

AGENDA

CITY OF RANCHO CORDOVA

CITY COUNCIL

Monday, June 6, 2005

12:00 p.m. – Study Session
4:30 p.m. – Closed Session
5:30 p.m. – Regular Meeting

Council Chambers
3121 Gold Canal Drive, Rancho Cordova, California



Ken Cooley, Mayor
Robert J. McGarvey, Vice Mayor
Linda Budge, Council Member
David M. Sander, Council Member
Dan Skoglund, Council Member

MAKING YOUR POINT – MAKING IT COUNT

Government decision-making takes time—time for public input, time for analysis, and time for weighing both sides of the issue before making an informed decision.

People sometimes complain that the process takes too long, delay progress, costs extra money and is frustrating for discussion participants. Others say that the process doesn't give people enough time to comment and that decisions are made too quickly without enough consideration for all sides of the issue.

The foundation for democracy in America is our constitutional right to tell our elected leaders what we think about issues that affect us. This right is enjoyed by all citizens, regardless of education, background, or experience. Rancho Cordova leaders welcome you to public meetings and encourage you to participate in discussions that affect you.

The way you present your message at the podium can help or hurt your ability to persuade your audience. It can either facilitate or obstruct the public participation process. Whether you are an experienced public speaker or speaking at the podium for the first time, it may be helpful to remember these public meeting tips:

- Identify your main points. Writing them down will help you organize your thoughts and remember them when you're at the podium.
- Check your facts. Accuracy improves your credibility and helps you make a positive impression.
- Handouts summarizing your position may be distributed to policy makers and staff before or after your presentation. Busy leaders appreciate clear, concise information (one or two pages) that helps them identify your key points and remember your presentation.
- Don't be nervous. If you are, don't apologize for it. Public Officials see many citizens who are nervous when speaking in front of an audience. It may help to take a deep breath and exhale slowly just before you approach the podium.
- As you begin to speak, state your name and address clearly for the record. If you represent a group or organization, please state that information as well.



- Make your position known at the beginning, then present supporting information. You will sound organized, which helps people to understand your position.
- Keep your presentation short and simple. Attention spans are brief and people will remember a short presentation better than they will one that rambles and includes too much information.
- Don't repeat yourself. It uses valuable time and people tune out when they hear the same thing over and over. If a previous speaker has already made the point you planned to make, simply refer to that speaker and emphasize your support for that position.
- Be cautious about using humor which is very subjective. While some may laugh, others may be offended.
- Persuade, don't badger your audience. Compelling presentations can be very persuasive to both policy makers and public meeting audiences; however, insulting or degrading language can make you appear belligerent, reducing your credibility as well as the power of your message.
- Close your comments with an action statement such as, "Adopt this resolution" or "I urge you to vote 'no' on this ordinance."

Rancho Cordova City leaders appreciate your interest in issues that affect the community. We hope these tips will help you prepare and present your remarks so they will be clear, concise, accurate and credible. If you follow these guidelines, your audience is likely to listen, pay attention, and maybe even agree with you!

Rancho Cordova City government is not the City Council, City staff or Rancho Cordova citizens – it's all of us working together to understand each others' opinions so we can make the best decisions for our community.

THANK YOU FOR PARTICIPATING!



CITY COUNCIL AGENDA
City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

Monday, June 6, 2005

12:00 P.M. – Study Session
4:30 P.M. – Closed Session
5:30 P.M. – Regular Meeting

Call to Order

Roll Call: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley

Oral Communications

1. Public Comment

Citizens wishing to address the Council for any matter on the Closed Session or Study Session agenda may do so at this time. **Please keep your comments to three minutes or less and provide a Speaker Card to the City Clerk.** Please state your name and community of residence.

Study Session

2. **Subject:** 2005-06 FY Proposed Budget
Recommendation: Review preliminary budget and direct staff as deemed appropriate.

Adjourn to Closed Session for the Following Purpose:

3. Conference with Legal Counsel – Anticipated Litigation. Government Code Section 54956.9, Subdivision C, (four cases).

Regular Meeting

Call to Order

Roll Call: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley

Reports from Closed Session

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

1. Retired Reverend Tom Hicks of United Methodist Church, will give the invocation.

Presentations

2. Proclamation for Lysette Lemay, Educator, A.M. Winn Elementary School
3. Proclamation for Allstate Insurance's "Helping Hands" Program

Consent Calendar – Roll Call Vote

4. **Subject:** Second Reading of Ordinance No. 11-2005 Amending Chapter 16.28, "Electrical Code" of the Rancho Cordova Municipal Code
Recommendation: Waive second reading and adopt Ordinance No. 11-2005. **(Roll Call Vote)**
5. **Subject:** Resolution Approving a Three-Year Agreement with Sacramento Housing and Redevelopment Agency (SHRA) for Participation in the HOME Program - Housing Investment Partnerships Program
Recommendation: Adopt Resolution No. 70-2005.
6. **Subject:** Correction to Capital Village Special Planning Area for Setback Requirement - RC 04-123. This is a Ministerial Correction to an Error in the Final Special Planning Area Document.
Recommendation: No action required (information only).
7. **Subject:** Resolution Authorizing Submittal of Grant Applications to the California Integrated Waste Management Board for all Available Grants Under the California Oil Recycling Enhancement Act and all Available Household Hazardous Waste Grants for the Period from June 30, 2005 through June 29, 2010
Recommendation: Adopt Resolution No. 71-2005.

Consent Public Hearing

8. **Subject:** Resolution to Extend Interim Traffic Impact Mitigation Fee
Recommendation: Adopt Resolution No. 72-2005 extending Urgency Resolution No. 58-2005 establishing an Interim Traffic Impact Mitigation Fee, for 30 days.

Oral Communications

9. Public Comment

Citizens wishing to address the Council for any matter not on the agenda may do so at this time. If you wish to be heard on a listed agenda item other than a Consent Calendar item, please wait until that point on the agenda. Comments on Consent Calendar items will be heard prior to action on the Consent Calendar by providing a Speaker Card to the City Clerk before the Consent Calendar is discussed. **Please keep your comments to three minutes or less and provide a Speaker Card to the City Clerk.** Please state your name and community of residence. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

Public Hearings

10. **Subject:** Cordova Neighborhood Church – RC-05-149 10600 – Conditional Use Permit Amendment and Design Review. An amendment to an existing Conditional Use Permit to allow a preschool for up to 96 children and Design Review for 3,500 square feet of new children's classroom facilities and a 13,000 square foot multi-purpose facility.
Recommendation: Adopt Resolution No. 64-2005 approving the Conditional Use Permit Amendment and Design Review for Cordova Neighborhood Church, Project No. RC-05-149, subject to the findings, project plans, Design Review Package and Conditions of Approval.
11. **Subject:** Ellenwood Estates – RC-04-125 – Design Review Amendment – Design Review Amendment to allow a change in the approved conditions for Project No. RC-04-125, which required the applicant to place a home model with a wrap-around porch on the nine corner lots within the subdivision. The applicant is requesting the change due to the fact that one of the corner lots, lot 47, is not large enough to accommodate the model with the wrap-around porch.
Recommendation: Review the alternatives proposed by staff and make a determination based on the information presented in the staff report and information provided by the applicant.
12. **Subject:** Proposed 2005-06 Fiscal Year Budget
Recommendation: Receive comments and provide direction on the proposed budget. Final adoption of the budget is scheduled for June 20th.

***7:00 pm Break**

Regular Calendar Items

13. **Subject:** Resolution Authorizing Execution of Agreement with Sacramento County to Provide Animal Care and Regulation Services
Recommendation: Adopt Resolution No. 69-2005 authorizing the City Manager to execute Animal Services Contract.
14. **Subject:** City of Rancho Cordova 2005 Road Rehabilitation Project – Authorization to Contract with Sacramento County for the 2005 Pavement Overlay Project.
Recommendation: That Council:

- a. Approve the City of Rancho Cordova 2005 Road Rehabilitation Project which will facilitate improvement of several streets within the City
 - b. Execute the agreement which authorizes the County of Sacramento to administer and construct the 2005 Pavement Overlay Project
15. **Subject:** Rancho Cordova Weed and Seed Program Organization, Funding and Staffing
Recommendation: Authorize staff to implement the necessary action to take over the responsibility of fiduciary agent from the Folsom Cordova Unified School District Foundation for the Weed and Seed Grant.
16. **Subject:** General Plan Review of Landowner Requests for General Plan Amendment
Recommendation: Receive property owner request(s) and direct staff as deemed appropriate.

Correspondence

Council Reports

Council Requests for Future Agenda Items

City Manager's Report

Public Works Department

Adjourn to Closed Session for the Following Purpose:

17. Conference with Legal Counsel – Anticipated Litigation. Government Code Section 54956.9, Subdivision C, (four cases).

Reports form Closed Session

Adjournment

Upcoming Meeting Dates:

<i>Wednesday, June 15, 2005 5:30 p.m.</i>	<i>Study Session – General Plan Scope of Services and Schedule; Discussion on Potential City Fees and Plan for Financial Vibrancy</i>
<i>Monday, June 20, 2005 5:30 p.m.</i>	<i>Regular City Council Meeting (to include adoption of 2005-06 Final Budget)</i>
<i>Tuesday, July 5, 2005 5:30 p.m.</i>	<i>Regular City Council Meeting</i>
<i>Wednesday, July 13, 2005 5:30 p.m.</i>	<i>Study Session – CIP Adjustment of Road Fees & Park Fee Proposal</i>
<i>Monday, July 18, 2005 5:30 p.m.</i>	<i>Regular City Council Meeting</i>

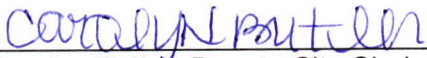
Tonight's meeting of the Rancho Cordova City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems, and will be shown in its entirety. Tune to Metro Cable Channel 14, for playback times. It will be webcast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

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 942-0255 or lhare@cityofranhocordova.org at least 48 hours prior to the meeting.

City Clerk's Certificate of Posting of Agenda

I, Carolyn Butler, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the June 6, 2005 Special and Regular Meeting of the Rancho Cordova City Council was posted on June 2, 2005 at the office of the City of Rancho Cordova, 3121 Gold Canal Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranhocordova.org.

Signed this 2nd day of June 2005 at Rancho Cordova, California.



Carolyn Butler, Deputy City Clerk

**Nothing has been provided
in the Agenda Packet for
Study Session Item 2 –
Council Members
previously received the
Proposed 2005-06 Fiscal
Year Budget and it is
available for public viewing
at Rancho Cordova City
Hall.**

CITY OF RANCHO CORDOVA

ORDINANCE NO. 11-2005

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 16.28, "ELECTRICAL
CODE," OF THE RANCHO CORDOVA MUNICIPAL CODE**

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

SECTION 1: Title 16, Chapter 16.28, "Electrical Code," is hereby amended to
read as follows:

"Electrical Code

- 16.28.010 Title.
- 16.28.020 Purpose.
- 16.28.030 Adoption of Electrical Codes.
- 16.28.040 Amendment of Adopted Codes.

16.28.010 Title.

This chapter shall be known and cited as the "Rancho Cordova Electrical Code."

16.28.020 Purpose.

The purpose of the Rancho Cordova Electrical Code is to provide minimum electrical system standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, and quality of materials.

16.28.030 Adoption of Electrical Codes.

The California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California State Health and Safety Code Section 18901 et. seq. (hereinafter referred to as the "State Code"), and any rules and regulations promulgated pursuant thereto including the National Electrical Code, 2002 Edition (excluding Article 80), as published by the National Fire Protection Association, and as referenced in and adopted pursuant to California State Health and Safety Code Sections 17922 and 18935, (hereinafter referred to as the "NEC") are hereby adopted and incorporated by reference herein. Except as otherwise provided by this Chapter and Chapter 16.02 of the Rancho Cordova County Code, all electrical systems associated with construction, alteration, moving, demolition, repair, and use of any building or structure within the County shall be made in conformance with the State Code and any rules and regulations promulgated pursuant thereto, including the NEC.

AGENDA ITEM #

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16.28.040 Amendment of Adopted Codes.

Notwithstanding the provisions of Section 16.28.030, the State Code and the NEC are amended as follows

A. Article 210.25(A) is added to read as follows:

210.25(A) Branch Circuits Serving Common Use Areas. All circuits serving common use areas and public use areas shall be served from house service equipment. Where buildings are multi-metered, a separate meter for house equipment shall be required.

B. Article 225.22(A) and (B) are added as follows:

225.22(A) Fences. Electrical equipment and conduit shall not be installed on any fence.

Exception:

Conduit and equipment shall be permitted on metallic and masonry fences when installed with a continuous support system.

225.22(B) Roofs. Raceways installed on or across roofs shall clear the roof a minimum of 1 ½" and be supported every 4' or less.

C. Article 230.28(A) and (B) are added to read as follows:

230.28(A) Service Entrance or Load Centers located in walls or partitions. When overhead service entrance conductors are installed in walls or partitions, they shall be enclosed in rigid metal or intermediate metal conduit of 1 ½ inch minimum trade size.

230.28(B) Service Entrance method of attachment. No overhead service drop shall be attached to the structure. The service mast shall be used as the support and shall be of 1 ½" rigid metal or intermediate metal conduit.

D.. Article 230.43 is amended to read as follows:

230.43 Wiring Methods for 600 Volts, Nominal, or Less. Service entrance conductors shall be installed in accordance with the applicable requirements of this Code covering the wiring method used and shall be limited to the following methods:

- (1) Rigid nonmetallic conduit
- (2) Rigid metal conduit
- (3) Intermediate metal conduit
- (4) Auxiliary gutters
- (5) Bussways that have been approved by the Building Official

E. Article 230.70(D) is added to read as follows:

230.70(D) Ten Foot Limit for Service Raceway. Service entrance conductors shall not extend inside any building for more than ten feet to reach the disconnect or overcurrent protection device except when under a concrete floor.

F. Article 230.71 is amended to read as follows:

230.71 Service Switches. A single main disconnecting means shall be provided for each set of service entrance conductors, the service overcurrent device shall be an integral part of the disconnecting means. It shall be located at the nearest readily accessible location either outside of building or structure or inside nearest the point of entrance of the service conductors.

Exceptions:

1. A main disconnecting means shall not be required on Group R occupancies with not more than 6 dwelling units.
2. For fire pumps where a separate service is required.
3. For Emergency Electrical systems where a separate service is required.
4. Up to six switches or circuit breakers may be permitted provided not more than one is rated less than 2000 amperes, 600 volts, and all switches or circuit breakers are installed in a common enclosure or group of enclosures.
5. Up to six switches or circuit breakers may be permitted for unmanned cellular monopole sites not located in or on a building.

G. Article 240.24(F) is added as follows:

240.24(F) Prohibited Locations. Service equipment and panel boards shall not be located in clothes closets, broom closets, janitor's closets, bathrooms, storage rooms, or over or under stairways.

H. Article 250.50 is amended to read as follows:

250.50 Grounding Electrode (Ufer Ground) System. A concrete encased electrode shall be used as the grounding electrode. The grounding electrode shall be encased for not less than 20 linear feet in a concrete foundation or footing, which is in direct contact with the earth. This electrode shall be sized in accordance with this code and, in no case, be less than No. 4 awg bare copper conductor, or ½ inch reinforcing steel rod. The electrode shall be so supported that it is below finished grade near the bottom of a trench and in no case less than 12 inches below finished grade and approximately 3 inches from the bottom or sides of the concrete. A point of connection shall be located that will make it readily accessible for inspection and testing purposes. An approved ground clamp or connector shall be used to connect the grounding electrode with a grounding conductor sized in accordance with this code. The use of reinforcing steel exposed to the elements is prohibited.

Exceptions:

- a. An 8 foot driven rod will be acceptable when complying with the installation of a grounding electrode at a separate building or structure.
- b. On service changes where the existing grounding electrode is a metal water pipe of at least 10 feet in length (shall be verified as such), it shall be supplemented by an additional electrode. An 8 foot minimum ground rod would be acceptable.

The interior metallic water and gas piping systems and metal frame of buildings shall be bonded in accordance with Table 250.66 of this Code.

Grounding electrode conductors shall be sized in accordance with Table 250.66.

The capacity rating for made electrodes shall be as follows:

- a) 200 amperes or less: a minimum of one reinforcing steel rod.
 - b) From 201 amperes to 600 amperes, a minimum of 2 reinforcing steel rods installed a minimum of 90 degrees apart.
 - c) Over 600 amperes: grounding electrodes shall be sized in accordance with Table 250.66.
- 2) Grounding electrode conductors shall be sized in accordance with Table 250.66.
- I. Article 300.2(C) is added to read as follows:

300.2(C) Raceway Requirements. All occupancy groups shall have wiring installed in approved raceways or type MC cable. An approved MC cable stripper shall be used when installing the cable.

Exceptions:

1. Group R occupancies, other than hotels and motels.
2. Group U occupancies.
3. Recreation rooms associated with an R occupancy, other than hotels and motels and designed or intended for use by less than 100 persons, shall be wired using the same wiring methods required for the building of which they are a part.
4. Laundry rooms, associated with an R occupancy, other than hotels and motels, shall be wired using the same wiring methods required for the building of which they are a part.

J. Article 300.5(L) is added to read as follows:

300.5(L) Depth Requirement. All underground service entrance raceways shall be buried a minimum of 30 inches below grade unless located below a concrete building slab, in which case, the depth may be reduced to 12 inches below grade.

K. Article 410.16 (C) is amended to read as follows:

410.16(C) Suspended Ceilings. Lighting fixtures shall be supported independently of suspended ceiling framing members.

L. Article 600.1(A) and (B) are added to read as follows:

600.1(A) Electric Sign Installation. Electric signs shall be installed in accordance with the provisions of this Code pertaining to the installation of electric signs. The trademark, maker's name, approximate weight, voltage, amperage, Underwriters' label, and permit reference number, shall be permanently and conspicuously marked on the exterior of all electric signs.

600.1(B) Permit Required. An electrical permit shall be required for any of the following:

- A new electric sign installation with new branch wiring
- A new electrical sign installation with existing branch wiring
- A electric sign repair and reinstallation

M. Article 625.1(A) is added as follows:

625.1(A) Charging Circuit required for R.3 Occupancies.

Every new group R.3 occupancy building shall provide for a future electric vehicle charging circuit by providing a ¾ inch raceway or a 3.wire with ground NM or NMC cable rated at a minimum 40 ampere from the service panel to a 2 gang box located in the garage.

SECTION 2: Severability

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

SECTION 3: Effective Date and Publication

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect on August 1, 2005

PASSED AND ADOPTED this 6th day of June, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

MEMORANDUM

DATE: June 6, 2005

TO: Mayor and Council Members

FROM: Jim Carney, Senior Management Advisor 

SUBJECT: **ADOPTION OF A RESOLUTION APPROVING A THREE-YEAR AGREEMENT WITH SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) FOR PARTICIPATION IN THE HOUSING INVESTMENT PARTNERSHIPS PROGRAM**



RECOMMENDATION

Adopt Resolution Number 70-2005

BACKGROUND

The HOME program was designed exclusively to create affordable housing for low-income households. HOME provides formula grants to States and localities to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low income people.

The eligibility of households for HOME assistance varies with the nature of the funded activity. For rental housing and rental assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD-adjusted median family income for the area. In rental projects with five or more assisted units, at least 20% of the units must be occupied by families with incomes that do not exceed 50% of the HUD-adjusted median. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median.

CITY PARTICIPATION

The population of Rancho Cordova is not large enough to receive HOME funds directly from HUD. The minimum amount of a direct HUD HOME allocation is \$250,000. Even at that level of funding there is insufficient funds to cover program and administrative costs

Consequently, there are two options for the City to participate in the HOME program:

1. apply to the California Housing and Community Development Department (HCD) for HOME funds (an annual competitive process), or
2. enter into the HOME Consortium with the Sacramento County and the City of Citrus Heights.

Application to HCD

HCD issues a Notice of Funding Availability (NOFA) for State HOME funds annually. Jurisdictions not receiving HOME funds directly or participating in a consortium may apply for these HOME funds. Typically, a jurisdiction can apply for a maximum \$500,000 to \$1,000,000 depending on the project(s) proposed for funding, which may include first-time homebuyer new construction, first-time homebuyer acquisition, first-time homebuyer acquisition and rehabilitation, multifamily new construction, multifamily acquisition and rehabilitation, and tenant-based rental assistance. The HOME application process is competitive and HCD does not fund all applications that meet the minimum threshold requirements.

Benefits: Benefits of applying annually for HOME funds include:

- local control of activities and projects;
- opportunity for more funds than would be provided annually through SHRA; and
- the ability to accrue program income to develop a long-term funding source for housing programs.

Disadvantages: The disadvantages of receiving funds through HCD include:

- no access to SHRA programs, limiting the array of programs and services available to the City and its residents;
- staff time and expense required to prepare the applications and administrative burden the state HCD HOME program; and
- no certainty of receiving funding annually.

HOME Consortium

The City can enter into a HOME Consortium agreement with Sacramento County (Urban County includes the Cities of Sacramento, Folsom, Isleton, and Galt) and the Cities of Citrus Heights and Elk Grove. The City would have access to all SHRA programs funded through HOME, including First-Time Homebuyer. SHRA would revise its First-time Homebuyer Program to include criteria and assistance appropriate for Rancho Cordova. In addition, the City could apply annually for HOME

funds to be designated for a specific project in the City; however, SHRA would make the final decision regarding in which jurisdiction(s) the HOME funds are spent. (See Attachment "A" - letter from SHRA inviting Rancho Cordova to join the County HOME consortium).

Benefits: Benefits of participating in the HOME consortium include:

- availability of the programs provided by SHRA, such as multi-family acquisition and rehabilitation, multi-family housing new construction, first-time homebuyer program, and a boarded and vacant rehabilitation incentive; and
- SHRA handles administrative burden and prepares consolidated plan and annual plans.

Disadvantages: The disadvantages of participating in the HOME consortium include:

- SHRA control over expenditure of funds which may limit the types of projects funded by the City;
- amount of funds provided by SHRA may be less than what the City could receive annually through the competitive process; and
- no accrual of program income.

Conclusion: Given the risks and uncertainty of participating in the annual state HCD HOME funding competition and associated administrative expense, Rancho Cordova staff recommends participation in the County HOME Consortium, for the next three years. This program will direct funds to housing program and projects within the City, our residents and property owners will benefit and the City will avoid administrative expenses that it is not ready to absorb at this time.

Attachment(s): Resolution Number 70-2005

CITY OF RANCHO CORDOVA

RESOLUTION NO. 70-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A THREE-YEAR AGREEMENT WITH SACRAMENTO
HOUSING AND REDEVELOPMENT AGENCY (SHRA) FOR
PARTICIPATION IN THE HOUSING INVESTMENT PARTNERSHIPS
PROGRAM**

WHEREAS, the Congress of the United States has enacted the Cranston Gonzales National Affordable Housing Act of 1990 and Federal regulations have been adopted pursuant thereto, hereinafter called the "Act"; and

WHEREAS, Title II of the Act creates the Home Investment in Affordable Housing Program, hereinafter called "HOME", that provides funds to states and local governments for acquisition, rehabilitation, new construction of affordable housing and tenant-based rental assistance; and

WHEREAS, funds from Title II are distributed to **metropolitan cities, urban counties, States, and consortia** of local governments; and

WHEREAS, the Act allows local governments to form consortia for the purpose of receiving and administering HOME funds and carrying out purposes of the Act; and

WHEREAS, the Act allows a local government member of an urban county to participate in a consortium **through** the county; and

WHEREAS, the Act requires that a consortium shall have one member unit of general local government authorized to act in a representative capacity for all members for purposes of the Act and to assume overall responsibility for the Act, including requirements concerning the Consolidated Plan; and

WHEREAS, the City of Rancho Cordova elects to participate in the HOME Consortium with the County of Sacramento; and

WHEREAS, Sacramento Housing and Redevelopment Agency (AGENCY) administers the HOME program on behalf of the County HOME Consortium; and

WHEREAS, the Agreement with SHRA for participation in the County HOME Consortium contains provisions specifying that, pursuant to Volume 24 of the Code of Federal Regulations, Part 92, the City of Rancho Cordova is subject to the same requirements applicable to members of the consortium.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA to authorize the City Manager or the City Manager's designee to execute a three-year agreement with Sacramento Housing and Redevelopment Agency for Participation in the County HOME Consortium.

ADOPTED by the City Council of the City of Rancho Cordova this 6th day of June, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

ATTACHMENT A



RECEIVED
APR 06 2005
BY: _____

April 5, 2005

Mr. Ted A. Gaebler, City Manager
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Dear Mr. Gaebler,

The Sacramento Housing and Redevelopment Agency (SHRA) administers a consortium of federal HOME Investment Partnership Program funds on behalf of the County of Sacramento and the cities of Citrus Heights and Elk Grove. This consortium must be renewed every three years with the Department of Housing and Urban Development (HUD), with the current period expiring on December 31, 2005. SHRA is currently in the renewal process of the consortium for the period of January 1, 2006 until December 31, 2008. At this time, we would like to offer the City of Rancho Cordova the opportunity to join the consortium.

In a March 8, 2005 letter addressed to Sandy Piekarski of our office, you expressed an interest in participating in the HOME Consortium. As a member of the HOME consortium, Rancho Cordova would enter into an agreement with SHRA for general administration of the HOME program. Under this arrangement, we believe the City would benefit from the Agency's continued ability to fund diverse activities in Rancho Cordova such as down payment assistance for first time homebuyers, home ownership counseling, and gap financing for new construction and rehabilitation (both ownership and rental housing). Our activities are always open to change and improvement and we would welcome Rancho Cordova's involvement in their planning.

To receive HOME funds directly from HUD, a city must qualify as a Participating Jurisdiction (PJ). To become a PJ, HUD looks at many factors including population, poverty rate, and age of housing stock. Based on these factors, the City of Rancho Cordova would probably not qualify as a PJ.

Based on the HOME funding formula, were Rancho Cordova able to qualify as a PJ, it would be eligible for a HOME allocation of approximately \$380,199 for 2005. After deducting the allowable ten percent administration fee as well as the required fifteen percent Community Housing Development Organization (CHDO) set-a-side, Rancho Cordova would be eligible for approximately \$285,149 of HOME funds annually for projects, should you decide to join the consortium.

Mr. Ted Gabler
City Manager, Rancho Cordova
April 1, 2005
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The other option for the City to access HOME dollars is to apply annually through the State's competitive program.

If you are interested in participating in the Sacramento County HOME Consortium for the period 2006-2008, please respond in writing on or before **April 30, 2005**.

Upon receipt of your written confirmation of interest, a consortium agreement and a sample City Council resolution will be mailed to you. HUD regulations require we have the executed consortium agreement and approved resolution returned to them by **June 15, 2005**. The signed agreement and resolution can be sent to the Development Services Department which administers the HOME Program.

Their address is:

SHRA Development Services
630 I Street, 2nd Floor
Sacramento, CA 95814
Attn: Christine Groth Weichert

We are very interested in exploring all avenues of cooperation with Rancho Cordova. Our housing problems are too great and our resources too small to do anything else. We share the same priorities for increasing home ownership and decreasing problem properties, and hope we can work with you toward that end.

Sincerely,



Stephen Young
Director of County Community Development

Cc: Darren Bobrowsky
Christine Groth Weichert
Jamie McLeod

MEMORANDUM

DATE: June 6, 2005
TO: Honorable City Council
FROM: Paul Junker, Planning Director
SUBJECT: Ministerial Correction to Capital Village Special Planning Area, to Correct Error in Minimum Setback Requirement; RC 04-123.



ACTION

No action by the City Council is required at this time. This staff report and SPA correction page has been prepared solely to acknowledge and correct a clerical error made in final version of Capital Village Special Planning Area Document, which was approved by the City Council on April 4, 2005.

BACKGROUND

The City Council of the City of Rancho Cordova took several actions with respect to the Capital Village subdivision (the "Project"), owned by Beazer Homes. On March 21, 2005, the City Council adopted Resolution 35-2005 approving a Tentative Subdivision Map and General Plan Amendment for the Project. On April 4, 2005, the Council adopted Ordinance 06-2005, approving the Rezone and Special Planning Area (SPA) for the Project; it also adopted Ordinance No. 07-2005 approving the Capital Village Development Agreement. (Ordinance Nos. 06-2005 and 07-2005 were introduced on March 21, 2005.)

Prior to these actions, on February 24, 2005, the City Planning Commission considered the above Project approvals and recommended that the City Council adopt the necessary resolution and ordinances described above. It is expected that Beazer Homes will seek final design review in the near future.

SPECIAL PLANNING AREA ERROR

The Capital Village SPA document, also attached as Exhibit 4 to the Capital Village DA, contains design guidelines and specifications pertaining to the Project, including setbacks. This document, included in the materials for the February 24, 2005 Planning Commission meeting and the March 21, 2005 City Council meeting, correctly reflected a minimum required setback of 3'0" for sideyard setbacks in the Brownstone District within the Project. However, in the final SPA document, prepared for the April 4, 2005 meeting, the minimum sideyard setback was incorrectly identified as 5'0" instead of 3'-

0". This was a clerical, "cut-and-paste" error in the final SPA document only. (The Brownstone product type represents 101 of the total 827 units of the Capital Village project and is the only one with a 3-foot setback requirement; all other product types have minimum 5-foot setbacks.)

As referenced, only the last version of the SPA document contained the incorrect 5'-0" setback. Because it was clear throughout the SPA and DA approval process that 3'-0" was intended to be the minimum setback for the Brownstone product type, and because this was correctly identified in the SPA document throughout such process, this error should be corrected without further action by the Council. Staff has prepared this staff report, however, to acknowledge that this error was made, and to inform the Council that the SPA will be corrected to reflect the correct 3'0" setback minimum.

The page of the SPA document on which the error was identified has been attached hereto as Attachment 1. The page with the error corrected is attached hereto as Attachment 2. The full SPA, with the error corrected, is attached hereto as Attachment 3.

ATTACHMENTS

1. Page 22 of the Capital Village Special Planning Area, as approved pursuant to Ordinance 06-2005, reflecting an incorrect minimum setback of 5'-0".
2. Corrected Page 22 of the Capital Village Special Planning Area document in its entirety, including correction to setback requirement.

758878_1

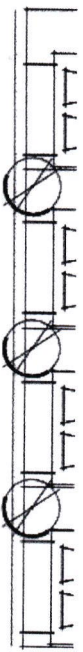


Capital Village Special Planning Area Handbook

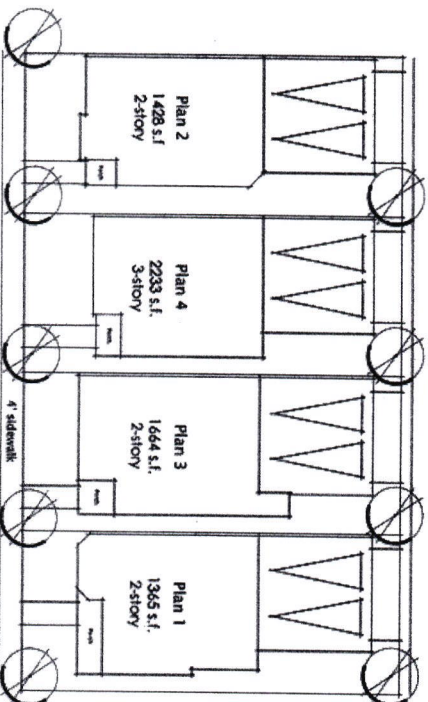
3.4.3 Permitted Uses

Permitted uses include:

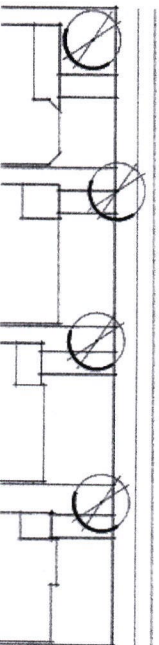
1. Permanent Single Family dwellings.
2. Temporary Sales offices and Model Homes.
3. Home occupations as allowed in the City of Rancho Cordova Zoning Code Title II, Article I, Chapter 1, Article 1.



Lane



Street



3.4.4 Standards Table

Density	13-14 DU/Acre
---------	---------------

Lot Requirements

Minimum Lot Size	1904 square feet
Minimum Lot Width	28'
Minimum Corner Lot Width	33' / 38' ¹
Minimum Lot Depth	68'
Maximum Lot Coverage	70%

Setback Requirements

Front Yard	10'
Side Yard	0' / 5'
Corner Side Yard	10'
Rear Yard	5' / 10' ³

Maximum Building Height | 37' (3 stories)

1. End units at opposite ends of blocks containing zero lot line units must compensate for the additional 5' setback at one block end unit.
2. Coverage includes garage, living and covered porch areas.
3. 5' to garage, 10' to living on first floor/5' to living on second floor.

Parking provided at 2 covered spaces per unit



site key

3.4.5 Design Review

This project is subject to the City of Rancho Cordova Design Review process. In addition to other City design requirements, all residential units within the Brownstone District shall meet the following general design guidelines:

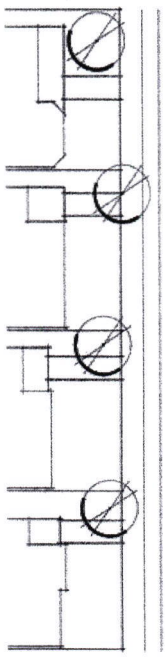
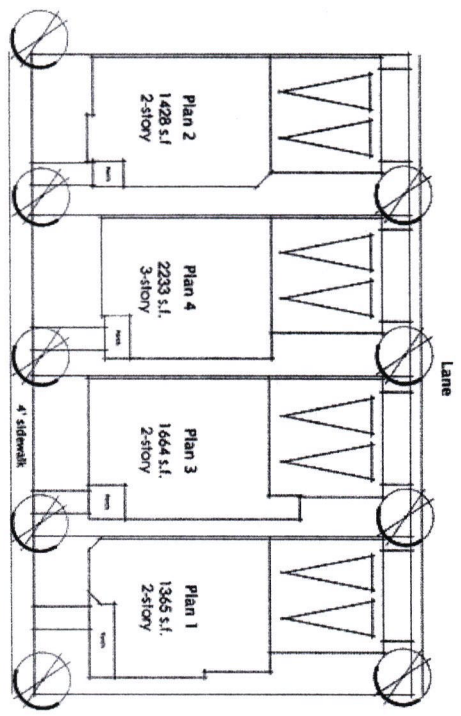
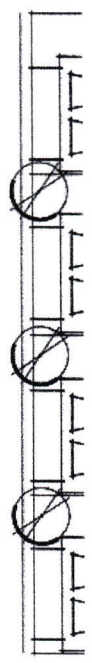
- Each unit shall provide direct access to the public sidewalk system (e.g. a paved sidewalk connecting the porch/front entry to the public sidewalk.)
- To encourage safe neighborhood design, each unit shall be designed to allow adjacent open space, sidewalks and parking areas to be monitored from within residential units.
- Landscaping shall be approved through the design review process and shall be compatible with architecture.
- Repetition between adjacent lots and along streetscapes shall be avoided by varying the placement of the four styles, each with four facade variations throughout the Brownstone District (see page 21).
- The design of each residential unit shall incorporate the architectural details specified under Architectural Styles (see page 21).
- Roof forms and variation in structural massing shall be used to reduce the bulk of residential units.
- All facades, particularly the front facade, shall include architectural details which provide depth, interest and variation to avoid a "flat" appearance.
- Window design shall provide visual interest with insets, trim details, shutters (mounted adjacent and to scale with the windows) and other details. Windows flush with the facade with no trim detail are prohibited on all facades. Dwellings adjacent to International Drive shall use windows which reduce sound transmission.
- Encouraged materials include:
 - Smooth stucco finishes
 - "Style-appropriate" stone
 - Tile roof elements
 - Wood columns and beams
 - Wood shutter elements

Capital Village Special Planning Area Handbook

3.4.3 Permitted Uses

Permitted uses include:

1. Permanent Single Family dwellings.
2. Temporary Sales offices and Model Homes.
3. Home occupations as allowed in the City of Rancho Cordova Zoning Code Title II, Article I, Chapter 1, Article 1.



3.4.4 Standards Table

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Lot Requirements	

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Minimum Corner Lot Width	33'/38' ¹
Minimum Lot Depth	68'
Maximum Lot Coverage	70%

Setback Requirements

Front Yard	10'
Side Yard	0'/3'
Corner Side Yard	10'
Rear Yard	5'/10' ³

Maximum Building Height | 37' (3 stories)

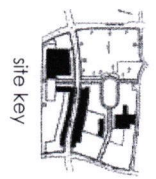
- 1 End units at opposite ends of block containing zero lot line units must compensate for the additional 5' setback at one block end unit.
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- 3 To garage, 10' to living on first floor/5' to living on second floor.

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- Encouraged materials include:
 - Smooth stucco finishes
 - "Style-appropriate" stone
 - Tile roof elements
 - Wood columns and beams
 - Wood shutter elements



MEMORANDUM

DATE: June 6, 2005

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: ADOPTION OF RESOLUTION TO
AUTHORIZE SUBMITTAL OF GRANT APPLICATIONS TO THE
CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD
FOR ALL AVAILABLE GRANTS UNDER THE CALIFORNIA OIL
RECYCLING ENHANCEMENT ACT AND ALL AVAILABLE
HOUSEHOLD HAZARDOUS WASTE GRANTS FOR THE PERIOD
FROM JUNE 30, 2005 THROUGH JUNE 29, 2010



RECOMMENDATION

Staff recommends that the Council adopt the attached resolution, which authorizes City staff to submit Grant Applications to the California Integrated Waste Management Board ("CIWMB") for all available grants under the California Oil Recycling Enhancement Act and all available Household Hazardous Waste grants for the period from June 30, 2005 through June 29, 2010.

BACKGROUND

The CIWMB offers grants to cities and counties to promote used oil recycling and household hazardous waste collection and drop-off programs. Currently, a Used Oil Recycling Block Grant is available that is distributed to cities and counties on a per-capita basis. The CIWMB requires a resolution from the governing authority to be included in the application for the Used Oil Block Grant. The first Used Oil Recycling Block Grant application was due on June 1, 2005 and staff has already submitted the funding request to the CIWMB.

The block grant funds will be used to promote used oil collection and recycling in the City. Rancho Cordova residents and businesses currently have three methods to recycle used oil, including: 1) curbside collection as part of the BFI Agreement for residential solid waste services; 2) drop-off at the County's North Area Recovery Station as stipulated in an MOU between the City and the County; and 3) drop-off at eight certified used oil collection centers located throughout the City.

Fiscal Impact

The adoption of the attached resolution has no fiscal impact. The approval of the grant application will provide approximately \$14,000 for promotion and public education of used-oil recycling programs and facilities for Rancho Cordova residents and businesses.

Attachment(s): Resolution authorizing grant application submittals.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 71-2005

**A RESOLUTION OF THE CITY OF RANCHO CORDOVA
TO AUTHORIZE SUBMITTAL OF GRANT APPLICATIONS TO THE
CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD FOR ALL
AVAILABLE GRANTS UNDER THE CALIFORNIA OIL RECYCLING
ENHANCEMENT ACT AND ALL AVAILABLE HOUSEHOLD
HAZARDOUS WASTE GRANTS FOR THE PERIOD FROM
JUNE 30, 2005 THROUGH JUNE 29, 2010**

WHEREAS, the people of the State of California have enacted the California Oil Recycling Enhancement Act that provides for a Used Oil Recycling Block Grant (UBG) to eligible cities and counties for establishing and maintaining local used oil collection programs that encourage recycling or appropriate disposal of used oil; and

WHEREAS, the people of the State of California have enacted Assembly Bill 1220 (Eastin, 1993) that provides Household Hazardous Waste Grants (HHW Grants) to local governments to establish and implement waste diversion and separation programs to prevent disposal of hazardous waste, including household hazardous waste, in solid waste landfills; and

WHEREAS, the California Integrated Waste Management Board has been delegated the responsibility for administering the UBG and HHW Grant, which includes procedures governing the application by and payment to eligible cities and counties; and

WHEREAS, if awarded, the applicant will enter into a Grant Agreement with the California Integrated Waste Management Board for implementation of said grants.

NOW, THEREFORE, BE IT RESOLVED, that the City of Rancho Cordova City Council authorizes the submittal of grant applications to the California Integrated Waste Management Board for all available grants under the California Oil Recycling Enhancement Act and all available Household Hazardous Waste grants for the period of June 30, 2005 through June 29, 2010.

BE IT FURTHER RESOLVED that the Public Works Director, or his/her designee, is hereby authorized and empowered to execute in the name of the City of Rancho Cordova all grant documents necessary to secure grant funds and implement the approved grant project.

On a motion by Council Member _____, seconded by Council Member _____, the foregoing resolution was passed and adopted by the City Council of Rancho Cordova, State of California, this 6th, day of June, 2005 with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

MEMORANDUM

DATE: June 6, 2005
TO: Mayor and Council Members
FROM: Cyrus Abhar, Public Works Director
**SUBJECT: 30-DAY EXTENSION OF INTERIM TRAFFIC IMPACT
MITIGATION FEE - PUBLIC HEARING**



RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution No. 72-2005 extending Urgency Resolution No. 58-2005 for 30 days while the City completes preparation of a Cost Improvement Program and Nexus Study for a permanent Traffic Impact Mitigation Fee.

BACKGROUND

On May 16, 2005 the City Council enacted Urgency Resolution No. 58-2005 which established an interim Traffic Impact Mitigation Fee applicable to new commercial and residential developments in the City.

Over the past several months, the City has been working with PSOMAS and Revenue & Cost Specialists to develop a Citywide Capital Improvement Program (CIP) and a corresponding Nexus Study to identify and evaluate the City's overall infrastructure needs for roadway and pedestrian improvements which will be used to establish a permanent Traffic Impact Mitigation Fee. On-going work on the new CIP clearly shows a fee significantly higher than the interim \$4,400 fee is warranted. A review of updated cost estimates for the CIP for the Sunrise Douglas Community Plan submitted to Public Works on April 27, 2005 for review, clearly indicate continuation of the interim fee at the rates proposed is not unreasonable.

Resolution No. 72-2005 will continue the Interim Traffic Impact Mitigation Fee in full force and effect until July 13, 2005, at the rates shown on Exhibit A.

Attachments:

Resolution No. 72-2005 enacting a 30-day extension of the Interim Traffic Impact Mitigation Fee; Urgency Resolution No. 58-2005 Establishing an Interim Traffic Mitigation Fee and Exhibit A.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 72-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
EXTENDING THE AUTHORIZATION FOR AN INTERIM TRAFFIC IMPACT
MITIGATION FEE FOR 30 DAYS**

WHEREAS, the City Council enacted Urgency Resolution No. 58-2005 on May 16, 2005, which established an interim Traffic Impact Mitigation Fee applicable to new commercial and residential developments in the City; and

WHEREAS, the City Council found the adoption of the interim Traffic Impact Mitigation Fee was necessary to protect the public health, safety, and welfare, because the City's existing roadway and transit development fee was based on an outdated Sacramento County ordinance and decade-old cost estimates, which left the City with insufficient funding to pay for the roadway, bicycle and pedestrian improvements needed to offset the impacts of new development; and

WHEREAS, Urgency Resolution No. 58-2005 is set to expire on June 14, 2005, by operation of law pursuant to Gov. Code Section 66017(b); and

WHEREAS, the City Council now desires to extend Urgency Resolution No. 58-2005 for 30 days while it completes the preparation of a Cost Improvement Program and Nexus Study for the establishment of a permanent Traffic Impact Mitigation Fee; and

WHEREAS, Section 2 of Urgency Resolution No. 58-2005 sets forth an adjustment mechanism that will allow fees paid by project applicants under the Urgency Resolution to be adjusted should the permanent Traffic Impact Mitigation Fees later adopted by the City Council differ from the interim Traffic Impact Mitigation Fees shown in Exhibit A; and

WHEREAS, the City held a public hearing on June 6, 2005, to receive public comments on the proposed Urgency Resolution extension.

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

1. To approve the extension of Urgency Resolution No. 58-2005 and continue the Interim Traffic Impact Mitigation Fee amounts shown on Exhibit A in full force and effect until July 13, 2005, which is 30 days from the pending expiration date of June 14, 2005; and
2. To find that extension of Urgency Resolution No. 58-2005 is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15273 because the Urgency Resolution extension

involves the establishment of a public agency fee for the purpose of obtaining funds for capital projects that will offset traffic-related development impacts within the City's existing service area.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of June, 2005.

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA

RESOLUTION NO. 58-2005

**AN URGENCY RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RANCHO CORDOVA ESTABLISHING AN
INTERIM TRAFFIC IMPACT MITIGATION FEE**

WHEREAS, upon its incorporation, the City of Rancho Cordova ("City") enacted ordinances that continued in effect the Roadway and Transit Development Fees of Sacramento County (Sacramento County Code Chapter 16.87) as part of the Rancho Cordova Development Impact Fee program; and

WHEREAS, the County Roadway and Transit Development Fees are based on outdated information, which has not been revised or updated since 1993; and

WHEREAS, a preliminary evaluation of cost estimates, facility lists and development impact fee information from nearby jurisdictions led the City to conclude that the existing County Roadway and Transit Development Fees are insufficient to achieve the roadway, bicycle, and pedestrian improvements necessary to meet the demand generated by new development in the City; and

WHEREAS, to rectify this situation which imposes an immediate threat to the public health, safety and welfare of the residents of the City of Rancho Cordova, the City Council has hired consultants to prepare a nexus study that will be used to establish a new citywide Traffic Impact Mitigation Fee pursuant to Government Code Section 66000 *et. seq.*; and

WHEREAS, the City Council notified the public of its intent to initiate the nexus study and to adopt a permanent citywide Traffic Impact Mitigation Fee when it enacted Urgency Resolution No. 30-2005 on February 22, 2005; and

WHEREAS, the progress made to date on the preparation of a citywide Capital Improvement Program (CIP) for use as part of the nexus study suggests that an increase in the current \$4,400 interim Traffic Impact Mitigation Fee, adopted February 22, 2005, will be necessary in order to adequately fund construction of the required capital improvement projects; and

WHEREAS, to give the City more time to complete the CIP and nexus study, and to seek input from affected parties, the City desires to establish and maintain a new interim Traffic Impact Mitigation Fee; and

WHEREAS, the purpose of the new interim Traffic Impact Mitigation Fee is to protect the health, safety and welfare of the community by ensuring that

funds are collected to offset the impacts created by new development while the permanent Traffic Impact Mitigation Fee is being formulated; and

WHEREAS, to maintain consistency and equity among all interim Traffic Fee Agreements between the City and project applicants, the new interim Traffic Impact Mitigation Fee amounts shall be the same as those adopted previously as part of Urgency Resolution No. 30-2005; and

WHEREAS, the City published a public notice and held a hearing on May 16, 2005, to receive public comments on this Urgency Resolution.

NOW, THEREFORE, the City Council of the City of Rancho Cordova does hereby adopt, by at least a four-fifths vote of its members, the findings in Section 1 below, and establishes an interim Traffic Impact Mitigation Fee on certain new commercial and residential development built in the City as described in Section 2 below.

Section 1. Findings

1. Collection of the County Roadway and Transit Development Fees, which are based on cost estimates that are more than a decade old, has resulted in a critical shortfall of funding for roadway, bicycle and pedestrian improvements required to mitigate traffic impacts throughout the City. A preliminary analysis of the data used to establish the existing roadway development impact fee identifies extensive deficiencies in the City's roadway system, including a lack of funding for critical roadway, bicycle and pedestrian improvements to maintain effective circulation throughout the City.

2. The City of Rancho Cordova faces a current and immediate threat due to the number of new commercial and residential developments now planned for, or under review, in the City. If development is allowed to occur without increasing the fee intended to fund infrastructure needs to mitigate citywide traffic impacts from new development, the City's circulation system will further degrade without a source of critical funding to implement those improvements. As an example, a review of updated cost estimates for the CIP for the Sunrise Douglas Community Plan submitted to the Public Works Department on April 27, 2005, indicates that some planned improvements would be dramatically underfunded if the 1993 cost estimates and associated impact fees were not increased. Such improvements are necessary to offset the environmental impacts of new development, yet could not be constructed using the County's fee program unless and until substantial, supplemental funding sources were made available.

3. The interim authorization of a citywide Traffic Impact Mitigation Fee is necessary to immediately protect the public's health, welfare and safety. As the City continues to grow, demand on roads will increase. Based on this expected increase, the City will need to construct new, reconstruct and expand existing

roads to ease traffic congestion and improve public safety. The Institute of Traffic Engineers (ITE) has performed studies demonstrating the relationship between increased traffic congestion and the increase of vehicle and pedestrian accidents and air quality degradation. It is necessary for and in the interests of the public's health, welfare and safety that the interim fee proposed by this resolution be effective immediately upon adoption in order to provide the roadway, bicycle and pedestrian improvements needed as a result of growth due to new development, as well as to achieve a degree of certainty to allow for the orderly development in the City.

4. A failure to apply a Traffic Impact Mitigation Fee to new development while a permanent Traffic Impact Mitigation Fee is being studied will place the residents of new commercial projects and residential subdivisions or the immediate community, or both, in a condition dangerous to their health or safety.

5. The purpose of the interim Traffic Impact Mitigation Fee is to address the significant shortage of roadway improvements required to serve the residents of the City. Collection of the interim Traffic Impact Mitigation Fee will provide funding for the roadway improvements required to meet the demands of new development in the City.

6. There is a reasonable relationship between the use of the interim Traffic Impact Mitigation Fee and the type of development projects subject to the fee because commercial and residential development projects generate or contribute to the need for roadway, transit and pedestrian improvements.

7. There is a reasonable relationship between the amount of the interim Traffic Impact Mitigation Fee and the potential cost of the facilities attributable to the commercial and residential development projects subject to the fee. The permanent fee will ultimately be calculated based on the number of building permits generated by residential and commercial development, the anticipated demand for and total cost of roadway improvements within the City based on traffic impacts, and the percentage by which development within the City contributes to the need for the improvements.

8. The method of allocation of the interim Traffic Impact Mitigation Fee to a particular residential development bears a fair relationship, and is roughly proportional, to the development's burden on, and benefits from, roadway improvements to be funded by the interim Traffic Impact Mitigation Fee.

9. The City Council plans to replace the interim Traffic Impact Mitigation Fee with a permanent Traffic Impact Mitigation Fee Ordinance once the nexus study and associated CIP are complete. The permanent fee will apply to all pending and new commercial and residential development projects in the City, including tentative and vesting tentative map applications now deemed complete, because the application of such fees is necessary to avoid placing residents of new

residential subdivisions or the immediate community, or both, in a condition dangerous to their health or safety.

10. The adoption of an interim Traffic Impact Mitigation Fee is statutorily exempt from the California Environmental Quality Act under CEQA Guidelines Section 15273 because it involves the establishment of a public agency fee for the purpose of obtaining funds for capital projects that will offset traffic-related development impacts within the City's existing service area.

Section 2. Action

1. An Interim Traffic Impact Mitigation Fee as identified in the attached Exhibit A is hereby established.
2. Payment of the fee shall occur at the issuance of building permits and will be collected with an Interim Fee Agreement.
3. This urgency resolution and associated Interim Traffic Impact Mitigation Fee will go into effect immediately after passage, and remain in effect for 30 days, pursuant to Government Code Section 36937 and 66107(b), at which time it may be extended after notice and public hearing for a maximum of two, 30-day periods.
4. Should the amount of the interim Traffic Impact Mitigation Fee exceed the amount of the permanent Traffic Impact Mitigation Fee subsequently adopted, the City shall provide a timely refund of the excess to the project applicant pursuant to the terms of an Interim Fee Agreement. Should the amount of the interim Traffic Impact Mitigation Fee be less than the amount of the permanent Traffic Impact Mitigation Fee subsequently adopted, the applicant shall pay the difference to the City in a timely manner pursuant to the terms of the Interim Fee Agreement. Any claim that a violation of state or federal law has occurred as a result of the imposition of the interim Traffic Impact Mitigation Fee shall be subject to an administrative hearing; such hearing shall be held concurrently with the City's review of any request by the claimant for a refund.

Section 3. Severability

1. All portions of this Resolution are severable. Should any individual component or any portion of this Resolution be found invalid and unenforceable by a court of competent jurisdiction, it is the City Council's intent and desire that the remaining portions of the Resolution continue in full force and effect.

PASSED AND ADOPTED this 16th day of May, 2005, by the following vote:

AYES: Budge, Sander, Skoglund, McGarvey, Cooley

NOES: None

ABSENT: None

ABSTENTIONS: None


Ken Cooley, Mayor

ATTEST:

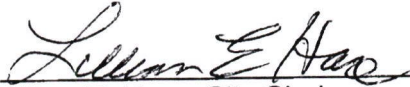

Lillian E. Hare, City Clerk

EXHIBIT A

CITY OF RANCHO CORDOVA

INTERIM TRAFFIC IMPACT MITIGATION FEE

L A N D U S E T Y P E

	SFR Unit	MFR Unit	COMM'L SF	BP-Office SF	Industrial SF	IND-OFF SF	Churches SF	Private Schools Student	Mini Storage SF	Gas Stations Pump	Convalesc. Hospitals Bed	Child Care Centers SF	Care Facilities Suite/Room	Stadiums Seat	Utility Buildings SF	Golf Courses Hole
Roadway	\$4,400.00	\$3,328.00	\$12.83	\$10.26	\$3.50	\$7.43	\$4.40	\$772.00	\$3.50	\$20,077.00	\$1,097.00	\$2.22	\$1,666.00	\$142.00	\$0.36	\$26,675.00
Transit	\$175.00	\$356.00	\$0.77	\$0.70	\$0.16	\$0.45	\$0.18	\$33.00	\$0.16	\$0.00	\$117.00	\$0.09	\$178.00	\$6.59	\$0.02	\$1,318.00
Adm.(2%)	\$91.50	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***

Interim fees based on the rates established for District 3 and shall apply to all new development in the City of Rancho Cordova.

*** 2% of Roadway and Transit Fee

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MEMORANDUM

DATE: June 6, 2005
TO: Mayor Cooley and Council Members
FROM: Kathleen Franklin, Assistant Planner
SUBJECT: CORDOVA NEIGHBORHOOD CHURCH – CONDITIONAL USE PERMIT AMENDMENT AND DESIGN REVIEW



<u>OWNER / APPLICANT:</u> Cordova Neighborhood Church Mike Mitchum/Bob Bandy 10600 Coloma Road Rancho Cordova, CA 95670	<u>REPRESENTATIVE:</u> Perkins, Williams & Cotterill Architects Brian Williams 10690 White Rock Rd., Suite 300 Rancho Cordova, CA 95670
PROJECT: Cordova Neighborhood Church Conditional Use Permit Amendment and Design Review	
FILE: RC-05-149	
LOCATION: 10600 – 10606 Coloma Road	
APN: 058-0018-001, 058-0018-009, 058-0018-010	
PLANNER: Kathleen Franklin, Assistant Planner	

REQUEST

- An amendment to an existing Conditional Use Permit to allow a preschool for up to 96 children and Design Review for 3,500 square feet of new children's classroom facilities and a 13,000 square foot multi-purpose facility.

RECOMMENDATION

Planning Commission forwards a recommendation to the City Council to find the project Categorically Exempt under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA); and adopt Resolution No. 64-2005 approving the Conditional Use Permit Amendment and Design Review for Cordova Neighborhood Church, Project No. RC-05-149, subject to the Findings, Design Review Package, and Conditions of Approval.

ANALYSIS

The applicant is proposing construction of new classrooms to provide on-site daycare for up to 96 preschool and elementary age children; and the construction of a 13,000 square foot multi-purpose building. The plan will involve the removal of the existing "school" buildings on the current church site and an existing residential unit on an adjoining parcel to develop the new project. A portion of the existing building, approximately 2,300 square feet, will be remodeled and 3,500 square feet will be added to form the new classrooms. The classrooms area will include six full time classrooms, one additional classroom to be used on an "as needed" basis, an administrative/reception area, resource room, restrooms, storage and custodial space. The applicant has stated that the classrooms will be Phase I of the project. The revenue generated from the pre-school will be used to allow the construction of Phase II, which is the Multi-Purpose building.

Conditional Use Permit Amendment

The Rancho Cordova Neighborhood Church has existed on the project site for many years. It was granted a Conditional Use Permit in 1981 to allow for the expansion of the church facilities. The expansion was never realized and the Use Permit was allowed to expire. Another Use Permit with the identical proposal was applied for and granted in 1989. The proposal was to expand the facility by 9,665 square feet, increase the seating from 100 to 308 persons and increase the parking from 62 spaces to 123 spaces. This use permit was approved and constructed adhering to the conditions (See Attachment 2) placed on the project. An amendment to the original Use Permit is necessary to allow the day-care use. Section 201.04 of the City's Zoning Code requires a Use Permit for any day-care facility which will provide services for more than 36 children. In addition, the original Use Permit only permitted the existing buildings and did not include the multi-purpose building being proposed.

To grant a Conditional Use Permit Amendment, the appropriate authority shall find and record in writing that the establishment, maintenance or operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

As previously stated, the church use has existed on the present site for many years. Although the addition of a day-care center will increase the use of the property Monday through Friday and will create an increase in traffic to the area, the anticipated traffic volume for the new day-care operation was not considered significant. The future proposal by Public Works for the installation of a traffic signal at the corner of Cordova Drive and Coloma Road will improve the traffic flow at this intersection and help to mitigate the increase in traffic the proposed use will generate.

The project as proposed meets all applicable Zoning Code standards with regards to setbacks, parking, lighting, and landscaping. The school facility has been designed to meet all Federal, State and County requirements with regards to square footage per child, amenities, access and safety. The Cordova Neighborhood Church has carefully planned and organized the proposed day-care center (see Attachment 3). The proposal will offer a service to the community of quality child care at an affordable price. As stated in the "Mission Statement," the goal of the day-care program is to offer "the entire family, a loving, safe and accommodating environment..." It is staff's opinion that the use, as proposed, will not be detrimental to the "health, safety, peace, morals, comfort, or general welfare of persons residing or working in

the neighborhood", nor will it be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. Staff has placed a condition on the project to restrict the number of children at the day-care center to no more than 96.

Oak Tree

There is one heritage Oak tree, which is 41 inches in diameter, on the site. The City arborist and staff met with the architect to discuss protection of the tree to ensure its survival by eliminating further disturbance under the tree canopy both during and after construction. Changes were made to the parking configuration and the second entrance to the parking lot was moved further east on the project site so the driveway entrance would not impact the tree. Staff requested that the turf and paving currently existing under the tree be removed and replaced with mulch and drought tolerant plants. A condition was placed on the project ensuring compliance with the arborist's requests.

Design Review

The City's Design Review process requires the following findings be made for non-residential development:

- a) High quality building designs that consist of durable and maintainable materials and that provide visual interest and diversity to the community.
- b) Building designs that maintain human scale and interest.
- c) Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
- d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
- e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
- f) Incorporate quality site design, including landscaping, signage and other elements of site design.

The proposed pre-school/daycare will utilize the southerly portion of the existing church building and has been designed to blend with the existing architecture. The walls will be a medium texture cement plaster to match the existing walls. A dark bronze anodized storefront system with green glass and a half round cornice element will help to break the large expanse of the rear wall of the new building.

The proposed multi-purpose building is integrated with the scale of the existing church building in a manner that creates a campus feel and well defined public space. The architect describes the addition as follows: "The two building masses establish a unifying architectural language through the use of massing layers, the reuse of familiar forms and a cohesive material and color palette. A specific example of a unifying element is the continuation of the existing pedestrian arcade along the north elevation of the multi-purpose building. The pedestrian arcade emphasizes horizontality at the ground level and visually connects the two buildings. Another design element that unifies the two buildings is a secondary tower located at the multi-purpose building entry. This tower form identifies the entry and relates to the prominent tower form of the existing church building. The use of familiar forms through out the project while maintaining consistent building materials and colors enhances the visual relationship of the total project."



FIGURE 1 – SITE LOCATION

Land Use Relationships with Adjacent Properties:

	General Plan Land Use Designation	Zoning and Community Plan Designations	Existing Land Use
Subject Property	Low Density Residential	RD-5	Church/Residence/Vacant
North	Low Density Residential	RD-5	SF Residential
East	Low Density Residential	RD-5	SF Residential
South	Low Density Residential	RD-5	SF Residential
West	Low Density Residential	RD-5	SF Residential

PLANNING COMMISSION COMMENTS:

The Planning Commission reviewed the project at its May 12, 2005 meeting. The questions/concerns of the Commission were primarily safety and lighting issues (**See Attachment 3**). Commission Savorn suggested that the applicant consider the addition of solar panels on the roofs of the old and new buildings.

One member of the public, Mr. Rojak, spoke to the Commission concerning the project. His main concern was the fencing along the southern property line and if it was going to be replaced. Staff has worked with the applicant to satisfy Mr. Rojak's concerns and insure the replacement those parts of the existing fence that are chain link.

The Planning Commission recommended the City Council approve the project with a 5-0 vote.

CONCLUSION:

Staff has determined that, subject to the Conditions of Approval, the construction of buildings to be used as a day-care for 96 children on the existing church site and the construction of a multi-purpose building will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood. The applicant has reviewed and has agreed to the proposed conditions. The Planning Commission reviewed the project at its May 12, 2005 meeting and recommended the City Council approve the amendment to the current Conditional Use Permit and Design Review for the new buildings.

ENVIRONMENTAL ANALYSIS:

A Negative Declaration was prepared for the 1989 Conditional Use Permit. No additional significant impacts were identified. The current project is considered a categorical exemption under Section 15332 (In-Fill Development Projects) of the CEQA Guidelines. This determination was based on the findings that: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations based on the previously adopted Negative Declaration; (b) The proposed development occurs within city limits on a project site of 3.8 acres and is surrounded by urban uses; (c) The project site has previously been partially developed and has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any **significant** effects relating to traffic, noise, air quality, or water quality; and (3) The site is adequately served by all required utilities and public services.

FINANCIAL IMPLICATIONS TO CITY:

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

RECOMMENDED MOTIONS:

1. "I move City Council find the project is Categorically Exempt under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines."
2. "I move the City Council adopt Resolution No. 64-2005 approving the Conditional Use Permit Amendment and Design Review for Cordova Neighborhood Church, Project No. RC-05-149, subject to the Findings and Conditions of Approval."

ATTACHMENTS:

1. Resolution No. 64-2005 with Design Review Package (Exhibit A) and Conditions of Approval (Exhibit B)
2. 1989 Conditional Use Permit and Negative Declaration
3. May 12, 2005 Planning Commission Minutes
4. Description and Information for the day-care program
5. Agency Comment Letters
6. 500 ft. radius map and labels
7. Design Review Package including elevations, 3D renderings, and project plans

RESOLUTION No. 64-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A CONDITIONAL USE PERMIT AMENDMENT AND DESIGN REVIEW FOR
CORDOVA NEIGHBORHOOD CHURCH
PROJECT # RC-05-149**

WHEREAS, Cordova Neighborhood Church (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for an amendment to an existing Conditional Use Permit to allow a day care and Design Review for classrooms and a new multi-purpose building to be located at 10600 – 10606 Coloma Road (Assessor's Parcel Numbers 058-0018-001, 058-0018-009, and 058-0018-010); and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City of Rancho Cordova more particularly described as 058-0018-001, 058-0018-009, and 058-0018-010; and

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

WHEREAS, the project is Categorically Exempt under Section 15332, In-Fill Development Projects of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Department considered the project request pursuant to Title I, II and III of the City of Rancho Cordova Zoning Code, and all other applicable state and local regulations; 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:

Approve the Conditional Use Permit Amendment and Design Review based on the following findings:

Findings

1. CEQA

Finding:

The project is an in-fill project and is Categorically Exempt under Section 15332 of the California Environmental Quality Act (CEQA).

Evidence:

The project meets the Class 32 conditions of CEQA which state: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. The project

has been designed so the conditions surrounding the one existing heritage Oak tree on site have been improved over what previously existed. The tree has been incorporated into the overall project as a enhancement to the proposed use. The project will create an increase in traffic to the area, however, the anticipated traffic volume for the new day-care operation was not considered significant. The installation of a traffic signal at the corner of Cordova Drive and Coloma Road will improve the traffic flow at this intersection and help to mitigate the increase in traffic the proposed use will generate.

2. GENERAL PLAN AND ZONING CODE

Finding: The proposed project is consistent with the goals and policies of the City of Rancho Cordova General Plan and Zoning Code.

Evidence: The project conforms to the goals and policies of the Rancho Cordova General Plan and development standards in the Zoning Code. In addition, the project has been conditioned to ensure development occurs in compliance with all applicable requirements

3. CONDITIONAL USE PERMIT

Finding: The establishment, maintenance and operation of the use, building, or structure applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. (Zoning Code §110-30)

Evidence: The project as proposed meets all applicable Zoning Code standards with regards to setbacks, parking, lighting, and landscaping. The school facility has been designed to meet all Federal, State and County requirements with regards to square footage per child, amenities, access and safety. The Cordova Neighborhood Church has carefully planned and organized the proposed day-care center. A condition of approval has been placed on the project to restrict the number of children at the day-care center to no more than 96.

4. DESIGN REVIEW

Approve the Design Review subject to the Design Review Package (see Exhibit A) and the Conditions of Approval (see Exhibit B) based on the following findings:

Findings:

- a) High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.
- b) Building designs that maintain human scale and interest.
- c) Use of an architectural style and or/theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
- d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
- e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
- f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence:

- a) The buildings will be constructed of durable/maintainable materials. The wall panels will be concrete with a textured finish. The windows will be a dark anodized storefront system with green and clear glazing. The proposed preschool/daycare building and the proposed multi-purpose building have been integrated into the existing architecture.
- b) The project has been designed to provide human scale and interest. There will be a passenger drop-off area at the entrance to the church and multi-use buildings. A pedestrian "arcade" connects the existing and proposed building which further addresses the human scale of the building.
- c) The two building masses establish a unifying architectural language through the use of massing layers, the reuse of familiar forms and a cohesive material and color palette. The pedestrian arcade emphasizes horizontality at the ground level and visually connects the two buildings. Another design element that unifies the two buildings is a secondary tower located at the multi-purpose building entry. This tower form identifies the entry and relates to the prominent tower form of the existing church building. The use of familiar forms through out the project while maintaining consistent building materials and colors enhances the visual relationship of the total project.
- d) (See "c" above).
- e) The proposed multi-purpose building is integrated with the scale of the existing church building to create a campus feel and well defined public space.
- f) Extensive landscaping and well placed pedestrian walks are proposed to connect the building to the parking and between the two buildings. Decorative concrete will delineate this area and pedestrian pathways are provided to the entry door. The heritage Oak tree which exists on site is being incorporated into the landscape plan by eliminating further disturbance under the tree canopy both during and after construction to ensure its survival.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 6th day of June, 2005.

AYES:
NOES:
ABSENT:
ABSTAIN:

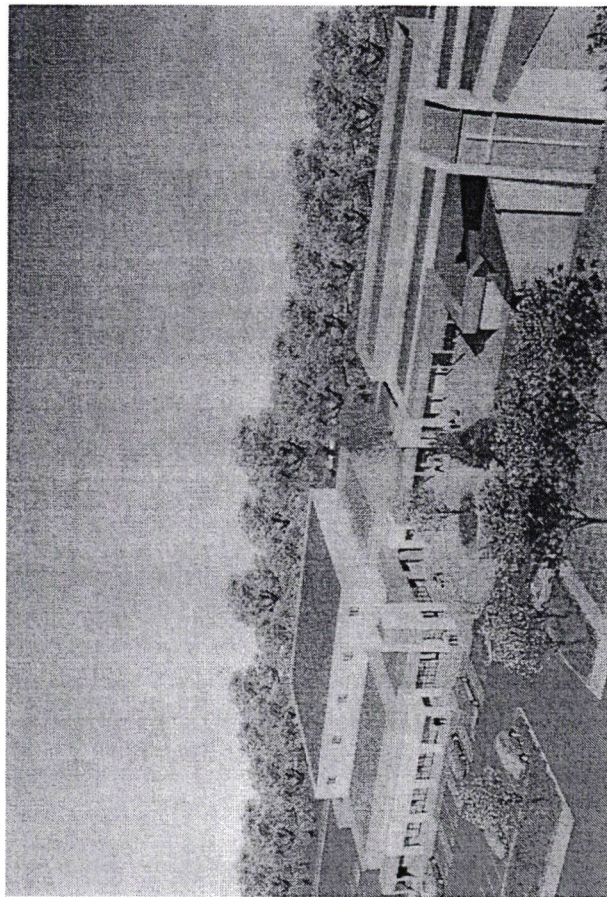
KEN COOLEY, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

LILLIAN HARE
CITY CLERK

Cordova Neighborhood Church

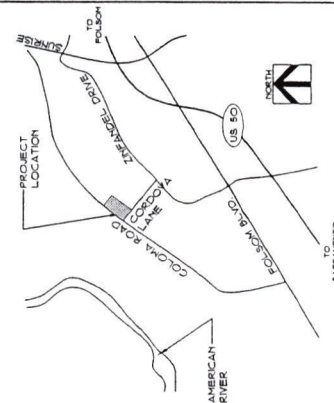
10600 Coloma Road
Rancho Cordova, California



Project Data

APN:	061-001-001-001-010
ZONING:	PD-1
TOTAL LOT AREA:	514 AC / 49,710 SF
LOT COVERAGE:	48%
BUILDING AREAS:	13,700 SF
EXISTING CHURCH BUILDING:	3,000 SF
NEW CHURCH BUILDING:	10,700 SF
TOTAL BUILDING AREAS:	13,700 SF
EXISTING CHURCH BUILDING:	3,000 SF
NEW CHURCH BUILDING:	10,700 SF
PARKING REQUIRED:	103 SPACES
PARKING PROVIDED:	80 CHALKED IN
PARKING REQUIRED (MIN):	8 SPACES
PARKING PROVIDED (MIN):	400
PARKING REQUIRED (MAX):	15 SPACES
PARKING PROVIDED (MAX):	200 SPACES
PARKING REQUIRED (MIN):	15 SPACES
PARKING PROVIDED (MIN):	200 SPACES
PARKING REQUIRED (MAX):	15 SPACES
PARKING PROVIDED (MAX):	200 SPACES
COMPACT STALLS:	8' x 10'
COMPACT STALLS:	27 SPACES (18 IN)
COMPACT STALLS:	4 BICYCLE RACKS
COMPACT STALLS:	1 NEW CLASS 1 RACKS

Vicinity Map



Project Coordination

OWNER/APPLICANT
CORDOVA NEIGHBORHOOD CHURCH
10600 COLOMA ROAD
RANCHO CORDOVA, CA 95670
PHONE: (916) 635-5992

PROJECT TEAM
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10800 WHITE ROCK ROAD, SUITE 300
RANCHO CORDOVA, CALIFORNIA 95670
(916) 851-1400 PH
(916) 851-1408 FX

LANDSCAPE ARCHITECT
GARTH RUFFNER
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FAX: (916) 797-2577

ELECTRICAL ENGINEER
NORBERG ENGINEERING CO. INC.
10800 WHITE ROCK ROAD, SUITE 6
RANCHO CORDOVA, CALIFORNIA 95670
PHONE: (916) 933-3455
FAX: (916) 313-3776

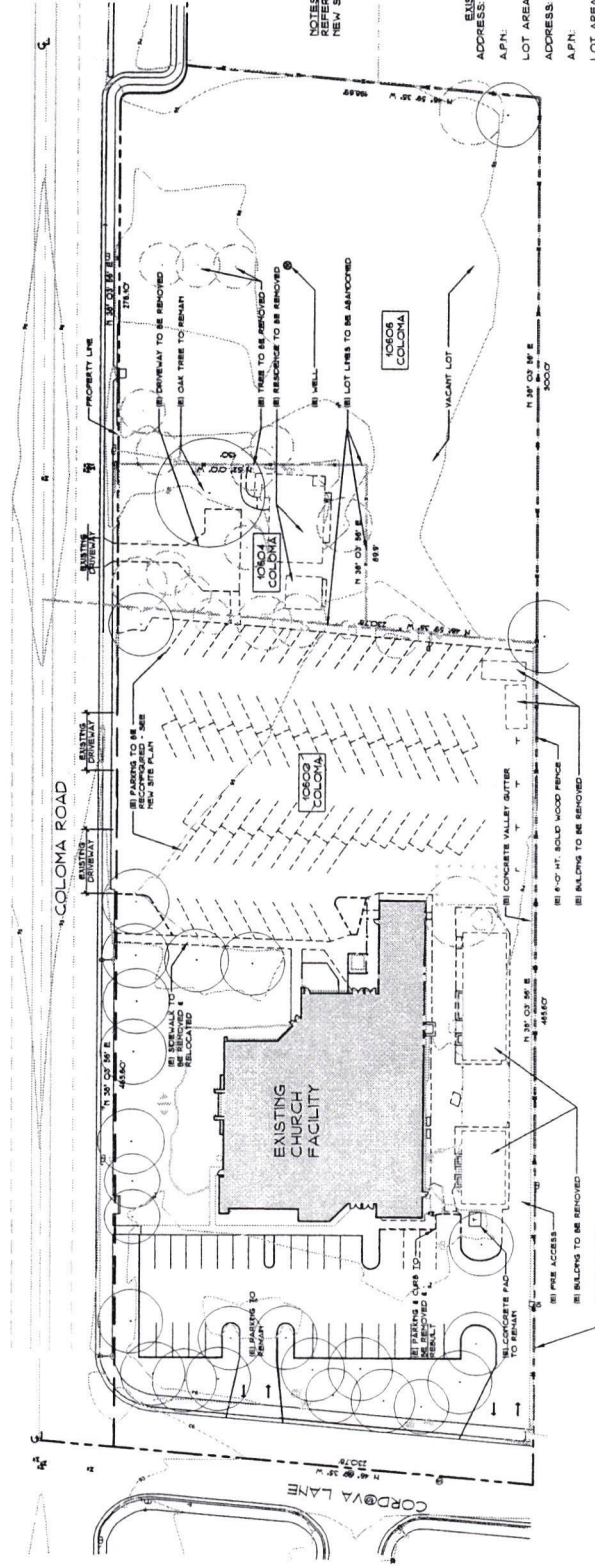
Drawing Index

ARCHITECTURAL	
A0	COVER / PROJECT DATA
A1	ORIO SITE PLAN
A2	SITE PLAN
A3	NEW CHURCH FLOOR PLAN
A4	MULTI-USE FLOOR PLAN
A5	OVERALL ELEVATIONS
A6	CLASSROOM ADDITION
A7	ELEVATIONS - CLASSROOM ADDITION
LANDSCAPE	
L1	PRELIMINARY LANDSCAPE PLAN
ELECTRICAL	
1 OF 1	SITE PHOTOGRAPHIC STUDY

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
10800 WHITE ROCK ROAD, SUITE 300
RANCHO CORDOVA, CALIFORNIA 95670
PHONE: (916) 851-1400
FAX: (916) 851-1408

Cover / Project Data

Project: CORDOVA NEIGHBORHOOD CHURCH
Job No. 24327 Date: 1-14-03
Scale: 1" = 1' - 0"



Existing / Demo Site Plan

1" = 30'-0"

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
1111 11th Street, Suite 1000
San Francisco, CA 94103
415.398.1111
www.perkinswilliams.com

Site Plan

Project: CORDOVA NEIGHBORHOOD CHURCH
Job No. 24327
Date: 1-14-08
Scale: 1" = 30'-0"



A1

Cordova Neighborhood Church
Rancho Cordova, California

Rancho Cordova, California

 $1/R'' = 1' - 0''$ $1/R'' = 1' - 0''$

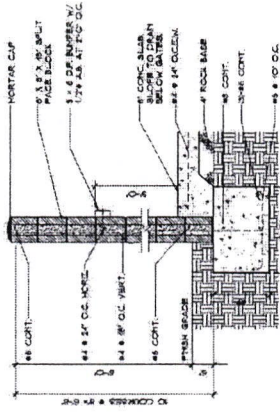
Project: CORDOVA NEIGHBORHOOD CHURCH
Job No. 2-327 Date: 1-14-05
Scale: 1" = 30'-0"



STAGE 1
NEW CONSTRUCTION OF
DAYCARE / CLASSROOM
FACILITIES



New Site Plan

 $1'' = 30'-0''$ 

STAGE.]
NEW CONSTRUCTION ON
NEW YORK'S BROADWAY
AND SITE DEVELOPMENT

STAGE.]
NEW CONSTRUCTION ON
NEW YORK STOCK EXCHANGE
AND SITE DEVELOPMENT

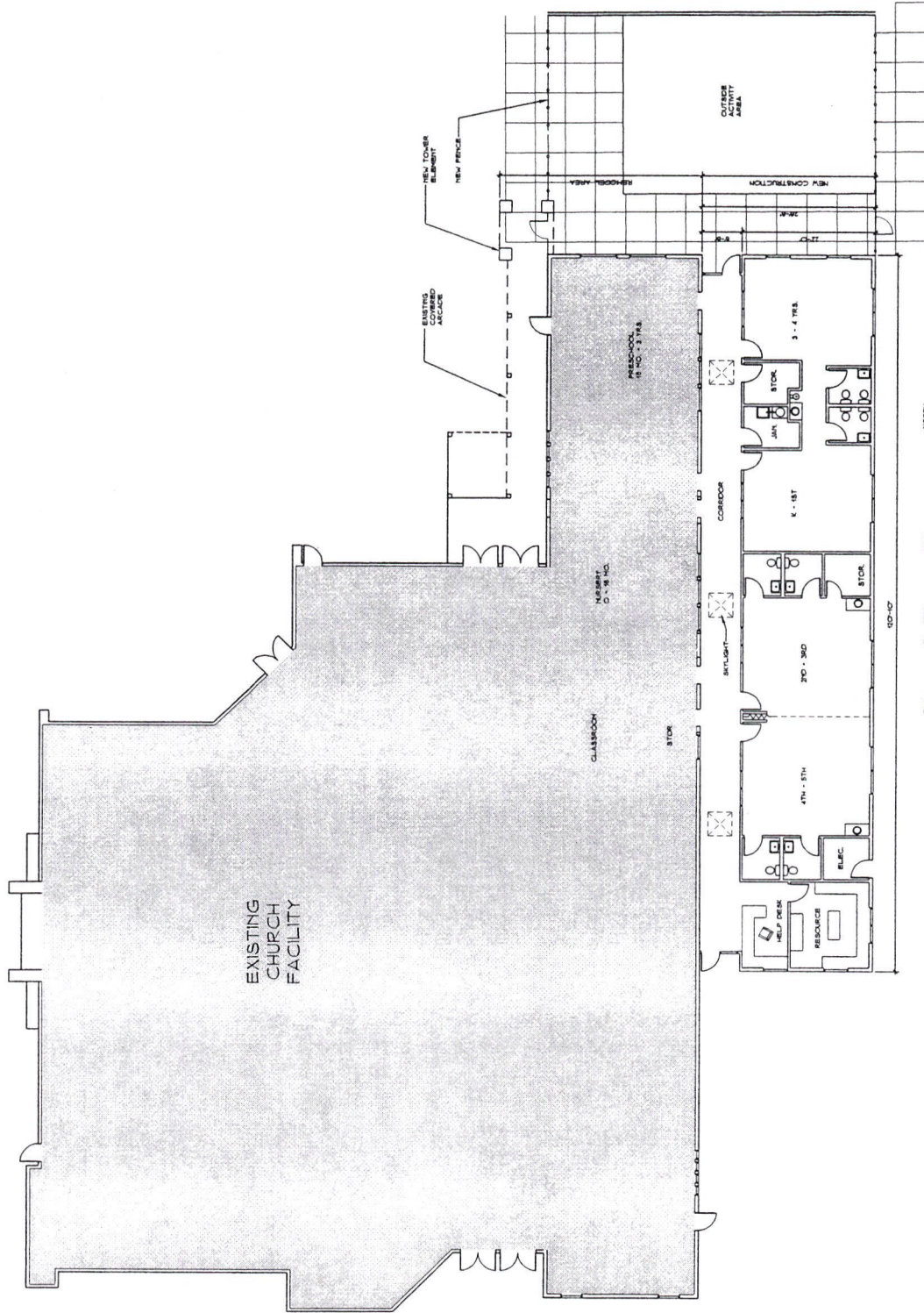
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PERKINS, WILLIAMS & COTTELL
A-R-C-H-I-T-E-C-T-S
15500 WEISS ROCK RD., STE. 300 PALMDALE, CALIF. 91366
SIN 441-1409 FAX 918-831-3328

SYMBOL LEGEND

	DISABLED ACCESSIBLE
	PARKING - 8' or more
	COMPACT STALL
	EXISTING STREET LIGHT POLE
	NEW ACCESSIBLE WAY
	NEW LIGHT POLE
	TRANSFER AND 8' SOLID
	NEW 6' SOLID
	EXISTING WELL
	UNIMPROVED PROPOSED
	EXISTING TREES TO REMAIN
	NEW LANDSCAPE FOR EXISTING LANDSCAPING

SITE DATA



PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
1000 WHITE OAK BLVD., SUITE 100, SAN ANTONIO, TEXAS 78205
TEL: 512.345.1234 FAX: 512.345.1235

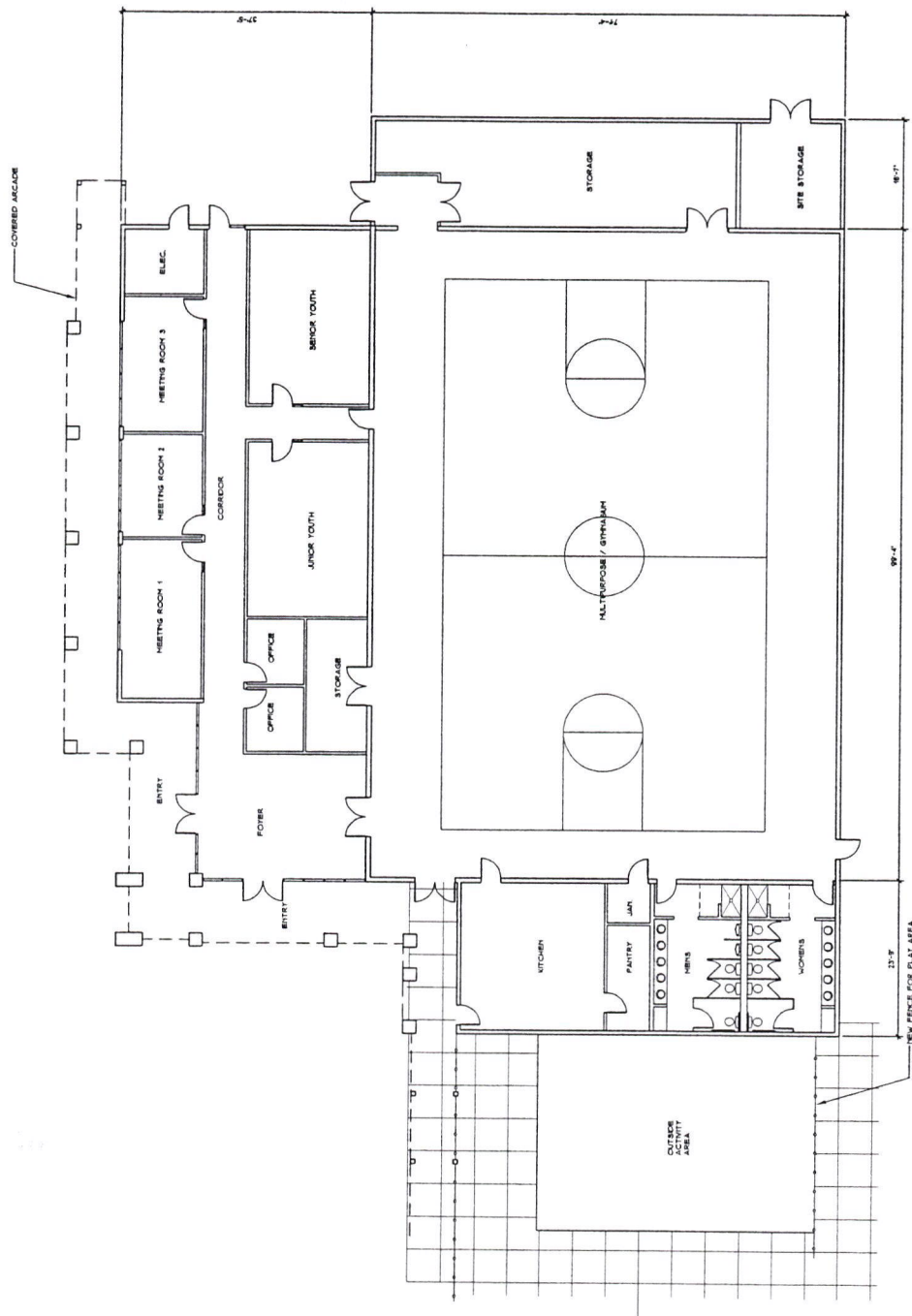
Classroom / Daycare
Floor Plan

Project: CORDOVA NEIGHBORHOOD CHURCH
Job No. 24327 Date: 1-14-06
Scale: 1/8" = 1'-0"



A3

Cordova Neighborhood Church
Rancho Cordova, California



Stage II Floor Plan

1/8" = 1'-0"

PERRINS, WILLIAMS & COTTERILL
ARCHITECTS
1800 WHITE ROCK BL. REDLANDS, CALIF. 91154
TEL. (714) 771-1111 FAX (714) 771-1100

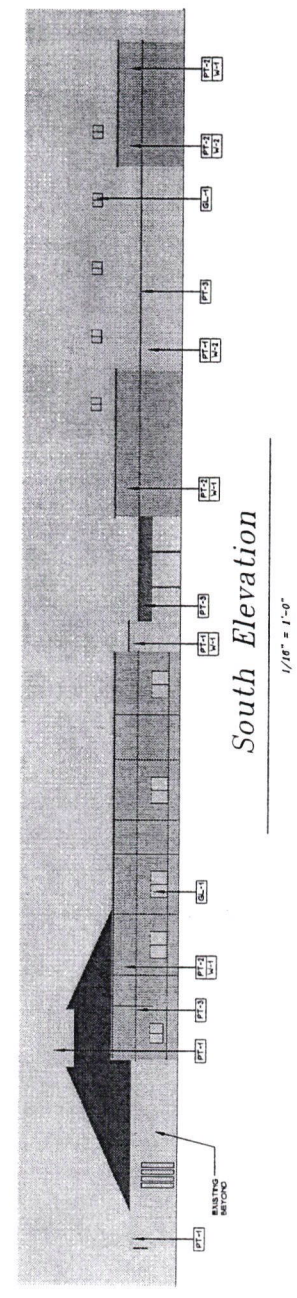
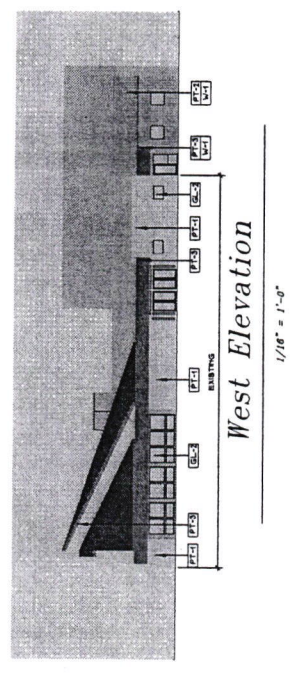
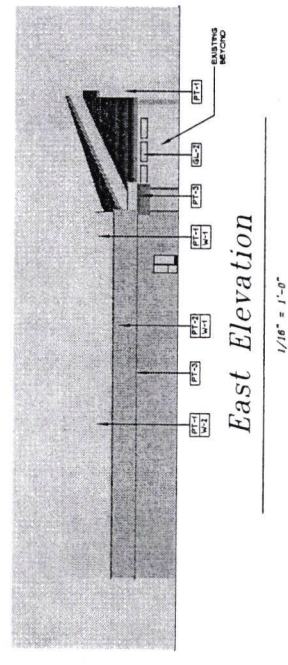
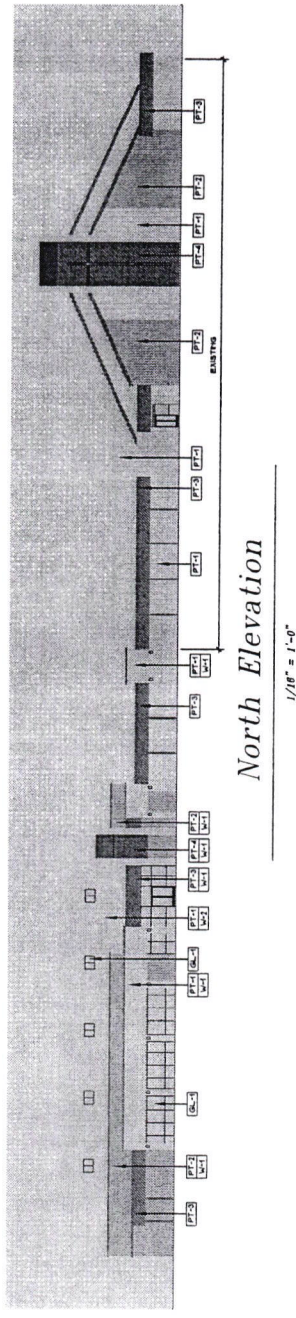
Multi-Purpose Facility
Floor Plan

Project: CORDOVA NEIGHBORHOOD CHURCH
Job No. 24327 Date: 1-14-05
Scale: 1/8" = 1'-0"



A4

Cordova Neighborhood Church
Rancho Cordova, California



COLOR SCHEDULE	
PF-1	CI S&T - "PAVING BLOCK"
PF-2	CI S&T - "THICK PORT LIGHT"
PF-3	CI S&T - "SQUARE"
PF-4	CI S&T - "ENGLISH PINE-WOOD"

MATERIAL SCHEDULE	
SL-1	GREEN / CLARE GLAZING IN DARK ANODIZED ALUMINUM FINISH
SL-2	EXISTING CLARE GLAZING
U-1	CRUISE PLASTER - MEDIUM TEXTURE TO MATCH EXISTING CURCH
U-2	CRUISE PLASTER - MEDIUM TEXTURE TO MATCH EXISTING CURCH

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
 1815 WHITE ROCK BL. WILSONVILLE, OREGON 97150
 TEL: 503 / 261-1111 FAX: 503 / 261-1111

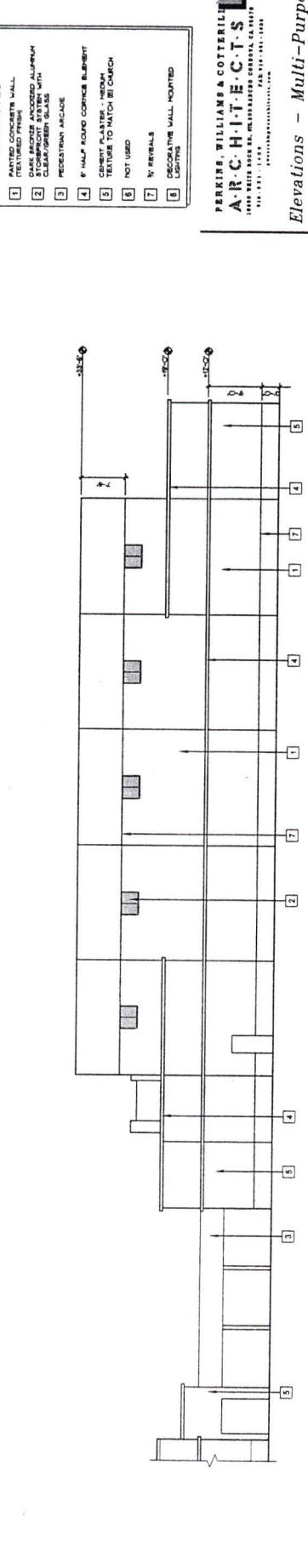
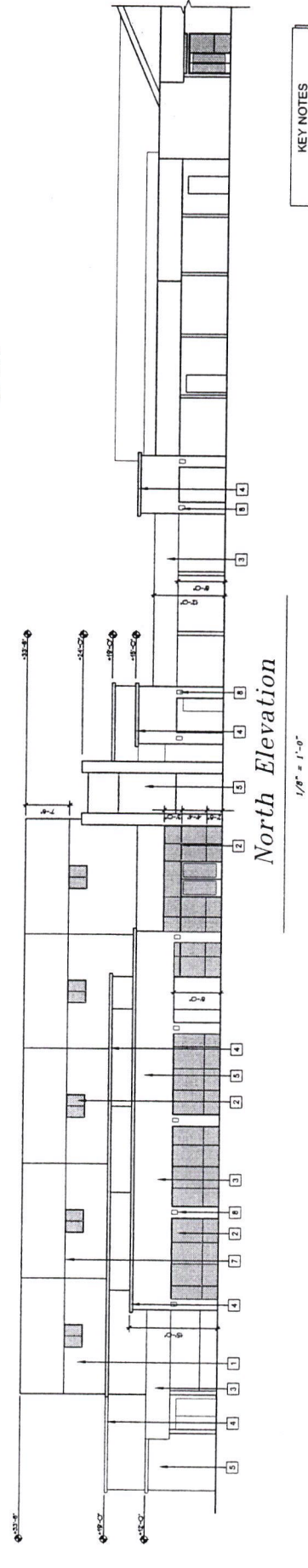
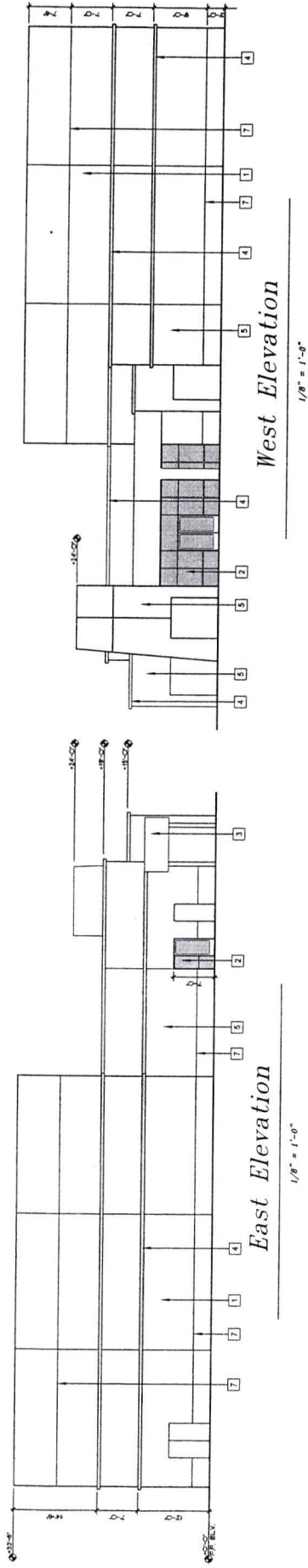
Color Elevations

Project:	CORDOVA NEIGHBORHOOD CHURCH
Job No.	24327
Date:	1-14-05
Scale:	1/16" = 1'-0"



A5

Cordova Neighborhood Church Rancho Cordova, California



KEY NOTES

- 1 PARTIAL FINISH WALL
- 2 DARK BRICK AND/OR ALUMINUM
- 3 PEDESTAL ARCH
- 4 8" HALF ROUND CORNER ELEMENT
- 5 CEMENT PLASTER - MEDIUM
- 6 TEXTURE TO MATCH BE CHURCH
- 7 NOT USED
- 8 1/2" REVEALS
- 9 DECORATIVE WALL MOUNTED LIGHTS

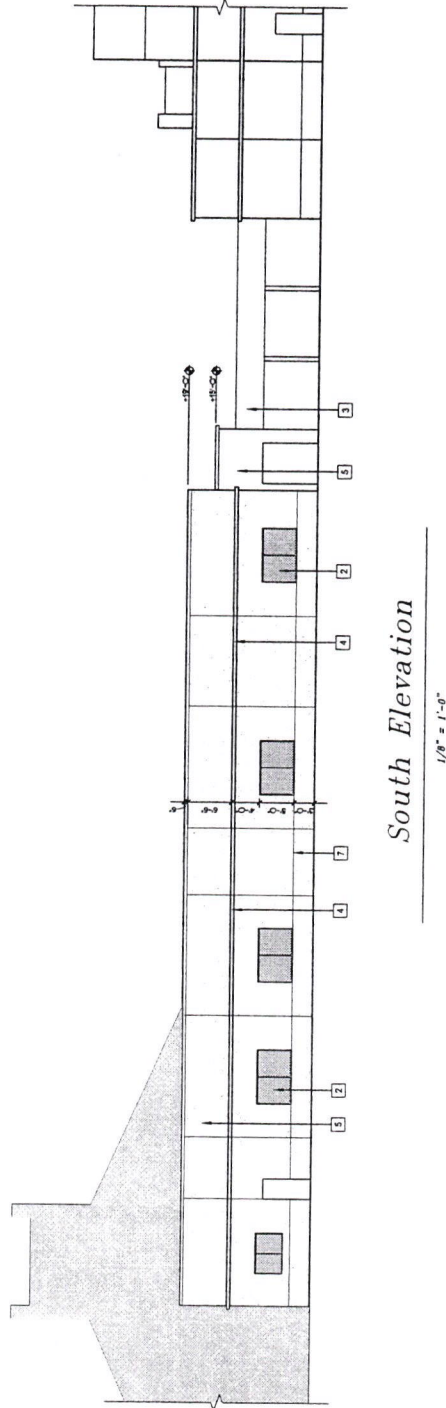
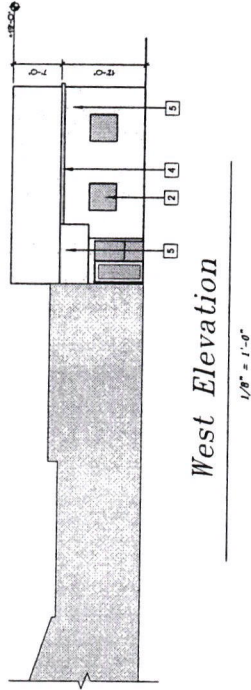
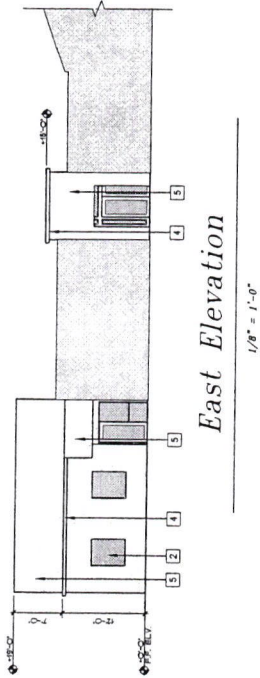
PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
 1000 WEST 10TH ST. SUITE 1000
 LOS ANGELES, CALIF. 90015
 TEL. 313. 1.1111 FAX 313. 111.1111

Elevations - Multi-Purpose

Project: CORDOVA NEIGHBORHOOD CHURCH
 Job No. 24327 Date: 1-14-05
 Scale: 1/8" = 1'-0"

A6

Cordova Neighborhood Church Rancho Cordova, California



KEY NOTES	
1	PAINTED CONCRETE WALL
2	TEXTURED FINISH
3	6" BUCKLE ANCHORED ALUMINUM
4	CLAY/GREEN GLASS
5	PEDESTAL ANCHOR
6	6" HALF ROUND CORNER ELEMENT
7	CEMENT PLASTER - MEDIUM
8	TEXTURE TO MATCH RE CHURCH
9	NOT USED
10	W/ REVEALS
11	DECORATIVE WALL MOUNTED LIGHTING

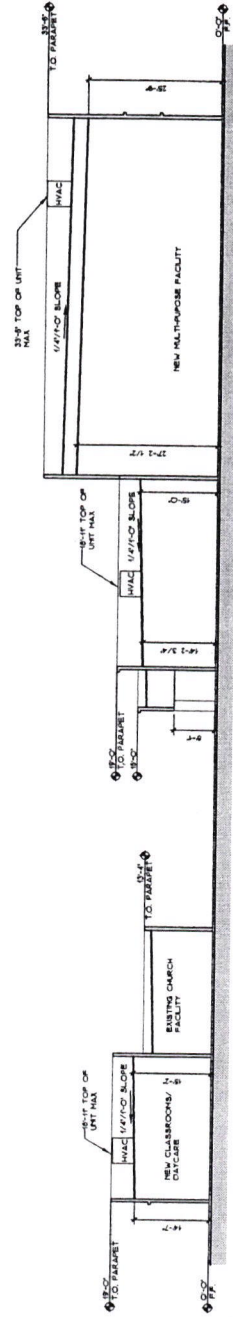
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A·R·C·H·I·T·E·C·T·S
 1000 15th St., N.W., Washington, D.C. 20004
 Tel. 202-331-1111 Fax 202-331-1112

Elevations - Classroom / Daycare Addition

Project: CORDOVA NEIGHBORHOOD CHURCH
 Job No. 24337 Date: 1-14-08
 Scale: 1/8" = 1'-0"



A7



Cordova Neighborhood Church
 Rancho Cordova, California

This detailed site plan illustrates the photometric study for the proposed development. The plan shows a large rectangular building with a central courtyard and a circular feature. To the left of the building is a large parking area with numerous stalls, some of which are shaded. To the right of the building is another parking area, also with many stalls. The plan includes various landscaping elements, such as trees (represented by circles with crosses) and shrubs (represented by small circles). A north arrow is located in the upper right corner. The plan is labeled with 'AREA 1' and 'AREA 2' in the lower right corner. The overall layout is designed to provide a clear view of the building's footprint, parking capacity, and surrounding landscape.

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CONTACT: MR. MICHAEL A. BERRY, 1000-1000, BOX 214

Numeric Summary				
Project: Project_1				
	Label	Avg	Min	Max
	ASL1	5.29	1.2	14.4
	ASL2	3.99	0.5	14.5

[illegible]

Figure 1 consists of four schematic diagrams labeled (a) through (d). Diagram (a) is a top-down view showing a participant's head and shoulders on the left, looking at a rectangular screen. A dashed line indicates the participant's line of sight towards a central point on the screen. Diagram (b) is a side view showing the participant's arm extended towards the screen, with a dashed line indicating the path of the hand. Diagram (c) is a close-up of the screen's target area, showing a grid of points and a central target point. Diagram (d) is a close-up of the participant's hand holding a handle of the device, with a dashed line indicating the movement path.

[illegible]

PERSONNEL		PERSONNEL	
1. Name	2. Position	1. Name	2. Position
3. Office	4. Telephone	3. Office	4. Telephone
5. Address	6. City	5. Address	6. City
7. State	8. Zip	7. State	8. Zip
9. Date	10. Signature	9. Date	10. Signature
11. Title	12. Signature	11. Title	12. Signature
13. Name	14. Position	13. Name	14. Position
15. Office	16. Telephone	15. Office	16. Telephone
17. Address	18. City	17. Address	18. City
19. State	20. Zip	19. State	20. Zip
21. Date	22. Signature	21. Date	22. Signature
23. Title	24. Signature	23. Title	24. Signature
25. Name	26. Position	25. Name	26. Position
27. Office	28. Telephone	27. Office	28. Telephone
29. Address	30. City	29. Address	30. City
31. State	32. Zip	31. State	32. Zip
33. Date	34. Signature	33. Date	34. Signature
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47. Title	48. Signature	47. Title	48. Signature
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55. State	56. Zip	55. State	56. Zip
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179. Title	180. Signature	179. Title	180. Signature
181. Name	182. Position	181. Name	182. Position
183. Office	184. Telephone	183. Office	184. Telephone

NORBERG
ENGINEERING CO., INC.

[illegible]

REPORT FOR: NORRIS ENGINEERS
BY: APPLICATIONS ENGINEERING DATA SERVICE
SALES REPRESENTATIVE: MR. NIA MULLHAUS
DATE: 8-2-80

2074 WEST CAMFIELD AVE. SUITE 100, LITTLETON, CO 80127
 AUG. 10 2008 LAMBERT ANALYSTS, INC.

Associated Lighting Representatives



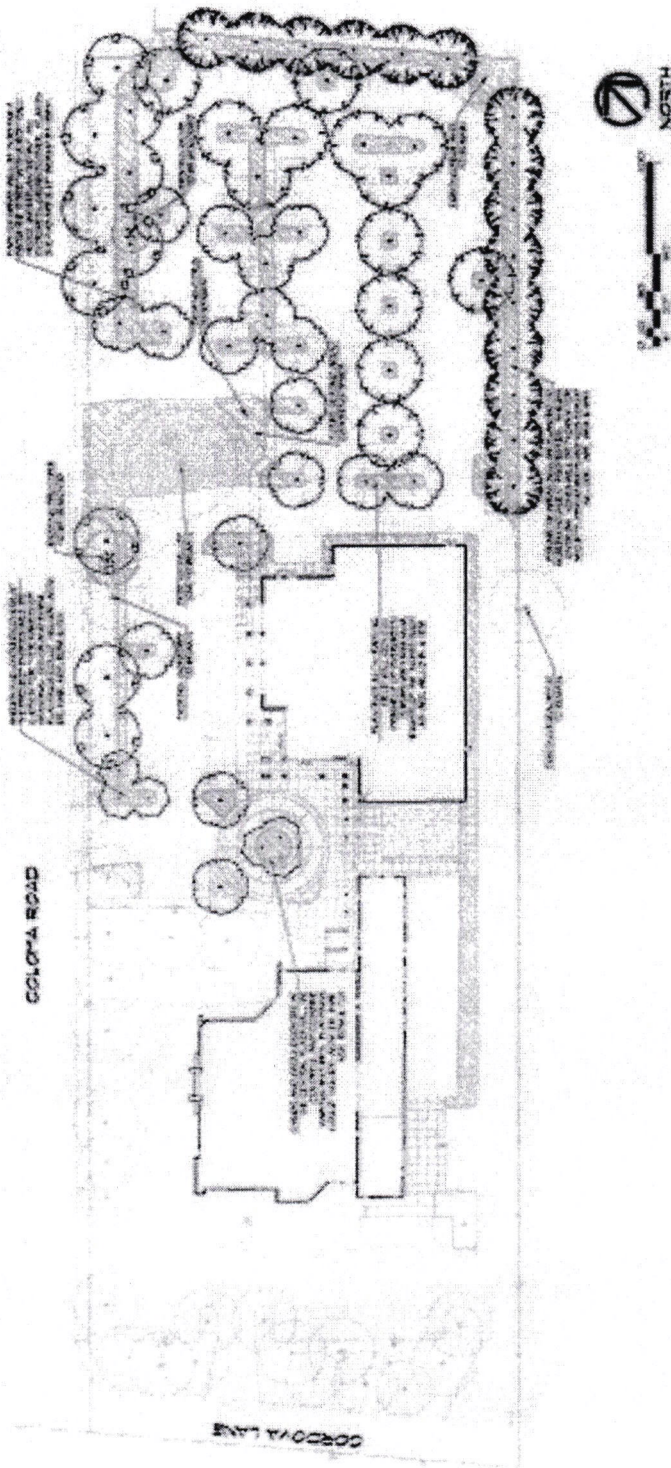
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1011 1011 1011

**CORDOVA
NEIGHBORHOOD
CHURCH
EXPANSION**

STUDY OF THE
EFFECTS OF
CORTICOSTEROIDS

PLAN
LANDSCAPE
COEL MINARDY



EACH CALCULATION

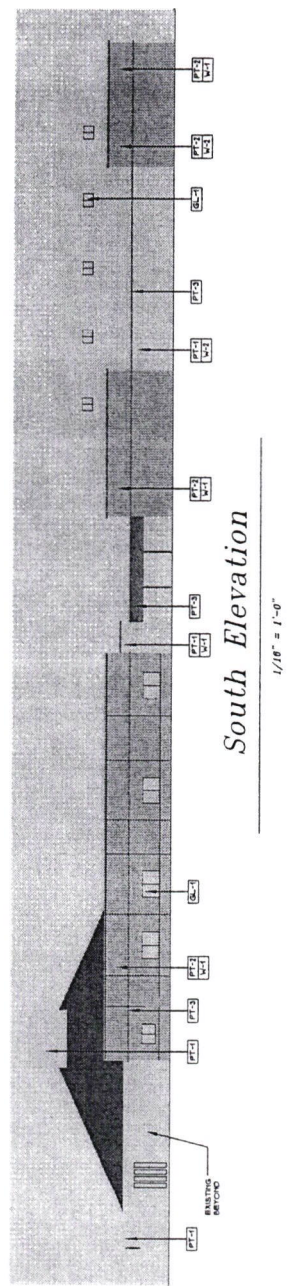
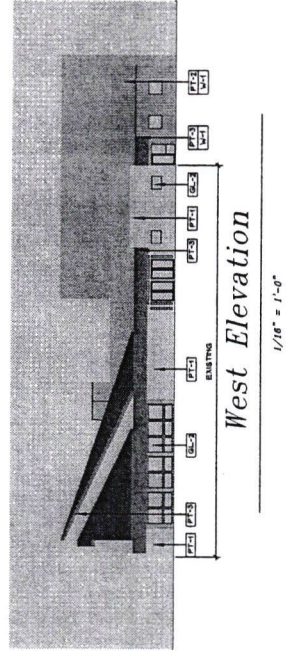
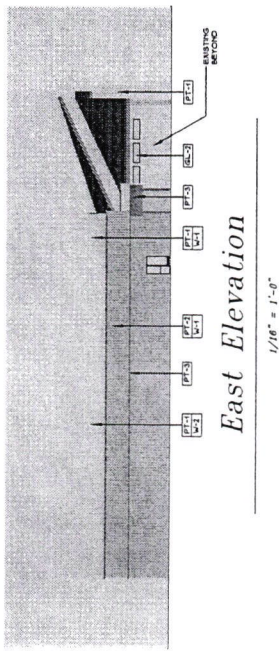
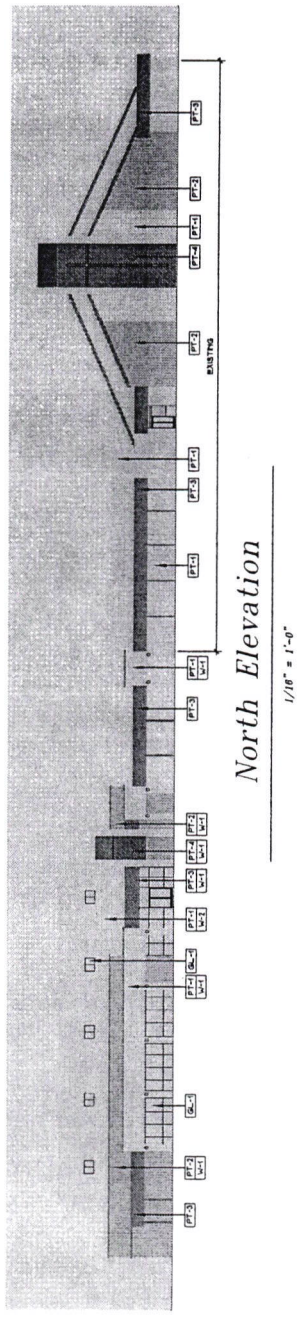
Case	Age	Sex	Occupation	Duration of Illness	Site of Lesion	Pathological Findings	Microscopic Findings	Immunohistochemical Findings	Diagnosis
1	45	M	Teacher	10 years	Right eye	Choroid	Large, pigmented, nodular lesion	Positive for melanin	Melanoma
2	55	F	Homemaker	5 years	Left eye	Retina	Small, pigmented, nodular lesion	Positive for melanin	Melanoma
3	65	M	Farmer	15 years	Right eye	Choroid	Large, pigmented, nodular lesion	Positive for melanin	Melanoma
4	75	F	Retiree	20 years	Left eye	Choroid	Large, pigmented, nodular lesion	Positive for melanin	Melanoma
5	85	M	Farmer	25 years	Right eye	Choroid	Large, pigmented, nodular lesion	Positive for melanin	Melanoma

14

Figure	Figure Description	Figure Title
1	Diagram of a simple cell with a nucleus and cytoplasm.	Diagram of a simple cell
2	Diagram of a cell with a nucleus and cytoplasm, showing internal organelles.	Diagram of a cell with internal organelles
3	Diagram of a cell with a nucleus and cytoplasm, showing internal organelles and a cell membrane.	Diagram of a cell with internal organelles and a cell membrane
4	Diagram of a cell with a nucleus and cytoplasm, showing internal organelles and a cell membrane.	Diagram of a cell with internal organelles and a cell membrane
5	Diagram of a cell with a nucleus and cytoplasm, showing internal organelles and a cell membrane.	Diagram of a cell with internal organelles and a cell membrane
6	Diagram of a cell with a nucleus and cytoplasm, showing internal organelles and a cell membrane.	Diagram of a cell with internal organelles and a cell membrane

WELSH 181 • LESTER

[illegible]



COLOR SCHEDULE	
PT-1	12 842 - "MAINE HOUSE"
PT-2	12 808 - "THOMAS PORT LIGHT"
PT-3	12 808 - "NORFOLK"
PT-4	12 808 - "WILSON PINEWOOD"

MATERIAL SCHEDULE	
GL-1	GREEN / CLEAR GLAZING IN DARK
GL-2	GLAZING IN LIGHT / CLEAR GLAZING
GL-3	GLAZING IN DARK / CLEAR GLAZING
GL-4	GLAZING IN LIGHT / CLEAR GLAZING
GL-5	GLAZING IN DARK / CLEAR GLAZING
GL-6	GLAZING IN LIGHT / CLEAR GLAZING
GL-7	GLAZING IN DARK / CLEAR GLAZING
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GL-97	GLAZING IN DARK / CLEAR GLAZING
GL-98	GLAZING IN LIGHT / CLEAR GLAZING
GL-99	GLAZING IN DARK / CLEAR GLAZING
GL-100	GLAZING IN LIGHT / CLEAR GLAZING

PERKINS, WILLIAMS & COTTELL
A-R-C-H-I-T-E-C-T-S
 1000 RIVER ST. NEWTON, MASS. 02459
 TEL. 617. 552. 1100
 FAX 617. 552. 1101

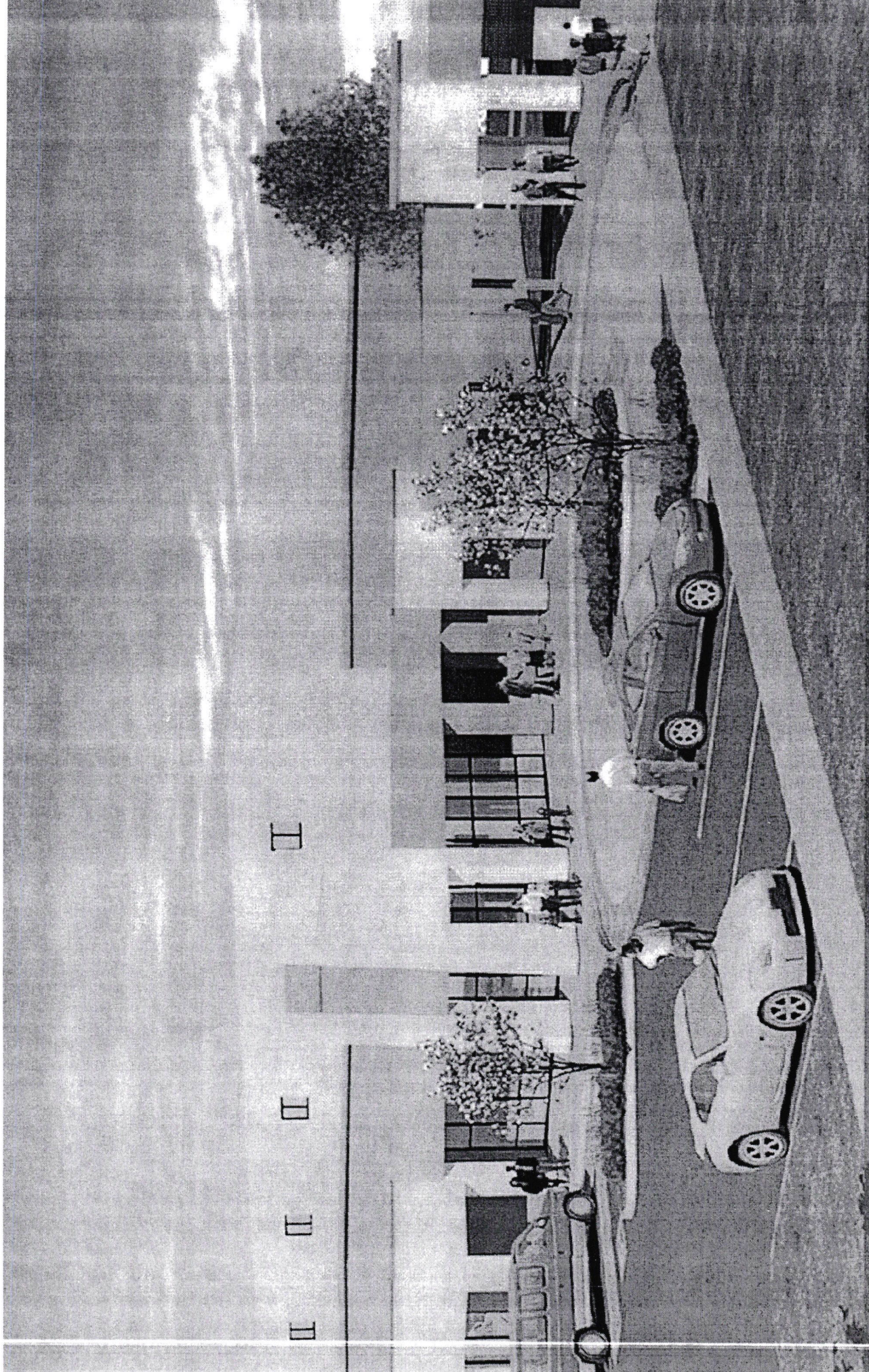
Color Elevations

Project: CORDOVA NEIGHBORHOOD CHURCH
 Job No. 24327 Date: 1-14-08
 Scale: 1/16" = 1'-0"



A5

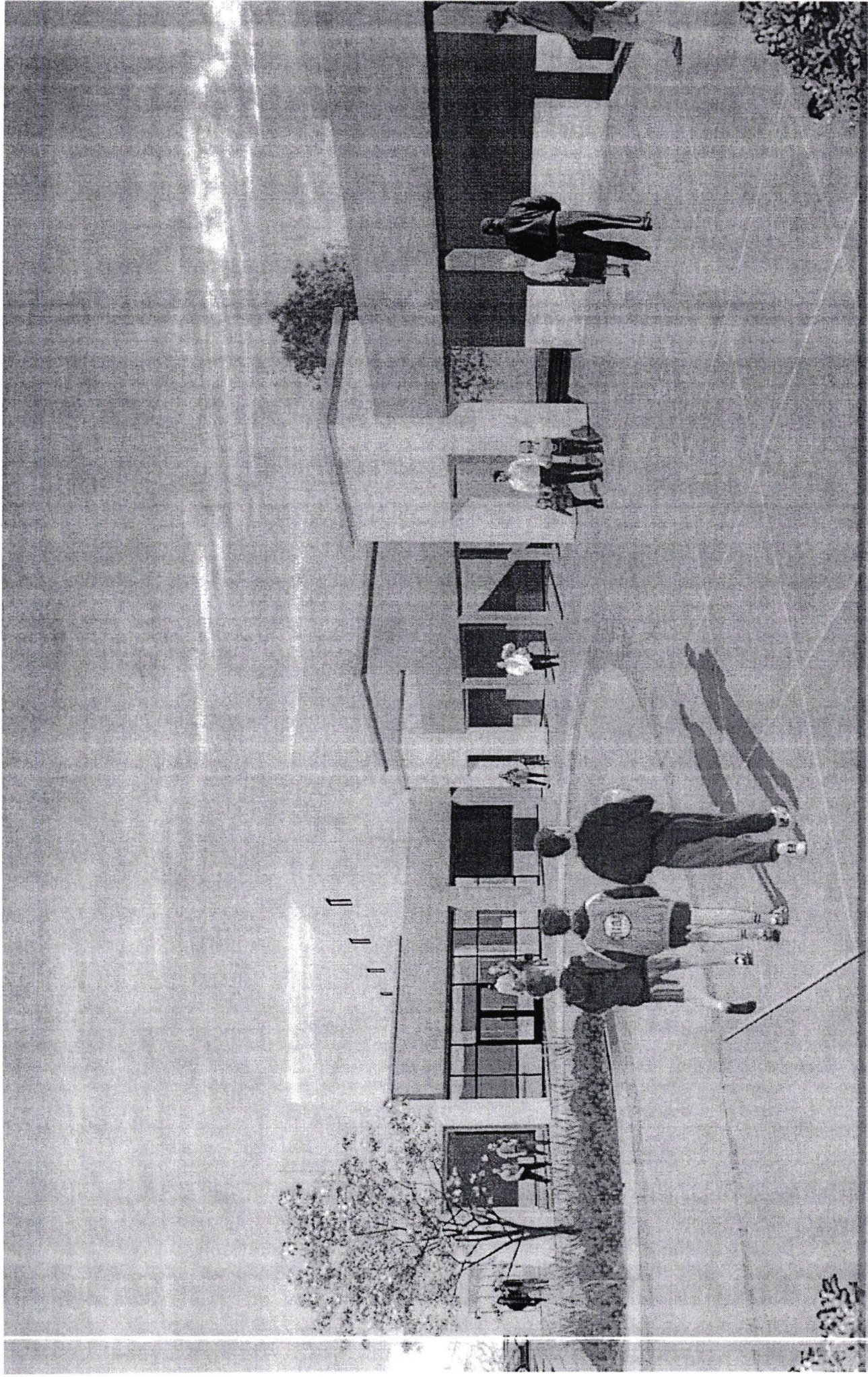
Cordova Neighborhood Church Rancho Cordova, California



CORDOVA NEIGHBORHOOD CHURCH

RANCHO CORDOVA, CALIFORNIA

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
20490 WHITE ROCK RD. SUITE 100, RANCHO CORDOVA, CA 95670
TEL: (916) 551-1400 FAX: (916) 551-1408



CORDOVA NEIGHBORHOOD CHURCH

RANCHO CORDOVA, CALIFORNIA

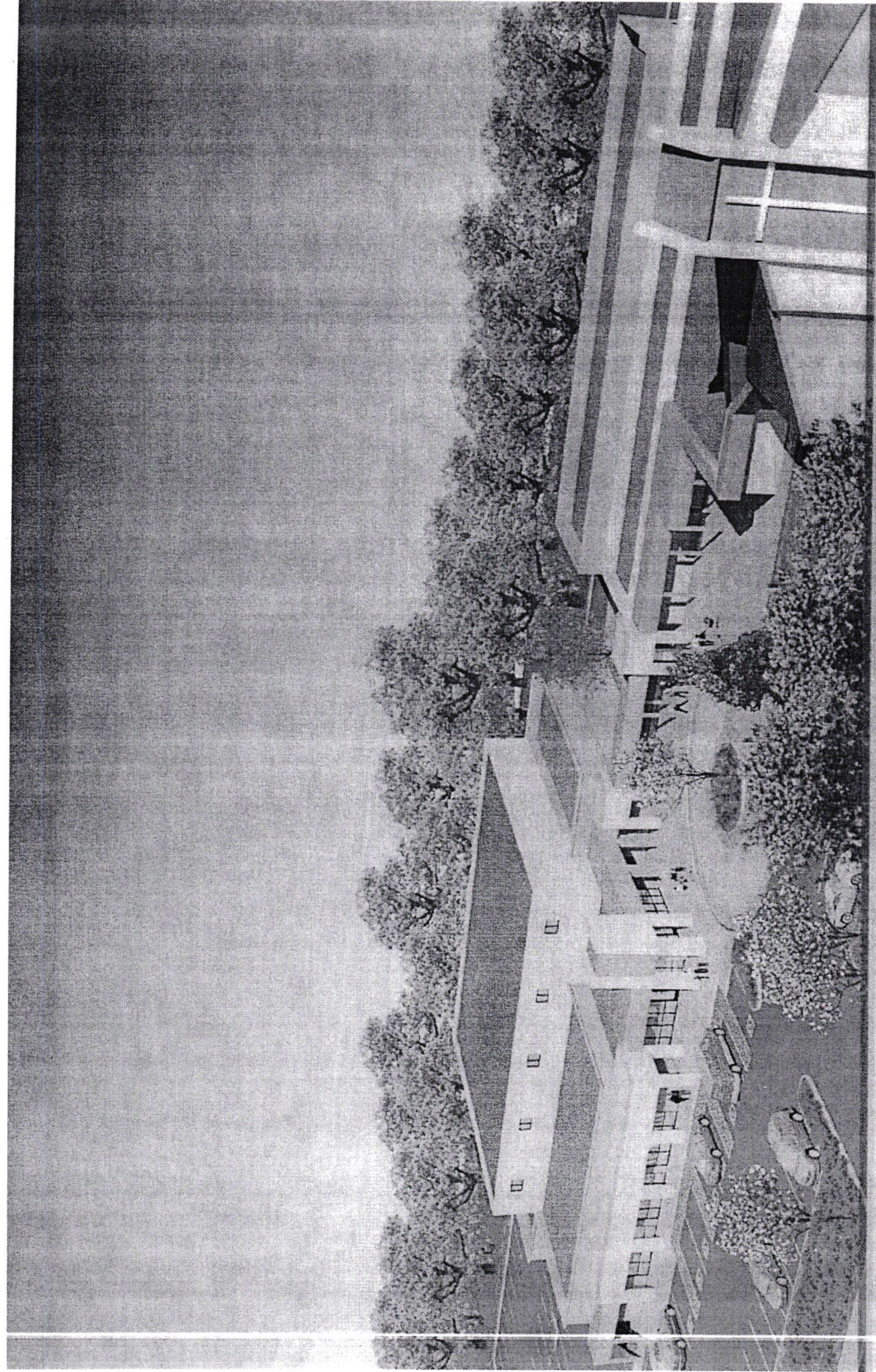
PERKINS, WILLIAMS & COTTERILL
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CONDITIONS OF APPROVAL

EXHIBIT B

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
1.	The entitlement approved by this action is for Design Review for two (2) buildings (a building to house a day-care and a multi-purpose building) and an amendment to an existing Conditional Use Permit. The amendment will allow the addition of a day-care facility for 96 children. The project is located at 10600 Coloma Road and is as described in the City Council staff report and associated Exhibits and Attachments, dated June 6, 2005.	On-Going	Planning Department	
2.	The Conditional Use Permit Amendment allows the use of a day-care center for 96 children ages pre-school through elementary school. Any change in the approved use will void or require additional amendments to the Conditional Use Permit.	On-Going	Planning Department	
3.	This action does not relieve the applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning Department	
4.	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.	On-Going	Planning Department	
5.	Comply with the building occupancy requirements of the Uniform Building Code to the satisfaction of the Sacramento Metropolitan Fire Protection District.	On-Going	Sacramento Metropolitan Fire District	
6.	The hours of operation for the school shall be from 6:30 a.m. to 6:30 p.m.	On-Going	Planning	

CONDITIONS OF APPROVAL

EXHIBIT B

7.	The enrollment for the day-care/school shall not exceed 96 children.	On-Going	Planning	
8.	All vehicle pick up and drop off of the children will be done on site. There will be no curbside pick up or drop off of students.	On-Going	Planning	
9.	In order not to exceed the parking limit of the proposed 191 spaces, the main sanctuary and multi-purpose buildings shall not be used simultaneously for separate events.	On-Going	Planning	
10.	No more than 24 daycare students shall be allowed in the outside play area at any one time.	On-Going	Planning	
	ON IMPROVEMENT PLANS			
11.	Driveways shall comply with Section 4-10 of the City of Rancho Cordova Improvement Standards.	On Improvement Plans	Public Works	
12.	No turf or impervious surfaces shall be installed under the heritage Oak tree. Any existing turf or asphalt shall be removed. Planning will review the improvement plans to ensure the compliance with this condition.	On Improvement Plans	Planning	
	PRIOR TO BUILDING PERMIT			
13.	The new classroom/daycare area and new multi-purpose building require the submittal of multiple plans to the fire department for review and approval. The classroom/daycare area will require tenant improvement plans, fire sprinkler plans and fire alarm plans. The new multi-purpose building will require civil plans, underground fire service plans, new building plans, fire sprinkler plans, and fire alarm plans.	Prior to Building Permit	Sacramento Metropolitan Fire District	
14.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. <i>Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.</i>	Prior to Building Permit	Sacramento Metropolitan Fire District	

CONDITIONS OF APPROVAL

EXHIBIT B

	PRIOR TO OCCUPANCY			
15.	The new daycare area shall comply with all SMFD Standards for E-3 occupancies. A copy of the Fire Alarm Fire Prevention Standard shall be reviewed for these additional requirements.	Prior to Occupancy	Police Department and Sacramento Metropolitan Fire District	
16.	Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radiuses of 40 feet inside and 60 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. <i>The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.</i>	Prior to Occupancy	Police Department and Sacramento Metropolitan Fire District	
17.	All landscape plans shall be reviewed for final approval by the Planning Director.	Prior to Occupancy	Planning	
18.	The applicant shall replace the existing chain-link fence with wooden fencing on the southern property line.	Prior to Occupancy	Planning	

CONDITIONS OF APPROVAL

EXHIBIT B

ADVISORY COMMENTS

SACRAMENTO METROPOLITAN FIRE DISTRICT

1. 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.
2. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.
3. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located shall be located along the route of 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 residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:
4. One fire hydrant shall be located between 150 and 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.
5. A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements.
6. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction.
7. Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.
8. When the apparatus access roadway length exceeds 150 feet from the public way, an approved fire apparatus roadway conforming to SMFD Standard 444.302 shall be provided. The turn-around shall be located within 100 feet of the end of the access roadway.
9. Vehicle parking is prohibited on any street less than 30 feet in width. Vehicle parking is permitted on both sides of streets 40 feet or more in width. Roadway width 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.

CONDITIONS OF APPROVAL

EXHIBIT B

10. The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed access gate installations shall comply with this regulation.

SACRAMENTO COUNTY SHERIFF'S DEPARTMENT

- Due to the complexities of ensuring the safety and security of schools, it is recommended that, prior to construction, applicant consult with the Crime Prevention Section of the Sheriff's Department for guidance in proper design of school buildings and property.
- **PARKING/CIRCULATION COMMENTS:**
 - All entrances to the parking area shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's/manager's request.
 - Handicapped parking spaces shall be clearly marked and properly posted and be conveniently located near the buildings they are intended to serve.
- **BUILDING SECURITY**
 - The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of (1) inch each side of the strike, so as to prevent violation of the strike.
 - Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened.
 - Employee/pedestrian and utility room doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock with minimum throw of one (1) inch.
 - Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
 - Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
 - Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long astragal shall be installed on the door exterior to protect the latch. No surface-mounted exterior hardware need be used on panic-equipped doors.

CONDITIONS OF APPROVAL

EXHIBIT B

- Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of three hundred (300) lbs. applied in any direction.
- All hatchway openings on the roof of any building shall be secured as follows:
 - If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
 - The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.
 - Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.
- All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:
 - Iron bars of at least 1/2" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.or:
 - A steel grill of at least 1/8" material or two inch mesh and securely fastened and
 - If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

• LANDSCAPING

- Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the building perimeter. A partial listing of security planting materials is available upon request from the Sheriff's Department.
- All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.

• FENCING/ACCESS CONTROL

- Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes.

• LIGHTING

CONDITIONS OF APPROVAL

EXHIBIT B

- Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of 2-footcandle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be used.
- All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
- Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
- Exterior door, perimeter, and soffit lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting. (The building photocells should be located near any roof hatch openings for ease of maintenance.)
- **BUILDING NUMBERING**
 - The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than four to six inches in height and of a color contrasting with the background.
 - Each different unit within the building shall have its particular address prominently displayed on its front and rear doors. (Rear door numbers only need to be one inch in height.) If front door numbers are placed on glass, the numerals shall be white in color.
 - Interior directional signs shall be employed as necessary.

USE PERMIT

Sacramento County
Office of the Planning and
Community Development Department
827 Seventh Street
Sacramento, California 95814

February 20, 1990

0018

Assessor's Parcel No.: 058-0180-001
Control No.: 89-UPZ-1287
Zoned: RD-5

APPLICANT/OWNER:

Cordova Neighborhood Church
10600 Coloma Road
Rancho Cordova, CA 95670

ARCHITECT:

F. R. Strathdee & Associates
2317 Broadway, Suite 30
Redwood City, CA 94063

ACTION: ON FRIDAY, FEBRUARY 16, 1990, THE ZONING ADMINISTRATOR APPROVED A USE PERMIT, WITH CONDITIONS, TO EXPAND AN EXISTING CHURCH.

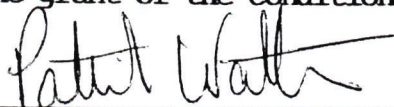
PROPERTY LOCATION: The property is located at the easterly quadrant of the Coloma Road and Cordova Lane intersection in the Rancho Cordova community.

ENVIRONMENTAL DOCUMENT: The Zoning Administrator determined that the NEGATIVE DECLARATION was adequate and appropriate and adopted the findings thereof.

FINDINGS AND CONDITIONS OF APPROVAL: See Page 2.

The above use will not be conducted to constitute either a public or private nuisance. Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any construction is planned.

A conditional use permit, if not used for the purpose for which it was granted, shall lapse and shall become void three years following the date on which the permit became effective, unless by condition of the permit a greater time is allowed, or upon the expiration date of a valid building permit obtained after the grant of the conditional use permit, whichever date is last to occur.



PATRICK WATTERS
ZONING ADMINISTRATOR

PW:jw
tr891287

FINDINGS:

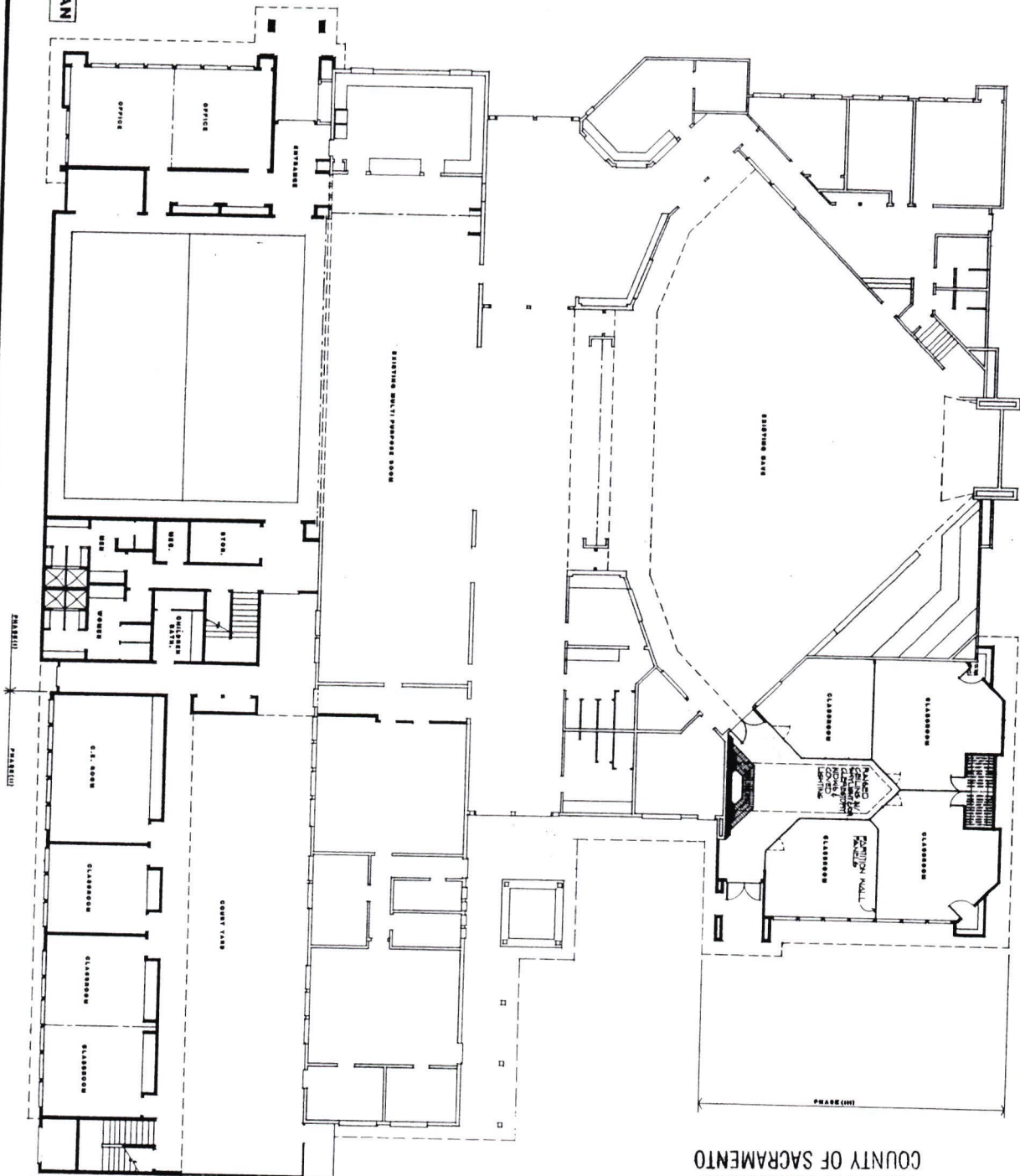
1. The use is consistent with the Sacramento County General Plan and with the Rancho Cordova Community Plan.
2. The establishment and operation of the use will not be detrimental to the health, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County, in that:
 - a) No documentation was received from any agency or person to give evidence of any detrimental effects.
 - b) No testimony was presented at the public hearing to give evidence of any detrimental effects.
 - c) Research, investigation, and field observation of the site revealed no evidence of any detrimental effects.
 - d) The mitigation measures as set forth in the Environmental Initial Study were taken into consideration.
3. All of the conditions imposed are reasonably related to the use and should serve to mitigate any potential impacts.

CONDITIONS OF APPROVAL:

1. Maintain a six (6) foot high solid wood fence adjacent to all residential property lines.
2. Maintain six (6) foot wide landscaped planters adjacent to all residential property lines as indicated on submitted exhibits.
3. Install irrigated planters and shade trees in parking lot islands in the northeasterly parking lot per Exhibit "A".
4. The temporary "government" building are to be removed upon completion of construction and occupancy of the proposed additions.

###

FIRST FLOOR PLAN



PLANNING DEPARTMENT
COUNTY OF SACRAMENTO

NOV 1 1989

RECEIVED
89 1287



Frederick R. Strathdee - Architecture and Planning

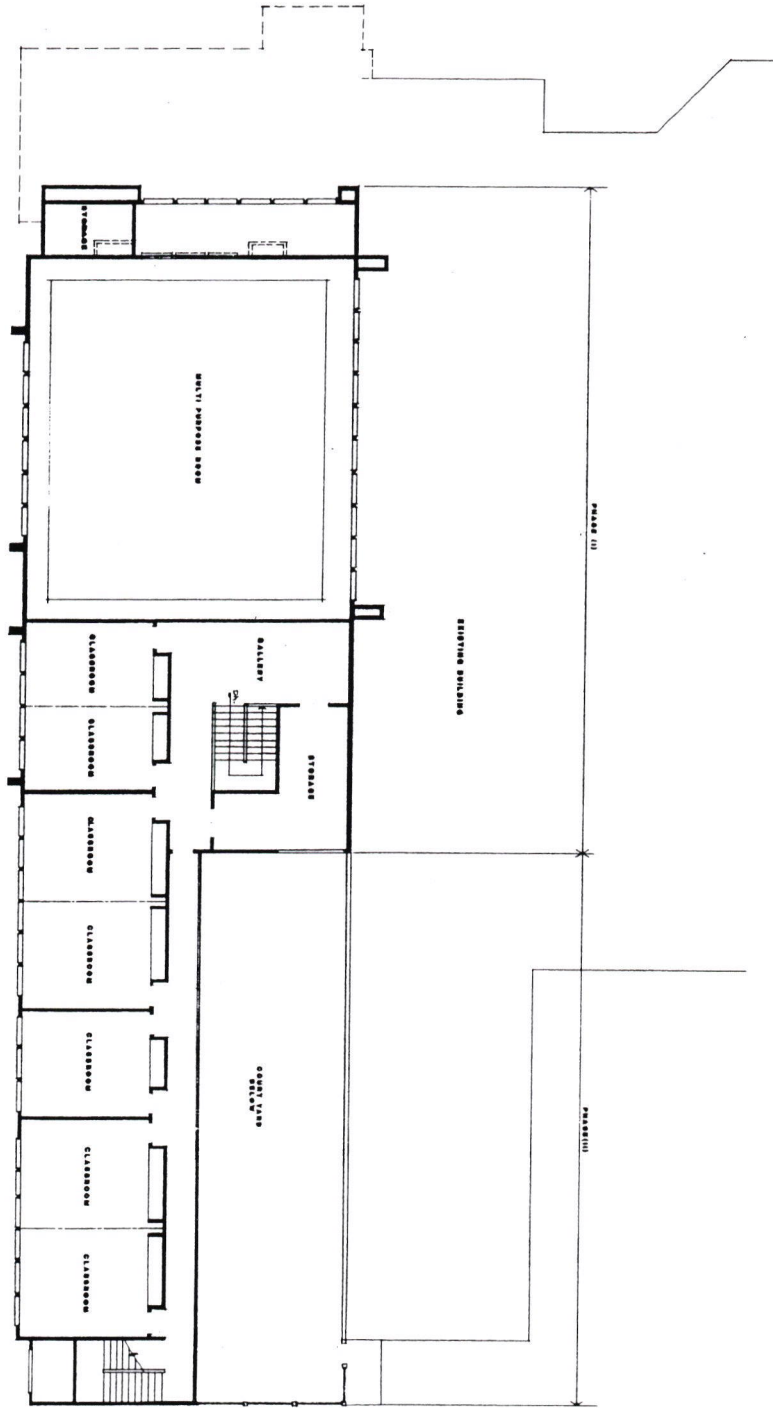
2317 BROADWAY, REDWOOD CITY, CA 94063 (415) 368-8248

drawn by
date

job no.
sheet no.

SECOND FLOOR PLAN

SCALE 1/8"=1'-0"



PLANNING DEPARTMENT
COUNTY OF SACRAMENTO

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2317 BROADWAY, REDWOOD CITY, CA 94062

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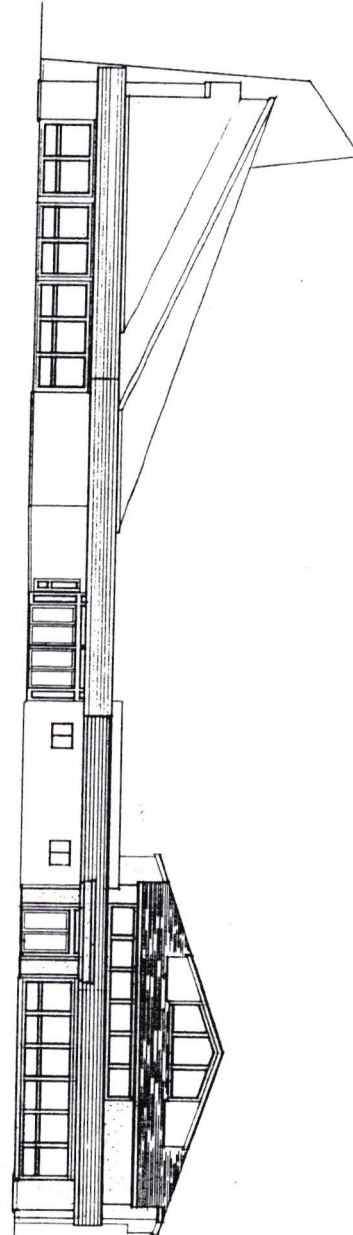
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COUNTY OF SACRAMENTO

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PLANNING DEPARTMENT
COUNTY OF SACRAMENTO

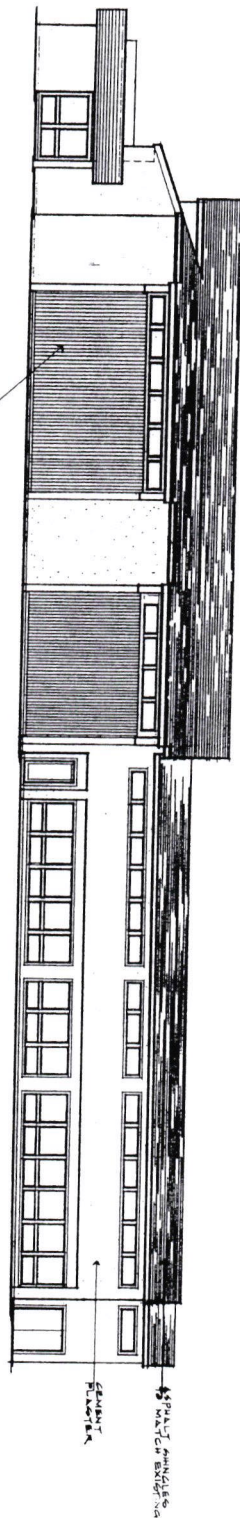
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WEST ELEVATION

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



SOUTH ELEVATION

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



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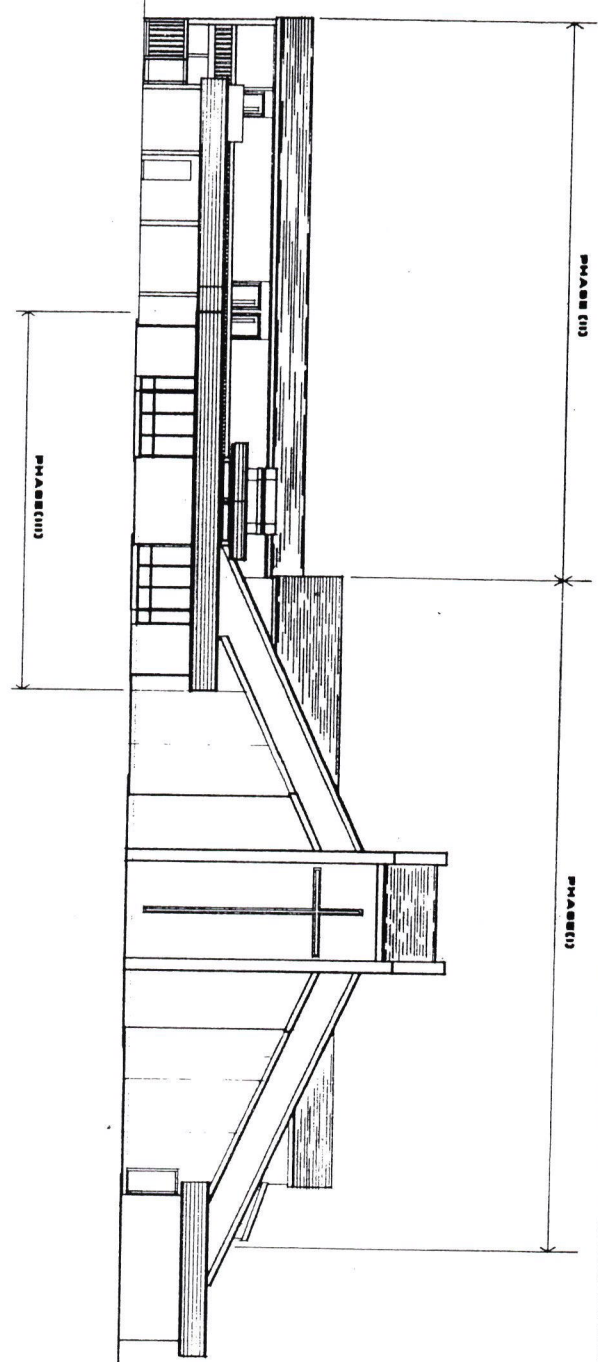
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(415) 389-2242

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date

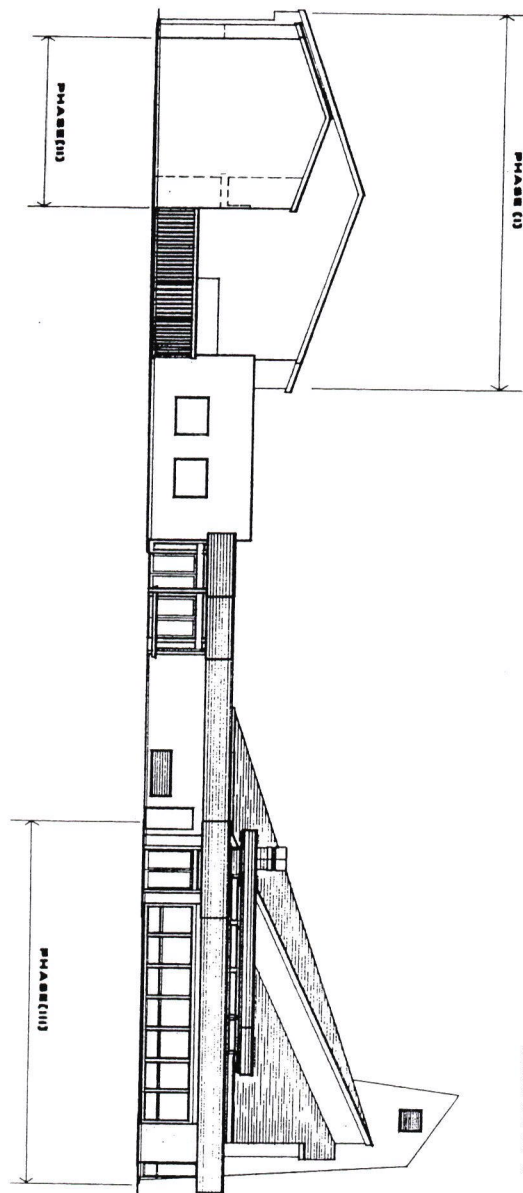
job no.
sheet no.

NORTH ELEVATION



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

EAST ELEVATION



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

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NOV 1 1989

PLANNING DEPARTMENT
COUNTY OF SACRAMENTO



Frederick R. Strathee - Architecture and Planning

2317 BROADWAY, REDWOOD CITY, CA 94063

(415) 368-8248

drawn by
date

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DISTRIBUTION RECORD
ENVIRONMENTAL IMPACT SECTION

Date: January 22, 1990

Control Number

89-UPZ-1287

TO: Planning Department

SUBJECT: Cordova Neighborhood Church Use Permit
On APN: 058-0018-001

The subject application has been reviewed by the Environmental Impact Section, and it has been determined that pursuant to the California Environmental Quality Act, the appropriate environmental document for the project is as indicated below:

☐

Environmental Impact Report

☐

Exemption

☒

Negative Declaration

☐

Prior Document

When the Environmental document is an EIR or a Negative Declaration, before the project can be heard by the Board of Supervisors, Planning Commission, Subdivision Review Committee, or the Zoning Administrator, a Legal Notice must be published in a newspaper of general circulation at least 10 days prior to the hearing.

Transmitted: Ella G. Darnell
Sign and Return (01-220) (White Copy Only)

NEGATIVE DECLARATION

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code and pursuant to the Procedures for Preparation and Processing of Environmental Impact Reports adopted by the County of Sacramento pursuant to Sacramento County Ordinance No. SCC-116, the Environmental Coordinator of Sacramento County, State of California, does prepare, make, declare, publish, and cause to be filed with the County Clerk of Sacramento County, State of California, this Negative Declaration re: The Project described as follows:

1. Title and Short Description of Project:
CORDOVA NEIGHBORHOOD CHURCH USE PERMIT
The proposed project consists of a request for a Use Permit to expand an existing church.
2. Location of Project and Assessor's Parcel Number: The proposed project is located at the easterly quadrant of the Coloma Road and Cordova Lane intersection in the Rancho Cordova community.

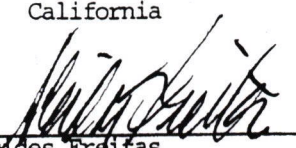
APN: 058-0018-001
3. Project Proponent: Cordova Neighborhood Church
4. Said project will not have a significant effect on the environment for the following reasons:
 - a) It will not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.
 - b) It will not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
 - c) It will not have impacts which are individually limited, but cumulatively considerable.
 - d) It will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.
5. As a result thereof, the preparation of an environmental impact report pursuant to the Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.
6. The attached Initial Study has been performed by the Sacramento County Environmental Impact Section in support of this Negative Declaration. Further information may be obtained by contacting the Section at 827 Seventh Street, Room 220, Sacramento, California, 95814, or phone (916) 440-7914.

ENDORSED

JAN 23 1990

JOYCE RUSSELL SMITH, CLERK
By M. GRECO, Deputy

Environmental Coordinator of
Sacramento County, State of
California

By 
Aldeides Freitas
Environmental Coordinator

II. ENVIRONMENTAL SETTING:

The project site is located on 2.31± acres in an urban area of Rancho Cordova. It is currently developed with 6,451 square feet of church buildings (3 structures), parking and landscaped areas. Vegetation consists of lawn areas and ornamental plantings.

Surrounding land use is all single family residential (RD-5).

III. ENVIRONMENTAL EFFECTS:

See Initial Study Checklist attached to the Negative Declaration and the following discussion.

History:

The same expansion were submitted to the County and approved by the Zoning Administrator on November 25, 1981. The plans were never realized however and the Use Permit was allowed to expire. A review of the previous file and the proposed project reveals the plans to be identical.

Land Use:

The proposed facility expansion consists of a 9665± square foot addition to an existing 6451± square foot church complex, which relates to about 105% increase in area. Seating would be increased from 100 to 308 persons and parking would be increase from 62 spaces to 123 spaces, a 100% addition. Obviously, increased activity would be associated with the proposal and the traffic noise and similar nuisance effects which result from such activity would also increase. The adjacent residents may become aware of this increased activity, particularly if night meetings should occur. To reduce any potentially adverse land use conflicts, buffering, including a solid 6 foot high masonry or wood fence and trees planted 20 feet on center, should be established between the church and any adjacent residential land use. A standard 6 foot high privacy fence already exists along the eastern and northern property lines of the site. It should be noted that the multi-purpose classroom expansion is proposed to be two-stories in height. The setback between the church structure and the adjacent single family backyards will be 20 feet. The visual intrusion into the residential rearyards cannot be mitigated and may be viewed as a loss of privacy to those residents.

The applicant has provided the following justification for the request:

"We believe that we need to provide more educational and multi use space for our congregation. The former government buildings moved on to the property more than twenty-five years ago have served their purpose and need to be replaced. With the new buildings we will make the best use of our space. While we are in construction the temporary moving of these two older buildings will provide enough space to continue our current programs. The moving of the smaller building (a) (1000 sq. ft.) into the south west parking lot hinder the amount needed for worship seating as we are required to provide 103 spaces and we have 123 parking spaces available."

Traffic and Parking:

Increased traffic along Cordova Lane and Coloma Road would be anticipated from the subject proposal. Based upon Caltrans data, between 200 and 300 vehicle trip ends could be expected per service. Only minor conflicts with traffic flow would be anticipated due to the non-peak hour uses associated with church facilities. The increased traffic may be noticeable to residents on Cordova Lane, however.

As indicated, 123 parking spaces would be provided for the facility. This appears to conform to the parking standards specified in the County Zoning Code for a church of the proposed size.

IV. ENVIRONMENTAL MITIGATION MEASURES:

- A) Establish a buffer, including a 6 foot high solid wood or masonry fence and trees planted 20 feet on center between the project site and any adjacent residential use.

V. COMPATIBILITY WITH EXISTING PLANS AND ZONING:

- A) General Plan: The County General Plan Land Use Map indicates the property for Low Density Residential.
- B) Community Plan: The Rancho Cordova Community Plan Land Use Map indicates the property for Residential Density 5.
- C) Zoning: The subject property is presently zoned RD-5.

VI. This Initial Study has been prepared by Alcides Freitas, Lowell Young, Antonia Barry and Miriam Correale of the Sacramento County Environmental Impact Section staff.

CD: 12-01-89

(89upz1287,,141)

INITIAL STUDY CHECKLIST

SACRAMENTO COUNTY
ENVIRONMENTAL IMPACT SECTION
CONTROL NO. 89-UPZ-1287

Could/Would the project:

	YES	MAYBE	NO	
1) significantly affect Regional air quality?			X	
2) significantly affect local air quality?			X	Incremental increase in vehicular emissions.
3) contribute to the removal of a significant amount of prime agricultural land from agricultural production?			X	
4) create the potential for property damage following the completion of the project due to existing or altered soil and/or slope conditions?			X	
5) be adversely affected by other geologic or seismic hazards?			X	
6) cause erosion or siltation resulting in severe water quality impacts or damage to adjacent properties?			X	
7) have a substantial effect on the supply or consumption of a mineral resource?			X	
8) significantly affect ground or surface water supply or quality?			X	
9) substantially affect, or be affected by, flooding?			X	
10) adversely affect populations of unique, rare or endangered plants or animals, or their habitats?			X	
11) significantly affect resident or migratory wildlife or their habitat?			X	
12) affect or result in the removal of critical habitat, such as riparian and wetland plant associations?			X	
13) affect or result in the removal of prominent, heritage or landmark trees, or otherwise aesthetically important plant forms?			X	
14) affect sites of archaeological or historical importance?			X	

	YES	MAYBE	NO	
15) be in conflict with adopted General, Community, or specific plans of Sacramento County?			X	
16) conflict with adopted plans of agencies or jurisdictions other than Sacramento County?			X	
17) require major modification of, or adversely affect, public facilities?			X	
18) have a substantial effect upon transportation facilities?			X	
19) have a substantial effect on energy demands?			X	
20) substantially affect the quantity of open space in an area, or severely and adversely change the visual character of the project site?			X	See text. Proposed two-story structure will allow visual intrusion into adjacent residential properties.
21) generate average or peak noise levels that would seriously affect the health or general well-being of any nearby people?			X	
22) expose future residents or site users to existing or future noise levels that could seriously affect their health or general well-being?			X	
23) cause significant shifts in employment or income characteristics of the community?			X	
24) have a substantial and demonstrable negative aesthetic effect?			X	See #20 above.
25) breach published national, state, or local standards relating to solid waste or litter control?			X	
26) induce substantial growth or concentration of population?			X	
27) displace a large number of people, or disrupt or divide an established community?			X	
28) involve a risk of an explosion or the release of hazardous substances in the event of an accident or upset conditions?			X	
29) involve possible interference with an emergency response plan or an emergency evacuation plan?			X	
30) result in creation of any health hazard or potential health hazard, or expose people to potential health hazards?			X	

Village 3, Project No. RC-05-156, subject to the findings, evidence, Conditions of Approval, and Design Review Package.

Vote on the Motion:

AYES: Burke, Moe, Smith, Savorn, Vance
 NOES: NONE
 ABSTAIN: NONE
 ABSENT: Konarski, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains and 2 Absentees, the motion is hereby declared to be passed.

C. Consideration of the Conditional Use Permit Amendment and Design Review for CORDOVA NEIGHBORHOOD CHURCH – Project No. RC-05-149.

Project Applicant: Cordova Neighborhood Church, 10600 Coloma Road, Rancho Cordova, CA, 95670

Project Location: APN: 058-0018-001, 058-0018-009 and 058-0018-010, 10600 – 10606 Coloma Road

Assistant Planner, Kathleen Franklin presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project categorically exempt under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) and adopt a resolution approving the Conditional Use Permit Amendment and Design Review for Cordova Neighborhood Church, RC-05-149, subject to the findings, evidence, Conditions of Approval and Design Review Package. Chair Smith opened the public hearing and took testimony from Brian Williams, Project Applicant.

The Commissioners had the following concerns and comments:

- Will there be directional signs? No, there are no large scale directional signs, but there will be directional signs located at eye level on the buildings.
- Are there lighting fixtures on the buildings? Yes, there will be decorative wall mounted lighting in the public areas.
- Commissioner Savorn would like to suggest the applicant add solar paneling on the rooftop.
- When will the school be built? Plans will be submitted as soon as project has been approved.
- When will plans be submitted for the addition to the building? Later next year.
- Do the plans account for safety issues to protect children? Yes, the pedestrian connector which connects to the parking lot will allow people to walk to and from their cars through a well illuminated corridor.
- Are there any storage facilities for bicycles? Yes, there are bike racks in various locations on the property.
- Will the driveway in the back have sufficient lighting for safety? No, it's not a good idea for people to walk in that area, but the applicant is willing to add some low lighting in order to be sensitive to the neighboring homes.

- Citizen Comment from Mr. Rojak on Audubon Way: Will there be a fence on the property line and will the overgrown ivy be removed. Yes, there will be a new fence built in the areas of disrepair and the ivy will be removed.

The Commissioners felt staff and the representatives adequately addressed the above concerns and comments.

Action:

Motion 1: Vice Chair Vance moved, seconded by Commissioner Burke, to recommend the Planning Commission forward a recommendation to the City Council to find the project categorically exempt under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

Vote on the Motion:

AYES: Burke, Moe, Smith, Savorn, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: Konarski, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains and 2 Absentees, the motion is hereby declared to be passed.

Motion 2: Commissioner Burke moved, seconded by Commissioner Savorn, to recommend the Planning Commission adopt a resolution approving the Conditional Use Permit Amendment and Design Review for Cordova Neighborhood Church, RC-05-149, subject to the findings, evidence, Conditions of Approval and Design Review Package.

Vote on the Motion:

AYES: Burke, Moe, Smith, Savorn, Vance
NOES: NONE
ABSTAIN: NONE
ABSENT: Konarski, Wentz

There being 5 Ayes, 0 Noes, 0 Abstains and 2 Absentees, the motion is hereby declared to be passed.

4. REGULAR CALENDAR

A. Planning Commission Training

1. Presentation by Planning Director regarding the Pasadena tour during the Planner's Institute in April of 2005 and Form Based Zoning Codes.
2. Presentation by Chair Smith on Smart Growth.

5. ACTION ITEMS – There were no action items scheduled for this meeting.

Mission Statement

It is my opinion that the increasing cost of quality child care need not be expensive and based solely on a full-time or part-time rate. ***The Big Kids Club*** is designed specifically for families with a limited budget, a varied work and/or school schedule, who find that they are in need of reliable quality child care, in situations that otherwise, may not be met traditionally. This program is for families with infants, toddlers, preschoolers and the elementary school age children.

In addition to our program for children ages 0-5 (also known as. ***The Tiny Kid's Club & The Little Kid's Club***), ***The Big Kid's Club*** also offer's transportation for elementary students to and/or from school, nutritious meals and/or snacks, tutoring, an array of fun activities, exercise, computer learning skills, while fulfilling the needs of before and after school care, support and instruction.

Our foundation's standing that is based on the principle of ***God's Law*** that we are to "***love one another.***" With strict daily reinforcements to offer the entire family, a loving, safe and accommodating environment, that draws attention to safety and the benefits of a good educational support system, where completing their homework is a high priority and the extremely important lessons of civility, such as, treating others as we would like to be treated, using proper manners and kindness in all situations, will be an area of main focus. **This program is unique, not only for design of the program, but for the value and flexibility we offer to the community to set their own child care arrangements and fee's thereof, that best suits the families budget and various work schedules.**

The Vision

The Big Kid's Club vision is to:

- ❖ Increase parental involvement in the financial decision making process that enhances their lifestyle choices without a large burden placed on their family budget for child care, while supporting our efforts in achieving the same goals for a cohesive existence.
- ❖ Promote, exercise and inspire the use of the basic principles of kindness.
- ❖ Provide children a safe and fun learning experience prior to the entry of school as an infant, toddler, as well, as the school age child.
- ❖ Offer before and after school care, whether school is in or out of session, has a minimum day schedule, or field trip schedules. As long as we are informed, we will be there. The only days we will be closed are; weekends, federal holidays, and the entire week of Christmas, to show appreciation & respect to our staff and their family.
- ❖ Reduce child care fees according to a parent's needs, by allowing a minimum requirement of 1 hour a day, 5 days a week, monthly enrollment schedule.
- ❖ Promote civility. Focusing on manners and social skills.
- ❖ Participate in the emotional and academic growth of our children, through play, indoor and outdoor activities, computer skills, sports, song, dance, and homework/tutoring assistance.
- ❖ Provide a flexible work environment for the staff.
- ❖ Promote community and business involvement through fundraising and advertising in support of our efforts.
- ❖ Accommodate local business, school and a family's personal schedule that reflects the majority of their needs through our program, by offering individualized child care plans.
- ❖ (Optional) Offer local family child care providers (who provide care in their homes) an opportunity to visit us on a field trip experience and have fun with their day care children in a different setting and amongst friends they perhaps, see at school.
- ❖ Host a variety of fundraising events that generates growth, the replenishment of toys, equipment, and new activities that will enhance the lives of many families that are in need of what "***The Big Kids Club***" offers.

Child Care Fee Schedule For Younger Children

For The Tiny Kid's Club & The Little Kid's Club (a subsidiary of The Big Kid's Club)

Due to a different adult to child ratio,

Title 22 Teacher/Child Ratio

Title 5 T/C Ratio

The Tiny Kid's Club (0-24 mo.) 1:4

1:3 Adult/Child

1:18 Teacher/Child

The Little Kid's Club (see pg 14 of "guidelines" to determine program set up sched.)

Ex. Based on 5 days a week

The P/T fee of 3 hours or less is \$80.00, F/T fee of 6 hours or less is \$100.00. Extended care fee, above 6 hours, is \$135.00.

Child Care Fee Schedule for Older Children

Due to a different adult to child ratio, the Tiny Kid's Club & The Little Kid's Club have a separate fee schedule, still far less expensive than other centers. Please see this plan on page 2.

The following does not include transportation. For transportation to and/or from the school or child care facility, add \$1.00 per delivery for each child, per day.

#1. Morning Care: Reservation for morning care only. Why pay for a full or part time care, when you only need one hour a day? If this is for you, the fee is only \$5.00 a day, Monday through Friday 7:00 a.m. to 8:15 a.m. A slight variation of time may apply.
\$25.00 a week*

#2. Mini Care: Reservation's for child care 2 hours a day, at only \$5.00 an hour. Mornings and afternoons cannot be combined, sorry. Choose either the a.m. or p.m. shift only. This plan was developed with your family's budget in mind.
\$50.00 a week*

#3. ABC Care: Reservation for 3 hours a day, 3 days a week **after and/or before** school care. You set the schedule. We'll try to accommodate your special situation. This plan is specifically designed for both the child and parent's varied work/school schedule, at a reduced rate. **For 4 days, add \$15.00, 5 days, add \$30.00 to this plan.**
\$50.00 a week *

#4. K- 6 Care: Morning and afternoon care. This schedule, for 4 hours a day, M-F, is designed for "early birds" and "late birds". Created for the K- 6th grade students, that may have a complex schedule especially, when a super min. day, min. day or field trip schedules occur. We're prepared, even if you find you're not. This works well for older kids, too. \$100.00 a week *

#5. Big Kid's Combo Care: (Transportation from our facility to school and round trip service is included in this fee.) Start the day with breakfast and play time, before transportation is provided to your child's school. Once boarded *from* school to our facility, your child/children will arrive safely with a snack reserved just for them. Play time will occur after snack, but before homework and reading time begins at 3:45-4:45. Once homework time is finished, playtime resumes until your arrival. This 5 hour reservation (up to 10 ½ hours, due to school closure, except federal holidays and school vacation breaks), starts from the time we open our doors, until closing. Should your child have a super minimum day schedule, at school, your fee will not increase.
\$135.00 a week*

***With a min.1 month required contract and 2 full weeks min. advance payment. Otherwise, an additional \$25.00 will be added to each week, considered as a minimal contract reservation fee for anything less than 1 month, which is non-refundable.**

City of Rancho Cordova

Inter-Correspondence

February 24, 2005

To: Kathleen Franklin
Planning Department

From: Tony Santiago
Public Works 

Subject: **Application Number:** **RC 05-149**
 Application Title: **Cordova Neighborhood Church**
 APN: **058-0018-001, 009 and 010**

Driveways to comply with Section 4-10 of the City of Rancho Cordova Improvement Standards.

If you have any comments or questions, please call me at (916) 874-7093.



Sacramento Metropolitan Fire District

3012 Gold Canal Drive • Rancho Cordova, California 95670 • Phone (916) 942-3300 • Fax (916) 942-3400

RICK MARTINEZ
Fire Chief

29 March 2005

City of Rancho Cordova
Planning Division
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Attention: Kathleen Franklin

RE: Application Number: RC-05-149
APN: 058-0018-001, -009, -010
Project Name: Cordova Neighborhood Church
Project Location: 10600, 10604, and 10606 Coloma Road
Applicant's Name: Bob Bandy
SMFD Project Number: 2005-0693

NOTE: THE FOLLOWING ITEMS ARE SPECIFIC TO THE STAFF REPORT FOR THIS PROJECT AND REQUIRE SPECIAL ATTENTION:

1. The new classroom/daycare area and new multi purpose building require the submittal of multiple plans to the fire department for review and approval. The classroom/daycare area will require tenant improvement plans, fire sprinkler plans and fire alarm plans. The new multipurpose building will require civil plans, underground fire service plans, new building plans, fire sprinkler plans, and fire alarm plans. Each submittal requires a separate application and fee.
2. The new daycare area shall comply with all Sacramento Metropolitan Fire District Standards for E-3 occupancies. It is recommended that a copy of the Fire Alarm Fire Prevention Standard be reviewed for these additional requirements.

NOTE: THE FOLLOWING INFORMATION IS FOR THE APPLICANTS/ENGINEER'S REVIEW PRIOR TO SUBMITTAL OF SITE IMPROVEMENT DRAWINGS:

Applicant: It is highly recommended that specific requirements for your project be obtained from the Fire District during the pre-construction planning stage. Specific requirements for bridges, fire hydrants, entry gates, and access roadways must be clearly understood and complied with. It is advisable to schedule a design review conference with the Fire District to provide any necessary requirement clarification.

If there are no immediate plans for construction or the on-site storage of combustible construction materials, the requirements applicable to construction may be held in abeyance until such time that construction occurs. If this property is sold prior to development, the seller must disclose the above requirements to the buyer.

1. 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.
2. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.
3. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of 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 residential developments with an area per building not exceeding 3,600 square feet is 1,000 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of residential projects shall comply with the following requirements:
 4. One fire hydrant shall be located between 150 and 250 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.
 5. A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements.
 6. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction.
 7. Each approved fire hydrant shall have a minimum flow of 1,000 gallons per minute (gpm) for residential developments. Additional requirements apply to residential dwellings with building areas greater than or equal to 3,600 square feet.
 8. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. ***Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.***
 9. Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radiuses of 40 feet inside and 60 feet outside dimension. The access roadways shall be

capable of supporting the imposed loading of fire apparatus and 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.***

10. When the apparatus access roadway length exceeds 150 feet from the public way, an approved fire apparatus roadway conforming to SMFD Standard 444.302 shall be provided. The turn-around shall be located within 100 feet of the end of the access roadway.
11. Vehicle parking is prohibited on any street less than 30 feet in width. Vehicle parking is permitted on both sides of streets 40 feet or more in width. Roadway width 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.
12. The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed access gate installations shall comply with this regulation.

Sacramento Metropolitan Fire District requirements are not to be construed as abrogating more restrictive requirements by other agencies having jurisdiction. Final acceptance is subject to field approval and completion of required tests.

If I may answer any questions or be of any assistance, please feel free to contact me at (916) 942-3335

Sincerely,

Diana E. Schmidt
Fire Inspector II



RANCHO CORDOVA POLICE DEPARTMENT

Thomas McMahon
Chief of Police

10361 Rockingham Drive
Sacramento, California 95827

916.875.9600 – Main
916.875.8673 – Fax

www.RanchoCordovaPD.com

February 28, 2005

Kathleen Franklin
City of Rancho Cordova Planning Department
3121 Gold Canal Drive
Rancho Cordova, CA 95670

RE: 05-149 CORDOVA NEIGHBORHOOD CHURCH

Dear Kathleen:

The Rancho Cordova Police Department requests the following conditions be added to the subject application:

1. PARKING/CIRCULATION COMMENTS:

- a. All entrances to the parking area shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's/manager's request.
- b. Handicapped parking spaces shall be clearly marked and properly posted and be conveniently located near the buildings they are intended to serve.

2. BUILDING SECURITY

- a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of (1) inch each side of the strike, so as to prevent violation of the strike.
- b. Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened.
- c. Employee/pedestrian and utility room doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock with minimum throw of one (1) inch.
- d. Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- e. Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
- f. Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long astragal shall be installed on the door exterior to protect the latch. No surfacemounted exterior hardware need be used on panic-equipped doors.

KATHLEEN FRANKLIN

February 28, 2005

Page 2

- g. Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of three hundred (300) lbs. applied in any direction.
- h. All hatchway openings on the roof of any building shall be secured as follows:
 - i. If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.
 - ii. The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.
 - iii. Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.
- i. All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:
 - i. Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.
 - or:
 - ii. A steel grill of at least 1/8" material or two inch mesh and securely fastened and
 - iii. If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

3. LANDSCAPING

- a. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the building perimeter. A partial listing of security planting materials is available upon request from the Sheriff's Department.
- b. All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.

4. FENCING/ACCESS CONTROL

- a. Vertical wrought-iron fencing material shall be used for all fences between private lots and open space, parks, right of ways, or other public access land. This is to allow visibility to those areas and encourage residents to view activities in those areas. In addition this will make those areas less attractive to loiterers and others who wish to use those locations for criminal or mischievous purposes.

5. LIGHTING

- a. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of 2-footcandle minimum, maintained at ground level, is required. A combination of wall and pole mounted fixtures may be used.

KATHLEEN FRANKLIN

February 28, 2005

Page 3

- b. All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.
- c. Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.
- d. Exterior door, perimeter, and soffit lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting. (The building photocells should be located near any roof hatch openings for ease of maintenance.)

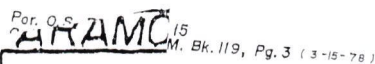
6. BUILDING NUMBERING

- a. The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than four to six inches in height and of a color contrasting with the background.
- b. Each different unit within the building shall have its particular address prominently displayed on its front and rear doors. (Rear door numbers only need to be one inch in height.) If front door numbers are placed on glass, the numerals shall be white in color.
- c. Interior directional signs shall be employed as necessary.

If you should have any questions regarding the above conditions, please feel free to contact me anytime at 876-7599.

Sincerely,

CSS III Jeff Rodrigues
Crime Prevention Specialist
Sacramento County Sheriff's Department
jrodrigues@sacsheriff.com



056 0101 015 0000 Edna & Glenn Engle 9001 Tuolumne Dr Sacramento, CA 95826-2429	056 0101 016 0000 Philip Derry 10615 Averell Ct Rancho Cordova, CA 95670-2304	056 0101 017 0000 William & Terry Joyce 10611 Averell Ct Rancho Cordova, CA 95670-2304
056 0101 018 0000 Kristal Avila-ellington 10605 Averell Ct Rancho Cordova, CA 95670-2304	056 0101 019 0000 Jeanette Fairchild 10601 Averell Ct Rancho Cordova, CA 95670-2304	056 0101 020 0000 Herman White 10600 Averell Ct Rancho Cordova, CA 95670-2304
056 0101 021 0000 Jeffery Charles Cummins 10604 Averell Ct Rancho Cordova, CA 95670-2304	056 0101 023 0000 Morris 10612 Averell Ct Rancho Cordova, CA 95670-2304	056 0101 024 0000 Paul Kolosov 10616 Averell Ct Rancho Cordova, CA 95670-2304
056 0101 025 0000 Howard & Frances Crabill Rorke 2240 Rossmoor Dr Rancho Cordova, CA 95670-2327	056 0101 026 0000 Peter & Irina Kolosov 2248 Rossmoor Dr Rancho Cordova, CA 95670-2327	056 0101 027 0000 Bob & Gloria Wright 10611 Coloma Rd Rancho Cordova, CA 95670-3936
056 0101 028 0000 Anthony & Charlotte Warburton 10609 Coloma Rd Rancho Cordova, CA 95670-3936	056 0101 029 0000 Arthur Hance Freida 10607 Coloma Rd Gold River, CA 95670-3936	056 0101 030 0000 Bradley Dev 9711 E Zayante Rd Felton, CA 95018-9094
056 0101 031 0000 David Kessler 10603 Coloma Rd Rancho Cordova, CA 95670-3936	056 0102 006 0000 Callaway 714 Bidwell St Folsom, CA 95630-3039	056 0102 007 0000 Daniel & Kathleen Riordan 2233 Rossmoor Dr Rancho Cordova, CA 95670-2305
056 0102 008 0000 V Millett Leatrice 7582 Lakeshore Dr Granite Bay, CA 95746-9521	056 0102 009 0000 Svetlana & Vasilii Sonnik 2241 Rossmoor Dr Rancho Cordova, CA 95670-2305	056 0102 010 0000 James Rockwell 2245 Rossmoor Dr Rancho Cordova, CA 95670-2305
056 0102 011 0000 Linda & Robert Fatta 10615 Coloma Rd Rancho Cordova, CA 95670-3939	056 0250 010 0000 Lois Mcdaniel 2158 Pantages Cir Rancho Cordova, CA 95670-2457	056 0250 011 0000 Kevin Daniel & Jeannette Dee Felician 10645 Coloma Rd Rancho Cordova, CA 95670-3938
056 0250 012 0000 Richard Allen & Kimberly Givens 10641 Coloma Rd Rancho Cordova, CA 95670-3938	056 0250 013 0000 Henry & Sallie Taylor 2154 Pantages Cir Rancho Cordova, CA 95670-2457	056 0250 022 0000 A William & T Laporta Georgene 2151 Pantages Cir Rancho Cordova, CA 95670-2420
056 0250 023 0000 Gaynel Strawn 1436 Oak Ct Tracy, CA 95376-4322	056 0250 037 0000 Adam Sotherland & Steven Younger 2128 Pantages Cir Rancho Cordova, CA 95670-2421	056 0250 038 0000 Doyle & Catherine Mullenix 2132 Pantages Cir Rancho Cordova, CA 95670-2421

056 0250 039 0000
David & Sharp Declaration Maria
10640 Valley View Dr
Rancho Cordova, CA 95670-2469

056 0250 040 0000
Hugo Blomquist
1385 W F St
Dixon, CA 95620-2613

056 0250 041 0000
Francisco Javier Alvarado
2144 Pantages Cir
Rancho Cordova, CA 95670-2421

056 0250 042 0000
K Kreft Simi
3104 Mill Oak Way
Sacramento, CA 95833-1046

056 0250 043 0000
Estate LeCs
7542 Los Trancos Cir
La Palma, CA 90623-1428

056 0250 044 0000
John & Sheryl Jones
10623 Coloma Rd
Rancho Cordova, CA 95670-3939

056 0250 045 0000
L L & R Krueger
1569 Lakehills Dr
El Dorado Hills, CA 95762-3626

056 0250 046 0000
Holly Ann Ferreirae
10637 Coloma Rd
Rancho Cordova, CA 95670-3938

057 0010 032 0000
Tyler & Rosa Elliott
2317 Rudat Cir
Rancho Cordova, CA 95670-3929

057 0010 033 0000
Joseph & Shelly Smith Gough
2312 Rudat Cir
Rancho Cordova, CA 95670-3930

057 0010 034 0000
Mario Dino Laschiazza
2325 Rudat Cir
Rancho Cordova, CA 95670-3929

057 0010 072 0000
Duane Lyons
8985 Vista De Lago Ct
Loomis, CA 95650

058 0018 001 0000
Cordova Neighborhood Church
10600 Coloma Rd
Gold River, CA 95670-3937

058 0018 003 0000
Rodger Benadom
10628 Coloma Rd
Rancho Cordova, CA 95670-3937

058 0018 004 0000
Erismann
2266 Windward Ln
Rancho Cordova, CA 95670-4270

058 0018 005 0000
Paul & Nancy Wygand
10636 Coloma Rd
Rancho Cordova, CA 95670-3937

058 0018 006 0000
Capitol Mall Properties Inc
3600 American River Dr #135
Sacramento, CA 95864-5997

058 0018 007 0000
Percy & Ofelia Barton
10644 Coloma Rd
Rancho Cordova, CA 95670-3937

058 0018 008 0000
Charlene & Richard Murdock
10648 Coloma Rd
Rancho Cordova, CA 95670-3937

058 0221 003 0000
Ann Hardigree
10669 Viani Way
Rancho Cordova, CA 95670-3941

058 0221 004 0000
Golden State Inv Group Inc
5750 W Oaks Blvd #200A
Rocklin, CA 95765-3719

058 0221 005 0000
Lynn & Mark Miller
10657 Viani Way
Rancho Cordova, CA 95670-3941

058 0221 006 0000
Eric & Vida Pejuhesh Nejadian
PO Box 255591
Sacramento, CA 95865-5591

058 0221 007 0000
Arthur Mark III & M Arader Margaret
10645 Viani Way
Rancho Cordova, CA 95670-3941

058 0221 008 0000
Catherine & Roderick McDonald
19833 Ballantrae Way
Rancho Cordova, CA 95670

058 0221 009 0000
James Howard & Beverly Butler
10633 Viani Way
Rancho Cordova, CA 95670-3934

058 0221 010 0000
Gladys Mayes
10627 Viani Way
Rancho Cordova, CA 95670-3934

058 0221 011 0000
Neil & Elaine Gregory Mcshane
10621 Viani Way
Rancho Cordova, CA 95670-3934

058 0221 012 0000
Franklin Nine
10617 Viani Way
Rancho Cordova, CA 95670-3934

058 0221 013 0000
L Larkin Joan
10613 Viani Way
Rancho Cordova, CA 95670-3934

058 0221 014 0000
Everette & Hazel Epting
10607 Viani Way
Rancho Cordova, CA 95670-3934

058 0221 015 0000
Mark & Sheri Mcmann
10601 Viani Way
Rancho Cordova, CA 95670-3934

058 0221 016 0000
Joseph & Sylvia Mucciaccio
10624 Audubon Way
Rancho Cordova, CA 95670-3908

058 0221 017 0000
Donna Jean Rogers
10628 Audubon Way
Rancho Cordova, CA 95670-3908

058 0221 018 0000
O Forbes Frances
10632 Audubon Way
Rancho Cordova, CA 95670-3908

058 0221 019 0000
Klaus & Anni Gerbe
10636 Audubon Way
Rancho Cordova, CA 95670-3908

058 0221 020 0000
Barbara Jean Frei
10640 Audubon Way
Rancho Cordova, CA 95670-3908

058 0221 021 0000
Genelle Morris
10646 Audubon Way
Rancho Cordova, CA 95670-3908

058 0221 022 0000
Steinmo
636 Encina Dr
El Dorado Hills, CA 95762-3518

058 0221 023 0000
Nancy Scovill
80 Canada Del Rancho
Santa Fe, NM 87508-1306

058 0221 025 0000
Flanagan
10664 Audubon Way
Rancho Cordova, CA 95670-3942

058 0221 026 0000
Lynette Spaich
10670 Audubon Way
Rancho Cordova, CA 95670-3942

058 0221 027 0000
James Matus
1921 Buckhorn Ln
Rescue, CA 95672-9528

058 0221 028 0000
James Edward & Liselotte Foster
10678 Audubon Way
Rancho Cordova, CA 95670-3942

058 0221 029 0000
Dennis & Rosa Carpenter
10682 Audubon Way
Rancho Cordova, CA 95670-3942

058 0222 006 0000
Anthony Giacalone
10600 Viani Way
Rancho Cordova, CA 95670-3935

058 0222 007 0000
Bonnie Brubaker & Tina Bjers
10606 Viani Way
Rancho Cordova, CA 95670-3935

058 0222 008 0000
Aminie Elsberry
10612 Viani Way
Rancho Cordova, CA 95670-3935

058 0222 009 0000
Paul & Bokja Kim McIntosh
10616 Viani Way
Rancho Cordova, CA 95670-3935

058 0222 010 0000
Laurie & Seth Norton Cole
10620 Viani Way
Rancho Cordova, CA 95670-3935

058 0222 011 0000
Elizabeth & Charles Juba
10626 Viani Way
Rancho Cordova, CA 95670-3935

058 0222 012 0000
Eugene & Janis Aulich
10632 Viani Way
Rancho Cordova, CA 95670-3935

058 0222 013 0000
Henry Russell
10638 Viani Way
Rancho Cordova, CA 95670-3935

058 0222 014 0000
Gordon & Thekla Trotter
10642 Viani Way
Rancho Cordova, CA 95670-3940

058 0223 001 0000
Daniel & Amy Bous
2336 Glenfaire Dr
Rancho Cordova, CA 95670-3920

058 0223 002 0000
Sharon Eagle
2340 Glenfaire Dr
Rancho Cordova, CA 95670-3920

058 0223 003 0000
Floyd & Evelyn Baker
2344 Glenfaire Dr
Rancho Cordova, CA 95670-3920

058 0223 020 0000
John & Mary Ravenscroft
2357 Cordova Ln
Rancho Cordova, CA 95670-3917

058 0223 022 0000
Murrell & Martea Philley
2332 Glenfaire Dr
Rancho Cordova, CA 95670-3920

058 0224 002 0000
James Thomas & Renee Bryant Jr.
10683 Audubon Way
Rancho Cordova, CA 95670-3943

058 0224 003 0000
Theresa & Gordon Moseley
10679 Audubon Way
Rancho Cordova, CA 95670-3943

058 0224 004 0000
Brocato Christel
10675 Audubon Way
Rancho Cordova, CA 95670-3943

058 0224 005 0000
F Henry William Jr.
10671 Audubon Way
Rancho Cordova, CA 95670-3943

058 0224 006 0000
Ann Hammett Mary
10667 Audubon Way
Rancho Cordova, CA 95670-3943

058 0224 007 0000
Walter & Hertha Rojek
10663 Audubon Way
Rancho Cordova, CA 95670-3943

058 0224 008 0000
Stephen Rodriguez
10659 Audubon Way
Rancho Cordova, CA 95670-3907

058 0224 009 0000
T William & M Lewis June
11117 Riverlite Ct
Rancho Cordova, CA 95670-2952

058 0224 010 0000
Deborah Williams
10649 Audubon Way
Rancho Cordova, CA 95670-3907

058 0224 011 0000
Lyubov & Grigoriy Krasnov
10643 Audubon Way
Rancho Cordova, CA 95670-3907

058 0224 012 0000
Junell Gary
10637 Audubon Way
Rancho Cordova, CA 95670-3907

058 0224 013 0000
Werking
9830 Mira Del Rio Dr
Sacramento, CA 95827-1323

058 0224 014 0000
Matsui
10625 Audubon Way
Rancho Cordova, CA 95670-3907

058 0224 015 0000
Gregory Baumann
10619 Audubon Way
Rancho Cordova, CA 95670-3907

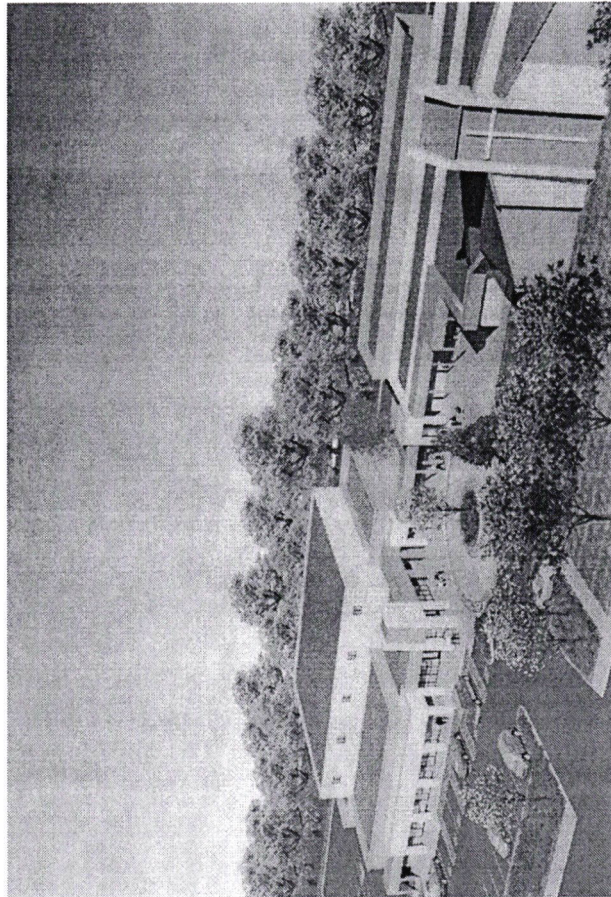
058 0224 016 0000
Alice Keller
10613 Audubon Way
Rancho Cordova, CA 95670-3907

058 0224 017 0000
Cynthia Reynolds & Frank Pinega Wes
10607 Audubon Way
Rancho Cordova, CA 95670-3907

058 0224 018 0000
Joyce Rosenberg
10601 Audubon Way
Rancho Cordova, CA 95670-3907

Cordova Neighborhood Church

10600 Coloma Road
Rancho Cordova, California



Project Data

A.P.N.	041-008-001-008-010
ZONING	RD-15
TOTAL LOT AREA	13.84 AC / 18,720 S.F.
LOT COVERAGE	75%
EXISTING CHURCH BUILDING	13,700 S.F.
CLASSROOM ADDITION	3,500 S.F.
MULTIPURPOSE BUILDING	13,000 S.F.
TOTAL BUILDING AREAS	30,200 S.F.
SEATING CAPACITY	308
PARKING REQUIRED	103 SPACES
DAYCARE USE	80 CHILDREN
POT CONCURRENT USE	8 SPACES
MULTIPURPOSE BUILDING	460
SPACES	103 SPACES
PARKING REQUIRED	200 SPACES
POT CONCURRENT USE	9 x 17' WITH
STANDARD STALL	2 OVERHANGS
COMPACT STALL	8 x 8'
TOTAL COMPACTS	37 SPACES (18.5%)
EXISTING RACES	4 EXISTING RACES
NEW CLASS Y RACES	3 NEW CLASS Y RACES

Project Coordination

OWNER/APPLICANT

CORDOVA NEIGHBORHOOD CHURCH
10600 COLOMA ROAD
RANCHO CORDOVA, CA 95670
PHONE (916) 635-5992

PROJECT TEAM

ARCHITECT
PERKINS, WILLIAMS & COTTELL
400 DOUGLAS BOULEVARD SUITE 308
RANCHO CORDOVA, CALIFORNIA 95670
PHONE (916) 851-1400 PH
(916) 851-1400 FX

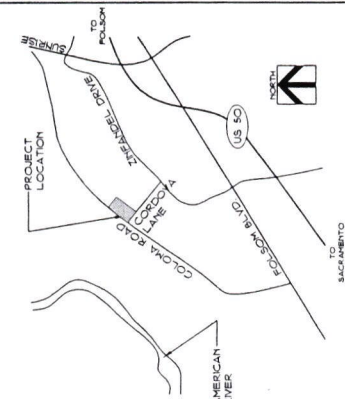
LANDSCAPE ARCHITECT

GARTH RUFFNER
400 DOUGLAS BOULEVARD SUITE 308
RANCHO CORDOVA, CALIFORNIA 95670
PHONE (916) 797-1576
FAX (916) 797-1577

ELECTRICAL ENGINEER

NORBERG ENGINEERING CO. INC.
4899 GOLDEN FOOTHILL PARKWAY, SUITE 6
DANFORTH, CALIFORNIA 95612
PHONE (916) 833-3468
FAX (916) 313-3776

Vicinity Map



Drawing Index

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A6	ELEVATIONS - MULTIPURPOSE
A7	ELEVATIONS - CLASSROOM/CLASS ADDITION
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L1	PRELIMINARY LANDSCAPE PLAN
ELECTRICAL	
1 OF 1	SITE PHOTOGRAPHIC STUDY

Cover / Project Data

Project:	CORDOVA NEIGHBORHOOD CHURCH
Job No.	24327
Date:	1-14-05
Scale:	-----

A0

Cordova Neighborhood Church

Rancho Cordova, California

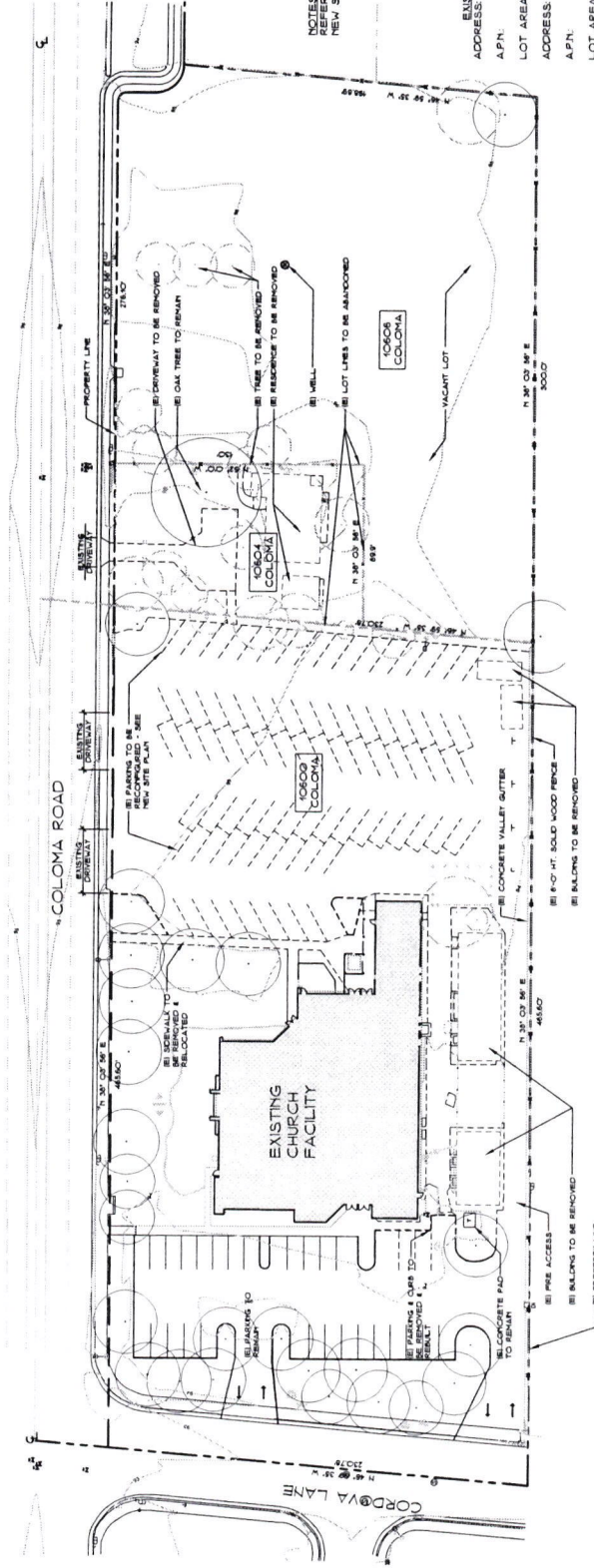
Site Plan

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
1111 11th Street, Suite 100, Rancho Cordova, CA 95670
TEL: 916.441.1111 FAX: 916.441.1144
WWW.PWCARCHITECTS.COM

Project: CORDOVA NEIGHBORHOOD CHURCH
Job No. 24327 Date: 1-14-08
Scale: 1" = 30'-0"



A1



Existing / Demo Site Plan

1" = 30'-0"

NOTES:
REFERENCE SHEET A2 FOR
NEW SITE IMPROVEMENTS

EXISTING SITE DATA	
ADDRESS:	10600 COLOMA RD.
APN:	035-008-001
LOT AREA:	1.19 AC
ADDRESS:	10604 COLOMA RD.
APN:	035-008-009
LOT AREA:	1.26 AC
ADDRESS:	10606 COLOMA RD.
APN:	035-008-010
LOT AREA:	1.13 AC
TOTAL LOT AREA:	3.58 AC
ZONING:	RDS

Trash Enclosure Section

A2

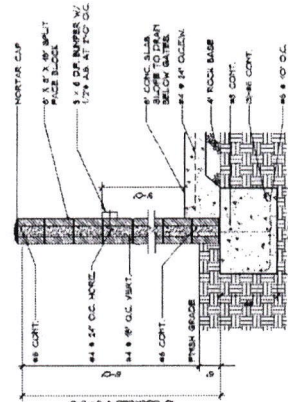


Project: CORDOVA NEIGHBORHOOD CHURCH
Job No. 2-327 Date: 1-14-05
Scale: 1" = 30'-0"

PERKINS, WILLIAMS & COTTERILL
A-R-C-H-I-T-E-C-T-S
105001 WHITE ROCK DR., PM.300 MARCO CERRITO, CA 91469
SIL 8 1 1 1 4 0 0 FAX 818 361 1408
perkinswilliams@aol.com



New Site Plan

 $1'' = 30' - 0''$ [illegible]

SYMBOL LEGEND

	CHAINED ACCESSIBLE PARKING - 9' x 18'
	COMPACT STALL
	BUSING & STREET LIGHT POLES
	NEW 10'-0" HT. POLE LIGHTS
	EXISTING 6'-0" HT. SOLD WOOD PILES
	EXISTING WELL
	AGREEMENT PROPOSED
	EXISTING TRUNKS TO REMAIN WITH LAMPING NOW PROPOSED NEW LAMPING

Rancho Cordova, California

PERKINS, WILLIAMS & COTTERILL

PERKINS, WILLIAMS & COTTERILL

A.R.C.H.I.T.E.C.T.S.

10000 WHITE ROCK RD, WILSON MANCHO CONDOVA, CA 95670
916-881-1400 FAX 916-881-1000

www.southcoastbiz.com

Classroom / Daycare

Floor Plan

Project: CORDOVA NEIGHBORHOOD CHURCH

Job No. 24327 Date: 1-14-05

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

1

A3

—

A3

Stage 1 Floor Plan

$$1/8'' = 1'-0''$$

EXISTING
CHURCH
FACILITY

PROBABILITY

STON

100

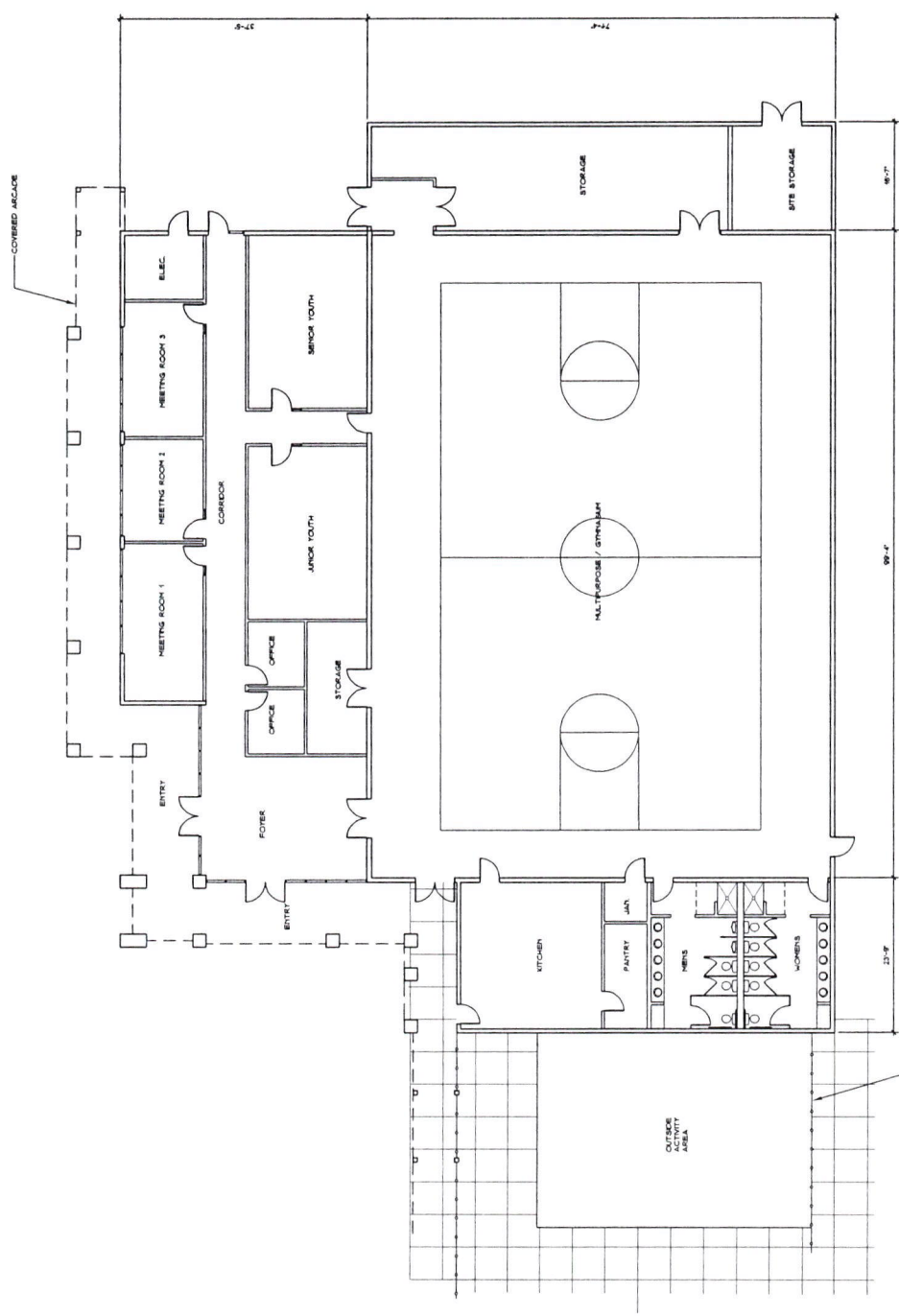
1000

2000

Stage 1 Floor Plan

$$1/8'' = 1'-0''$$

A3



Stage II Floor Plan
 1/8" = 1'-0"

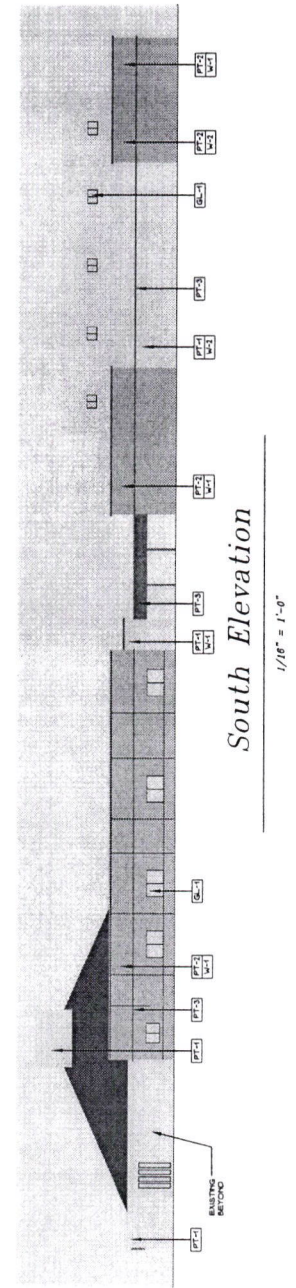
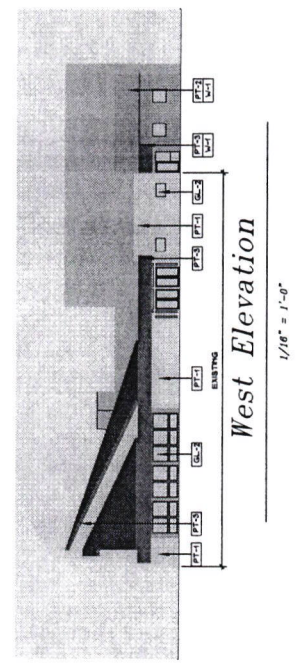
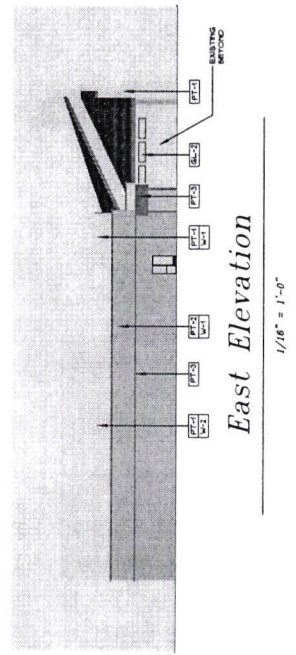
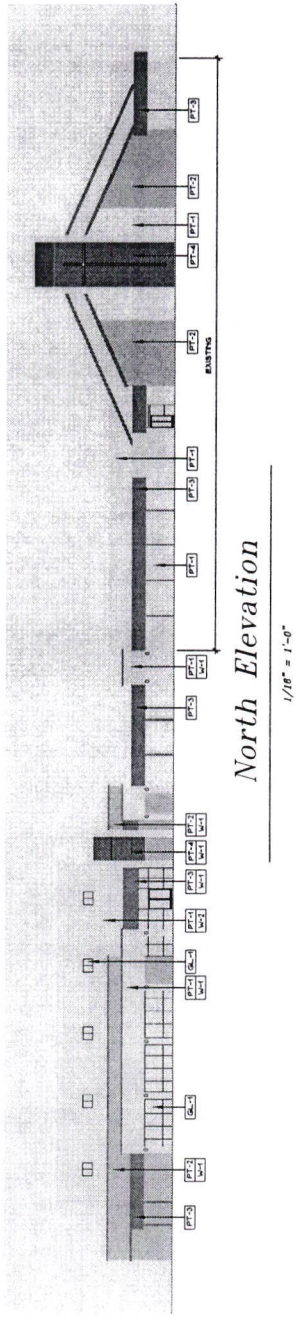
PERKINS, WILLIAMS & COTTERILL
 A-R-C-H-I-T-E-C-T-S
 1400 BRUCE BOULEVARD, SUITE 200, CORDOVA, CA 94005
 TEL: 415.441.1111 FAX: 415.441.1112
 WWW.PWCARCHITECTS.COM

Multi-Purpose Facility
 Floor Plan

Project: CORDOVA NEIGHBORHOOD CHURCH
 Job No. 24337 Date: 1-14-05
 Scale: 1/8" = 1'-0"

A4

Cordova Neighborhood Church Rancho Cordova, California



COLOR SCHEDULE	
PT-1	ICI 840 - "PEBBLE HOUSE"
PT-2	ICI 808 - "THOMAS FORT LIGHT"
PT-3	ICI 568 - "SUNBEL"
PT-4	ICI 808 - "SINGLES PREWOOD"

MATERIAL SCHEDULE	
GL-1	GRANITE / CLEAR GLAZING PANELS
GL-2	ADDED STONEFRONT SYSTEM
GL-3	EXISTING CLEAR GLAZING
W-1	CEMENT PLASTER - MEDIUM TEXTURE TO MATCH EXISTING CHURCH
W-2	CONCRETE WALL PANELS
W-3	CONCRETE PIER

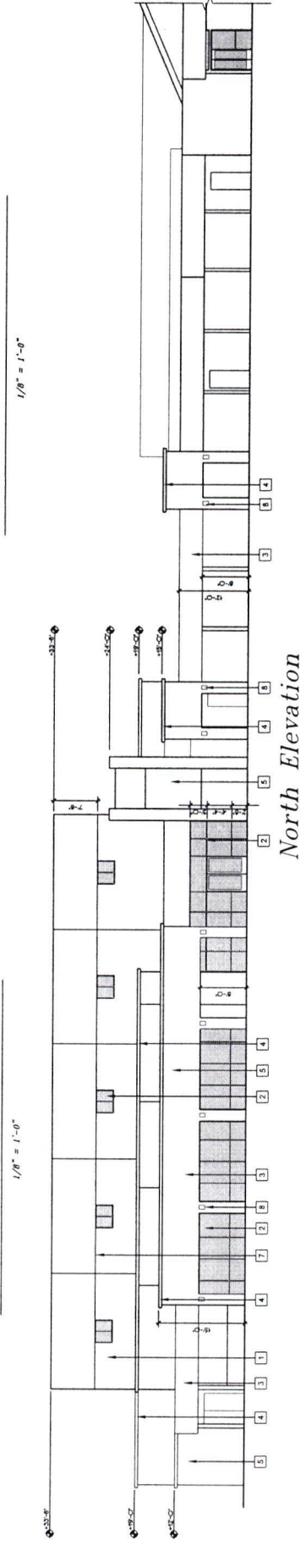
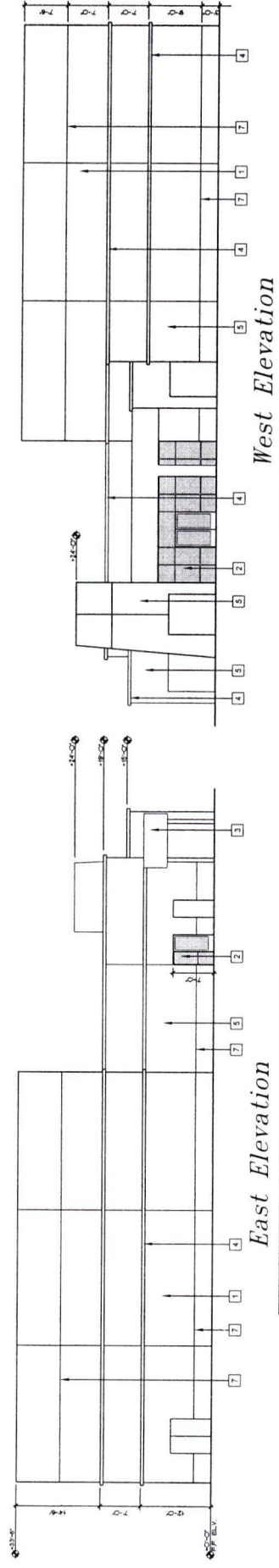
PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
 1000 WHITE ROCK BL. BELLEVILLE, ILLINOIS 62220
 TEL: 314. 341. 1400 FAX: 314. 341. 1400

Color Elevations

Project: CORDOVA NEIGHBORHOOD CHURCH
 Job No. 24327 Date: 1-14-05
 Scale: 1/16" = 1'-0"

A5

Cordova Neighborhood Church Rancho Cordova, California



KEY NOTES

- 1 PAINTED CONCRETE WALL
- 2 DARK BRONZE ANODIZED ALUMINUM
- 3 STORMDOOR SYSTEM WITH CLEAR GREEN GLASS
- 4 PEDESTAL AIR-CLIMATE
- 5 6" HALF ROUND CORNICE BLIND
- 6 CONCRETE PLASTER - MASONRY
- 7 NOT USED
- 8 1/2" REVEALS
- 9 RECESSED WALL MOUNTED LIGHTING

PERKINS, WILLIAMS & COTTELL
A-R-C-H-I-T-E-C-T-S
 1000 AVENUE OF THE STARS, SUITE 1000
 WASHINGTON, D.C. 20004
 TEL: 202/331-1000 FAX: 202/331-1001

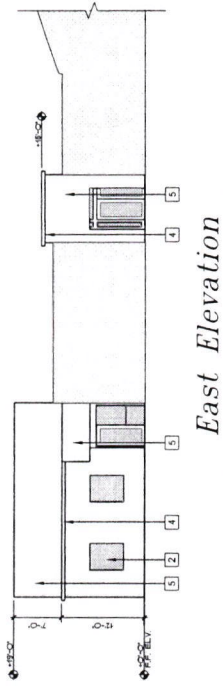
Elevations - Multi-Purpose

Project: CORDOVA NEIGHBORHOOD CHURCH
 Job No. 24327 Date: 1-14-08
 Scale: 1/8" = 1'-0"



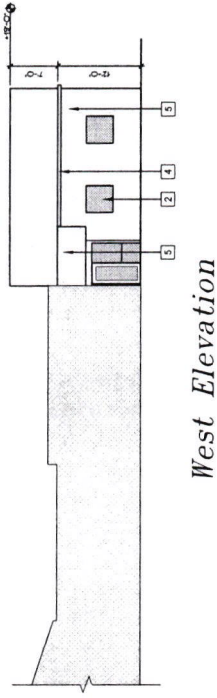
A6

Cordova Neighborhood Church Rancho Cordova, California



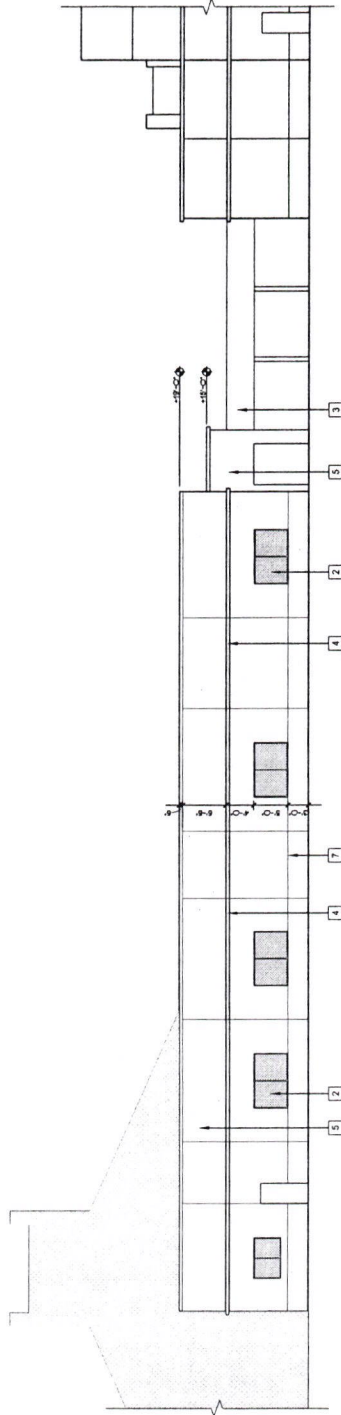
East Elevation

1/8" = 1'-0"



West Elevation

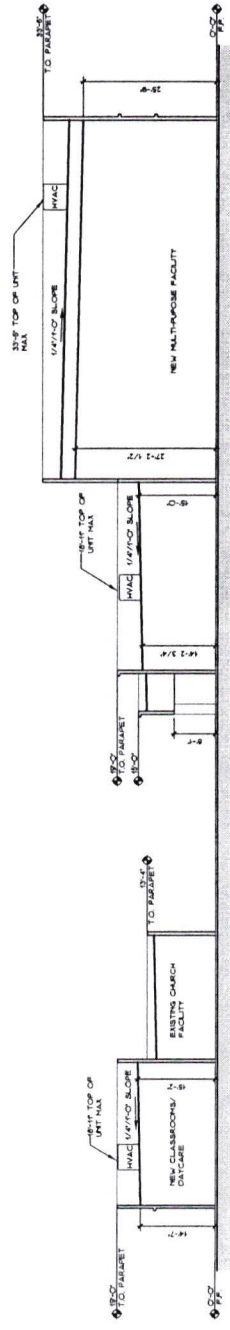
1/8" = 1'-0"



South Elevation

1/8" = 1'-0"

KEY NOTES	
1	PAINTED CONCRETE WALL
2	PAINTED BRICK
3	PAINTED CONCRETE WALL
4	PAINTED CONCRETE WALL
5	PAINTED CONCRETE WALL
6	PAINTED CONCRETE WALL
7	PAINTED CONCRETE WALL
8	PAINTED CONCRETE WALL



Roof Profile Section

3/32" = 1'-0"

Cordova Neighborhood Church
Rancho Cordova, California

PERRINS, WILLIAMS & COTTERILL
ARCHITECTS
1000 WHITE ROCK RD. DELICATOUS CORDOVA, CA 95741
TEL: 916. 331. 1111 FAX: 916. 331. 1111
WWW.PWCARCHITECTS.COM

Project: CORDOVA NEIGHBORHOOD CHURCH
Job No. 24327 Date: 1-14-05
Scale: 1/8" = 1'-0"



A7

SITE PLAN - PHOTOMETRIC STUDY

62-5111-1, 19-5007-07

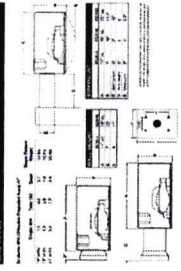
11 MINARE SCHEDULE

Numeric Summary					
Project = Project_1					
	Label	Avg	Min	Max	Mounting Height
AREA	529	14.4	1.2	12	20
ASL_A>	739	14.8	0.5	20.0	

of 1946-1947. The authors note that the results of the present study are similar to those reported by other authors in that the mean number of children per woman is 1.9. The authors also note that the mean number of children per woman is 1.9, which is similar to the results of other studies. The authors also note that the mean number of children per woman is 1.9, which is similar to the results of other studies.

[illegible]

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The software (V20.0.2006) is a Windows pre-installed Java software. The procedure suggested for spatial analysis mainly includes spatially explicit measurements, spatial pattern analysis and spatial data processing. In this paper, the spatial pattern analysis is divided into two parts: the first part is the spatial pattern analysis of the land use and land cover data, and the second part is the spatial pattern analysis of the land use and land cover data.

[illegible][illegible][illegible]

AL VALUET SHOWN ARE UNWEIGHED-ARITHMETICAL AVERAGES. AT SOURCE

10/12 9-3-2009

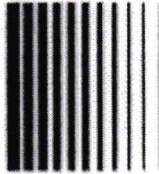
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 01-24-2009 BY 60322

2074 WEST CAMPFIELD AVENUE, SUITE 100, LITTLETON, CO 80120

	Associated Lighting Representatives
--	-------------------------------------



CUT SHEET - FIXTURE TYPE A & B



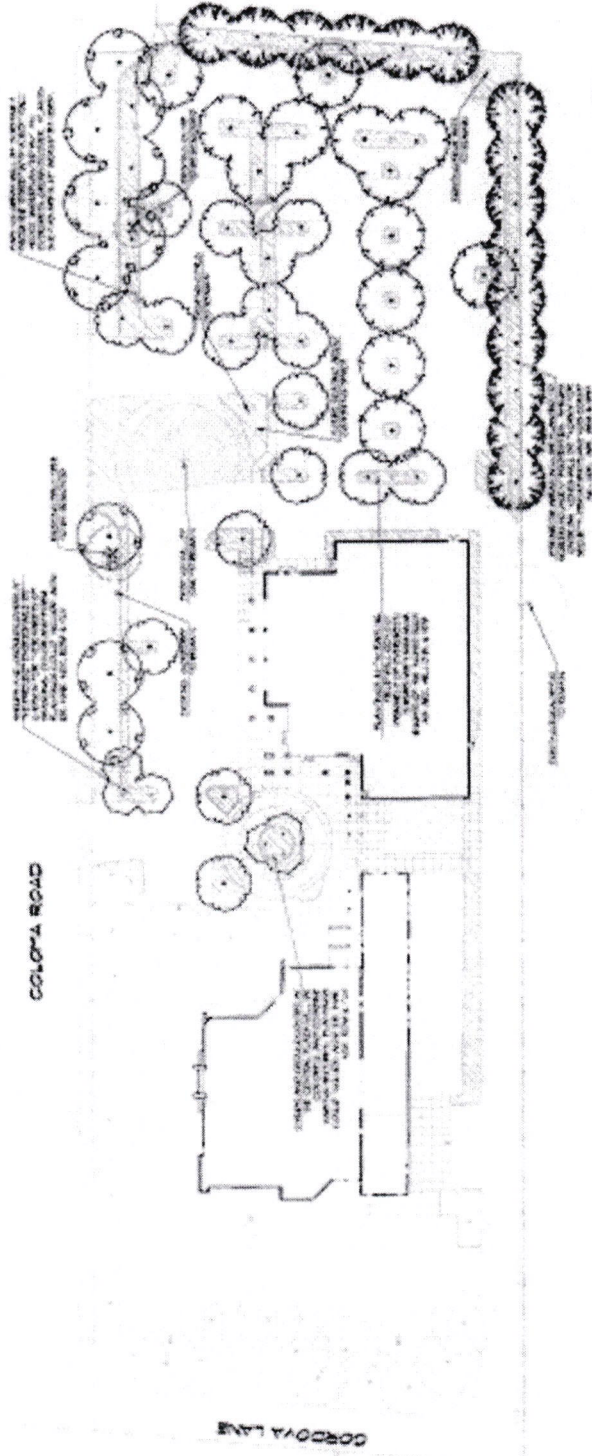
ARCHITECTURAL FIRM
10000 WILSON BLVD
SUITE 100
DALLAS, TEXAS 75243
PHONE (214) 343-1234
FAX (214) 343-1235

CORDOVA NE GIBBERHOOD CHURCH EXPANSION

10000 WILSON BLVD
SUITE 100
DALLAS, TEXAS 75243
PHONE (214) 343-1234
FAX (214) 343-1235

Sheet 100

PRELIMINARY LANDSCAPE PLAN



PARKING LOT SPACE CALCULATIONS

NO. VEH.	NO. VEH.	NO. VEH.	NO. VEH.	NO. VEH.	NO. VEH.	NO. VEH.	NO. VEH.	NO. VEH.	NO. VEH.
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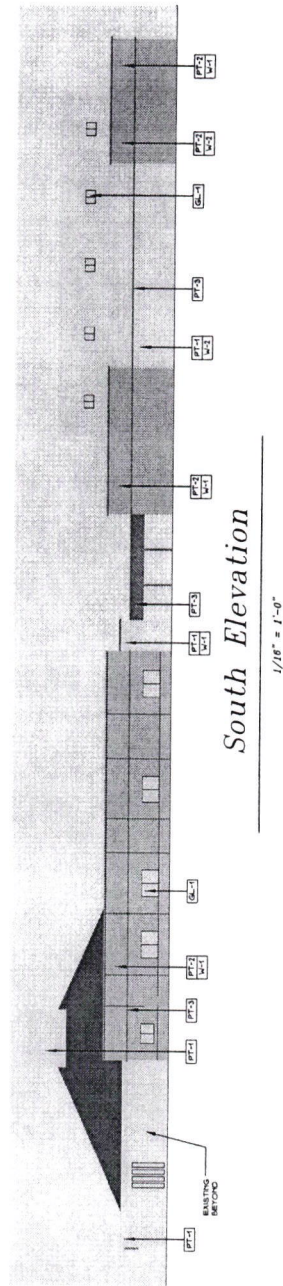
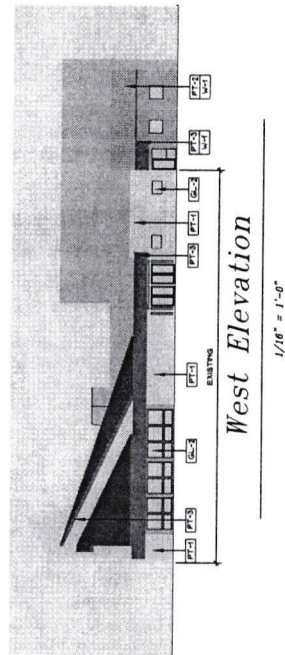
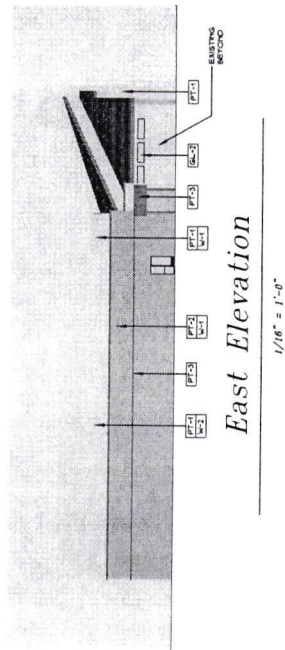
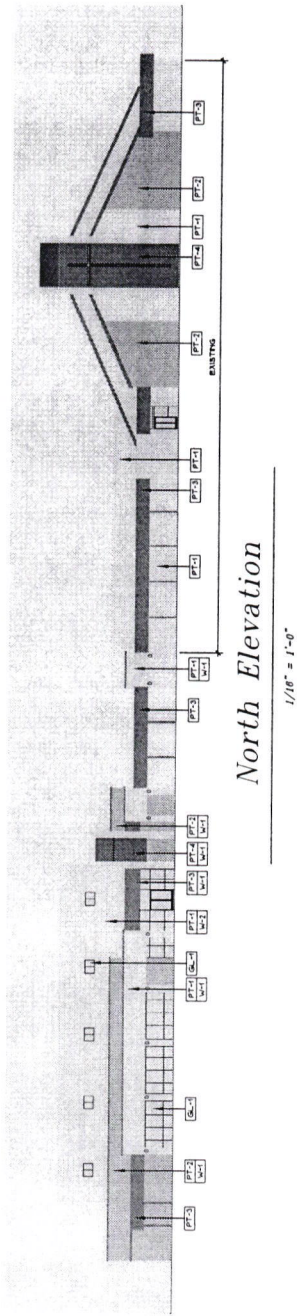
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PLANT LIST

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DATE: 8/1/00
DRAWN: J. WOOD
CHECKED: J. WOOD
APPROVED: J. WOOD



COLOR SCHEDULE	
PT-1	ICI 842 - "WINE HOUSE"
PT-2	ICI 808 - "THOMAS MONT LIGHT"
PT-3	ICI 306 - "SUNBEL"
PT-4	ICI 808 - "STANLEY PINEWOOD"

MATERIAL SCHEDULE	
GL-1	GREEN / CLEAR GLAZING IN DARK
GL-2	WOODED STAINLESS STEEL
GL-3	EXISTING CLEAR GLAZING
W-1	CONCRETE WALL PANELS
W-2	CONCRETE WALL PANELS
W-3	CONCRETE WALL PANELS
W-4	TEXTURED FINISH

PERKINS, WILLIAMS & COTTERILL
A-R-C-H-I-T-E-C-T-S
 1000 WHITE ROCK DR. BERKELEY, CALIF. 94702
 TEL: 831-525-1111 FAX: 831-525-1100

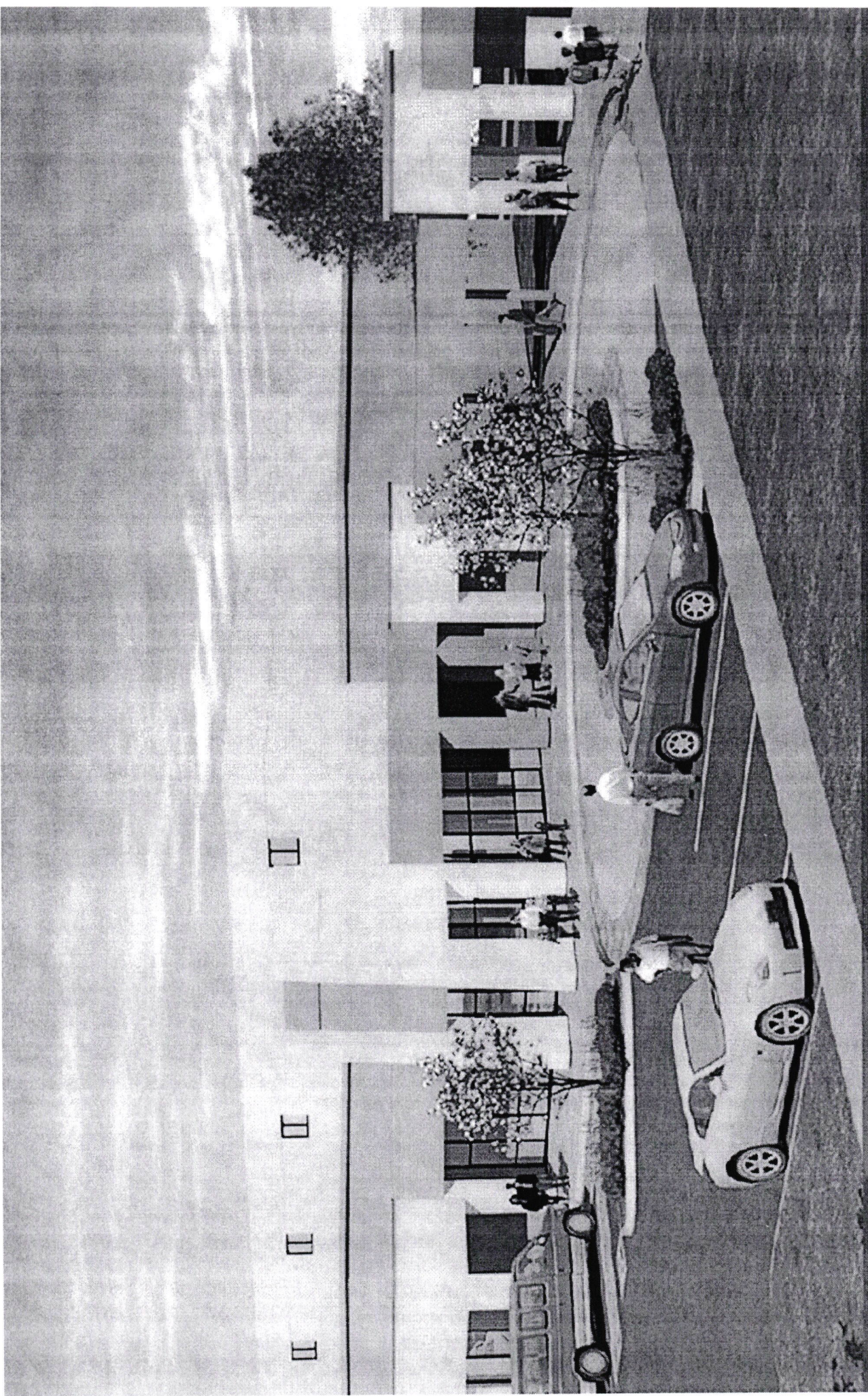
Color Elevations

Project:	CORDOVA NEIGHBORHOOD CHURCH
Job No.	24327
Date:	1-14-08
Scale:	1/16" = 1'-0"



A5

Cordova Neighborhood Church
 Rancho Cordova, California



CORDOVA NEIGHBORHOOD CHURCH

RANCHO CORDOVA, CALIFORNIA

PERKINS, WILLIAMS & COTTERILL
A·R·C·H·I·T·E·C·T·S
10690 WHITE ROCK RD., SUITE 300, RANCHO CORDOVA, CA 95670
PHONE: (916) 851-1400 FAX: (916) 851-1408



CORDOVA NEIGHBORHOOD CHURCH

RANCHO CORDOVA, CALIFORNIA

PERKINS, WILLIAMS & COTTERILL
ARCHITECTS
40620 WHITE ROCK RD. SUITE 300, RANCHO CORDOVA, CA 95670
Phone: (916) 831-2400 Fax: (916) 831-1408



CORDOVA NEIGHBORHOOD CHURCH

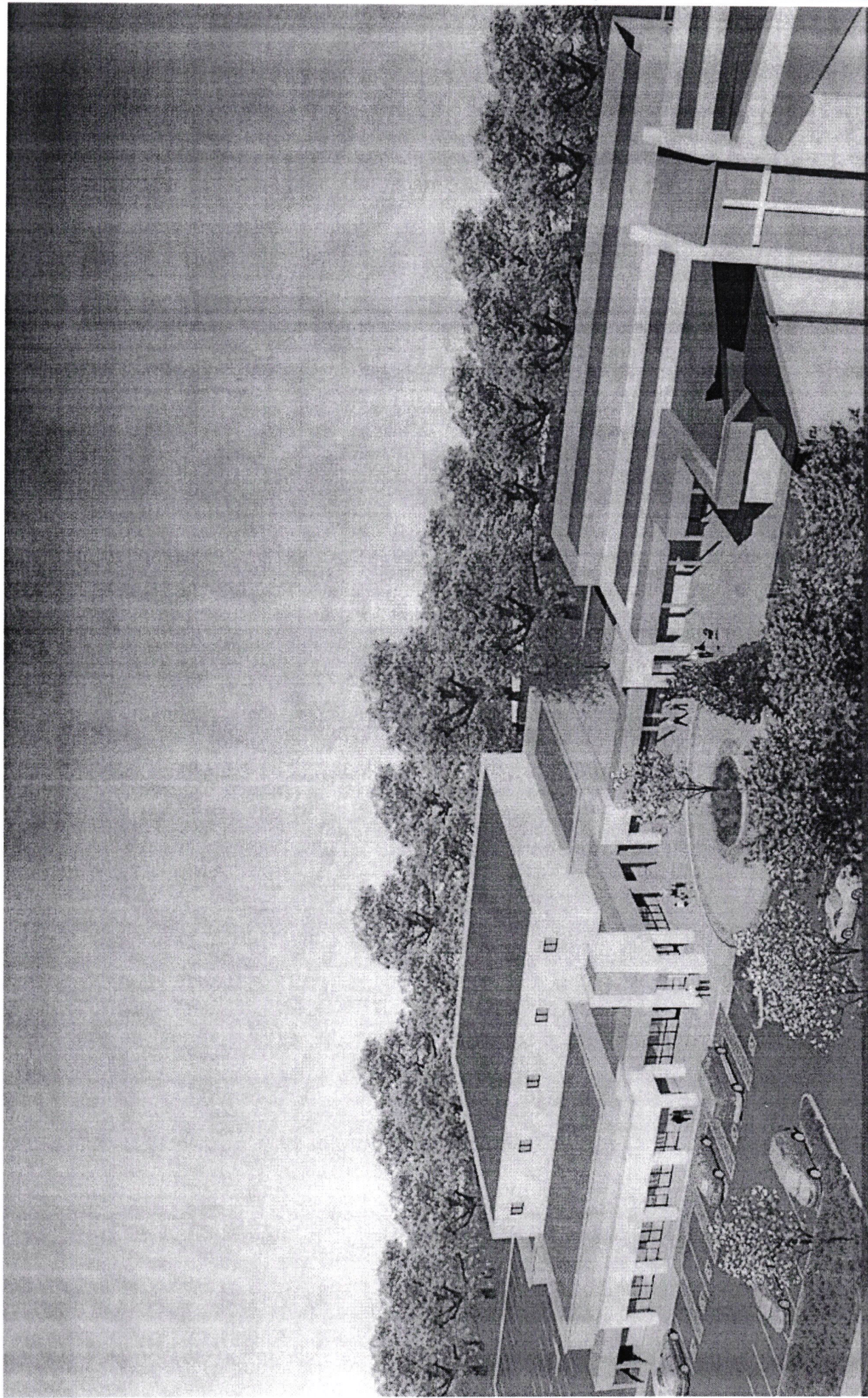
RANCHO CORDOVA, CALIFORNIA

PERKINS, WILLIAMS & COTTERILL

A·R·C·H·I·T·E·C·T·S



18650 WHITE ROCK RD. SUITE 300, RANCHO CORDOVA, CA 95870
PHONE (916) 851-1400 FAX (916) 851-1408



CORDOVA NEIGHBORHOOD CHURCH

RANCHO CORDOVA, CALIFORNIA

PERKINS, WILLIAMS & COTTERILL

A·R·C·H·I·T·E·C·T·S

10550 WHITE ROCK RD., SUITE 200, RANCHO CORDOVA, CA 95670

Phone: (916) 851-1400

Fax: (916) 851-1401

MEMORANDUM

DATE: June 6, 2005
TO: Mayor and Council Members
FROM: Kathleen Franklin, Assistant Planner
SUBJECT: Ellenwood Estates – RC-04-125 – Design Review Amendment



<u>OWNER / APPLICANT:</u>	<u>REPRESENTATIVE:</u>
D R Horton Matt Allen 4401 Hazel Ave, Suite 225 Fair Oaks, CA 95628	Bloodgood Sharp Buster Paulina Vo 1107 Investment Blvd, Suite 200 El Dorado Hills, CA 95762

PROJECT:	Ellenwood Estates Design Review Amendment
FILE:	RC-04-125
LOCATION:	Ellenwood Avenue
APN:	077-0200-009 and 077-0370-097
PLANNER:	Kathleen Franklin, Assistant Planner

REQUEST

- Design Review Amendment to allow a change in the approved conditions for Project No. RC-04-125, which required the applicant to construct wrap-around porches on the nine corner lots within the subdivision. The applicant is requesting the change due to the fact that one of the corner lots, Lot 47, is not large enough to accommodate the wrap-around porch.

STAFF RECOMMENDATION

Staff recommends the City Council review the three alternatives proposed by staff and make a determination based on the information presented in the staff report and information provided by the applicant.

BACKGROUND

The Design Review for the Ellenwood Estates project was approved by the Planning Commission at its October 28, 2004 meeting. The City Council reviewed the Planning Commission's decision and exercised its appeal option to further evaluate the project. The City Council reviewed the project at its December 6, 2004 meeting and subsequently appointed a sub-committee made up of two Council members, David Sander and Dan Skoglund, and Planning Commissioners Smith, Burke, and Vance to meet with the applicant to discuss possible revisions that would develop a project which would better meet the City's Design Review Ordinance.

The following is a synopsis of the two sub-committee meetings that were held concerning Ellenwood Estates:

Sub-Committee Meeting – December 21, 2004

Attendees: Council Members Sander and Skoglund; Planning Commissioners Smith, Burke and Vance; Planning Department staff Bill Campbell and Kathleen Franklin; Applicants included representatives from D R Horton, builder; and Bloodgood, Sharp, and Buster, architect.

Kerrin West, Architect with BSB presented the sub-committee with revised plans based on the comments the City Council had made at its December 6, 2004 meeting. The revisions included:

Plan 1: Extended standard front porch on corner lots (all elevations); iron porch rail; the removal of the shutters and the addition of an iron basket at the front window; increased stone on columns to roof; increased stone on front entry gable; continued wainscot stone wrap at garage to side yard fence; lap siding at front, sides, and rear gables; two coach lights at carriage door; garage carriage doors.

Plan 2: Metal porch rail; widened base of columns under arches; stucco trim at top of arch window; eave detail at front and rear gables; lap siding at front, sides, and rear gables; two coach lights at garage door; garage carriage doors.

Plan 3: Iron basket at side window; widened base of columns under arches; revised roof over garage; iron porch rail; two shutters at side window; "iron cross" element at entry gable; increased stone at front entry gable; eave detail at front and rear gables; frieze band at rear gables; lap siding at front, sides, and rear gables; two coach lights at garage door; garage carriage doors.

The applicant and committee discussed several issues, one of which was the possibility of extending the depth of the proposed porch on the narrow lot homes from six feet to eight feet for a more usable porch area and the use of the wrap-around porch on the nine corner lots. Councilmember Sander was also interested in making sure there was a meaningful offset to the front setbacks to provide a "stagger" to the streetscape. Suggestions of the addition of a "Bay Window" to the side elevation of Plan 1 was discussed; a change to the rear roof line from front gable to a hip in Plan 3; and add "closed" shutters and /or a false window to the side elevation of Plan 3. It was also requested that the proposed color scheme be modified to include whites and grays.

Sub-Committee Meeting January 10, 2005

At the applicant's request, a second meeting was called to ensure all the changes discussed at the first meeting had been addressed to the sub-committee's satisfaction. The sub-committee reviewed the proposed changes and was supportive of the revisions. The applicant stated that two of the requests, the change of the rear roof line from gable to hip and the addition of a false window on Plan 3 were not feasible and/or necessary. This was discussed and the sub-committee agreed with the applicant on the difficulty of changing the rear roof line on Plan 3. However, with regards to the addition of a false window to the side elevation, it was agreed that the false window would be added whenever this elevation was used on a corner lot.

The sub-committee requested the final revisions and most specifically a pre-plot exhibit, be submitted to the Planning Department by January 24, 2005. The pre-plot exhibit would demonstrate how the homes with the wrap-around porches would fit on the corner lots; and would show the "stagger" in the front yard setback to illustrate how the streetscape would appear. Although the Design Review Package was submitted, at the time of preparation of the staff report, the pre-plot exhibit had not yet been received.

ANALYSIS:

The applicant has proposed a change to the approved Conditions of Approval, which consists of eliminating the wrap-around porch from one corner lot (Lot 47) as required by the conditions. The applicant's proposed alternative is to place wrap-around "patios" on Lots 24, 20, 58 and 49. The proposed patio would not meet the intent of the approved condition as it is not a porch as represented in the Design Review Package and agreed upon by the applicant. Therefore, staff cannot support the applicant's request.

In an attempt to provide the Council with alternatives other than the applicant's proposal, staff has developed the following alternatives for the Council's consideration.

1. Deny the applicant's request and require the applicant to construct a home consistent with the approved Conditions of Approval. The applicant could pursue a modification to the approved subdivision map to create a lot that would accommodate the approved design.
2. Accept the applicant's request to eliminate Lot 47 for consideration under the Conditions of Approval with the caveat that the applicant will place the same home model with a wrap-around **porch** on four lots. Staff believes this could be accomplished on Lots 38, 36, 12, and 23. The architectural feature must be a wrap-around porch as proposed within the original Design Review package.
3. Require the applicant to produce another house plan that will fit on the lot with a wrap around porch.

For the Council's clarification, staff would like to provide the following definitions of a porch and patio from the "The New Illustrated Book of Development Definitions":

Patio: A level, landscaped, and/or surfaced area, also referred to as a terrace, directly adjacent to a principal building at or within three feet of the finished grade and not covered by a permanent roof.

Porch: A roofed open area, which may be screened, usually attached to or part of and with direct access to or from a building.

ENVIRONMENTAL ANALYSIS:

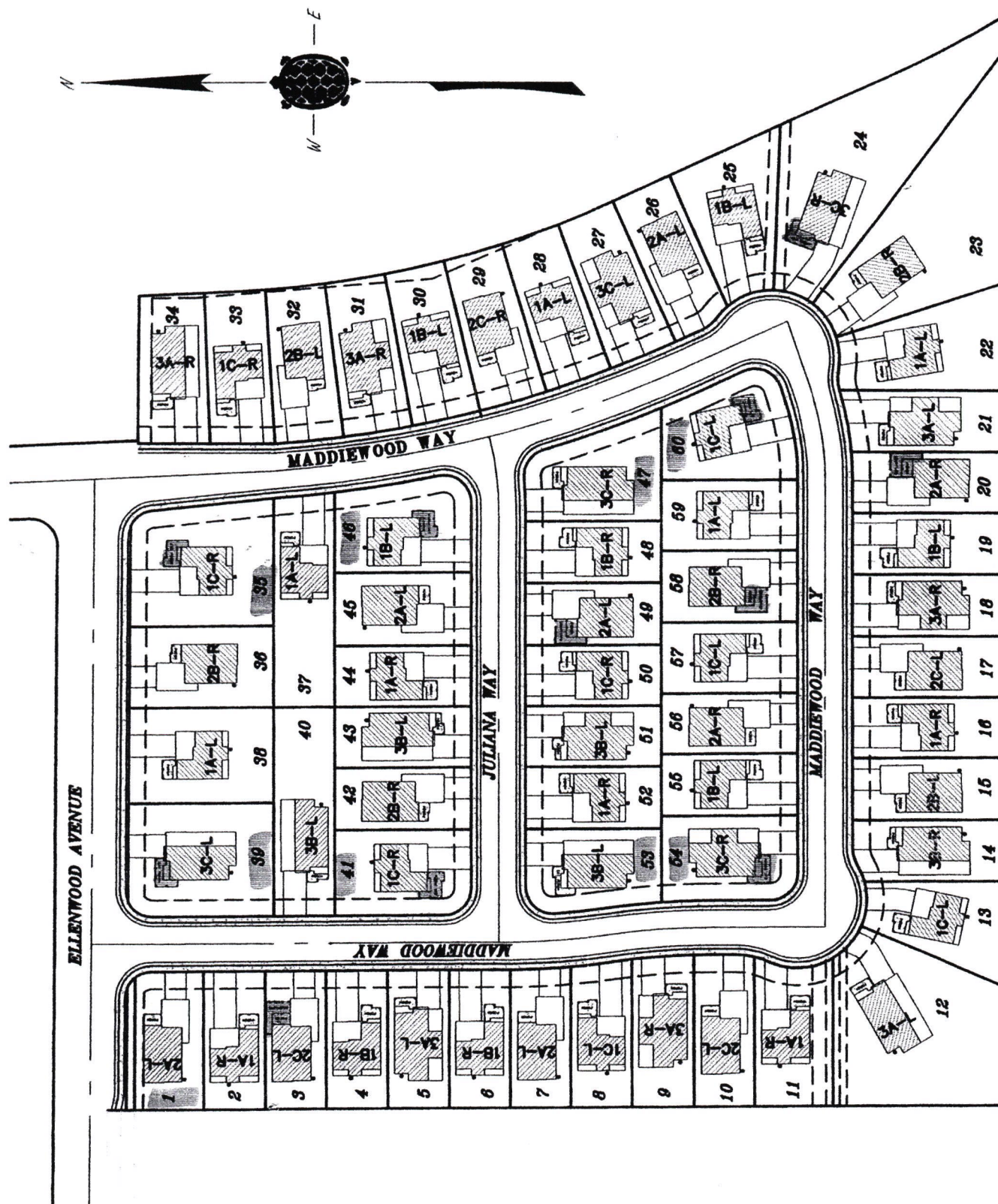
The project was environmentally assessed by an earlier adopted Negative Declaration. The applicant's proposed changes are not significant and therefore do not warrant additional environmental review.

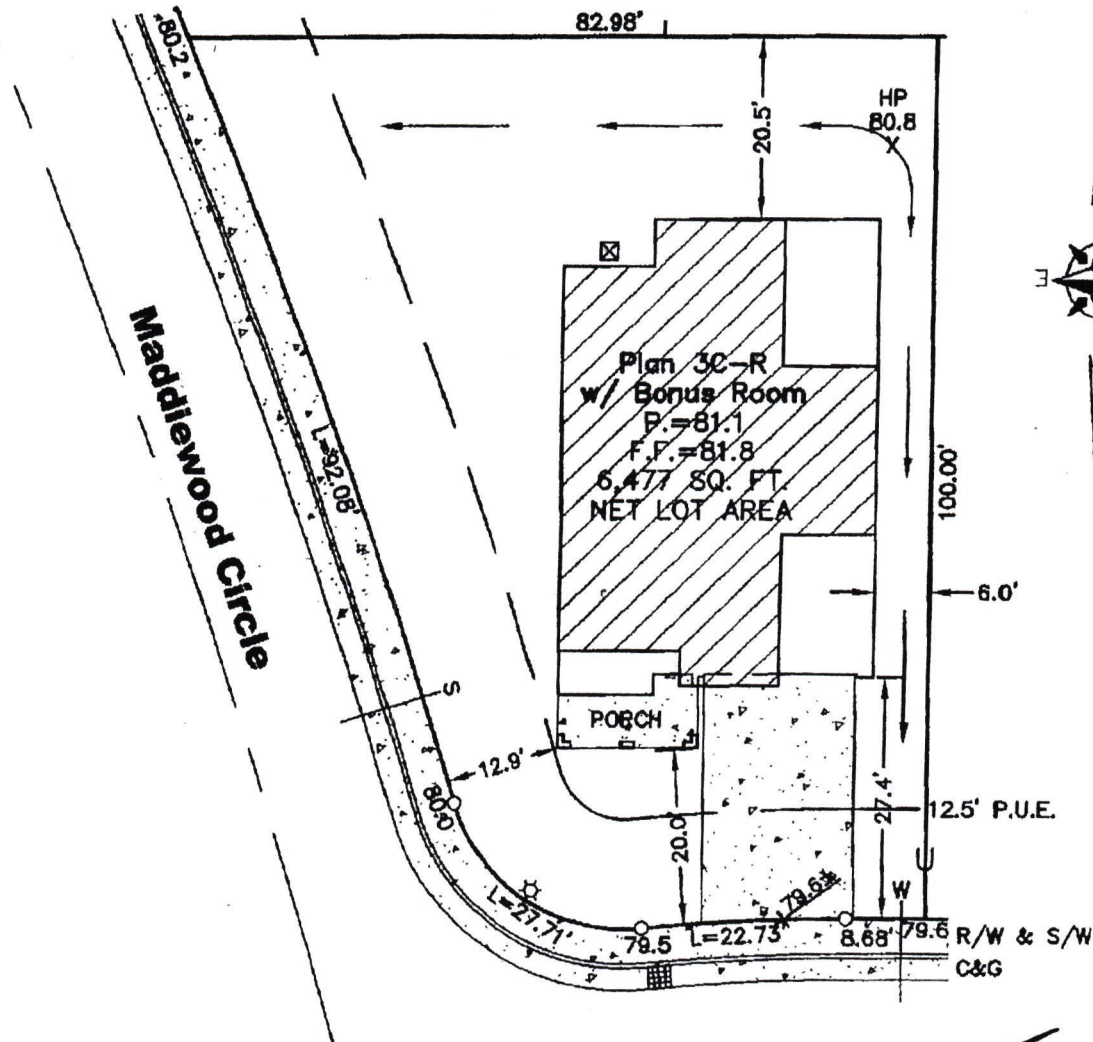
CONCLUSION:

1. The record demonstrates a series of approvals by the City and the Developer wishing to change the end product.
2. There is a significant difference between a porch and patio to the structure, and staff believes the porch structure on the corner lots was a desirable architectural feature of the homes.
3. The Council should consider the applicant's request, the alternatives suggested by staff, and select the best solution for the overall subdivision.

ATTACHMENTS:

1. Map of the subdivision showing the Applicant's proposal
2. Plot Plan for Lot 47
3. Subdivision Maps





S - - - - SEWER
 W - - - - WATER
 ☒ - - - - AIR CONDITIONER
 U - - - - UTILITY LOCATION
 HP - - - - APPROXIMATE ELEVATION
 OF HIGH POINT
 ○ - - - - DIMENSION POINT
 ■ - - - - DRAIN INLET
 ☼ - - - - STREET LIGHT

4-13-05

PLOT PLAN
LOT 47

Ellenwood Court - Unit No. 2, Phase 3
City of Rancho Cordova
County of Sacramento, State of California

WECKER SURVEYS

1111 KENNEDY PLACE,
SUITE 4
DAVIS, CA 95616
530-792-7252
FAX 530-792-7171

SUBDIVISION MAP NO. RC-03-022 OF
ELLENWOOD COURT
UNIT NO. 2

BEING ALL OF LOT 97 AS SHOWN ON "PLAT OF ELLENWOOD COURT"
RECORDED IN 223 B.M. 10, AND A PORTION OF "JOHN W. BOOTH"
130.85 ACRES TRACT RECORDED IN 134.2
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
CITY OF RANCHO CORDOVA



WOOD RODGERS
ENGINEERING, INC. - A PROFESSIONAL CORPORATION
SACRAMENTO, CALIFORNIA

3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95819 Fax 916.341.7767
1328.001

MARCH 2005

Sheet 2 of 4

NOTES

1. ALL CURVES ARE DIMENSIONED WITH RADIIUS, DELTA, AND ARC LENGTH. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 9.812 ACRES GROSS, CONSISTING OF 60 RESIDENTIAL BUILDING LOTS.
3. PRELIMINARY SOILS REPORT WAS PREPARED BY ENGLED, INC. FOR THE PROJECT. THE REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE CITY OF RANCHO CORDOVA BUILDING INSPECTION DEPARTMENT.
4. THERE IS A FIVE (5) FOOT POSTAL EASEMENT ADJACENT TO ALL ROAD RIGHT OF WAYS SHOWN HEREON.

LEGEND

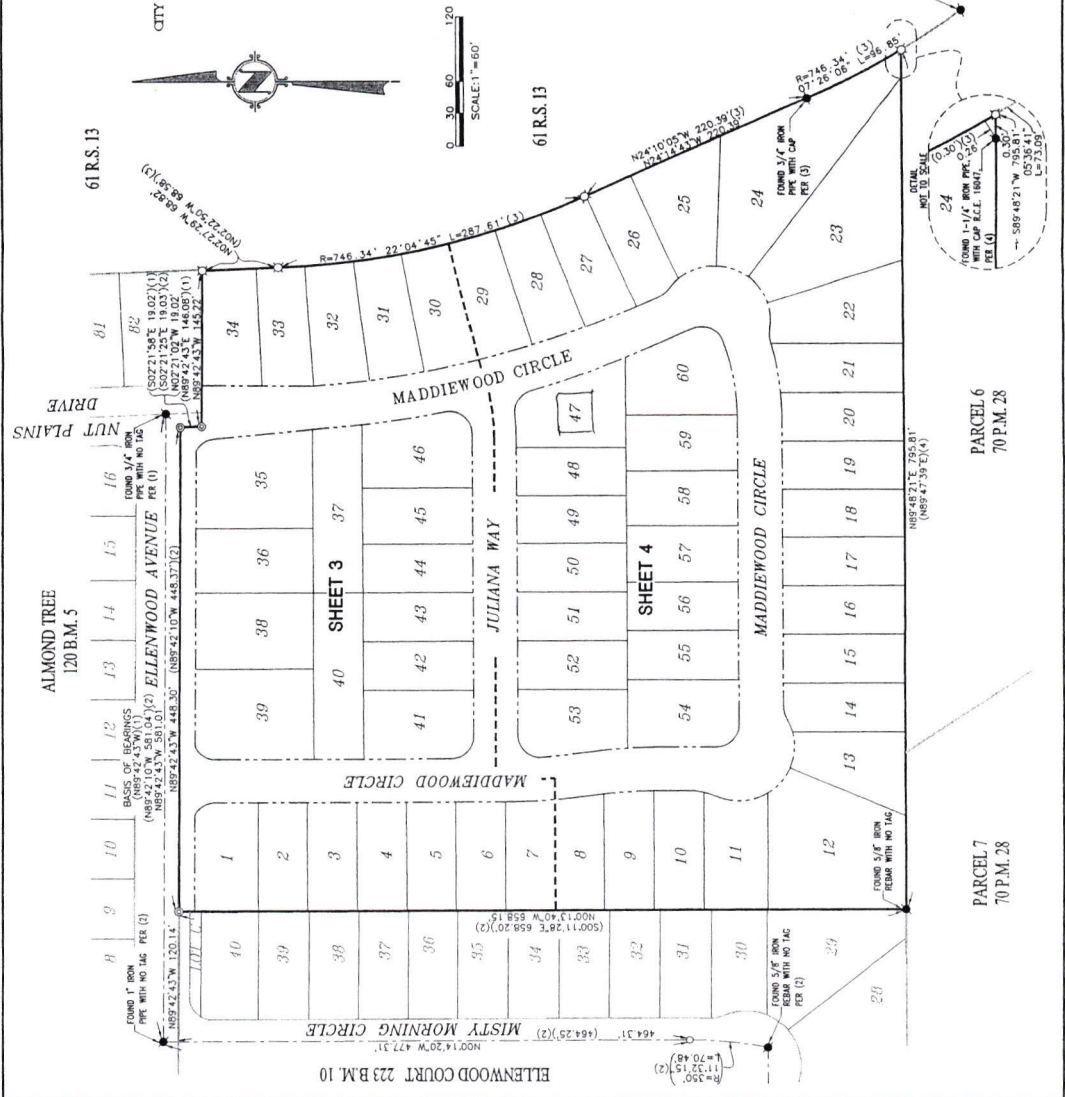
- DIMENSION POINT
- SET 5/8" REBAR CAPTOD L.S. 6815 AT ALL REAR LOT CORNERS AND ALL FRONT LOT CORNERS OR BRASS DISK STAMPED L.S. 6815 AT 1.00' PROJECTION OF PROPERTY LINE ONTO SIDEWALK FOR FRONT CORNERS.
- SET 3/4" IRON PIPE WITH PLUG - L.S. 6815
- SET 1-1/4" IRON PIPE WITH PLUG - L.S. 6815
- ⊗ SET WELL MONUMENT PER CITY STANDARDS - L.S. 6815
- FOUND MONUMENT AS NOTED
- (R) RADIAL LINE
- OA OVERALL
- DE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- DELTA XX' XX" XX'

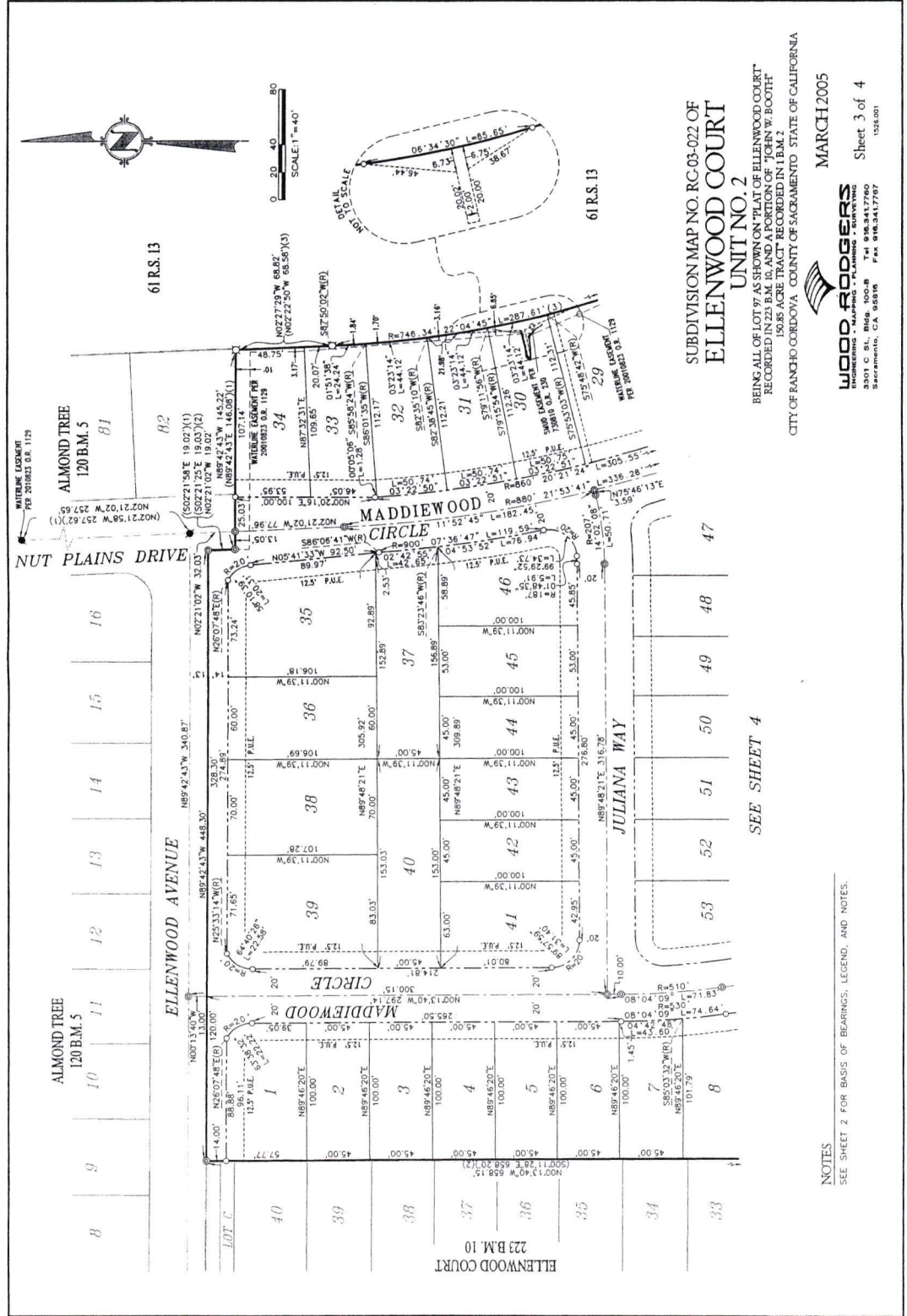
BASIS OF BEARINGS

61 R.S. 13
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF ELLENWOOD AVENUE AS SHOWN ON A MAP RECORDED IN BOOK 120 OF MAPS, AT PAGE 5. THE CENTERLINE OF ELLENWOOD AVENUE AND LINE IS TAKEN TO BEAR NORTH 89°42'13" WEST.

REFERENCES

- (1) 120 B.M. 5, PLAT OF ALMOND TREE
- (2) 233 B.M. 10, PLAT OF ELLENWOOD COURT
- (3) 61 R.S. 13, RECORD OF SURVEY
- (4) 70 P.M. 28, PARCEL MAP OF MATHER BUSINESS PARK





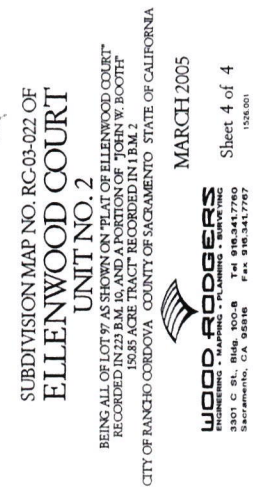
SUBDIVISION MAP NO. RC-03-022 OF
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 UNIT NO. 2

BEING ALL OF LOT 97 AS SHOWN ON "PLAN OF ELLENWOOD COURT"
 RECORDED IN 223 B.M. 10, AND A PORTION OF "JOHN W. BOOTH"
 150.85 ACRE TRACT RECORDED IN I.B.M. 2
 CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO STATE OF CALIFORNIA

WOOD ROGERS
 3301 G St., Suite 100-S
 Sacramento, CA 95816
 Tel: 916.341.7760
 Fax: 916.341.7767
 1526.001

NOTES
 SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

SEE SHEET 4



NOTES
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES.

Nothing has been provided in the Agenda Packet for Item 12 – Council Members previously received the Proposed 2005-06 Fiscal Year Budget and it is available for public viewing at Rancho Cordova City Hall.

Memorandum

Date: June 6, 2005

To: Mayor and Council Members

From: William Thomas, Chief Financial Officer

Subject: Animal Services Contract



RECOMMENDATION:

Adopt the resolution authorizing the City Manager to sign an agreement with Sacramento County to provide Animal Care and Regulation Services.

BACKGROUND:

Since the inception of the City, Sacramento County has been providing limited animal care services for the City. During the first year of incorporation (FY 2003 – 2004), the services were provided as part of the first year transition services. Beginning on July 1, 2004, the City intended to enter into an agreement with Sacramento County to provide expanded animal care services. However, that proposal never came to the City Council and Sacramento County has continued to provide limited services to the residents of Rancho Cordova.

City staff has been exploring different methods of both delivery animal services as well as providing alternative methods to care for animals after they enter into our custody. In conjunction with that, staff has been discussing the possibility of caring for animals to be handled by the Sacramento SPCA. Additionally, staff has been exploring the possibility of collaborating with the City of Elk Grove to provide a full range of animal services to residents of both cities. Recently, the two cities have agreed to do this and a formal agreement will be coming back to Council shortly to authorize this working arrangement. Additionally, the Sacramento SPCA Board of Directors recently authorized their Director to enter into an agreement with the City to provide animal care services beginning January 1, 2006. A formal agreement will be brought to you for consideration. The proposed budget for FY 2006 has the required financing plan to accommodate both of these alternatives.

However, the City needs to formally recognize, through a signed agreement, with Sacramento County that they have been providing animal care services to the City since July 1, 2004. Additionally, Sacramento County has agreed to continue to provide these services through the end of this calendar year (December 31, 2005). The contract that you are considering provides for this retroactive acknowledgement as well as provides staff and Sacramento County the ability to extend the contract through end of December 2005.

Currently charges through the March 31, 2005 are as follows:

Billing Period	Expenditures	Revenues	Net Cost
July 1, 2004 through September 30, 2004	\$ 38,159	\$ 8,355	\$ 29,804
October 1, 2004 through December 31, 2004	30,524	7,071	23,453
January 1, 2005 through March 31, 2005	28,210	6,962	21,248
Total through March 31, 2005	<u>\$ 96,893</u>	<u>\$ 22,388</u>	<u>\$ 74,505</u>

These charges are included in the proposed contract and will be well below the budgeted amount of \$249,750 which assumed a full-time animal services officer. Once the contract is executed, the City will reimburse the County for their expenses to date as well as continue to make quarterly payments through December.

Attachment:

Proposed contract

CITY OF RANCHO CORDOVA

RESOLUTION NO. 69-2005

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE CITY MANAGER TO SIGN AN AGREEMENT WITH
SACRAMENTO COUNTY TO PROVIDE ANIMAL CARE SERVICES**

WHEREAS, the City has been utilizing Sacramento County Department of Animal Control Services since incorporation on July 1, 2003; and

WHEREAS, the City and County desire to enter into an agreement to formalize these services for the period of July 1, 2004 through June 30, 2005; and

WHEREAS, the City and County desire to establish reimbursements of expenditures by Sacramento County for animal services relating to demands from City residents; and

WHEREAS, the actual costs for the period July 1, 2004 through March 31, 2005 are identified in the agreement and the City agrees to reimburse the County for their costs through June 30, 2005.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Rancho Cordova authorizes the City Manager of the City of Rancho Cordova to sign an agreement with Sacramento County to provide animal care services through June 30, 2005 and to enter into an agreement with the County's Director of Animal Care and Regulation to extend this contract through December 31, 2005.

This resolution shall become effective immediately upon adoption.

I HEREBY CERTIFY that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Rancho Cordova, held on the 6th day of June, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ken Cooley, Mayor

ATTEST:

Lillian E. Hare, City Clerk

**COUNTY OF SACRAMENTO
AND
CITY OF RANCHO CORDOVA**

**AGREEMENT FOR
ANIMAL CARE AND REGULATION SERVICES**

THIS AGREEMENT is made and entered into this _____ day of _____, 2005, by and between the COUNTY OF SACRAMENTO, a political subdivision of the State of California (hereinafter "COUNTY") and the CITY OF RANCHO CORDOVA, a municipal corporation organized and existing under the laws of the State of California (hereinafter "CITY").

RECITALS

WHEREAS, CITY incorporated effective July 1, 2003; and

WHEREAS, pursuant to State of California Government Code Section 57384, COUNTY provided animal care and regulation services to CITY for the remainder of the fiscal year during which CITY'S incorporation became effective (Fiscal Year 2003-2004, July 1, 2003 through June 30, 2004); and

WHEREAS, Article 1 (commencing with Section 51300) of Chapter 1 of Part 2 of Division 1 of Title 5 of the Government Code authorizes CITY and COUNTY to enter into a contract in which COUNTY provides animal care and regulations services to CITY; and

WHEREAS, COUNTY provided continuing and uninterrupted animal care and regulation services to CITY from July 1, 2004 to present, and CITY and COUNTY desire to formally acknowledge such services and provide compensation from CITY to COUNTY for such services; and

WHEREAS, CITY is in need of ongoing animal care and regulation services, and COUNTY has proposed to provide the needed services for the compensation established herein; and

WHEREAS, CITY and COUNTY desire to enter into this agreement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises, conditions, and covenants hereinafter set forth, CITY and COUNTY hereby agree as follows:

1. **EFFECTIVE DATE, TERM, AND EXTENSION OF TERM.** This Agreement shall be effective retroactive to July 1, 2004 and shall expire July 1, 2005. COUNTY'S Director of Animal Care and Regulation and CITY'S Chief Financial Officer have authority to mutually extend the term for a period of no more than six

(6) months, provided that such extension is established in writing signed by both parties and the purpose is solely to continue the scope of services on the same terms and conditions established herein and at the compensation rates established in paragraph 3.6 b, herein.

2. SERVICES.

2.1. **Retroactive Scope of Services, July 1, 2004-Present.** COUNTY provided continuing and uninterrupted animal care and regulation services to CITY (and CITY accepted and benefited from said services) from July 1, 2004 to present in conformance with the nature and standard of services provided by COUNTY to CITY during the prior fiscal year.

2.2. **Scope of Services.** COUNTY shall provide the following animal care and regulation services to CITY:

- a. Regulation and enforcement of laws dealing with domestic animals, including, but not limited to, the licensing of dogs and cats, the issuance of citations for ordinance violations and the quarantine of suspected rabid animals.
- b. Support for the prosecution of persons issued citations within CITY in the same manner and to the same extent as for comparable citations issued within the unincorporated area of COUNTY.
- c. Picking up of abandoned and stray animals from within the corporate limits of CITY in the same manner and using the same procedures as in the unincorporated area of COUNTY.
- d. Veterinary medical treatment of impounded animals as humanely required and to the extent warranted by the condition of such animals.
- e. Impoundment of abandoned and stray animals from within CITY'S corporate limits at COUNTY'S Animal Care and Regulation shelter, appropriate humane care for such animals, issuance of appropriate notices related thereto, and disposal of such animals, all in the same manner as if the animals were impounded from within the unincorporated area of COUNTY.
- f. All services rendered by COUNTY pursuant to this Agreement shall be in accordance with all applicable State statutes and regulations.

2.3. **Operation of Shelter.** COUNTY shall operate and maintain its Animal Care and Regulation shelter in accordance with applicable statutes and regulations of the State of California in a humane manner and sanitary condition.

2.4. Provision of Labor, Equipment and Supplies.

- a. COUNTY shall furnish all necessary labor, supervision, equipment, communications facilities, and supplies necessary to provide the scope of services set forth above.
- b. CITY shall supply any special supplies, stationary, notices, forms or similar items that CITY may require to be issued with CITY logo. All such items are subject to approval by COUNTY'S Director of Animal Care and Regulation and shall be provided by CITY at CITY'S sole cost and expense.

2.5 Supervision and Labor Agreements

- a. COUNTY'S Director of Animal Care & Regulation shall have the responsibility for supervision of animal care and regulation services, hiring of personnel, establishing standards of performance, assignment of personnel, determining and effecting discipline, determining required training, maintaining personnel files, and other matters relating to the performance of services and control of personnel.
- b. COUNTY shall be responsible for negotiating and administering all labor relations agreements and personnel rules and procedures between COUNTY and COUNTY'S employees rendering services pursuant to this Agreement.
- c. CITY understands COUNTY is legally obligated to comply with bargaining agreements covering COUNTY employees performing services pursuant to this Agreement and, as a result, agrees that COUNTY'S performance under this Agreement shall be subject to any such bargaining agreements.

2.6 Employment Status of Personnel.

- a. Any persons employed by COUNTY for the performance of services pursuant to this Agreement shall remain employees of COUNTY, shall at all times be under the direction and control of COUNTY, and shall not be considered employees of CITY. All persons employed by COUNTY to perform services pursuant to this Agreement shall be entitled solely to the rights and privileges afforded to COUNTY employees and shall not be entitled, as a result of providing services hereunder, to any additional rights or privileges that may be afforded to CITY employees.
- b. For the purpose of performing the services provided for in this Agreement, and for the purpose of giving official status to the performance thereof where necessary, every COUNTY officer and employee engaged in the performance of any service hereunder

shall be deemed to be an agent of CITY while performing such services for CITY, provided that such services are within the scope of this Agreement and are purely municipal functions.

Notwithstanding the agency relationship established by this subsection, CITY shall not be liable for any act or omission of any COUNTY officer or employee unless specifically provided elsewhere in this Agreement.

- c. CITY shall not be liable for the direct payment of any salaries, wages, compensation or other benefits to any COUNTY employee performing services pursuant to this Agreement, or for compensation or indemnity to any COUNTY employee for injury or sickness arising out of his or her employment.

2.7

City Powers and City Ordinances.

- a. CITY shall maintain in full force and effect during the term of this Agreement an animal care and regulation or animal control ordinance with the same provisions found in Title 8 of the Sacramento County Code and other animal care and regulation or animal control ordinances and resolutions which may be adopted by COUNTY'S Board of Supervisors, including but not limited to, the type and amount of fees. This Agreement shall automatically be terminated if CITY fails to comply with the foregoing requirement within 120 days after receipt of a written request to do so from COUNTY'S Director of Animal Care and Regulation.
- b. Notwithstanding the foregoing, CITY may approve animal-related ordinances different from COUNTY'S, in which case COUNTY shall not have responsibility for enforcing such ordinances.
- c. The parties hereto agree that in the performance of services pursuant to this Agreement within the territory of CITY, COUNTY shall have all the powers of CITY and shall receive the full cooperation and assistance of CITY, CITY'S officers, agents, and employees in enforcing CITY'S rules, regulations, codes and ordinances pursuant to this Agreement.
- d. CITY shall be responsible for the validity of its rules, regulations, codes and ordinances, including but not limited to any ordinances or codes incorporated by reference in CITY'S ordinances or code, and CITY shall defend, hold harmless and indemnify COUNTY, COUNTY'S officers, agents, employees and volunteers with respect to any claim or action challenging the validity of any CITY ordinance or with respect to any claim or action that any citation was issued or other action was taken under an invalid CITY ordinance.

3. COMPENSATION.

3.1 County's Actual Costs. CITY shall pay COUNTY for COUNTY'S actual costs incurred to provide animal care and regulation services to CITY at the unit costs set forth in Exhibit A attached hereto and incorporated herein by this reference. To the extent that a unit cost is not specified in Exhibit A, CITY shall pay COUNTY'S actual cost of providing the service, including direct and indirect costs allocated to the Department of Animal Care & Regulation as part of the Municipal Services Agency and county-wide cost allocation plans.

3.2 Revenue Credit. CITY shall be entitled to any and all revenue COUNTY receives for licenses, fees, and other animal care and regulation activities provided by COUNTY for CITY. Such revenue shall be credited to CITY by COUNTY on each invoice as a credit to the net amount owed for services.

3.3 Compensation for Period July 1, 2004-September 30, 2004. Compensation for the period July 1, 2004-September 30, 2004 shall be \$38,158.81, less \$8,355.00 revenue credit, for net compensation of \$29,803.81. An invoice for this period is attached hereto as Exhibit B and incorporated herein by this reference and shall be paid by CITY within 30 days after execution of this Agreement.

3.4 Compensation for Period October 1, 2004-December 31, 2004. Compensation for the period October 1, 2004-December 31, 2004 shall be \$30,524.13, less \$7,071.00 revenue credit, for net compensation of \$23,453.13. An invoice for this period is attached hereto as Exhibit C and incorporated herein by this reference and shall be paid by CITY within 30 days after execution of this Agreement.

3.5 Compensation for Period January 1, 2005-March 31, 2005. Compensation for the period January 1, 2005-March 31, 2005 shall be \$28,210.00, less \$6,962.00 revenue credit, for net compensation of \$21,248.00. An invoice for this period is attached hereto as Exhibit D and incorporated herein by this reference and shall be paid by CITY within 30 days after execution of this Agreement.

3.6 Compensation for Remaining Term.

- a. Compensation for the quarterly period April-June 2005 shall be determined in accordance with paragraphs 3.1 and 3.2, above. Projected total costs for this quarter are set forth in Exhibit E, and represent COUNTY'S best estimate of anticipated services. Costs will be adjusted for billing purposes to reflect the actual services provided by COUNTY. In no event shall CITY be charged for

services in excess of those actually provided as determined by reports required by paragraph 3.8, below.

- b. In the event the parties hereto extend the term of agreement pursuant to paragraph 1, CITY shall pay COUNTY for COUNTY'S actual costs incurred to provide animal care and regulation services to CITY at the unit costs set forth in Exhibit A attached hereto and incorporated herein by this reference. To the extent that a unit cost is not specified in Exhibit F, CITY shall pay COUNTY'S actual cost of providing the service, including direct and indirect costs allocated to the Department of Animal Care and Regulation as part of the Municipal Services Agency and county-wide cost allocation plans.

3.7 Invoices and Payments for Remaining Term.

- a. COUNTY shall submit invoices, not more often than once each calendar quarter during the term of this Agreement.
- b. CITY shall make quarterly payments, based on invoices received, for services performed, and shall remit payment to COUNTY no later than ten (10) business days after receipt of the invoice. If CITY disputes any items or charges on the invoice for a reasonable cause, CITY may deduct that disputed charge from the payment, but shall not delay the payment. The amount and reason for such a deduction shall be documented in writing to COUNTY no later than ten (10) business days from receipt of the invoice. The appropriate parties shall meet no later than ten (10) business days after COUNTY'S receipt of the dispute notice to resolve the issue and effect changes to the next billing cycle.

3.8 Required Reports to Support Invoices. With exception of the period July 1, 2004-March 31, 2005, for which COUNTY has previously provided reports to CITY which CITY has approved, COUNTY shall furnish the following reports for the previous quarter to CITY at the same time COUNTY submits its quarterly invoices to CITY. If COUNTY does not submit a quarterly report containing all the information referenced below, CITY shall not be obligated to make that quarterly payment until such time as all of the referenced information is provided.

- a. Number of animals delivered from within CITY'S corporate limits to COUNTY'S Animal Care and Regulation shelter, whatever the source may be (e.g., owner surrender, night-box drop, adoption return, rabies quarantine, protective custody, COUNTY pick-up and impoundment, etc.).
- b. Number of animals licensed annually by address within CITY'S corporate limits.

- c. Number of counter services provided to residents of CITY by address and name.
- d. Number of spay/neuter procedures and animal adoptions to residents of CITY by address and name.
- e. Number of redemptions of impounded animals to residents of CITY by address and name.
- f. Number of vicious dog cases from CITY that are referred and adjudicated by COUNTY hearing officers.

4. INDEMNIFICATION

4.1 **City.** COUNTY and its officers, agents and employees shall not be deemed to have assumed any liability for the negligence or other act or omission of CITY or any of its officers, agents or employees, for any illegality or unconstitutionality of CITY'S ordinances. CITY shall indemnify and hold COUNTY and its officers, agents, employees and independent contractors harmless for any claim or liability whatsoever, based or asserted upon the illegality or unconstitutionality of any CITY ordinances, or upon any act or omission of CITY or its officers, agents, employees, subcontractors or independent contractors related to this Agreement, for property damage, bodily injury or death or any other element of damage of any kind or nature, and CITY shall defend at its expense, including attorney fees, COUNTY and its officers, agents, employees and independent contractors in any legal action or claim of any kind based upon such alleged illegality or unconstitutionality of a CITY ordinance, or such alleged acts or omissions. For purposes of clarifying CITY'S obligations under this Section 4.1 CITY and COUNTY agree that, notwithstanding Section 8.2, an "agent" of CITY shall not include any COUNTY officer or employee engaged in the performance of any services pursuant to this Agreement. CITY and COUNTY agree that nothing in this Section 4.1 is intended to require CITY to indemnify and hold harmless COUNTY for any claim or liability arising prior to the incorporation of CITY on July 1, 2003.

4.2 **County.** COUNTY shall indemnify and hold CITY and its officers, agents, employees and independent contractors harmless from and against any loss, damage, claim or liability whatsoever, based or asserted upon any act or omission of COUNTY or its officers, agents, employees, subcontractors, and independent contractors related to this Agreement, for property damage, bodily injury or death or any other element of damage of any kind or nature, and COUNTY shall indemnify and defend, at its expense, including attorney fees, CITY and its officers, agents, employees and independent contractors in any legal action or claim of any kind based upon such alleged acts or omissions.

- 4.3 **PERS.** In the event that COUNTY or any employee, agent, or subcontractor of COUNTY providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of CITY, COUNTY shall indemnify, defend, and hold harmless CITY for the payment of any employee and/or employer contributions for PERS benefits on behalf of COUNTY or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of CITY.

5. **INSURANCE AND SELF-INSURANCE.** The parties hereto acknowledge that COUNTY is a self-insured entity.

6. **ADMINISTRATION.** CITY'S Chief Financial Officer shall administer this Agreement on behalf of CITY, and COUNTY'S Director of Animal Care and Regulation shall administer this Agreement on behalf of COUNTY.

7. **NOTICE.** Any notice, demand, request, consent, or approval that either party hereto may, or is required to give to the other shall be in writing and shall be deemed to have been received three (3) days after being deposited in the United States mail, first class postage prepaid, and addressed as follows:

TO COUNTY
Director of Animal Care
and Regulation
4290 Bradshaw Road
Sacramento, CA 95827

TO CITY
Chief Financial Officer
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Either party hereto shall have the right to serve any notice by personal delivery and to change the address at which it will receive such communications by giving fifteen (15) days advance notice to the other party.

8. **STATUS OF COUNTY.**

- 8.1 **Independent Contractor** At all times during the term of this Agreement, COUNTY shall be an independent contractor and shall not be an employee of CITY. CITY shall have the right to control COUNTY only insofar as the results of COUNTY'S services rendered pursuant to this Agreement; CITY shall not have the right to control the means by which COUNTY accomplished services rendered pursuant to this Agreement. Notwithstanding any other CITY, state, or federal policy, rule, regulation, law or ordinance to the contrary, COUNTY and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by CITY, including but not limited to eligibility to enroll in the California Public

Employees Retirement System (PERS) as an employee of CITY and entitlement to any contribution to be paid by CITY for employer contributions and/or employee contributions for PERS benefits.

- 8.2 **City Agent.** For the purpose of performing the services provided for in this Agreement, and for the purpose of giving official status to the performance thereof where necessary, every COUNTY officer and employee engaged in the performance of any service hereunder shall be deemed to be an agent of CITY while performing such services for CITY, provided that such services are within the scope of this Agreement and are purely municipal functions. Notwithstanding the agency relationship established by this subsection, CITY shall not be liable for any act or omission of any COUNTY officer or employee unless specifically provided elsewhere in this Agreement, and COUNTY shall have no authority, express or implied, pursuant to this Agreement to bind CITY to any obligation whatsoever. Provided, however, that CITY shall fully honor all dog and cat licenses issued by COUNTY to CITY residents for the duration of said licenses.

9. **LEGAL REQUIREMENTS**

- 9.1 **Governing Law.** The laws of the State of California shall govern this Agreement.
- 9.2 **Venue.** In the event either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.
- 9.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, COUNTY and any subcontractors shall comply with all applicable rules and regulations to which CITY is bound by the terms of such fiscal assistance program.
- 9.4 **Licenses and Permits.** COUNTY represents and warrants to CITY that COUNTY and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. COUNTY represents and warrants to CITY that COUNTY and its employees, agents, and any subcontractors shall, at their sole costs and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions.
- 9.5 **Nondiscrimination and Equal Opportunity.** COUNTY shall not discriminate, on the basis of a person's race, religion, color, national

origin, age, physical or mental handicap or disability, medial condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by COUNTY under this Agreement. COUNTY shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of COUNTY thereby. COUNTY shall include the provisions of this subsection in any subcontract approved by the Contract Administrator or this Agreement.

9.6 **Severability.** The invalidity, illegality or unenforceability of any provision of this Agreement shall not render the other provisions unenforceable, invalid or illegal, provided that such invalidity does not materially affect the respective rights and obligations of the parties.

9.7 **Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between CITY and COUNTY shall survive the termination of this Agreement.

9.8 **No Implied Waiver of Breach.** Waiver by either party of any default, breach or condition precedent shall not be construed as a waiver of any other default, breach or condition precedent or any other right hereunder.

9.9 **Construction and Interpretation.** It is agreed and acknowledged by the parties hereto that the provisions of this Agreement have been arrived at through negotiation and that each of the parties has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing and interpreting this Agreement.

9.10 **Integration/Entire Agreement.** This Agreement and any attachments hereto constitute the sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supersedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

10. **MODIFICATION AND TERMINATION.**

10.1 **Assignment and Subcontracting.** Neither party hereto shall assign, subcontract, or transfer any interest in this Agreement or any duty hereunder without the prior written consent of the other party, and no

assignment shall be of any force or effect whatsoever unless and until the other party furnishes such written consent.

10.2 **Successors and Assigns.** This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto subject to the restrictions of Assignment, Section 10.1, above.

10.3 **Amendments.** Except as provided herein, no alteration, amendment, variation, or waiver of the terms of this Agreement shall be valid unless made in writing and signed by both parties.

10.4 **Termination.** Either party may terminate this Agreement for any reason and without cause during the term hereof by providing 180 days prior written notice of such termination to the other party.

11. **AUDIT AND RETENTION OF RECORDS.** COUNTY shall maintain adequate financial records during the term of this Agreement to document its costs of providing animal care and regulation services pursuant to this Agreement. Such records shall be made available for inspection and audit by CITY upon reasonable notice. Pursuant to Government Code Section 8546.7, CITY and COUNTY records shall be subject to examination and audit by the State Auditor for a period of three (3) years after final payment by CITY to COUNTY pursuant to this Agreement. CITY and COUNTY shall retain all records relating to the performance of this Agreement for this three (3) year period, except that records pertaining to any audit then in progress, or any claims or litigation, shall be retained beyond such three (3) year period until final resolution of such audit, claim or litigation.

12. **COUNTERPARTS.** This Agreement may be executed in multiple counterparts and shall be deemed executed when it has been signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first written above.

(SIGNATURE PAGE FOLLOWS)

COUNTY OF SACRAMENTO,
a political subdivision of the
State of California

CITY OF RANCHO CORDOVA,
a municipal corporation

By: _____
Chair, Board of Supervisors

Date: _____

(SEAL)

Attest: _____
Clerk of the Board of Supervisors

Reviewed and Approved by
County Counsel

By: _____
Ray Thompson
Deputy County Counsel

Prepared by:

Susan Wright
Administrative Services Officer II
Accounting & Fiscal Services Division
Department of County Engineering
Phone 916-876-6285

By: _____
Mayor, City of Rancho Cordova

Date: _____

(SEAL)

Attest: _____
City Clerk

Reviewed and Approved by the
City Attorney

By: _____
Deputy City Attorney

P:\GEN CMS CONTRACT DESK\Contract Services (CSS)\AGREEMENTS\Rancho Cordova,
City of\70264 Animal Care Services\70264.doc

EXHIBIT A

**MUNICIPAL SERVICES
AGENCY
LABOR RATES**

*Revised: 12/31/2004

Effective: 7/1/2004

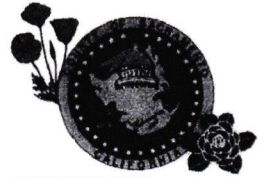
Fund 001A Cost Center 3220000000 ANIMAL CONTROL

Class Code	Class Title	Total
27539	Account Clerk Lv 2	\$45.27
27542	Account Clerk 3 conf	\$56.71
27552	Animal Control Officer	\$56.30
27553	Sr Animal Control Officer	\$53.31
27554	Supv Animal Control Officer	\$71.11
27603	Admin Svcs Officer 1	\$82.18
27605	Admin Svcs Officer 3	\$104.30
27783	Clerical Supv 1	\$61.90
27808	Dir of Animal Care Regulation	\$106.74
27953	Executive Secretary	\$66.04
28203	Sr Office Assistant	\$60.90
28206	Office Assistant Lv 2	\$50.88
29144	Animal Care Attendant	\$47.03

EXHIBIT B

**COUNTY OF SACRAMENTO
ANIMAL CARE and REGULATION**

4290 Bradshaw Road
Sacramento, CA 95827



ORIGINAL INVOICE

Rancho Cordova Billing for July 1, 2004 through September 30, 2004

Service	Unit Cost	Actual Quantity	Actual Total Cost
Kennel Services Unit	\$ 55.29	387	\$ 21,397.23
Licensing (per animal licensed)	\$ 4.78	427	\$ 2,041.06
Spay/Neuter/Adoption - per adoption	\$ 81.06	67	\$ 5,431.02
Vicious Dog Cases - Investigative Staff (per hour)	\$ 56.30	-	\$ -
Vicious Dog Case - Administrative Hearing Officer (per hour)	\$ 85.00	-	\$ -
Field Services Officer Response to complaints. (Per call)	\$ 56.30	165	\$ 9,289.50
Total Services Cost			\$ 38,158.81

Fee collected from city residents	Amount Collected
Adoption Fees	\$ 790.00
Redemption Fees	\$ 570.00
Licensing Fees	\$ 6,995.00
Total Credit	\$ 8,355.00

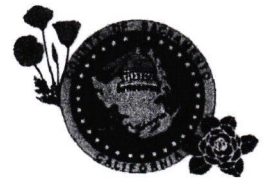
Total Base Billing:	\$ 38,158.81
Revenue Credit for this period:	\$ 8,355.00
Adjusted Base Billing:	\$ 29,803.81

Total Billing:	\$ 29,803.81
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EXHIBIT C

**COUNTY OF SACRAMENTO
ANIMAL CARE and REGULATION**

4290 Bradshaw Road
Sacramento, CA 95827



ORIGINAL INVOICE

Rancho Cordova Billing for October 1, 2004 through December 31, 2004

Service	Unit Cost	Actual Quantity	Actual Total Cost
Kennel Services Unit	\$ 55.29	293	\$ 16,199.97
Licensing (per animal licensed)	\$ 4.78	399	\$ 1,907.22
Spay/Neuter/Adoption - per adoption	\$ 81.06	49	\$ 3,971.94
Vicious Dog Cases - Investigative Staff (per hour)	\$ 56.30	-	\$ -
Vicious Dog Case - Administrative Hearing Officer (per hour)	\$ 85.00	-	\$ -
Field Services Officer Response to complaints. (Per call)	\$ 56.30	150	\$ 8,445.00
Total Services Cost			\$ 30,524.13

Fees collected from city residents	Amount Collected
Adoption Fees	\$ 571.00
Redemption Fees	\$ 540.00
Licensing Fees	\$ 5,960.00
Total Credit	\$ 7,071.00

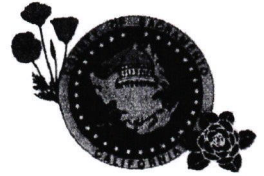
Total Base Billing:	\$ 30,524.13
Revenue Credit for this period:	\$ 7,071.00
Adjusted Base Billing:	\$ 23,453.13

Total Billing:	\$ 23,453.13
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EXHIBIT D

COUNTY OF SACRAMENTO
ANIMAL CARE and REGULATION

4290 Bradshaw Road
Sacramento, CA 95827



ORIGINAL INVOICE

Rancho Cordova Billing for January 1, 2005 through March 31, 2005

Service	Unit Cost	Actual Quantity	Actual Total Cost
Kennel Services Unit	\$ 55.29	288	\$ 15,923.52
Licensing (per animal licensed)	\$ 4.78	367	\$ 1,754.26
Spay/Neuter/Adoption - per adoption	\$ 81.06	32	\$ 2,593.92
Vicious Dog Cases - Investigative Staff (per hour)	\$ 56.30	-	\$ -
Vicious Dog Case - Administrative Hearing Officer (per hour)	\$ 85.00	-	\$ -
Field Services Officer Response to complaints. (per call)	\$ 56.30	141	\$ 7,938.30
Total Services Cost			\$ 28,210.00

Fee collected from city residents	Amount Collected
Adoption Fees	\$ 442.00
Redemption Fees	\$ 840.00
Licensing Fees	\$ 5,680.00
Total Credit	\$ 6,962.00

Total Base Billing:	\$ 28,210.00
Revenue Credit for this period:	\$ 6,962.00
Adjusted Base Billing:	\$ 21,248.00

Total Billing:	\$ 21,248.00
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EXHIBIT E

**COUNTY OF SACRAMENTO
ANIMAL CARE and REGULATION**

4290 Bradshaw Road
Sacramento, CA 95827



ESTIMATED INVOICE AS OF MAY 11, 2005

Rancho Cordova Billing for April 1, 2005 through June 30, 2005

Service	Unit Cost	Estimated Quantity	Estimated Total Cost
Kennel Services Unit	\$ 55.29	323	\$ 17,858.67
Licensing (per animal licensed)	\$ 4.78	398	\$ 1,902.44
Spay/Neuter/Adoption - per adoption	\$ 81.06	49	\$ 3,971.94
Vicious Dog Cases - Investigative Staff (per hour)	\$ 56.30	-	\$ -
Vicious Dog Case - Administrative Hearing Officer (per hour)	\$ 85.00	-	\$ -
Field Services Officer Response to complaints. (per call)	\$ 56.30	152	\$ 8,557.60
Estimated Total Services Cost			\$ 32,290.65

Estimated collection from city residents	Estimated Collection
Adoption Fees	\$ 601.00
Redemption Fees	\$ 650.00
Licensing Fees	\$ 6,212.00
Estimated Credit	\$ 7,463.00

Estimated Base Billing:	\$ 32,290.65
Estimated Revenue Credit:	\$ 7,463.00
Estimated Adjusted Base Billing:	\$ 24,827.65

Estimated Total Billing:	\$ 24,827.65
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MEMORANDUM

DATE: June 6, 2005
TO: Mayor and Council Members
FROM: Cyrus Abhar, Public Works Director
SUBJECT: CITY OF RANCHO CORDOVA 2005 ROAD REHABILITATION PROJECT



RECOMMENDATION

1. It is recommended that the Council approve the City of Rancho Cordova 2005 Road Rehabilitation Project which will facilitate improvement of several streets within the City.
2. It is recommended that the Council execute the Agreement which authorizes the County of Sacramento to administer and construct the 2005 Pavement Overlay Project.

BACKGROUND

The 2005 Road Rehabilitation Project is proposed as the first of a succession of annual road rehabilitation projects focused on increasing the safety and comfort of citizens and visitors using the roadway system. To orchestrate the allocation of resources for future rehabilitation projects, Public Works is currently preparing a pavement management plan which will evaluate the Rancho Cordova roadway system at a citywide level allowing necessary rehabilitation to be prioritized. The scope and timing of future road rehabilitation projects will be based on the completed pavement management plan.

For the 2005 Road Rehabilitation Project, the Department of Public Works has successfully negotiated with the County of Sacramento to utilize \$1,333,561 in federal participating funds originally allocated for rehabilitation of major roads, including portions of Bradshaw Road, Lincoln Village Drive, Old Placerville Road and White Rock Road within the City of Rancho Cordova. The project phasing and construction limits are as follows:

Summer 2005

- Lincoln Village Drive, generally between Bradshaw Road and Routier Road.
- Old Placerville Road, generally between Routier Road and Rockingham Drive.

- White Rock Road, generally between Zinfandel Drive and Fitzgerald Road.

Summer 2006

- Bradshaw Road, generally between Ecology Lane and Highway 50.

In addition to the above federally funded locations, Public Works has identified an additional section of White Rock Road in need of rehabilitation. This section is contiguous to the section noted above, located between Zinfandel Drive and South White Rock Road. This is recommended to be rehabilitated concurrent with the summer of 2005 construction to retain the benefits of economy of scale and reduce instances of public inconvenience. Since federal funds are not currently available for this portion of rehabilitation, the project would be locally funded under a separate contract from the remainder of the work.

Recommended rehabilitation includes isolated pavement removals followed by a 2-inch thick rubberized asphalt concrete (RAC) overlay within the project limits. RAC is a mixture of asphalt concrete and recycled automobile tires which has been shown to produce a quieter ride and longer service life relative to conventional asphalt concrete. Similar projects have been constructed in the greater Sacramento area over the last 11 years with positive results.

The estimated construction cost is approximately \$3,388,000 for the federally participating streets and \$240,000 for the non-federally funded portion of White Rock Road (total \$3,628,000). Funding for the project will be through State Transportation Improvement Program (STIP, \$1,052,959), Transportation Equity Act (TEA-21 or TEA-3, \$280,602) and local Measure A Tax and Gas Tax (\$2,294,439) funds. Since STIP and TEA funds were originally allocated to the County of Sacramento, the County will administer the construction contract, and will be reimbursed by the City for construction work and inspection services performed. The proposed agreement between the County and City is presented as Attachment A.

As previously discussed, funding for the 2005 Road Rehabilitation Project is largely from Federal Resources. These funds are allocated to major roads and may not be utilized for rehabilitation of residential streets. Maintenance and rehabilitation of residential streets is important to the citizens of Rancho Cordova and the Department of Public Works. Therefore, \$500,000 is currently allocated for construction of residential street improvements in 2006.

FISCAL IMPACT:

Local funding will be through Measure A Tax and Gas Tax funds in the estimated amount of \$2,294,439. Federal participation (STIP, TEA-21, TEA-3) is \$1,333,561. The Public Works Department is currently pursuing an additional

\$1,770,000 in STIP participating funds which would allow a reduction in required local revenues.

Enclosure:

Attachment A – Agreement Between County of Sacramento and City of Rancho Cordova for the 2005 Pavement Overlay Project.

ATTACHMENT A

**Agreement Between County of Sacramento
and
City of Rancho Cordova
for the
2005 Pavement Overlay Project**

AGREEMENT
BETWEEN
COUNTY OF SACRAMENTO
AND
CITY OF RANCHO CORDOVA
FOR THE
PAVEMENT OVERLAY PROJECT

THIS AGREEMENT is made and entered into this _____ day of _____, 2005, by and between the COUNTY OF SACRAMENTO, a political subdivision of the State of California, hereinafter referred to as "COUNTY", and the CITY OF RANCHO CORDOVA, a municipal corporation, hereinafter referred to as "CITY"

WITNESSETH:

WHEREAS, the Sacramento COUNTY Department of Transportation ("SacDOT") has successfully been placing a paving material known as asphalt-rubber for eleven years utilizing recycled automobile tires that enhances the longevity of the pavement and reduces traffic noise; and

WHEREAS, SacDOT routinely places asphalt-rubber on many COUNTY streets in their pavement maintenance contracts; and

WHEREAS, the CITY desires to pave certain sections of Bradshaw Road, Lincoln Village Drive, Old Placerville Road, and White Rock Road as shown in Exhibit "A" to this Agreement, herein referred to as "PROJECT"; and,

WHEREAS, CITY desires to utilize the experience of COUNTY staff in the engineering and inspection for it's asphalt-rubber PROJECT; and

WHEREAS, Federal funding for the CITY's portion of the PROJECT is \$1,333,561 (\$1,052,959 in State Transportation Improvement Program (STIP) and \$280,602 in Transportation Equity Act (TEA-21 or TEA-3)); and

WHEREAS, CITY's local match for the PROJECT is estimated to be \$2,054,439 as shown in Exhibit "A"; and

WHEREAS, the CITY has requested additional Federal funding for the CITY's portion of the PROJECT in the amount of \$1,770,000;

WHEREAS, if the CITY is successful in acquiring the additional funding of \$1,770,000, the CITY's local match for the PROJECT is estimated to be \$716,165 as shown in Exhibit "A"; and

WHEREAS, COUNTY and CITY desire to enter into the Agreement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of mutual promises hereinafter set forth, COUNTY and CITY agree as follows:

1. SCOPE OF WORK

The COUNTY shall construct PROJECT improvements in accordance with the CITY and COUNTY approved plans and specifications. The COUNTY will furnish all labor, materials, services, transportation, appliances, and mechanical workmanship, and execute and administer all contracts, required for PROJECT, as provided for and set forth in said plans and specifications, or in either of them, which said plans and specifications are hereby referred to and by such reference incorporated herein and made a part of this Agreement. All of the said work done under this Agreement shall be performed to the satisfaction of the CITY & COUNTY.

CITY shall issue to COUNTY, at no cost to COUNTY, an Encroachment Permit covering the portion of the PROJECT within the CITY's jurisdiction. The COUNTY shall comply with all provisions of the Encroachment Permit.

The Engineer's estimate of construction costs and construction inspection costs for the PROJECT is shown on the attached "Exhibit A." The CITY's local match for the PROJECT is estimated to be \$2,054,439.

2. COMPLETION

This Agreement shall be effective and commence as of the date first written above and shall remain in effect until the PROJECT is completed, which is estimated to be December 31, 2007.

3. PAYMENT

Within thirty (30) days after receipt of progress payment invoice from COUNTY, the CITY shall reimburse the COUNTY for the cost of the PROJECT, less any withheld retention. The total amount for the CITY's portion of the PROJECT is estimated to be \$2,054,439. No payment made under this Agreement shall be construed to be an acceptance of defective work or improper materials.

4. NOTICE

Any notice required hereunder shall be given by placing the notice in the United States mail, postage prepaid, and addressed in accordance with the provisions of this Section. Notice shall, unless the text of this Agreement otherwise provides, be deemed to have been given on the date that the notice was placed in the mail in accordance herewith. Notices shall be sent to the addresses set forth below.

For CITY:

Albert A. Stricker, P.E.
City of RANCHO CORDOVA
Department of Public Works
3121 Gold Canal Drive
Rancho Cordova, CA 95670
Telephone: (916) 942-0242
Fax: (916) 853-1691
E-mail:
astricker@cityofranchocordova.org

For COUNTY:

Hardeep Sidhu, P.E.
County of Sacramento
Municipal Services Agency
Department of Transportation
Operations and Maintenance
4100 Traffic Way
Sacramento, CA 95827
Telephone: (916) 875-5490
Fax: (916) 875-5363
E-mail: sidhuh@saccounty.net

Either party may change the address to which subsequent notice and/or other communications can be sent by giving written notice designating a change of address to the other party, which shall be effective upon receipt.

5. AMENDMENTS

The parties may modify the terms and conditions of this Agreement only in a written amendment to this Agreement that is signed by both parties.

6. TERMINATION

If, upon opening bids, the lowest acceptable bid received exceeds the total Construction Amount, the COUNTY and CITY shall endeavor to agree upon an alternative course of action. If, after thirty (30) days, an alternative course of action is not agreed upon, this Agreement shall be terminated and neither party shall have any obligation or liability to the other.

Either party may terminate this Agreement in the event of a material breach by the other party. The party alleging the breach shall give written notice thereof to the party in breach, and the Agreement shall terminate unless the breach is cured within thirty (30) days.

7. INDEMNIFICATION

The CITY shall defend, indemnify and hold harmless the COUNTY, its officers, directors, agents, employees and volunteers from and against all demands, claims, actions, liabilities, losses, damages and costs, including reasonable attorneys' fees, arising out of or resulting from the performance of the Agreement, caused in whole or in part by the negligent or intentional acts or omissions of the CITY's Council, officers, directors, agents, employees, volunteers or contractors. Likewise, the COUNTY shall defend, indemnify and hold harmless the CITY, its Council, officers, directors, agents, employees and volunteers from and against all demands, claims, actions, liabilities, losses, damages and costs, including reasonable attorneys' fees, arising out of or resulting from the performance of the Agreement, caused in whole or in part by the negligent or intentional acts or omissions of the COUNTY's Board of Supervisors, officers, directors, agents, employees, volunteers or contractors.

It is the intention of the CITY and COUNTY that the provisions of the aforementioned paragraph be interpreted to impose on each party responsibility to the other for the acts and omissions of their respective officers, directors, agents, employees, volunteers, contractors, CITY's Council or COUNTY's Board of Supervisors. It is also the intention of the CITY and COUNTY that, where comparative fault is determined to have been contributory, principles of comparative fault will be followed and each party shall bear the proportionate cost of any damage attributable to the fault of that party, its officers, directors, agents, employees, volunteers, contractors, CITY's Council or COUNTY's Board of Supervisors.

8. DISPUTES

The prevailing party in any proceedings, judicial or otherwise, brought to enforce the terms of this Agreement, shall be entitled to reasonable attorney fees and costs in prosecuting or defending such proceedings.

9. ACCOUNTABILITY AND LEINS

Upon completion of the improvements, COUNTY shall provide, in form satisfactory to the CITY, evidence that all of the costs of the PROJECT have been fully paid, including any and all lien claims. Upon request of the CITY, COUNTY shall provide lien releases under California Civil Code Section 3262(d) to assure that payment of any outstanding claims of the COUNTY's contractors, subcontractors and suppliers have been paid.

10. PERFORMANCE STANDARDS

COUNTY covenants to comply with any and all applicable State and/or County performance and payment bonding requirements with respect to the construction of the PROJECT improvements.

11. INSURANCE

Each party, at its sole cost and expense, shall carry insurance, or self-insure, its activities in connection with this Agreement, and obtain, keep in force and maintain, insurance or equivalent programs of self-insurance, for general liability, workers compensation and business automobile liability adequate to cover its potential liabilities hereunder. Each party agrees to provide the other thirty (30) days' advance written notice of any cancellation, termination or lapse of any of the insurance or self-insurance coverages.

12. CONTRACTS, SUBCONTRACTS, ASSIGNMENT

COUNTY shall be responsible for entering into all contracts and any change orders required for the construction of the improvements.

Change orders for CITY participating work will be considered in the event unanticipated conditions are encountered. All Change Orders must be approved by the CITY or its designated representative prior to work being done.

Contracts financed in whole or in part with Federal funds, such as this Agreement, are subject to the following requirements related to Disadvantaged Business Enterprises (DBEs), as defined in 49 CFR, Part 26.

A. COUNTY shall comply with all applicable requirements of 49 CFR, Part 26 in the award and performance of work and any contract and subcontracts related to this Agreement. COUNTY shall also take all necessary and reasonable steps to ensure, in accordance with 49 CFR Part 26, that DBEs have the maximum opportunity to compete for and participate in the performance of this project and any contracts and subcontracts associated with this Agreement.

B. COUNTY, its contractor's and subcontractors shall not discriminate on the basis of race, color, national origin, or sex in the performance of this Agreement.

13. PRIOR AGREEMENTS

This Agreement represents the entire agreement of the parties relating to the subjects covered by this Agreement. No oral or written statement, representation, or agreement not included within this Agreement shall be of any force or effect whatsoever, and shall be deemed to have been superseded by the terms hereof.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be duly executed as of the day and year first written above.

COUNTY OF SACRAMENTO, a political subdivision
of the State of California

By: _____
Chair of the Board of Supervisors
of the County of Sacramento

"COUNTY"

CITY OF RANCHO CORDOVA, a municipal
corporation

By: _____
Title: _____

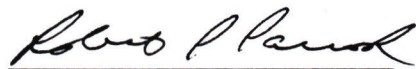
"CITY"

(SEAL)

ATTEST:

Clerk of the Board of Supervisors

APPROVED AS TO FORM:


Deputy County Counsel

w:\deptrans\transp_a\2005\rc agreement.doc

ATTEST:

City Clerk

APPROVED AS TO FORM:

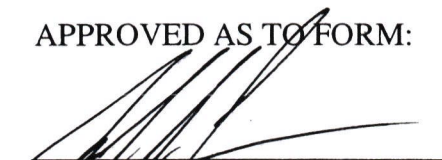

City Attorney

EXHIBIT "A"

CONSTRUCTION IN SUMMER 2005

Street	Beginning	End	TOTAL PROJECT COST	COUNTY PROJECT COST	CITY PROJECT COST	FEDERAL PARTICIPATION
OLD PLACERVILLE ROAD	ROUTIER ROAD	ROCKINGHAM DRIVE	\$832,000	\$208,000	\$624,000	
WHITE ROCK ROAD	ZINFANDEL DRIVE	FITZGERALD ROAD	\$1,096,000	\$69,000	\$1,027,000	
LINCOLN VILLAGE DRIVE	BRADSHAW ROAD	ROUTIER ROAD	\$782,000		\$782,000	

CONSTRUCTION IN SUMMER 2006

Street	Beginning	End	TOTAL =
BRADSHAW ROAD	ECOLOGY LANE	HIGHWAY 50	\$1,002,000
			\$3,712,000

16%

Engineering & Inspection

Total Project Cost =

STATE & FEDERAL FUNDING

Federal Participation STIP	\$1,052,959
Federal Participation TEA 3	\$280,602
Federal Participation Additional Request STIP - Tentative	\$520,000
Federal Participation Additional Request STIP - Tentative	\$1,250,000
Total Federal Participation =	\$1,333,561

Local Match =
Contingencies =

\$1,954,439	\$616,165
\$100,000	\$100,000
\$2,054,439	\$716,165

TOTAL RANCHO CORDOVA MATCH =

MEMORANDUM

DATE: June 6, 2005
TO: Mayor and Council Members
FROM: Curt Haven, Economic Development Director
SUBJECT: RANCHO CORDOVA WEED AND SEED PROGRAM GRANT



RECOMMENDATION

Authorize staff to implement the necessary action to take over the responsibility of fiduciary agent from the Folsom Cordova Unified School District Foundation for the Weed and Seed Grant.

BACKGROUND

It is very apparent that the Weed and Seed strategy for the City of Rancho Cordova can be effective and contribute highly to eliminating drugs and crime in the project area. This grant directly addresses three Council goals for 2005: a) Clean up the city, b) Improve our image, and c) Increase community involvement. Staff recommends that we continue our support of the grant.

In 2005, there has been a lack of organized Weed and Seed activities. There was a disconnect between the Rancho Cordova Police Department and the Folsom Cordova Unified School District Foundation regarding liability issues, when the activity included the hiring of off-duty Police Officers. For that reason and other bureaucratic hurdles at the County of Sacramento, no police activities have occurred in 2005. If the City acts as the fiduciary agent, that problem will be resolved. Staff feels strongly that it is to the City's benefit to become the fiduciary agent for the Weed and Seed grant.

Weeding activities that were implemented in 2004 seem to have produced good results. Seeding activities included many residents and volunteers for a good overall community strategy of involvement.

It is very unusual for the City to contract for services that are not allocated in our budget. To rely on the community to raise approximately \$40,000 before we can pay monthly invoices to the contractor, is risky and not good business practice.

Weed and Seed is a strategy rather than a program. It aims to prevent, control, and reduce violent crime, drug abuse, and gang activity in targeted high crime neighborhoods. The strategy involves a two-pronged approach: (a) law enforcement agencies and prosecutors cooperate in "weeding out" criminals who participate in violent crimes and drug abuse, attempting to prevent their return to the targeted area; (b) "seeding" brings human services to the area, encompassing prevention, intervention, treatment, and neighborhood revitalization. A community-oriented policing component bridges weeding and seeding strategies. Officers obtain helpful information from the area residents for weeding efforts, while they aid residents obtaining information about community revitalization and seeding resources. The Weed and Seed strategy is funded by the U. S. Department of Justice's Office of Justice Programs.

The Rancho Cordova Weed and Seed Program is applying for funding to support the third year of its five-year program strategy. The four working entities of the program are:

1. Weed and Seed Steering Committee
2. Rancho Cordova Police Department
3. Fiduciary Agent
4. Site Coordinator

Attached is a Weed and Seed Organizational chart (see **Attachment A**).

The Weed and Seed Steering Committee is the directing body for the Weed and Seed initiative and governs the activities in the strategic plan. The Site Coordinator reports directly to the Steering Committee. Steering Committee members commit to a two-year term of service and have primary roles and responsibilities. Attached is the list of committee members (see **Attachment B**).

"Weeding" activities are provided through the Rancho Cordova Police Department (RCPD). The law enforcement strategy is to provide a comprehensive effort over a five-year period to significantly reduce crime in the target area. RCPD will also coordinate the efforts of multi-jurisdictional forces to focus on eliminating the manufacture, sale, and possession of illegal drugs and the presence of gangs. Additionally, law enforcement will remove the source of drugs and violent crime through aggressive arrest and prosecution of gang members and career criminals.

The City of Rancho Cordova has been asked by the Weed and Seed Steering Committee to serve as the fiduciary agent for the Weed and Seed Program beginning June 15, 2005. Folsom Cordova Unified School District Foundation has been serving as the fiduciary agent for the last two years.

Our role as the fiduciary agent is to manage the MOU's with current partners including the Rancho Cordova Police Department, Sacramento County Department of Human Assistance, Cordova Parks and Recreation, City of

Rancho Cordova Code Enforcement and others. We will also be reporting to the Department of Justice regarding various financial requirements. The City's Chief Financial Officer has estimated that the City can provide these services for \$10,000 (\$80 x 120 hrs), the City Attorney's office has reviewed the Weed and Seed application for FY 2006 and has agreed to its content.

The Site Coordinator is responsible for managing the Weed and Seed initiative, ensuring the strategies adopted by the Steering Committee. The Site Coordinator also prepares reports and forms to be reported to U.S. Department of Justice. The Site Coordinator works out of an office at the Department of Human Assistance on Folsom Blvd.

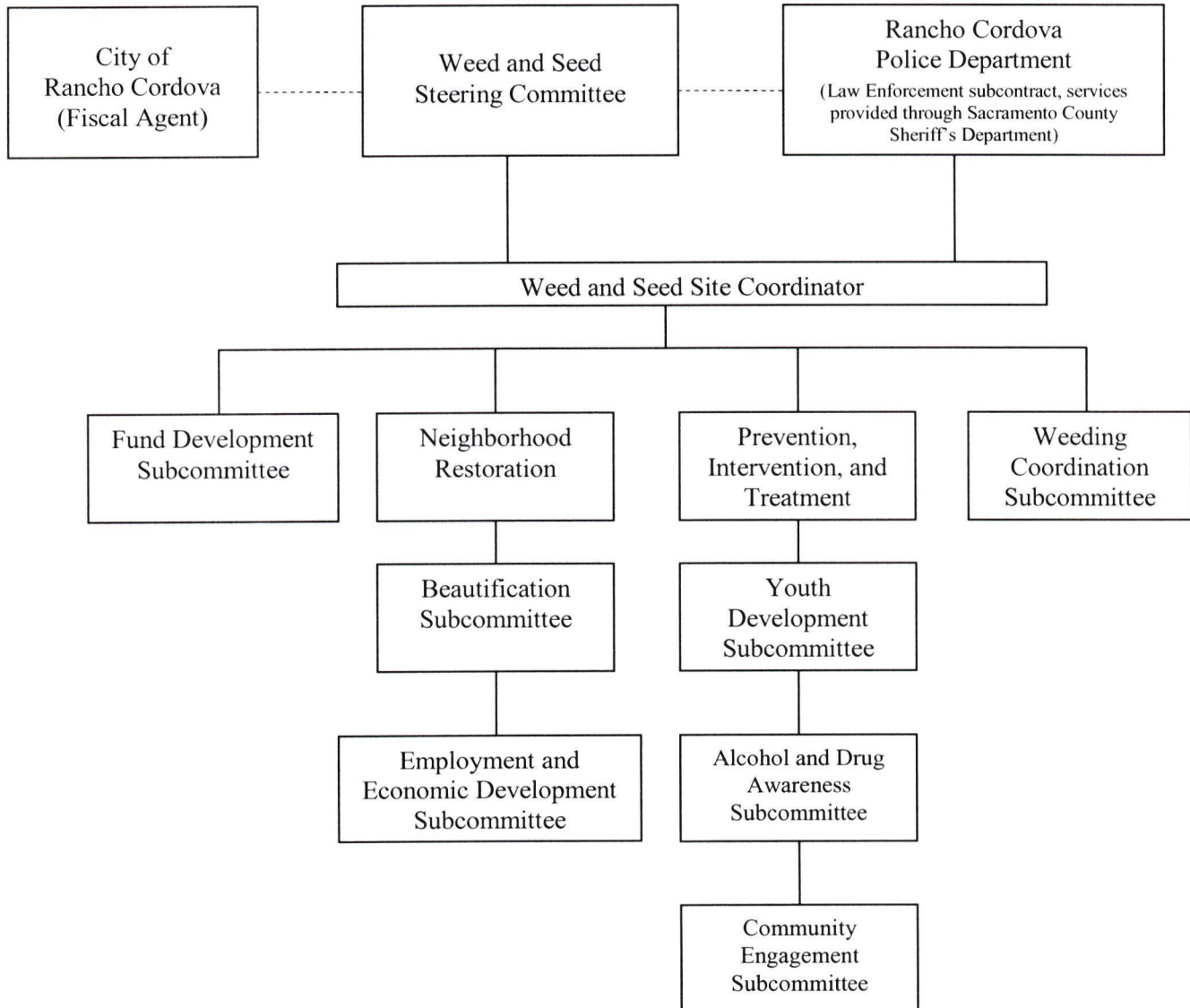
The Site Coordinator's salary and benefits can not be paid out of the Weed and Seed grant. Donations have been raised in the last two years to cover the salary. Yearly costs are approximately \$40,000. This is the "in kind" that the community provides each year.

Lorraine Black is currently the Site Coordinator for Weed and Seed. Until April 29, she was employed under the FCUSD Foundation. She has entered into a contract with the City of Rancho Cordova for services provided for May and June. There is only enough funding for two months of employment to pay her monthly salary and benefits. If the Council determines an interest in funding the Site Coordinator position, then at the Council's direction, staff can determine options for how that position might be organized under the City's existing personnel structure and address any other concerns the City Council may have.

Attachment(s):

1. Attachment A
2. Attachment B

Weed and Seed Organizational Chart



**Rancho Cordova Weed and Seed
STEERING COMMITTEE
Member/Alternate Contact Information**

Name	Member/Alternate	Phone #	Email/Mailing Address
Anne Pings	Member	554-2785	anne.pings@usdoj.gov
Jim Day	Alternate	554-2712	James.Day@usdoj.gov
*Sandra Woods	Member	361-7004	2608 El Parque Circle
*Dani Myers	Alternate	366-6938	heflind@saccounty.net 2621 Bravado Drive
*Bud Swart	Member/ Treasurer (No Alternate)	362-8062	bswart@pacbell.net 2728 El Segundo Drive
*Donna Wiese	Member	368-1759 wk) 361-6172 hm)	dwiese@fcusd.k12.ca.us 3065 Swansea Way
* Harold Hendrix	Alternate	563-7039 (h)	haroldjhendrix@hotmail.com
*Jerry Johnson	Member/ Vice Chair	363-8996	jerry.johnson10@comcast.net
*Linda Manriquez	Member	361-8952 (hm)	linda_manriquez@yahoo.com 10401 Mills Tower Drive
*Chelsea Manriquez	Member	361-8952 (hm)	10401 Mills Tower Drive
*Jessica Wiese	Alternate	361-6172	godsgirl3065@hotmail.com
Ken Cooley	Member	638-1332 705-3674 (cell)	Ken.Cooley@comcast.net
David Sander	Alternate	362-8433 837-3446 (cell)	dmsander@sanderassociates.com
Tom McMahon	Member	875-9603 (wk)	tmcmahon@sacsheriff.com
Alan Kobayashi	Alternate	875-5710 (wk)	akobayashi@sacsheriff.com
Yvonne DeHaan	Member (No Alternate)	942-0281	ydehaan@cityofranchocordova.org
Jane Smith	Member (No Alternate)	874-5465	smithjane@saccounty.net

* Indicates Resident

**Rancho Cordova Weed and Seed
STEERING COMMITTEE
Member/Alternate Contact Information**

Name	Member/Alternate	Phone #	Email/Mailing Address
Arthur Bowie	Member	875-5077	bowiea@sacounty.net
Jo Ann Harris	Alternate/ Secretary	875-5069	harrisj@sacounty.net
Sandy Deutsch	Member	875-8718	deutschs@sacounty.net
Don Pegues	Alternate	875-8601	peguesd@sacounty.net
Becky Goodwin	Member	635-4242	begood@avantac.com
*Larry Stafford	Alternate	638-2200 (wk)	larrys@cordovachurch.com 10577 Coloma Rd (wk) 10360 Malaga Way (hm)
Fay Kerekes	Member	363-9441	fkerekes@fcusd.k12.ca.us
Rhonda Werner	Alternate	363-9441 363-2962	rwerner@fcusd.k12.ca.us (wk) bwerner@pacbell.net (hm)
Eric Almquist	Member (No Alternate)	988-5285	ericalmquist@comcast.net
Rex Albright	Member	361-8700	ralbright@ranchocordova.org
Brian Cunha	Alternate	879-4434	bcunha@ranchocordova.org
Mary Bishop	Member (No Alternate)	875-0302	bishopm@sacounty.net
Dick Margarita	Member (No Alternate)	875-9656 (w)	margaritad@sacounty.net
Trisha Stanionis	Member (No Alternate)	278-4223	trisha@projecthelp.org
Staff			
Lorraine Black	Site Coordinator	875-8708 (wk) 717-5398 (cell)	l_j_black@yahoo.com
POP Officer			
Wayne Stephens	Weed & Seed Officer	875-9635 (Hotline)	wstephens@sacsheriff.com

* Indicates Resident

Memorandum

Date: June 6, 2005

To: Mayor and City Council

From: Paul Junker, Planning Director
Pam Johns, AICP, Special Projects Manager

Subject: General Plan Review of Landowner Requests for General Plan Amendment



RECOMMENDATION

In conjunction with the preparation of the City's General Plan, staff has received more than a dozen landowner requests for General Plan Amendment. This meeting has been scheduled as a forum for these landowners to introduce their interests as well as an opportunity for staff to identify how the requests relate to the vision and direction of the General Plan thus far. No specific action of the City Council is required at this time.

BACKGROUND

Over the last year, the City has been working diligently towards adoption of the first General Plan for Rancho Cordova. During that time, staff has received multiple property owner requests, ranging from general requests to urbanize large land holdings outside of existing City limits to specific requests to change the General Plan land use designation of a single parcel. Property owner requests received to date are summarized in the attached table (Attachment 1) and shown on the attached map (Attachment 2).

ANALYSIS

In May, City Council adopted the Draft Land Use Map Book and Circulation Plan. Together with the Vision Book, these documents represent the City's Interim General Plan for which subsequent decisions requiring General Plan consistency must comply. Correspondence received from landowners regarding the general or specific use of property within the Planning Area will need to be considered in conjunction with the General Plan. At the meeting, staff will provide a brief analysis of General Plan consistency for each landowner request. Again, no formal action is required. However, City Council may provide input and direction as appropriate.

NEXT STEPS

Staff will continue to accept landowner requests until such time that the City Council takes action on the Final General Plan Land Use Map. Landowner requests will again be presented in conjunction with final map consideration, and City Council will have the opportunity to support or reject each request not incorporated into the City's General Plan Land Use Map at that time.

- Attachments:
1. Summary of Property Owner Requests
 2. Location of Property Owner Requests

ATTACHMENT 1. SUMMARY OF PROPERTY OWNER REQUESTS

To date, the City has received requests and general correspondence from the following property owners who have requested one or more of the following: 1) specific changes to their land use designations and/or zoning; 2) proposed land uses for their properties; 3) stated their goal to be annexed into the City at some future time; and 4) requested to be informed about the General Plan process. Shown below is a summary of each request, and staff's analysis of whether each is consistent with the Draft Land Use Map.

Property Owner	Location	Project Name	Request	Consistency with Draft Land Use Map
Waegell Family	Grant Line North Planning Area (1,340 acres)	Waegell Villages	"Eco-Villages"—Mix of residential and commercial land uses. The November 10, 2004 land use concept includes 5,256 residential units on 708 acres, 348,480 square feet of commercial, 20 acres of schools, 75 acres of parks and trails, 489 acres of open space/ecological areas and a 48-acre lake. Several alternative configurations have been proposed by the property owner.	The suggested land uses are consistent with the general description of planned land uses in the Grant Line North Planning Area. No change to the Draft Land Use Map or the description of the Planning Area is needed.
Tracy Living Trust	Grant Line West Planning Area (124 acres) and East Planning Area (960 acres)		No specific request, other than general support for the planned urbanization of these areas	The property owner's request is consistent with the Draft Land Use Map, which provides for urbanization (at some level) of both Planning Areas

Property Owner	Location	Project Name	Request	Consistency with Draft Land Use Map
Michael and Marilyn Carney	East Planning Area (Approx 540 acres are located within the GP Planning Area and 1,541 acres are outside of GP Planning Area)		No specific request. Generally supportive of urbanization with appropriate uses, including industrial uses near Kiefer Landfill, residential with supporting neighborhood commercial uses, and a ranch type development project.	The suggested land uses are consistent with the overall intent for the East Planning Area. No change to the description of the Planning Area is needed;
Grant Line Jackson Investors	Grant Line South Planning Area (160 acres) – <i>NOTE: This site is located outside of the city limits.</i>		Mix of commercial and residential uses to allow for executive housing with a density range of ½ to 2 acres per dwelling unit and commercial services.	The suggested land uses may be consistent with the City's desired uses for this Planning Area. <i>NOTE: It should be clarified whether commercial uses are planned in this Area.</i>
Sequoia/RE E Trust –	Northeast corner of Zinfandel and White Rock (3 acres)		Requesting a Commercial Mixed Use designation to allow for a mix of commercial uses adjacent to the new City Hall building.	In conjunction with Council adoption of the Draft Land Use Map Book on May 18, 2005, this parcel was re-designated for "Commercial Mixed Use" consistent with the request. No change to the Draft Land Use Map is necessary.
Richland Planned Communities	Glory Lane Road east of Grant Line Road in the East Planning Area (878 acres)		No specific request. Generally supportive of urbanization with appropriate uses.	The suggested land uses are consistent with the overall intent for the East Planning Area.

Property Owner	Location	Project Name	Request	Consistency with Draft Land Use Map
Security Park Owners Association	Security Park, north side of Douglas Road in the Rio del Oro Planning Area (20 acres)	AIM Facility at Security Park	No specific request submitted in writing. However, based on conversations with a few of the property owners, there is interest in considering the opportunity to do commercial or office mixed use for the parcels fronting Douglas Road (approximately 20 acres).	Based on Council discussions regarding the preservation of industrial lands, no such change was recommended with the Draft Land Use Map Book for these parcels. However, the City may want to consider the appropriateness of a transition of some of the property based on the changing nature of surrounding uses in the immediate area.
Fite Development Co.	Northeast corner of Routier Road and Systems Parkway in the Countryside/Lincoln Village Planning Area (13 acres)		Rezone from MP to a Medium Density Residential to allow for a residential development with a density of approximately 10 units per acre.	The proposed use would be consistent with the conceptual land uses in the Countryside/Lincoln Village Planning Area, which allows for residential uses. The subject parcels are located between existing residential and office park development and either use could be appropriate in this location. Specific designation will be determined in conjunction with the Planning Area at the final land use map stage.

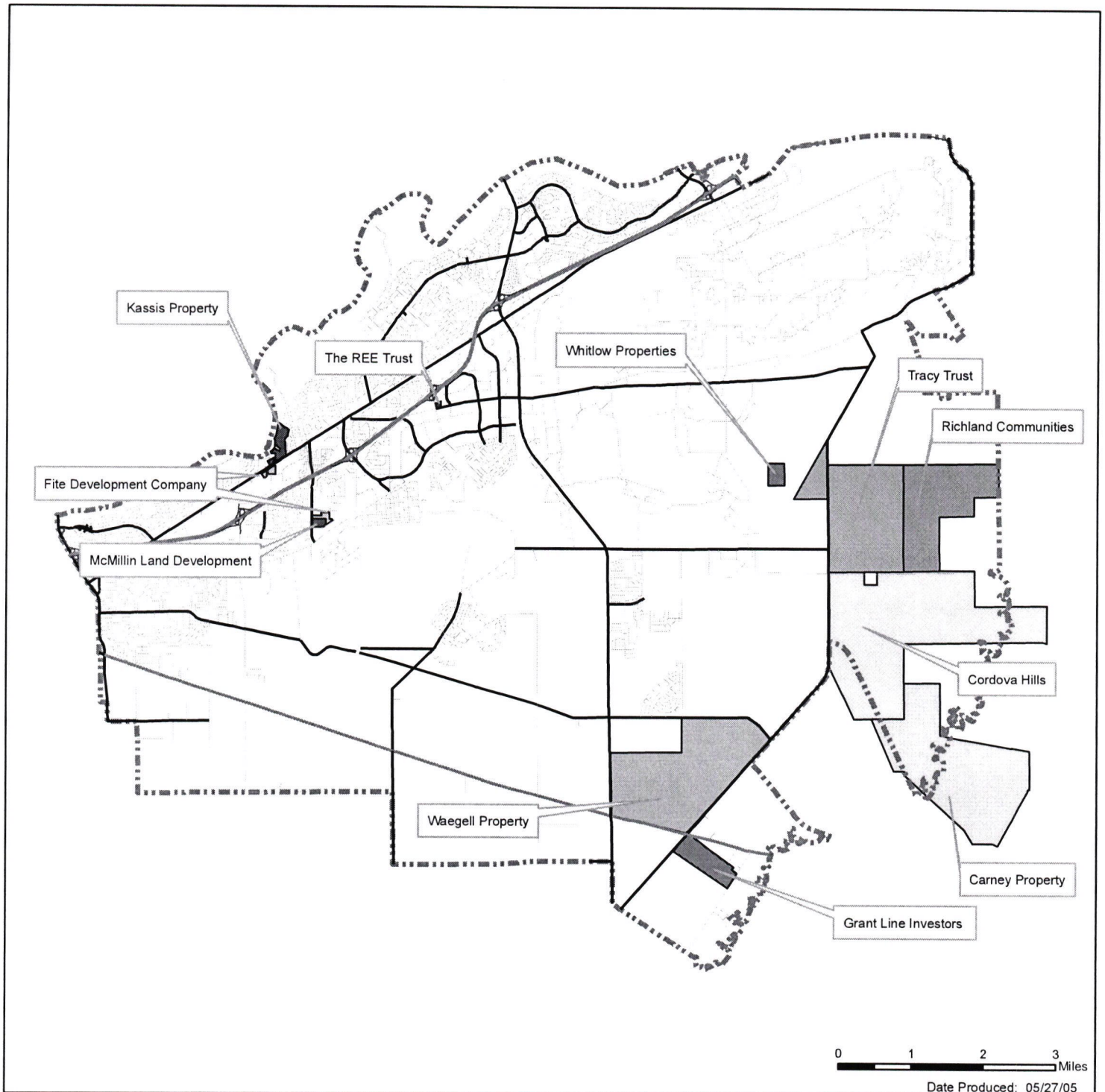
Property Owner	Location	Project Name	Request	Consistency with Draft Land Use Map
Fite Development Co.	Southeast corner of Folsom Boulevard and Horn Road in the Folsom Boulevard Planning Area (Approx 15 acres)	Old Mills Wineries I & II Development	Rezone to a mixed use zone to allow a small, multi-unit (high density) residential development with ground level retail to be incorporated into the existing Old Mills Wineries I project. Allow for a transit-oriented development in Old Mills Wineries II to allow for mixed office, light industrial, residential and retail uses.	The proposed uses would be consistent with the Folsom Boulevard Planning Area, which promotes transit-oriented and regional town centers and mixed use projects for residential, commercial and office uses. No change to the Draft Land Use Map or the description of the Planning Area is needed.
Lennar Communities	North of North Douglas project in the Grant Line West Planning Area (40 acres)	Whitlow property	Allow for 20 acres of the property to be planned as an extension of the North Douglas project and 20 acres to be set aside for a wetlands preserve.	The suggested land uses would be consistent with approved and anticipated land uses in the Planning Area. No change to the Draft Land Use Map or the description of the Planning Area is needed.
GenCorp	Westborough Planning Area (1,670 acres)	Westborough	Allow for a mix of uses, including commercial, village core, office, light industrial, schools, parks, residential, and open space.	The proposed uses would be consistent with the Westborough Planning Area, including village centers, residential neighborhoods, and employment centers. No change to the Draft Land Use Map or the description of the Planning Area is needed.

Property Owner	Location	Project Name	Request	Consistency with Draft Land Use Map
GenCorp	South of Folsom Boulevard from Hazel Avenue to Prairie City Road in the Glenborough Planning Area (1,400 acres)	Easton	Proposing a mix of land uses, including 542 acres of residential, 455 acres of parks and open space, 213 acres of commercial mixed use and office, 95 acres of urban transit and mixed uses, 75 acres of community resources and roads, and 20 acres of schools	The proposed mix of uses would be consistent with this Planning Area. No change to the Draft Land Use Map or the description of the Planning Area is needed.
Kassis Family	Adjacent to Folsom Boulevard and the American River in the Folsom Boulevard Planning Area (43 acres)	Kassis Property	Requesting a land use designation of residential mixed use in the General Plan to allow for a senior oriented residential community and a transit oriented development across from the future Horn Road light rail station.	The proposed senior oriented residential project would be consistent with the land uses in the Folsom Boulevard Planning Area. This planning area targets transit oriented developments, and encourages housing opportunities. No change to the Draft Land Use Map or the description of the Planning Area is needed.
J.A. Sioukas Family Partners, LP	East Planning Area (APN #s: 073-0010-020, 073-0050-017, 073-0070-004, 073-0080-048, 073-0040-014) (Approx 912 acres)		No specific request. Would like to be included in the overall planning process for the General Plan.	N/A

Property Owner	Location	Project Name	Request	Consistency with Draft Land Use Map
B&Z Properties, Inc.	East of Grant Line Road in the East Planning Area (2,350 acres – approx 570 acres are located outside of GP Planning Area)	Cordova Hills	Proposed uses may include executive housing, single-family residential, town homes, a regional park, golf course opportunity, school/park site, a possible medical campus, commerce center, neighborhood core and open space.	The proposed Vision Plan shows a mix of neighborhoods, villages and districts that are consistent with the Interim General Plan land use map book and vision book. Additionally, the large-lot single-family residential uses would be used to transition density along the project perimeter and the 500 acres of open space would preserve existing biological resources. No change to the description of the Planning Area is needed.
Patrick Willis	Located on the south side of Folsom Boulevard between Sunrise and Hazel (13 acres)	Folsom Boulevard Transit Oriented Development ("Mineshaft")	The property owner is proposing a Transit Oriented Development. Uses may include 13,000 to 150,000 square feet of retail, several hundred residential units with a mix of housing types, including senior housing, and park space. The project would incorporate the future proposed light rail station and the Folsom Canal. The project would include 6 to 10-story buildings and mid- to low-high-rise buildings. It may also include a small amount of office space or a hotel near the main entrance.	This project falls within the Folsom Boulevard Planning Area, which envisions additional housing opportunities and developments that support transit ridership, projects that take advantage of light rail and proximity to Highway 50, and increased building heights. This project would be consistent with the types of uses and intensities envisioned for Folsom Boulevard. No change to the Draft Land Use Map or the description of the Planning Area is needed.

Property Owner	Location	Project Name	Request	Consistency with Draft Land Use Map
McMillin Land Development	Northeast corner of Routier Road and Systems Parkway in the Countryside/Lincoln Village Planning Area (13 acres)	American Center West	General Plan Amendment to Medium-Density Residential (and concurrent rezoning) to allow for a residential project with a density of 10 to 12 units per acre.	The proposed use would be consistent with the conceptual land uses in the Countryside/Lincoln Village Planning Area, which allows for residential uses. No change to the Draft Land Use Map or the description of the Planning Area is needed.

Location of Property Owner Requests



**CITY OF RANCHO
CORDOVA, CA**

FISCAL YEAR 2005 – 2006
BUDGET PRESENTATION

FEDERAL DEFICIT IMPACT

- FEDERAL GOVERNMENT'S CONTINUED NEED TO FUND THE IRAQ WAR LEAVES LITTLE LEFT OVER FOR STATES AND CITIES
- WAR IN IRAQ AND THE POTENTIAL FOR ACTIONS IN IRAN AND KOREA WILL ALSO PUT PRESSURE ON CONTINUED DEFICIT SPENDING
- CONTINUED PRESSURE TO ADDRESS THE STRUCTURAL INBALANCE IN GALLOPING MEDICAL COSTS
- FEDERAL GOVERNMENT CONTINUES TO OPERATE IN THE RED...LONG TERM AFFECT OF THIS TYPE OF FISCAL POLICY WILL BE FELT FOR A NUMBER OF YEARS

**POTENTIAL IMPACTS TO
RANCHO CORDOVA**

- POSSIBILITY OF FUNDING FOR THE FOLSOM BLVD. UPGRADE COULD BE AFFECTED
- CDBG FUNDS COULD BE AFFECTED
- OVERALL REDUCED FUNDING OF SOCIAL AND TRANSPORTATION PROGRAMS WILL FILTER DOWN TO LESS FUNDS AVAILABLE AT THE LOCAL LEVEL

STATE & COUNTY IMPACTS

- STATE BUDGET STILL UNDECIDED
- THEREFORE, THE COUNTY BUDGET WON'T BE DECIDED UNTIL MID-AUGUST WHICH COULD AFFECT:
 - AMERICAN RIVER PARKWAY MAINTENANCE
 - AIRPORT
 - ROADWAYS
 - SOCIAL SERVICES

PROPOSITION 1A

- PROPOSITION PROVIDES PROTECTION AGAINST STATE RAIDS OF LOCAL FUNDS
- FY 2006 WILL BE SECOND AND LAST YEAR OF VOLUNTARY CITY GIVEBACKS
- RANCHO CORDOVA, AS A NEW CITY, WAS NOT AFFECTED BY THE VOLUNTARY REDUCTIONS
- IN FY 2006-07, THE STATE WILL BE REQUIRED TO START MAKING PAYMENTS TO CITIES THAT WILL AFFECT OTHER STATE FISCAL RESPONSIBILITIES

NOW...THE LOCAL BUDGET FOR THE CURRENT YEAR

- YEAR TO DATE GENERAL FUND REVENUES ARE ACTUALLY OUTPACING THE ESTIMATED ACTUALS IN THE BUDGET DOCUMENT
- YEAR TO DATE GENERAL FUND EXPENDITURES ARE NOT EXPECTED TO RISE ABOVE ESTIMATED ACTUALS IN THE BUDGET

FY 2005 REVENUES

- SEVERAL GENERAL FUND REVENUE RESOURCES ARE OUTPERFORMING BUDGET ESTIMATES
 - SALES TAXES
 - MOTOR VEHICLE IN LIEU FEES
 - BUILDING PERMIT FEES

SALES TAXES

- THE "TRIPLE FLIP" IS OPERATING
- THE CITY HAS BEEN RECEIVING ONLY $\frac{3}{4}$ OF 1 PERCENT FROM THE STATE ON A MONTHLY BASIS
- THIS HAS RESULTED ONLY IN A CASH FLOW ISSUE
- COUNTY IS MAKING UP THE ESTIMATED DEFICIT WITH PROPERTY TAXES
- CITY RECEIVES THESE IN JANUARY AND MAY OF EACH YEAR WITH A TRUE-UP DUE THE FOLLOWING JANUARY

SALES TAXES (CONTINUED)

- CITY RECEIVED A HIGHER THAN EXPECTED PAYMENT FROM THE COUNTY IN MAY WHICH INCREASES THE ESTIMATED ACTUAL
- THIS ALONG WITH INCREASED PAYMENTS FROM THE STATE WILL PROVIDE AN ADDITIONAL \$292,800 OR 3.18% FROM ESTIMATES IN THE BUDGET DOCUMENT

MOTOR VEHICLE IN LIEU

- THIS WAS ONE OF THE RESOURCES THAT WAS VOLUNTARILY GIVEN UP BY THE CITIES IN EXCHANGE FOR THE GOVERNOR'S SUPPORT OF PROP 1A
- PAYMENTS, BY THE STATE, WERE REDUCED BY APPROXIMATELY 66% WHICH WOULD HAVE RESULTED IN OVER A \$2,000,000 HIT TO THE CITY

**MOTOR VEHICLE IN LIEU
(CONTINUED)**

- THE CITY, AS A NEWLY INCORPORATED CITY, WAS EXEMPTED FROM THIS REDUCTION
- ALTHOUGH THE STATE ONLY PROVIDES A SMALL PAYMENT TO THE CITY EACH MONTH, IT IS MADE UP BY PAYMENTS FROM THE COUNTY IN JANUARY AND MAY
 - THESE PAYMENTS ARE EQUAL TO THE REDUCTION IN STATE PAYMENTS

**MOTOR VEHICLE IN LIEU
(CONTINUED)**

- A HIGHER THAN EXPECTED MAY PAYMENT FROM THE COUNTY INCREASED THE ESTIMATED ACTUAL BY \$288,850 OR 7.82%

BUILDING PERMITS

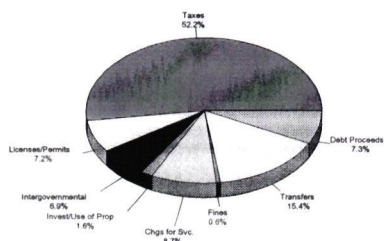
- ORIGINALLY ESTIMATED TO BE \$2,623,000
- ACTUAL REVENUES RECEIVED FOR APRIL AND ACTUAL BUILDING PERMIT ACTIVITY IN MAY WILL INCREASE THAT ESTIMATE TO \$2,864,220
- THIS RESULTS IN AN INCREASE IN REVENUE OF \$241,200 OR 9.2%

GENERAL FUND REVENUES

- BASED ON ADDITIONAL INFORMATION SINCE THE BUDGET WAS COMPLETED, THE ESTIMATED GENERAL FUND REVENUE WILL BE \$27,718,335
- EXPENDITURES ARE EXPECTED TO REMAIN AT \$25,970,825
 - THIS WILL INCREASE OUR FUND BALANCE TO \$8,701,455 AT JUNE 30, 2005
 - THAT FUND BALANCE WILL BE EQUAL TO 28% OF OUR PROPOSED GENERAL FUND OPERATING BUDGET

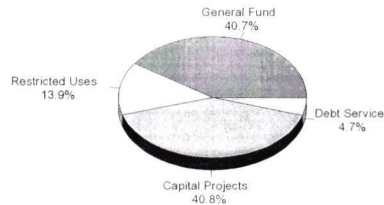
OVERALL REVENUES – FY 2006

TOTAL REVENUES AND OTHER SOURCES \$74,740,577



EXPENDITURES – FY 2006

TOTAL EXPENDITURES AND OTHER USES \$81,884,848



GENERAL FUND REVENUES FY 2005 – 2006 ORDER OF MAGNITUDE

SALES TAXES	\$9,500,000	28.46%
BUILDING PERMITS	\$4,826,205	14.46%
MOTOR VEHICLE IN LIEU	\$3,700,000	11.09%
COST RECOVERY	\$2,346,411	7.03%
TRANSIENT OCCUPANCY TAX	\$2,000,000	5.99%
UTILITY USERS TAXES	\$1,585,000	4.75%
FRANCHISE FEES	\$934,722	2.8%
ALL OTHERS	\$7,907,166	25.42%

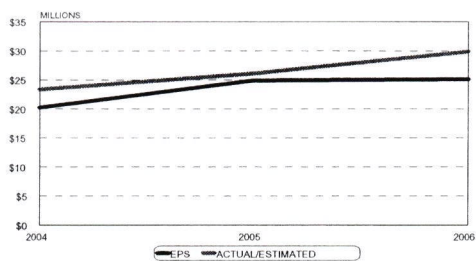
OVERVIEW OF FY 2006 BUDGET

- INCREASE IN REVENUE FROM TAXES:
 - ONLY 1.37% FROM FY 2005 BUDGET
 - 5.96% FROM FY 2005 ESTIMATED ACTUAL
- FRANCHISE FEES
 - EXPECTED TO INCREASE 67.81% FROM FY 2005 BUDGET
 - HOWEVER, ONLY EXPECTED TO INCREASE 26.4% FROM FY 2005 ESTIMATED ACTUAL
 - DUE MAINLY TO SIGNIFICANT EMPHASIS ON COMMERCIAL HAULER'S ENFORCEMENT

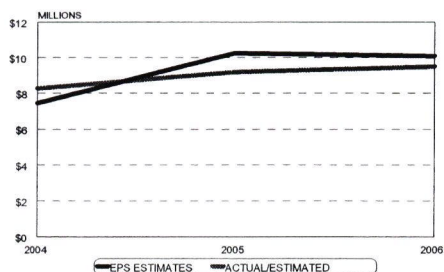
GENERAL FUND REVENUES

- EXPECTED TO INCREASE BY \$3 MILLION OVER FY 2005 BUDGET
- MAJOR INCREASES ARE EXPECTED IN:
 - BUILDING PERMIT FEES
 - FRANCHISE FEES
 - STREET SWEEPING FEES
 - LEASE INCOME
 - TRAFFIC FINES
 - COST RECOVERY

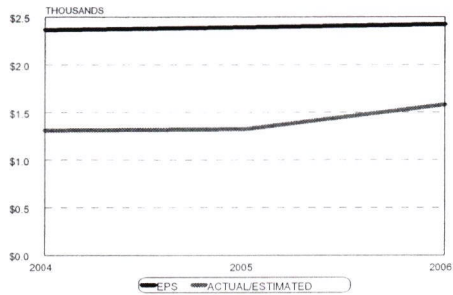
GENERAL FUND REVENUES



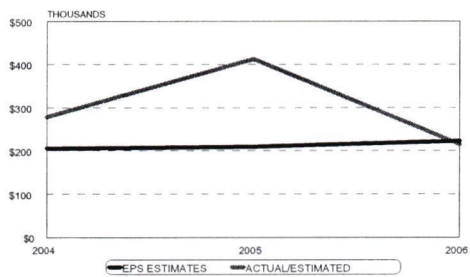
SALES TAXES



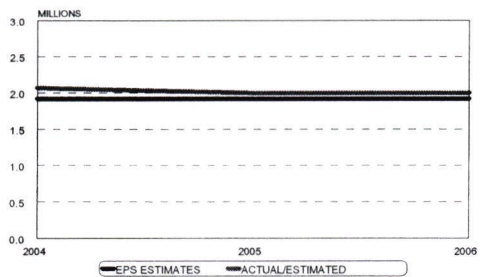
UTILITY USERS TAXES



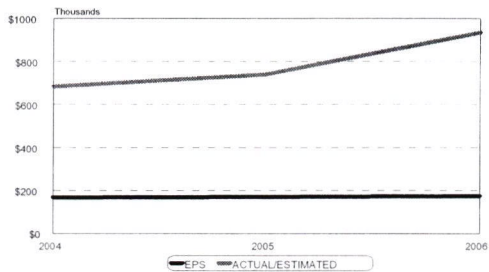
PROPERTY TRANSFER TAX



TRANSIENT OCCUPANCY TAX



FRANCHISE FEES



GENERAL FUND REVENUES

- BUILDING PERMIT FEES EXPECTED TO INCREASE BY \$1,906,805 FROM FY 2005 BUDGET (65%)
- FY 2006 WILL BE FIRST FULL YEAR OF STREET SWEEPING FEES. THAT FEE SHOULD GENERATE \$146,858
 - WILL OFFSET EXPENDITURE OF \$150,000

GENERAL FUND REVENUES

- FINES AND FORFEITURES EXPECTED TO INCREASE BY 44.7% OVER FY 2005 BUDGET AND 39.8% OVER FY 2005 ESTIMATED ACTUAL
 - DUE LARGELY TO AN INCREASE EMPHASIS ON TRAFFIC ENFORCEMENT
 - \$90,000 EXPECTED TO BE GENERATED FROM THE IMPLEMENTATION OF A COMMERCIAL VEHICLE ENFORCEMENT UNIT

GENERAL FUND REVENUES

- USE OF CITY PROPERTY/INTEREST
 - WITH THE ACQUISITION OF BOTH THE PROSPECT PARK AND KILGORE PROPERTIES, THE CITY WILL ENTER INTO THE UNIQUE POSITION OF BEING A LANDLORD
 - THIS ROLE WILL PROVIDE ADDITIONAL REVNUUE IN THE FORM OF LEASE REVENUE TO ASSIST IN THE MAINTENANCE OF THESE ASSETS

GENERAL FUND REVENUES

- LEASE INCOME (CONTINUED)
 - LEASE REVENUE EXPECTED TO BE \$1,112,646 BASED ON EXISTING LEASES
 - INCLUDES ONE-TIME PAYMENTS FOR POSSIBLE LEASE BUY-OUTS
 - THESE REVENUES ARE BALANCED BY A PLANNED EXPENDITURE OF \$538,750 IN FACILITIES MANAGEMENT
 - THE DIFFERENCE OF \$674,896 IS BEING TRANSFERRED TO THE DEBT SERVICE FUND FOR FUTURE DEBT SERVICE PAYMENTS

GENERAL FUND REVENUE

- MOTOR VEHICLE IN LIEU
 - CITY EXPECTS TO CONTINUE TO RECEIVE 100% OF ITS ALLOCATION THROUGH A COMBINATION OF
 - DIRECT PAYMENTS FROM THE STATE ON A MONTHLY BASIS, AND
 - SEMI-ANNUAL PAYMENTS FROM THE COUNTY FROM PROPERTY TAXES TO MAKE UP THE DIFFERENCE
 - THIS REVENUE SOURCE IS EXPECTED TO REMAIN STABLE IN FY 2006

GENERAL FUND REVENUE

- FEDERAL GRANT
 - \$95,000 IS EXPECTED TO REIMBURSE THE CITY FOR THE WEED N SEED GRANT
- OTHER GRANTS ARE BUDGETED IN SPECIAL REVENUE FUNDS WHICH WILL BE DISCUSSED LATER

GENERAL FUND REVENUE

- TOWING FEES
 - DUE TO A STRONG ENFORCEMENT PROGRAM FOR BOTH ABANDONED VEHICLES AND IMPOUNDING VEHICLES DUE TO TRAFFIC VIOLATIONS, THE CITY COLLECTS ALMOST \$100,000 IN FEES
 - THIS REVENUE OFFSETS THE COSTS OF TOWING ABANDONED VEHICLES THAT ARE NEVER RECLAIMED

GENERAL FUND REVENUES

- COST RECOVERY
 - THE CITY RECOVERS A SIGNIFICANT AMOUNT OF OUR COSTS THROUGH BILLINGS MAINLY TO DEVELOPERS
 - LEGAL IS EXPECTED TO RECOVER \$300,000
 - PLANNING IS EXPECTED TO RECOVER \$1,181,500
 - PUBLIC WORKS IS EXPECTED TO RECOVER \$552,336

GENERAL FUND REVENUES

- COST RECOVERY (CONTINUED)
 - THIS CITY WILL BEGIN TO RECOVER COSTS RELATED TO OUR ADMINISTRATIVE OVERHEAD
 - THE COST RECOVERY WILL BE BASED ON THE “COST OF SERVICE” STUDY THAT WILL BE COMPLETED IN EARLY JULY
 - IT IS EXPECTED THAT THE OVERHEAD CHARGE WILL AMOUNT TO A MINIMUM OF 15% OF THE CURRENT CHARGES – WHICH IS NOW BUDGETED

GENERAL FUND REVENUE

- TRANSFERS
 - TRANSFERS ARE AN “ACCOUNTING” METHOD WHERE ONE FUND COLLECTS THE FUNDS AND THEN “TRANSFERS” THEM TO ANOTHER FUND WHERE THE EXPENDITURE OCCURS
 - “TRANSFERS IN” REPRESENT INCOME TO THE FUND WHILE
 - “TRANSFERS OUT” ARE EXPENDITURES IN THE FUND

GENERAL FUND REVENUE

- TRANSFERS IN
 - THE GENERAL FUND WILL RECEIVE THE FOLLOWING:
 - GAS TAX (\$129,000) – PARTIAL PAYMENT OF HANSEN SOFTWARE
 - MEASURE A (\$149,000) – PARTIAL PAYMENT OF HANSEN SOFTWARE
 - TRAFFIC IMPACT FEES (\$110,000) – PARTIAL PAYMENT OF HANSEN SOFTWARE

GENERAL FUND REVENUES

- PARK DEVELOPMENT FEES (\$35,625) -
PAYMENT OF LEGAL & PLANNING COSTS
- CFF ADMINISTRATION (\$59,500) -
ADMINISTRATIVE FEES ASSOCIATED WITH
COMMUNITY FACILITIES FEES
- CFD ADMINISTRATION (\$92,331) -
ADMINISTRATIVE FEES ASSOCIATED
WITH THE ONGOING ADMINISTRATION OF
THE MELLO ROOS BONDS

SPECIAL REVENUES

- SPECIAL REVENUES ARE THOSE THAT ARE
DESIGNATED FOR SPECIFIC PURPOSES
- EXPENSES ARE MATCHED AGAINST THE
REVENUE RECEIVED AND GENERALLY DO
NOT EXCEED REVENUES IN A GIVEN YEAR
- FY 2006 BUDGET PROVIDES FOR
SIGNIFICANT CARRYOVER TO FUTURE
YEARS

SPECIAL REVENUES

- SIGNIFICANT CARRYOVERS WILL BE
REALIZED IN THE FOLLOWING FUNDS:
 - VILLAGES OF ZINFANDEL
 - TRAFFIC IMPACT FEES
 - COMMUNITY FACILITIES FEES
 - SUNRISE DOUGLAS IMPACT FEES
- CITY WILL EXPEND MORE THAN RECEIVED
IN:
 - GAS TAX
 - MEASURE A
 - GENERAL PLAN IMPACT

SPECIAL REVENUES

- GAS TAX
 - \$1,350,250 EXPECTED
 - USED EXCLUSIVELY FOR ROAD MAINTENANCE
- MEASURE A
 - \$2,449,102
 - USED EXCLUSIVELY FOR ROAD MAINTENANCE AND CONSTRUCTION

SPECIAL REVENUES

- HOUSING FUND
 - RECEIVED FROM DEVELOPERS AS AN IMPACT FEE
 - \$95,000 EXPECTED AND USED EXCLUSIVELY FOR LOW & MODERATE INCOME HOUSING PROGRAMS
- VILLAGES OF ZINFANDEL
 - TRAFFIC AND LIBRARY IMPACT FEES
 - USED FOR INFRASTRUCTURE RELATED TO THIS DEVELOPMENT

SPECIAL REVENUES

- COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
 - THIS WILL BE THE LAST YEAR THAT THIS PROGRAM IS FUNDED THROUGH THE SHRA
 - BEGINNING IN 2006, THE CITY WILL BE ELIGIBLE TO RECEIVE THE ENTIRE ALLOTMENT AND DECIDE WHERE TO USE THE FUNDS

SPECIAL REVENUES

- IMPACT FEES:
 - TRAFFIC – EXPECTED TO RECEIVE \$2.2 MILLION IN FY 2006
- COMMUNITY FACILITIES FEES
 - EXPECTED TO RECEIVE \$1.5 MILLION IN FY 2006
 - WILL BE PARTIALLY USED TO PAY DEBT SERVICE ON THE BONDS THAT WILL BE ISSUED FOR PROSPECT PARK AND KILGORE

SPECIAL REVENUES

- SUNRISE DOUGLAS IMPACT FEES
 - SUPPLEMENTAL IMPACT FEES FOR THIS SPECIFIC AREA
 - EXPECTED TO RECEIVE OVER \$4.1 MILLION
 - USED EXCLUSIVELY FOR INFRASTRUCTURE IN THE SPECIFIC AREA

SPECIAL REVENUES

- GENERAL PLAN IMPACT
 - USED TO DEFRAY THE COST OF DEVELOPING AND MAINTENANCE OF THE GENERAL PLAN (\$131,600)
- ENVIRONMENTAL IMPACT
 - SWANSON HAWK MITIGATION
 - EXPECTED TO RECEIVE \$50,000
- LMD 4 ASSESSMENT DISTRICT
 - CITY WILL TAKE OVER ADMINISTRATION OF THIS DISTRICT (\$110,000)

SPECIAL REVENUES

- GRANTS
 - POLICE (\$323,129): USED TO PAY FOR A PORTION OF 2 TRAFFIC ENFORCEMENT OFFICERS
 - FROM THE OFFICE OF TRAFFIC SAFETY
- FEDERAL GRANT
 - PUBLIC WORKS (\$1,070,000): USED TO PAY FOR A PORTION OF THE MATHER INTERCHANGE PROJECT

SPECIAL REVENUES

- RECYCLING GRANT
 - \$19,917: USED TO FURTHER RECYCLING PROGRAMS
- PARK DEVELOPMENT & RENOVATION
 - \$950,000: PROPOSED PASS THROUGH TO THE PARK DISTRICT AFTER ADMINISTRATIVE AND ACTUAL COSTS ARE DEDUCTED

SPECIAL REVENUES

- REDEVELOPMENT AGENCY
 - FORMED IN 2005 AND WILL BE USED TO ASSIST IN REDEVELOPMENT IN SPECIFIC PROJECT AREAS
 - REVENUE WILL COME FROM TAX INCREMENT IN THE PROJECT AREAS
 - INCREMENT EQUALS THE INCREASE IN ASSESSED VALUE FROM THE BASE YEAR
 - FUNDED WITH A LOAN OF \$458,141 FROM THE GENERAL FUND IN FY 2005

CAPITAL PROJECT FUNDS

- THESE TYPE OF FUNDS COVER MORE THAN ONE FISCAL YEAR
- REVENUES (RESOURCES) ARE SHOWN ONLY FOR THE FIRST YEAR
- EXPENDITURES ARE ALSO ONLY SHOWN FOR THE FIRST YEAR

CAPITAL PROJECT FUNDS

- THREE NEW FUNDS HAVE BEEN CREATED TO:
 - TRACK THE RESOURCES AND EXPENSES OF THE CITY'S MAJOR CAPITAL PROJEC
- THOSE MAJOR PROJECTS INCLUDE:
 - THE NEW CITY HALL
 - THE KILGORE PROPERTY (CITY OPERATIONS FACILITY)
 - VARIOUS PUBLIC WORKS PROJECTS

CAPITAL PROJECTS FUNDS

- CITY HALL PROJECT
 - RESOURCES INCLUDE:
 - \$19 MILLION IN BOND PROCEEDS THAT WILL BE RECEIVED IN FY 2005
- CITY OPERATIONS FACILITY PROJECT
 - RESOURCES INCLUDE:
 - \$5.3 MILLION IN BOND PROCEEDS THAT WILL BE RECEIVED IN FY 2006
 - THE CITY WILL ALSO INVESTMENT AN ADDITIONAL \$1 MILLION IN THIS PROJECT

CAPITAL PROJECT FUNDS

- PUBLIC WORKS CAPITAL PROJECTS
 - OTHER REVENUE INCLUDE:
 - FEDERAL GRANT
 - SACOG LOAN
 - TRANSFERS FROM:
 - \$1,800,000 FROM MEASURE A
 - \$550,000 FROM TRAFFIC IMPACT FEES
 - \$600,000 FROM SUNRISE DOUGLAS IMPACT
 - \$200,000 FROM VILLAGES OF ZINFANDEL
 - \$217,700 FROM CDBG
 - \$50,000 FROM COMMUNITY FACILITIES FEES

DEBT SERVICE FUNDS

- FUNDS INCLUDE:
 - DEBT SERVICE ON THE NEW CITY HALL
 - DEBT SERVICE ON THE CITY OPERATIONS FACILITY (KILGORE)
 - ONE EXISTING AND TWO ADDITIONAL MELLO ROOS DEBT STRUCTURES

DEBT SERVICE FUNDS

- THESE FUNDS ARE USED TO COLLECT RESOURCES FROM OTHER FUNDS AND THEN MAKE THE DEBT PAYMENT
- RESOURCES FOR THE 3 MELLO ROOS INSTRUMENTS COME FROM THE PROPERTY TAXES IMPOSED ON THE PROPERTY THAT RECEIVED THE BENEFIT

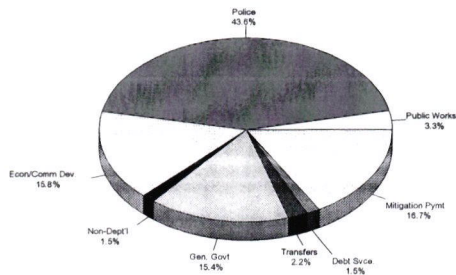
DEBT SERVICE FUNDS

- CITY HALL DEBT SERVICE
 - CERTIFICATES OF PARTICIPATION WILL BE ISSUED TO FINANCE THIS ACQUISITION
 - DEBT SERVICE WILL BE COVERED FROM THREE SOURCES:
 - CITY HALL COMMUNITY FACILITIES FEE (CFF)
 - POLICE FACILITY FEE CFF
 - COMMUNITY CENTER CFF
 - ADDITIONAL RESOURCES INCLUDE THE DIFFERENCE BETWEEN ONE-TIME LEASE PAYMENTS AND ACTUAL EXPENDITURES FOR MAINTENANCE

DEBT SERVICE FUNDS

- CITY OPERATIONS FACILITY (KILGORE)
 - CERTIFICATES OF PARTICIPATION (COPS) WILL BE ISSUED IN MID-JULY TO FUND THIS ACQUISITION
 - THE CITY WILL PROVIDE \$1 MILLION IN FUNDS (INVESTMENT)
 - RESOURCES TO PAY THE DEBT SERVICE INCLUDE:
 - MUSEUM CFF
 - CORPORATION YARD CFF

GENERAL FUND EXPENDITURES



**GENERAL FUND
EXPENDITURES**

- POLICE -- \$13,265,780 (43.6%)
- MITIGATION PAYMENT -- \$5,077,750 (16.7%)
 - TIED TO THE PROPERTY TAX REVENUES AND
EQUAL TO 95% OF TOTAL PROPERTY TAXES
- COMMUNITY/ECONOMIC DEVELOPMENT --
\$4,655,695 (15.8%)
 - INCLUDES:
 - PLANNING
 - ECONOMIC DEVELOPMENT
 - BUILDING & SAFETY
 - CODE ENFORCEMENT

**GENERAL FUND
EXPENDITURES**

- GENERAL GOVERNMENT -- \$5,579,033 (15.4%)
 - INCLUDES:
 - LEGISLATIVE (CITY COUNCIL, CITY ATTORNEY AND
ADVISORY BOARDS)
 - CITY MANAGER
 - CITY CLERK
 - ADMINISTRATIVE SUPPORT
 - HUMAN REOURCES
 - RECORDS MANAGEMENT
 - ELECTIONS
 - FINANCE
 - INFORMATION TECHNOLOGY
 - FACILITIES MANAGEMENT
 - ANIMAL SERVICES
 - RISK MANAGEMENT

**GENERAL FUND
EXPENDITURES**

- PUBLIC WORKS -- \$996,036 (3.3%)
 - THE MAJORITY OF EXPENSES FOR THIS
DEPARTMENT ARE IN THE SPECIAL REVENUE
FUNDS INCLUDING:
 - MEASURE A
 - GAS TAX
 - VARIOUS IMPACT FEES
 - GENERAL FUND EXPENDITURES INCLUDE:
 - STREET SWEEPING
 - COST RECOVERY ACTIVITIES

**GENERAL FUND
EXPENDITURES**

- TRANSFERS -- \$674,896 (2.2%)
 - REPRESENT TRANSFERS TO THE CITY HALL DEBT SERVICE FUND
 - THIS TRANSFER IS EQUAL TO THE DIFFERENCE OF LEASE PAYMENTS AND THE BUDGETED COST OF FACILITIES MAINTENANCE AND MANAGEMENT
 - TRANSFER REPRESENTS ONE-TIME LEASE PAYMENTS

**GENERAL FUND
EXPENDITURES**

- DEBT SERVICE (\$463,012)
 - REPRESENTS THE FIRST YEAR TRANSITION COSTS THAT ARE AMORTIZED OVER FIVE YEARS
 - FY 2006 WILL BE THE SECOND YEAR OF PAYMENTS
 - \$463,012 INCLUDE:
 - \$423,012 PRINCIPAL
 - \$40,000 INTEREST

**GENERAL FUND
EXPENDITURES**

- NON-DEPARTMENTAL
 - THIS CATEGORY HAS BEEN SIGNIFICANTLY REDUCED FROM PRIOR YEARS
 - INCLUDES ONLY THOSE EXPENSES THAT ARE CITY-WIDE IN NATURE AND INCLUDE:
 - CITY-WIDE RETIREMENT BENEFITS
 - CITY-WIDE MAINTENANCE CONTRACTS
 - LEASE EQUIPMENT
 - MISCELLANEOUS OPERATING EXPENDITURES

**GENERAL FUND
EXPENDITURES**

- HIGHLIGHTS
 - ADMINISTRATIVE SUPPORT DIVISION
CREATED TO PROVIDE CITY-WIDE
ADMINSTRATIVE SUPPORT
 - \$300,000 INCLUDED TO BEGIN STREET
SIGN REPLACEMENT
 - TWO ADDITIONAL TRAFFIC OFFICERS
 - COMMERCIAL TRAFFIC OFFICER FOR
ENFORCEMENT OF OVERWEIGHT
VEHICLES

**GENERAL FUND
EXPENDITURES**

- HIGHLIGHTS (CONTINUED)
 - INCREASED ANIMAL CONTROL SERVICES
WITH THE HIRING OF OFFICERS TO NOT
ONLY ENFORCE BUT PROVIDE
OUTREACH TO RESIDENTS
 - IMPROVED REFUSE COLLECTION AND
STREET SWEEPING SERVICES
 - INCREASING PUBLIC INFORMATION BY
THE ADDITION OF A PUBLIC
INFORMATION OFFICER

**GENERAL FUND
EXPENDITURES**

- HIGHLIGHTS (CONTINUED)
 - ADDING ADDITIONAL POSITIONS TO BUILDING
AND SAFETY TO ACCOMMODATE INCREASES IN
BUILDING ACTIVITY
 - HIRING OF AN ASSITANT FINANCE DIR.
 - SECURING A FACILITIES MANAGER TO OVERSEE
NEW CITY PROPERTY
 - PROVIDING FOR AN APPROPRIATE BALNCE OF
FULL-TIME CITY STAFF AND CONTRACT
PROFESSIONAL TALENT

**GENERAL FUND
EXPENDITURES**

- OVERALL, GENERAL FUND EXPENDITURES ARE EXPECTED TO INCREASE \$2,143,425 (7.38%) OVER FY 2005 BUDGET
- INCREASES DUE TO EXPANDED SERVICE LEVELS AND THE ACQUISITION OF NEW FACILITIES

**SPECIAL REVENUE
EXPENDITURES**

- GAS TAX
 - \$1,570,516 TO PROVIDE ROAD MAINTENANCE
- MEASURE A
 - \$3,638,000 TO PROVIDE
- HOUSING FUND
 - \$96,842 TO STAFF A HOUSING AND NEIGHBORHOOD ACTIVITY

**SPECIAL REVENUE
EXPENDITURES**

- IMPACT FEES:
 - VILLAGES OF ZINFANDEL (\$200,000)
 - TRAFFIC IMPACT FEES (\$735,000)
 - SUNRISE DOUGLAS IMPACT FEES (\$900,000)
 - ALL WILL BE USED TO FUND PUBLIC WORK CAPITAL PROJECTS

**SPECIAL REVENUE
EXPENDITURES**

- COMMUNITY FACILITIES FEES
 - \$1,265,000
 - WILL BE USED MAINLY TO COVER DEBT SERVICE PAYMENTS ON THE TWO NEW CITY FACILITIES
- GENERAL PLAN IMPACT FEE
 - \$456,160
 - WILL BE USED TO COVER THE COSTS OF THE GENERAL PLAN

**SPECIAL REVENUE
EXPENDITURES**

- REDEVELOPMENT AGENCY
 - \$450,000 WILL BE USED TO CONTINUE THE FORMATION OF THE AGENCY AND THE IDENTIFICATION OF THE PROJECT AREAS
- CDBG
 - \$699,000 AND WILL BE USED TO FUND
 - NEIGHBORHOOD TRAFFIC MGMT (\$150,000)
 - FIRST TIME HOMEBUYERS PROGRAM (\$155,000)
 - EMERGENCY REPAIR PROGRAM (\$38,500)
 - WEED N SEED COORDINATOR (\$5,000)
 - LA PLACITA, LA GLORIA & LA ALLEGRA STREET LIGHTING PROGRAM (\$67,700)

**SPECIAL REVENUE
EXPENDITURES**

- OTHER FUNDS
 - ENVIRONMENTAL IMPACT (SWANSON HAWK MITIGATION) – NO EXPENDITURES
 - POLICE GRANT (\$323,129): TRAFFIC ENFORCEMENT PROGRAM
 - RECYCLING GRANT (\$19,917): TO FURTHER RECYCLING PROGRAMS

**CAPITAL PROJECT FUNDS
EXPENDITURES**

- CITY HALL
 - \$18,530,000 PROVIDE FOR THE PURCHASE AND THE LEASEHOLD IMPROVEMENTS OF THE NEW CITY HALL
- OPERATIONS FACILITY
 - \$5,290,000: PROVIDE FOR THE ACQUISITION OF THE KILGORE PROPERTY

**CAPITAL PROJECT FUNDS
EXPENDITURES**

- PUBLIC WORKS PROJECTS
 - SUNRISE RELIEVER INTERCHANGE
 - STREET REHABILITATION
 - SIDEWALK REHABILITATION
 - ADA COMPLIANCE
 - MATHER FIELD/HWY 50 INTERCHANGE
 - TRAFFIC CALMING IMPLEMENTATION
 - TRAFFIC SIGNALS:
 - COLOMA & CORDOVA
 - KILGORE & TRADE CENTER
 - PROSPECT PARK & INTERNATIONAL
 - DATA & ZINFANDEL
 - STREET LIGHT PROGRAM
 - LED LIGHT INSTALLATION OF EXISTING TRAFFIC SIGNALS

DEBT SERVICE FUNDS

- CITY HALL CERTIFICATES OF PARTICIPATION
 - \$569,983 PAYMENT WILL BE DUE ON FEBRUARY 1, 2006
 - FUTURE PAYMENTS WILL BE IN AUGUST AND FEBRUARY OF EACH YEAR
- CITY OPERATIONS FACILITY COPS
 - \$231,003 PAYMENT WILL BE DUE ON MARCH 1, 2005
 - FUTURE PAYMENTS WILL BE IN SEPTEMBER AND MARCH OF EACH YEAR

DEBT SERVICE FUNDS

- COMMUNITY FACILITIES DISTRICTS
 - MELLO ROOS DISTRICTS
 - CURRENTLY ONLY CFD 2003-1 (SUNRIDGE ANATOLIA) HAS BEEN ISSUED
 - PLAN TO ISSUE A SECOND PHASE OF CFD 2003-1 PLUS
 - SUNRIDGE PARK (CFD 2004-1)
 - SUNRIDGE NORTH DOUGLAS (CFD 2005-1)
