Removal Plan



MAJOR DESIGN REVIEW FINDINGS:
The Minor Design Review Permit, as conditioned, adheres to the approval findings defined by Zoning Code section 23.140.070, as follows:

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

   Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan, Zoning Code, and Design Guidelines with the approved Conditional Use Permit. The proposed buildings are consistent in height, setbacks, and the architecture is consistent with the surrounding area. The proposed project provides a housing opportunity for students currently attending and future students of California Northstate University.

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

   Evidence: The site design, building architecture, and landscape plan are consistent with the Zoning Code and City Design Guidelines. The proposed buildings are located in the most suitable location on the site that provides adequate emergency safety access to the buildings. The proposed project material and colors are consistent with the surrounding area and design guidelines and incorporate additional architectural character into the area.

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

   Evidence: The proposed project design is consistent with the surrounding buildings in the area. The design, color, and materials have been designed to integrate and compliment the surrounding buildings and area, but also provide additional architectural character to the area. Lighting plans have been provided showing minimum light spill out to the property line.

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

   Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation. One of the three driveways is existing. The new driveways have been placed in a location to not conflict with existing driveways in the area and meet the minimum distance separation requirements. Bike racks have been included in the site plan.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed dormitory project is a project under CEQA.

Staff has reviewed the proposed action and has identified that no further analysis is required pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning). CEQA Guidelines Section 15183 (Public Resources Code Section 21083.3) provides that projects that are consistent with the development density and intensity established by existing zoning, community plan, or general plan policies for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." The proposed project is consistent with the density established in the General Plan and analyzed in the General Plan EIR (State Clearinghouse # 2005022137).

The project site is designated Office Mixed Use in the General Plan and zoned Office Professional Mixed-Use (OPMU), which allows a minimum floor area ratio of 0.25 and a maximum floor area ratio of 2.0 (RCMC Section 23.313.040). The proposed project's floor area ratio is 0.92, which is within the allowed range for the site.

The project site is currently developed as a paved parking lot with landscaping, including trees. While the project site does not contain substantial natural habitat, nests of protected birds could be present onsite and could be negatively affected through project construction or tree removal. However, consistent with General Plan Action NR.1.1.4, the City will require a survey to be conducted if any construction activity or tree removal would occur during the nesting season. This will be included as a condition of approval for the project.

A vehicle trip generation analysis was conducted for the project that considered trips generated by the dorms, with reduction in trips for those students who currently drive to the campus but could live on site in the future. Based on that analysis, with the dorms fully occupied, the proposed project would generate a net increase of 644 daily trips, 6 A.M. peak hour trips, and 86 P.M. peak hour trips. Because this is below the City's threshold of 1,000 daily trips or 100 peak hour trips, no further analysis was required.

There are no sensitive receptors near the site that would be negatively affected by construction noise or construction emissions, such as toxic air contaminants. Because the proposed project is within the density assumed for the project site in the General Plan EIR, the emissions generated by project construction and operation would be within the emissions assumed in the EIR. With regard to greenhouse gas (GHG) emissions, the General Plan EIR did not evaluate GHG emissions in the Planning Area, as it was not required in the CEQA Guidelines at the time the EIR was prepared. Although the EIR did not include a GHG analysis, absent new information on related to climate change, a supplemental environmental analysis of GHG impacts cannot be required. (*Citizens for Responsible Equitable Environmental Development [CREED] v. City of San Diego*, [2011] 196 Cal.App.4th 515, 531.) Information on the effects of GHG emissions on climate have been generally known before the City approved the EIR (see Executive Order S-3-05, announced in June 2005). Thus, the effect of GHG emissions on climate could have been raised in 2006 when the City considered certification of the EIR. A challenge to an EIR must be

brought within 30 days of the lead agency's notice of determination. (Pub. Resources Code, § 21167[b].) Under Public Resources Code section 21166(c), an agency may not require a supplemental environmental review unless new information, which was not known and could not have been known at the time the EIR was approved, becomes available. After a project has been subjected to environmental review, the statutory presumption flips in favor of the project proponent and against further review. (*Moss v. County of Humboldt* [2008] 162 Cal.App.4th 1041, 1049-1050.) "'[S]ection 21166 comes into play precisely because in-depth review has already occurred [and] the time for challenging the sufficiency of the original EIR has long since expired.'" (*Id.*, 1050.) There is no competent evidence of new information of severe impact. Accordingly, the City finds that GHG impacts and climate change are not "new information" under Public Resources Code Section 21166 and, thus, further no review related to GHGs is required.

RECOMMENDED ACTIONS

Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Conditional Use Permit, Tentative Parcel Map, and Major Design Review for the California Northstate University Dormitory project subject to the findings, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B).

ATTACHMENTS

1. Resolution
2. Project Plans – Exhibit A to the Resolution
3. Conditions of Approval – Exhibit B to the Resolution
4. 500' Radius Map with Mailing Labels

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND MAJOR DESIGN REVIEW FOR THE CALIFORNIA NORTHSTATE UNIVERSITY DORMITORY PROJECT NO. DD9919

WHEREAS, Cindy Zheng (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Conditional Use Permit and Major Design Review approval for the California Northstate University Dormitory project; and

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

WHEREAS, the project site is located along Prospect Park Drive at the intersection of Prospect Park Drive and Sun Center Drive APN 072-0600-002-0000; and

WHEREAS, the project would not result in any significant effects to the environment, and therefore was determined to be Exempt per California Environmental Quality Act Section 15183; Consistent with Community Plan, General Plan, and Zoning Code; and

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

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

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

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

      Evidence: The California Environmental Quality Act (Section 21000, et. seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary "Projects." A "Project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed dormitory project is a project under CEQA.

      Staff has reviewed the proposed action and has identified that no further analysis is required pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning). CEQA Guidelines Section 15183 (Public Resources Code Section 21083.3) provides that projects that are consistent with the development density and intensity established by existing zoning, community plan, or general plan policies for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine

whether there are project-specific significant effects which are peculiar to the project or its site." The proposed project is consistent with the density established in the General Plan and analyzed in the General Plan EIR (State Clearinghouse # 2005022137).

The project site is designated Office Mixed Use in the General Plan and zoned Office Professional Mixed-Use (OPMU), which allows a minimum floor area ratio of 0.25 and a maximum floor area ratio of 2.0 (RCMC Section 23.313.040). The proposed project's floor area ratio is 0.92, which is within the allowed range for the site.

The project site is currently developed as a paved parking lot with landscaping, including trees. While the project site does not contain substantial natural habitat, nests of protected birds could be present onsite and could be negatively affected through project construction or tree removal. However, consistent with General Plan Action NR.1.1.4, the City will require a survey to be conducted if any construction activity or tree removal would occur during the nesting season. This will be included as a condition of approval for the project.

A vehicle trip generation analysis was conducted for the project that considered trips generated by the dorms, with reduction in trips for those students who currently drive to the campus but could live on site in the future. Based on that analysis, with the dorms fully occupied, the proposed project would generate a net increase of 644 daily trips, 6 A.M. peak hour trips, and 86 P.M. peak hour trips. Because this is below the City's threshold of 1,000 daily trips or 100 peak hour trips, no further analysis was required.

There are no sensitive receptors near the site that would be negatively affected by construction noise or construction emissions, such as toxic air contaminants. Because the proposed project is within the density assumed for the project site in the General Plan EIR, the emissions generated by project construction and operation would be within the emissions assumed in the EIR. With regard to greenhouse gas (GHG) emissions, the General Plan EIR did not evaluate GHG emissions in the Planning Area, as it was not required in the CEQA Guidelines at the time the EIR was prepared. Although the EIR did not include a GHG analysis, absent new information on related to climate change, a supplemental environmental analysis of GHG impacts cannot be required. (*Citizens for Responsible Equitable Environmental Development [CREED] v. City of San Diego*, [2011] 196 Cal.App.4th 515, 531.) Information on the effects of GHG emissions on climate have been generally known before the City approved the EIR (see Executive Order S-3-05, announced in June 2005). Thus, the effect of GHG emissions on climate could have been raised in 2006 when the City considered certification of the EIR. A challenge to an EIR must be brought within 30 days of the lead agency's notice of determination. (Pub. Resources Code, § 21167[b].) Under Public Resources Code section 21166(c), an agency may not require a supplemental environmental review unless new information, which was not known and could not have been known at the time the EIR was approved, becomes available. After a project has been subjected to environmental review, the statutory presumption flips in favor of the project proponent and against further review. (*Moss v. County of Humboldt* [2008] 162 Cal.App.4th 1041, 1049-1050.) "'[S]ection 21166 comes into play precisely because in-depth review has already occurred [and] the time for challenging the sufficiency of the original EIR has long since expired.'" (*Id.*, 1050.) There is no competent evidence of new information of severe impact. Accordingly, the City finds that GHG impacts and climate change are not "new information" under Public

Resources Code Section 21166 and, thus, further no review related to GHGs is required.

2. Approve the **Conditional Use Permit** subject to the Conditions of Approval attached hereto as Exhibit B, and subject to the findings as defined by Zoning Code section 23.134.030 and evidence as follows:

   A. **Finding:** The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

      Evidence: The 2.87ac. parcel is of a sufficient size to accommodate the proposed use. The two buildings, at a height ranging from 54 feet to 61 feet fit within the maximum height of 65 feet for the OPMU zone. While these buildings will be taller than many of the surroundings buildings, they are in keeping with other buildings in the immediate vicinity. Adequate parking for the dorms is provided through onsite parking and shared parking with the university on the parcel to the west. The building materials will not create any glare and the new lighting meets the standards of the code and does not create off site impacts. During construction, there will be temporary construction impacts such as dust and noise. However, these are short term in nature and will adhere to existing local standards for construction emissions and noise. The site has adequate access from Prospect Park Drive and does not create any unsafe travel movements.

   B. **Finding:** The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

      Evidence: The project has been conditioned by all applicable departments and agencies to minimize any potential impacts to include lighting standards and required environmental surveys prior to grading the site. The project would not have any negative impacts on adjacent properties or the public.

   C. **Finding:** All required public facilities have adequate capacity to serve the proposal.

      Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to supply adequate facilities. All facilities to include electricity, water, and sewer are existing and in place. Therefore, all required public facilities are adequate to serve the proposed student dormitory project.

   D. **Finding:** The project meets the requirements of the zoning code including design standards, design guidelines, and special use provisions.

      Evidence: The project complies with all applicable standards and guidelines included in the Rancho Cordova Municipal Code, including Title 23 Zoning. Required setbacks, height, parking, lighting, etc. for the OPMU zone and use have been adhered to through project design and layout.

   E. **Finding:** If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible

Evidence: The proposed project has been reviewed in accordance with applicable sections of the Rancho Cordova Municipal Code, including Title 23 Zoning. The project is new construction and will be built in compliance with all code standards and would not be considered nonconforming.

3. Approve the Design Review, subject to the Major Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.140.070:

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

      Evidence: The proposed project is consistent with the purpose and intent of adopted policies and regulations, including the General Plan, Zoning Code, and Design Guidelines with the approved Conditional Use Permit. The proposed buildings are consistent in height, setbacks, and the architecture is consistent with the surrounding area. The proposed project provides a housing opportunity for students currently attending and future students of California Northstate University.

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

      Evidence: The site design, building architecture, and landscape plan are consistent with the Zoning Code and City Design Guidelines. The proposed buildings are located in the most suitable location on the site that provides adequate emergency safety access to the buildings. The proposed project material and colors are consistent with the surrounding area and design guidelines and incorporate additional architectural character into the area.

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

      Evidence: The proposed project design is consistent with the surrounding buildings in the area. The design, color, and materials have been designed to integrate and compliment the surrounding buildings and area, but also provide additional architectural character to the area. Lighting plans have been provided showing minimum light spill out to the property line.

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

      Evidence: The proposed project will not substantially affect current traffic flows or existing modes of transportation circulation. One of the three driveways is existing. The new driveways have been placed in a location to not conflict with existing driveways in

the area and meet the minimum distance separation requirements. Bike racks have been included in the site plan.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of April 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
David M. Sander, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

PROSPECT PARK DRIVE

CENTERLINE
RIGHT-OF-WAY
PROPERTY LINE
APN: 072-060-058
APN: 072-060-059
APN: 072-060-065
APN: 072-060-061

BUILDING - A (5 STORY)
BUILDING -B (5 STORY)
BUILDING -C CAFETERIA
NEW ENTRY DRIVEWAY
NEW ENTRY DRIVEWAY
(E) DRIVEWAY (SAME OWNER)
(E) COLLEGE PARKING
OPEN SPACE LANDSCAPE
PATIO
PAINT CURB RED - TYP.
PAINT CURB RED - TYP.
LIGHT POLE 24 FEET HIGH TYP.
26 FEET WIDE FIRE ACCESS ROAD
26 FEET WIDE FIRE ACCESS ROAD
26 FEET WIDE FIRE ACCESS ROAD
TRASH
BIKE STORAGE
6' BLOCK WALL
10' BLOCK WALL
NORTH

SITE PLAN
SCALE: 1" =20'-0"

WATER:	GOLDEN STATE WATER
SANITARY SEWER:	SACRAMENTO AREA SEWER DISTRICT
STORM DRAINAGE:	CITY OF RANCHO CORDOVA
GAS:	PACIFIC GAS AND ELECTRIC
ELECTRICITY:	SMUD

OWNER

CALIFORNIA NORTHSTATE UNIVERSITY
2910 PROSPECT PARK DR.
RANCHO CORDOVA, CA 95670

SHEET INDEX

SHEET 1	SP-1	SITE PLAN
SHEET 2	A-1	BUILDING A FLOOR PLAN
SHEET 3	A-1.1	BUILDING A FLOOR PLAN
SHEET 4	A-2	BUILDING A ELEVATIONS
SHEET 5	A-2.1	BUILDING A ELEVATIONS
SHEET 6	A-3	BUILDING B FLOOR PLAN
SHEET 7	A-3.1	BUILDING B FLOOR PLAN
SHEET 8	A-4	BUILDING B ELEVATIONS
SHEET 9	A-4.1	BUILDING B ELEVATIONS
SHEET 10	A-5	BUILDING C FLOOR PLAN
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SHEET 12	A-6.1	BUILDING C ELEVATIONS
SHEET 13	A-7	TRASH ENCLOSURE PLAN AND ELEVATIONS
SHEET 14	A-8	BUILDING -A COLOR ELEV.
SHEET 15	A-8.1	BUILDING -A COLOR ELEV.
SHEET 16	A-9	BUILDING -B COLOR ELEV.
SHEET 17	A-9.1	BUILDING -B COLOR ELEV.
SHEET 18	A-10	BUILDING -C COLOR ELEV.
SHEET 19	A-10.1	BUILDING -C COLOR ELEV.
SHEET 20	L-0.1	PRELIMINARY LANDSCAPE PLAN
SHEET 21	L-0.2	EXISTING TREE
SHEET 22	C-3	TOPOGRAPHY MAP DISPOSITION PLAN
SHEET 23	C-4	GRADING PLAN
SHEET 24	C-6	UTILITY PLAN
SHEET 25	E-1.0	OVERALL SITE PLAN PHOTOMETRIC

PROJECT DATA

APN:	072-0600-002
PROPOSED USE:	DORMITORIES
OCCUPANCY:	R2
TYPE OF CONSTRUCTION:	II-B (FIRE SPRINKLERED)
ZONING:	OPMU (OFFICE PROFESSIONAL MIX USE)
SITE AREA	125,756 S.F. S.F. (2 .87ACRES)

BUILDING -A (5- STORY)

DORMITORIES

1 ST. FLOOR DORMS = 38 DORMS
2 ND. FLOOR DORMS = 38 DORMS
3 RD. FLOOR DORMS = 38 DORMS
4 TH. FLOOR DORMS = 38 DORMS
5 TH. FLOOR DORMS = 38 DORMS
TOTAL DORMS = 190 DORMS

1 ST. FLOOR AREA = 10,399 S.F.
2ND. FLOOR AREA = 9,905 S.F.
3RD. FLOOR AREA = 10,240 S.F.
4TH. FLOOR AREA = 9,905 S.F.
5TH. FLOOR AREA = 10,240 S.F.
TOTAL BUILDING - A AREA = 50,689 S.F.

BUILDING -B (5- STORY)

DORMITORIES

1 ST. FLOOR DORMS = 42 DORMS
2 ND. FLOOR DORMS = 42 DORMS
3 RD. FLOOR DORMS = 42 DORMS
4 TH. FLOOR DORMS = 42 DORMS
5 TH. FLOOR DORMS = 42 DORMS
= 210 DORMS

1 ST. FLOOR AREA = 11,044 S.F.
2ND. FLOOR AREA = 10,549 S.F.
3RD. FLOOR AREA = 10,884 S.F.
4TH. FLOOR AREA = 10,549 S.F.
5TH. FLOOR AREA = 10,884 S.F.
TOTAL BUILDING - A AREA = 53,910 S.F.

BUILDING -C (1- STORY)

CAFETERIA

FLOOR AREA = 9,237 S.F.
2 ND. FLOOR DORMS = 16 DORMS
2ND. FLOOR AREA = 3,223 S.F.

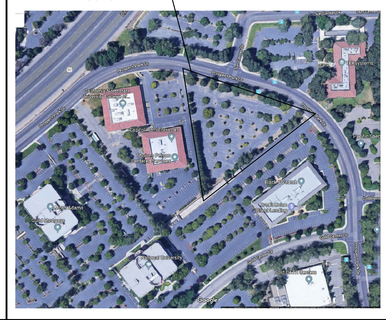
PARKING-REQUIRED

DORMITORIES
1 SPACE / 3 OCCUPANTS
420/3= 147 SPACES 140 EA.

ASPHALT PAVEMENT AREA=	44,018 S.F.
CONCRETE WALKWAY AREA=	13,378 S.F.
CONCRETE AREA AT TRASH=	1,309 S.F.
CONCRETE AREA AT DRIVEWAY=	1,890 S.F.
LANDSCAPE AREA =	34,476 S.F.

VICINITY MAP

PROJECT SITE



EDMOND JACOBS ARCHITECT

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CONSULTANT:

PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

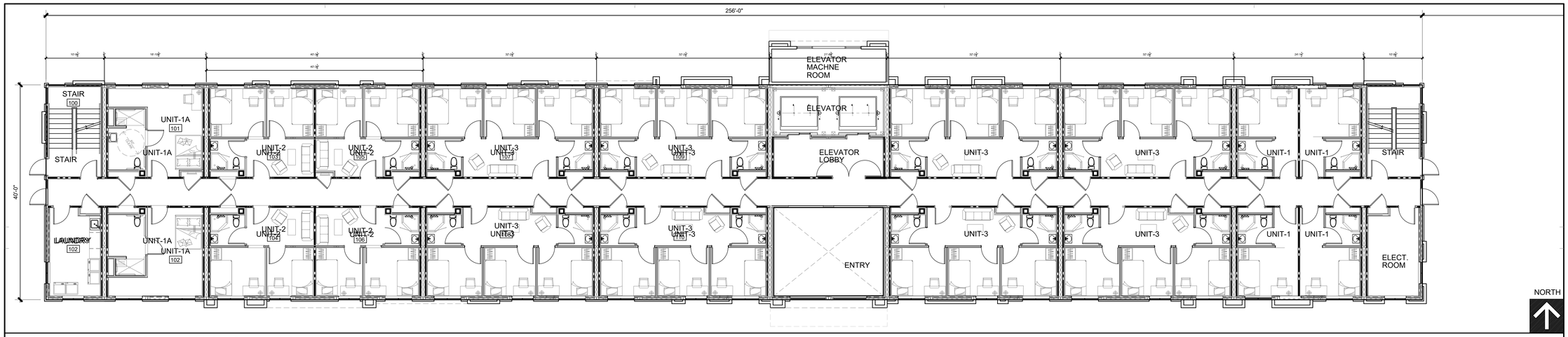
2910 PROSPECT PARK DR.
RANCHO CORDOVA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-SP1SITEPLAN
PROJECT NO:	272-19
PERMIT NO:	

REVISIONS	BY

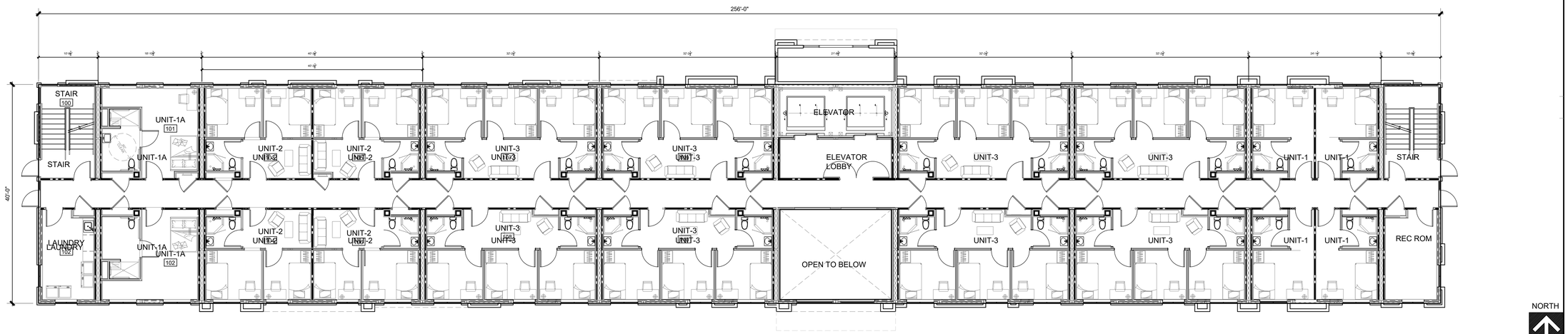
DESCRIPTION:
SITE PLAN

SHEET
SP-1



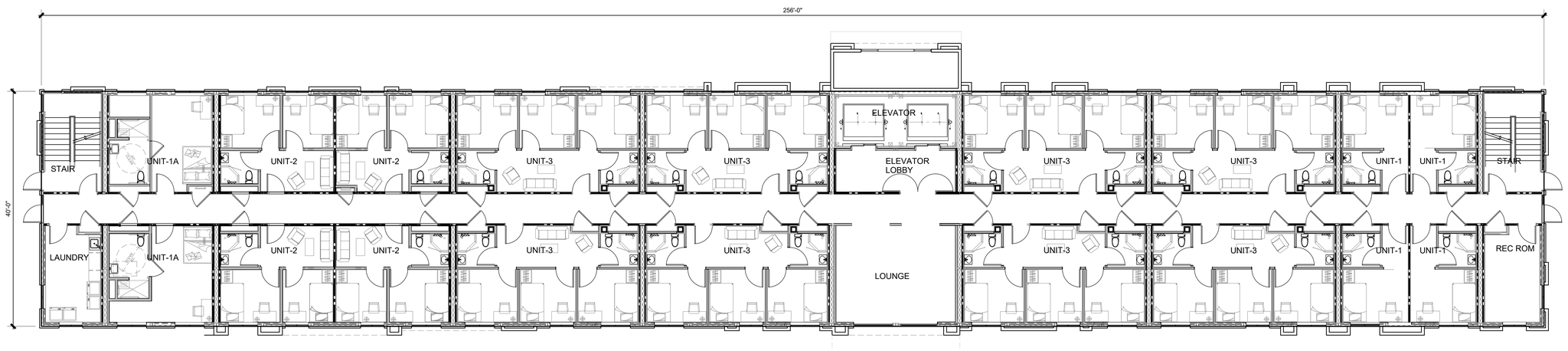
BUILDING - A FLOOR PLAN (1 ST. FL0OR)

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



BUILDING - A FLOOR PLAN (2ND. AND 4 TH. FLOOR)

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



BUILDING - A FLOOR PLAN (3 RD. AND 5 TH. FLOOR)

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

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NEW STUDENT DORMITORY BUILDING

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APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	218-17-A1FLOORPLAN
PROJECT NO:	272-19
PERMIT NO:	

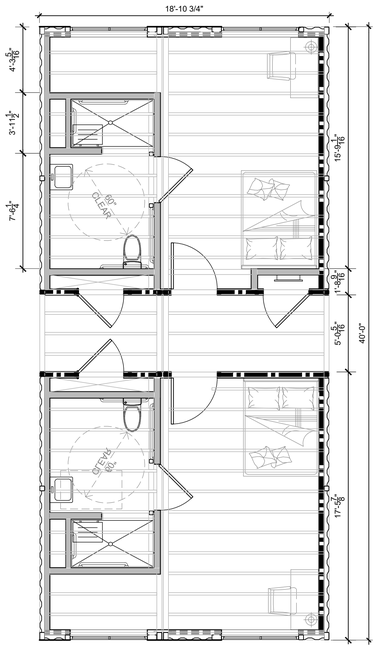
REVISIONS	BY

DESCRIPTION:

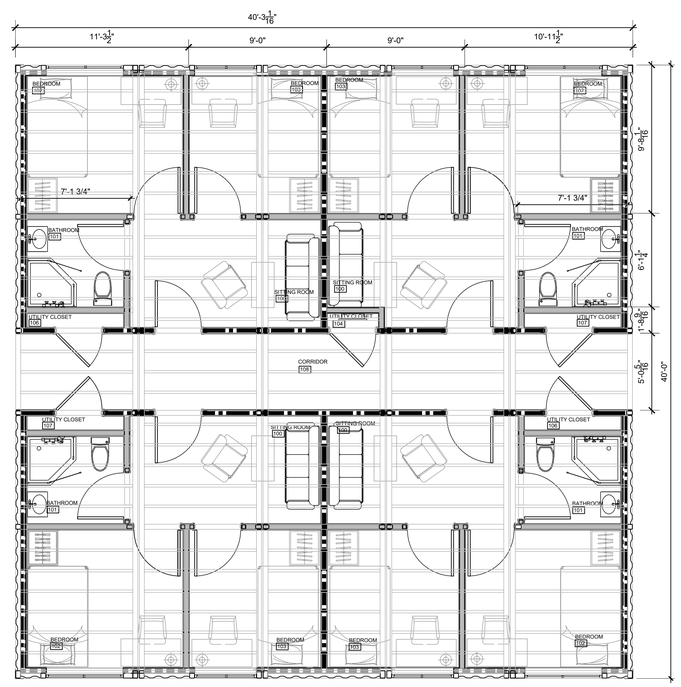
FLOOR PLAN BUILDING -A

SHEET

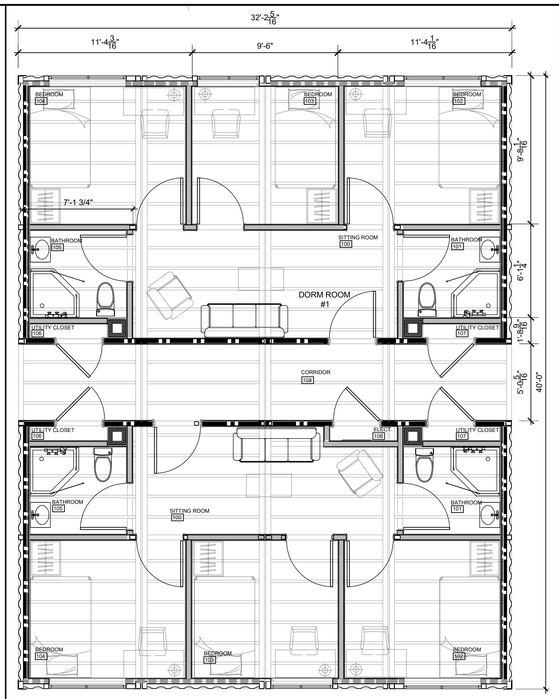
A-1



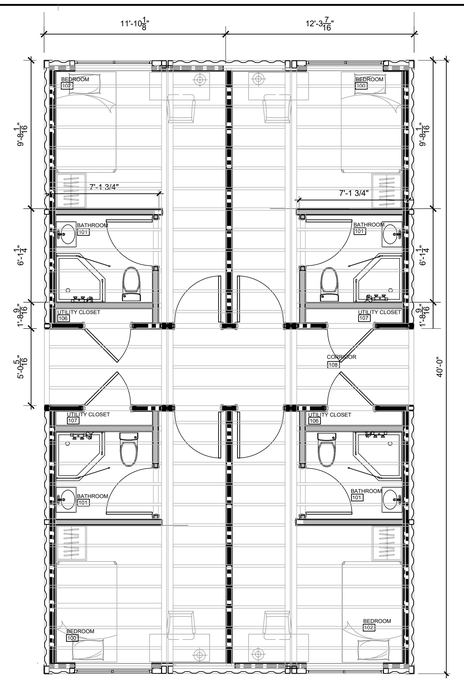
UNIT-1A FLOOR PLAN SCALE: 1/4" =1'-0"



UNIT-2 FLOOR PLAN SCALE: 1/4" =1'-0"



UNIT-3 FLOOR PLAN SCALE: 1/4" =1'-0"



UNIT-1 FLOOR PLAN SCALE: 1/4" =1'-0"

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CONSULTANT:

PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	218-17-A1FLOORPLAN
PROJECT NO:	272-19
PERMIT NO:	

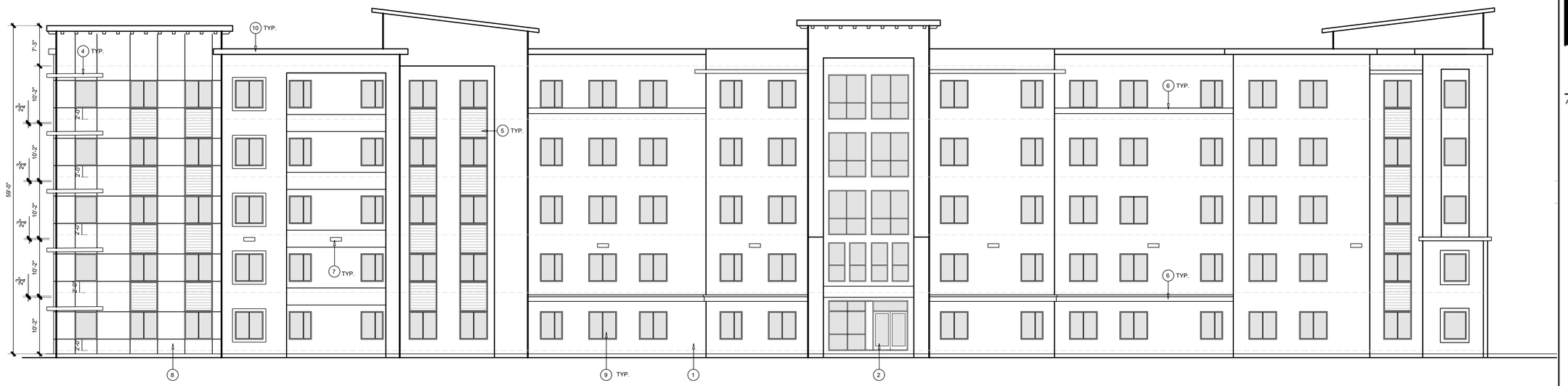
REVISIONS	BY

DESCRIPTION:

FLOOR PLAN BUILDING -A

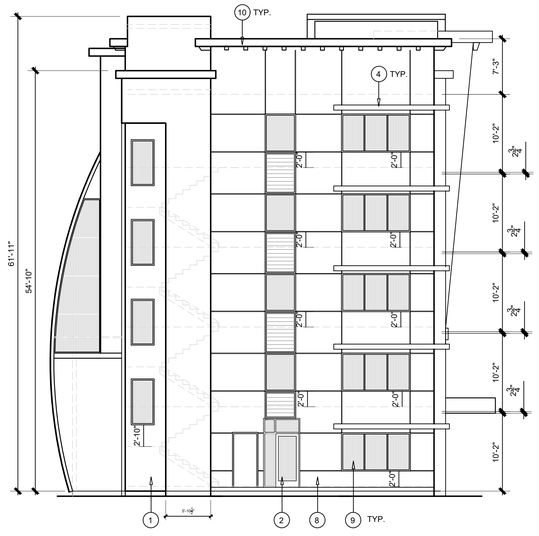
SHEET

A-1.1



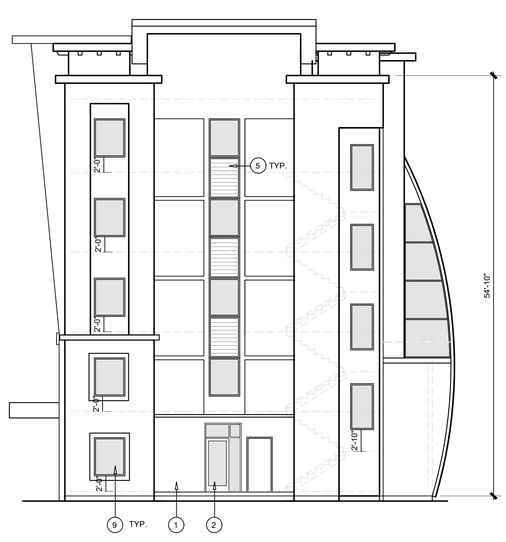
BUILDING -A SOUTH ELEVATION

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



BUILDING -A WEST ELEVATION

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



BUILDING -A EAST ELEVATION

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

TYP. EXTERIOR FINISH SCHEDULE

ITEM NO.	DESCRIPTION	FINISH
1	STUCCO - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
2	ALUMINUM STOREFRONT SYSTEM	COLOR: CLEAR ANODIZED FINISH GLASS: CLEAR 1" INSULATED
3	ALUMINUM WALL PANEL SYSTEM	COLOR: GRAY
4	ALUMINUM CANOPY	COLOR: WHITE
5	ALUMINUM PANEL	COLOR: GRAY
6	STUCCO TRIM - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
7	LIGHT FIXTURE	COLOR: WHITE
8	FIBER CEMENT SIDING BY HARDIE	COLOR: INDULGENT SW 6969 - BY SHERWIN WILLIAMS
9	ALUMINUM WINDOW	COLOR: CLEAR ANODIZED FINISH GLASS: BLUE TINIT 1" INSULATED
10	STUCCO PARAPET - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS

EDMOND JACOBS ARCHITECT

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PROJECT ADDRESS:

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NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A1.1 EXTEELEV
PROJECT NO:	272-19
PERMIT NO:	

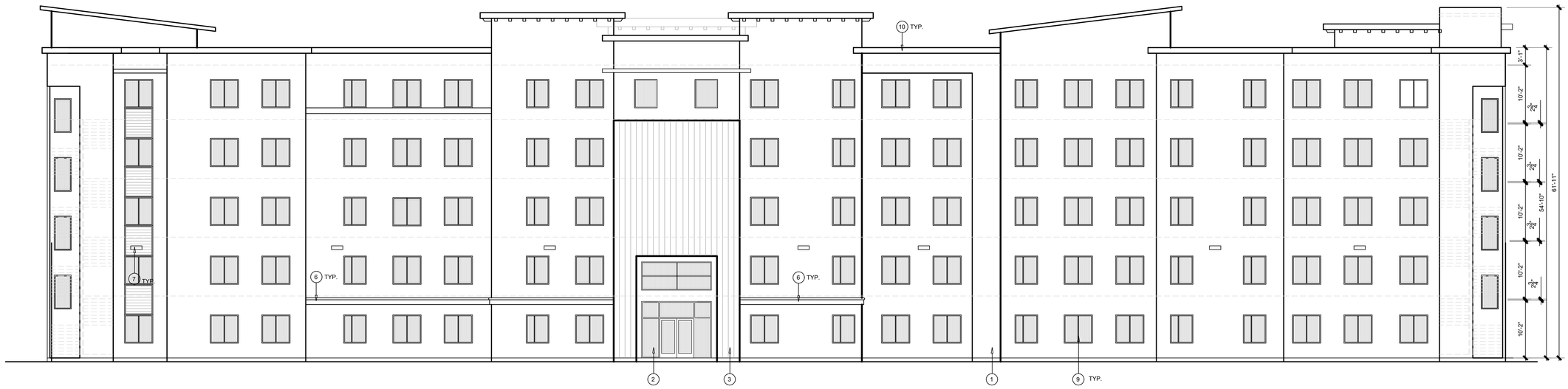
REVISIONS	BY

DESCRIPTION:

BUILDING -A EXTERIOR ELEVATIONS

SHEET

A-2



BUILDING -A NORTH ELEVATION

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

TYP. EXTERIOR FINISH SCHEDULE

ITEM NO.	DESCRIPTION	FINISH
1	STUCCO - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
2	ALUMINUM STOREFRONT SYSTEM	COLOR: CLEAR ANODIZED FINISH GLASS: CLEAR 1" INSULATED
3	ALUMINUM WALL PANEL SYSTEM	COLOR: GRAY
4	ALUMINUM CANOPY	COLOR: WHITE
5	ALUMINUM PANEL	COLOR: GRAY
6	STUCCO TRIM - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
7	LIGHT FIXTURE	COLOR: WHITE
8	FIBER CEMENT SIDING BY HARDIE	COLOR: INDULGENT SW 6969 - BY SHERWIN WILLIAMS
9	ALUMINUM WINDOW	COLOR: CLEAR ANODIZED FINISH GLASS: BLUE TINIT 1" INSULATED
10	STUCCO PARAPET - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS

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PROJECT ADDRESS:

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NEW STUDENT DORMITORY BUILDING

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APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A1.2EXTEELEV
PROJECT NO:	272-19
PERMIT NO:	

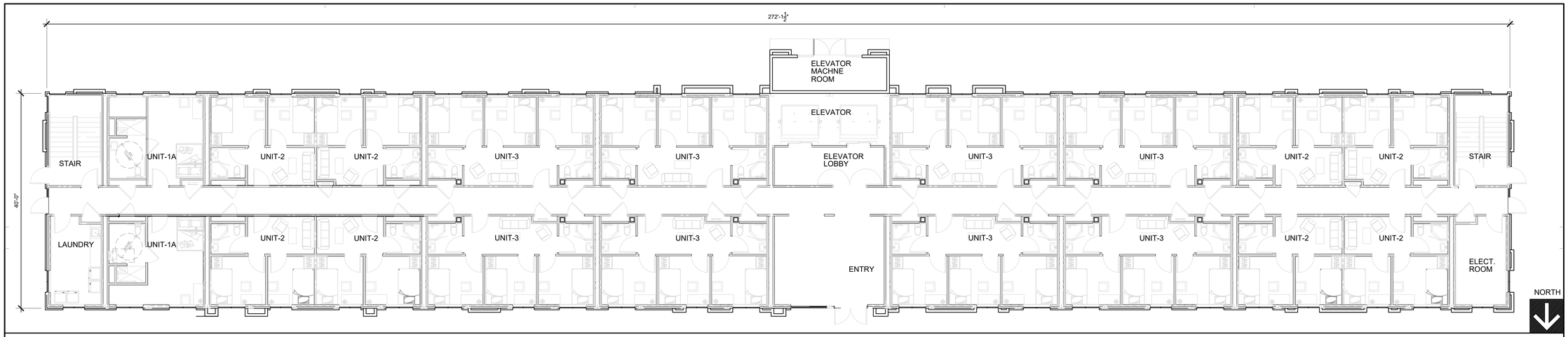
REVISIONS	BY

DESCRIPTION:

BUILDING -A EXTERIOR ELEVATIONS

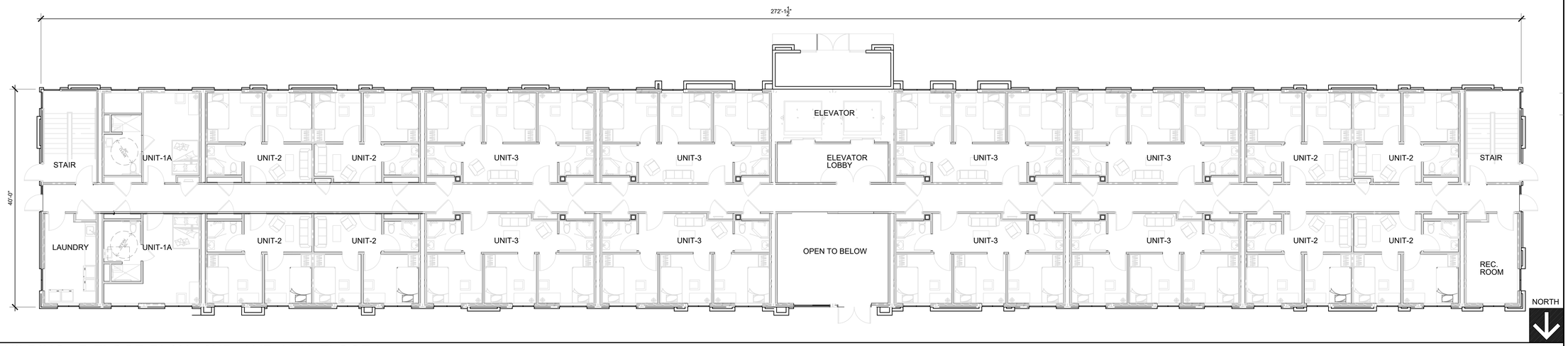
SHEET

A-2.1



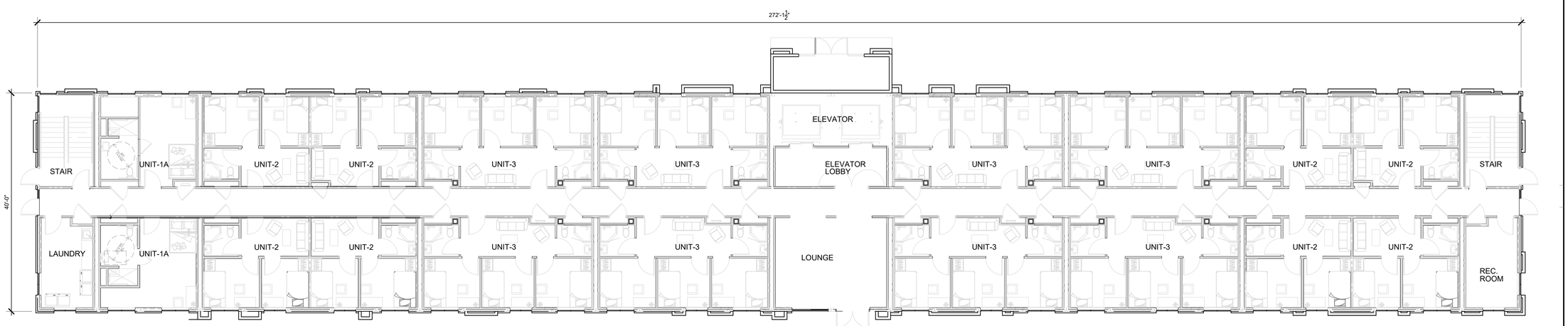
BUILDING - B FLOOR PLAN (1 ST. FL0OR)

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



BUILDING - B FLOOR PLAN (2ND. AND 4 TH. FLOOR)

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



BUILDING - B FLOOR PLAN (3 RD. AND 5 TH. FLOOR)

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

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NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A3
PROJECT NO:	272-19
PERMIT NO:	

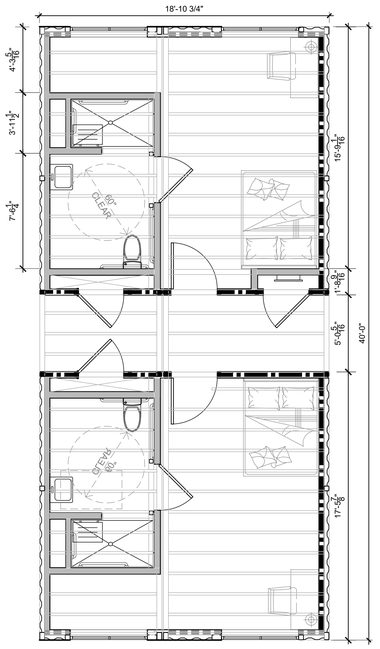
REVISIONS	BY

DESCRIPTION:

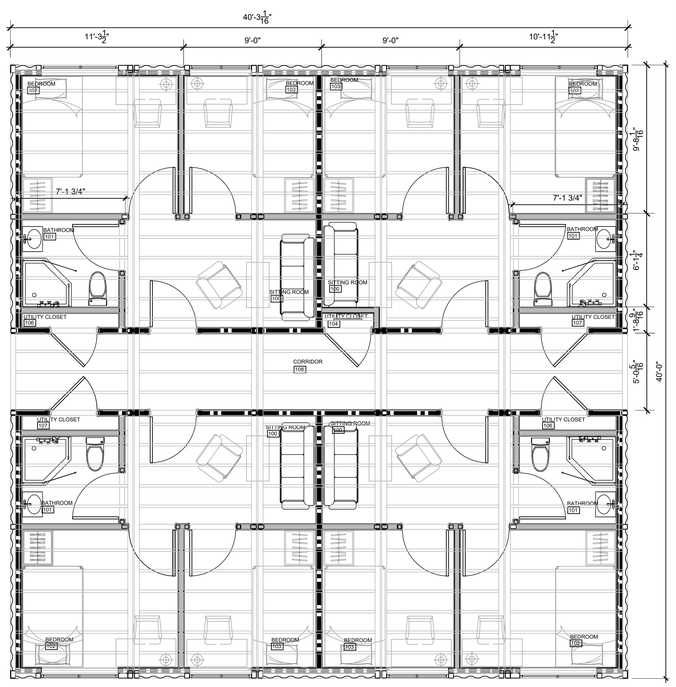
FLOOR PLAN BUILDING -B

SHEET

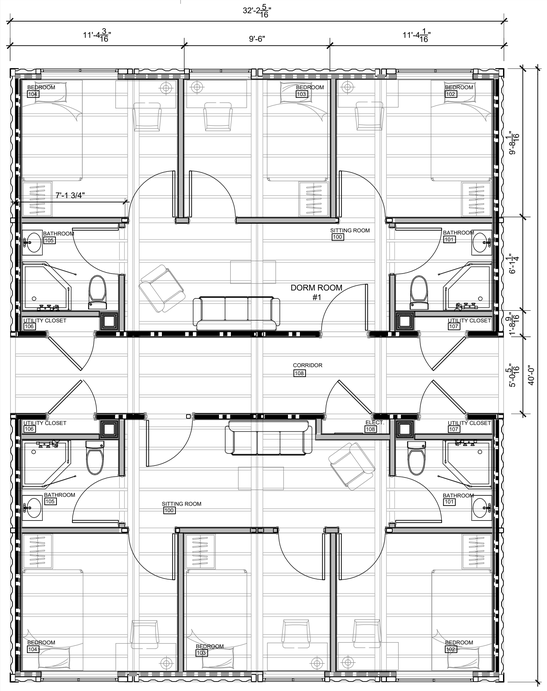
A-3



UNIT-1A FLOOR PLAN SCALE: 1/4" =1'-0"



UNIT-2 FLOOR PLAN SCALE: 1/4" =1'-0"



UNIT-3 FLOOR PLAN SCALE: 1/4" =1'-0"

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Phone: 209-408-0674 ◆ edmond@etjarchitect.com

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CONSULTANT:

PROJECT ADDRESS:

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NEW STUDENT DORMITORY BUILDING

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APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19A-3.1
PROJECT NO:	272-19
PERMIT NO:	

REVISIONS	BY

DESCRIPTION:

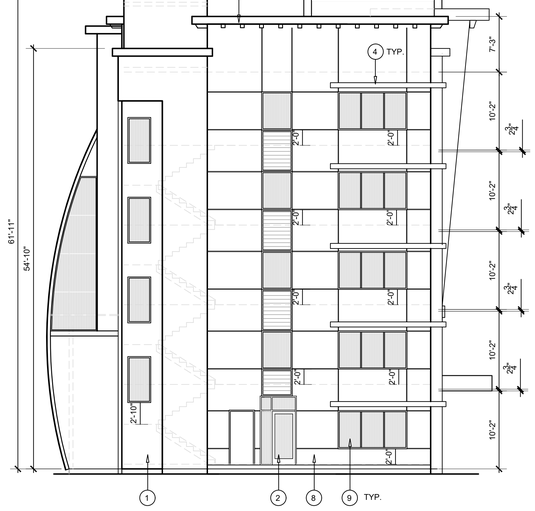
FLOOR PLAN BUILDING -B

SHEET

A-3.1

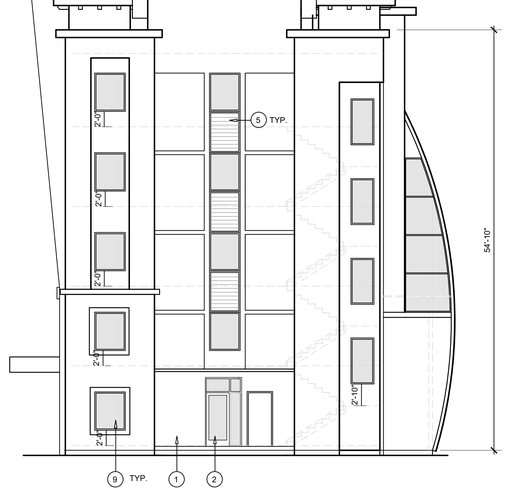
BUILDING -B NORTH ELEVATION

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



BUILDING -B EAST ELEVATION

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



BUILDING -B WEST ELEVATION

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

TYP. EXTERIOR FINISH SCHEDULE

ITEM NO.	DESCRIPTION	FINISH
1	STUCCO - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
2	ALUMINUM STOREFRONT SYSTEM	COLOR: CLEAR ANODIZED FINISH GLASS: CLEAR 1" INSULATED
3	ALUMINUM WALL PANEL SYSTEM	COLOR: GRAY
4	ALUMINUM CANOPY	COLOR: WHITE
5	ALUMINUM PANEL	COLOR: GRAY
6	STUCCO TRIM - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
7	LIGHT FIXTURE	COLOR: WHITE
8	FIBER CEMENT SIDING BY HARDIE	COLOR: INDULGENT SW 6969 - BY SHERWIN WILLIAMS
9	ALUMINUM WINDOW	COLOR: CLEAR ANODIZED FINISH GLASS: BLUE TINIT 1" INSULATED
10	STUCCO PARAPET - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS

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CONSULTANT:

PROJECT ADDRESS:

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NEW STUDENT DORMITORY BUILDING

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APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A4
PROJECT NO:	272-19
PERMIT NO:	

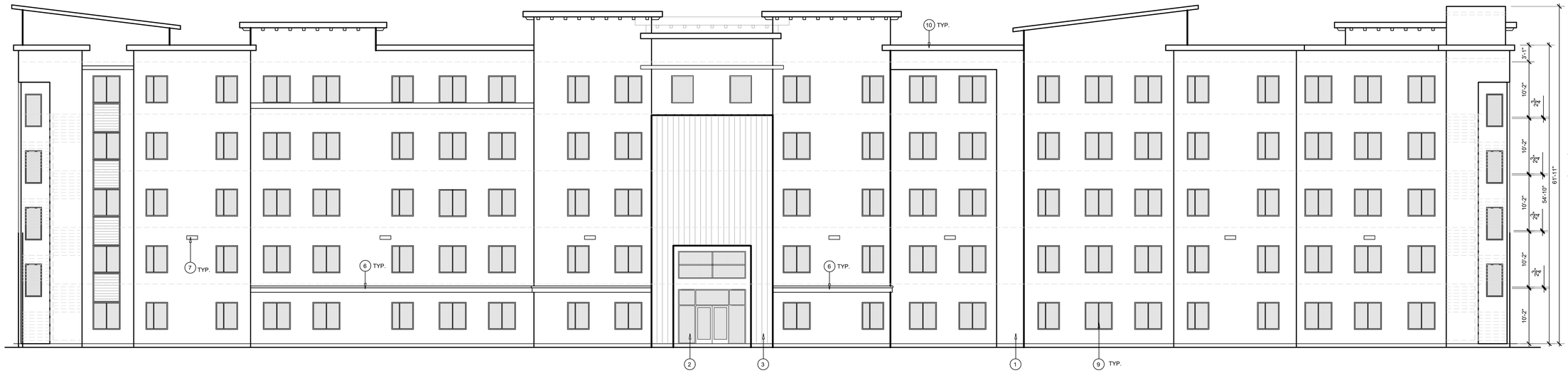
REVISIONS	BY

DESCRIPTION:

BUILDING -B EXTERIOR ELEVATIONS

SHEET

A-4



BUILDING -B SOUTH ELEVATION

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

TYP. EXTERIOR FINISH SCHEDULE

ITEM NO.	DESCRIPTION	FINISH
1	STUCCO - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
2	ALUMINUM STOREFRONT SYSTEM	COLOR: CLEAR ANODIZED FINISH GLASS: CLEAR 1" INSULATED
3	ALUMINUM WALL PANEL SYSTEM	COLOR: GRAY
4	ALUMINUM CANOPY	COLOR: WHITE
5	ALUMINUM PANEL	COLOR: GRAY
6	STUCCO TRIM - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
7	LIGHT FIXTURE	COLOR: WHITE
8	FIBER CEMENT SIDING BY HARDIE	COLOR: INDULGENT SW 6969 - BY SHERWIN WILLIAMS
9	ALUMINUM WINDOW	COLOR: CLEAR ANODIZED FINISH GLASS: BLUE TINIT 1" INSULATED
10	STUCCO PARAPET - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS

EDMOND JACOBS ARCHITECT

2301 Coffee Road #B ◆ Modesto, CA 95354
Phone: 209-408-0674 ◆ edmond@etjarchitect.com

ARCHITECT:

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CONSULTANT:

PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A4.1
PROJECT NO:	272-19
PERMIT NO:	

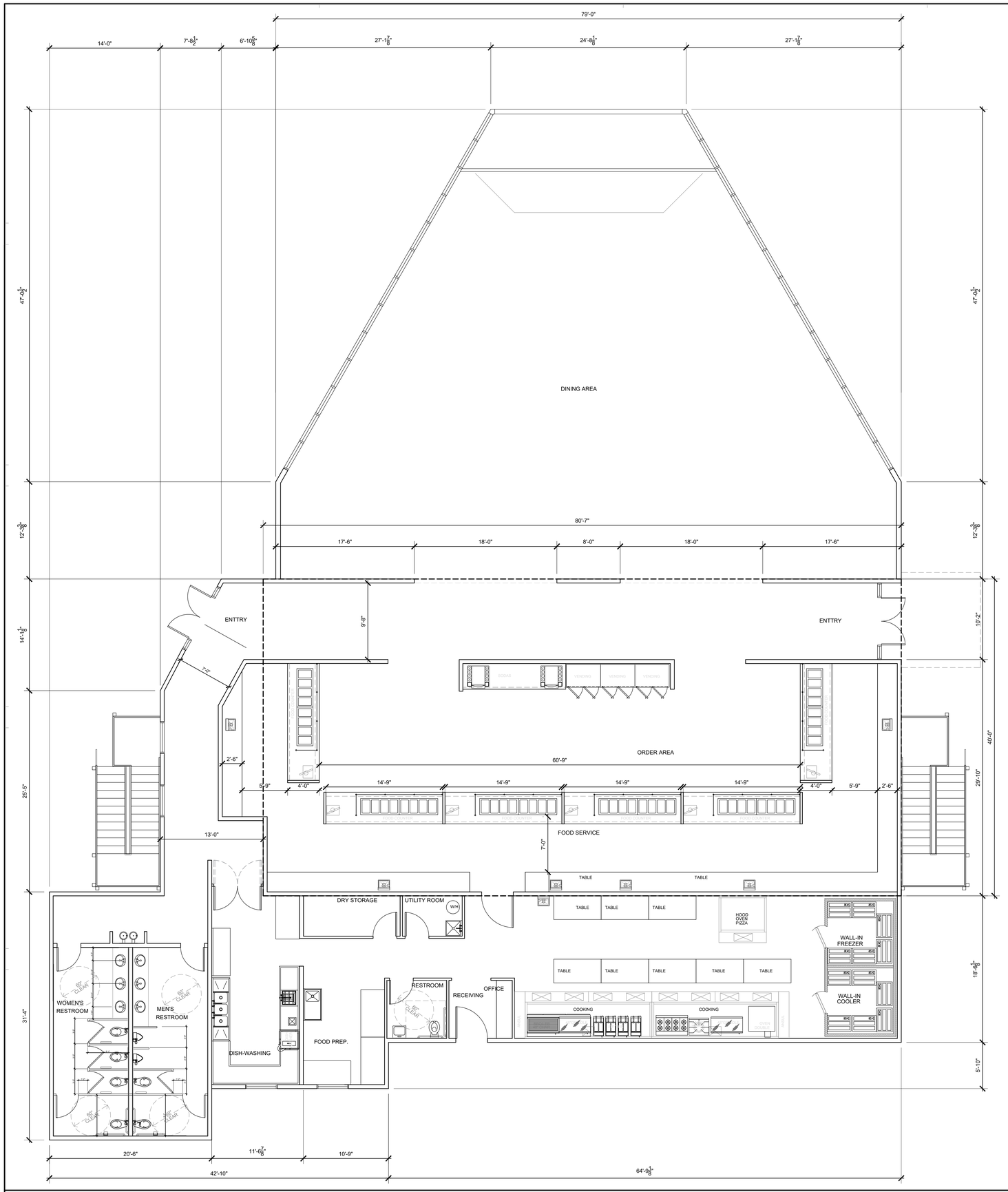
REVISIONS	BY

DESCRIPTION:

BUILDING -B EXTERIOR ELEVATIONS

SHEET

A-4.1



NORTH

CAFERIA FLOOR PLAN

SCALE: 3/16" =1'-0"

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NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	218-17-A5
PROJECT NO:	272-19
PERMIT NO:	

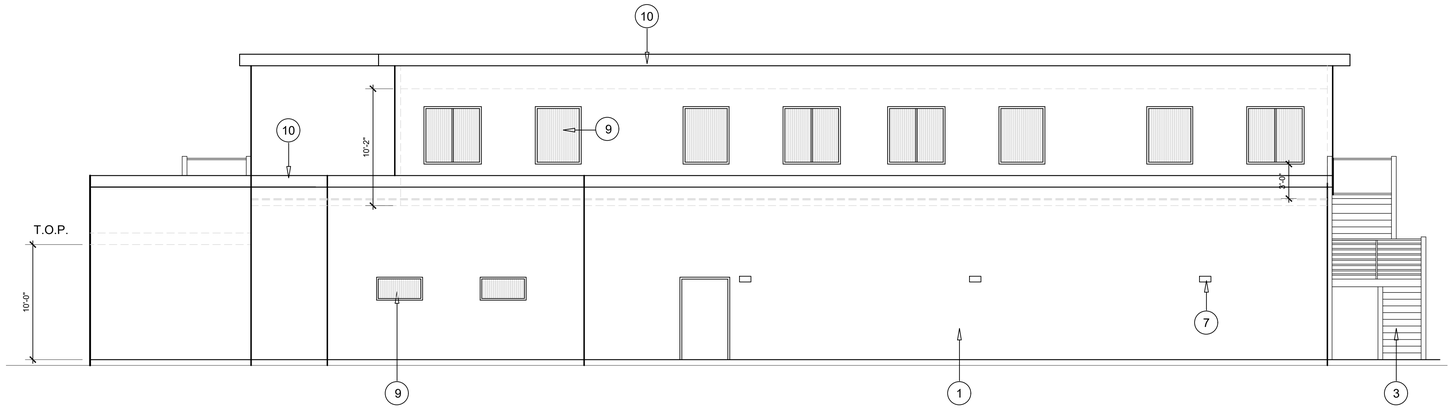
REVISIONS	BY

DESCRIPTION:

BUILDING-C CAFETERIA FLOOR PLAN

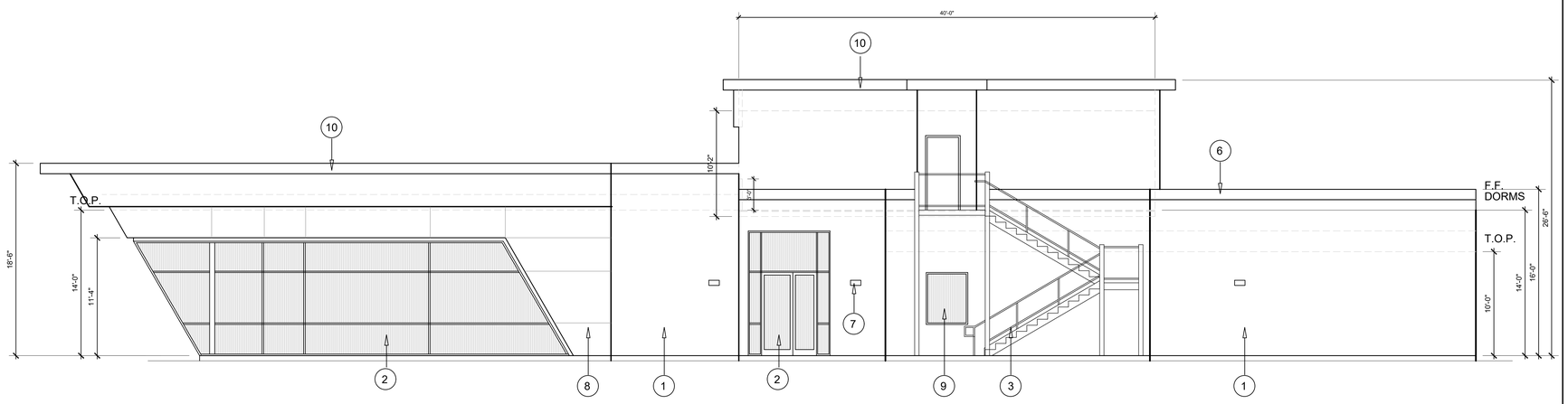
SHEET

A-5



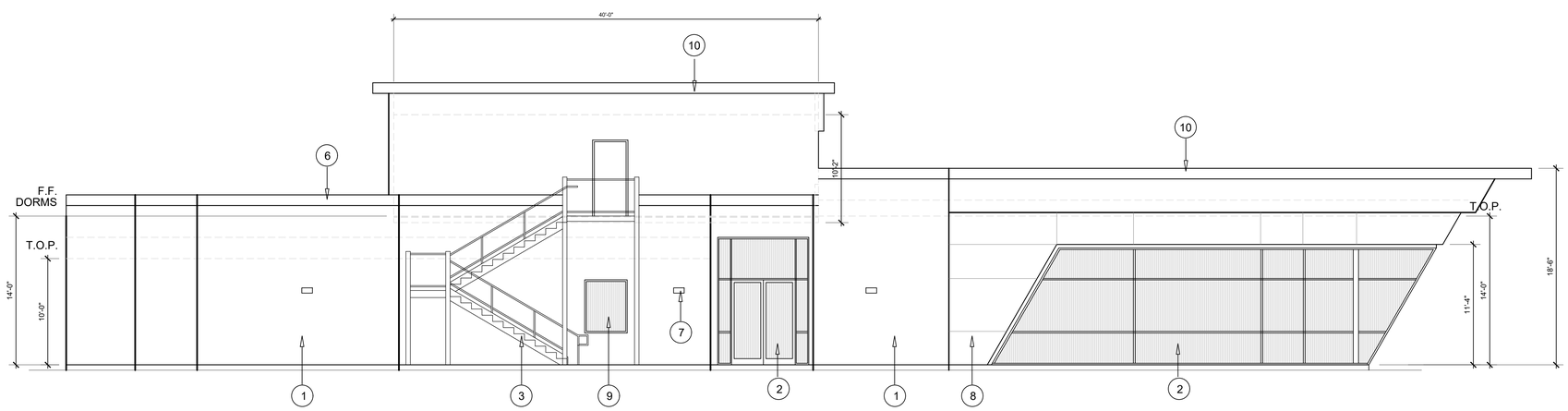
SOUTH ELEVATION

SCALE: 3/16" =1'-0"



WEST ELEVATION

SCALE: 3/16" =1'-0"



EAST ELEVATION

SCALE: 3/16" =1'-0"

EXTERIOR ELEVATIONS KEY NOTES

NO.	DESCRIPTION	FINISH
1	STUCCO - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
2	ALUMINUM STOREFRONT SYSTEM	COLOR: CLEAR ANODIZED FINISH GLASS: CLEAR 1" INSULATED
3	METAL STAIR	COLOR: FASHONABLE GRAY
4	NOT USED	
5	ALUMINUM CANOPY	COLOR: WHITE
6	STUCCO TRIM - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
7	LIGHT FIXTURE	COLOR: WHITE
8	FIBER CEMENT SIDING BY HARDIE	COLOR: INDULGENT SW 6969 - BY SHERWIN WILLIAMS
9	ALUMINUM WINDOW	COLOR: CLEAR ANODIZED FINISH GLASS: BLUE TINIT 1" INSULATED
10	STUCCO PARAPET - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS

EDMOND JACOBS ARCHITECT

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CONSULTANT:

PROJECT ADDRESS:

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NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A6
PROJECT NO:	272-19
PERMIT NO:	

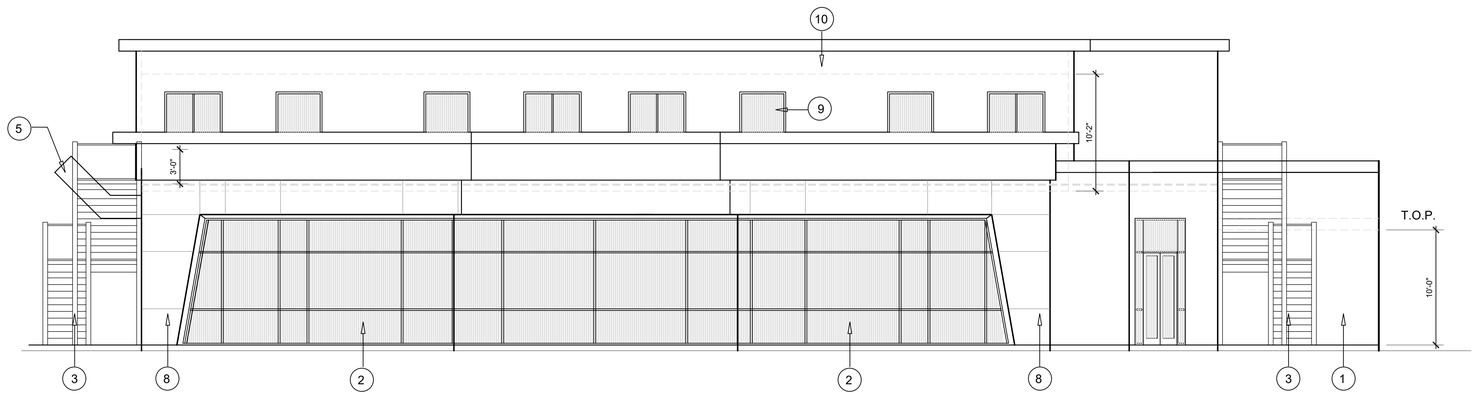
REVISIONS	BY

DESCRIPTION:

BUILDING-C
CAFETERIA
EXT. ELEVATIONS

SHEET

A-6

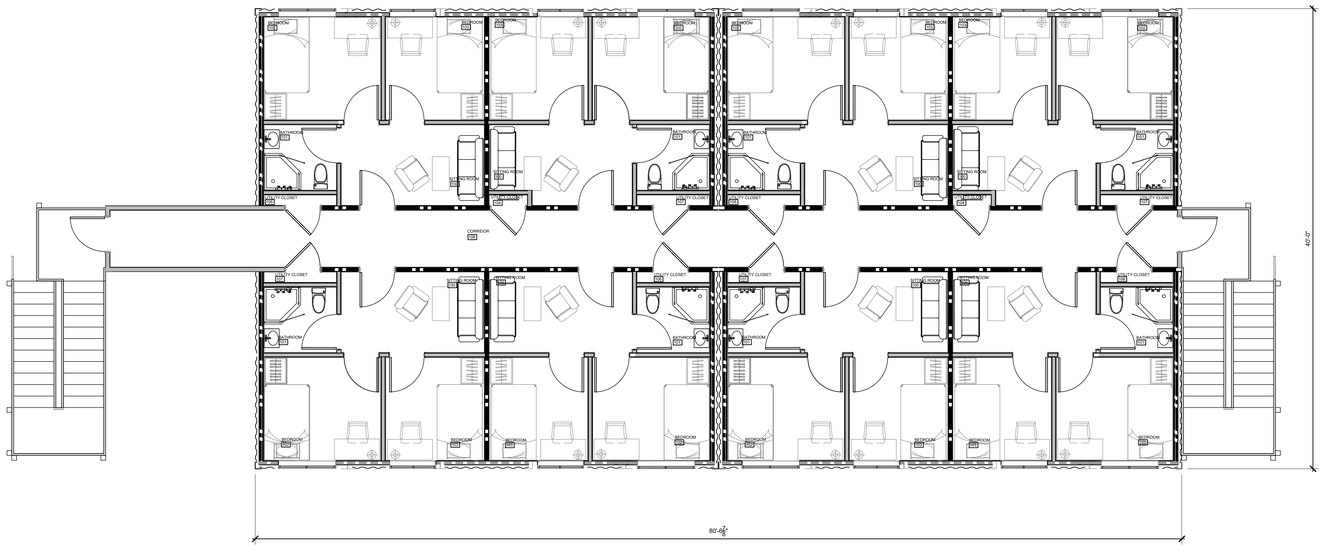


NORTH ELEVATION

SCALE: 3/16" =1'-0"

EXTERIOR ELEVATIONS KEY NOTES

ITEM NO.	DESCRIPTION	FINISH
1	STUCCO - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
2	ALUMINUM STOREFRONT SYSTEM	COLOR: CLEAR ANODIZED FINISH GLASS: CLEAR 1" INSULATED
3	NOT USED	
4	NOT USED	
5	ALUMINUM CANOPY	COLOR: WHITE
6	STUCCO TRIM - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS
7	LIGHT FIXTURE	COLOR: WHITE
8	FIBER CEMENT SIDING BY HARDIE	COLOR: INDULGENT SW 6969 - BY SHERWIN WILLIAMS
9	ALUMINUM WINDOW	COLOR: CLEAR ANODIZED FINISH GLASS: BLUE TINIT 1" INSULATED
10	STUCCO PARAPET - DRYVIT SYSTEM	SAND FINISH COLOR: PER COLOR CHART AND COLORED ELEVATIONS



NORTH

DORMS AT CAFETERIA SECOND FLOOR PLAN

SCALE: 3/16" =1'-0"

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CONSULTANT:

PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A6.1
PROJECT NO:	272-19
PERMIT NO:	

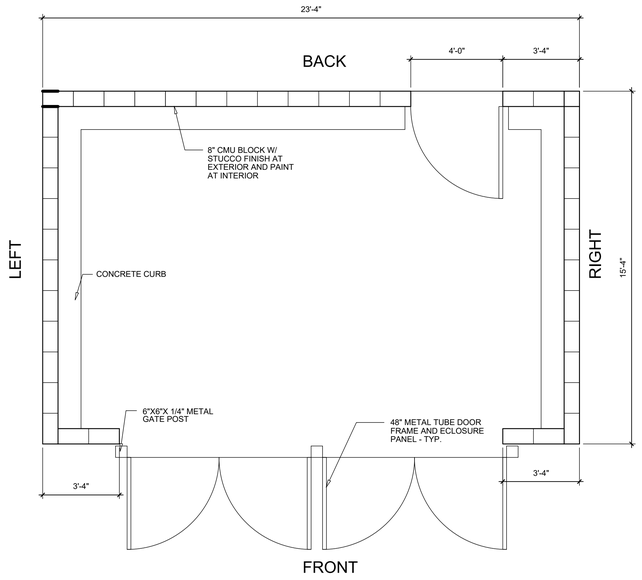
REVISIONS	BY

DESCRIPTION:

BUILDING -C
CAFETERIA
EXT. ELEVATIONS

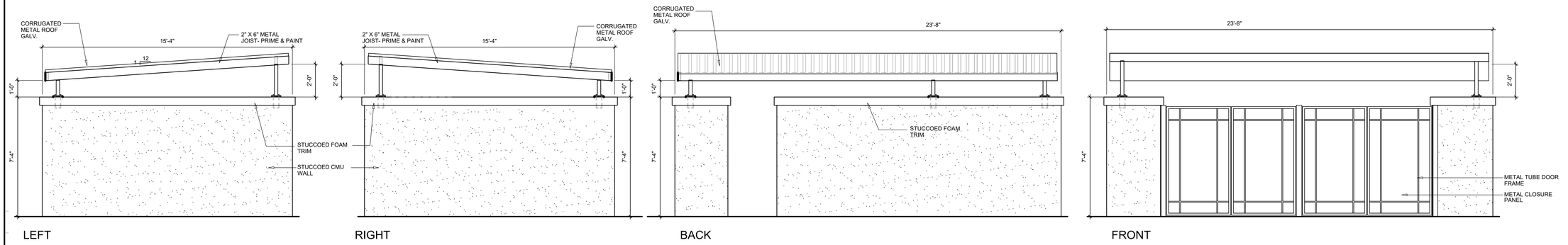
SHEET

A-6.1



TRASH ENCLOSURE FLOOR PLAN

SCALE: 3/8" =1'-0"



TRASH ENCLOSURE ELEVATIONS

SCALE: 3/8" =1'-0"

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PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	JANUARY 30, 2020
DRAWN:	ETJ
FILE:	272-19-A7
PROJECT NO:	272-19
PERMIT NO:	

REVISIONS	BY

DESCRIPTION:

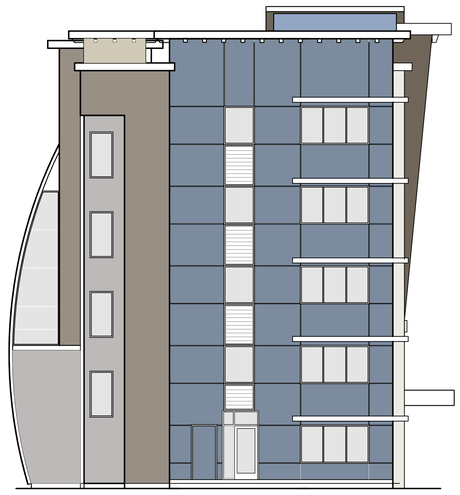
TRASH ENCLOSURE PLAN AND ELEVATIONS

SHEET

A-7

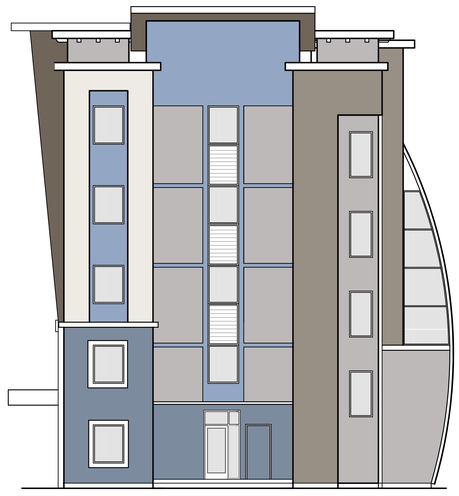
BUILDING -A SOUTH ELEVATION

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



BUILDING -A WEST ELEVATION

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



BUILDING -A EAST ELEVATION

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

SAND FINISH
COLOR: SNOWBOUND SW 7004 BY SHERWIN WILLIAMS

SAND FINISH
COLOR: FASHIONABLE GRAY SW 6275 BY SHERWIN WILLIAMS

SAND FINISH
COLOR: COSMOS SW 6528 BY SHERWIN WILLIAMS

SMOOTH FINISH
COLOR: BRACING BLUE SW 6242 BY SHERWIN WILLIAMS

SMOOTH FINISH
COLOR: ELEPHANT EAR SW 9168 BY SHERWIN WILLIAMS

EXTERIOR COLORS

EDMOND JACOBS ARCHITECT

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CONSULTANT:

PROJECT ADDRESS:

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NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A8
PROJECT NO:	272-19
PERMIT NO:	

REVISIONS	BY

DESCRIPTION:

BUILDING -A COLOR ELEVATIONS

SHEET

A-8

BUILDING -A NORTH ELEVATION

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

SAND FINISH
COLOR: SNOWBOUND SW 7004 BY SHERWIN WILLIAMS

SAND FINISH
COLOR: FASHIONABLE GRAY SW 6275 BY SHERWIN WILLIAMS

SAND FINISH
COLOR: COSMOS SW 6528 BY SHERWIN WILLIAMS

SMOOTH FINISH
COLOR: BRACING BLUE SW 6242 BY SHERWIN WILLIAMS

SMOOTH FINISH
COLOR: ELEPHANT EAR SW 9168 BY SHERWIN WILLIAMS

EXTERIOR COLORS

EDMOND JACOBS ARCHITECT

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CONSULTANT:

PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A8.1
PROJECT NO:	272-19
PERMIT NO:	

REVISIONS	BY

DESCRIPTION:

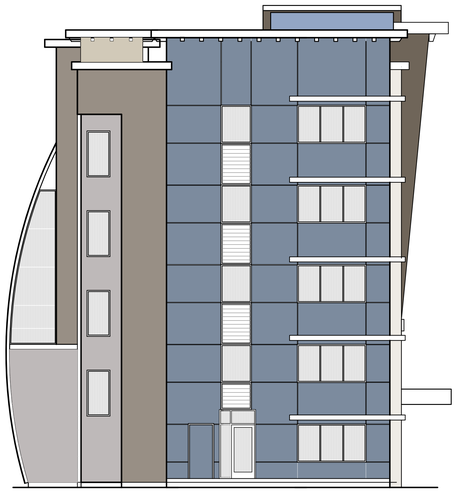
BUILDING - A COLOR ELEVATIONS

SHEET

A-8.1

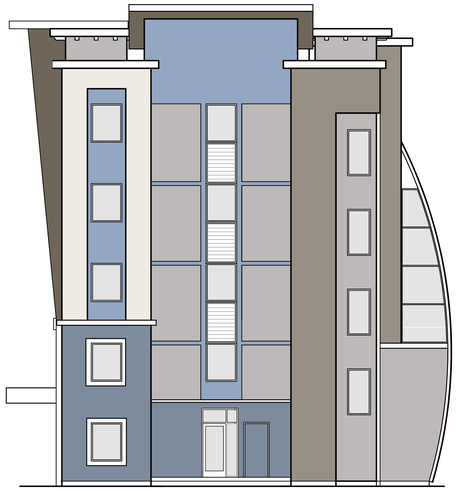
BUILDING -B NORTH ELEVATION

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



BUILDING -B EAST ELEVATION

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



BUILDING -B WEST ELEVATION

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

SAND FINISH
COLOR: SNOWBOUND SW 7004 BY SHERWIN WILLIAMS

SAND FINISH
COLOR: FASHIONABLE GRAY SW 6275 BY SHERWIN WILLIAMS

SAND FINISH
COLOR: COSMOS SW 6528 BY SHERWIN WILLIAMS

SMOOTH FINISH
COLOR: BRACING BLUE SW 6242 BY SHERWIN WILLIAMS

SMOOTH FINISH
COLOR: ELEPHANT EAR SW 9168 BY SHERWIN WILLIAMS

EXTERIOR COLORS

EDMOND JACOBS
ARCHITECT

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PROJECT ADDRESS:

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NEW STUDENT DORMITORY BUILDING

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APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A9
PROJECT NO:	272-19
PERMIT NO:	

REVISIONS	BY

DESCRIPTION:

BUILDING -B COLOR ELEVATIONS

SHEET

A-9

BUILDING -B SOUTH ELEVATION

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

SAND FINISH
COLOR: SNOWBOUND SW 7004 BY SHERWIN WILLIAMS

SAND FINISH
COLOR: FASHIONABLE GRAY SW 6275 BY SHERWIN WILLIAMS

SAND FINISH
COLOR: COSMOS SW 6528 BY SHERWIN WILLIAMS

SMOOTH FINISH
COLOR: BRACING BLUE SW 6242 BY SHERWIN WILLIAMS

SMOOTH FINISH
COLOR: ELEPHANT EAR SW 9168 BY SHERWIN WILLIAMS

EXTERIOR COLORS

EDMOND JACOBS ARCHITECT

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Phone: 209-408-0674 ◆ edmond@etjarchitect.com

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CONSULTANT:

PROJECT ADDRESS:

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NEW STUDENT DORMITORY BUILDING

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RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A9.1
PROJECT NO:	272-19
PERMIT NO:	

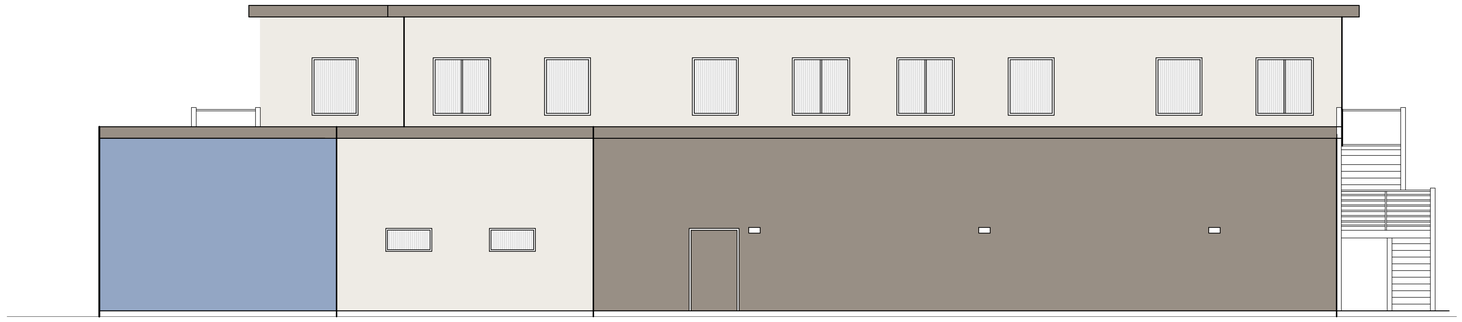
REVISIONS	BY

DESCRIPTION:

BUILDING -B COLOR ELEVATIONS

SHEET

A-9.1



SOUTH ELEVATION

SCALE: 3/16" =1'-0"

WEST ELEVATION

SCALE: 3/16" =1'-0"

EAST ELEVATION

SCALE: 3/16" =1'-0"

SAND FINISH
COLOR: SNOWBOUND SW 7004 BY SHERWIN WILLIAMS

SAND FINISH
COLOR: FASHIONABLE GRAY SW 6275 BY SHERWIN WILLIAMS

SAND FINISH
COLOR: COSMOS SW 6528 BY SHERWIN WILLIAMS

SMOOTH FINISH
COLOR: BRACING BLUE SW 6242 BY SHERWIN WILLIAMS

SMOOTH FINISH
COLOR: ELEPHANT EAR SW 9168 BY SHERWIN WILLIAMS

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CONSULTANT:

PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A10
PROJECT NO:	272-19
PERMIT NO:	

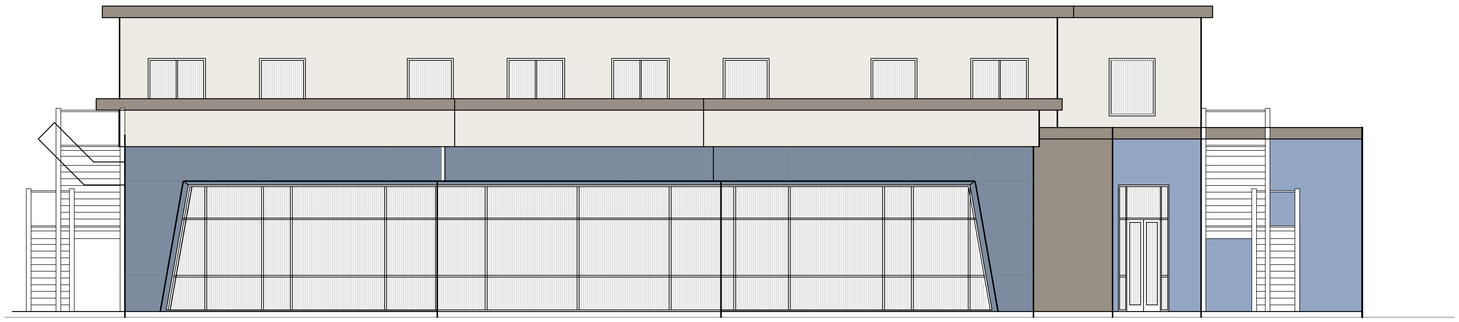
REVISIONS	BY

DESCRIPTION:

BUILDING -C
CAFETERIA COLOR
ELEVATIONS

SHEET

A-10



NORTH ELEVATION

SCALE: 3/16" =1'-0"

EDMOND JACOBS ARCHITECT

2301 Coffee Road #B ◆ Modesto, CA 95354
Phone: 209-408-0674 ◆ edmond@etjarchitect.com

ARCHITECT:

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CONSULTANT:

PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 24, 2020
DRAWN:	ETJ
FILE:	272-19-A10
PROJECT NO:	272-19
PERMIT NO:	

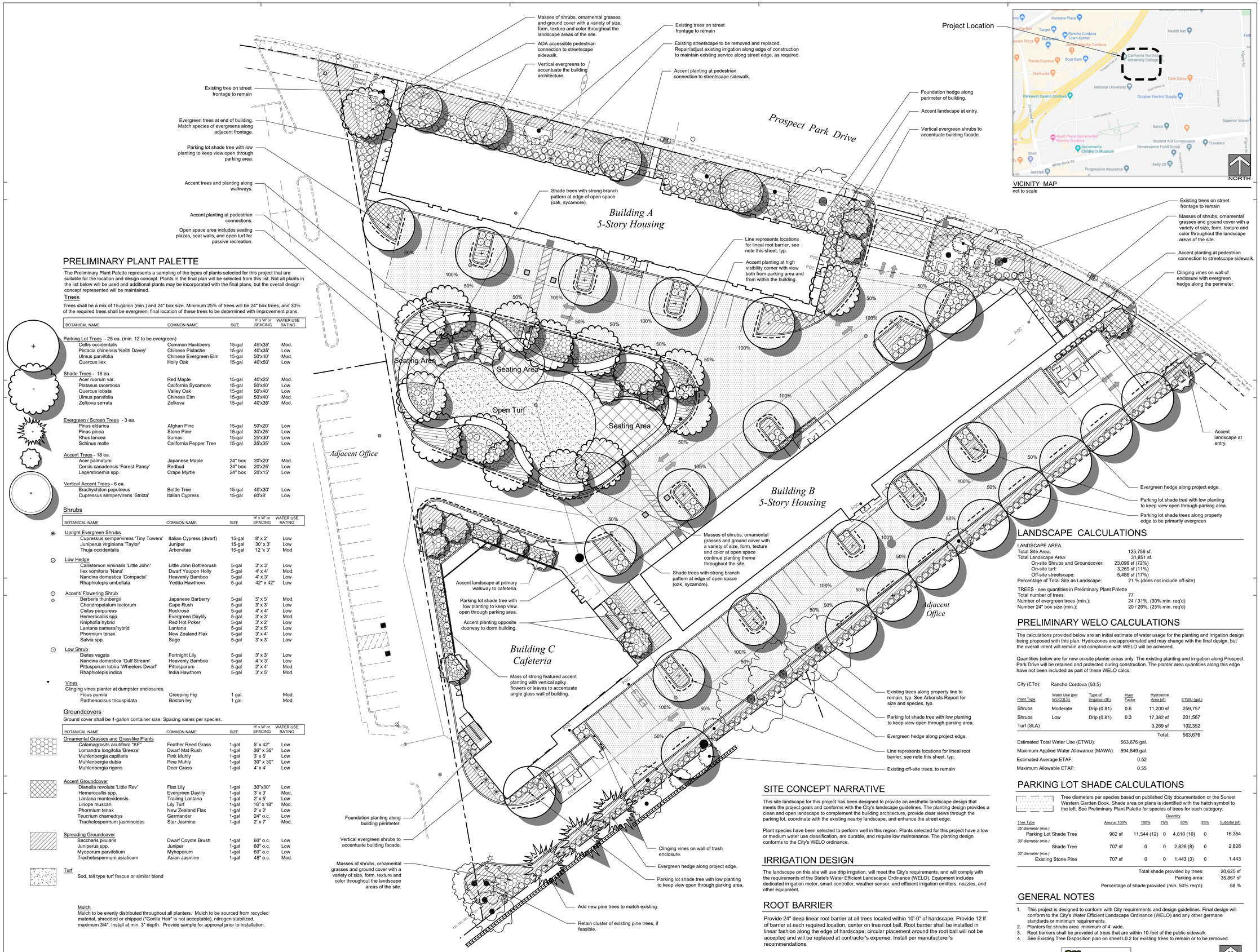
REVISIONS	BY

DESCRIPTION:

BUILDING -C CAFETERIA COLOR ELEVATIONS

SHEET

A-10.1



Project Location

VICINITY MAP
not to scale

PRELIMINARY PLANT PALETTE

The Preliminary Plant Palette represents a sampling of the types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.

Trees

Trees shall be a mix of 15-gallon (min.) and 24" box size. Minimum 25% of trees will be 24" box trees, and 30% of the required trees shall be evergreen; final location of these trees to be determined with improvement plans.

BOTANICAL NAME	COMMON NAME	SIZE	H' x W' or SPACING	WATER USE RATING
Parking Lot Trees - 25 ea. (min. 12 to be evergreen)				
Celtis occidentalis	Common Hackberry	15-gal	45'x35'	Mod.
Pistacia chinensis 'Keith Davey'	Chinese Pistache	15-gal	40'x35'	Low
Ulmus parvifolia	Chinese Evergreen Elm	15-gal	50'x40'	Mod.
Quercus ilex	Holly Oak	15-gal	40'x50'	Low
Shade Trees - 16 ea.				
Acer rubrum var.	Red Maple	15-gal	40'x25'	Mod.
Platanus racemosa	California Sycamore	15-gal	50'x40'	Low
Quercus lobata	Valley Oak	15-gal	50'x40'	Low
Ulmus parvifolia	Chinese Elm	15-gal	50'x40'	Mod.
Zelkova serrata	Zelkova	15-gal	40'x35'	Mod.
Evergreen / Screen Trees - 3 ea.				
Pinus eldarica	Afghan Pine	15-gal	50'x20'	Low
Pinus pinea	Stone Pine	15-gal	30'x25'	Low
Rhus lancea	Sumac	15-gal	25'x30'	Low
Schinus molle	California Pepper Tree	15-gal	35'x35'	Low
Accent Trees - 18 ea.				
Acer palmatum	Japanese Maple	24" box	20'x20'	Mod.
Cercis canadensis 'Forest Pansy'	Redbud	24" box	20'x25'	Low
Lagerstroemia spp.	Crape Myrtle	24" box	20'x15'	Low
Vertical Accent Trees - 6 ea.				
Brachychiton populneus	Bottle Tree	15-gal	40'x30'	Low
Cupressus sempervirens 'Stricta'	Italian Cypress	15-gal	60'x8'	Low

Shrubs

BOTANICAL NAME	COMMON NAME	SIZE	H' x W' or SPACING	WATER USE RATING
Upright Evergreen Shrubs				
Cupressus sempervirens 'Tiny Towers'	Italian Cypress (dwarf)	15-gal	8' x 2'	Low
Juniperus virginiana 'Taylor'	Juniper	15-gal	30' x 3'	Low
Thuja occidentalis	Arborvitae	15-gal	12 'x 3'	Mod
Low Hedge				
Callistemon viminalis 'Little John'	Little John Bottlebrush	5-gal	3' x 3'	Low
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5-gal	4' x 4'	Mod.
Nandina domestica 'Compacta'	Heavenly Bamboo	5-gal	4' x 3'	Low
Rhaphiolepis umbellata	Yedda Hawthorn	5-gal	42" x 42"	Low
Accent/ Flowering Shrub				
Berberis thunbergii	Japanese Barberry	5-gal	5' x 5'	Mod.
Chondropetalum tectorum	Cape Rush	5-gal	3' x 3'	Low
Cistus purpureus	Rockrose	5-gal	4' x 4'	Low
Hemerocallis spp.	Evergreen Daylily	5-gal	3' x 3'	Mod.
Kniphofia hybrid	Red Hot Poker	5-gal	3' x 2'	Low
Lantana camara/hybrid	Lantana	5-gal	2' x 5'	Low
Phormium tenax	New Zealand Flax	5-gal	3' x 4'	Low
Salvia spp.	Sage	5-gal	3' x 3'	Low
Low Shrub				
Dietes vegata	Fortnight Lily	5-gal	3' x 3'	Low
Nandina domestica 'Gulf Stream'	Heavenly Bamboo	5-gal	4 'x 3'	Low
Pittosporum tobira 'Wheelers Dwarf'	Pittosporum	5-gal	2' x 4'	Mod.
Rhaphiolepis indica	India Hawthorn	5-gal	3' x 5'	Mod.
Vines				
Clinging vines planter at dumpster enclosures.				
Ficus pumila	Creeping Fig	1 gal.		Mod.
Parthenocisus tricuspidata	Boston Ivy	1 gal.		Mod.

Groundcovers

Ground cover shall be 1-gallon container size. Spacing varies per species.

BOTANICAL NAME	COMMON NAME	SIZE	H' x W' or SPACING	WATER USE RATING
Ornamental Grasses and Grasslike Plants				
Calamagrostis acutiflora "KF"	Feather Reed Grass	1-gal	5' x 42"	Low
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1-gal	36" x 36"	Low
Muhlenbergia capillaris	Pink Muhly	1-gal	3' x 6'	Low
Muhlenbergia dubia	Pine Muhly	1-gal	30" x 30"	Low
Muhlenbergia rigens	Deer Grass	1-gal	4' x 4'	Low
Accent Groundcover				
Dianella revoluta 'Little Rev'	Flax Lily	1-gal	30"x30"	Low
Hemerocallis spp.	Evergreen Daylily	1-gal	3' x 3'	Mod.
Lantana montevidensis	Trailing Lantana	1-gal	2' x 5'	Low
Liriope muscari	Lily Turf	1-gal	18" x 18"	Mod.
Phormium tenax	New Zealand Flax	1-gal	2' x 2'	Low
Teucrium chamedrys	Germander	1-gal	24" o.c.	Low
Trachelospermum jasminoides	Star Jasmine	1-gal	2' x 7'	Mod.
Spreading Groundcover				
Baccharis pilularis	Dwarf Coyote Brush	1-gal	60" o.c.	Low
Juniperus spp.	Juniper	1-gal	60" o.c.	Low
Myoporum parvifolium	Myhoporum	1-gal	60" o.c	Low
Trachelospermum asiaticum	Asian Jasmine	1-gal	48" o.c.	Mod.

Turf
Sod, tall type turf fescue or similar blend

Mulch
Mulch to be evenly distributed throughout all planters. Mulch to be sourced from recycled material, shredded or chipped ("Gorilla Hair" is not acceptable), nitrogen stabilized, maximum 3/4". Install at min. 3" depth. Provide sample for approval prior to installation.

SITE CONCEPT NARRATIVE

This site landscape for this project has been designed to provide an aesthetic landscape design that meets the project goals and conforms with the City's landscape guidelines. The planting design provides a clean and open landscape to complement the building architecture, provide clear views through the parking lot, coordinate with the existing nearby landscape, and enhance the street edge.

Plant species have been selected to perform well in this region. Plants selected for this project have a low or medium water use classification, are durable, and require low maintenance. The planting design conforms to the City's WELO ordinance.

IRRIGATION DESIGN

The landscape on this site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of the State's Water Efficient Landscape Ordinance (WELO). Equipment includes dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

ROOT BARRIER

Provide 24" deep linear root barrier at all trees located within 10'-0" of hardscape. Provide 12 lf of barrier at each required location, center on tree root ball. Root barrier shall be installed in linear fashion along the edge of hardscape; circular placement around the root ball will not be accepted and will be replaced at contractor's expense. Install per manufacturer's recommendations.

LANDSCAPE CALCULATIONS

LANDSCAPE AREA

Total Site Area:	125,756 sf.
Total Landscape Area:	31,851 sf.
On-site Shrubs and Groundcover:	23,096 sf (72%)
On-site turf:	3,269 sf (11%)
Off-site streetscape:	5,486 sf (17%)
Percentage of Total Site as Landscape:	21 % (does not include off-site)

TREES - see quantities in Preliminary Plant Palette

Total number of trees:	77
Number of evergreen trees (min.):	24 / 31%, (30% min. req'd)
Number 24" box size (min.):	20 / 26%, (25% min. req'd)

PRELIMINARY WELO CALCULATIONS

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

Quantities below are for new on-site planter areas only. The existing planting and irrigation along Prospect Park Drive will be retained and protected during construction. The planter area quantities along this edge have not been included as part of these WELO calcs.

City (ETo): Rancho Cordova (50.5)

Plant Type	Water Use (per WUCOLS)	Type of Irrigation (IE)	Plant Factor	Hydrozone Area (sf)	ETWU (gal.)
Shrubs	Moderate	Drip (0.81)	0.6	11,200 sf	259,757
Shrubs	Low	Drip (0.81)	0.3	17,382 sf	201,567
Turf (SLA)				3,269 sf	102,352
				Total:	563,676

Estimated Total Water Use (ETWU):	563,676 gal.
Maximum Applied Water Allowance (MAWA):	594,549 gal.
Estimated Average ETAF:	0.52
Maximum Allowable ETAF:	0.55

PARKING LOT SHADE CALCULATIONS

Tree diameters per species based on published City documentation or the Sunset Western Garden Book. Shade area on plans is identified with the hatch symbol to the left. See Preliminary Plant Palette for species of trees for each category.

Tree Type	Area at 100%	Quantity 100%	75%	50%	25%	Subtotal (sf)
35' diameter (min.) Parking Lot Shade Tree	962 sf	11,544 (12)	0	4,810 (10)	0	16,354
30' diameter (min.) Shade Tree	707 sf	0	0	2,828 (8)	0	2,828
30' diameter (min.) Existing Stone Pine	707 sf	0	0	1,443 (3)	0	1,443

Total shade provided by trees:	20,625 sf
Parking area:	35,867 sf
Percentage of shade provided (min. 50% req'd):	58 %

GENERAL NOTES

1. This project is designed to conform with City requirements and design guidelines. Final design will conform to the City's Water Efficient Landscape Ordinance (WELO) and any other germane standards or minimum requirements.
2. Planters for shrubs area minimum of 4' wide.
3. Root barriers shall be provided at trees that are within 10-feet of the public sidewalk.
4. See Existing Tree Disposition plan on sheet L0.2 for existing trees to remain or to be removed.

811 Know what's below. 811 before you dig.

0' 10' 20' 40'
scale: 1" = 20'-0"

NORTH

EDMOND JACOBS ARCHITECT

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Phone: 209-408-0674 ◆ edmond@etjarchitect.com

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CONSULTANT:

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P O Box 2275
Oakdale, CA 95361
209-380-7376
www.harnedla.com

PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORIES BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE: MARCH 23, 2020

DRAWN: RSH

FILE: 19-045-PrelimRev01

PROJECT NO: 272-19 (SHLA 19-045)

PERMIT NO:

REVISIONS	BY

DESCRIPTION:
PRELIMINARY LANDSCAPE PLAN

SHEET
L-0.1

PROSPECT PARK DRIVE

Existing commercial use parking lot

Existing commercial use parking lot

Existing commercial use parking lot

Existing commercial use parking lot

Inventoned trees (Typical)

Existing curb or other built element, to be removed, typ.

Proposed improvements, typ.

Existing commercial use parking lot

Tree Inventory Notes

1. Trees proposed for removal are numbered and inventoned in an Arbonst Report prepared by Ps1 Landscape Architecture. This drawing is a supplement to that Arbonst Report.
2. All trees on the site are indicated on the plan. Exiting site trees inventoned are indicated by numbers '1', '2', '3', etc.
3. Trees indicated by letter such as 'A', 'B', 'C' etc are offsite trees. These trees have been inventoned as possibly interfenng with proposed improvements.

EXISTING TREE DISPOSITION TABLE AND LEGEND

This plan show the disposition of existing trees and indicates the project intention for either removal or to remain. This information is based on the arborist's report and tree inventory prepared for the project titled "Arborist Report CNU Dormitories" dated February 2, 2020 ("Arborist Report"), and the tree inventory accompanying the report titled "Tree Inventory" dated February 3, 2020 ("Tree Inventory") - both prepared by Ps1 Landscape Architecture. Plan information on this sheet uses the Tree Inventory prepared for the Arborist Report.

Some trees shown as to remain may require removal, based on final design. Trees to remain may have maintenance and pruning done to them, but otherwise will be protected in place during construction per the appropriate Tree Protection Measure described in the Arborist Report.

See Arborist Report and Tree Inventory for additional information pertaining to the existing trees.

X — "X" symbol on the tree symbol represents an existing tree, to be removed. Remove tree. Stump to be either ground to match adjacent finish grade or will be pulled out along with root ball, depending on location on the site and the proposed improvements for that area. Hand dig as required.

811 Know what's below. 811 before you dig.

0' 10' 20' 40'
scale: 1" = 20'-0"

NORTH

EDMOND JACOBS ARCHITECT

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Phone: 209-408-0674 ◆ edmond@etjarchitect.com

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CONSULTANT:

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www.harnedla.com

PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORIES BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 23, 2020
DRAWN:	RSH
FILE:	19-045-PrelimREV01
PROJECT NO:	272-19 (SHLA 19-045)
PERMIT NO:	

REVISIONS	BY

DESCRIPTION:
EXISTING TREE DISPOSITION PLAN

SHEET
L-0.2

STA: 4+68.95

RIGHT-OF-WAY

12.5' PUE

2' SAWCUT
R & D ASPHALT

R & D CONCRETE

R & D DECORATIVE LIGHT

107.54INV(S)

R & D DECORATIVE LIGHT

TBM
111.61TC

R & D ALL CURB WITHIN PROPERTY LIMITS AND SAWCUT AREA

ELECTRICAL BOX

107.17INV(W)

RELOCATE 1.5" IRRIGATION BACKFLOW PREVENTER. R & D IRR. PIPE TO PUE

R & D CURB (TYP.)

R & D DECORATIVE LIGHT & PULL BOX

R & D ON-SITE STORM DRAIN AND STRUCTURES

R & D CURB ISLANDS (TYP.)

106.18INV(E)
105.98INV(N)

R & D DECORATIVE LIGHT

STA: 1+31.68

R & D ±3 LF CURB

106.18INV(W)

R & D DECORATIVE LIGHT

PROPERTY LINE

R & D DECORATIVE LIGHT

STA: 0+28.13

10' BLOCK WALL

6' BLOCK WALL

SUN CENTER DRIVE

PROSPECT PARK DRIVE

98.45INV(E,W)
104.45INV(S)

102.76INV(E,W)
102.86INV(S)

STA: 34+48.25

2' SAWCUT
R & D ASPHALT

R & D CURB, GUTTER & SIDEWALK

RELOCATE EXISTING ELECTROLIER

STA: 35+17.80

106.97INV(E,W) ASSUMED
104.67INV(S) ASSUMED

104.8INV ASSUMED

STA: 36+20.08

2' SAWCUT
R & D ASPHALT

R & D CURB, GUTTER, SIDEWALK & DRIVEWAY

R & D DECORATIVE LIGHT & PULL BOX

STA: 36+97.34

PROPERTY LINE

R & D TREES (TYP.)

THE WATER & SEWER SERVICES SHOWN ARE SHOWN FIGURATIVELY ONLY. NO ATTEMPT WAS MADE TO LOCATE THE SERVICE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SEWER SERVICES. THIS CAN BE DONE BY POTHOLING OR CLOSED CIRCUIT TELEVISING.

CALL BEFORE YOU DIG U.S.A. 800-227-2600

UNDERGROUND FACILITIES SHOWN WERE LOCATED BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES AND BY MEASURING SURFACE FEATURES. NO ATTEMPT WAS MADE TO LOCATE OTHER UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM A VISUAL INSPECTION OF SURFACE FEATURES.

CONTRACTOR SHALL VERIFY ACTUAL DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION....CALL "UNDERGROUND SERVICE ALERT" (U.S.A.)(TOLL FREE (800) 227-2600 PRIOR TO TRENCHING, GRADING, EXCAVATION, DRILLING, PIPE PUSHING, PLANTING TREES, DIGGING POST HOLES FOR FENCES, ETC.(U.S.A.) WILL SUPPLY INFORMATION OR LOCATE AND MARK ANY UNDERGROUND FACILITIES.

NOTE:
EXISTING UNDERGROUND FACILITIES SHOWN ARE APPROXIMATE LOCATIONS IN ACCORDANCE WITH THE UTILITY COMPANIES. EXACT LOCATIONS ARE NOT INDICATED BY THESE UTILITY COMPANIES.

ANY FOUND MONUMENTS AND BENCHMARKS SHOWN HEREON SHALL BE PROTECTED IN-PLACE. IF ANY ARE DESTROYED BY CONSTRUCTION, NEW MONUMENTS SHALL BE REPLACED AND A CORNER RECORD FILED PER SECTION 8771(B)(C) OF THE PROFESSIONAL LAND SURVEYORS' ACT.

20 0 10 20 40 80

SCALE: 1" = 20'

DEMO PAVING LEGEND

ASPHALT.

CONCRETE SIDEWALK

REGISTERED PROFESSIONAL ENGINEER
JASON K. CHAPMAN
No. 66134
CIVIL
STATE OF CALIFORNIA

DATE SIGNED:

PRELIMINARY NOT FOR CONSTRUCTION

CAUTION:
UNAUTHORIZED CHANGES AND USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY ENGINEER.

DESCRIPTION	DATE	BY

GDR ENGINEERING, INC.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: GDRENGINEERING@GDRENGR.COM

2910 PROSPECT PARK DRIVE
RANCHO CORDOVA, CA
TOPOGRAPHY MAP

SCALE: AS SHOWN DATE: 02/03/2020

DWG NO. 19048DSGN.dwg LAYOUT C3-T&D SHEET: C3 OF 14

DRAWN: GP, JA

CHECKED:

FILE NO. 19048

G:\19048 - Jacobs - Rancho Cordova\ENGINEERING FILES AND DRAWINGS\DRAWINGS\19048DSGN.dwg PLOT Feb 03, 2020 AT 2:27PM

UNDERGROUND FACILITIES SHOWN WERE LOCATED BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES AND BY MEASURING SURFACE FEATURES. NO ATTEMPT WAS MADE TO LOCATE OTHER UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM A VISUAL INSPECTION OF SURFACE FEATURES.

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CALL BEFORE YOU DIG U S A 800-227-2600

LEGEND

- DIRECTION OF FLOW
- (A) TYPE 5 CURB (4-30 / C8.0)
- (B) TYPE 2 CURB & GUTTER (4-30 / C8.0)
- (C) 4' WIDE VALLEY GUTTER (1 / C7)
- (D) TYPE 1 SIDEWALK (4-30 / C8.0)

NOTES TO CONTRACTOR:

1. CONTRACTOR SHALL POTHOLE & VERIFY UTILITY POINTS OF CONNECTION PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY SUBSTANTIAL DIFFERENCE FROM DESIGN. CONNECT TO EXISTING IN CONFORMANCE WITH THE CITY/COUNTY STANDARDS.
3. AN ACCESS PERMIT IS REQUIRED PRIOR TO MAKING CONNECTION. PLEASE ALLOW 10 DAYS FOR APPROVAL.

SCALE: 1" = 20'

JASON K. CHAPMAN No. 66134 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

DATE SIGNED:

PRELIMINARY NOT FOR CONSTRUCTION

CAUTION:
UNAUTHORIZED CHANGES AND USES

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DESCRIPTION	DATE	BY

GDR ENGINEERING, INC.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: GDRENGINEERING@GDRENGR.COM

2910 PROSPECT PARK DRIVE
RANCHO CORDOVA, CA
GRADING PLAN

SCALE: AS SHOWN DATE: 02/03/2020

DWG NO. 19048DSGN.dwg LAYOUT C4-G&D

DRAWN: GP, JA

CHECKED:

SHEET: C4 OF 14

FILE NO. 19048

G:\19048 - Jacobs - Rancho Cordova\ENGINEERING FILES AND DRAWINGS\DRAWINGS\19048DSGN.dwg PLOT Feb 03, 2020 AT 2:28PM

UNDERGROUND FACILITIES SHOWN WERE LOCATED BASED ON INFORMATION PROVIDED BY UTILITY COMPANIES AND BY MEASURING SURFACE FEATURES. NO ATTEMPT WAS MADE TO LOCATE OTHER UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM A VISUAL INSPECTION OF SURFACE FEATURES.

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NOTES TO OWNER:
"OWNER, AT OWNER'S SOLE COST AND EXPENSE, SHALL MAINTAIN THE PRIVATE DRAINAGE PIPELINE IN GOOD WORKING ORDER AND REPAIR COMMENSURATE WITH THE COUNTY'S STANDARDS FOR SIMILAR DRAINAGE PIPELINES SUCH THAT WATER FLOWS FREELY THROUGH THE SYSTEM AS AND WHEN WEATHER EVENTS OR OTHER SOURCES OF SURFACE WATER RUNOFF OCCUR. OWNER SHALL AT ALL TIMES TAKE ALL NECESSARY ACTION TO KEEP THE DRAINAGE PIPELINE FREE FROM DEBRIS, TRASH, FOLIAGE AND ANY OTHER OBSTRUCTION WHICH MAY DISRUPT, ALTER, IMPEDE OR CHANGE THE FLOW OF WATER. OWNER SHALL ALSO PERFORM ANY RELOCATION OF THE DRAINAGE PIPELINE PURSUANT TO THE STANDARD SPECIFICATIONS OF THE COUNTY SHOULD RELOCATION BE NECESSARY DUE TO PIPE FAILURE OR BLOCKAGE, AS DETERMINED NECESSARY BY THE COUNTY."

RIGHT-OF-WAY
12.5' PUE
SUN CENTER DRIVE
EXISTING HYDRANT
PROSPECT PARK DRIVE
98.45INV(E,W)
104.45INV(S)
102.76INV(E,W)
102.86INV(S)
107.24INV(S)
107.17INV(W)
107.01INV(N,S)
106.91INV(W)
107.24INV(N)
106.64INV(E)
106.54INV(S)
106.21INV(N)
105.56INV(E)
105.46INV(S)
105.65INV(E)
106.50INV(W)
105.29INV(N,S)
106.18INV(W)
104.33INV(S)
104.84INV(E)
102.52INV(S)
105.11INV(N)
103.52INV(S)
104.13INV(E)
104.23INV(N)
104.30INV(W)
106.62INV(E)
106.79INV(N)
103.21INV(N)
101.41INV(E,W)
101.53INV
102.24INV(N)
100.24INV(W)
104.8INV ASSUMED
100.97INV(E,W) ASSUMED
100.67INV(S) ASSUMED
STA: 34+44.3
F & I 4"W SERVICE & CONNECTION
3" METER & 4" BACKFLOW
STA: 35+34.3
F & I 10"X10"X10" TEE & VALVES
2-10" VALVES
STA: 36+71.1
103.21(N,S)
103.31INV(W)
CONNECT TO EXISTING SEWER MAIN
STA: 36+87.6
F & I 4"W SERVICE & CONNECTION
3" METER & 4" BACKFLOW
STA:
F & I 20 LF 6"SS PIPE S=0.0035
CONNECT TO EXISTING SEWER STUB
CONTRACTOR TO VERIFY EXISTING SEWER SERVICE IS AT A 2% MINIMUM SLOPE. IF SLOPE DOES NOT MEET THE 2% SLOPE THE CONTRACTOR MUST CONTACT THE ENGINEER OF RECORD.
F & I 65 LF 12"SD PIPE AT S=0.0035
F & I 69 LF 12"SD PIPE AT S=0.0039
F & I 60 LF 12"SD PIPE AT S=0.0038
F & I 92 LF 12"SD PIPE AT S=0.0035
F & I 43 LF 10"F PIPE AT 36" MIN. COVER
F & I 104 LF 10"F PIPE AT 36" MIN. COVER
F & I 104 LF 10"F PIPE AT 36" MIN. COVER
F & I 26 LF 10"F PIPE AT 36" MIN. COVER. CONNECT TO EXISTING WATER.
F & I 49 LF 12"SD PIPE AT S=0.0035
F & I 24 LF 12"SD PIPE AT S=0.0035
F & I 17 LF 6"F PIPE AT 36" MIN. COVER
F & I 50 LF 12"SD PIPE AT S=0.0035
F & I 29 LF 4"SS PIPE S=0.0200
F & I 17 LF 4"SS PIPE S=0.0200
F & I 19 LF TRENCH DRAIN
F & I 26 LF 4"W PIPE AT 36" MIN. COVER
F & I 31 LF 12"SD PIPE AT S=0.0100
F & I 151 LF 4"W PIPE AT 36" MIN. COVER
F & I 120 LF 24"FD PIPE AT S=0.0010
F & I 229 LF 10"F PIPE AT 36" MIN. COVER
F & I 186 LF 12"SD PIPE AT S=0.0035
F & I 28 LF 4"W PIPE AT 36" MIN. COVER
F & I 62 LF 4"W PIPE AT 36" MIN. COVER
F & I 29 LF 4"SS PIPE S=0.0200
F & I 29 LF 8"SS PIPE S=0.0035
F & I 232 LF 6"SS PIPE S=0.0100
F & I 285 LF 4"W PIPE AT 36" MIN. COVER
F & I 315 LF 24"FD PIPE AT S=0.0037
F & I 52 LF 6"F PIPE AT 36" MIN. COVER
F & I 30 LF 10"F PIPE AT 36" MIN. COVER
F & I 15 LF 10"F PIPE AT 36" MIN. COVER
F & I 40 LF 6"F PIPE AT 36" MIN. COVER
F & I 17 LF 6"F PIPE AT 36" MIN. COVER
F & I 19 LF TRENCH DRAIN
F & I 23 LF 4"SS PIPE S=0.0200
F & I 12 LF 12"SD PIPE AT S=0.0035
CONNECT TO EXISTING PIPE END
F & I 80 LF 12"SD PIPE AT S=0.0035
F & I 234 LF 8"SS PIPE S=0.0035
F & I 35 LF 4"W PIPE
F & I 14 LF 4"W PIPE AT 36" MIN. COVER
F & I 14 LF 4"W PIPE AT 36" MIN. COVER
PROPERTY LINE
10' BLOCK WALL
6' BLOCK WALL

LEGEND

- SS — SEWER SERVICE — (L-01A C8.4)
- W — 3" WATER METER — (S-6C C8.1)
- CO — CLEANOUT — (L-02A C8.4)
- RPBP — 4" REDUCED PRESSURE BACKFLOW PREVENTER — (S-8B C8.1)
- SEWER MANHOLE — (MH-03 C8.4)
- DCDA — 12" DOUBLE CHECK DETECTOR ASSEMBLY — (4 C7) (8-7 C8.3)
- GREASE INTERCEPTOR — (1 C7)
- DROP INLET (TYPE F) — (9-1B C8.2)
- STORM DRAIN MANHOLE — (9-7A C8.2)

NOTES TO CONTRACTOR:

1. CONTRACTOR SHALL POTHOLE & VERIFY UTILITY POINTS OF CONNECTION PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY SUBSTANTIAL DIFFERENCE FROM DESIGN. CONNECT TO EXISTING IN CONFORMANCE WITH THE CITY/COUNTY STANDARDS.
3. WATER LINES, CONDUITS FOR ELECTRICAL OR OTHER UTILITIES SHALL BE LOCATED SO AS TO NOT CONFLICT WITH REQUIRED TREE LOCATIONS FOR STREET AND PARKING LOTS.
4. ON CROSSINGS PROVIDE SEPARATION PER SACRAMENTO COUNTY SERVICES AGENCY 8-10 AND 8-11.
5. SEE SHEET C7.3 FOR SMFD NOTES.
6. AN ACCESS PERMIT IS REQUIRED PRIOR TO MAKING CONNECTION. PLEASE ALLOW 10 DAYS FOR APPROVAL.

20 0 10 20 40 80
SCALE: 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
JASON K. CHAPMAN
No. 66134
CIVIL
STATE OF CALIFORNIA

DATE SIGNED:

"NOT APPROVED FOR PRIVATE UNDERGROUND FIRE SERVICE INSTALLATION." A SEPERATE PLAN SUBMITTAL IS REQUIRED FROM THE INSTALLING CONTRACTORS. SEE THE SACRAMENTO METROPOLITAN FIRE DISTRICT NOTES."

SACRAMENTO METRO FIRE DISTRICT

APPROVED AS TO FIRE SERVICE LOCATION ONLY. MAIN SIZE DETERMINED BY SACRAMENTO SUBURBAN WATER DISTRICT.

BY DATE

PIPE SCHEDULE

DESCRIPTION	TYPE OF PIPE
STORM DRAIN	POLYVINYL CHLORIDE PIPE (PVC) ASTM D3034-DR35

CAUTION:
UNAUTHORIZED CHANGES AND USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE CITY ENGINEER.

DESCRIPTION	DATE	BY

GDR ENGINEERING, INC.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
E-MAIL: GDRENGINEERING@GDRENGR.COM

2910 PROSPECT PARK DRIVE
RANCHO CORDOVA, CA
UTILITY PLAN

SCALE: AS SHOWN DATE: 02/03/2020
DWG NO. 19048DSGN.dwg LAYOUT C6-SS&W
DRAWN: GP, JA
CHECKED:
SHEET: C6 OF 14
FILE NO. 19048

PRELIMINARY NOT FOR CONSTRUCTION

G:\19048 - Jacobs - Rancho Cordova\ENGINEERING FILES AND DRAWINGS\DRAWINGS\19048DSGN.dwg PLOT Feb 03, 2020 AT 3:58PM

1 OVERALL SITE PHOTOMETRICS
SCALE: 1/8"=1'-0"

LIGHTING FIXTURE SCHEDULE					
SYMBOL	LABEL	CATALOG NUMBER	DESCRIPTION	LAMP	WATTAGE
	A	DSXW1 LED 20C 1000 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	LED	73.2
	B	DSX1 LED P2 40K T3M MVOLT	DSX1 LED P2 40K T3M MVOLT	LED	70
	C	DSX1 LED P1 40K T5M MVOLT	DSX1 LED P1 40K T5M MVOLT	LED	54

PEZZONI ENGINEERING, INC.
CONSULTING ELECTRICAL ENGINEERS
1150 9TH Street Suite #1415 Modesto, CA 95354
PHONE: 209 . 554 . 4602
HTTP://WWW.PEZENGR.COM

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[redacted]

2301 Coffee Road #B ◆ Modesto, CA 95354
Phone: 209-408-0674 ◆ edmond@etjarchitect.com

ARCHITECT:

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CONSULTANT:

REGISTERED PROFESSIONAL ENGINEER
KEVIN L. FOX
NO. 16368
ELECTRICAL
STATE OF CALIFORNIA

PROJECT ADDRESS:

CALIFORNIA NORTHSTATE UNIVERSITY

NEW STUDENT DORMITORY BUILDING

PROSPECT PARK DR.
APN # 072-0600-002-00
RANCHO CORDOVA, CA 95670

CLIENT:
CALIFORNIA NORTHSTATE UNIVERSITY

2910 PROSPECT PARK DR.
RANCHO CORDOCA, CA 95670

DATE:	MARCH 25, 2020
DRAWN:	CCM
FILE:	
PROJECT NO:	272-19
PERMIT NO:	

REVISIONS	BY

DESCRIPTION:
OVERALL SITE PLAN - PHOTOMETRICS

SHEET
E1.0

[redacted]

03/26/20 7:56:36 AM F:\20\CNU DORM BUILDINGS\ENGR\SHEETS\E1.0 PHOTOMETRICS PLAN.DWG cmendez

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
General Conditions					
1.	The approved entitlement is for a Conditional Use Permit and Major Design Review for a new dormitory project for an existing college campus. The project includes two dormitory buildings that will house 400 dorms, a cafeteria with an additional 16 dorms and various onsite improvements associated with the development. The site is located at along Prospect Park Drive at the intersection of Prospect Park Drive and Sun Center Drive APN 072-0600-002-0000The project is described in the City Council staff report dated April 20, 2020, and **Exhibit A** with the conditions herein, for Project No. DD9919.	Project Description	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body**.**	General	On-Going	Planning/ Building /Public Works	
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future	General	On-Going	Finance	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	permits or recordation of maps. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with the City.				
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning	
6.	Signage is not approved with this permit. All signage shall comply with the City of Rancho Cordova Zoning Code.	Signage	On-Going	Planning	
7.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Construction	On-Going	Planning/ Building/Code Enforcement	
8.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Public Works	
9.	The removal and replanting of landscape not listed on the approved plan set must be consistent with RCMC 23.716.080 through 23.716.090 and reviewed by the Planning Department prior to the removal. All landscape care, maintenance, and tree pruning must adhere to RCMC 23.716.100 through 23.716.110.	Landscaping	On-Going	Planning	
At Improvement Plans/Grading Permit Issuance					
10.	Applicant shall submit a pre-construction nest survey to the Planning Department for review and acceptance prior to removal of trees and/or site disturbance. The survey must be done no longer than 14 days prior to tree removal and/or site disturbance.	Species	Prior to tree removal and/or site disturbance	Planning	
11.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Infrastructure	Prior to Approval of Improvement Plans	Public Works	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
12.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Infrastructure	Prior to Approval of Improvement Plans	Public Works	
13.	Enter into a frontage agreement and bond for construction of public improvements per the approved Public Works plans to the satisfaction of the Public Works Department.	Improvement Bond	Prior to Approval of Improvement Plans	Public Works	
14.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities' locations • Soil media specifications (LID features)	Landscaping	Prior to Approval of Improvement Plans	Public Works	
15.	Each building with sewage source shall have a separation connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.	Sewer	Prior to Approval of Improvement Plans	SASD	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
16.	**Stormwater Quality- Post Construction** The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, treatment control, low impact development, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the *Stormwater Quality Design Manual for the Sacramento Region*. The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for **ALL** proposed post construction stormwater quality measures, as detailed in Appendix B of the *Stormwater Quality Design Manual for the Sacramento Region.*	Stormwater	Prior to Approval of Improvement Plans	Public Works	
17.	**Stormwater Quality– During Construction:** SWPPP- the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. **General Construction Permit –** The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the Statewide Construction Stormwater General Permit (Construction General Permit). Applicants shall comply with the terms of the Construction General Permit, the City of Rancho Cordova Municipal Code, and the City's NPDES Permit Requirements.	Stormwater	Prior to Approval of Improvement Plans	Public Works	
18.	All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path	Stormwater	Prior to Approval of Improvement Plans	Public Works	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	must be shown on the plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 Improvement Standards.				
19.	There are 49 protected onsite trees ranging from 12 inches to 45 inches diameter at standard height proposed for removal totaling 1013 inches. Trees shall be replaced or mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is $165 per inch.	Trees	Prior to Approval of Improvement Plans	Public Works	
20.	The Stormwater Pollution Prevention Plan in place for the site shall include a contingency plan for the implementation of a process to remove fine clay sediments prior to discharge to The City of Rancho Cordova's storm drain system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be designed in the erosion and sediment control plan of the improvement plans. This system shall be implemented by qualified professionals with training and proven experience in this field. Such treatment shall be accomplished in a manner that does not pose a toxic threat to fish and other aquatic organisms in receiving waters.	Stormwater	Prior to Approval of Improvement Plans	Public Works	
21.	Provide a permanent concrete stamp, or other permanently applied message to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet	Signage	Prior to Approval of Improvement Plans	Public Works	
22.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. ***The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation***	Fire Access	Prior to Approval of Improvement Plans	Fire	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	in fire apparatus access roadways.				
23.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart that is no less than ½ the diagonal measurement of the overall project site.	Fire Access	Prior to Approval of Improvement Plans	Fire	
24.	Show the design for aerial apparatus access. Aerial apparatus access shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3.	Fire Access	Prior to Approval of Improvement Plans	Fire	
25.	Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.	Fire Access	Prior to Approval of Improvement Plans	Fire	
26.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Fire Access	Prior to Approval of Improvement Plans	Fire	
27.	Provide a note on the plan that reads, “Fire apparatus access roads shall be designed and maintained to support the imposed live load of 80,000 pounds, with a maximum axle load of 31,000 pounds, and meet Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway.	Fire Access	Prior to Approval of Improvement Plans	Fire	

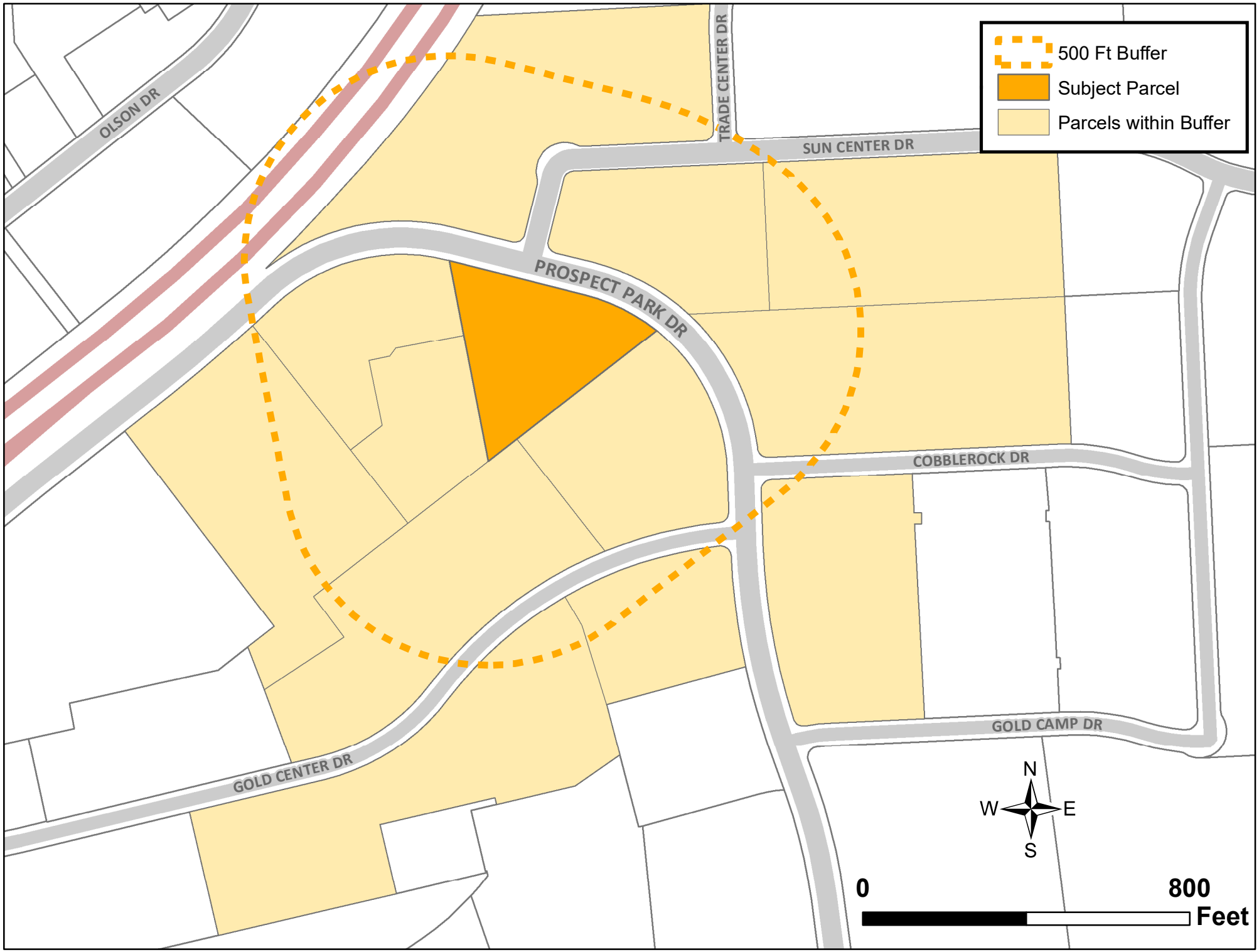
		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."				
28.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.				
Prior to Issuance of Building Permits					
29.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Civil plan shall include an ADA access plan • Driveways and sidewalk shall be constructed per Sacramento County Improvement Standards • Utility laterals • Replacement of damaged sidewalk and curb and gutter along property frontage to the satisfaction of The Public Works Department. Sidewalk panels shall be replaced to the nearest joint • Public improvement plans shall clearly delineate all transitions to existing improvements • All improvements to be designed and constructed to the	Improvement Plans	Prior to issuance of Building Permits	Public Works	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	satisfaction of the Public Works Department. Compete installation of to satisfaction of the City prior to occupancy				
30.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax. The tax shall be the annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the issuance of building permits. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed. Contact: Elizabeth Sparkman at (916) 851-8714 as there may be a 1-2 month lead time to satisfy this condition.	Funding	Prior to issuance of Building Permits	Public Works	
31.	The Landowner shall support the annexation of the Project into the Police Services CFD and cover Landowner's fair-share costs of the CFD annexation, not to exceed $7,000 for the Property. City agrees that the CFD will provide that on lands designated for all residential land use categories, the base year Police Special Tax shall be $450.00 annually per residential dwelling unit, including multi-family units. The special tax imposed by the CFD will be payable on a parcel within the Property only after a building permit has been issued by City for the construction of a building on that particular parcel, and there will be no undeveloped land tax imposed by the CFD. The CFD shall further provide that on each July 1 commencing July 1, 2012, the Police Special Tax shall be escalated by the increase, if any, in the City CPI Index. However, in no event shall the tax per parcel for any fiscal year be less than the amount	Funding	Prior to issuance of Building Permits	Public Works	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	established for the prior fiscal year. The CFD shall specify that the Police Special Tax shall commence being payable annually following the issuance of a building permit for each parcel subject to the Police Special Tax.				
32.	All trash enclosures and refuse areas shall comply with zoning code regulations and all service provider standards regarding amount, design, and access based upon the project's estimated need and waste pickup schedules. Trash enclosures should try to incorporate the same architectural treatments, materials and colors as the main building in order to properly screen them from view. The gate to the trash enclosure shall be an opaque metal gate.	Architectural	Prior to Issuance of Building Permits	Planning	
33.	Bicycle Parking shall be installed in accordance with RCMC 23.719.115. All parking shall be located near main entrances and not impede onsite automobile and pedestrian access. The final design and location will be reviewed and approved by the Planning Department.	Bicycle Parking	Prior to Issuance of Building Permits	Planning	
34.	A final landscape plan shall be submitted to the Planning Department in conjunction with building permit submittal and approved by the Planning and Public Works Departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule	Landscaping	Prior to Issuance of Building Permits	Planning	
35.	Designer shall certify that installed landscaping conforms to City water conservation landscape requirements.	Landscape	Prior to Issuance of Building Permit	Public Works	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
36.	The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at 916-876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to issuance of building permits.	Impact Fees	Prior to Issuance of Building Permit	SASD	
37.	Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire Access Agreement shall be recorded with the Public Recorders Office having jurisdiction.	Fire	Prior to Final Building Inspection	Fire	
38.	Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following: a) Provisions for the necessary repair and maintenance of the roadway surface. b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13' 6") or width of twenty feet (20') c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems	Fire	Prior to Final Building Inspection	Fire	
39.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler and/or Fire Alarm plans. Where a bridge or elevated surface is part of a fire apparatus access road, the bridge	Fire	Prior to Final Building Inspection	Fire	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	shall be constructed and maintained in accordance with AASHTO HB-7.				
Prior to Final inspection/Certificate of Occupancy					
40.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Fire	Prior to Final Inspection/ Certificate of Occupancy	Fire	
41.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Landscaping	Prior to final Building Inspection	Public Works	
42.	Install improvements per the approved Public Works plans and to the satisfaction of the Public Works Department.	Improvements	Prior to final building inspection of the first unit	Public Works	
43.	Record drawings of grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the City Engineer shall be submitted and approved by the Public Works Department.	Drawings	Prior to final building inspection	Public Works	


500 Ft Buffer
Subject Parcel
Parcels within Buffer
OLSON DR
TRADE CENTER DR
SUN CENTER DR
PROSPECT PARK DR
COBBLEROCK DR
GOLD CAMP DR
GOLD CENTER DR
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W
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S
0
800
Feet

CURRENT OCCUPANT
2969 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

PROSPECT INVESTMENT PARTNERS L P
3140 GOLD CAMP DR 150
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
11020 SUN CENTER DR
RANCHO CORDOVA CA 95670

GPT PROPERTIES TRUST
255 WASHINGTON ST
NEWTON MA 2458

WEST TARON HOLDINGS LLC
9700 W TARON DR
ELK GROVE CA 95757

CURRENT OCCUPANT
10980 GOLD CENTER DR
RANCHO CORDOVA CA 95670

EDGECONNEX SACRAMENTO HOLDINGS LLC
2201 COOPERATIVE WAY STE 400
HERNDON VA 20171

CURRENT OCCUPANT
2910 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

WEST TARON HOLDINGS LLC
9700 W TARON DR
ELK GROVE CA 95757

CURRENT OCCUPANT
2920 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

WEST TARON HOLDINGS LLC
9700 W TARON DR
ELK GROVE CA 95757

CURRENT OCCUPANT
3164 GOLD CAMP DR
RANCHO CORDOVA CA 95670

DIMENSION PROPS LLC
2930 RAMONA AVE STE 600
SACRAMENTO CA 95826

CURRENT OCCUPANT
11017 COBBLEROCK DR
RANCHO CORDOVA CA 95670

GOLDENBERG ROISEN FAMILY L P
3140 GOLD CAMP DR STE 150
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
10995 GOLD CENTER DR
RANCHO CORDOVA CA 95670

MAIN STONE CORPORATION
2930 WHITEGATE DR
MERCED CA 95340

CURRENT OCCUPANT
10901 GOLD CENTER DR
RANCHO CORDOVA CA 95670

RC ASSET AA LLC
1060 S 3RD ST 185
SAN JOSE CA 95112

CURRENT OCCUPANT
2882 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

PROSPECT PARK DRIVE LLC
1870 SADDLE PARK PL
SAN JOSE CA 95138

CURRENT OCCUPANT
10961 SUN CENTER DR
RANCHO CORDOVA CA 95670

SUN CENTER GPRV PARTNERS 21 LLC
2323 S BASCOM AVE STE 100
CAMPBELL CA 95008

CURRENT OCCUPANT
10860 GOLD CENTER DR # 265
RANCHO CORDOVA CA 95670

RAINTREE REALTY II LLC
316 CALIFORNIA AVE 350
RENO NV 89509

CURRENT OCCUPANT
2995 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
11020 SUN CENTER DR
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
11017 COBBLEROCK DR
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3164 GOLD CAMP DR
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3164 GOLD CAMP DR STE 200
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3164 GOLD CAMP DR STE 220
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3164 GOLD CAMP DR STE 230
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3164 GOLD CAMP DR STE 240
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3164 GOLD CAMP DR STE 250
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
2995 PROSPECT PARK DR STE 100
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
2995 PROSPECT PARK DR STE 200
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
11017 COBBLEROCK DR STE 100
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
11020 SUN CENTER DR STE 100
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
11020 SUN CENTER DR STE 200
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 40
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 50
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 60
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 90
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 100
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 120
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 150
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 180
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 190
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 110
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
3035 PROSPECT PARK DR # 160
RANCHO CORDOVA CA 95670

CURRENT OCCUPANT
11017 COBBLEROCK DR STE 150
RANCHO CORDOVA CA 95670

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

FOLSOM CORDOVA UNIFIED SCHOOL
DISTRICT
1965 BIRKMNT DRIVE
RANCHO CORDOVA CA 95742

GOLDEN STATE WATER
3005 GOLD CANAL DRIVE
RANCHO CORDOVA CA 95670

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

MEMORANDUM

DATE: April 20, 2020

TO: Honorable Mayor and Council Members

FROM: June Cowles, Senior Planner

SUBJECT: **TURNING POINT COMMUNITY PROGRAMS – CONDITIONAL USE PERMIT – PROJECT NO. DD9916**

PROPERTY OWNERS:	**APPLICANT/DEVELOPER:**
Turning Point Community Programs 10850 Gold Center Drive, Suite 325 Rancho Cordova, CA 95670	Turning Point Community Programs 10850 Gold Center Drive, Suite 325 Rancho Cordova, CA 95670

PROJECT:	The Applicant is requesting a Conditional Use Permit for a short-term mental health program (residential care facility use) located at 3440 Viking Drive. The proposed program provides services to treat adults experiencing a mental health crisis who require 24-hour support. The use is allowed within the Medium Density Residential with the approval of a Conditional Use Permit.
FILE:	DD9916
LOCATION:	3440 Viking Drive
APN:	068-0160-091-0000
ZONING:	Medium Density Residential (MDR)
PLANNER:	June Cowles, Senior Planner

RECOMMENDATION: That Council:

1) Determine the project Exempt per Categorical Exemption Section 15301, Existing Facilities, and
2) Adopt the Resolution for a Conditional Use Permit

RESULT OF RECOMMENDED ACTION:

Adoption of the Resolution would approve the Conditional Use Permit for a for a short-term mental health program (residential care facility use) located at 3440 Viking Drive. The proposed program provides services to treat adults experiencing a mental health crisis who require 24-hour support. The Applicant will be able to move forward with a business license as well as building permits for interior modifications.

BACKGROUND:

The project site is located at 3440 Viking Drive within the Medium Density Residential zoning district. **Figure 1: Site Location.** The existing building is currently occupied by the applicant, Turning Point Community Programs, and utilized as office space. **Figure 2: Existing Street View**. The existing site includes the following;

- Site area is 1.35 acres

- One story 13,275 square foot building (two buildings connected with breezeway)
- 57 parking spaces
- Existing fence surrounds the property with a gate at the parking area.

Figure 1: Site Location

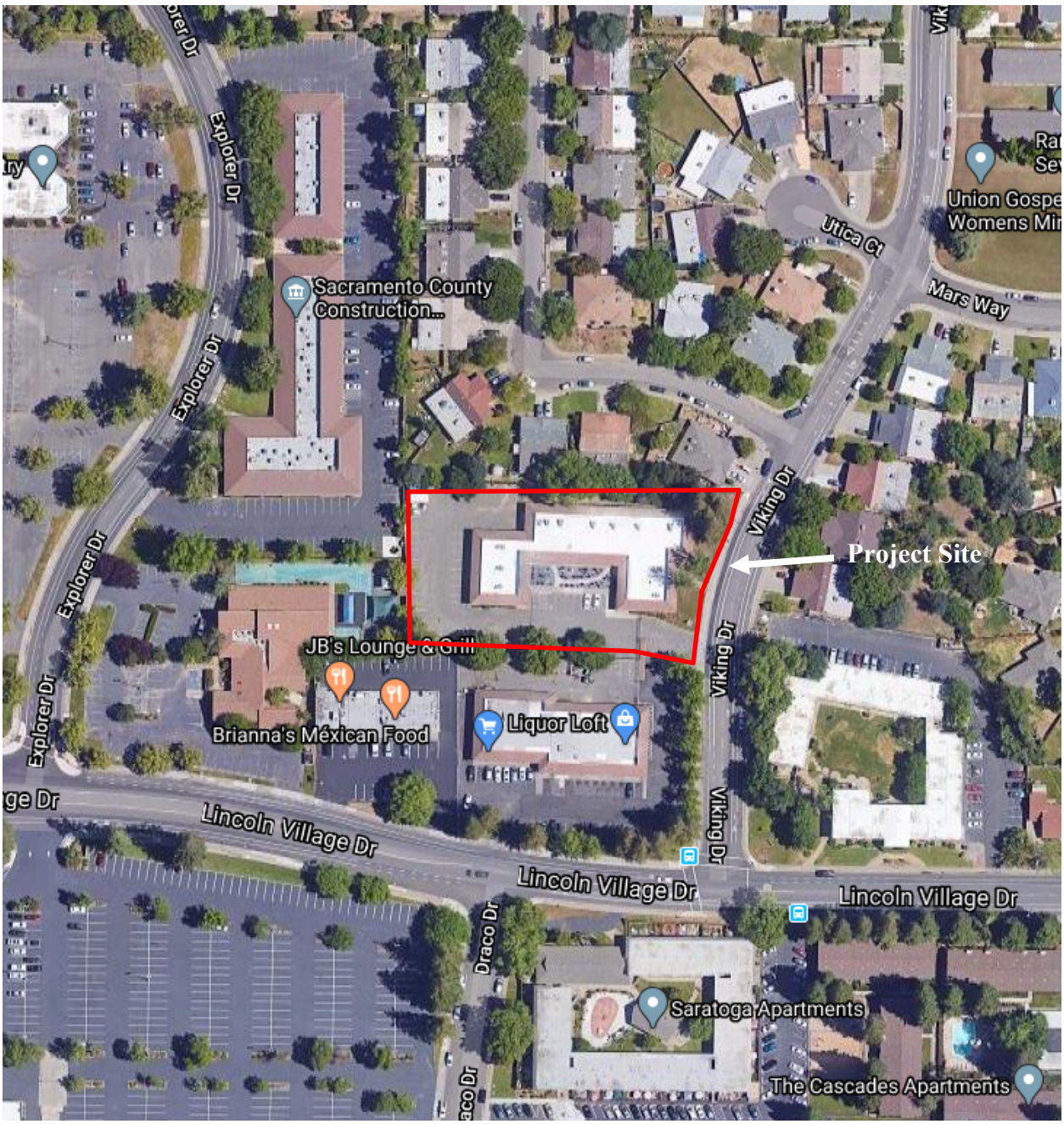


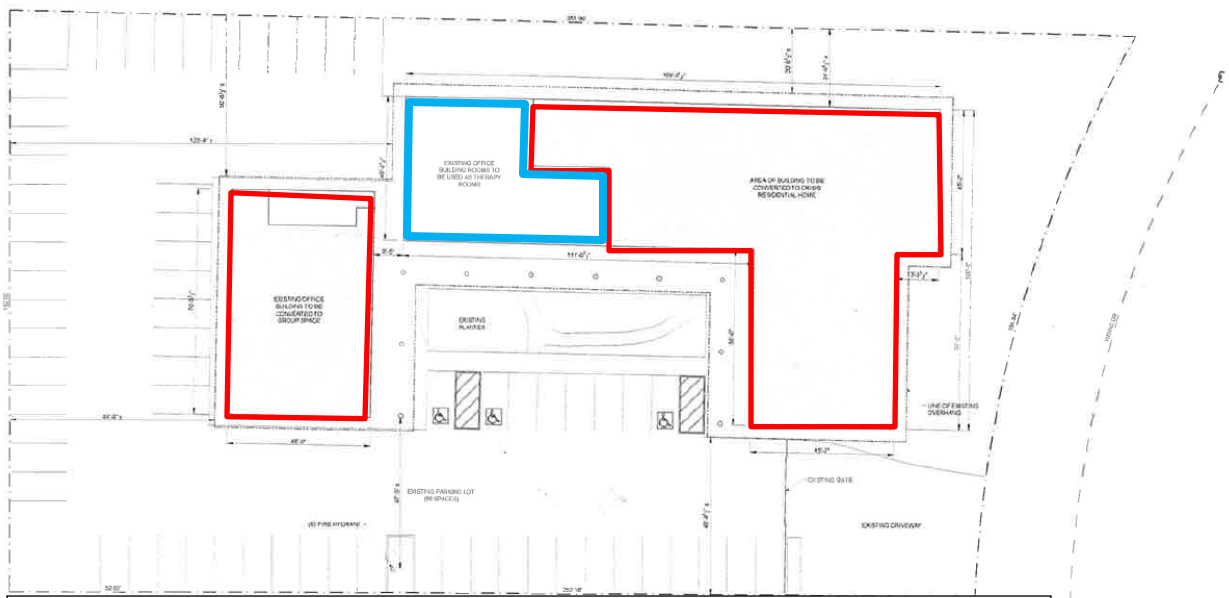
Figure 2: Existing Street View

Project Description

The applicant is proposing to convert a portion of the existing office building to a residential care facility, **Figure 3: Proposed Residential Care Facility Plan**, as follows:

- 15 bed facility
- Short-term stay, up to 30 days
- 24-hour care, staff will be on site 7 days a week 24 hours.
- Approximately 70 percent of the building will be converted to living facility (bedrooms, kitchen, and therapy rooms).
- The remaining square footage (30 percent of the building) will be office space.

Figure 3: Proposed Residential Care Facility Plan



Residential Care Facility Area in Red
Office Area in Blue

ANALYSIS

Zoning

The project site is zoned Medium Density Residential (MDR). **Figure 4: Zoning Map**. As stated previously, a residential care facility use is permitted within the MDR zoning district with the approval of a Conditional Use Permit. Surrounding designations and existing uses are provided in **Table 1: Surrounding Designations and Existing Uses**.

Figure 4: Zoning Map

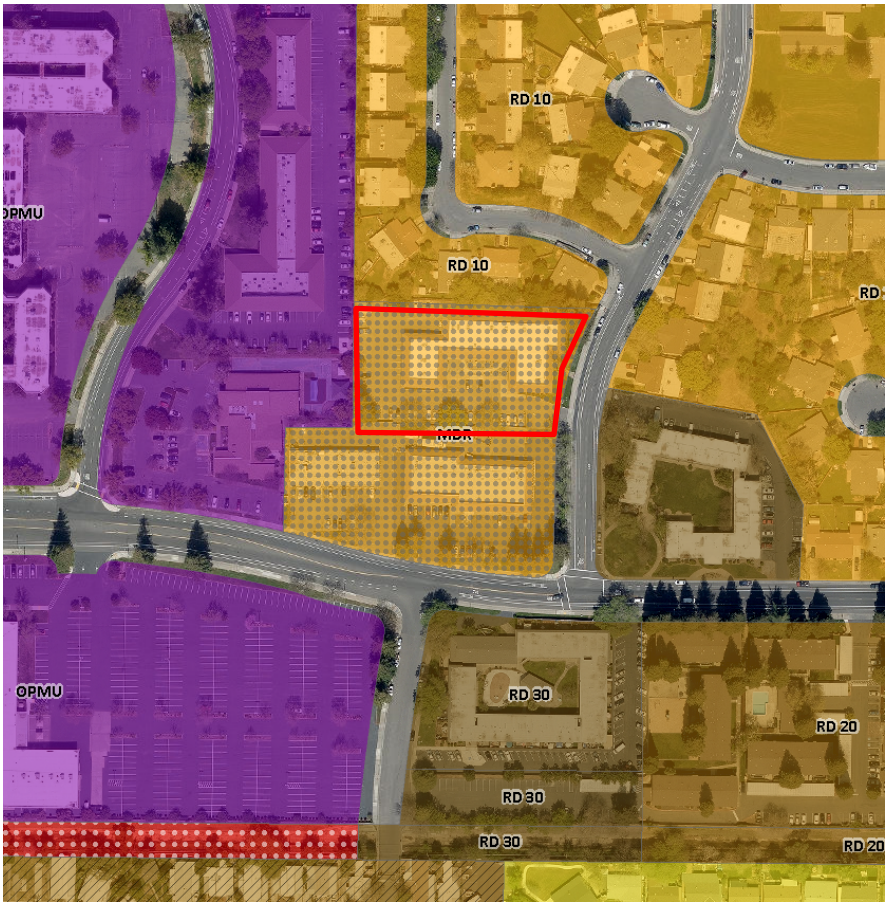


Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
Subject site	Turning Point Office	MDR	Medium Density Residential (MDR)
North	Residential Duplexes	MDR	Residential Density 10 (RD 10)
East	Residential Duplexes and Apartments	MDR	Residential Density 10 (RD 10) and Residential Density 30 (RD 30)
South	Retail shops	MDR	Medium Density Residential (MDR)
West	Office buildings	CMU	Office Professional Mixed Use (OPMU)

General Plan
The project location is within the Countryside/Lincoln Village Planning Area Medium Density Residential (MDR) designation of the General Plan. The applicant is requesting a short-term mental health program (residential care facility use) located at 3440 Viking Drive.

Turning Point Community Programs:
The applicant is Turning Point Community Programs (TPCP), an organization that has provided a path to mental health since 1976. TPCP currently operates over 40 programs in several Northern California counties. Turning Point consults and supports implementation of programs throughout the state. The Crisis Residential program that Turning Point Community is proposing at 3440 Viking Drive is as follows:

- Short-term mental health program that provides services to citizens throughout Sacramento County.
- Provide treatment for adults experiencing a mental health crisis who require 24-hour support in order to return to community living.
- The services provided are time-specific, member-focused, and strength-based.
- Classes/sessions offer teaching clients to successfully manage their symptoms, addressing psychosocial stressors and empowering clients to become agents of change in their recovery.
- Providing: housing assistance (help with coping skills), 24/7 staff support (medication stabilization), linkages to community resources, Counseling/therapy (group activities).

TPCP currently operates Crisis Residential programs in Meadowview, Rio Linda, and Oak Park.

Neighborhood Meeting
The applicant held a Neighborhood Meeting on February 24th at the Neil Orchard Senior Center. Provided with the staff report as an attachment are the neighborhood meeting information items. Attachment 4: Neighborhood Meeting Information Items:

- The neighborhood meeting notice
- The Turning Point Community Program informational brochure handed out at the meeting.
- Summary/report of the neighborhood meeting
- Neighborhood meeting attendee list.

TPCP staff mailed the neighborhood meeting notice to all properties within 500 feet of the property, dropped off notices at the neighboring apartment homes, and invited and hosted tours of their existing facility for adjacent neighbors. In addition, City of Rancho Cordova staff attended the neighborhood meeting.

The neighborhood meeting highlights included the following;

- TPCP staff introductions, provided a detailed description of the TPCP program and included introductions of the Sacramento County partnership staff.
- Sacramento County staff stated the funding, strict rules, reviews, and competitive process for selecting the crisis center recipient.
- TPCP explained staffing credentials, the client selections which includes an in-person interview and willingness and dedication of the potential client to enter the program.

- TPCP presented a video of their current programs showing clients and staff during their daily operation.
- TPCP requested that the people who took the tour describe what they saw:
    - Clean, maintained facilities, organized, well-staffed, and discreet. The facilities were attractive. Staff was nice and supportive. We, the people on the tour were impressed by TPCP staff, programs, and facilities.
- Two TPCP clients described their experience while living at the short-term facility.

Questions from the neighborhood meeting audience:

- Why this location?
  TPCP stated they have owned the property for years and were looking for another location for the crisis facility.
- Are the clients locked in the facility?
  No, the clients are not locked in the facility. They do not have their rights taken away.
- Will the clients be able to walk in the neighborhood?
  Yes, they may go for a walk and staff may be in attendance. The goal is to be a good neighbor. There has never been an issue with our current crisis centers.
- Is there a referral process?
  Yes, TPCP staff screens and performs in-person interviews. In addition, TPCP wants safety for their own staff. Staff is on site 24 hours a day 7 days a week. A minimum of 2 staff members at night. TPCP also stated that other similar crisis center surrounding neighbors have found that the 24-hour staff provides more "eyes on the neighborhood".
- What happens when clients are released from the program? Are they released at the location?
  No, the clients are returned to their home of residence. If they are homeless, TPCP staff assists them to find temporary housing.

The people in the audience who took the crisis facility tour at the other sites were impressed by the applicant and the program and asked the TPCP if there was anything that neighbors could do to support them.

The neighborhood meeting was informative and provided the audience a clear understanding of the Turning Point Community Programs and how it will operate.

CONDITIONAL USE PERMIT REVIEW:

Conditional Use Permit Findings:
The Conditional Use Permit, as conditioned, adheres to the approval findings defined by Zoning Code section 23.134.030 as follows:

A. *Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.*

   Evidence: The subject site is located at 3440 Viking Drive. The site is 1.35 acres and includes an existing 13,275 square foot building and 57 parking spaces. The site, building,

and parking is adequate for the proposed residential care facility that includes 15 bed facility, kitchen, meeting rooms, and office space. The site is located within the Medium Density Residential zoning district and surrounded by residential to the north and east, commercial to the south, and office uses to the west. The site provides all the necessary accommodations for a residential care facility, existing large building, parking, landscaping, and lighting. The proposed use would be compatible with other adjacent uses as the facility functions similar to residential.

B. *Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.*

Evidence: The site provides adequate building square footage, lighting, access and parking for a residential care facility that includes 15 beds and 24-hour staff. The residential care facility use is compatible with neighboring uses (residential, commercial, and office). Any unforeseen impacts can be mitigated through application of other code standards or conditions of approval. The applicant will comply with all county, state, and federal permitting for the residential care facility.

C. *Finding: All required public facilities have adequate capacity to serve the proposal.*

Evidence: The proposed residential care facility does not require any additional public facilities in order to be at this location. The existing site and building have adequate space, vehicle and pedestrian access and the use will not generate a large number of traffic to the project site.

D. *Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.*

Evidence: The use will be within an existing office building. The building meets development standards and design guidelines. Modifications to the exterior will include fire requirements for exits and porch patio cover at the entrance. In addition, a condition of approval states the applicant shall maintain the site landscaping to include removing any dead landscaping or tree stumps and replace with drought tolerant landscaping.

E. *Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible*

Evidence: At this time there are no items that are considered non-conforming at this location. All elements of the project are in compliance with the Zoning Code and Medium Density Residential District.

ENVIRONMENTAL

The project is exempt from California Environmental Quality Act (CEQA) pursuant Section 15301, Existing Facilities. The project consists of converting a portion of an existing office space into a residential care facility. Minor proposed exterior modifications include fire exits and a porch patio structure at the entrance. A description of the evidence for the exemption is found in the findings included in Attachment 1.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project categorically exempt from further CEQA review and adopt the Resolution approving the Conditional Use Permit for a residential care facility at 3440 Viking Drive subject to the findings, project plans (Exhibit A), and conditions of approval (Exhibit B).

ATTACHMENTS

1. Resolution
2. Project Plans – Exhibit A to the Resolution
3. Conditions of Approval – Exhibit B to the Resolution
4. Neighborhood Meeting Information Items
5. 500' Radius Map with Mailing Labels

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR TURNING POINT COMMUNITY PROGRAMS PROJECT NO. DD9916

WHEREAS, Turning Point Community Programs (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Conditional Use Permit approval of the Turning Point Community Programs project; and

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

WHEREAS, the 1.35 acre project site is located at 3440 Viking Drive and is within the Medium Density Residential zoning district. The proposed project includes a one-story 13,275 square foot building and 57 parking spaces. The proposed program provides services to treat adults experiencing a mental health crisis who require 24-hour support

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

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

The proposed project is exempt from California Environmental Quality Act (CEQA) pursuant Section 15301, Existing Facilities. The following evidence supports the CEQA exemption.

The project is exempt per California Environmental Quality Act Guidelines Section 15301 Existing Facilities. The following evidence supports the CEQA exemption.

A. Finding: The project has been analyzed and is exempt per California Environmental Quality Act Guidelines Section 15301 "Existing Facilities"

Evidence: The proposed project is located at 3440 Viking Drive and consists of converting a portion of an existing office building space into a residential care facility. Minor proposed exterior modifications include fire exits and a porch patio structure at the entrance.

To approve a Conditional Use Permit, subject to the Conditional Use Permit package (Exhibit A) and Conditions of Approval (Exhibit B) as modified; supported by the following Findings and Evidence, as required by Zoning Code Section 23.134.030:

A. Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise,

vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

Evidence: The subject site is located at 3440 Viking Drive. The site is 1.35 acres and includes an existing 13,275 square foot building and 57 parking spaces. The site, building, and parking is adequate for the proposed residential care facility that includes 15 bed facility, kitchen, meeting rooms, and office space. The site is located within the Medium Density Residential zoning district and surrounded by residential to the north and east, commercial to the south, and office uses to the west. The site provides all the necessary accommodations for a residential care facility, existing large building, parking, landscaping, and lighting. The proposed use would be compatible with other adjacent uses as the facility functions similar to residential.

Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.

Evidence: The site provides adequate building square footage, lighting, access and parking for a residential care facility that includes 15 beds and 24-hour staff. The residential care facility use is compatible with neighboring uses (residential, commercial, and office). Any unforeseen impacts can be mitigated through application of other code standards or conditions of approval. The applicant will comply with all county, state, and federal permitting for the residential care facility.

Finding: All required public facilities have adequate capacity to serve the proposal.

Evidence: The proposed residential care facility does not require any additional public facilities in order to be at this location. The existing site and building have adequate space, vehicle and pedestrian access and the use will not generate a large number of traffic to the project site.

Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.

Evidence: The use will be within an existing office building. The building meets development standards and design guidelines. Modifications to the exterior will include fire requirements for exits and porch patio cover at the entrance.

Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible.

Evidence: At this time there are no items that are considered non-conforming at this location. All elements of the project are in compliance with the Zoning Code and Medium Density Residential District.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of April 2020 by following vote:
AYES:

NOES:

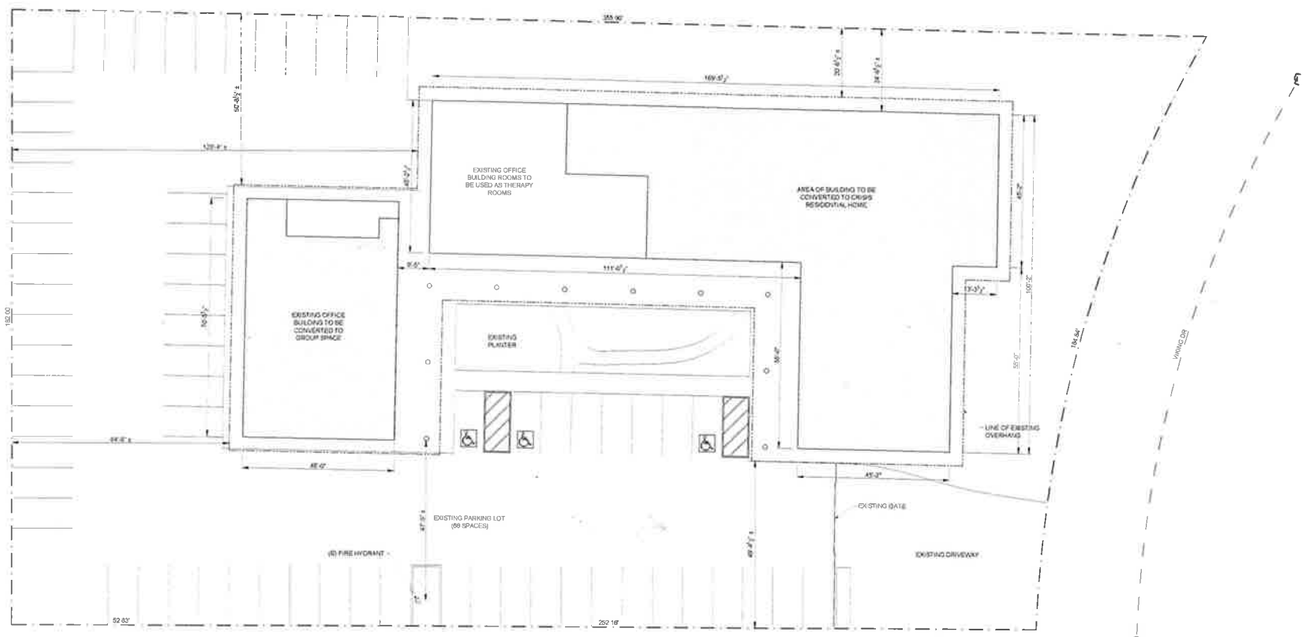
ABSENT:

ABSTAIN:

ATTEST:

David M. Sander, Mayor

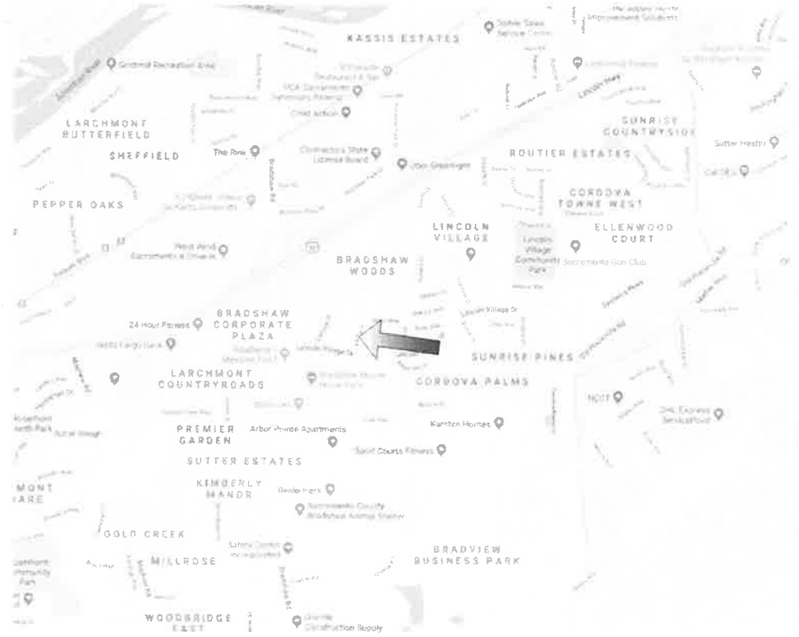
Stacy Leitner, CMC
City Clerk



LEGEND:

— · — PROPERTY LINE
— — RIGHT OF WAY
——— ROOF OVERHANG
▭ AREA OF REMODEL

SITE PLAN
SCALE: 1/16" = 1'-0"



VICINITY MAP
NOT TO SCALE

OWNER:
TURNING POINT COMMUNITY PROGRAMS
3440 VIKING DRIVE
SACRAMENTO, CA 95827

PARCEL LOCATION:
3440 VIKING DRIVE
SACRAMENTO, CA 95827

PARCEL DESCRIPTION:
A.P.N. 066-0160-091-0000

ZONING:
MGR

EXISTING FLOOR AREA SUMMARY:
OFFICE SPACE FLOOR AREA W OCCUPANCY 13,275 SF

REMODELED FLOOR AREA SUMMARY:
CRISIS RESIDENTIAL HOME 'R-4' OCCUPANCY 13,275 SF

LOT AREA:
LOT ACRES 1.380
LOT SQUARE FOOTAGE 58,806 SQ FT

BUILDING DATA:
TYPE CONSTRUCTION V-B
OCCUPANCY GROUP R-4
FIRE SPRINKLERS YES_X_ NO___

BUILDING CODES:
AS A MINIMUM ALL WORK MUST CONFORM TO THE FOLLOWING AS AMENDED BY THE LOCAL JURISDICTION, IF ANY

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA ENERGY CODE (CEC)
2016 CALIFORNIA GREEN BUILDING STDS CODE (CGBSC)
2016 CALIFORNIA EXISTING BUILDING CODE (CEBC)

SITE PLAN NOTES:
1. CALL UNDERGROUND SERVICE ALERT AT 1-800-642-2444 LOCATE ALL EXISTING UTILITIES PRIOR TO DIGGING
2. THE LOT OWNER AND ON SITE BUILDING CONTRACTOR ARE TO REFER TO THE DESIGN GUIDELINES, ARCHITECTURAL CONTROL COMMITTEE REQUIREMENTS AND THE RECORDED C.C. NR'S
3. THE OWNER AND CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY PZSE, INC OF ANY DISCREPANCIES
4. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF PZSE, INC. AND RESOLVED BEFORE PROCEEDING WITH WORK SO INVOLVED
5. ANY ADDITIONAL CONSTRUCTION COSTS RESULTING FROM UNREPORTED DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
6. SLOPE GROUND AWAY FROM FOUNDATION AT 5% SLOPE A MINIMUM OF 10 FEET AWAY

SCOPE OF WORK:
1. DEMO STRUCTURE PER DEMO PLANS
2. REMODEL BUILDING TO 'R-4' OCCUPANCY RESIDENTIAL CRISIS HOME PER PLANS

WORK TO BE PERFORMED SHALL BE ALL FRAMING
ELECTRICAL, MECHANICAL, PLUMBING AND FINISH WORK AS INDICATED BY THESE PLANS

SHEET INDEX:

CS-1 COVER SHEET- COVER NOTES, SITE PLAN AND VICINITY MAP
A-1.1 EXISTING FLOOR / DEMO PLAN
A-1.2 EXISTING FLOOR / DEMO PLAN
A-2.1 NEW FLOOR PLAN
A-2.2 NEW FLOOR PLAN
A-3.1 REFLECTIVE CEILING PLAN
A-3.2 REFLECTIVE CEILING PLAN
A-4 ELEVATIONS
A-5 ROOF PLAN / SECTION

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1478 STONE POINT DR., STE. 190,
ROSEVILLE, CA 95661
OFFICE: (916) 961-3960
FAX: (916) 961-3965
WWW.PZSE.COM

STAMP

THIS DRAWING IS NOT TO BE CONSIDERED FINAL NOR IS IT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE STRUCTURAL ENGINEER OF RECORD.

PROJECT MANAGER	KSV
DESIGNER	IW
DRAFTER	KGI / DCF
SEOR	PKZ

REVISIONS:

NO.	REVISION	DATE

PROJECT
3440 VIKING DRIVE
3440 VIKING DR, SACRAMENTO, CA 95827

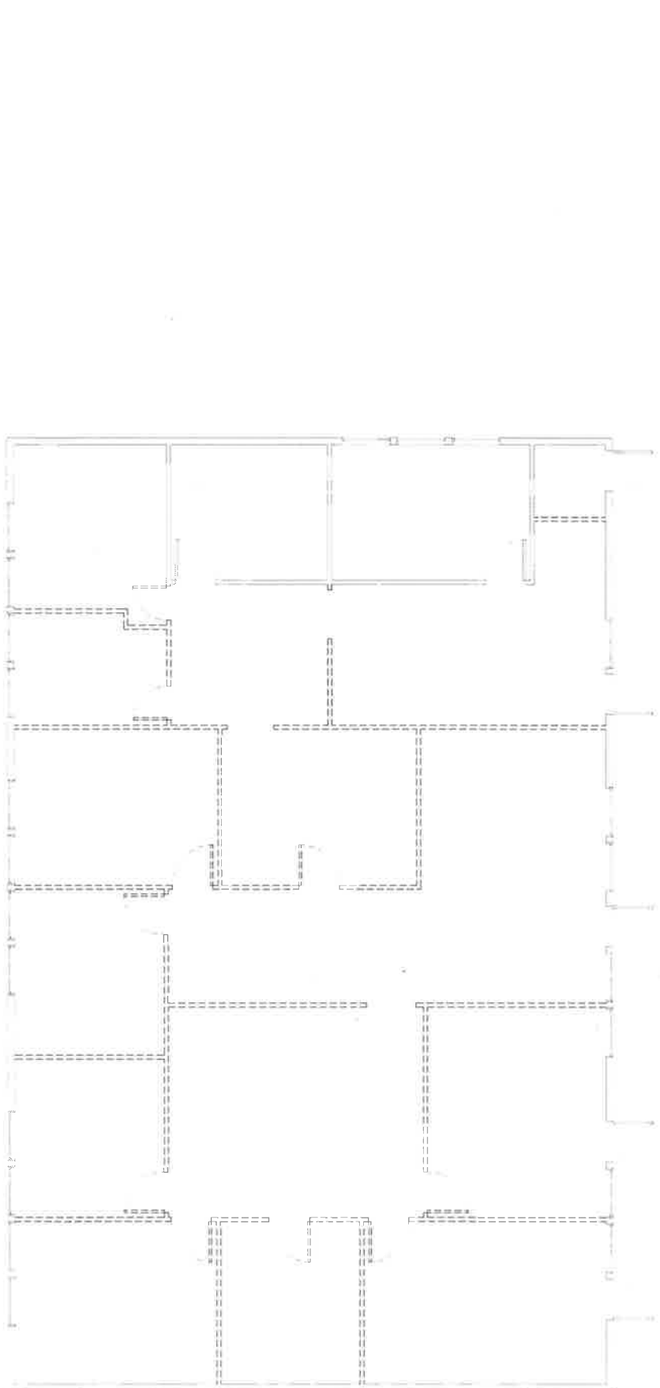
CLIENT
TURNING POINT
10850 GOLD CENTER DRIVE, SUITE 325, RANCHO CORDOVA, CA 95670

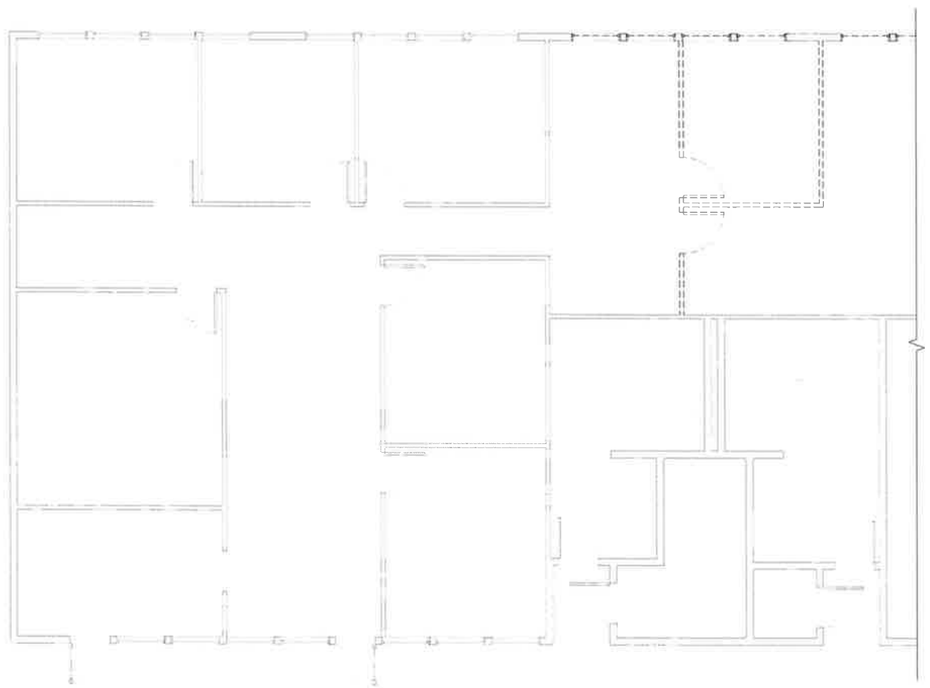
PROJECT NUMBER
2019-05092

DATE
10-29-2019

SHEET TITLE
COVER SHEET AND SITE PLAN

SHEET NUMBER
CS-1





EXISTING FLOOR / DEMO PLAN
1/4" = 1'-0"

EXISTING / DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING TO DETERMINE THE PRESENCE OF ANY/ALL HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT. ANY AND ALL REMEDIATION WORK SHALL BE INCLUDED IN BID
2. THE CONTRACTOR'S ELECTRICIAN SHALL INSPECT THE ELECTRICAL SERVICE AND CONDITION OF SYSTEM IN AREAS OF WORK AND MAKE WRITTEN RECOMMENDATION AS TO SUITABILITY FOR PROPOSED DESIGN. ANY REQUIRED REPLACEMENT OR UPGRADE SHALL BE INCLUDED IN BID
3. THE CONTRACTOR'S MECHANICAL SUB-CONTRACTOR SHALL INSPECT THE MECHANICAL UNITS AND CONDITION OF SYSTEM IN AREAS OF WORK AND MAKE WRITTEN RECOMMENDATION AS TO SUITABILITY FOR PROPOSED DESIGN. ANY REQUIRED REPLACEMENT OR UPGRADE SHALL BE INCLUDED IN BID
4. THE CONTRACTOR'S PLUMBER SHALL INSPECT THE WATER SERVICE AND CONDITION OF WATER AND SEWER LINES AND WATER HEATERS FOR AREA OF WORK AND MAKE WRITTEN RECOMMENDATION AS TO SUITABILITY FOR PROPOSED DESIGN. ANY REQUIRED REPLACEMENT OR UPGRADE SHALL BE INCLUDED IN BID
5. CONTRACTOR TO REVIEW AREA OF WORK TO ALLOW FOR REMOVAL OR RELOCATION OF ALL EXTERIOR HOSE BIBS, CLEANOUTS, VALVES AND CONTROL BOXES THAT CONFLICT WITH PROPOSED RENOVATION. CONTRACTOR TO PROVIDE WRITTEN NOTIFICATION TO OWNER OF ALL SUCH ITEMS PRIOR TO START OF CONSTRUCTION
6. CONTRACTOR TO REVIEW EXISTING FLOOR FRAMING AND FOUNDATION AT ALL TRANSITION AREAS FROM AREA OF WORK. CONDITION AND LEVELNESS MUST BE SATISFACTORY OR CONTRACTOR SHALL PROPOSE ADDITIONAL DEMOLITION / REPLACEMENT, IN WRITING, TO OWNER PRIOR TO START OF CONSTRUCTION
7. CONTRACTOR TO REVIEW ALL EXISTING FRAMING FOR PRESENCE OF DRY ROT AND / OR MOLD. ANY AND ALL REMEDIATION WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING UPON DISCOVERY

WALL LEGEND:

- STUDWALL TO BE REVOVED
- (E) 2x4 STUDWALL
- (E) 2x6 STUDWALL

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PROJECT MANAGER	KBV
DESIGNER	IW
DRAFTER	DCF
SEOR	PMZ

REVISIONS

No	Revision	Date

PROJECT
3440 VIKING DRIVE
3440 VIKING DR, SACRAMENTO, CA 95827

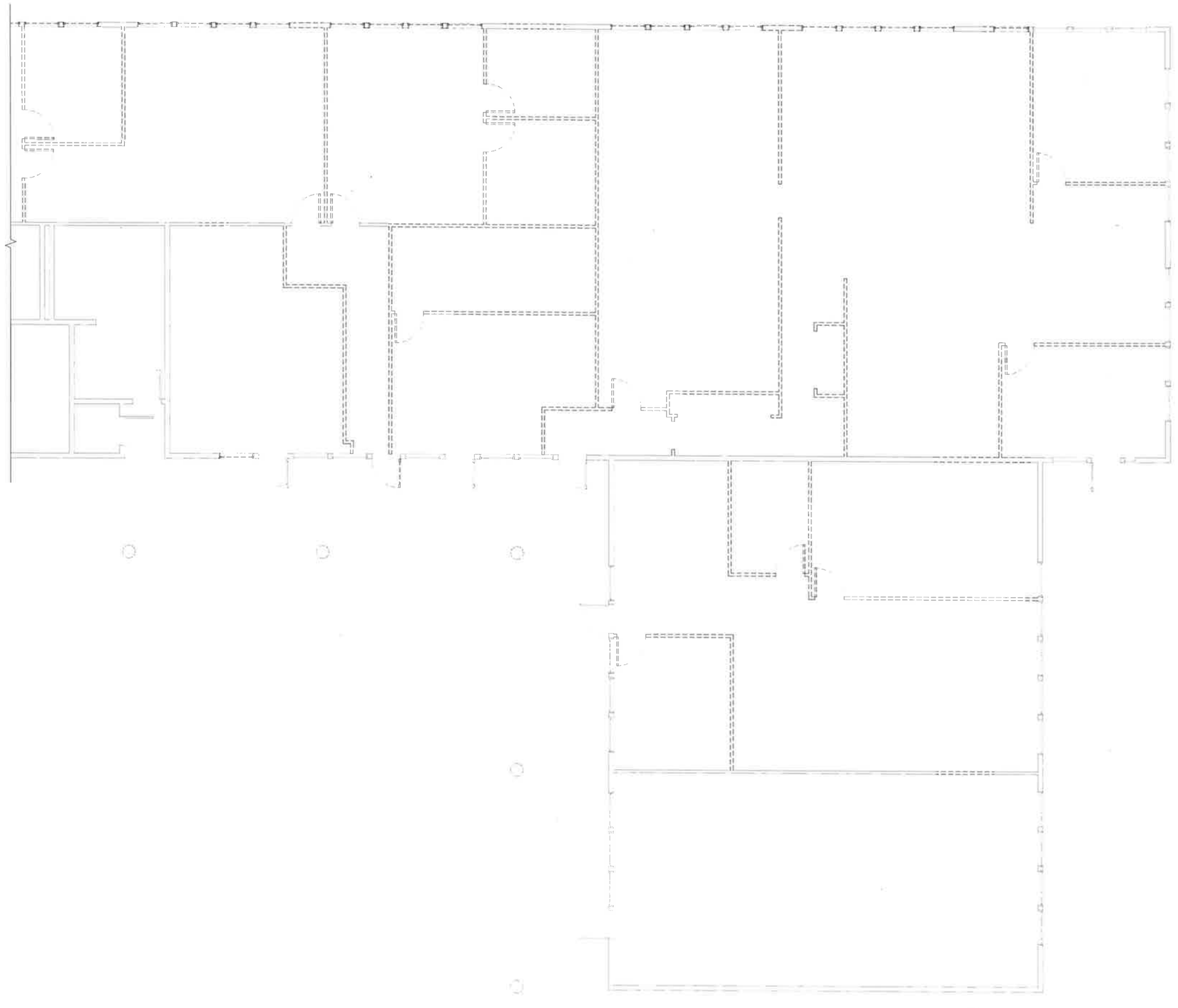
CLIENT
TURNING POINT
10850 GOLD CENTER DRIVE, SUITE 325, RANCHO CORDOVA, CA 95670

PROJECT NUMBER
2019-05092

DATE
10-29-2019

SHEET TITLE
EXISTING FLOOR / DEMO PLAN

SHEET NUMBER
A-1.1



EXISTING FLOOR / DEMO PLAN

EXISTING / DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING TO DETERMINE THE PRESENCE OF ANY/ALL HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT. ANY AND ALL REMEDIATION WORK SHALL BE INCLUDED IN BID
2. THE CONTRACTOR'S ELECTRICIAN SHALL INSPECT THE ELECTRICAL SERVICE AND CONDITION OF SYSTEM IN AREAS OF WORK AND MAKE WRITTEN RECOMMENDATION AS TO SUITABILITY FOR PROPOSED DESIGN. ANY REQUIRED REPLACEMENT OR UPGRADE SHALL BE INCLUDED IN BID
3. THE CONTRACTOR'S MECHANICAL SUB-CONTRACTOR SHALL INSPECT THE MECHANICAL UNITS AND CONDITION OF SYSTEM IN AREAS OF WORK AND MAKE WRITTEN RECOMMENDATION AS TO SUITABILITY FOR PROPOSED DESIGN. ANY REQUIRED REPLACEMENT OR UPGRADE SHALL BE INCLUDED IN BID
4. THE CONTRACTOR'S PLUMBER SHALL INSPECT THE WATER SERVICE AND CONDITION OF WATER AND SEWER LINES AND WATER HEATERS FOR AREA OF WORK AND MAKE WRITTEN RECOMMENDATION AS TO SUITABILITY FOR PROPOSED DESIGN. ANY REQUIRED REPLACEMENT OR UPGRADE SHALL BE INCLUDED IN BID
5. CONTRACTOR TO REVIEW AREA OF WORK TO ALLOW FOR REMOVAL OR RELOCATION OF ALL EXTERIOR HOSE BIBS, CLEAN-OUTS, VALVES AND CONTROL BOXES THAT CONFLICT WITH PROPOSED RENOVATION. CONTRACTOR TO PROVIDE WRITTEN NOTIFICATION TO OWNER OF ALL SUCH ITEMS PRIOR TO START OF CONSTRUCTION
6. CONTRACTOR TO REVIEW EXISTING FLOOR FRAMING AND FOUNDATION AT ALL TRANSITION AREAS FROM AREA OF WORK. CONDITION AND LEVELNESS MUST BE SATISFACTORY OR CONTRACTOR SHALL PROPOSE ADDITIONAL DEMOLITION / REPLACEMENT, IN WRITING, TO OWNER PRIOR TO START OF CONSTRUCTION
7. CONTRACTOR TO REVIEW ALL EXISTING FRAMING FOR PRESENCE OF DRY-ROT AND / OR MOLD. ANY AND ALL REMEDIATION WORK SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING, UPON DISCOVERY

WALL LEGEND:

- STUDWALL TO BE REMOVED
- (E) 2x4 STUDWALL
- (E) 2x6 STUDWALL

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PROJECT MANAGER	KRV
DESIGNER	IW
DRAFTER	DCF
SEOR	PKZ

REVISIONS

No	Revision	Date

PROJECT
3440 VIKING DRIVE
3440 VIKING DR, SACRAMENTO, CA 95827

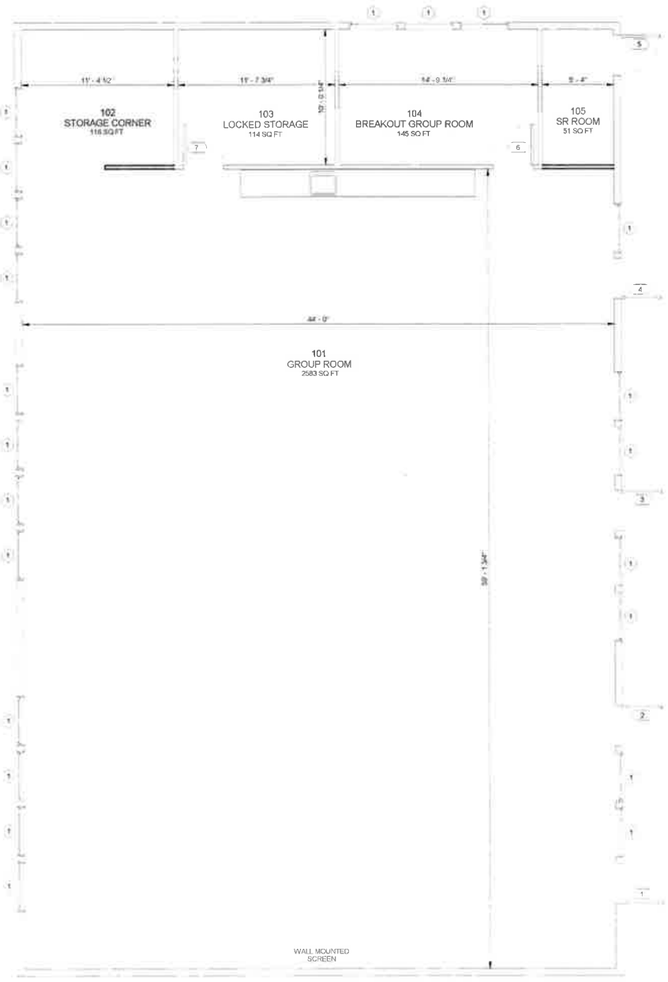
OWNER
TURNING POINT
10850 GOLD CENTER DRIVE, SUITE 325, RANCHO CORDOVA, CA 95670

PROJECT NUMBER: 2019-05092

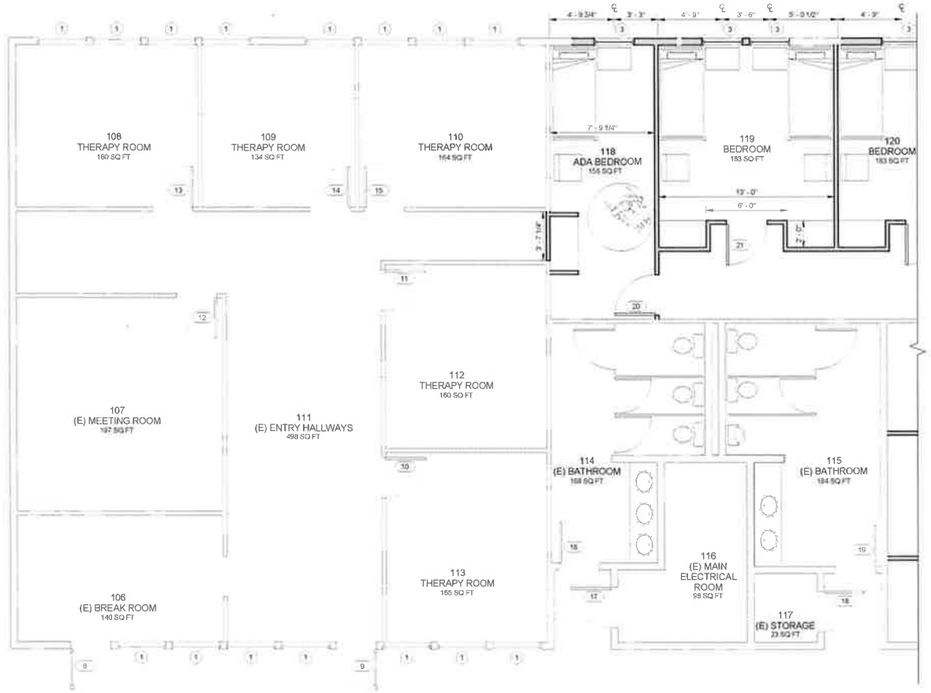
DATE: 10-29-2019

SHEET TITLE: EXISTING FLOOR / DEMO PLAN

SHEET NUMBER: A-1.2



LEFT ELEVATION 2 A-4



FLOOR PLAN
1/4" = 1'-0"

REAR ELEVATION 3 A-4

1 A-4 FRONT ELEVATION

DOOR SCHEDULE

KEYNOTE	LOCATION	WIDTH	HEIGHT	GLAZING
1	GROUP ROOM TO EXTERIOR	3' - 0"	7' - 0"	(E)
2	GROUP ROOM TO EXTERIOR	3' - 0"	7' - 0"	(E)
3	GROUP ROOM TO EXTERIOR	3' - 0"	7' - 0"	(E)
4	GROUP ROOM TO EXTERIOR	3' - 0"	7' - 0"	(E)
5	SPRINKLER ROOM	3' - 0"	7' - 0"	
6	(E) OFFICE	3' - 0"	7' - 0"	
7	(E) OFFICE	3' - 0"	7' - 0"	
8	(E) BREAKROOM TO EXTERIOR	3' - 0"	7' - 0"	(E)
9	(E) ENTRY TO EXTERIOR	3' - 0"	7' - 0"	(E)
10	THERAPY ROOM	3' - 0"	7' - 0"	
11	THERAPY ROOM	3' - 0"	7' - 0"	
12	(E) MEETING ROOM	3' - 0"	7' - 0"	
13	THERAPY ROOM	3' - 0"	7' - 0"	
14	THERAPY ROOM	3' - 0"	7' - 0"	
15	THERAPY ROOM	3' - 0"	7' - 0"	
16	(E) BATHROOM	3' - 0"	7' - 0"	
17	(E) ELECTRICAL ROOM	3' - 0"	7' - 0"	
18	(E) STORAGE	3' - 0"	7' - 0"	
19	(E) BATHROOM	3' - 0"	7' - 0"	
20	ADA BEDROOM	3' - 0"	6' - 8"	
21	BEDROOM	3' - 0"	6' - 8"	
22	BEDROOM	3' - 0"	6' - 8"	
23	STRAGE	3' - 0"	6' - 8"	
24	CLEAN LINEN STORGE	2' - 6"	6' - 8"	
25	SOILED LINEN STORAGE	2' - 6"	6' - 8"	
26	LAUNDRY ROOM TO EXTERIOR	3' - 0"	7' - 0"	(E)
27	LAUNDRY	3' - 0"	6' - 8"	
28	STAFF BREAK ROOM	3' - 0"	6' - 8"	
29	BEDROOM	3' - 0"	6' - 8"	
30	BEDROOM	3' - 0"	6' - 8"	
31	HALLWAY TO REAR EXTERIOR	3' - 0"	8' - 0"	TEMPERED
32	LOUNGE TO EXTERIOR	3' - 0"	7' - 0"	(E)
33	ADA BATHROOM	3' - 0"	6' - 8"	
34	BEDROOM	3' - 0"	6' - 8"	
35	STORAGE	3' - 0"	7' - 0"	(E)
36	BEDROOM	3' - 0"	6' - 8"	
37	BATHROOM	2' - 6"	6' - 8"	
38	BATHROOM	2' - 6"	6' - 8"	
39	JANITORY / WATER HEATER	3' - 0"	6' - 8"	
40	BATHROOM	2' - 6"	6' - 8"	
41	BATHROOM	2' - 6"	6' - 8"	
42	BEDROOM	3' - 0"	6' - 8"	
43	BEDROOM	3' - 0"	6' - 8"	
44	DOCTOR OFFICE	3' - 0"	6' - 8"	
45	MED CAB	3' - 0"	6' - 8"	
46	MED OFFICE	3' - 0"	6' - 8"	
47	HALLWAY TO REAR EXTERIOR	3' - 0"	8' - 0"	TEMPERED
48	OFFICE	3' - 0"	6' - 8"	
49	PROGRAM DIRECTOR OFFICE	3' - 0"	6' - 8"	
50	ENTRY AREA TO EXTERIOR	3' - 0"	7' - 0"	
51	DINING TO EXTERIOR	3' - 0"	7' - 0"	(E)
52	PANTRY	3' - 0"	6' - 8"	
53	LOUNGE TO MULTIFUNCTIONAL ROOM	6' - 0"	8' - 10"	
54	INTERVIEW / WELCOME ROOM TO EXTERIOR	3' - 0"	7' - 0"	(E)
55		10' - 0"	7' - 0"	

WINDOW SCHEDULE

KEYNOTE	SIZE	WIDTH	HEIGHT	COUNT	COMMENTS	EXISTING / NEW
1	44" x 90"	3' - 8"	7' - 6"	92	FIXED	Existing
2	14" x 90"	1' - 2"	7' - 6"	1	FIXED	Existing
3	36" x 60"	3' - 0"	5' - 0"	15	SINGLE HUNG	New Construction
4	20" x 90"	1' - 10"	7' - 6"	2	FIXED	New Construction
5	36" x 18"	3' - 0"	11"	6	FIXED	Existing

Grand total: 116

GENERAL NOTES:

1. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS INCLUDING MAN AND OVERHEAD DOORS
2. ALL OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT AIR FLOW
3. ALL WALLS AND CEILINGS IN AREA OF WORK TO RECEIVE NEW 1/2" GYPBOARD FINISH (UNO). CONSULT OWNER ON DESIRED TEXTURE
4. CONSULT OWNER ON LOCATION OF ALL TOWEL BARS, RINGS AND TP HOLDERS PRIOR TO GYPBOARD INSTALLATION. PROVIDE 2x BLOCKING AT ALL SUCH AREAS
5. ALL ATTIC ACCESS OPENINGS SHALL NOT HAVE SHELVING DIRECTLY BELOW. OPENING MUST BE READILY ACCESSIBLE
6. **ALL BEDROOM CLOSET POLE AND SHELF HEIGHTS SHALL BE FIELD VERIFIED W/ OWNER PRIOR TO INSTALLATION**

NATURAL LIGHTING & VENTILATION CALCULATION (R303):

18 ADA BEDROOM

NATURAL LIGHTING CALC
AGGREGATE GLAZING AREA 15 SF
FLOOR AREA 156 SF
LIGHTING CALC 15 / 156 = 9.6% > 8%

NATURAL VENTILATION CALC
FLOOR AREA 156 SF
VENTILATION CALC 7.5 / 156 = 4.8% > 4%

19, 20, 23, 24, 25, 26 BEDROOMS

NATURAL LIGHTING CALC
AGGREGATE GLAZING AREA 30 SF
FLOOR AREA 183 SF
LIGHTING CALC 30 / 183 = 16.4% > 8%

NATURAL VENTILATION CALC
FLOOR AREA 183 SF
VENTILATION CALC 15 / 183 = 8.2% > 4%

21, 22 BEDROOM

NATURAL LIGHTING CALC
AGGREGATE GLAZING AREA 15 SF
FLOOR AREA 111 SF
LIGHTING CALC 15 / 111 = 13.5% > 8%

NATURAL VENTILATION CALC
FLOOR AREA 111 SF
VENTILATION CALC 7.5 / 111 = 6.8% > 4%

NOTE
LIGHTING PROVIDED BY AGGREGATE GLAZING AREA OF WINDOW
(WINDOW SIZE MAJUS BASH FRAME SIZE)
VENTILATION PROVIDED BY 1/2 AREA OF OPERABLE WINDOW

WALL LEGEND:

- EXISTING 2x4 STUDWALL
- EXISTING 2x6 STUDWALL
- 2x4 @ 16" OC STUDWALL
- 2x6 @ 16" OC STUDWALL

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PROJECT MANAGER	KBV
DESIGNER	IW
DRAFTER	DCF
SECR	PKZ

REVISIONS

No	Revision	Date

3440 VIKING DRIVE
3440 VIKING DR, SACRAMENTO, CA 95827

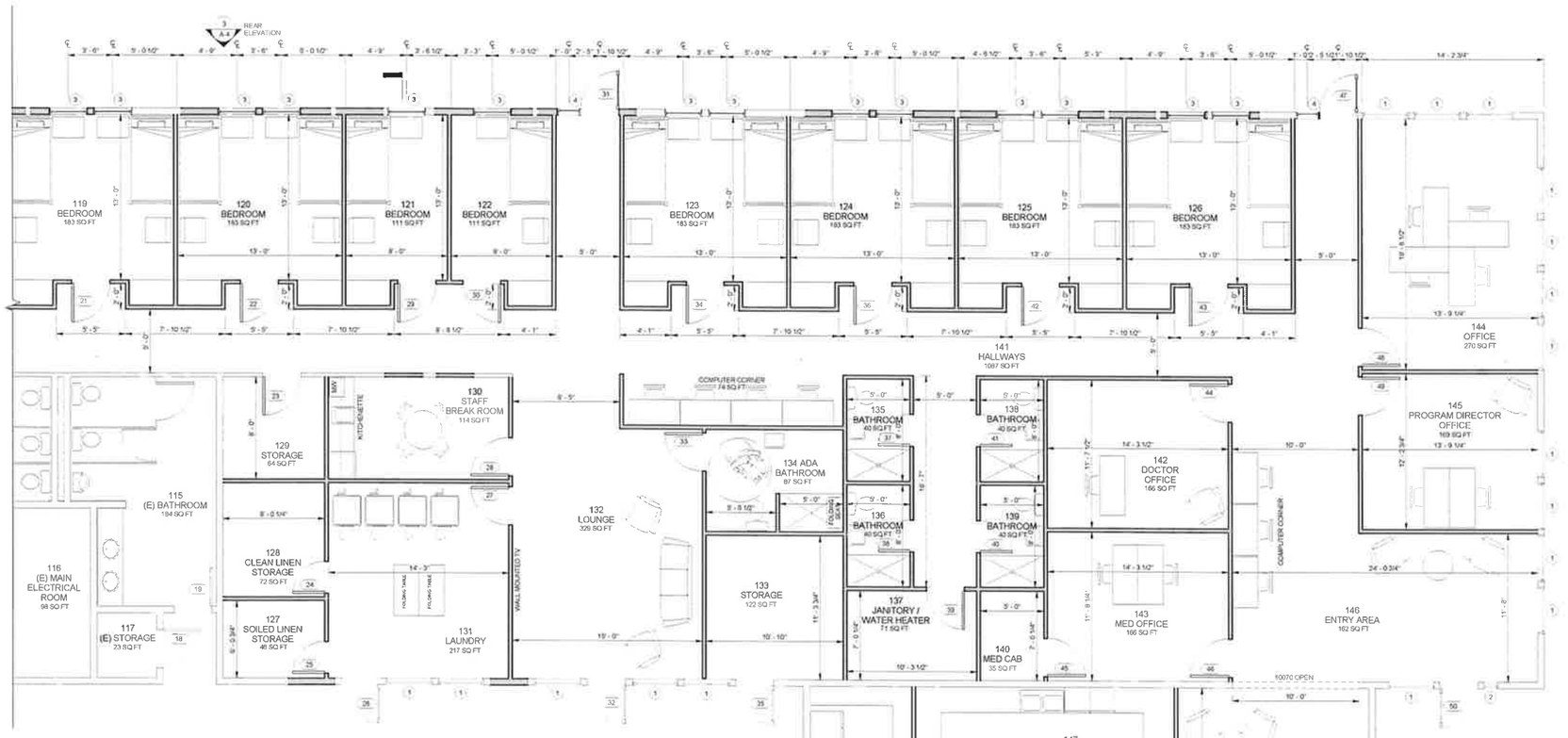
TURNING POINT
10850 GOLD CENTER DRIVE, SUITE 325, RANCHO CORDOVA, CA 95670

PROJECT NUMBER: 2019-05092

DATE: 10-29-2019

SHEET TITLE: NEW FLOOR PLAN

SHEET NUMBER: A-2.1



DOOR SCHEDULE

KEYNOTE	LOCATION	WIDTH	HEIGHT	GLAZING
1	GROUP ROOM TO EXTERIOR	3'-0"	7'-0"	(E)
2	GROUP ROOM TO EXTERIOR	3'-0"	7'-0"	(E)
3	GROUP ROOM TO EXTERIOR	3'-0"	7'-0"	(E)
4	GROUP ROOM TO EXTERIOR	3'-0"	7'-0"	(E)
5	SPRINKLER ROOM	3'-0"	7'-0"	
6	(E) OFFICE	3'-0"	7'-0"	
7	(E) OFFICE	3'-0"	7'-0"	
8	(E) BREAKROOM TO EXTERIOR	3'-0"	7'-0"	(E)
9	(E) ENTRY TO EXTERIOR	3'-0"	7'-0"	(E)
10	THERAPY ROOM	3'-0"	7'-0"	
11	THERAPY ROOM	3'-0"	7'-0"	
12	(E) MEETING ROOM	3'-0"	7'-0"	
13	THERAPY ROOM	3'-0"	7'-0"	
14	THERAPY ROOM	3'-0"	7'-0"	
15	THERAPY ROOM	3'-0"	7'-0"	
16	(E) BATHROOM	3'-0"	7'-0"	
17	(E) ELECTRICAL ROOM	3'-0"	7'-0"	
18	(E) STORAGE	3'-0"	7'-0"	
19	(E) BATHROOM	3'-0"	7'-0"	
20	ADA BEDROOM	3'-0"	6'-8"	
21	BEDROOM	3'-0"	6'-8"	
22	BEDROOM	3'-0"	6'-8"	
23	STRAGE	3'-0"	6'-8"	
24	CLEAN LINEN STORGE	2'-6"	6'-8"	
25	SOILED LINEN STORAGE	2'-6"	6'-8"	
26	LAUNDRY ROOM TO EXTERIOR	3'-0"	7'-0"	(E)
27	LAUNDRY	3'-0"	6'-8"	
28	STAFF BREAK ROOM	3'-0"	6'-8"	
29	BEDROOM	3'-0"	6'-8"	
30	BEDROOM	3'-0"	6'-8"	
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38	BATHROOM	2'-6"	6'-8"	
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40	BATHROOM	2'-6"	6'-8"	
41	BATHROOM	2'-6"	6'-8"	
42	BEDROOM	3'-0"	6'-8"	
43	BEDROOM	3'-0"	6'-8"	
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46	MED OFFICE	3'-0"	6'-8"	
47	HALLWAY TO REAR EXTERIOR	3'-0"	8'-0"	TEMPERED
48	OFFICE	3'-0"	6'-8"	
49	PROGRAM DIRECTOR OFFICE	3'-0"	6'-8"	
50	ENTRY AREA TO EXTERIOR	3'-0"	7'-0"	
51	DINING TO EXTERIOR	3'-0"	7'-0"	(E)
52	PANTRY	3'-0"	6'-8"	
53	LOUNGE TO MULTIFUNCTIONAL ROOM	6'-0"	6'-10"	
54	INTERVIEW / WELCOME ROOM TO EXTERIOR	3'-0"	7'-0"	(E)
55		10'-0"	7'-0"	

WINDOW SCHEDULE

KEYNOTE	SIZE	WIDTH	HEIGHT	COUNT	COMMENTS	EXISTING / NEW
1	44" x 90"	3'-8"	7'-6"	32	FIXED	Existing
2	14" x 90"	1'-2"	7'-6"	1	FIXED	Existing
3	36" x 60"	3'-0"	5'-0"	15	SINGLE HUNG	New Construction
4	20" x 90"	1'-10"	7'-6"	2	FIXED	New Construction
5	36" x 12"	3'-0"	11"	8	FIXED	Existing

Grand total: 176

GENERAL NOTES:

1. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS INCLUDING MAN AND OVERHEAD DOORS
2. ALL OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT AIR FLOW
3. ALL WALLS AND CEILINGS IN AREA OF WORK TO RECEIVE NEW 1/2" GYPSUM BOARD FINISH (LNO). CONSULT OWNER ON DESIRED TEXTURE
4. CONSULT OWNER ON LOCATION OF ALL TOWEL BARS, RINGS AND TP HOLDERS PRIOR TO GYPSUM BOARD INSTALLATION. PROVIDE 2x BLOCKING AT ALL SUCH AREAS
5. ALL ATTIC ACCESS OPENINGS SHALL NOT HAVE SHELVING DIRECTLY BELOW. OPENING MUST BE READILY ACCESSIBLE
6. ALL BEDROOM CLOSET POLE AND SHELF HEIGHTS SHALL BE FIELD VERIFIED W/ OWNER PRIOR TO INSTALLATION

NATURAL LIGHTING & VENTILATION CALCULATION (R303):

18 ADA BEDROOM

NATURAL LIGHTING CALC
AGGREGATE GLAZING AREA 15 SF
FLOOR AREA 156 SF
LIGHTING CALC 15 / 156 = 9.6% > 8%

NATURAL VENTILATION CALC
FLOOR AREA 156 SF
VENTILATION CALC 7.5 / 156 = 4.8% > 4%

19, 20, 23, 24, 25, 26 BEDROOMS

NATURAL LIGHTING CALC
AGGREGATE GLAZING AREA 30 SF
FLOOR AREA 183 SF
LIGHTING CALC 30 / 183 = 16.4% > 8%

NATURAL VENTILATION CALC
FLOOR AREA 183 SF
VENTILATION CALC 15 / 183 = 8.2% > 4%

21, 22 BEDROOM

NATURAL LIGHTING CALC
AGGREGATE GLAZING AREA 15 SF
FLOOR AREA 111 SF
LIGHTING CALC 15 / 111 = 13.5% > 8%

NATURAL VENTILATION CALC
FLOOR AREA 111 SF
VENTILATION CALC 7.5 / 111 = 6.8% > 4%

NOTE
LIGHTING PROVIDED BY AGGREGATE GLAZING AREA OF WINDOW (WINDOW SIZE MINUS SASH FRAME/BEZEL)
VENTILATION PROVIDED BY 1/2 AREA OF OPERABLE WINDOW

WALL LEGEND:

- EXISTING 2x4 STUDWALL
- EXISTING 2x6 STUDWALL
- 2x4 @ 16" OC STUDWALL
- 2x6 @ 16" OC STUDWALL

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PROJECT MANAGER	KBV
DESIGNER	IW
DRAFTER	DCF
SEOR	PNZ

REVISIONS

No	Revision	Date

PROJECT
3440 VIKING DRIVE
3440 VIKING DR, SACRAMENTO, CA 95827

CLIENT
TURNING POINT
10850 GOLD CENTER DRIVE, SUITE 325, RANCHO CORDOVA, CA 95670

PROJECT NUMBER
2019-05092

DATE
10-29-2019

SHEET TITLE
NEW FLOOR PLAN

SHEET NUMBER
A-2.2

CEILING LEGEND

NEW HARD LID CEILING GYPSICARD WITH TEXTURE

NEW 2x2 SUSPENDED CEILING GRID SYSTEM

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PROJECT MANAGER	KBV
DESIGNER	IW
DRAFTER	DCF
SEOR	PKZ

REVISIONS

No	Revision	Date

PROJECT
3440 VIKING DRIVE
3440 VIKING DR, SACRAMENTO, CA 95827

CLIENT
TURNING POINT
10850 GOLD CENTER DRIVE, SUITE 325, RANCHO CORDOVA, CA 95670

PROJECT NUMBER
2019-05092

DATE
10-29-2019

SHEET TITLE
REFLECTIVE CEILING PLAN

SHEET NUMBER
A-3.1

CEILING LEGEND

NEW HARD LID CEILING. GYPBOARD WITH TEXTURE

NEW 2x2 SUSPENDED CEILING GRID SYSTEM

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PROJECT MANAGER	KBV
DESIGNER	IW
DRAFTER	DCF
EOR	PKZ

REVISIONS

No	Revision	Date

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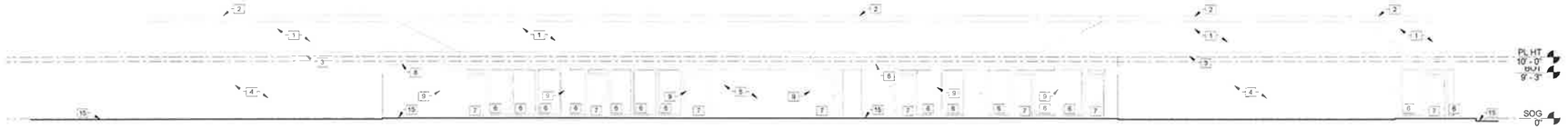
PROJECT NUMBER
2019-05092

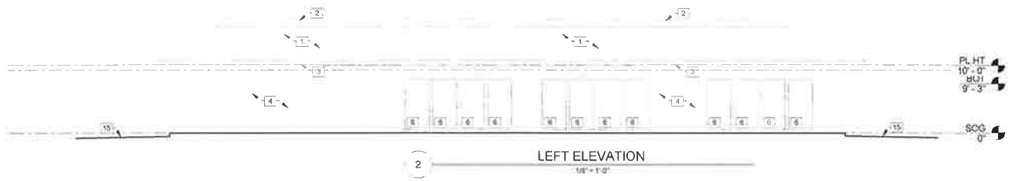
DATE
10-29-2019

SHEET TITLE
REFLECTIVE CEILING PLAN

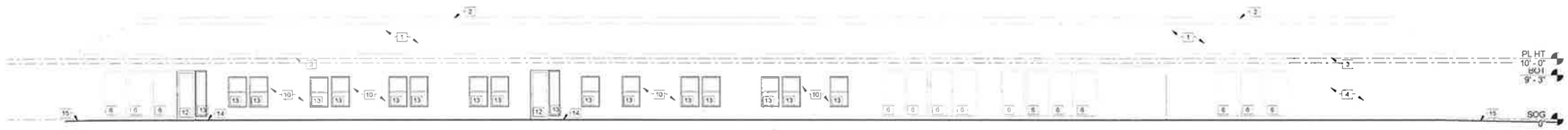
SHEET NUMBER
A-3.2



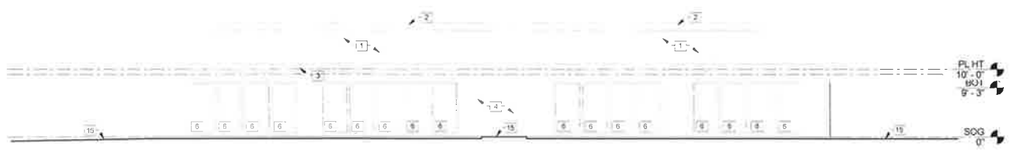
1 FRONT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION NOTES:

1. WINDOWS: VINYL - SEE TITLE 24 CF-1R FOR SPECS
2. DOORS: WOOD CLAD OF FIBERGLASS. ALL GLASS PANELS TO BE TEMPERED. ALL DOORS TO BE 6'-8" TALL U.N.O.
3. TRIM PACKAGE
   - A SIDING: ACRYLIC COLOR COAT OVER BROWN COAT OVER SCRATCH COAT
   - B 1" FOAM TRIM WITH STUCCO OVER
   - C PRECAST STONE VENEER: MFR BY "EL DORADO STONE" OR EQUAL AND ATTACHED PER MFR SPEC OR AS A MINIMUM, ASTM C482
   - D EXTERIOR FLAT SOFFITS: STUCCO
4. REFER TO WINDOW AND DOOR MANUFACTURER FOR ROUGH OPENINGS AND FRAMING SIZES AT OPENINGS
5. ALL SLEEPING ROOMS SHALL HAVE AN EMERGENCY EGRESS WINDOW OR DOOR TO THE OUTSIDE. WINDOWS SHALL HAVE A NET OPENING AREA OF 5.7 SQ. FT. EXCEPT AT GRADE LEVEL, THERE TO 5.0 SQ. FT. WINDOWS SHALL BE 24" MINIMUM HIGH AND 20" MINIMUM WIDTH AND A MAXIMUM OF 44" FROM FINISH FLOOR TO THE CLEAR OPENING
6. ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 24" OF ANY DOOR ARE TO BE TEMPERED GLAZING
7. FLASHING SHALL BE INSTALLED AS REQUIRED PER CCOE CRC 601.3, CRC 903.2 CBC 1405.3, CRC 1503.2
8. ALL FLASHING SHOT METAL, VENT STACKS AND PIPES SHALL BE PAINTED TO MATCH ADJACENT BUILDING SURFACES

STATE FIRE CODE REQUIRES:

9. ALL EXTERIOR GLAZING TO BE TEMPERED
10. ALL EXTERIOR DECK TO BE NON-COMBUSTIBLE HARD SURFACE. TYPICAL

STUCCO NOTES:

1. STUCCO SHALL BE 3 COAT 7/8" THICK MIN.
2. STUCCO SHALL HAVE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER SIP'S. SHEATHING AND SHALL HAVE A 26 GAGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE FINISH GRADE OR 2" ABOVE CONCRETE OR ASPHALT PAVING.
3. STUCCO CONTRACTOR TO PROVIDE AND INSTALL WEEP SCREED AND SQUARE CORNER BEAD.
4. STUCCO CONTRACTOR TO FLOAT FOUNDATION WALL TO WITHIN 6" AND PARALLEL TO FINISH GRADE.

ELEVATION LEGEND:

1	EXISTING TILE ROOFING
2	EXISTING PARAPET WALL
3	EXISTING FASCIA BOARD
4	EXISTING STUCCO FINISH
5	EXISTING SIDING FINISH
6	EXISTING WINDOW
7	EXISTING DOOR
8	EXISTING BEAM
9	EXISTING COLUMN
10	STUCCO FINISH (MATCH EXISTING)
11	SIDING FINISH (MATCH EXISTING)
12	DOOR (SEE DOOR SCHEDULE)
13	WINDOW (SEE WINDOW SCHEDULE)
14	FLATWORK
15	EXISTING FINISH GRADE / FLATWORK / PARKING LOT

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PZSE structural ENGINEERS
PZSE, INC.
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PROJECT MANAGER	KBV
DESIGNER	IW
DRAFTER	DCF
SEOR	PKZ

REVISIONS

No	Revision	Date

PROJECT: 3440 VIKING DRIVE
3440 VIKING DR, SACRAMENTO, CA 95827

CLIENT: TURNING POINT
10850 GOLD CENTER DRIVE, SUITE 325, RANCHO CORDOVA, CA 95670

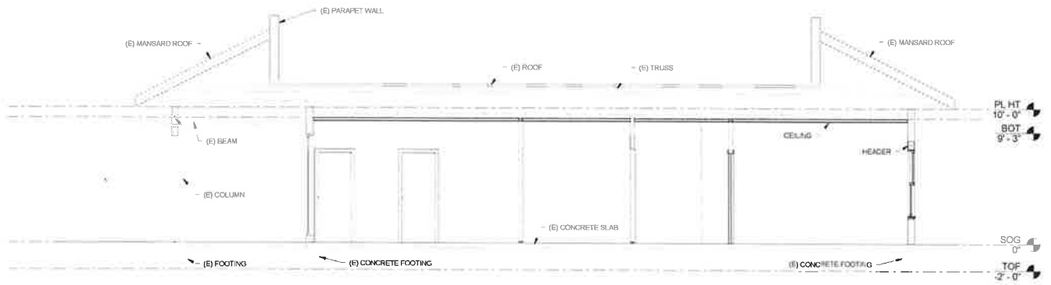
PROJECT NUMBER: 2019-05092

DATE: 10-29-2019

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A-4

1 ROOF PLAN
1/8" = 1'-0"



2 SECTION
1/4" = 1'-0"

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PROJECT MANAGER	KBW
DESIGNER	IW
DRAFTER	DCF
SEOR	PKZ

REVISIONS

No	Revision	Date

PROJECT
3440 VIKING DRIVE
3440 VIKING DR, SACRAMENTO, CA 95827

CLIENT
TURNING POINT
10850 GOLD CENTER DRIVE, SUITE 325, RANCHO CORDOVA, CA 95670

PROJECT NUMBER
2019-05092

DATE
10-29-2019

SHEET TITLE
ROOF PLAN / SECTION

SHEET NUMBER
A-5

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
General Conditions					
1.	The approved entitlement is for the following; • A Conditional Use Permit to allow a residential care facility within the Medium Density Residential zoning district. The project includes a short-term mental health program (residential care facility use) located at 3440 Viking Drive. The proposed program provides services to treat adults experiencing a mental health crisis who require 24-hour support. The project is described in the City Council staff report dated April 20, 2020, and **Exhibit A** with the conditions herein, for Project No. DD9916.	Project Description	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General	On-Going	Planning	
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body**.**	General	On-Going	Planning/ Building /Public Works	
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due. Please email the Finance Department at billings@cityofranchocordova.org for the status of your account with	General	On-Going	Finance	

		Category	Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
	the City.				
5.	The Permit is valid for a period of three (3) years from the date of City Council approval unless an extension is granted by the Community Development Director.	Expiration	On-Going	Planning	
6.	The applicant shall obtain appropriate building permits for the renovations.	Permits	On-Going	Building	
7.	The residential care facility (short-term mental health program) shall have staff on site 24 hours a day, 7 days a week.	Staffing	On-Going	Planning	
8.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Construction	On-Going	Planning/ Building/Code Enforcement	
9.	The applicant shall maintain the site landscaping to include removing any dead landscaping or tree stumps and replace with drought tolerant landscaping.	Landscaping	On-Going/Prior to Building Permit Final	Planning	
10.	The applicant shall install security cameras to the monitor the parking lot area that is on the western side of the property, which is hidden from street view	Security	Prior to Final Building Permit	Planning	
11.	The project plans, civil and architectural, to include Fire sprinkler and fire alarm plans shall be submitted and approved prior to the Final Building permit.	Fire Plans	Prior to Final Building Permit	Fire	
12.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position to be easily read from the street fronting the property. The minimum size of the numbers shall not be less than 6 inches and shall be mounted immediately adjacent to a light source and shall be in contrast with their background.	Address	Prior to Final Building Permit	Fire	

TURNING POINT
COMMUNITY PROGRAMS
A Path to Mental Health

HELLO NEIGHBOR,

we look forward to meeting you!

Our organization plans to renovate our existing building at 3440 Viking Drive in order to transition the property into a mental health program. This location formally served as our Administrative Office for over 20 years.

Turning Point Community Programs (TPCP), established in 1976, has an extensive history of providing mental health services in Northern California. Today we operate over 40 programs with a vast array of services tailored to the needs of a diverse demographic.

The program at Viking Drive will be a short-term mental health program that provides services to citizens throughout Sacramento County. It will provide treatment for adults experiencing a mental health crisis who require 24-hour support in order to return to community living. Services routinely avert the need for hospitalization through teaching clients to successfully manage their symptoms, addressing psychosocial stressors and empowering clients to become agents of change in their recovery.

FOR MORE INFORMATION,
email VivianTaylor@TPCP.org
or call (916) 364-8395 x2032.

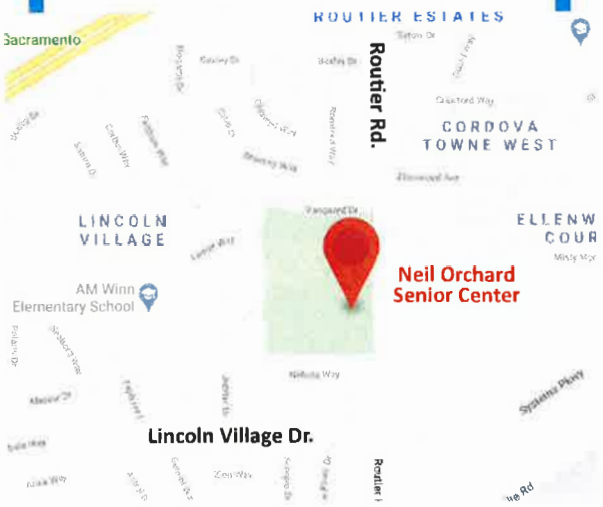
Our existing building at 3440 Viking Drive

JOIN US FOR A COMMUNITY MEETING!

To ensure a strong partnership and collaborative approach with our neighbors, we are extending this invitation to openly provide feedback, have a conversation with us, or simply learn more.

WHEN
Monday, February 24, 2020
6:30 PM - 8:00 PM

WHERE
Neil Orchard Senior Center
3480 Routier Road,
Sacramento, CA 95827



TURNING POINT
COMMUNITY PROGRAMS
A Path to Mental Health

TO OUR NEIGHBORS —

Crisis Residential Program (CRP) staff at the CRP Henrietta Open House in Fall 2018

MISSION

Empowering people of all ages and identities to live their best life through the delivery of quality behavioral health and social services

VISION

To set the standard for individualized care that provides hope for recovery

CORE VALUES

RELATIONSHIPS

All healing takes place in the context of relationships. A healing relationship is respectful, trauma-informed, values the expressed wishes and goals of the individual being served, and moves at a pace necessary to maintain engagement. We believe it is a privilege to serve those in need and this concept informs all our interactions.

RESILIENCE

Everyone has strengths, talents, and other resilience factors that have helped them to overcome obstacles. Serving others through their strengths rather than focusing on deficits engender the most successful outcomes. We actively seek out the strengths and resilience factors of the individuals we are privileged to serve and build on those throughout treatment.

RECOVERY

Recovery is possible for everyone we serve. We hold that hope of recovery for those in need when it may be difficult for them to grasp. We recognize that resuming life roles that have been lost (family, relationships, employment, etc.) are necessary aspects of the recovery process rather than an endpoint in treatment.

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KarenDolce@TPCP.org

IT DIRECTOR
Stuart Marshall
StuartMarshall@TPCP.org

WHO WE ARE

A Message from our CEO

AL ROWLETT, LCSW, MBA, CPRP
CHIEF EXECUTIVE OFFICER

Turning Point Communtiy Programs (TPCP) has offered a path to mental health since 1976. Today we operate in over 40 programs in several Northern California counties. We have the privilege of serving over 9,000 individuals and their families and employing more than 700 members of the communities in which we provide these services. As one of the premier mental health service providers in Northern California, Turning Point is frequently asked to consult and support implementation of programs throughout the state.

We focus on assisting those individuals in our communities who are often stigmatized and marginalized through advocacy and direct service provision. In each community, in which our agency works, we are known for our dedication to doing "whatever it takes" to provide support required to assist those as they continue their recovery journey. We also understand that a diagnosis is not a destiny and that everyone has hopes and dreams and deserves respect and dignity. We emphasize the value of listening and helping people discover their own answers as we walk beside them on their journey.

Sincerest gratitude,

3440 VIKING DRIVE

Our History

Former TPCP Adminstration Office at 3440 Viking Drive in Rancho Cordova

Established in 1976 in Midtown Sacramento, Turning Point Community Programs rapidly expanded in support staff, outgrowing our original building and prompting us to relocate the administrative office. After much searching, we finally came across 3440 Viking Drive in Rancho Cordova. We found the neighborhood to be quite receptive, providing a centralized location from which to serve our rapidly-growing number of surrounding counties. Originally taking up just one small corner of the property, within a few years we occupied and owned the entire building!

Through the years, our organization has experienced both ups and downs, but Viking Drive always offered us an administrative foundation from which to pursue new opportunities and provide a safe space for our community members to come together and share in discussions regarding the ever-expanding need for mental health services.

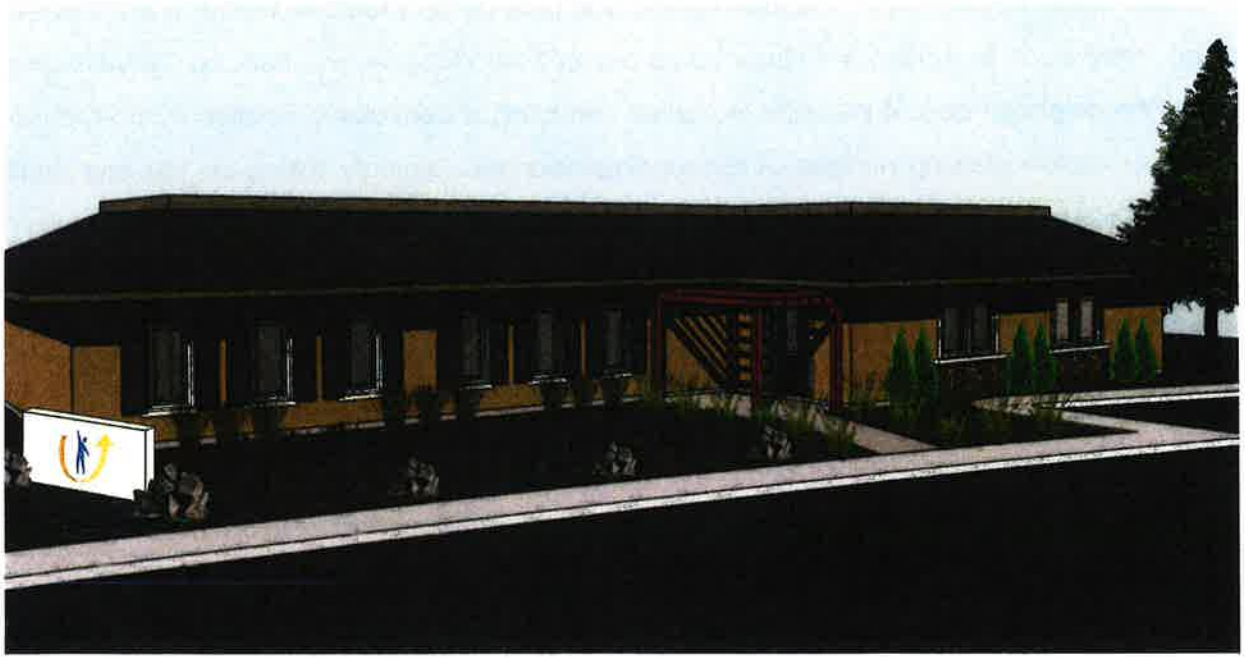
Ultimately it afforded us with the capacity to not only expand into other communities but to also add value.

Moving Forward

In early 2018, we again begun to reach maximum capacity and, after two decades, relocated to a larger space. Before our Administration Office made the official relocation, our Leadership team began to come together to intentionally decide what was to be done with the soon-vacant property. Prior to the move, Viking Drive was consistently utilized by our training department for its conference room space. Facilitating over 30 sessions annually for both community members and TPCP employees, we have many compelling professional training opportunities available on mental health and provision of services to a wide array of individuals.

However, even with our robust training opportunities, we knew there was still potential for the property's development. Located in a quiet, charming neighborhood just down the street from our Abiding Hope Respite House (opened 2012), we knew this would be the right place for our fourth Crisis Residential Program (CRP) in Sacramento County. As it is essential to helping individuals who are just like us re-engage in their community, our CRP locations exist as homes in residential neighborhoods. The environmental aspect of this program is critical to the success of their stabilization and achievement of goals that enhance their quality of life.

Sometimes all it takes is a warm and affirming welcome to show someone there is a place for them in this world.



Proposed elevation to transform the current location into a Crisis Residential Program

CRISIS RESIDENTIAL PROGRAM (CRP)

About the Program

CRP is a comprehensive, short-term residential program that provides a less restrictive alternative to hospitalization. CRP provides treatment for adults experiencing a mental health crisis who require 24-hour support in order to return to community living. The services provided are time-specific, member-focused, and strength-based. Services routinely avert the need for hospitalization through teaching clients to successfully manage their symptoms, addressing psychosocial stressors and empowering clients to become agents of change in their recovery.

Our Sacramento facility supports up to 12 adults at a time for up to 30 days, Rio Linda supports 15 adults for up to 30 days, and the Rapid-Turnaround location supports 15 adults for up to 14 days.

We provide rehabilitation services for individuals in psychatric crisis.

Housing assistance, help with coping skills

24/7 staff support, medication stabilization

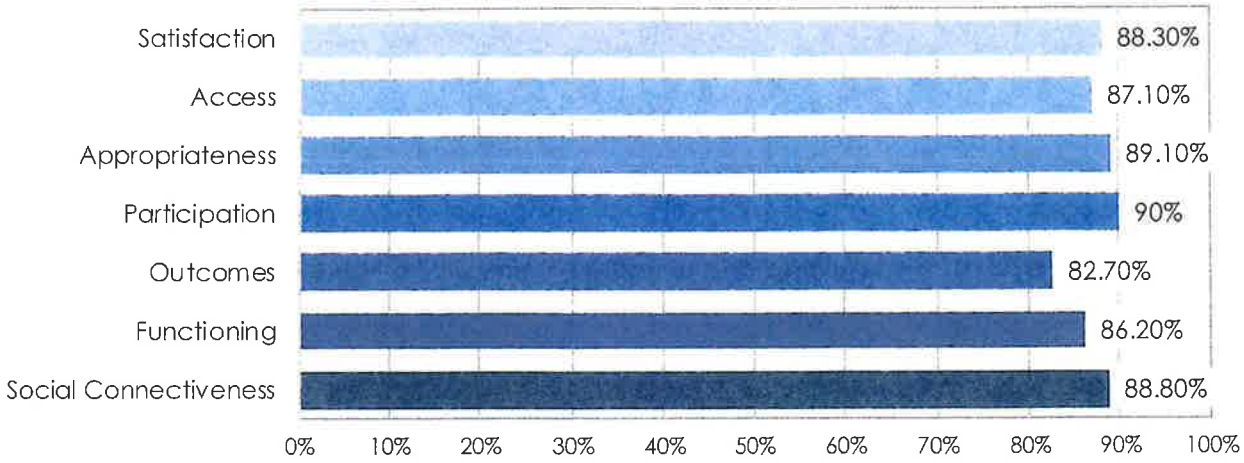
Linkages to community resources

Counseling/therapy, group activities

"I came to CRP a broken, meth-addicted, homeless, and suicidal man. With the help of all of the staff at CRP, they taught me to love and care about myself, how to keep clean, and the importance of medication management."

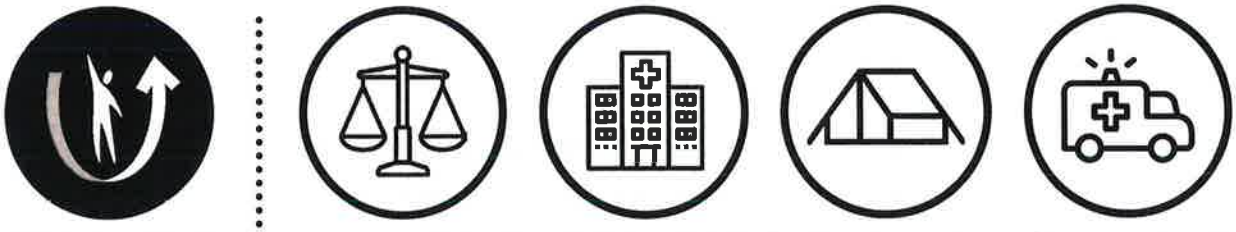
- Past resident

HOW EFFECTIVE ARE WE?



HOW MUCH DO WE SAVE?

**Cost per Client based on 2013-14 Fiscal Year data*



CRP Cost per Client
$17.13/avg. per day

Incarceration[1]
$83.53/avg.

Psychiatric Hospitalization[2]
$5,700/avg. per stay

Homelessness[3]
$253.43/avg.

Emergency Room[4,5]
$415/avg. per visit

"I had a great experience at Turning Point/CRP the staff was great, supportive, and met my needs. My peers were great as well."

"[The staff] took extra time to check in with me daily and that meant a great deal to me that they made sure I was doing alright."

- Past residents

1 United Way of Greater Los Angeles. (2009). Homeless cost study: United Way of greater Los Angeles. Los Angeles, California: United Way of Greater Los Angeles.

2 Piper, K. (2011). Hospitalizations for mental health and substance abuse disorders: Costs, length of stay, patient mix, and payor mix. Retrieved April 3, 2015, from http://www.piperreport.com/blog/2011/06/25/hospitalizations-for-mental-health-and-substance-abuse-disorders-costs-length-of-stay-patient-mix-and-payor-mix/.

3 Giovannettone, A. S. (2014). Here's a solution for homelessness that works. Retrieved April 3, 2015, from http://www.sacbee.com/opinion/op-ed/soapbox/article3421894.html.

4 Sacramento County Sheriff's Department: Main Jail Division. (2014). Tour information brochure [Brochure]. Sacramento, California: Sacramento County Sheriff's Department.

5 Leury, M. (2013, November 7). Is prison realignment working in California? Retrieved April 3, 2015, from http://www.kcra.com/news/is-prison-realignment-working-in-california/22858802.

Current Locations

CRP HENRIETTA

NEW!

Neighborhood: Meadowview
Year Opened: 2018
Features: Orchard grove, spacious backyard for therapeutic activities, large community room for residents to relax and reintegrate

CRP RIO LINDA

Neighborhood: Rio Linda
Year Opened: 2016
Features: Vegetable garden, lush backyard lawn for recreation, open and fully-stocked kitchen for skill-building support

CRP 34TH STREET

Neighborhood: Oak Park
Year Opened: 1992
Features: Wooded outdoor areas for residents to recharge in peace, and quiet, multiple decks with seating and dining tables

Testimonials

STAN

NEIGHBOR

All the neighbors here know each other and a lot of us have been here for a long time so it's very noticeable when someone moves in. At first we were questioning why someone would put this kind of business here. We were upset because we didn't know the people, we were scared for our house and the area, and we thought it would be just "crazy people" here. We thought bad people would always be coming in and out walking around the street but it's not like that at all. They have 24/7 staff and if I've ever had a problem, I just call them or walk up to the front door and they take care of it right away.

It takes time to understand what Turning Point does, but from what I've seen it's very good here and I like it. The way they renovated this house has made it look like a million bucks. They have raised the value up and now I'm trying to fix my house! It's good for the street, it's good for the neighborhood. Everybody's happy.

CORY

FORMER RESIDENT

Coming to Turning Point Community Programs was such a life-changing and honorable thing for me to be a part of. You are at the Crisis Residential Program for a brief moment in time. You're not here for the amount of time you would be at a psychiatric hospital. No one wears gowns and scrubs. It's just a home that people come to and get better.

One of the things I loved about being here was our goal-setting. Maybe my goal for the first couple of days was to get up, take my meds, and attend all the groups. But when I left, my goal was to get my Masters in Social Work, and that all happened because of me being here. You can't go into the past and change what happened, all you have to change is right now. And with the Crisis Residential Program, that is possible.

Frequently-Asked Questions

1. WHAT IS TURNING POINT'S EXPERIENCE WITH RUNNING THIS TYPE OF SERVICE?

Turning Point Community Programs (TPCP) has successfully run crisis residential services for the past 20 years. The properties are extremely well-maintained. The program is very structured requiring a lot of work from the individuals who stay there. There is no history of difficulties with other residents in the neighborhood. TPCP views these programs as a resource to the community they serve with staff seen as community members. While the programs have a lights out policy at 11PM, staff in the house remain awake and are often the first to see and report potential problems out in the communities they serve.

2. WHY WOULD A PROGRAM LIKE THIS BE PUT IN A RESIDENTIAL AREA?

It is a requirement that these programs be in residential home-like settings. This is to help people heal in natural environments rather than an institutional setting. Within a home environment, individuals can engage in day to day tasks; cleaning, cooking, self-care, etc., that may have fallen off during the time of crisis. Getting back to normal routines and activities is healing and better prepares the individual for the transition home. An additional benefit to this kind of a setting is that the community is able to see that residents receiving help are not different from anyone else in the community. Mental illness is still highly stigmatized which leads people to avoid asking for help. In reality, 1 in 4 people experience some form of mental illness in their lifetime. It is an illness like others that require treatment to heal and a natural setting is most effective for most people.

3. HOW ARE INDIVIDUALS REFERRED TO THIS PROGRAM?

Individuals identified as a good candidate for this program and who agree to be interviewed may be referred from Sacramento County Behavioral Health Services, the Mental Health Treatment Center, hospitals, or other mental health providers. Once the program receives a referral, staff members go in to the community to meet the individual for a face to face interview. During the interview the CRP staff make sure the individual can be supported at the CRP and that they are aware of the expectations of the program and are willing to do the work necessary to heal from their current crisis. No one can walk in from off the street to request services, as entry into the program is well-planned and deliberate.

4. WHAT KIND OF INDIVIDUALS ARE SERVED IN THIS FACILITY?

Individuals experiencing some form of mental health crisis that does not require psychiatric hospitalization may be served in a Crisis Residential Program (CRP), including:

- Individuals who had been in a hospital, are ready to be discharged, but may need additional support prior to returning to their home.
- Individuals who are experiencing a crisis that does not rise to the need of a Psychiatric hospitalization. The support and treatment provided at the CRP can work to intervene before a crisis is severe enough to require hospitalization.

5. DOES THIS FACILITY HAVE ANY OVERSIGHT?

The program is a licensed facility that requires a great deal of county and state oversight. Community Care Licensing is one such oversight body that holds the programs to very high standards for the qualifications of staff, the upkeep of the physical site, the types of individuals who can be served at the program and more. Additional licensing comes from the State Department of Health Care Services as well as the County Department of Health and Human Services.

6. DOES THE PROGRAM SERVE PEOPLE WHO ARE CONSIDERED DANGEROUS?

No. Individuals who present a possible harm to others or are known to be dangerous are not serviced in the CRP. Often these individuals are not prone to violence. On the contrary, they are much more likely to be the victims of violence. Clients who have anger management issues are taught ways to manage anger and symptoms of frustration, but anger management and dangerousness are evaluated separately and independently. Our job is to keep everyone in the program safe. People cannot focus on healing when they do not feel safe. Additionally, the staff at the facility want to be safe as well. They do not have access to medications used in hospital settings to chemically restrain aggressive behavior, nor do they engage in any physical restraints of anyone in the facility.

7. IS THIS A HOUSE FOR FORMER PRISONERS TO STAY IN WHEN RELEASED FROM JAIL?

No. There are no referrals accepted directly from criminal justice settings. Referrals are specific to treatment appropriate for a mental health service. Additionally, licensing requirements would not allow individuals convicted of certain crimes to be treated at a CRP. Most individuals who come to the facility already have a treatment provider with records that indicate if the individual has been convicted of a crime or not. For those not connected to another provider, if we suspect that there may be criminal justice involvement then we are able to run background checks in order to gain relevant information. Again, most individuals who utilize the CRP do not have criminal justice backgrounds. When a client is assessed for appropriateness of service, criminal justice involvement is carefully considered to ensure that program members and staff are safe.

8. I AM WORRIED THAT MY CHILDREN WOULD BE PUT AT RISK.

In our experience we have never had any clients put anyone at danger in their community, let alone children. We closely supervise all of our clients throughout their stay in our facility. Again, individuals who pose a risk to others do not qualify for the services. The individuals at the program are supervised during their stay. Those who go for a walk in the neighborhood are able to do so, accompanied by a staff member, because we have gotten to know them, assessed any risk factors, and are confident that they do not pose a risk to anyone. We aim to work with the community on the best ways to operate in a way that will strengthen the wellbeing of all.

For more information about the program, please visit www.TPCP.org/Programs/Crisis-Res.

NEIGHBORHOOD MEETING REPORT

The purpose of the neighborhood meeting is to educate neighbors about the proposed development and application, to receive neighborhood comment, and to address concerns about the development proposal. At least one neighborhood meeting should be scheduled and held by the applicant or applicant's agent.

The neighborhood meeting should comply with the following procedures:

- The neighborhood meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application.
- The applicant should provide notification of the neighborhood meeting a minimum of ten 10 calendar days in advance of the meeting by mail, to all landowners within 500 feet of the land subject to the application, to any neighborhood association that represents citizens within that area and to the City of Rancho Cordova Community Development Department.
- At the neighborhood meeting, the applicant should explain the development proposal and application, answer any questions, respond to concerns neighbors have about the application and propose resolutions to these concerns.

Date of Mailing: FEBRUARY 12, 2020 Other Methods of Contact: 1) IT TAKES A LINCOLN VILLAGE ASSOCIATION + COLLEAGUES 2) NEXT DOOR WEBSITE 3) DOOR TO DOOR @ APARTMENTS

I hereby attest that letters were mailed to the Certified List of Property Owners:

Printed Name: VIVIAN TAYLOR Signature: Vivian Taylor

Date of Meeting: FEBRUARY 24, 2020 Time of Meeting: 6:30 to 8:00 PM

Location of Meeting: 3480 ROUTIER ROAD SACRAMENTO, CA 95827

Summary of issues:

INTRODUCTIONS:

VIDEO OF EXISTING CRP

SACRAMENTO COUNTY REPRESENTATIVES

PROCESS OF INTAKE

EXISTING RESIDENTS DESCRIBE DAILY SCHEDULES

QUESTIONS:

WHEN WILL FACILITY OPEN

HOW ARE RESIDENTS REFERRED

HOW DO RESIDENTS ENGAGE IN COMMUNITY

HOW CAN COMMUNITY HELP

WHAT TYPE OF SECURITY AT SITE

WHY TPCP SELECTED

WHAT DOES FACILITY LOOK LIKE

Description of changes made by applicant as a result of the neighborhood meeting:

TPCP HAS OFFERED ADDITIONAL TOURS FOR INTERESTED COMMUNITY CITIZENS

PROMISES TO CONTINUALLY ENGAGE COMMUNITY IN DIALOG

TPCP WILL CONTINUE TO PARTNER WITH LOCAL ORGANIZATION "IT TAKES A LINCOLN VILLAGE"

THE ABOVE QUESTIONS WERE ADDRESSED IN THE MEETING WITHOUT A REQUEST FOR A FOLLOW UP.

TPCP HAS MINUTES FROM THE MEETING.

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

Subscribed and sworn to (or affirmed) before me on this 25 day of February, 20 20 by Stuart Marshall,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (Seal)

SOLOMON ERICSON SCOTT
COMM. # 2299404
NOTARY PUBLIC • CALIFORNIA
SACRAMENTO COUNTY
Comm. Exp. JULY 29, 2023

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Neighborhood Meeting Report
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages ____ Document Date 2/25/2020

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

www.NotaryClasses.com 800-873-9865

Date of Meeting: February 24, 2020 6:30 PM Neil Orchard Senior Activities Center

ATTACHMENT 4

	NAME PLEASE PRINT	ADDRESS PLEASE PRINT
1	Zaccheaus Nolan	505 M St Rio Linda CA 9582
2	TWYLA WATKINS	M STREET Rio Linda SITE PO BOX 2217 Sacramento CA 95
3	Becky Gunvordahl	10029 Bexley Dr. Sac 95827
4	Ryan Quist	7001 E Parkway
5	June Coules	City staff. City Hall
6	Khristy Banathy	34th St. Site.
7	Jacquie Koenig	9971 Vanguard Dr. Sac, Ca
8	Janine Anderson	9975 Vanguard Dr Sac CA
9	Russ Duchaine	0729 Prospect Park Dr R.C.
10	Linae Peters	9729 Red Cedar Cir Sac 95827
11	Haley Parker	Rio Linda site
12	Lilian Scruggs	3439 Viking Dr
13	Robert Gmelin	7727 Greensboro
14	Elizabeth Watts	2950 Bovtier rd.
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I, _____, certify that this is the original roster of attendees for the neighborhood meeting subject to this application.

Date: _____ By: _____

Date of Meeting: February 24, 2020 6:30 PM Neil Orchard Senior Activities Center

ATTACHMENT 4

	NAME PLEASE PRINT	ADDRESS PLEASE PRINT
1	DARCY GAUCHER	2729 Prospect Park
2	FAYZAH MUGHAL	9761 WOODHOLLOW WAY
3	Monica Milton	3437 Viking Dr.
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I, _____, certify that this is the original roster of attendees for the neighborhood meeting subject to this application.

Date: _____ By: _____

Date of Meeting: February 24, 2020 6:30 PM Neil Orchard Senior Activities Center

ATTACHMENT 4

	NAME PLEASE PRINT	ADDRESS PLEASE PRINT
1	Sue Garcia	3605 Scorpio Dr. 95827
2	Rob Kesselring	7001 A E. Parkway Sacramento 95828
3	Kelli Weaver	7001 East Parkway Sac
4	Especial Sarpy	9825 Lincoln Village Drive, Sacramento, 958
5	Helen Byrd	7001 East Parkway Sacramento 95826
6	Rafael Rivera	9834 LINCOLN VILLAGE DR APT 93 Sac
7	Sophia Basquez	9838 LINCOLN Village 958
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I, _____, certify that this is the original roster of attendees for the neighborhood meeting subject to this application.

Date: _____ By: _____

ATTACHMENT 5

068-0160-091
TURNING POINT COMMUNITY
PROGRAMS
3400 VIKING DR
SACRAMENTO CA 95827

068-0160-091
OCCUPANT
3440 VIKING DR STE 100
SACRAMENTO CA 95827

068-0160-091
OCCUPANT
3440 VIKING DR STE 105
SACRAMENTO CA 95827

068-0160-091
OCCUPANT
3440 VIKING DR STE 106
SACRAMENTO CA 95827

068-0160-091
OCCUPANT
3440 VIKING DR STE 125
SACRAMENTO CA 95827

068-0160-091
OCCUPANT
3440 VIKING DR STE 114
SACRAMENTO CA 95827

068-0160-091
OCCUPANT
3440 VIKING DR STE 104A
SACRAMENTO CA 95827

068-0050-005
ETHAN CONRAD
1300 NATIONAL DR #100
SACRAMENTO CA 95834

068-0050-005
OCCUPANT
9738 LINCOLN VILLAGE DR STE 150
SACRAMENTO CA 95827

068-0050-005
OCCUPANT
9738 LINCOLN VILLAGE DR STE 130
SACRAMENTO CA 95827

068-0050-005
OCCUPANT
9738 LINCOLN VILLAGE DR STE 100
SACRAMENTO CA 95827

068-0050-005
OCCUPANT
9738 LINCOLN VILLAGE DR STE 120
SACRAMENTO CA 95827

068-0060-002
STENBERG FAMILY 2005 TRUST
4691 CHILENO VALLEY RD
PETALUMA CA 94952

068-0060-002
RESIDENT
9830 LINCOLN VILLAGE DR APT 1
SACRAMENTO CA 95827

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9830 LINCOLN VILLAGE DR APT 2
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ATTACHMENT 5

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RESIDENT
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RESIDENT
9830 LINCOLN VILLAGE DR APT 51
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068-0060-011
CASCADES AT SACRAMENTO LP
23622 CALABASAS RD #200
CALABASAS CA 91302

068-0060-011
RESIDENT
9838 LINCOLN VILLAGE DR APT 1
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ATTACHMENT 5

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ATTACHMENT 5

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068-0060-011
RESIDENT
9838 LINCOLN VILLAGE DR APT 104
SACRAMENTO CA 95827

068-0060-011
RESIDENT
9838 LINCOLN VILLAGE DR APT 105
SACRAMENTO CA 95827

068-0060-011
RESIDENT
9838 LINCOLN VILLAGE DR APT 106
SACRAMENTO CA 95827

068-0060-011
RESIDENT
9838 LINCOLN VILLAGE DR APT 107
SACRAMENTO CA 95827

068-0060-011
RESIDENT
9838 LINCOLN VILLAGE DR APT 108
SACRAMENTO CA 95827

068-0060-011
RESIDENT
9838 LINCOLN VILLAGE DR APT 109
SACRAMENTO CA 95827

068-0060-011
RESIDENT
9838 LINCOLN VILLAGE DR APT 110
SACRAMENTO CA 95827

068-0060-011
RESIDENT
9838 LINCOLN VILLAGE DR APT 111
SACRAMENTO CA 95827

068-0060-011
RESIDENT
9838 LINCOLN VILLAGE DR APT 112
SACRAMENTO CA 95827

068-0060-011
OCCUPANT
9838 LINCOLN VILLAGE DR OFC
SACRAMENTO CA 95827

068-0141-003
NORTHERN CALIF CONF ASSOC SEVENTH DAY ADVENTISTS
PO BOX 619015
ROSEVILLE CA 95661

068-0141-003
OCCUPANT
3405 VIKING DR
SACRAMENTO CA 95827

ATTACHMENT 5

068-0142-004
ARROYO FAMILY TRUST
10380 MARANATHA PL
GRASS VALLEY CA 95949

068-0142-004
RESIDENT
9823 LIBRA AVE
SACRAMENTO CA 95827

068-0142-004
RESIDENT
9827 LIBRA AVE
SACRAMENTO CA 95827

068-0142-005
OUR FAMILY TRUST
PO BOX 601033
SACRAMENTO CA 95860

068-0142-005
RESIDENT
9815 LIBRA AVE
SACRAMENTO CA 95827

068-0142-005
RESIDENT
9819 LIBRA AVE
SACRAMENTO CA 95827

068-0142-006
BETRIZ P ROSADO
PLAZA SIERRA DE CAUREL, 2,
28031 MADRID, SPAIN

068-0142-006
BETRIZ P ROSADO
9807 LIBRA AVE
SACRAMENTO CA 95827

068-0142-006
RESIDENT
9807 LIBRA AVE
SACRAMENTO CA 95827

068-0142-006
RESIDENT
9811 LIBRA AVE
SACRAMENTO CA 95827

068-0142-007,009,010
CONNIE L BELLOS TRUST
8845 BOREAL WAY
ELK GROVE CA 95758

068-0142-007
RESIDENT
9801 LIBRA AVE
SACRAMENTO CA 95827

068-0142-007
RESIDENT
9805 LIBRA AVE
SACRAMENTO CA 95827

068-0142-009
RESIDENT
9806 LIBRA AVE
SACRAMENTO CA 95827

068-0142-009
RESIDENT
9810 LIBRA AVE
SACRAMENTO CA 95827

068-0142-010
RESIDENT
9814 LIBRA AVE
SACRAMENTO CA 95827

068-0142-010
RESIDENT
9818 LIBRA AVE
SACRAMENTO CA 95827

068-0142-008
G PLUS K X 3 PROPERTIES LLC
6815 SHEARWATER DR
SAN JOSE CA 95120

068-0142-008
RESIDENT
9800 LIBRA AVE
SACRAMENTO CA 95827

068-0142-008
RESIDENT
9804 LIBRA AVE
SACRAMENTO CA 95827

068-0142-018
YANG & LIAO FAMILY TRUST
PO BOX 6044
MORAGA CA 94570

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 1
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 2
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 3
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 4
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 5
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 6
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 7
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 8
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 9
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 10
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 11
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 12
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 14
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 15
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 16
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 17
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 18
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 19
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 20
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 21
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 22
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 23
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 24
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 25
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 26
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 27
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 28
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 29
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 30
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 31
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 32
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 33
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 34
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 35
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 36
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 37
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 38
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 39
SACRAMENTO CA 95827

068-0142-018
RESIDENT
9825 LINCOLN VILLAGE DR APT 40
SACRAMENTO CA 95827

ATTACHMENT 5

068-0142-020
STEPAN/ZOYA KUCHIK
9740 MARS WAY
SACRAMENTO CA 95827

068-0142-021
RESIDENT
9744 MARS WAY
SACRAMENTO CA 95827

068-0142-022
RESIDENT
9800 MARS WAY
SACRAMENTO CA 95827

068-0142-023
RESIDENT
9810 MARS WAY
SACRAMENTO CA 95827

068-0142-046
RESIDENT
9734 MARS WAY
SACRAMENTO CA 95827

068-0142-030
RESIDENT
9833 LINCOLN VILLAGE DR
SACRAMENTO CA 95827

068-0142-031
RESIDENT
9837 LINCOLN VILLAGE DR
SACRAMENTO CA 95827

068-0142-041,043
BARRY D BREWER 2007 TRUST
7911 EL VERANO AVE
ELVERTA CA 95626

068-0142-042
RESIDENT
3435 VIKING DR
SACRAMENTO CA 95827

068-0142-044
LAYOSA MAVRIKI TRUST
PO BOX 390604
MOUNTAIN VIEW CA 94039

068-0142-020
RESIDENT
9736 MARS WAY
SACRAMENTO CA 95827

068-0142-021
RESIDENT
9748 MARS WAY
SACRAMENTO CA 95827

068-0142-022
RESIDENT
9806 MARS WAY
SACRAMENTO CA 95827

068-0142-023
RESIDENT
9816 MARS WAY
SACRAMENTO CA 95827

068-0142-030
GOLPALA VIJAY /SHRI
SAKUNTALAKUMARAN
9114 ALESIA CT
SACRAMENTO CA 95829

068-0142-031
RC CONSULTING
2701 DEL PASO RD # 130332
SACRAMENTO CA 95835

068-0142-041
RESIDENT
3437 VIKING DR
SACRAMENTO CA 95827

068-0142-042
BANKS RESIDENTIAL REAL ESTATE LLC
PO BOX 736
BELMONT CA 94002

068-0142-043
RESIDENT
3429 VIKING DR
SACRAMENTO CA 95827

068-0142-044
RESIDENT
3425 VIKING DR
SACRAMENTO CA 95827

068-0142-021
NGUYEN FAMILY TRUST
809 CRISTINA CT
FOLSOM CA 95630

068-0142-022
OLEKSANDR GAPONOV/KHATIDZE
IVANCHENKO
775 SOTANO DR
SACRAMENTO CA 95833

068-0142-023,046
WILLIAM /AGNES FRANZWA
21 CYPRESS POINT CT
ALAMO CA 94507

068-0142-046
RESIDENT
9732 MARS WAY
SACRAMENTO CA 95827

068-0142-030
RESIDENT
9831 LINCOLN VILLAGE DR
SACRAMENTO CA 95827

068-0142-031
RESIDENT
9835 LINCOLN VILLAGE DR
SACRAMENTO CA 95827

068-0142-041
RESIDENT
3439 VIKING DR
SACRAMENTO CA 95827

068-0142-042
RESIDENT
3433 VIKING DR
SACRAMENTO CA 95827

068-0142-043
RESIDENT
3431 VIKING DR
SACRAMENTO CA 95827

068-0142-044
RESIDENT
3427 VIKING DR
SACRAMENTO CA 95827

ATTACHMENT 5

068-0142-045
JEAN /VIRGIL L WEATHERFORD
3122 TENWOODS CT
SACRAMENTO CA 95827

068-0143-001
MUNAR FAMILY TRUST
8938 BLAKEMORE CT
ELK GROVE CA 95624

068-0143-002
RESIDENT
9797 UTICA CT
SACRAMENTO CA 95827

068-0143-003
RESIDENT
9793 UTICA CT
SACRAMENTO CA 95827

068-0143-004
RESIDENT
9790 UTICA CT
SACRAMENTO CA 95827

068-0143-005
RESIDENT
9792 UTICA CT
SACRAMENTO CA 95827

068-0143-006
RESIDENT
3414 VIKING DR
SACRAMENTO CA 95827

068-0143-007
RESIDENT
3418 VIKING DR
SACRAMENTO CA 95827

068-0143-009
PAVEL /MARIA VARLAMOV
3405 EGMONT WAY
SACRAMENTO CA 95827

068-0143-010
RESIDENT
3401 EGMONT WAY
SACRAMENTO CA 95827

068-0142-045
RESIDENT
9728 MARS WAY
SACRAMENTO CA 95827

068-0143-001
RESIDENT
3400 VIKING DR
SACRAMENTO CA 95827

068-0143-002
RESIDENT
9799 UTICA CT
SACRAMENTO CA 95827

068-0143-003
RESIDENT
9795 UTICA CT
SACRAMENTO CA 95827

068-0143-004
RESIDENT
9788 UTICA CT
SACRAMENTO CA 95827

068-0143-005
RESIDENT
9794 UTICA CT
SACRAMENTO CA 95827

068-0143-007
ANNUR INCORPORATED SACRAMENTO &
CA MASJID
PO BOX 245082
SACRAMENTO CA 95824

068-0143-008
FRANKLIN L CAI
3417 EGMONT WAY
SACRAMENTO CA 95827

068-0143-009
RESIDENT
3407 EGMONT WAY
SACRAMENTO CA 95827

068-0143-010
RESIDENT
3403 EGMONT WAY
SACRAMENTO CA 95827

068-0142-045
RESIDENT
9730 MARS WAY
SACRAMENTO CA 95827

068-0143-002
ANAS SALIM
9797 UTICA CT
SACRAMENTO CA 95827

068-0143-003
ALI GOLPAYEGANI
117 CRESTVIEW DR
ORINDA CA 94563

068-0143-004
MARIO A CARRASCO
8701 MERRIBROOK DR
SACRAMENTO CA 95826

068-0143-005
DALLESKE FAMILY TRUST
9825 SILVERGATE LN
ELK GROVE CA 95624

068-0143-006
PLAZA LEE INC
3412 VIKING DR
SACRAMENTO CA 95827

068-0143-007
RESIDENT
3416 VIKING DR
SACRAMENTO CA 95827

068-0143-008
RESIDENT
3419 EGMONT WAY
SACRAMENTO CA 95827

068-0143-010/0144-004
LEONID BLYUKHER/NATALIA B SOBOLEVA
2816 EASTON DR
BURLINGAME CA 94010

068-0144-004
RESIDENT
3400 EGMONT WAY
SACRAMENTO CA 95827

ATTACHMENT 5

068-0144-004
RESIDENT
3402 EGMONT WAY
SACRAMENTO CA 95827

068-0143-011
RESIDENT
3399 EGMONT WAY
SACRAMENTO CA 95827

068-0143-012
RESIDENT
3395 EGMONT WAY
SACRAMENTO CA 95827

068-0143-013
RESIDENT
3391 EGMONT WAY
SACRAMENTO CA 95827

068-0144-001
RESIDENT
3390 EGMONT WAY
SACRAMENTO CA 95827

068-0144-003
SERGHEI /IVAN GRAMA
2201 17TH ST #4
SAN FRANCISCO CA 94103

068-0144-005
PRESTON POWELL/AMERICAN PURCHASE LLC
96 S 17TH ST
SAN JOSE CA 95112

068-0144-006
KRYSTLE /SCOTT MCCONNEL
8146 GREENBACK LN # 102
FAIR OAKS CA 95628

068-0144-007
DONALD K KONG
PO BOX 277902
SACRAMENTO CA 95827

068-0144-008
RUSSELL/ANNITA M WHITE
9660 MARTINGALE CT
WILTON CA 95693

068-0143-011
ZHEN R ZHANG
3030 COWELL BLVD # 221
DAVIS CA 95618

068-0143-012
ELIAS /ANGELINA QUEZADA
4322 CASTLETON CIR
MATHER CA 95655

068-0143-013
HEINSENBERG INV LLC
1110 FRANKLIN ST #1
OAKLAND CA 94607

068-0144-001
IRINA /AUDREY ZHDANOV
8089 ALDER CREST CT
SACRAMENTO CA 95828

068-0144-002
VIVEK VIJAYKUMAR /VAIDEHI SAPRE
3392 EGMONT WAY
SACRAMENTO CA 95827

068-0144-003
RESIDENT
3396 EGMONT WAY
SACRAMENTO CA 95827

068-0144-005
RESIDENT
3404 EGMONT WAY
SACRAMENTO CA 95827

068-0144-006
RESIDENT
3408 EGMONT WAY
SACRAMENTO CA 95827

068-0144-007
RESIDENT
3412 EGMONT WAY
SACRAMENTO CA 95827

068-0144-008
RESIDENT
3416 EGMONT WAY
SACRAMENTO CA 95827

068-0143-011
RESIDENT
3397 EGMONT WAY
SACRAMENTO CA 95827

068-0143-012
RESIDENT
3393 EGMONT WAY
SACRAMENTO CA 95827

068-0143-013
RESIDENT
3389 EGMONT WAY
SACRAMENTO CA 95827

068-0144-001
RESIDENT
3388 EGMONT WAY
SACRAMENTO CA 95827

068-0144-002
RESIDENT
3394 EGMONT WAY
SACRAMENTO CA 95827

068-0144-003
RESIDENT
3398 EGMONT WAY
SACRAMENTO CA 95827

068-0144-005
RESIDENT
3406 EGMONT WAY
SACRAMENTO CA 95827

068-0144-006
RESIDENT
3410 EGMONT WAY
SACRAMENTO CA 95827

068-0144-007
RESIDENT
3414 EGMONT WAY
SACRAMENTO CA 95827

068-0144-008
RESIDENT
3418 EGMONT WAY
SACRAMENTO CA 95827

ATTACHMENT 5

068-0144-009
CARLOS R /YANIRA L AMAYA
36633 JENNIFER ST
NEWARK CA 94560

068-0144-009
RESIDENT
3424 VIKING DR
SACRAMENTO CA 95827

068-0144-009
RESIDENT
3426 VIKING DR
SACRAMENTO CA 95827

068-0160-009
LINCOLN VILLAGE CENTER LLC
3105 OCTAVE AVE
ROSEVILLE CA 95747

068-0160-009
OCCUPANT
9777 LINCOLN VILLAGE DR
SACRAMENTO CA 95827

068-0160-009
OCCUPANT
9783 LINCOLN VILLAGE DR
SACRAMENTO CA 95827

068-0160-009
OCCUPANT
9785 LINCOLN VILLAGE DR
SACRAMENTO CA 95827

068-0160-068
EZRA HOLDING LLC
1420 E ROSEVILLE PKWY # 140
ROSEVILLE CA 95661

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 202
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 100
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 102
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 110
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 203
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 300
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 600
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 406
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 303
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 500
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 502
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 650
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 501
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 503
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 609
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 605
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 505
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 409
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 403
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 407
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 401
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 205
SACRAMENTO CA 95827

ATTACHMENT 5

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 107
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 105
SACRAMENTO CA 95827

068-0160-068
OCCUPANT
9719 LINCOLN VILLAGE DR STE 201
SACRAMENTO CA 95827

068-0160-069
HEALTH & LIFE ORGANIZATION INC
7275 E SOUTHGATE DR #204
SACRAMENTO CA 95823

068-0160-069
OCCUPANT
3020 EXPLORER DR STE 3
SACRAMENTO CA 95827

068-0160-069
OCCUPANT
3020 EXPLORER DR STE 7
SACRAMENTO CA 95827

068-0160-069
OCCUPANT
3020 EXPLORER DR STE 5
SACRAMENTO CA 95827

068-0160-069
OCCUPANT
3020 EXPLORER DR STE 10
SACRAMENTO CA 95827

068-0160-069
OCCUPANT
3030 EXPLORER DR STE 5
SACRAMENTO CA 95827

068-0160-069
OCCUPANT
3040 EXPLORER DR STE 2
SACRAMENTO CA 95827

068-0160-069
OCCUPANT
3040 EXPLORER DR STE 6
SACRAMENTO CA 95827

068-0160-069
OCCUPANT
3040 EXPLORER DR STE 1
SACRAMENTO CA 95827

068-0160-069
OCCUPANT
3040 EXPLORER DR STE 10
SACRAMENTO CA 95827

068-0160-069
OCCUPANT
3040 EXPLORER DR STE 9
SACRAMENTO CA 95827

068-0160-069
OCCUPANT
3040 EXPLORER DR STE 7
SACRAMENTO CA 95827

068-0160-070
JAGAMO 3 LLC
3661 SUDBURY CT
CAMERON PARK CA 95682

068-0160-070
OCCUPANT
9755 LINCOLN VILLAGE DR
SACRAMENTO CA 95827

068-0160-092
EDDY HANNA & DIANA HANNA
REVOCABLE TRUST
PO BOX 641
FOLSOM CA 95763

068-0160-092
OCCUPANT
9791 LINCOLN VILLAGE DR STE D
SACRAMENTO CA 95827

068-0160-092
OCCUPANT
9791 LINCOLN VILLAGE DR STE E
SACRAMENTO CA 95827

068-0160-092
OCCUPANT
9791 LINCOLN VILLAGE DR STE I
SACRAMENTO CA 95827

068-0160-092
OCCUPANT
9791 LINCOLN VILLAGE DR STE B
SACRAMENTO CA 95827

068-0160-092
OCCUPANT
9791 LINCOLN VILLAGE DR STE F
SACRAMENTO CA 95827

068-0160-092
OCCUPANT
9791 LINCOLN VILLAGE DR STE C
SACRAMENTO CA 95827

068-0160-092
OCCUPANT
9791 LINCOLN VILLAGE DR STE A
SACRAMENTO CA 95827

068-0432-001
JEROLD /RACHEL MCFATTER
9784 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0432-002
JOANNE POPE
9788 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0432-003
CALIFORNIA FAMILY HOME BUYERS LLC
8220 BELVEDERE AVE # B
SACRAMENTO CA 95826

068-0432-003
RESIDENT
9792 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0432-004
STEVEN A GIGUERE
9796 WOODHOLLOW WAY
SACRAMENTO CA 95827

ATTACHMENT 5

068-0514-001
GERALD PIERSON
4460 WINDING WAY
SACRAMENTO CA 95841

068-0514-001
RESIDENT
9776 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0514-002
AMBER WEBER
9770 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0515-001
SHANTAL MAYO
12055 ERATO CIR
RANCHO CORDOVA CA 95742

068-0515-001
RESIDENT
9760 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0515-002
RODRIGUEZ JUAN CARLOS AGUILAR
9756 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0515-003
LAURA A HENRY
910 FLORIN RD # 100
SACRAMENTO CA 95831

068-0515-003
RESIDENT
9752 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0515-004
FATIMA OKARO
9748 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0515-005
TIFFANY C FOISY
9742 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0515-006
CONNIE K GREKOFF
9738 WOODHOLLOW WAY
SACRAMENTO CA 95827

068-0515-007
JOHN A STANKOSKY REVOCABLE TRUST
9734 WOODHOLLOW WAY
SACRAMENTO CA 95827

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
5735 47TH AVE (SCHOOL MAILBOX 806)
SACRAMENTO CA 95824

CA AMERICAN WATER COMPANY
4701 BELOIT DR
SACRAMENTO CA 95838

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

MEMORANDUM

DATE: April 20, 2020

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Will Kempton
Sacramento Transportation Authority Executive Director

SUBJECT: **TRANSPORTATION EXPENDITURE PLAN FOR THE PROPOSED 2020 TRANSPORTATION HALF-CENT SALES TAX BALLOT MEASURE.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the resolution will approve the Transportation Expenditure Plan for the proposed 2020 transportation half-cent sales tax ballot measure. If the Transportation Expenditure Plan is approved by the County of Sacramento Board of Supervisors and the city councils representing both a majority of the cities in the county and a majority of the population residing in the incorporated areas of the county, then the Sacramento Transportation Authority (STA) Board may adopt the sales tax ordinance and Expenditure Plan. If adopted by the STA Board, and subsequently placed on the ballot by the County of Sacramento Board of Supervisors, the sales tax ordinance would also need to be approved by a two-thirds vote of the electorate in the November 2020 General Election.

BACKGROUND

The Sacramento Transportation Authority (STA) administers the countywide self-help transportation funds approved by voters. These revenues are allocated for transportation/transit capital improvements and ongoing roadway, traffic, and transit maintenance and operational programs. On May 14, 2020, STA is scheduled to consider the adoption of an ordinance that will impose an additional countywide 40-year half-cent sales tax for “fix-it-first” priority infrastructure repairs, transportation/transit capital improvements and ongoing roadway, traffic, and transit maintenance and operational programs.

As part of the sales tax ordinance, the STA Board must also adopt a Transportation Expenditure Plan that governs the expenditure of revenues from the sales tax. The Expenditure Plan establishes revenue allocation percentages, expenditure categories and capital projects that will receive funding from the sales tax measure. For the past year, the STA worked with a

Professional Advisory Group comprised of staff members from interested stakeholders from across the county, including staff from the County and Cities. The STA Board tentatively adopted the Transportation Expenditure Plan on March 18, 2020.

State law requires that, before the STA Board may adopt the sales tax ordinance and Transportation Expenditure Plan, the Expenditure Plan must first be approved by "the board of supervisors· and the city councils representing both a majority of the cities in the county and a majority of the population residing in the incorporated areas of the county." (Cal. Public Utilities Code § 180206).

If STA obtains the required approvals of the Expenditure Plan, it will consider final adoption of the sales tax ordinance and Expenditure Plan on May 14, 2020 and forward the Measure to the Board of Supervisors for placement on the November ballot. If placed on the ballot by the County of Sacramento Board of Supervisors, the sales tax ordinance would need to be approved by a two-thirds vote of the electorate in the November 2020 General Election.

The County and cities must either approve or deny the Expenditure Plan as tentatively adopted by the STA Board, and may not enact revisions or propose changes to the content of the attached Transportation Expenditure Plan.

FISCAL IMPACT AND FUNDING SOURCE

The proposed sales tax measure, if approved by voters, is anticipated to generate an estimated $8.4 billion in funding for the Sacramento County region, including incorporated cities, over 40 years for transportation maintenance, operations and capital improvement projects. Of that total amount, an estimated $235 million would be allocated directly to the City of Rancho Cordova over 40 years.

ATTACHMENT(S)

1. Resolution
2. Proposed Sales Tax Presentation
3. Proposed Transportation Expenditure Plan
4. Proposed Expenditure Plan Benefits

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE TRANSPORTATION EXPENDITURE PLAN FOR THE PROPOSED 2020 TRANSPORTATION HALF-CENT SALES TAX BALLOT MEASURE

WHEREAS, the Sacramento Transportation Authority (STA) administers the countywide self-help transportation funds approved by voters and these revenues are allocated for transportation/transit capital improvements and ongoing roadway, traffic, and transit maintenance and operational programs; and

WHEREAS, on May 14, 2020, STA will consider the adoption of an ordinance that will impose an additional countywide 40-year half-cent sales tax for “fix-it-first" priority infrastructure repairs, transportation/transit capital improvements and ongoing roadway, traffic, and transit maintenance and operational programs. And if adopted by the STA Board, the sales tax ordinance would also need to be approved by a two-thirds vote of the electorate in the November 2020 General Election; and

WHEREAS, as part of the sales tax ordinance, STA must also adopt a Transportation Expenditure Plan (Expenditure Plan) that governs the expenditure of revenues from the sales tax. The Expenditure Plan establishes revenue allocation percentages, expenditure categories and capital projects that will receive funding from the sales tax measure. The Expenditure Plan was tentatively adopted by the STA on March 18, 2020; and

WHEREAS, state law requires that, before the STA Board may adopt the sales tax ordinance and Expenditure Plan, the Expenditure Plan must first be approved by "the board of supervisors and the city councils representing both a majority of the cities in the county and a majority of the population residing in the incorporated areas of the county." (Cal. Public Utilities Code, § 180206.); and

WHEREAS, for the past year, the STA worked with a Professional Advisory Group comprised of staff members from interested stakeholders from across the County, including staff from the Department of Transportation and Public Works Departments; and

WHEREAS, once STA obtains the required approvals of the Expenditure Plan, it will consider final adoption of the sales tax ordinance and Expenditure Plan and forward the Measure to the Board of Supervisors for placement on the November 2020 ballot; and

WHEREAS, the proposed sales tax measure, if approved by voters, is anticipated to generate an estimated $8.4 billion in funding for the Sacramento County region, including incorporated cities, over 40 years for transportation maintenance, operations and capital improvement projects. Of that total amount, an estimated $235 million would be allocated directly to the City of Rancho Cordova over 40 years.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA hereby approves the Transportation Expenditure Plan for the

proposed 2020 transportation half-cent sales tax ballot measure, in the form hereto attached (Attachment 2), as tentatively adopted by the STA.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of April 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

_____
David M. Sander, Mayor

_____
Stacy Leitner, CMC
City Clerk

STA Sacramento Transportation Authority

City of Rancho Cordova

Building the Plan

- Conducted more than a year of Outreach efforts
- Met with over 150 organizations and individuals
- Conducted a Public Opinion Survey of 1,500 Sacramentans
- Held regular meetings with Professional Advisory Group (public works directors and other senior staff from the county's eight cities and local and regional agencies)
- Held detailed meetings with an Ad Hoc Committee of the STA Board
- Conducted five public STA Board meetings

STA Sacramento Transportation Authority

The Process

- The law requires support of a majority of the city councils representing a majority of the county's incorporated population, and the Board of Supervisors.
- The STA's Board of Directors has voted to present this Expenditure Plan for approval by the local jurisdictions in Sacramento County.
- After consideration of the local jurisdictions, the STA Board of Directors must adopt an implementing ordinance by a two-thirds vote.
- The Sacramento County Board of Supervisors by majority vote places Measure A on the ballot.
- The measure must be approved by at least 66 2/3 percent of the electorate to be enacted into law.

STA Sacramento Transportation Authority

Overview of the Sacramento County Measure A Transportation Sales Tax Expenditure Plan

- Approximately $8.4 billion over 40 years
- 10 Categories

Local Streets and Roads	47.95%	$3,876,000,000
SacRT Maintenance, Operations and Transformative System Improvements	21.90%	$1,770,000,000
Congestion Relief Improvements	24.86%	$2,010,000,000
Senior and Disabled Transportation Services	3.09%	$ 250,000,000
Air Quality	2.20%	$ 177,500,000
Regional Mobility Center	Off the Top	$ 20,000,000
American River Parkway	Off the Top	$ 63,000,000
Transportation Management Agencies	Off the Top	$ 8,000,000
Rail Operations	Off the Top	$ 120,000,000
Administration	Off the Top	$ 83,780,000
Total Roads	**60.13%**	**$4,826,000,000**
Total Rail and Transit	**39.87%**	**$3,200,000,000**

STA Sacramento Transportation Authority

Estimated Benefits to City of Rancho Cordova

Local Streets and Roads		
Local Street/Road Repair and Transformational System Improvements	$	161,710,000
Local Projects of Regional Significance	$	73,500,000
SacRT Maintenance and Operations	$	94,000,000
Congestion Relief Improvements		
Transit and Rail Congestion Improvement Projects	$	138,460,000
Highway Congestion Improvement Projects	$	95,150,000
Senior and Disabled Transit	$	13,000,000
Air Quality	$	9,000,000
Regional Mobility Center		
Rail Operations	$	17,140,000
American River Parkway	$	21,000,000
Transportation Management Agencies	$	1,140,000
Administration	$	4,190,000
Total	**$**	**628,000,000**

STA Sacramento Transportation Authority

Local Projects and Programs

- “Fix It First” Street Maintenance and Rehabilitation
- Construct US-50 at Rancho Cordova Parkway Interchange, including the Interchange at US-50 to White Rock Road*
- Widen White Rock Road (Sunrise Blvd – Grant Line Road)
- Widen Douglas Road (Sunrise Blvd – Western City Limit with Bridge over Folsom South Canal)
- Sunrise Blvd Complete Streets Improvements (Folsom Blvd – Jackson Highway)
- Mather Field Road Complete Streets
- Coloma Road Complete Streets
- Zinfandel Bicycle and Pedestrian US-50 Overcrossing
- Bicycle Master Plan Implementation
- Pedestrian Master Plan Implementation
- Americans with Disabilities Act Transition Plan Implementation
- American River Parkway
- Support of a Local Transportation Management Agency

STA Sacramento Transportation Authority

WE REQUEST YOUR SUPPORT FOR THE RESOLUTION TO APPROVE THE TRANSPORTATION EXPENDITURE PLAN FOR THE PROPOSED 2020 TRANSPORTATION SALES TAX BALLOT MEASURE.

STA Sacramento Transportation Authority

Proposed Measure A Transportation Expenditure Plan

DRAFT

Version 2.9

(in millions of dollars)			40-Year Total
Total Estimated Expenditures			**8,378.28**
Regional Mobility Center (off the top)	**0.00%**	$	**20.00**
American River Parkway (off the top)	**0.00%**	$	**63.00**
TMA (off the top)	**0.00%**	$	**8.00**
Rail Operations (off the top)	**0..00%**	$	**120.00**
• Commuter Rail Service Enhancements (ACE)		$	80.00
• Sacramento Intermodal Transit Facility (Sacramento)		$	40.00
Administration (off the top)	**1.00%**	$	**83.78**
Total off the top			**294.78**
Total Estimated Revenue to Allocate by percentage			**8,083.50**
Local Streets & Roads	**47.95%**	$	**3,876.00**
Local Street/Road Repair & Transformative System Improvements	**39.29%**	$	**3,176.00**
• Citrus Heights	5.29%	$	168.05
• Elk Grove	10.99%	$	348.79
• Folsom	5.29%	$	168.05
• Galt	1.70%	$	53.90
• Isleton (fixed allocation)	Fixed Amount	$	2.00
• Rancho Cordova	5.09%	$	161.71
• Sacramento	31.27%	$	992.47
• Sacramento County	40.36%	$	1,281.01
Local Projects of Regional Significance	**8.66%**	$	**700.00**
• Citrus Heights	3.60%	$	25.20
• Elk Grove	10.20%	$	71.40
• Folsom	10.50%	$	73.50
• Galt	1.20%	$	8.40
• Isleton	0.10%	$	0.70
• Rancho Cordova	10.50%	$	73.50
• Sacramento	30.20%	$	211.40
• Sacramento County	33.70%	$	235.90
SacRT Maintenance, Operations, and Transformative System Improvements	**21.90%**	$	**1,770.00**
• Basic State of Good Repair, Bus Replacement, Safety & Security • Fare subsidy program for students, seniors, and low-income • Low-floor trains systemwide • ADA Upgrades for Bus and Rail • Zero Emission Vehicle Shuttles • Maintenance and Operations of New Light Rail Projects • Florin Station TOD Partnership • SmaRT Ride Microtransit Program		$	1,770.00
Congestion Relief Improvements	**24.86%**	$	**2,010.00**
Transit & Rail Congestion Improvement Projects	**13.11%**	$	**1,060.00**
• LRT Gold Line express service • LRT Green Line extension (Township 9–Natomas–Arena Blvd) • LRT extensions to Elk Grove and Folsom • BRT Watt Ave, Stockton Blvd and Sunrise Blvd (Citrus Heights and Rancho Cordova)		$	485.00
• Increased routes and frequencies for both bus and light rail operations		$	575.00
Highway Congestion Improvement Projects	**11.75%**	$	**950.00**
• Capital City Fwy Bus/Carpool Lanes (Interstate 80 – P Street) • Interstate 5 Bus/Carpool Lanes (US Highway 50 to Sacramento International Airport) • Interstate 5/Interstate 80 Interchange Complex Improvements • Interstate 5/US Highway 50 Interchange Complex Improvements • State Route 99/US Highway 50/Business 80 Interchange Complex Improvements		$	650.00
• Capital Southeast Connector (SR 99 – US 50)		$	248.00
• Widen, Rebuild and Extend Kammerer Road (Elk Grove)		$	52.00
Senior and Disabled Transportation Services	**3.09%**	$	**250.00**
Air Quality	**2.20%**	$	**177.50**

Total Roads	**60.13%**	100.0%
Total Rail and Transit	**39.87%**	

EXHIBIT A

The Transportation Maintenance, Safety, and Congestion Relief Act –

Sacramento County Measure A Transportation Sales Tax Expenditure Plan 2021-2061

I. Implementation Guidelines

A. Revenue Estimates and Distribution. Allocation of revenue authorized by Ordinance No. STA 20-01 is established within this Expenditure Plan. Funds shall be allocated to Expenditure Plan categories by percentage of revenue received, except as provided for in Section B. An estimate of revenues and allocations among categories is reflected in this Expenditure Plan. Some category allocations will be sub-allocated by formula to specified local transportation providers for expenditures on specified projects as set forth in this Expenditure Plan. The estimated revenue is based on 2020 value of funds escalated over the period of the measure and is not binding or controlling. Estimated revenues are net of required California Department of Tax and Fee Administration (CDTFA) administrative fees.

B. "Off the Top" Expenditures. Revenues available for percentage allocation are also net of the cost of Authority administration (1.0% of total estimated revenues) and fixed program expenditures directly allocated to recipient agencies in the following amounts for the specific purposes indicated:

1. To Sacramento County, the Regional Parks Department, not to exceed $63 million for the program period for preservation, maintenance and safety of the American River Parkway.
2. To the City of Sacramento, not to exceed $20 million for the program period for direct support of the development of a Regional Mobility Center to foster innovation in clean transportation.
3. To the Sacramento Area Council of Governments, not to exceed $8 million for the program period for distribution to support the activities of Transportation Management Agencies in Sacramento County.
4. To the San Joaquin Regional Rail Commission, not to exceed $80 million for the program period for operations and service enhancements related to the Altamont Corridor Express service that will benefit Sacramento County residents.
5. To the City of Sacramento, not to exceed $40 million for the program period for operations related to the Sacramento Intermodal Transfer Facility.

Remaining revenue following these set asides shall be referred to as "net sales tax revenue" for purposes of this Expenditure Plan.

C. **Contribution from New Property Development.** No revenue generated from the tax shall be used to supplant transportation mitigation fees currently imposed on new property development in Sacramento County. The County and each incorporated city must continue to impose transportation impact fee programs as required in Ordinance No. STA 04-01 as a condition for receiving Measure A funds.

D. **Requirement for Annual Financial and Performance Audits of Measure A Funds.** The Authority and each agency receiving an allocation of Measure A revenue authorized by this Expenditure Plan shall undergo an annual financial audit performed in accordance with generally accepted accounting standards and government auditing standards issued by the Comptroller General of the United States. The annual audit shall be supervised by the Authority's Independent Taxpayer Oversight Committee (ITOC). Compliance audits shall also be periodically conducted to ensure that Measure A funds are expended in accordance with the provisions and guidelines established by this Expenditure Plan. In addition, the ITOC shall conduct periodic performance audits to determine progress in meeting program performance standards adopted by the Authority Board, and to make recommendations for improving overall program performance. The Authority Board shall adopt the relevant performance standards no later than April 1, 2021.

E. **Five-Year Programs.** Each recipient agency must prepare and adopt a five-year program on an annual basis that is approved by the Authority. Each agency receiving funding identified in Section II, Subsections A, D, and E shall file with the Authority an annually updated five-year program for expenditure of the sales tax revenue allocations. The first five-year program must be completed by December 31, 2021, and updated thereafter on an annual basis. Section II identifies reporting requirements for specific funding categories. Additional reporting requirements may be adopted by the Authority after consultation with recipient agencies and stakeholders.

F. **"Fix It First" Investment Priority for Years 1-5.** Authority allocations for the first five years following implementation of Ordinance No. STA 20-01 (2021-2026) shall prioritize "Fix It First" road, transit, safety, bicycle, and pedestrian investments. For recipient agencies responsible for maintaining streets and roads, the five-year program and each annual update shall include a pavement and bridge maintenance report that is consistent with the "Maintenance of Effort" requirement in Section IV, Subsection A of the Ordinance No. STA 04-01 Expenditure Plan. For the Sacramento Regional Transit District (SacRT), the five-year program and each annual update shall include performance indicators to assess whether “Fix It First” investment needs are being prioritized and to demonstrate that the agency is adhering to the financial management policies identified in Section II.

G. **Clear Format to Assess Progress.** For all agencies receiving “Fix It First” funding allocations, the five-year programs and annual updates shall be provided in a format to clearly assess progress towards improved maintenance and operations of existing transportation assets.

H. Complete Streets. The Authority views transportation projects as opportunities to improve safety, access and mobility for all users of streets, roads and highways in Sacramento County and recognizes bicycle, pedestrian, vehicle and transit modes as integral elements of the transportation system. The term "Complete Streets" describes a comprehensive, integrated transportation network with roadways designed and operated to enable safe and convenient travel for users of all abilities, including motorists, pedestrians, bicyclists, persons with disabilities, seniors, children, movers of commercial goods, operators of public transportation, public transportation users and emergency responders, in a balanced manner that is compatible with an urban, suburban or rural context.

Within one year following the implementation of Ordinance No. STA 20-01, each local jurisdiction in Sacramento County shall adopt or maintain an existing complete streets policy consistent with the California Complete Streets Act of 2008, including Government Code Section 65302 (b) (2), and/or a Bicycle/Pedestrian Master Plan, or a similar document that incorporates design guidelines and standards promoting safe and convenient travel for all users when considering any construction, reconstruction, retrofit, or alteration of streets, roads, highways, bridges, and other elements of the transportation system.

Planning and design of projects affecting the transportation system shall be consistent with any local bicycle, pedestrian, transit, multimodal and other relevant plans and/or the local complete streets policy in order to ensure that all transportation types and users are considered in the expenditure of Measure A funds.

I. Federal Air Quality Requirements. Measure A Expenditure Plan funds programmed for a project construction phase shall not impair the ability of the region's Metropolitan Transportation Plan (MTP) and Metropolitan Transportation Improvement Program (MTIP) to meet federal air quality conformity requirements.

J. Metropolitan Transportation Plan Compliance. The vast majority of proposed Expenditure Plan projects are already planned or programmed in the Metropolitan Transportation Plan (MTP) requiring that the region meet a 19% per capita GHG reduction target. For any projects not planned or programmed for construction in the adopted MTP, the following requirements will apply;

The parties agree to develop mitigation measures for any highway expansion and transit projects that increase GHG emissions in order to meet the applicable GHG target for the metropolitan transportation and climate plan.

If the parties can mitigate any such impacts to maintain adherence to the then applicable regional greenhouse gas reduction target, and if the projects are included in the metropolitan transportation and climate plan, the projects can be funded with Measure A proceeds.

If the GHG impacts are not mitigated to meet the region's then applicable GHG reduction target, and as a result the region cannot meet its applicable greenhouse gas target, the proceeds of the highway expansion or transit project will be returned to the corresponding jurisdiction for their discretion, for other than the originally intended projects, provided the projects are consistent with the Metropolitan Transportation Plan.

K. Environmental Review. All projects funded with Measure A Expenditure Plan funds are subject to the requirements of the California Environmental Quality Act (CEQA). Prior to allocation of funds for any project or program included in the Expenditure Plan, all necessary environmental review required by CEQA shall be completed.

L. Road Health and Safety. Each recipient agency shall demonstrate that projects in the five-year program and individual proposed projects incorporate street design elements to quantifiably reduce the risk of traffic-related deaths and severe injuries in the public right-of-way consistent with the principles of this Ordinance. Where applicable, each recipient agency shall also demonstrate that the projects adhere to the principles of "Safe Routes to Schools" to facilitate safer walking and bicycling to and from school.

M. Revenue Estimate. Tax revenues generated by this Ordinance No. STA 20-01 during the 40-year term are expected to be $8,380,000,000 based on escalated dollar values. Approximately $331 million in mitigation fees from new development is also projected for the period 2039-2061. These fees will be extended as provided for in Section IX of this Ordinance and contributions from new development for the period April 1, 2039, to March 31, 2061, shall be programmed and allocated through the process outlined in Section IX. Revenue estimates are not binding or controlling. The Authority Board shall make periodic allocation adjustments to reflect actual revenues received but may not amend the formula allocations set forth in this Expenditure Plan except as permitted in this Ordinance No. STA 20-01.

II. Measure A Revenue Percentage Allocations

All sales tax revenues, net of CDTFA administrative fees, the cost of Authority administration, and allocations outlined in Section I, Subsection B shall be expended as follows:

A. Local Streets and Roads. 47.95% of annual net sales tax revenues shall be allocated monthly to each incorporated city and the unincorporated county consistent with the following distribution:

1. **Local Street and Road Repair and Transformative System Improvements.** 39.29% of all annual net sales tax revenues shall fund project development, right-of-way, construction, and provision of:

    a. "Fix It First" pavement maintenance, pavement rehabilitation, safety projects, and bridge repair, including complete streets improvements, which consist of the rehabilitation and modification of existing arterial streets to contemporary urban standards sufficient to serve all users of the facilities, such as bicyclists, pedestrians, and transit users.

    b. New or expanded arterial streets, roads, and bridges, including complete streets improvements, which consist of the rehabilitation and modification of existing arterial streets to contemporary urban standards sufficient to serve all users of the facilities, such as bicyclists, pedestrians, and transit users.

    c. Intelligent transportation system modifications to the existing street and road system to facilitate improved accessibility, safety, operations, and efficiency.

d. Improvements to facilitate safe and convenient pedestrian, bicycle, and other non-motorized local trips, safe routes to school, lighting and synchronized signals, vehicle charging stations, trail improvements and other improvements to better facilitate improved mobility and the development of alternative travel options. The allocation of Measure A funds will implement street design elements that quantifiably reduce the risk of traffic-related deaths and severe injuries in the public right-of-way and ensure that the mobility needs of all users are considered in project scope elements.

e. American River Parkway Trail improvements and maintenance in the jurisdictions through which the parkway passes (County of Sacramento, City of Sacramento, and the City of Rancho Cordova).

f. Improvements to the Sacramento River Parkway and other regional trails.

g. Trail improvements to the Folsom Lake State Recreation Area in the city of Folsom.

Distribution among the cities and unincorporated county shall be based 75% on relative population (per most recent annual California Department of Finance estimates) and 25% on relative paved and maintained road mileage (as reported in each entity's automated pavement management system).

Local Street and Road "Fix It First" Commitment

For the first five years following the date of implementation of Ordinance No. STA 20-01, not less than 90% of the funds identified in this Local Street and Road Repair and Transformative System Improvements program shall be used exclusively by all cities and the County of Sacramento for "Fix It First" street, road, and bridge preventative maintenance and rehabilitation, including safety improvements, so as to bring these facilities throughout Sacramento County up to a Pavement Condition Index (PCI) of at least 70 at the soonest possible time.

At the end of the five-year period following the date of implementation of Ordinance No. STA 20-01, not less than 50% of the funds identified for the Local Street and Road Repair and Transformative System Improvements Program shall be used exclusively by all cities and the County of Sacramento for "Fix It First" street, road, and bridge preventative maintenance and rehabilitation so as to continue efforts to bring these facilities throughout Sacramento County to a PCI of at least 70.

A 70 PCI is generally defined as safe, reliable, and smooth street surfaces with little to no blemishes, potholes, or substantial cracking. Streets and roads with a 70 PCI are expected to have a comfortable and safe ride for all motorized vehicles and bicycles, with minimum wear and tear on all such users.

The definition of maintenance and rehabilitation shall include as eligible for these funds the non-capacity upgrade of existing streets and roads to a contemporary urban standard (complete streets), including improvements to enhance safety and access for pedestrians, bicycles, and transit users.

Notwithstanding the "Fix It First" requirements for these funds over the program period

following implementation of Ordinance No. STA 20-01, the percentage commitment to "Fix It First" maintenance and rehabilitation may be reduced and any city and the County of Sacramento may direct a higher percentage of those funds to new transformative system improvements, provided the following conditions have been met:

1. The public agency manager responsible for road maintenance has certified in writing to the City Council and City Manager in a city and the Board of Supervisors and the Chief Administrative Officer at the County that the road facilities under their management have met or will meet within the next 12 months a 70 PCI rating.

2. The public agency manager responsible for road maintenance has submitted a written plan to the City Manager or County Chief Administrative Officer clearly demonstrating how the 70 PCI rating will be sustained in the future. Any diversion of funds committed to maintenance and rehabilitation can only continue as long as a jurisdiction maintains an average PCI of 70 or above for its street and road systems.

Accountability

The objective for Measure A is to assist jurisdictions to achieve—but not require—a local match of at least one-third of total capital project costs. However, a city or the County may direct all or a portion of its formula share of these funds to general street/road pavement maintenance and pavement rehabilitation. The proportional allocation among entities will be recalculated annually to reflect current population and road mileage data. Each recipient entity shall adopt a five-year program for use of these funds.

The five-year programs will be updated annually and submitted to the Authority for approval. For recipient agencies responsible for maintaining streets and roads, the annual updates to the five-year programs shall include pavement and bridge "Maintenance of Effort" reports that are consistent with the requirement under Ordinance No. STA 04-01.

2. Local Projects of Regional Significance. 8.66% of all annual net sales tax revenues shall fund projects within the boundaries of local jurisdictions that provide a regional benefit to the overall transportation network. These projects include construction or modifications to interchanges interfacing with state highways, projects that are required for mitigation purposes for new or expanded access to the transportation system, improvements to local arterials or other transportation facilities that provide regional connectivity and improved throughout. Interchange projects funded through this category will require a federal, state, local or developer match of at least one-third the cost of the project. Distribution of these revenues among the cities and the unincorporated county area shall be based on a formula which takes into account population, lane miles, and sales tax generation. Following the implementation of Ordinance No. STA 20-01, this formula shall be reviewed annually by the public works directors of each city and the County based on updated data, and any modifications must be approved by the Authority Board.

Accountability

Aside from the one-third match requirement for interchange projects, it is the objective of Measure A to assist local jurisdictions to achieve—but not require—a local match of at least a third of any capital project costs from other sources. Funding from this subcategory will be restricted to the high priority projects listed by jurisdiction.

B. Sacramento Regional Transit District (SacRT) Maintenance, Operations, and Transformative System Improvements. 21.90% of all annual net sales tax revenues shall be used for light rail and bus vehicle replacement, operations and maintenance of existing services, operations and maintenance for new services partially funded through this Expenditure Plan, improved access for the senior and disabled populations, fare reductions for transit-dependent riders, and the implementation of innovative services that will improve transit connections and encourage increased ridership.

SacRT "Fix It First" Commitment

For the five years following the date of implementation of Ordinance No. STA 20-01, with the exception of funding for commuter rail service enhancements and the Sacramento Intermodal Transit Facility, not less than one-third of the total funds directly allocated to SacRT shall be used exclusively by SacRT for "Fix It First" bus and light rail vehicle replacement, operations, maintenance, and security for existing services at the soonest possible time. As a federal grantee, SacRT has developed and maintains a Transit Asset Management (TAM) Plan that includes capital asset inventories, condition assessments, lifecycle management, and investment prioritization. The plan addresses the application of asset management across SacRT's entire diverse portfolio of assets, which includes assets with a range of useful lives, replacement costs, and inter-relationships. Using the five-level condition assessment code recommended by the Federal Transit Administration (FTA), the State of Good Repair (SGR) is defined as those assets that are rated higher than 2.5 (Adequate), on a scale of 1 through 5. Backlog is defined as those assets that have exceeded their useful life and have a condition rating of less than or equal to 2.5 (Substandard). This rating is based on how close an asset or component is to replacement or major overhaul. With a rating of 2.5 an asset would be near overhaul or retirement, but in serviceable condition. With a rating of 5 the asset would be new or like new, 95% to 100% confidence in reliability, with no visible defects, no damage, and cosmetically looks new.

During this period the following performance metrics shall also be met:

1. SacRT will meet or exceed the requirements in the SacRT Transit Asset Management (TAM) Plan for the percentage of buses and light rail vehicles that meet or exceed useful vehicle life or average vehicle age benchmarks.

2. SacRT will meet or exceed performance goals and industry standards, adopted by the SacRT Board of Directors, for miles between road calls, on-time performance, missed trips, and safety/security key performance indicators.

3. SacRT will meet or exceed the California Transportation Development Act (TDA) goals and requirements, which currently include meeting minimum farebox recovery ratio requirements and independent performance audits conducted every three years.

Prior to the end of the five-year period following implementation of Ordinance No. STA 20-01, the one-third commitment to "Fix It First" vehicle replacement, maintenance, operations, and security may be reduced, and SacRT may direct a higher percentage of the funds to new transit capital provided the following conditions have been met:

1. The SacRT Chief Financial Officer has certified in writing to the SacRT General Manager/CEO and the SacRT Board of Directors that the performance metrics above have been met.
2. The Chief Financial Officer has submitted a written five-year expenditure plan to the General Manager/CEO clearly demonstrating how the performance metrics will be sustained in the future in full consideration of the funds recommended for new transit capital purposes over the five-year period.

Accountability

SacRT shall develop a five-year program for use of all capital and operations funds, including capital projects funded under Section II, Subsection C1 of this Expenditure Plan, updated annually and submitted to the Authority for approval before allocations are made. SacRT must be in compliance with the financial management provisions of this section before the Authority Board can consider the allocation of these funds.

For SacRT, the five-year program and each annual program update shall include performance indicators to assess if "Fix It First" investment needs are being prioritized and expenditures are consistent with the adopted Metropolitan Transportation Plan, the SacRT Short Range Transit Plan, and the SacRT Transit Asset Management (TAM) Plan.

Funding for light rail extensions will only be available after analyzing ridership potential based on approved general plans and zoning land use designations in proximity to planned stations and inclusion of the project in the Metropolitan Transportation Plan. If these terms are not met for a proposed light rail extension, then funds would be reprogrammed for other transit projects subject to the approval of the Authority.

C. Congestion Relief Improvements. 24.86% of all annual net sales tax revenues shall be used for project development, right-of-way, and construction of highway, transit, rail, increased bus and light rail service, and expressway expansion and widening projects affecting multiple local entities, that reduce congestion, improve operations, and enhance access to the overall transportation network. The objective is for Measure A to assist—but not require—agencies, including SacRT, the California Department of Transportation (Caltrans) and the Capital Southeast Connector Joint Powers Authority, to achieve a match of at least a third of the total cost of each of the eligible projects listed for this category in this Expenditure Plan.

1. **Transit and Rail Congestion Improvement Projects.** 13.11% of all annual net sales tax revenues shall be allocated to SacRT for transit and rail projects that reduce congestion, expand capacity, improve operations and enhance access to the transportation system. The proposed allocation amounts for bus and light rail projects are intended to be flexible to allow for SacRT to best apply the funding to achieve the maximum benefit in matching funds from state and federal resources. Projects funded through this subcategory shall be subject to the same accountability provisions included in Section II, Subsection B of this Expenditure

Plan regarding development of a five-year plan, updated annually and submitted to the Authority before allocations are made.

2. **Highway Congestion Improvement Projects.** 11.75% of all annual net sales tax revenues shall be allocated to Caltrans, the Capital Southeast Connector Joint Powers Authority, and the City of Elk Grove for highway congestion improvement projects, including state highway improvements and the Capital Southeast Connector in Sacramento County. Allocations of funding to Caltrans will be used by the department for both project development and capital expenses associated with the projects included in this category and the funding is intended to provide matching leverage for additional state and federal funding.

D. Senior and Disabled Transportation Services. 3.09% of all annual net sales tax revenues shall be used for planning, design, operational, maintenance, and capital acquisition activities of any designated consolidated transportation services agency (CTSA) and Sac RT to provide demand-responsive transportation services to eligible seniors and disabled residents. Operation funds shall be allocated monthly. Any CTSA and SacRT shall adopt a five-year program for use of these funds. The five-year plan will be updated annually and submitted to the Authority for approval.

E. Air Quality. 2.20% of all annual net sales tax revenues shall be allocated monthly to the Sacramento Metropolitan Air Quality Management District (SMAQMD) to provide funding for monitoring, planning, emission reduction, and future mobility programs to promote clean air, mitigate climate change and transportation pollution, respond to wildfire smoke impacts, and achieve and maintain health-based air quality standards and low-carbon development goals.

F. Program Administration – Taxpayer Oversight. 1.0% of all annual sales tax revenues shall be allocated monthly to the Authority for general and financial administration of the Authority and the Measure A program, coordination and consultation with Measure A recipient entities and Sacramento Area Council of Governments (SACOG), facilitation and administration of the Independent Taxpayer Oversight Committee, independent financial and performance audits, and ongoing public information and outreach.

G. Extension of the Sacramento Countywide Transportation Mitigation Fee Program (SCTMFP). This Ordinance extends the SCTMFP established by Ordinance No. STA 04-01 for the Existing Tax program for the period April 1, 2039, through March 31, 2061. Allocations for funding from the extended fee program are not included in this Expenditure Plan which governs the distribution of revenue resulting from the imposition of a retail transactions and use tax of one-half percent for local transportation purposes for a period of forty (40) years.

Future SCTMFP allocations are subject to validation by a nexus study to be initiated no later than April 1, 2037, as specified in Section IX of this Ordinance and fees collected shall be allocated to specific projects through a process determined by the Authority in coordination with local jurisdictions, and the allocation plan shall be in place prior to April 1, 2039.

MEASURE A 2020 TRANSPORTATION SALES TAX EXPENDITURE PLAN

MARCH 12, 2020

(All dollar figures are estimates and are stated in millions of dollars)

LOCAL STREETS AND ROADS (47.95%) $ 3,876.00

47.95% of all annual net sales tax revenues shall be allocated to each incorporated city and the unincorporated county for local street and road purposes. Funds for each of the subcategories below will be allocated by formula.

Local Street and Road Repair and Transformative System Improvements (39.29%) $ 3,176.00

39.29% of all annual net sales tax revenues shall be allocated monthly to each incorporated city and the unincorporated county based 75% on relative population and 25% on relative paved and maintained road mileage. These funds are available for the maintenance and rehabilitation of local streets, roads and other transformative improvements to the local system. Transformative improvements include safety projects, complete streets with or without capacity expansion, sidewalk and pedestrian improvements, active transportation improvements, safe routes to schools, Americans with Disabilities Act compliance, intelligent transportation system enhancements, street lighting and synchronized signals, electric vehicle charging stations, trail improvements, major arterial improvements, and other improvements which will help transform the overall system to better facilitate improved mobility and the development of alternative travel options.

For the first five years following implementation of Ordinance No. STA 20-01 (April 1, 2021, to March 31, 2026), not less than 90% of the funds identified for the Local Street and Road Repair and Transformative System Improvements Program shall be used exclusively by all cities and the County of Sacramento for “Fix It First” road and bridge preventative maintenance and rehabilitation, including safety improvements, so as to bring these facilities throughout Sacramento County to a Pavement Condition Index (PCI) of at least 70 at the soonest possible time.

At the end of the five-year period following the date of implementation of Ordinance No. STA 20-01 (after March 31, 2026), not less than 50% of the funds identified for the Local Street and Road Repair and Transformative System Improvements Program shall be used exclusively by all cities and the County of Sacramento for “Fix It First” street, road, and bridge preventative maintenance and rehabilitation so as to continue efforts to bring these facilities throughout Sacramento County to PCI of at least 70.

Local Street and Road Repair and Transformative System Improvements (continued)

A 70 PCI is generally defined as safe, reliable and smooth street surfaces with little to no blemishes, potholes or substantial cracking. Streets and roads with a 70 PCI are

expected to have a comfortable and safe ride for all motorized vehicles and bicycles, with minimum wear and tear on all such users.

The definition of maintenance and rehabilitation shall include as eligible for these funds the non-capacity upgrade of existing streets, including improvements to enhance safety and access for pedestrians, bicycles, and transit users.

Notwithstanding these allocation restrictions, the percentage commitments to "Fix It First" maintenance and rehabilitation may be reduced and any city and the County of Sacramento may direct a higher percentage of those funds to new transformative system improvements, provided the following conditions have been met:

1. The public agency manager responsible for road maintenance has certified in writing to the City Council and City Manager in a city and the Board of Supervisors and the Chief Administrative Officer at the County that the road facilities under their management have met or will meet within the next 12 months a 70 PCI rating.

2. The public agency manager responsible for road maintenance has submitted a written plan to the City Manager or County Chief Administrative Officer clearly demonstrating how the 70 PCI rating will be sustained in the future. Any diversion of the funds committed to maintenance and rehabilitation can only continue as long as a jurisdiction maintains an average PCI of 70 or above for its street and road system. In addition, local jurisdictions must maintain current levels of funding for maintenance and rehabilitation and shall not use funds from this allocation to offset existing funding planned or allocated for this purpose.

With the exception of the City of Isleton, which will receive a fixed amount of these funds, the percentage allocation for each jurisdiction is listed and includes eligible projects proposed for funding from this category. In addition to the "Fix It First" Maintenance and Rehabilitation allocation, the jurisdiction lists include safety projects, complete streets projects, improvements to major arterials, local road capacity expansion, bicycle and pedestrian improvements, intelligent transportation system enhancements, and other transformative improvements which will facilitate improved mobility and the development of alternative travel options for the future. Arterial improvements and system access projects may also be included in another category of the Expenditure Plan.

LOCAL STREETS AND ROADS (continued)

Local Street and Road Repair and Transformative System Improvements (continued)

Citrus Heights (5.29%) $ 168.05

- "Fix It First" Street Maintenance and Rehabilitation
- Complete Streets Program:
  - Auburn Blvd Phase II (Rusch Park – I-80)
  - Auburn Blvd Phase III (Sylvan Corners – Greenback Lane)
  - Auburn Blvd Phase IV (Greenback Lane – Manzanita Avenue)
  - Antelope Road (Auburn Blvd – Old Auburn Road)
  - Dewey Drive (Greenback Lane – Connemara Circle)
  - Fair Oaks Blvd (Oak Avenue – Madison Avenue)
  - Greenback Lane (Sunrise Blvd – Fair Oaks Blvd)
  - Oak Avenue (Sunrise Blvd – Wachtel Way)
  - Old Auburn Road (Sylvan Corners – Roseville City Limit)
  - Roseville Road (Butternut Drive – City Limit)
  - San Juan Avenue (Madison Avenue – Sylvan Road)
  - Sunrise Blvd (Sayonara Drive – North City Limit)
  - Sylvan Road (San Juan Avenue – Sylvan Corners)
  - Wachtel Way (Oak Avenue – Auburn Road)
  - Van Maren Lane (Greenback Lane – Garden Gate Drive)
- Antelope Road/I-80 Interchange (Bike, Pedestrian, Americans with Disabilities Act and Congestion Relief Improvements)
- Intelligent Transportation System Improvements
- Bicycle Master Plan Implementation
- Pedestrian Master Plan Implementation
- Americans with Disabilities Act Transition Plan Implementation
- Support of a Local Transportation Management Agency

LOCAL STREETS AND ROADS (continued)

Local Street and Road Repair and Transformative System Improvements (continued)

Elk Grove (10.99%) $ 348.79

- "Fix It First" Street Maintenance and Rehabilitation
- Widen, Rebuild, and Extend Kammerer Road*
- Construct SR-99 at Whitelock Parkway Interchange*
- Intelligent Transportation System Improvements
- Signal Maintenance and Rehabilitation
- Citywide Complete Streets Improvements
- Bicycle, Pedestrian, Trails, and Americans with Disabilities Act Master Plan Implementation
- Laguna Creek Trail
- Elk Grove Creek Trail
- Powerline Trail
- Stone Lake Trail
- Trail Maintenance and Rehabilitation
- Congestion Reduction on Elk Grove Blvd
- Congestion Reduction on Laguna Blvd/Bond Road
- Pedestrian Overcrossing of UPRR on Elk Grove Blvd
- Pedestrian Overcrossing of UPRR on Laguna Blvd
- Support of a Local Transportation Management Agency

LOCAL STREETS AND ROADS (continued)

Local Street and Road Repair and Transformative System Improvements (continued)

Folsom (5.29%) $ 168.05

- "Fix It First" Street Maintenance and Rehabilitation
- Construct US-50 at Empire Ranch Road Interchange*
- Construct US-50 at Oak Avenue Parkway Interchange*
- Widen White Rock Road (Prairie City Road – Empire Ranch Road)*
- Folsom Blvd Bicycle Overcrossing
- Intelligent Transportation System Improvements
- Bicycle Master Plan Implementation
- Pedestrian Master Plan Implementation
- Americans with Disabilities Act Transition Plan Implementation
- Folsom Lake State Recreation Area Trail Projects
- Support of a Local Transportation Management Agency

Galt (1.70%) $ 53.90

- "Fix It First" Street Maintenance and Rehabilitation
- Construct SR-99 at Walnut Avenue Interchange*
- Bicycle Master Plan Implementation
- Pedestrian Master Plan Implementation
- Americans with Disabilities Act Transition Plan Implementation
- Carillion Blvd Complete Streets Improvements
- Support of a Local Transportation Management Agency

LOCAL STREETS AND ROADS (continued)

Local Street and Road Repair and Transformative System Improvements (continued)

Isleton (Fixed Amount) $ 2.00

- "Fix It First" Street Maintenance and Rehabilitation
- Community Center Americans with Disabilities Act Ramps and Parking Lot Rehabilitation
- Safety Lights for Tower Park and Ride Lot
- Electric Vehicle Charging Stations
- Dock/Ferry Station Rehabilitation
- Green Streets Plan
- Pilot Shuttle, Isleton to E-Bart Station
- Support of a Local Transportation Management Agency

Rancho Cordova (5.09%) $ 161.71

- "Fix It First" Street Maintenance and Rehabilitation
- Construct US-50 at Rancho Cordova Parkway Interchange, including the Interchange at US-50 to White Rock Road*
- Widen White Rock Road (Sunrise Blvd – Grant Line Road)
- Widen Douglas Road (Sunrise Blvd – Western City Limit with Bridge over Folsom South Canal)
- Sunrise Blvd Complete Streets Improvements (Folsom Blvd – Jackson Highway)
- Mather Field Road Complete Streets
- Coloma Road Complete Streets
- Zinfandel Bicycle and Pedestrian US-50 Overcrossing
- Bicycle Master Plan Implementation
- Pedestrian Master Plan Implementation
- Americans with Disabilities Act Transition Plan Implementation
- American River Parkway
- Support of a Local Transportation Management Agency

LOCAL STREETS AND ROADS (continued)

Local Street and Road Repair and Transformative System Improvements (continued)

Sacramento (31.27%) $ 992.47

- "Fix It First" Maintenance and Rehabilitation (to include complete streets and safety elements whenever feasible)
- Intelligent Transportation System Master Plan Implementation
- Vision Zero Action Plan (Safety Improvements) Implementation
  - High Injury Networks
  - Safe Routes to School
- Complete Streets (to include at a minimum currently identified efforts):
  - Stockton Blvd
  - Franklin Blvd
  - Fruitridge Road
  - Northgate Blvd
  - Meadowview Road/24th Street
  - Broadway
- Active Transportation Implementation
  - Bikeway Master Plan
  - Pedestrian Master Plan
- Accessibility Improvements
- Pedestrian and Bicycle Safety Improvements
- 14th Avenue Extension
- 67th Street Bike/Pedestrian Tunnel to CSUS
- Operations and Security
- Support of Strategic Local Transportation Management Agency Initiatives
- Parking Facilities

LOCAL STREETS AND ROADS (continued)

Local Street and Road Repair and Transformative System Improvements (continued)

County of Sacramento (40.36%) $ 1,281.01

- "Fix It First" Street Maintenance and Rehabilitation
- Bicycle Master Plan Implementation
- Pedestrian Master Plan Implementation
- Americans with Disabilities Act Transition Plan Implementation
- Hazel Avenue/US-50 Interchange*
- North Watt Avenue at UPRR/Capitol Corridor Overcrossing
- American River Parkway
- Arterial Corridor Rehabilitation with Complete Streets, Intelligent Transportation System Improvements and Streetscape:
  - Arden Way (Ethan Way – Watt Avenue)
  - Auburn Blvd (Fulton Avenue – Manzanita Avenue)
  - Cypress Avenue (Edison Avenue – Manzanita Avenue)
  - El Camino Avenue (Ethan Way – Fair Oaks Blvd)
  - Elverta Road (Watt Avenue – Antelope Road)
  - Fair Oaks Blvd (Howe Avenue – Madison Avenue)
  - Folsom Blvd (Watt Avenue – Bradshaw Road)
  - Fulton Avenue (Auburn Blvd – Fair Oaks Blvd)
  - Garfield Avenue (Greenback Lane – Winding Way)
  - Greenback Lane (Hazel Avenue – Madison Avenue)
  - Howe Avenue (Auburn Blvd – Fair Oaks Blvd)
  - Madison Avenue (Watt Avenue – Sunrise Blvd)
  - Manzanita Avenue (Auburn Blvd – Fair Oaks Blvd)
  - Marconi Avenue (Howe Avenue – Fair Oaks Blvd)
  - Oak Avenue (Hazel Avenue – Folsom City Limit)

LOCAL STREETS AND ROADS (continued)

Local Street and Road Repair and Transformative System Improvements (continued)

County of Sacramento (continued)

- Pasadena Avenue (Cypress Avenue – Winding Way)
- Power Inn Road (Florin Road – Calvine Road)
- San Juan Avenue (Madison Avenue – Fair Oaks Blvd)
- Stockton Blvd (North of 65th Street – Power Inn Road)
- Sunrise Blvd (Madison Avenue – Coloma Road)
- Watt Avenue (Capital City Freeway – Fair Oaks Blvd)
- 47th Avenue (Franklin Blvd – Stockton Blvd)

- Road Capacity Expansion with Complete Streets and Intelligent Transportation System Improvements:
  - Antelope Road (Watt Avenue – Roseville Road)
  - Bradshaw Road (Old Placerville Road – Calvine Road)
  - Calvine Road (Power Inn Road – Grant Line Road)
  - Douglas Road (Rancho Cordova City Limit – Kiefer Blvd)
  - Elkhorn Blvd (Rio Linda Blvd – I-80)
  - Elverta Road (SR-99 – Watt Avenue)
  - Greenback Lane (Fair Oaks Blvd – Hazel Avenue)
  - Hazel Avenue (Placer County Line to Madison Avenue)
  - Jackson Highway (Watt Avenue – Grant Line Road)
  - Madison Avenue (Sunrise Blvd – Greenback Lane)
  - North Watt Avenue (Antelope Road – Capital City Freeway)
  - Roseville Road (Airbase Drive – Placer County Line)
  - South Watt Avenue/Elk Grove-Florin Road (Kiefer Blvd – Calvine Road)
  - Sunrise Blvd (Jackson Highway – Grant Line Road)
- Support of a Local Transportation Management Agency

LOCAL STREETS AND ROADS (continued)

Local Projects of Regional Significance (8.66%) $700.00

8.66% of all annual net sales tax revenues shall be allocated to the local jurisdiction listed in this category to fund projects within the boundaries of these local jurisdictions that provide a regional benefit to the overall transportation network. These projects include construction or modifications to interchanges interfacing with state highways, projects that are required for mitigation purposes for new or expanded access to the system improvements to local arterials that promote regional connectivity. The interchange projects listed will require a federal, state, local and/or developer match of at least one-third of the cost of the improvement. Allocations are based on a formula which takes into account population, lane miles and sales tax generation, and funding will be provided to local jurisdictions for expenditure on these specific projects only. Recipient agencies are shown for each project.

Citrus Heights (3.60%) $25.20

- Auburn Blvd Phase II (Rusch Park – I-80)
- Madison Avenue Corridor (Fair Oaks Blvd – San Juan Avenue)
- Sunrise Blvd (Sayonara Drive – Madison Avenue)
- Antelope Road/I-80 Interchange (Bike, Pedestrian, Americans with Disabilities Act, and Congestion Relief Improvements)

Elk Grove (10.20%) $71.40

- Whitelock Parkway/SR-99 Interchange
- Elk Grove Blvd Congestion Relief
- Laguna Blvd/Bond Road Congestion Relief

Folsom (10.50%) $73.50

- Empire Ranch Road/US-50 Interchange
- Oak Avenue Parkway/US-50 Interchange
- Oak Avenue Parkway (Folsom-Auburn Road – American River Canyon Drive)
- Folsom-Auburn Road at Folsom Lake Crossing
- Folsom Blvd/Blue Ravine Road Rail/Trail Grade Separation

LOCAL STREETS AND ROADS (continued)

Local Projects of Regional Significance (continued)

Galt (1.20%) $8.40

- Walnut Avenue/SR-99 Interchange

Isleton (0.10%) $0.70

- Local Street and Road Repair
- SR-160 Safety Plan

Rancho Cordova (10.50%) $73.50

- Rancho Cordova Parkway/US-50 Interchange, including the Interchange at US-50 to White Rock Road
- White Rock Road Complete Streets (Sunrise Blvd – East City Limit)
- Widen Douglas Road (Sunrise Blvd – West City Limit)

Sacramento (30.20%) $211.40

- Richards Blvd/I-5 Interchange (Implement River District Specific Plan/Railyards Specific Plan)
- Mack Road/SR-99 Interchange (Safety Improvements)
- 65th Street/US-50 Interchange (65th Street Transit Area Plan Improvements)
- I Street Bridge Replacement (Railyards Blvd) over Sacramento River
- American River Bridge to South Natomas
- Broadway Bridge over Sacramento River
- Cosumnes River Blvd Improvements (SR-99 – Franklin Blvd)
- West El Camino Avenue/I-80 Interchange (North Natomas Freeway Agreement)
- Northgate Blvd/I-80 Interchange (North Natomas Freeway Agreement)

LOCAL STREETS AND ROADS (continued)

Local Projects of Regional Significance (continued)

Sacramento (continued)

- Sacramento River/American River/Regional Bike Trails (Development, Patrol, and Maintenance for Those Areas Not Covered by Sacramento County Parks)
- Intermodal Transportation Facility Development (Phase 3 Implementation Capital Costs)

County of Sacramento (33.70%) $235.90

- Arden Way (Ethan Way – Watt Avenue)
- Bradshaw Road (Old Placerville Road – Calvine Road)
- Elverta Road (SR-99 – Antelope Road)
- Fair Oaks Blvd (Howe Avenue – Madison Avenue)
- Folsom Blvd (Watt Avenue – Bradshaw Road)
- Hazel Avenue/US-50 Interchange
- Madison Avenue (Watt Avenue – Greenback Lane)
- Rural Road Shoulder and Safety Improvements
- South Watt Avenue/Elk Grove-Florin Road (Kiefer Blvd – Calvine Road)
- Sunrise Blvd (Jackson Highway – Grant Line Road)
- Watt Avenue (Capital City Freeway – Fair Oaks Blvd)
- 47th Avenue (Franklin Blvd – Stockton Blvd)

**Project may also be included in another category*

SACRAMENTO REGIONAL TRANSIT DISTRICT (SacRT) MAINTENANCE, OPERATIONS, AND TRANSFORMATIVE SYSTEM IMPROVEMENTS (21.90%) $1,770.00

21.90% of all annual net sales tax revenues shall be allocated to SacRT in funding for the transit equivalent of "Fix It First" along with needed operational and other transformative improvements. For the first five years following implementation of Ordinance No. STA 20-01, not less than one-third of these funds must be spent on achieving a state of good repair of the transit system, bus and light rail vehicle replacement, safety, security, and fare assistance for senior, disabled, student, and low-income passengers. During this period, the following performance metrics service shall also be met:

1. SacRT will meet or exceed the requirements in the SacRT Transit Asset Management (TAM) Plan for the percentage of buses and light rail vehicles that meet or exceed useful vehicle life or average vehicle age benchmarks.
2. SacRT will meet or exceed performance goals and industry standards, adopted by the SacRT Board of Directors, for miles between road calls, on-time performance, missed trips, and safety/security key performance indicators.
3. SacRT will meet or exceed the California Transportation Development Act (TDA) goals and requirements, which currently include meeting minimum farebox recovery ratio requirements and independent performance audits conducted every three years.

Notwithstanding this allocation restriction, prior to the end of the five-year period following implementation of Ordinance No. STA 20-01, the one-third commitment to "Fix It First" vehicle replacement, maintenance, operations and security may be reduced and SacRT may direct a higher percentage of the funds to other activities included in this category, provided the following conditions have been met:

1. The SacRT Chief Financial Officer has certified in writing to the SacRT General Manager/CEO and the SacRT Board of Directors that the performance metrics above have been met.
2. The Chief Financial Officer has submitted a written five-year expenditure plan to the General Manager/CEO clearly demonstrating how the performance metrics will be sustained in the future.

Other investments with these funds are intended to provide for improved access for the senior and disabled populations, fare subsidies for transit-dependent riders, financial support for expanded light rail operations, and the implementation of innovative services that will improve transit connections and encourage increased ridership. The following projects will be eligible for funding through this category:

- Basic State of Good Repair, Bus Replacement, Safety, and Security
- Fare Subsidy Program for Students, Seniors, and Low-income Passengers
- Low-floor Trains Systemwide
- Americans with Disabilities Act Upgrades for Bus and Rail
- Zero Emission Vehicle Shuttles
- Maintenance and Operations of New Light Rail Projects

SACRAMENTO REGIONAL TRANSIT DISTRICT (SacRT) MAINTENANCE, OPERATIONS, AND TRANSFORMATIVE SYSTEM IMPROVEMENTS (continued)

- Florin Station TOD Partnership ($1.0 million)
- SmaRT Ride Microtransit Program

CONGESTION RELIEF IMPROVEMENTS (24.86%) $2,010.00

24.86% of all annual net sales tax revenues shall be allocated to the agencies indicated for highway, transit or rail projects that reduce congestion, expand capacity, improve operations, and enhance access to the transportation system. Allocations of funding to Caltrans for highway congestion improvements will be used by the department for both project development and capital expenses associated with the projects listed and will provide matching leverage for additional state and federal dollars. Proposed allocation amounts for SacRT bus and light rail projects included as transit and rail congestion improvements are intended to be flexible to allow for the transit agency to best apply the available funding to achieve the maximum benefit in matching funds from state and federal sources.

Transit and Rail Congestion Improvement Projects (13.11%) $1,060.00

13.11% of all annual net sales tax revenues shall be allocated to SacRT for transit and rail projects that reduce congestion, expand capacity, improve operations and enhance access to the transportation system. The proposed allocation amounts for bus and light rail projects are intended to be flexible to allow for SacRT to best apply the funding to achieve the maximum benefit in matching funds from state and federal resources.

- Capital Improvement Projects $485.00
  - LRT Gold Line Express Service
  - LRT Green Line Extension (Township 9 – Natomas – Toward SMF)
  - LRT Extensions to Elk Grove and Folsom
  - BRT to Citrus Heights, Stockton Blvd, and Sunrise in Rancho Cordova
- Increased Routes and Frequencies for Both Bus and Light Rail Operations $575.00

CONGESTION RELIEF IMPROVEMENTS (continued)

Highway Congestion Improvement Projects (11.75%) $950.00

11.75% of all annual net sales tax revenues shall be allocated to Caltrans, Capital Southeast Connector Joint Powers Authority, and the City of Elk Grove for highway congestion improvement projects, including state highway improvements and the Capital Southeast Connector project in Sacramento County. Allocations of funding to Caltrans will be used by the department for both project development and capital expenses associated with the projects included in this category and the funding is intended to provide matching leverage for additional state and federal dollars to ultimately complete the identified projects.

- Caltrans $650.00
  - Capital City Freeway Bus/Carpool Lanes (I-80 – P Street)
  - I-5 Bus/Carpool Lanes (US-50 – SMF)
  - I-5/I-80 Interchange Complex Improvements
  - I-5/US-50 Interchange Complex Improvements
  - SR-99/US-50/Bus-80 Interchange Complex Improvements
- Capital Southeast Connector (SR-99 – US-50) $248.00
- Widen, Rebuild, and Extend Kammerer Road (City of Elk Grove) $52.00

SENIOR AND DISABLED TRANSPORTATION SERVICES (3.09%) $250.00

3.09% of all annual net sales tax revenues shall be allocated to SacRT and any designated consolidated transportation services agency to provide transit services for the county's senior and disabled populations, including vehicle acquisition, operations of Americans with Disabilities Act and Non-Americans with Disabilities Act demand response service and maintenance, development and implementation of scheduling, communications, and service delivery technology to improve customer interface, senior and disabled low-fare discount programs, planning and implementation of new services to accommodate growing customer base, such as SacRT's SmartRide service, or other similar services, for senior and disabled populations, maintenance and delivery of social services transportation, mobility training, and other innovative mobility management programs designed for elderly and disabled populations.

AIR QUALITY (2.20%) $ 177.50

2.20% of all annual net sales tax revenues shall be allocated to the Sacramento Metropolitan Air Quality Management District (SMAQMD) to provide funding for monitoring, planning, emission reduction, and future mobility programs to promote clean air, mitigate climate change and transportation pollution, respond to wildfire smoke impacts, and achieve and maintain health-based air quality standards and low-carbon development goals. Meeting these standards as demonstrated in an approved State Implementation Plan for Sacramento Region is a legally binding requirement for the region to receive federal funds for road widening, new roads, and other infrastructure projects. The funds will also leverage millions in State dollars to support other regional efforts for active transportation and land use, electrification of the transportation sector, and future mobility options, including deployment of electric school buses, electric transit for first- and last-mile trips, charging and hydrogen fueling infrastructure, and micro-mobility shared uses.

REGIONAL MOBILITY CENTER $ 20.00

$500,000 in annual net sales tax revenues, not to exceed $20 million for the program period, shall be available to the City of Sacramento for a Regional Mobility Center to provide funding in collaboration with other public and private entities, for a center to foster innovation in clean transportation, including electric and automated vehicle technology, to develop future smart mobility solutions for the region. The center will provide a platform for industry innovators, educational institutions and clean tech regulators to conduct research and development work to create new technology and hardware, and provide a supportive regional environment to attract and grow transformative mobility startup businesses in the area, adding new jobs and stimulating investment in clean and innovative mobility solutions. The center will also contribute to machinery and equipment costs that will be used to train a future workforce for the clean mobility sector.

COMMUTER RAIL SERVICE ENHANCEMENTS $ 80.00

$2 million in annual sales tax revenues, not to exceed $80 million for the program period, shall be available to the San Joaquin Regional Rail Commission for operations and serve enhancements related to the Altamont Corridor Express (ACE) service that benefit Sacramento County residents. Determination of that benefit shall be based on the route-miles of ACE service and the number of stations served by ACE in Sacramento County.

SACRAMENTO INTERMODAL TRANSIT FACILITY $ 40.00

$1 million in annual sales tax revenues, not to exceed $40 million for the program period, shall be available to the City of Sacramento for support of operations related to the Sacramento Intermodal Transfer Facility.

TRANSPORTATION MANAGEMENT AGENCIES $ 8.00

$200,000 in annual sales tax revenues, not to exceed $8 million for the program period, shall be available to the Sacramento Area Council of Governments (SACOG) and Sacramento Metropolitan Air Quality Management District (SMAQMD) to support the activities of Transportation Management Agencies in Sacramento County. Allocation details and program performance metrics will be developed by SACOG and SMAQMD in coordination with county Transportation Management Agencies prior to April 1, 2021, and subject to approval of the Authority.

AMERICAN RIVER PARKWAY $ 63.00

Not more than $63 million in sales tax revenues will be dedicated to the County of Sacramento, Department of Regional Parks, for the American River Parkway. The available funds will be allocated as follows: $1 million per year from April 1, 2021, through March 31, 2039, and $2 million per year for the remaining period of Measure A through March 31, 2061. Activities funded through this program will be coordinated with the appropriate jurisdictions in which the Parkway is located and projects eligible for funding shall include trail maintenance and rehabilitation, habitat preservation, and safety programs for trail segments where crime and safety conditions are an identified problem so as to preserve and enhance active transportation use.

PROGRAM ADMINISTRATION – INDEPENDENT TAXPAYER OVERSIGHT (1.00%) $ 83.78

Not more than 1.00% of all annual sales tax revenues shall be available for Measure A program administration. The 1% limitation applies to administrative expenditures and support for Independent Taxpayer Oversight.

EXTENSION OF THE SACRAMENTO COUNTYWIDE TRANSPORTATION MITIGATION FEE PROGRAM (SCTMFP) $331.00

The amount of revenue to be delivered through contributions from new development through the extension of the SCTMFP for the period April 1, 2039, through March 31, 2061, is estimated to be approximately $331 million. The intended program allocation for the fees collected by this program is 35% ($115.9 million) for Local Streets and Roads; 30% ($99.3 million) for Transit and Road Congestion Improvement Projects and SacRT Maintenance and Operations; 10% ($33.1 million) for Highway Congestion Improvement Projects on the local freeway system; and 25% ($82.8 million) for transportation project environmental mitigation.

Allocations for funding from the extension of the SCTMFP are not included in this Expenditure Plan which governs the distribution of revenue resulting from the imposition of all retail transaction and use tax of one-half percent for local transportation purposes for a period of forty (40) years.

Future SCTMFP allocations are subject to validation by a nexus study to be initiated no later than April 1, 2037, as specified in Section IX of this Ordinance and fees collected shall be allocated to specific projects through a process as determined by the Authority in coordination with local jurisdictions and an allocation plan shall be in place prior to April 1, 2039.

Percentages may not add to 100% due to rounding.

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BENEFITS OF THE SACRAMENTO COUNTY MEASURE A TRANSPORTATION SALES TAX EXPENDITURE PLAN

- **The Plan provides nearly $8.4 billion for transportation projects and programs over the next 40 years.** Annual sales tax revenues are expected to range from $130 million in 2021 to more than $300 million in 2061, and the $3.2 billion available over the next 20 years represents about ten percent of the total funding SACOG recently approved for the MTP/SCS.
- **Nearly $4 billion will be spent on Local Streets and Roads over the plan period.**
- **Almost $l.75 billion of sales tax revenues will go to maintenance and repair of local streets and roads.** Coupled with existing local funding and new state money dedicated for "fix it first" purposes, beginning in 2021, nearly $200 million a year will be available for street and road repair to local jurisdictions in Sacramento County, and that amount will grow with inflation in the future.
- **Roughly $1.425 billion will be spent on Transformative System Improvements at the local level**, including safety projects, complete streets to enable safe and convenient travel for all users, sidewalk, bicycle and pedestrian improvements, safe routes to schools, ADA compliance, street lighting and signalization, trail upgrades and major arterial improvements.
- **Nearly $1.8 billion will go to Sacramento Regional Transit for the maintenance, operation and security of our bus and light rail system,** fare subsidy programs for students, seniors and lower-income passengers, and for innovative transit operations such as the SmaRT Ride Microtransit Program.
- **More than $1.05 billion will be used for transit capital improvement projects,** including light rail extensions, **and for increased routes and frequencies for both bus and light rail operations.**
- **An additional $250 million will be allocated to provide transit services for the county's senior and disabled population.**

- **In all, Sacramento Regional Transit will receive $3.2 billion from this Plan, an average of $80 million annually for the program period.** Without these revenues, Sacramento County will be looking at a 30% decline in transit services as opposed to expanding operations by a similar amount to serve our residents, reduce congestion and meet air quality and climate change goals.
- **Almost a billion dollars will be available for highway congestion improvements,** including bus/carpool lanes on major freeways, freeway to freeway interchange improvements to smooth operations, and a connector road between Interstate 5 and Highway 50
- **Local air quality programs will benefit through an augmentation of $177 million for the Sacramento Metropolitan Air Quality Management District, $120 million will support commuter rail operations in the county and continue the upgrade of the Sacramento Intermodal Transfer Facility (the downtown Sacramento rail station), $20 million will be used to help finance a Regional Mobility Center to help foster the development of transportation innovation, $8 million will assist local Transportation Management Agencies to bring the public and private sector together in support of rideshare opportunities** to reduce trip demand**, and $63 million will be dedicated to the preservation of the American River Parkway.**
- **The Plan provides for accountability and transparency in protecting and monitoring the public's investments** through independent audits and oversight.
- **Measure A investments support the successful implementation of the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).** Considering the total proposal, the Plan will help the region meet federal and state environmental goals. In November, the Sacramento Area Council of Governments adopted a new MTP/SCS which toughened air quality and trip reduction requirements. The proposed Measure A's sizeable investment in transit and rail, significant additions to our bicycle and pedestrian network, the provision of new mobility options and other transformative system improvements included in the Plan, contributed significantly to the ability of the 2020 MTP/SCS to meet the new environmental targets.
- **The Plan presents a balanced approach to achieving many community objectives and needs the broad support of stakeholders, interest groups and the general public to be successful.**