JOINT STUDY SESSION
CITY COUNCIL/CRA &
PLANNING COMMISSION &
REGULAR CONCURRENT MEETING
CITY COUNCIL/COMMUNITY
REDEVELOPMENT AGENCY (CRA)/RANCHO
CORDOVA FINANCING CORPORATION (RCFC)

Council Chambers
3121 Gold Canal Drive, Rancho Cordova, California

Monday, September 19, 2005

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

AGENDA

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

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!

JOINT STUDY SESSION
CITY COUNCIL/CRA & PLANNING COMMISSION
&
REGULAR CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/
RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Council Chambers
3121 Gold Canal Drive, Rancho Cordova

Monday, September 19, 2005

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

AGENDA

JOINT STUDY SESSION – COUNCIL/CRA & PLANNING COMMISSION

Call to Order

Roll Call: Council Members Budge, McGarvey, Sander, Skoglund & Mayor Cooley
Planning Commissioners Burke, Konarski, Moe, Savorn, Vance, Wentz & Chair Smith

Public Comment

At a study session, citizens are invited and encouraged to participate in discussion during the time the matter is discussed. *Citizens wishing to address the Council for any matter not on the 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. 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.*

Study Session Item

Report on Redevelopment Project Area Survey

REGULAR CONCURRENT MEETING

Call to Order

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

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

1. Pastor Jeff Koons, First Covenant Church, will give the invocation.

Presentations

2. Proclamation to Sacramento Public Library – October as "One Book Sacramento" Month

3. Sacramento Tree Foundation Presentation on Greenprint (Regional Urban Forest Initiative) by Executive Project Leader Rob Kerth

4. Lawsuit Abuse Awareness Week Proclamation

5. Police Department Update

6. Birthday Recognition for Council Member Skoglund *(cake will be served at the break).*

CONSENT CALENDAR – ROLL CALL VOTE

7. **Subject:** Second Reading of Ordinance No. 15-2005 Amending the Zoning Code to Rezone Property from LC-Limited Commercial to GC-General Commercial on APN 058-0261-039 for the Project Known as For Folsom Lake Imports.
   Recommendation: Waive second reading and adopt Ordinance No. 15-2005. **(Roll Call Vote)**

8. **Subject:** Second Reading of Ordinance No. 16-2005 Drafting Design Guidelines and Corresponding Zoning Code Amendments.
   Recommendation: Waive second reading and adopt Ordinance No. 16-2005. **(Roll Call Vote)**

9. **Subject:** Second Reading of Ordinance No. 17-2005 Adding Chapter 10.70, "Street Racing," to the Rancho Cordova Municipal Code
   Recommendation: Waive second reading and adopt Ordinance No. 17-2005. **(Roll Call Vote)**

10. **Subject:** Second Reading of Ordinance No. 19-2005 Approving the Execution of Development Agreement for Capital Village Project.
    Recommendation: Waive second reading and adopt Ordinance No. 19-2005. **(Roll Call Vote)**

11. **Subject:** Resolution of Support for Assembly Bill 1221 (Jones) Adding Two New Members to Existing Eleven-Member California Air Resources Board: An Expert Member on the Effects of Green House Gases and Other Emissions on Climate Change; and a Sacramento-Area Air District Representative to Provide the Sacramento Region Representation on the Board

    Recommendation: Adopt Resolution No. 120-2005 Supporting Assembly Bill 1221

12. **Subject:** Resolution of Intention to Amend the City's Contract with PERS to Provide Section 21354.5 (2.7% @ 55 Formula) for Local Miscellaneous Members and First Reading of Ordinance No. 20-2005 Approving the Contract.
    Recommendation: Adopt Resolution No. 119-2005, waive first reading and introduce Ordinance No. 20-2005. **(Roll Call Vote)**

13. **Subject:** Resolution for Application Requesting the Sacramento Local Agency Formation Commission Commence Proceedings to Detach Incorporated Areas from County Service Area10.
    Recommendation: Adopt Resolution No. 116-2005.

14. **Subject:** Resolution Continuing Current Service Charges Imposed by County Service Area 10 for Transportation Related Services and Authorizing the County of Sacramento to Collect the Same.
    Recommendation: Adopt Resolution No. 117-2005.

ORAL COMMUNICATIONS

15. **Public Comment**

    Citizens wishing to address the Council/Redevelopment Agency for **any matter not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. The Mayor will call you to the podium at this point on the agenda**. Note, 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.

    If you wish to be heard on a listed agenda item, please complete and submit a (blue) Speaker Card to the City Clerk and wait until the item is discussed. The Mayor will call you up to the podium to address the Council/Redevelopment Agency.

    All speakers are encouraged to keep your comments to three minutes or less and to state your name and community of residence.

CONSENT PUBLIC HEARINGS

16. **Subject:** Resolution to Extend Interim Traffic Impact Mitigation Fee
    Recommendation: Adopt Resolution No. 118-2005 extending Urgency Resolution No. 92-2005 establishing an Interim Traffic Impact Mitigation Fee for 30 days.

PUBLIC HEARINGS

17. **Subject:** North Douglas Village 6–RC-05-165 – Design Review: (Appealed to September 19, 2005 Regular City Council Meeting for Possible Reconsideration of Design Details) Applicant is requesting Design Review for 75+/- residential units within the RD-7 (Residential) zoning of the North Douglas Subdivision within the Sunridge Specific Plan
Recommendation: Adopt Resolution No.114-2005 approving the Design Review for North Douglas Village 6, Project No. RC-05-165, subject to the Findings, attached Design Review Package and Conditions of Approval.

18. **Subject:** Laureate at Kavala Ranch –RC-05-165 – Design Review: (Appealed to September 19, 2005 Regular City Council Meeting for Possible Reconsideration of Design Details) Applicant is requesting Design Review for 94 residential units within the Village of the Anatolia III Subdivision in the Sunridge Specific Plan
Recommendation: Adopt Resolution No. 115-2005 approving the Design Review for Laureate at Kavala Ranch (Anatolia III, Village 18), subject to the findings, attached Design Review Package and Conditions of Approval.

19. **Subject:** Summerset Condominiums RC-04-143 Tentative Subdivision Map, Special Development Permit and Design Review Located at Corner of Zinfandel and Vehicle Drive: Tentative Subdivision Map and Design Review for a 34unit condominium complex consisting of four buildings and enclosed parking garages. Special Development Permit to allow for reductions in setbacks **(continued from August 1, 2005)**
Recommendation: Table the item and re-notice the public hearing when the project is ready for Council review.

20. **Subject:** Splash & Dash Carwash RC-05-171-Design Review: The applicant has requested Design Review for a fully automatic carwash with self-serve vacuum/shampooers. The facility is approximately 3,790 sq. ft. and will include tile roof, painted stucco exterior, and exterior fountains. The lot size is approximately 1.2 acres
Recommendation: Adopt Resolution No. 113-2005 approving Design Review for Project No. RC-05-171 for the construction of the Splash & Dash Carwash located at 3050 Sunrise Blvd., subject to the Findings, Design Review Package, and Conditions of Approval.

21. **Subject:** Proposed Parks and Open Space Performance Standards
Recommendation: Table the item until such time as current efforts have been completed and the Draft Open Space Performance Standards are prepared for Council review.

22. **Subject:** Resolution Approving the Proposed Park Development Impact Fee Nexus Study Update for the Sunrise Douglas Community Plan and the Adoption of a New Fee Schedule for Parks **(continued from August 1, 2005 and September 6, 2005)**.
Recommendation: Adopt Resolution No. 122-2005.

* 7:30 P.M. - BREAK

REGULAR CALENDAR

23. **Subject:** Urgency Resolution Establishing Interim Park Development Impact Fees for Anatolia I, II, and Anatolia Commons in the Sunridge Specific Plan Effective Immediately.
Recommendation: Adopt Urgency Resolution No. 121-2005.

24. **Subject:** Stagger Inn Status Report
Recommendation: Receive report; no action required.

25. **Subject:** Report of Resolution for Public Concern of Waste Collection Services Contract.
Recommendation: Receive report; no action required.

26. **Subject:** Swainson's Hawk Mitigation Strategies. The City of Rancho Cordova is considering strategies to mitigate the impacts of urban development on Swainson's hawk, a state-listed endangered species. This item will include an update of current mitigation options and a review of options the City may wish to consider.
Recommendation: No formal action is requested on this item. Staff will request general direction from the City Council, possibly including adoption of an Interim Swainson's Hawk Mitigation Fee at a subsequent meeting.

27. **Subject:** School District Boundary Changes – Presentation from Folsom Cordova Unified School District Representatives – Board President Richard Shaw and Superintendent Patrick Godwin.
Recommendation: Receive report; no action required.

28. **Subject:** Consider Providing Monetary Compensation to the Members of Planning Commission for Attendance at Regular Commission.
Recommendation: Waive first reading and introduce Ordinance No. 21-2005, thereby approving compensation for the Planning Commission. **(Roll Call Vote)**

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

ADJOURNMENT

*Time listed on the agenda is approximate and for convenience only

UPCOMING MEETINGS	
Tuesday, September 27, 2005	***5:30 p.m. – Study Session - Water Update***
Monday, October 3, 2005	***5:30 p.m. – Regular Meeting***
Monday, October 17, 2005	***5:30 p.m. – Regular Meeting***
Wednesday, October 26, 2005	***5:30 p.m. – Joint Study Session with Rancho Cordova Recreation and Park District*** ***a. Park Nexus Study*** ***b. Follow-up from 1st meeting needed as to the following:*** ***i. Park Dedication Fee Amount Final Document – Ordinance*** ***ii. Impact/change to General Plan*** ***iii. Impact/change to Developer Agreements***

Tonight's meeting of the Rancho Cordova City Council & Community Redevelopment Agency 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.sacmetrocable.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@cityofranchocordova.org at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Carolyn Butler, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the September 19, 2005 Joint Study Session with Planning Commission and Regular Concurrent Meeting of the Rancho Cordova City Council/CRA/RCFC was posted on September 15, 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.cityofranchocordova.org.

Signed this 15th day of September 2005 at Rancho Cordova, California.

Carolyn Butler, Deputy City Clerk

ORDINANCE NO. 15-2005

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING THE RANCHO CORDOVA ZONING CODE TO REZONE PROPERTY FROM LC – LIMITED COMMERCIAL TO GC – GENERAL COMMERCIAL, ON ASSESSOR PARCEL NUMBER 058-0261-039 FOR THE PROJECT KNOWN AS FOLSOM LAKE IMPORTS PROJECT NO. RC-05-158

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

Section 1: Purpose and Authority

The purpose of this Ordinance is to amend the Zoning Map of the City of Rancho Cordova Zoning Code to change the zoning of APN 058-0261-039 from LC – Limited Commercial to GC – General Commercial as shown on Exhibit A attached hereto. Article 2, Chapter 15 of Title 1 the Rancho Cordova Zoning Code provides for the procedure to amend the Zoning Map and authorizes the City Council as the appropriate authority.

Section 2: Findings and Evidence

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

   Evidence: On the basis of the Negative Declaration, public comments received, and the whole record, there is no substantial evidence that the project would have a significant adverse impact on the environment.

2. Finding: The proposed rezone will implement and be consistent with goals and policies of the General Plan of the City of Rancho Cordova that have been adopted by the City Council.

   Evidence: The rezone request provides a way to develop a unique mixed-use neighborhood in a critical Rancho Cordova location, consistent with the current and proposed General Plan. The current General Plan allows project areas less than 10 acres to be considered internally consistent, even though the proposed zoning is not generally consistent with the categories defined in the General Plan. The proposed project will be consistent with the intent of the Folsom Blvd Corridor Study, wherein housing opportunities in close proximity to the Light Rail facilities would afford transit based housing in a medium price range. Additionally, the project would better serve the immediate area with ownership based housing than commercial, due to its limited .5 acre size and poor location and visibility to Folsom Blvd. The proposed project would serve as an effective transition in land use between the residential neighborhood to the north and the Folsom Blvd commercial corridor.

Section 3: Action

The City Council hereby amends the Zoning Map of the City of Rancho Cordova for Assessor's Parcel Numbers 058-0261-039 as shown on Exhibit A, attached hereto.

Section 4: No Mandatory Duty of Care.

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

AGENDA ITEM # 7

Section 5: Severability.

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

Section 6: Effective Date and Publication

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

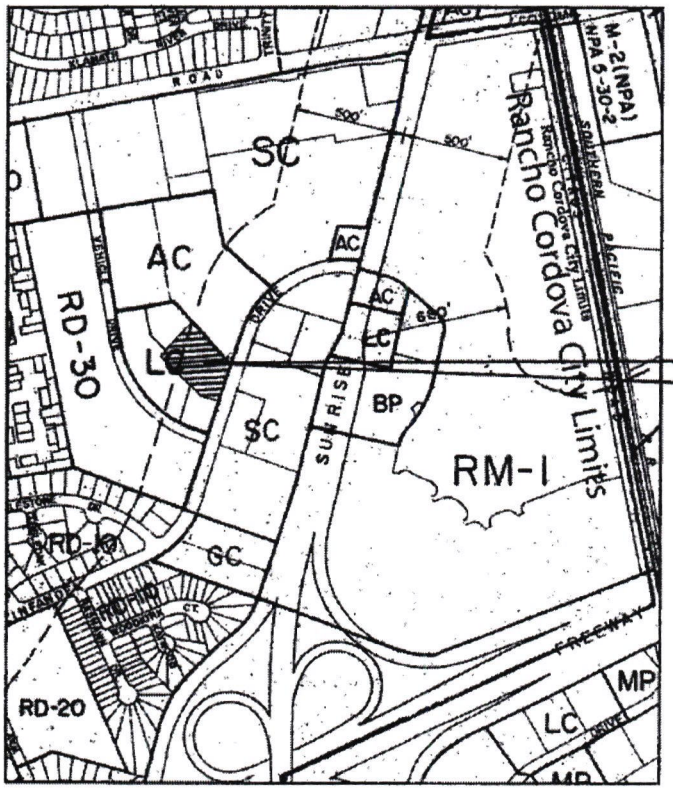
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 19th day of September 2005, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Mayor

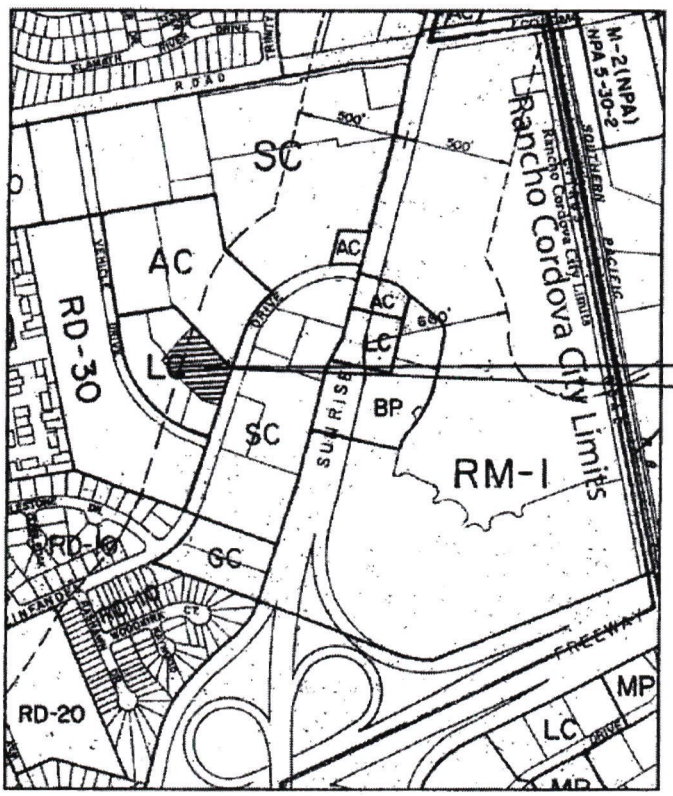
ATTEST:

_____
Lillian E. Hare, City Clerk



EXISTING ZONING

CURRENT PROPERTY ZONE
LIGHT COMMERCIAL (LC)



PROPOSED ZONING

PROPOSED PROPERTY ZONE
GENERAL COMMERCIAL (GC)

RE-ZONE EXHIBIT

FOLSOM LAKE IMPORTS 7324-E FOLSOM BLVD. SACREAMENTO, CA 95826 (916) 718-9514

MEMORANDUM

DATE: September 19, 2005

TO: Mayor and Council Members

FROM: Paul Junker, Planning Director
Pam Johns, Special Projects Manager

SUBJECT: **ZONING CODE AMENDMENTS IN CONJUNCTION WITH ADOPTED CITYWIDE DESIGN GUIDELINES**

RECOMMENDATION

Conduct second reading of Ordinance No. 16-2005 adopting amendments to Zoning Code development standards in keeping with the provisions of the adopted Design Guidelines (Attachment 1).

BACKGROUND

On September 6, 2005 City Council adopted Design Guidelines for the City of Rancho Cordova (Resolution No.108-2005). As part of that effort, staff and the Planning Commission recommended adoption of Zoning Code amendments to ensure enough flexibility in the development standards to implement the design guidelines. City Council introduced the Ordinance to adopt the Zoning Code amendments on September 6th and requested that staff respond to a few questions prior to second reading and adoption. Responses to those questions and comments are provided in the analysis section below.

ANALYSIS

In response to City Council questions and comments, the list below summarizes the draft amendments by Zoning Code Section for those provisions that were called into question.

- Sections 215-50 and 215-55. Amends the minimum size of corner lots for two-family dwellings (duplexes) to be consistent with the minimum size of corner lots for single-family dwellings – thus encouraging duplexes on corner lots in both existing and new residential neighborhoods.

- Section 305-10. Amendments to the list of allowed uses for multifamily zoning update terminology and consolidate (simplify) the use listing to establish consistency in terminology used throughout as well as terminology used in the Design Guidelines.

- Section 305 13.1. Creates language for the storage and screening of residential trash receptacles. Specifically, "Residential trash receptacles (including recycling and green waste containers) shall not be stored within a required front or street side yard unless screened

AGENDA ITEM # 8

from view of the public right-of-way by a solid fence not less than four feet in height. All Design Review applications for new single-family and multi-family residential projects shall include the location and planned screening for storage of required trash receptacles. Exceptions to fence height standards may be granted by the designated Design Review Approving Authority to ensure proper placement and screening of trash receptacles." Staff is recommending this screening solution (as opposed to landscape screening) to ensure that the appropriate location for long-term storage is planned within fenced yard areas so that they do not need to be screened from the public right-of-way with landscape, which is more difficult to enforce and maintain. If the Council supports landscape screening of trash receptacles, the language from Section 305-13.2 should be incorporated into this section.

- Section 305-52. Lot area references for duplexes and half-plexes refer back to the 215-50, where we have recommended reducing the minimum lot size requirements for two dwellings on corner lots to be the same as a single-family dwelling in that same district. Again, the intent is to encourage the integration of duplexes and half-plexes on corner lots within single-family residential neighborhoods.

- Section 315-42. For commercial districts, staff proposes new setbacks that allow (but not require) buildings to have a zero setback from the public right-of-way, thus encouraging buildings to be located closer to the street. As discussed at the meeting, we are not recommending a mandatory zero to five-foot setback that was proposed by Matt Taecker.

All of the amendments described above are included in Ordinance No. 16-2005 introduced by the City Council on September 6, 2005 and attached to this report. Unless the City Council is recommending changes, the Ordinance is ready for adoption. If the City Council would like to make additional changes, the Ordinance will need to be re-introduced and subsequently scheduled for adoption.

ACTION

Conduct second reading (adopt) Ordinance No. 16-2005 Zoning Code Amendments necessary to ensure implementation of the adopted Design Guidelines.

ATTACHMENTS

1. Ordinance No 16-2005

CITY OF RANCHO CORDOVA

ORDINANCE NO. 16-2005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING THE CITY OF RANCHO CORDOVA ZONING CODE TITLE 2, CHAPTER 15 (RESIDENTIAL LAND USE ZONES) AND TITLE 3, CHAPTER 5 (RESIDENTIAL USE DEVELOPMENT STANDARDS) TO ALLOW DESIGN FLEXIBILITY FOR HIGHER DENSITY RESIDENTIAL AND COMMERCIAL PROJECTS

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

SECTION 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Rancho Cordova Zoning Code to allow design flexibility for the development to high density residential projects, to encourage two-family residential projects on corner lots in single-family neighborhoods, to establish screening requirements of trash receptacles in residential projects, and to modify commercial setbacks to allow "Main Street" development along public rights-of-way.

SECTION 2: Findings

CEQA

Finding: The amendment to the Rancho Cordova Zoning Code for design flexibility is exempt from the California Environmental Quality Act under CEQA Guideline Section 15061.

Evidence: The proposed amendment to amend the residential and commercial development standards for design flexibility does not have the potential to degrade the quality of the environment. The proposed amendments for design flexibility do not negatively impact the environment because its purpose is to enhance the aesthetic quality of the environment. The proposed changes do not change the allowed use of a property governed by the underlying zoning district regulations.

Zoning Amendment

Finding: The proposed zoning amendment is consistent with the General Plan.

Finding: There is little or no probability of substantial detriment to or interference with the future adopted General Plan if the proposed action is ultimately inconsistent with the General Plan.

Evidence: The amendments to the Zoning Code relate to the establishment of design regulations in keeping with the City's Interim General Plan. Specifically, this ordinance is consistent with the Vision Book and Draft Land Use Map Book with regards to site planning and architectural quality.

Finding: The proposed use or action complies with all other applicable requirements of state law and local ordinances.

Evidence: The amendments to the Zoning Code allow greater design flexibility and quality of design for residential and commercial development. [I'm not following the specific connection between the Finding and Evidence here.]

SECTION 3: Action

Section 3 includes the recommended changes to the Zoning Code. The text changes are identified as follows; the language that is added to the Zoning Code is underlined and the language to be removed is in strikethrough.

The City Council hereby amends Section 215.50 of Title 2, Chapter 15, Article 6 as follows:

215-50. Lot Area, Width, and Public Street Frontage

The minimum net area, lot width, and public street frontage of each lot in the RD-5 zone shall be as set forth below. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street may be measured along an arc located within the front fifty (50) feet of the lot, and based on a center point coincidental with the center point of the street curve. If such arc is further than twenty (20) feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot. (Amended ~~1990~~ 2005)

	NET LOT AREA	**LOT WIDTH**	**PUBLIC STREET FRONTAGE**
SINGLE FAMILY			
Where a Public Water Supply and Public Sewerage Facility are both in use			
Interior Lots	5,200 square feet	52 feet	52 feet
Corner Lots	6,200 square feet	62 feet	62 feet
Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots	10,000 square feet	52 feet	52 feet
Corner Lots	10,000 square feet	62 feet	62 feet

Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	52 feet	52 feet
Corner Lots	1 acre	62 feet	62 feet
TWO FAMILY			
Where a Public Water Supply and Public Sewerage Facility are both in use			
Interior Lots	8,500 square feet	80 feet	80 feet
Corner Lots	~~8,500~~ 6,200 square feet	~~80~~ 62 feet	~~80~~ 62 feet
Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots	15,000 square feet	100 feet	100 feet
Corner Lots	15,000 square feet	100 feet	100 feet
Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	100 feet	100 feet
Corner Lots	1 acre	100 feet	100 feet

The City Council hereby amends Section 215.55 of Title 2, Chapter 15, Article 6.5 as follows:

215-55. Lot Area, Width, and Public Street Frontage

The minimum net area, lot width, and public street frontage of each lot in the RD-7 zone shall be as set forth below. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street may be measured along an arc located within the front fifty (50) feet of the lot, and based on a center point coincidental with the center point of the street curve. If such arc is further than twenty (20) feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot. (Amended ~~1990~~ 2005)

	NET LOT AREA	**LOT WIDTH**	**PUBLIC STREET FRONTAGE**
SINGLE FAMILY			
Where a Public Water Supply and Public Sewerage Facility are both in use			
Interior Lots	4,000 square feet	40 feet	40 feet
Corner Lots	5,200 square feet	52 feet	52 feet

Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots	10,000 square feet	52 feet	52 feet
Corner Lots	10,000 square feet	62 feet	62 feet
Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	52 feet	52 feet
Corner Lots	1 acre	62 feet	62 feet
TWO FAMILY			
Where a Public Water Supply and Public Sewerage Facility are both in use			
Interior Lots	6,200 square feet	62 feet	62 feet
Corner Lots	~~8,500~~ 6,200 square feet	~~80~~ 62 feet	~~80~~ 62 feet
Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots	15,000 square feet	100 feet	100 feet
Corner Lots	15,000 square feet	100 feet	100 feet
Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	100 feet	100 feet
Corner Lots	1 acre	100 feet	100 feet

The City Council hereby amends Section 215.60 of Title 2, Chapter 15, Article 7 as follows:

215-60. Lot Area, Width and Public Street Frontage

The minimum net area, lot width, and public street frontage of each lot in the RD-10 zone shall be as set forth below. The public street frontage for lots fronting on the curved street or on the curved portion of a cul-de-sac street may be measured along an arc located within the front fifty (50) feet of the lot, and based on a center point coincidental with the center point of the street curve. If such arc is further than twenty (20) feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot. (Amended ~~1990~~2005)

	NET LOT AREA	LOT WIDTH	PUBLIC STREET FRONTAGE
Where a Public Water Supply and Public Sewerage Facility Are Both in Use			
Single Family			
Interior Lots	~~4,000 square feet~~ No Minimum[1]	~~40 feet~~ No Minimum[1]	~~40 feet~~ No Minimum[1]
Corner Lots	~~5,200 square feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]
Two Family			
Interior Lots	~~6,200 square feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]
Corner Lots	~~7,200 square feet~~ No Minimum[1]	~~72 feet~~ No Minimum[1]	~~72 feet~~ No Minimum[1]
Multiple Family			
Interior Lots	~~5,200 square feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]
Corner Lots	~~6,200 square feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]
Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots	10,000 square feet	52 feet	52 feet
Corner Lots	10,000 square feet	62 feet	62 feet
Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	52 feet	52 feet
Corner Lots	1 acre	62 feet	62 feet
The net lot area, lot width, and public street frontage requirements listed above shall not apply for lots which are proposed to be created for townhouses, rowhouses, or similar ownerships within a larger project. (1) The appropriate lot sizes will be reviewed as part of the Design Review process.			

The City Council hereby amends Section 215.65 of Title 2, Chapter 15, Article 7.5 as follows:

215-65. Lot Area, Width and Public Street Frontage

The minimum net area, lot width, and public street frontage of each lot in the RD-15 zone shall be as set forth below. The public street frontage for lots fronting on a curved street or on the curved portion of a cul-de-sac street may be measured along an arc located within the front fifty (50) feet of the lot, and based on a center point coincidental

with the center point of the street curve. If such arc is further than twenty-five (25) feet from the right-of-way line of the street, that arc will be considered the front yard setback line of the lot. (Amended ~~1990~~2005)

	NET LOT AREA	LOT WIDTH	PUBLIC STREET FRONTAGE
Where a Public Water Supply and Public Sewerage Facility Are Both in Use			
Single Family			
Interior Lots	~~4,000 square feet~~ No Minimum[1]	~~40 feet~~ No Minimum[1]	~~40 feet~~ No Minimum[1]
Corner Lots	~~5,200 square feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]
Two Family			
Interior Lots	~~6,200 square feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]
Corner Lots	~~7,200 square feet~~ No Minimum[1]	~~72 feet~~ No Minimum[1]	~~72 feet~~ No Minimum[1]
Multiple Family			
Interior Lots, Used for Residential Purposes	~~5,200 square feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]
Interior Lots, Used for Non-Residential Purposes	~~6,200 square feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]	~~52 feet~~ No Minimum[1]
Corner Lots	~~6,200 square feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]	~~62 feet~~ No Minimum[1]
Where either a Public Water Supply or a Public Sewerage Facility, but not both, is in use			
Interior Lots, Used for Residential Purposes	10,000 square feet	52 feet	52 feet
Corner Lots, Used for Residential Purposes	10,000 square feet	62 feet	62 feet
Interior Lots, Used for Non-Residential Purposes	15,000 square feet	52 feet	52 feet

Corner Lots, Used for Non-Residential Purposes	15,000 square feet	62 feet	62 feet
Where neither a Public Water Supply nor a Public Sewerage Facility is in use			
Interior Lots	1 acre	52 feet	52 feet
Corner Lots	1 acre	62 feet	62 feet
The net lot area, lot width, and public street frontage requirements listed above shall not apply for lots which are proposed to be created for townhouses, rowhouses, or similar ownerships within a larger project. (1) The appropriate lot sizes will be reviewed as part of the Design Review process.			

The City Council hereby amends Section 305.02 of Title 3, Chapter 5, Article 1 as follows:

305-02. Yards

No building or structure, nor the enlargement of any building or structure shall be erected for any of the uses specified in Section 305-01 unless the following yards are provided and maintained.

(a) Front Yard. There shall be a front yard of not less than twenty (20) feet, except as provided below:~~.~~

(1) To encourage the design and development of separated sidewalks on local residential streets where separated sidewalks are incorporated, the minimum front yard setback may be reduced by the following distances (measured from the back of walk):

(aa) Six (6) feet for the livable portion of the home. Outdoor entry features may extend an additional five feet into the required front yard setback. However, such feature shall not be located within a designated utility easement.

(bb) Two (2) feet for the garage to ensure a minimum eighteen (18) foot length for parking in the driveway that will not obstruct the sidewalk.

(cc) Other incentives for separated sidewalks may be approved by the Planning and Public Works Directors of the City of Rancho Cordova.

(2) To allow flexibility for the higher density single-family "small lot" development, the minimum building setbacks in the RD-7 may be reduced to eighteen (18) feet in the front yard.

(3) To allow design flexibility for higher density single family "small lot" development, there is no minimum front yard setback in the RD-10 and RD-15 zoning districts. The front setback shall be determined in conjunction with the Design Review process.

(4) The front yard setback requirement for side on garages may be reduced to a minimum of five (5) feet.

(b) Rear Yard.

(1) For lots one hundred twenty-five (125) feet or more in depth, a rear yard of not less than twenty-five (25) feet shall be provided.

(2) For lots less than one hundred twenty-five (125) feet in depth, the rear yard may be reduced to twenty (20) percent of the average depth of the lot. In no event shall the rear yard be less than ten (10) feet for one-story buildings and fifteen (15) feet for two- and three-story buildings.

(3) The main building may project into the required rear yard provided that an equal area is provided as a yard or court within the buildable portion of the lot.

~~(4) In no event shall the rear yard be less than ten (10) feet for one-story buildings and fifteen (15) feet for two- and three-story buildings.~~

(4) In the RD-7 zoning district, the minimum rear yard setback may be reduced to ten (10) feet for a one-story structure and fifteen (15) feet for a two-story structure.

(5) To allow design flexibility for the higher density single family "small lot" development, there are no minimum rear building setbacks in the RD-10 and RD-15 zoning districts. The appropriate rear setback shall be determined in conjunction with the Design Review process.

(6) When the garage is placed at the rear of the lot with access from the alley, there is no minimum setback requirement.

(c) Side Yard. There shall be a side yard on each side of all buildings as follows:

(1) For a one-story or two-story structure the side yard shall be not less than five (5) feet.

(2) For a three-story structure the side yard shall be not less than twenty-five (25) feet.

~~(3) Side Yard Setback Reductions To Allow Zero Sideyards. In order to provide greater flexibility in building design, the side yard setback requirements of Section 305-02(c) may be reduced for single family dwellings in the RD-1 through RD-40 Residential Land Use Zones provided the following conditions are met:~~

~~(aa) Total Side Yard Requirement.~~

~~(i) For a one-story or two-story structure, the total side yard shall be not less than ten (10) feet.~~

~~(ii) For a three-story structure, the total side yard shall be not less than fifty (50) feet.~~

~~(bb) Distance Between Buildings. There shall be a distance of not less than:~~

~~(i) Ten (10) feet between one-story and two-story structures.~~

~~(ii) Thirty (30) feet between one-story or two-story and three-story structures.~~

~~(iii) Fifty (50) feet between three-story structures.~~

~~(cc) There shall be a 5-foot unobstructed easement provided adjacent to the structure within the adjacent side yard for maintenance and drainage purposes.~~

~~(dd) No parking will be allowed within the side yard.~~

~~(ee) Windows, doors, or other openings shall not be permitted on the side of a primary structure which is located less than three (3) feet from a side property line provided, however, that atriums or courtyards shall be permitted when the atrium or court is enclosed by three walls of the dwelling unit and the wall adjacent to the side property line is a solid wall at least eight (8) feet high. Said wall shall be constructed of the same material as exterior walls of the unit.~~

(3) To allow design flexibility for higher density single-family "small-lot" development, there is no minimum side yard setback in the RD-10 and RD-15 zoning districts. The appropriate side yard setback shall be determined in conjunction with the Design Review process.

(d) Side Street Yards. On corner lots there shall be a side street yard of not less than twelve and one-half (12-1/2) feet.

The City Council hereby amends Section 305.10 of Title 3, Chapter 5, Article 2 as follows:

305-10. Application

The provisions of this Article shall apply to the following uses:

(a) Apartments ~~houses~~.

~~(b) Boarding houses.~~

~~(c) Fraternity or sorority houses, dormitories.~~

(~~d~~ b) Group ~~care facilities~~ residential care homes, boarding houses, fraternities, dormitories, sororities, convents, and rectories.

~~(e) Child care centers with less than 36 children.~~

~~(f) Child day care facilities with less than 36 children.~~

~~(g) Townhouses.~~

~~(h) Row houses.~~

~~(i) Cluster developments.~~

~~(j) Condominiums and stock cooperatives.~~

(c) Residential mixed use.

(d) Three or more attached units including townhomes, row houses, cluster development, condominiums and stock cooperatives, and senior housing. Cluster development involving detached or two attached units are addressed as single-family dwellings throughout this Title.

(~~k~~ e) Any use found by the Project Planning Commission, pursuant to Section 110-30.5, to be substantially similar to any of the above uses.

The City Council hereby amends Section 305.11 of Title 3, Chapter 5, Article 2 as follows:

305-11. Height Regulations

No building or structure shall have a height greater than three (3) stories or forty (40) feet, whichever is less~~, except as provided in Section 301-22~~.

The City Council hereby amends Section 305.12 of Title 3, Chapter 5, Article 2 as follows:

305-12. Setback for Structures and Parking Areas from Public and Private Streets

The street setback for all structures, carports, parking areas, fences, patios, enclosed storage area, swimming pools, spas and similar project features shall be a minimum of twenty-five (25) feet, measured from the right-of-~~ways~~,ways of public or private streets whichever is greater. ~~Open ornamental fences such as wrought iron are permitted adjacent to the public street right-of-way.~~ The building extension allowances set forth in Section 301-31 and 301-35 are permitted.

The area between the street improvements and street setback line shall be landscaped in compliance with Section 305-17(d)~~. The street setback may be reduced to less than twenty-five (25) feet by application of the following. (Amended 3/24/99)~~ or other applicable standard for specific landscape corridors. Exceptions may be granted through the Design Review process pursuant to adopted guidelines.

~~(a) The street setback may be reduced to not less than twenty (20) feet, provided that the setback for project features along the street frontage averages twenty-five (25) feet. In applying this provision, no portion of a structure or parking area, located at a distance greater than fifty (50) feet, may be counted in the averaging calculations, nor may any "required" yards between buildings or otherwise required setback areas be counted.~~

~~(b) The street setbacks may be further reduced by five (5) feet for corners of buildings or parking areas when the angle formed by extended lines of the building or parking lot intersecting with the street are between 30° and 60°. (Amended 1993)~~

The City Council hereby amends Section 305.12.1 of Title 3, Chapter 5, Article 2 as follows:

305-12.1. Setback from Abutting Single-Family Residential Zones for Two-Story Structures

The interior yard setback for ~~all structures greater than one story, or twenty (20) feet~~ three story multi-family structures (or portions thereof) abutting any single family residential zoning district, shall be one hundred (100) feet, measured from the property line of ~~abutting land that is zoned AR-1, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RM-1, R-1-A, R-1-B, or any interim estate zone, or any Special Planning Area with single-family, or two-family, residential as a principle use, unless an exception is obtained from the appropriate authority. (Amended 6/96)~~ the common boundary.

The City Council hereby amends Section 305.12.2 of Title 3, Chapter 5, Article 2 as follows:

305-12.2. Setback from Abutting Single-Family Residential Zones for [Multifamily] Structures less than Two Stories in Height and for Internal Access Drives and Parking Facilities

~~When wooden fences are used the~~ The minimum interior yard setback for ~~all~~ one and two story multifamily structures ~~less than two stories, or twenty (20) feet in height,~~ including garages, ~~parking spaces~~, carports, and accessory structures ~~and internal access drives~~ shall be twenty-five (25) feet, measured from the property line of ~~abutting land that is zoned AR-1, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RM-1, R-1-A, R-1-B, or any interim estate zone. A~~ the common boundary between multifamily and single family property. The interior yard setback may be reduced to no less than 20 feet where a six (6) foot high masonry wall with a contiguous ten (10) foot-wide landscaped planter is ~~may be~~ provided. ~~in lieu of the twenty-five (25) foot setback. (Amended 3/24/99)~~

The City Council hereby amends Section 305.13.1 of Title 3, Chapter 5, Article 2 as follows:

305-13.1. Setback for Trash and Recycle Containers and Enclosures

~~All trash and recycle containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no higher than eight (8) feet, with appropriate solid gate. The gate shall not be visible from the public street and shall be constructed with metal posts to withstand heavy use. The enclosure shall be consistent in architecture with the project in which it is located. Enclosures for trash and recycle containers shall be located twenty-five (25) feet from any public street, fifteen (15) feet from the edge of pavement of a private street, and twenty-five (25) feet from any residential zoned property line. Adequate access for refuse pick-up shall be provided. (Amended 1993) (Amended 6/96)~~

Residential trash receptacles (including recycling and green waste containers) shall not be stored within a required front or street side yard unless screened from view of the public right-of-way by a solid fence not less than four feet in height. All Design Review applications for new single-family and multi-family residential projects shall include the

location and planned screening for storage of required trash receptacles. Exceptions to fence height standards may be granted by the designated Design Review Approving Authority to ensure proper placement and screening of trash receptacles.

The City Council hereby amends Section 305.13.2 of Title 3, Chapter 5, Article 2 as follows:

305-13.2. Setback for Air Conditioning and Mechanical Equipment

All equipment related to the air conditioning of buildings shall be located twenty-five (25) feet from a public street and twenty (20) feet from any property line. Equipment whether on the ground or a roof shall be screened from public view with a solid wood or masonry fence, landscaping, or a combination thereof. Landscaping used for screening shall provide an immediate 30 inch-tall visual screen. ~~(Amended 6/96, 4/17/02)~~

The City Council hereby amends Section 305.13.3 of Title 3, Chapter 5, Article 2 as follows:

305-13.3. Perimeter Fences

A ~~solid wood or~~ masonry fence, with a minimum height of six (6) feet, shall be provided and maintained along the interior property lines of any multiple family project, as regulated by this Article. ~~On that portion of the property located between the building line and the street where such a fence would interfere with visibility, the fence shall conform to the regulations of Chapter 12.12 of the Sacramento County Code.~~ Where fencing is proposed along any street frontage, such fencing shall be open view. The height and or design of the fence shall be measured from the highest point on either side of the fence. Fence height may be modified by a condition of approval of a use permit or ~~development plan~~ the Design Review process, where the designated Approving Authority finds that, due to a unique site design or significant difference in elevation between parcels, different screening requirements are necessary or appropriate. ~~Solid wood fences shall be constructed with redwood, cedar or similar premium grade wood. Fence posts shall be of metal or pressure treated Douglas Fir. (Amended 2/88) (Amended 6/96)~~

The City Council hereby amends Section 305.14 of Title 3, Chapter 5, Article 2 as follows:

305-14. Lot Coverage and Open Space Requirements

Buildings, roofed areas, and parking facilities, including drives, shall not cover more than 75% of the site. A minimum open space area of 25 percent of the gross area for multi-family developments shall be required. Required open space may include open space around individual buildings, recreational amenities, pedestrian walkways, and interior landscape areas located outside of the required landscape corridor along street frontage(s). ~~around each building shall be maintained as follows, except that buildings~~

~~may project into the required open space area if an equal compensating area is provided within the same yard area. Computations of area may be based on portions of buildings and their associated stories: (Amended 6/96, 4/17/02)~~

~~(a) One (1) Story Building. Ten (10) feet.~~

~~(b) Two (2) Story Buildings. Fifteen (15) feet.~~

~~(c) Three (3) Story Buildings. Twenty (20) feet.~~

~~(d) Carports open on all sides may be installed above parking spaces that are designed and located in compliance with regulations in effect at the time of carport installation. Freestanding garages and carports that are not open on all sides shall meet standard building setback requirements as set forth herein. For purposes of this section a building face shall be considered open if less than 10% of solid material is installed between the bottom of the primary roof support member and a line located two (2) feet above the parking surface.~~

~~(e) Accessory structures, such as recreational facilities, laundries, patio covers, and storage buildings shall meet standard setback requirements as set forth herein.~~

~~(f) Accessory features for the use and comfort of all tenants such as free standing shading devises and walkway trellises are not subject to the building open space or lot coverage requirements, but must meet all other development requirements.~~

~~(g) Adjacent To Streets. When buildings or structures are adjacent to streets, the open space requirements for this Section will not be in addition to those required in Sections 305-12.~~

~~(h) The required yard widths shall be provided adjoining each building face. The yard width required for one building may not overlap the space required for an adjacent building. (Amended 11/90)~~

The City Council hereby amends Section 305.15 of Title 3, Chapter 5, Article 2 as follows:

305-15. Maximum Number of Attached Dwelling Units

There shall not be more than eight (8) dwelling units in each group of attached dwellings when any portion of such building is located within 100 feet of any property zoned for single family residential development. ~~AR-1, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RD-10, RM-1, R-1-A, R-1-B, or any interim estate zone. (Amended 11/90)~~

The City Council hereby amends Section 305.16.5 of Title 3, Chapter 5, Article 2 as follows:

~~305.16.5. Architectural Standards~~

~~In addition to any other development standards set forth in this Article, the following architectural standards shall be complied with:~~

~~(a) Roofing. All buildings shall be constructed with pitched roofs. Roofing materials shall consist of a minimum of 20-year dimensional composition asphaltic shingle, tile, concrete or similar material. Recessed areas not visible from the ground are permitted for the purpose of placing mechanical equipment.~~

~~(b) Siding. Buildings shall not be constructed using T-111 or similar low-grade siding material.~~

~~(c) Building Elevations Unit Identity. For buildings with exterior entrances to the dwelling units, entries shall be covered and/or have individual porches where feasible. Buildings shall be designed to create separate identity of units, including, but not limited to, varied setbacks, window treatments, building materials, and roofs. Continuous fascia gutters shall be provided. (Amended 6/96)~~

The City Council hereby amends Section 305.17 of Title 3, Chapter 5, Article 2 as follows:

305-17. Landscaping

~~(a) Landscaping provided shall be cared for, maintained and appropriate permits shall be acquired as specified in Title III, Chapter 1, Article 6 of this Code.~~

(~~b~~ a) ~~Within the perimeter open space areas adjacent to interior lots,~~ Along all interior property lines there shall be a landscaped area at least ~~five (5)~~ ten (10) feet wide. Within this planter, ~~one screen tree, from an approved list,~~ a minimum of one fast growing evergreen tree for screening shall be planted at least every thirty (30) feet on center, in combination with other plant materials, to provide a dense visual screen.

(~~c~~b) The required setback areas ~~between all parking areas and the~~ along public streets, except for sidewalks and driveways, shall be landscaped from the edge of pavement to the building and/or parking area with live turf, groundcover, shrubs, mounds, and trees such that vehicles located within the parking areas are screened from view as seen from the public street within five (5) years of planting.

(~~d~~c) Tree Shading. The landscaped area between the public street and the structures and/or parking areas shall include shade trees from the ~~County~~ City's Adopted Tree List and be placed so as to cover fifty percent (50%) of the total landscape area with a canopy within fifteen (15) years of planting. Thirty percent (30) of the trees shall be evergreen.

~~(e) Parkways And Sidewalks. Sidewalks, except at street intersections, existing sidewalks and bus turnouts, may meander from a minimum of zero (0) feet to a maximum of twenty (20) feet from the edge of pavement. The parkway area between the public street and the sidewalk shall be landscaped and planted with a street tree at least every fifty (50) feet. The parkway shall be a minimum of eight (8) feet in width for the location of the street trees.~~

The City Council hereby amends Section 305.25 of Title 3, Chapter 5, Article 2 as follows:

305-25. Rehabilitation of Existing Multiple Family Projects

Existing projects that do not meet present Code requirements may be completely restored or rebuilt, subject only to *Design Review* by the Planning Director for the purpose of assuring the following :

(a) The number of units is not increased.

(b) The size of the buildings is not increased.

(c) The general footprint of the existing buildings is maintained.

(d) Existing units may be converted and/or rebuilt to ancillary uses such as recreation buildings and child care centers when the use is restricted to the residents of the project. New structures for such ancillary uses may also be provided as long as the existing required parking and landscaping is not decreased. Any new structures or exterior modifications to existing structures shall comply with the ~~Architectural Standards (Section 305-16.5) to the extent feasible. (Amended 6/96)~~ City's current Design Guidelines for multifamily development.

The City Council hereby amends Section 305.52 of Title 3, Chapter 5, Article 4 as follows:

305-52. Lot Area

(a) Duplexes. See Title II, Chapter 15, Articles 6 through 10.

~~(b) Halfplexes. No building or structure shall be erected on any lot where the lot is to be divided into two sections, each section to be occupied by a halfplex~~

~~dwelling, unless the following area is provided and maintained for each individual halfplex section:~~

~~(1) Fifty (50) percent of the required lot area for a duplex structure in the relevant land use zone.~~

~~(2) Three thousand six hundred (3,600) square feet for corner sections except that in the RD-5 and RD-7 zones a minimum four thousand two hundred (4,200) square feet for corner sections.~~

(b) Halfplexes. See Title II, Chapter 15, Articles 6 through 10.

The City Council hereby amends Section 315.42 of Title 3, Chapter 15, Article 6 as follows:

315-42. Front and Side Street Yards

(a) BP Land Use Zone. There shall be a front yard and side street yard of at least twenty-five (25) feet measured from the edge of public right-of-way or edge of pavement of private street. (Amended 4/17/02)

(b) All Other Commercial Land Use Zones. ~~There shall be a front and side street yard of at least fifty (50) feet between any structure within these zones and the public street right-of-way or edge of pavement of a private street. Such yard depth may be reduced to a minimum of twenty-five (25) feet, provided that for each square foot of additional buildable area created by the application of this provision, an equivalent square foot of planter or landscaped area is provided in the corresponding front or side street yard. Such planter or landscaped areas shall be in addition to the planter and landscaped areas required in Section 315-45 of this Article and shall be subject to all the provisions of this Section. (Amended 4/17/02)~~ The front and street side setback envelopes have been established based on project size as described in the table below. The distance is measured from property line (ultimate right-of-way). A minimum of 50 percent of this setback envelope shall be occupied by either a primary building frontage (having the main entrance(s) to the building) or pedestrian feature(s). In no instance shall on-site parking or drive-thru aisles be located within this setback; however, on-street parking, subject to review by the Public Works Department, may be provided. Drive aisles connecting the parking areas to the public street are allowed in the setback area. The setback area may include landscaping or other pedestrian amenities, as described in this Ordinance or the City's Adopted Design Guidelines. The designated Approving Authority may grant exemption when the intent is met by unique development features or there are unique site characteristics or patterns that preclude such action.

Development Size (acres)	Setback Envelope for Primary Building Frontages (from all streets in feet)
0-15	0 to 30
Greater than 15	0 to 80

Section 4: No Mandatory Duty of Care.

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

Section 5: Severability.

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

Section 6: CEQA Compliance

The City Council has determined that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15061 of the CEQA Guidelines. Due to the nature of the proposed code revisions, there is no evidence that any impact to the environment would occur as a result of adoption of the Ordinance. Any environmental affects associated with adoption and implementation of the Ordinance would be beneficial in nature.

Section 7: Effective Date and Publication

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

PASSED AND ADOPTED this 19th day of September, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 17-2005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING RANCHO CORDOVA MUNICIPAL CODE CHAPTER 10.70, "STREET RACING"

WHEREAS, the City Council finds that street racing and reckless driving exhibitions are increasingly becoming a problem for communities in the state of California; and

WHEREAS, the City Council finds that street races and reckless driving exhibitions are gatherings, processions or assemblages where persons in vehicles engage in reckless stunts and maneuvers on city streets and other public places, often in the presence of spectators; and

WHEREAS, the City Council finds that street races and reckless driving exhibitions can cause chaos and confusion in neighborhoods by interfering with pedestrian and vehicular traffic and by creating a situation where residents and members of the public feel threatened and intimidated; and

WHEREAS, the City Council finds that the operators of vehicles involved in street races and reckless driving exhibitions can disturb the tranquility of residents and threaten their safety by screeching their tires, revving their engines, playing loud music, engaging in reckless stunts and maneuvers, and causing damage or injury to other vehicles, private and public property, and people; and

WHEREAS, the City Council finds that based upon the experiences of other jurisdictions, including the cities of Oakland and Sacramento, large numbers of spectators often gather to watch street races and reckless driving exhibitions; that the presence of spectators fosters an environment that can encourage an increase in street races and reckless driving exhibitions; and that spectators who gather to watch street races and reckless driving exhibitions often block streets and sidewalks to traffic, form racetrack areas, place bets on races and engage in unruly and criminal behavior including fighting, littering, drinking in public, public urination, trespassing and vandalism; and

WHEREAS, the City Council finds that these activities can be injurious to the health and offensive to the senses, can interfere with the peace and quiet of residents and with the right of business owners to enjoy their property, and, as such, constitute a public nuisance; and

WHEREAS, the City Council finds that, although California Vehicle Code sections 23109 and 23103 prohibit street races and reckless driving, these sections do not prohibit spectators from watching these activities or address the problems caused by spectators at these events; and

AGENDA ITEM # 9

WHEREAS, the City Council declares that this Chapter is added to reduce crime and the concomitant threats to public health and safety and private property rights by prohibiting spectators at street races and reckless driving exhibitions. It is not added to regulate activities already regulated by the California Vehicle Code.

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

SECTION 1. Chapter 10.70, "Street Racing," is hereby added to the Rancho Cordova Municipal Code to read as follows:

"**CHAPTER 10.70**

10.70.010	Definitions.
10.70.020	Violation.
10.70.030	Relevant Circumstances to Prove a Violation.
10.70.040	Non-Applicability.
10.70.050	Penalty for Violation.

10.70.010 Definitions.

For purposes of this Chapter, the following definitions shall apply:

A. "Street race" means any motor vehicle speed contest or motor vehicle exhibition of speed defined or described in the California Vehicle Code section 23109.

B. "Reckless driving exhibition" means any exhibition of reckless driving described in California Vehicle Code section 23103.

C. "Spectator" means a person who is present at a street race or reckless driving exhibition, or the site of the preparations for either of these activities, for the purpose of viewing, observing, watching or witnessing either of these activities without regard to the means by which the person arrived.

D. "Present" means a person is within 200 feet of the site of a street race or reckless driving exhibition, or within 200 feet of the site of the preparations for either of these activities.

E. "Preparations" for any street race or reckless driving exhibition include, but are not limited to, any of the following acts done for the purpose of the street race or reckless driving exhibition:

1. one or more motor vehicles or persons have arrived at a predetermined location;

2. one or more persons have gathered on, or adjacent to, a public street or highway, or gathered in an offstreet parking facility;

2. one or more persons have impeded the free public use of a public street or highway or offstreet parking facility by acts, words or physical barriers;

3. one or more vehicles have lined up with engines running;

4. one or more drivers is revving his or her engine or spinning his or her tires; and/or

5. a person is acting as a race starter.

10.70.020 Violation.

A. It shall be unlawful for any person to be a spectator at a street race or reckless driving exhibition conducted on a public street or highway or offstreet parking facility.

B. It shall be unlawful for any person to be a spectator at the location of preparations for a street race or reckless driving exhibition conducted on a public street or highway or offstreet parking facility.

C. Nothing in this section prohibits law enforcement officers or their agents who are acting in the course of their official duties from being spectators at a street race or reckless driving exhibition or spectators at the location of preparations for either of these activities.

10.70.030 Relevant Circumstances to Prove a Violation.

To prove a violation of this Chapter, admissible evidence may include, but is not limited to, any of the following:

A. the time of day;

B. the nature and description of the scene;

C. the number of people gathered at the scene;

D. the location of the person charged in relation to any person or group present at the scene;

E. the number and description of motor vehicles at the scene;

F. whether vehicles gathered at the scene are engaged in vehicular stunts and maneuvers; and/or

G. whether the individual charged has previously participated in or aided and abetted in a street race.

10.70.040 Non-Applicability.

This ordinance does not prohibit members of law enforcement, the medical profession or any other legitimate service provider from being present at a street race or a reckless driving exhibition while in the course of their official duties.

10.70.050 Penalty for Violation.

A violation of this Chapter shall constitute a misdemeanor. The penalty for a first violation is a $500 fine or imprisonment not to exceed six months, or both. The penalty for each additional violation within one year is a $1000 fine or imprisonment not to exceed six months, or both.

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 and be enforced thirty (30) days after its adoption.

* * * * *

PASSED AND ADOPTED this 19th day of September, 2005, by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTIONS:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 19-2005

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA

APPROVING THE DEVELOPMENT AGREEMENT FOR THE CAPITAL VILLAGE PROJECT

PROJECT NO. RC-04-123

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

Section 1: Recitals

A. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the California Government Code (the "Development Agreement Statute"), which authorizes the City and any person having a legal or equitable interest in the real property to enter into a development agreement ("Agreement"), establishing certain development rights in the Property that is the subject of the development project application.

B. Property. Landowner holds a legal or equitable interest in certain real property located in the City of Rancho Cordova, County of Sacramento, more particularly described in Exhibit A attached hereto (the "Property"). Landowner represents that all persons holding legal or equitable interests in the Property shall be bound by this Agreement.

C. Project. Landowner has obtained approval from the City for a tentative subdivision map for a mixed use project known as Capital Village (the "Project") to be located on the Property.

D. Public Hearing. On February 24, 2005, the Planning Commission of the City of Rancho Cordova, serving as the City's planning agency for purposes of development agreement review pursuant to Government Code Section 65867, considered this Agreement and recommended approval of this Agreement to the City Council.

E. Environmental Review. On March 21, 2005, the City Council certified as adequate and complete the Mitigated Negative Declaration ("MND") for the Project. Mitigation measures were required in the MND and are incorporated into the Project and into the terms and conditions of this Agreement, as reflected by the findings adopted by the City Council concurrently with this Agreement.

F. Project Approvals. The following land use approvals (together the "Project Approvals") have been granted for the Property, which entitlements are the subject of this Agreement.

AGENDA ITEM # 10

1. The Rancho Cordova General Plan, as adopted by the City on July 1, 2003 by City Resolution No. 04-2003, as amended on March 21, 2005, by City Resolution No. 35- 2005 (the "General Plan");
2. The rezoning of the Property, approved by the City on March 21, 2005, by City Ordinance No. 06-2005;
3. The Tentative Subdivision Map for the Project, approved by the City on March 21, 2005, by City Resolution No. 35-2005;
4. The approval of the Capital Village Special Planning Area ("SPA"), which contains design guidelines and specifications pertaining to the Project adopted by City Ordinance No. 06-2005, including a correction to the SPA acknowledged at the City Council meeting on June 6, 2005, relating to a setback requirement; and
5. The MND. The Mitigation Measures in the MND are incorporated into the Project and into the terms and conditions of this Agreement.

A. Need for Services and Facilities. Development of the Property will result in a need for municipal services and facilities, some of which services and facilities will be provided by City to such development subject to the performance of Landowner's obligations hereunder. With respect to water, pursuant to Government Code Section 65867.5, any tentative map approved for the Property will comply with the provisions of Government Code 66473.7.

B. Contribution to Costs of Facilities and Services. Landowner agrees to contribute to the costs of such public facilities and services as required herein to mitigate impacts on the community of the development of the Property, and City agrees to provide such public facilities and services as required herein to assure that Landowner may proceed with and complete development of the Property in accordance with the terms of this Agreement. City and Landowner recognize and agree that, but for Landowner's contributions to mitigate the impacts arising as a result of development entitlements granted pursuant to this Agreement, City would not and could not approve the development of the Property as provided by this Agreement and that, but for City's covenant to provide certain facilities and services for development of the Property, Landowner would not and could not commit to provide the mitigation as provided by this Agreement. City's vesting of the right to develop the Property as provided herein is in reliance upon and in consideration of Landowner's agreement to make contributions toward the cost of public improvements as herein provided to mitigate the impacts of development of the Property as development occurs.

C. Development Agreement Ordinance. City and Landowner have taken all actions mandated by, and fulfilled all requirements set forth in, the Development Agreement Ordinance of the City of Rancho Cordova, as set forth in the City Municipal Code.

D. Consistency with General Plan. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, the City finds and declares that this Agreement is consistent with the General Plan.

Section 2: Findings and Determinations

Therefore, on the basis of the foregoing Recitals, which are incorporated herein, the City of Rancho Cordova's General Plan, and the Capital Village Special Planning Area, the Mitigated Negative Declaration for the Project, and on the basis of the specific conclusions set forth below, the City Council finds and determines that:

A. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified and contained in the City's General Plan, and in the Capital Village Special Planning Area in that: the land use designations for the Project site support the development of a Local Town Center and mixed use neighborhood; the development is consistent with fiscal policies of the General Plan relating to provision of infrastructure and public services; and the Development Agreement includes provisions related to financing, construction and maintenance of public facilities, park development fees and similar provisions set forth by the Capital Village SPA.

B. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the land use area in which the property is located in that the Project Approvals include the rezoning of the Property, as adopted by the City Council on March 21, 2005, by City Ordinance 06-2005.

C. The Development Agreement is in conformity with public convenience, general welfare and good land use policies and will implement provisions of the Capital Village SPA and the General Plan, which have designated a Local Town Center and mixed use neighborhood for this location.

D. The Development Agreement will not be detrimental to the health, safety and general welfare in that the project will proceed in accordance with all the programs and policies of the General Plan. The impacts of the Project on existing land uses, public services and the environment have been evaluated and mitigated through the CEQA compliance process.

E. The Development Agreement will not adversely affect the orderly development of property or the preservation of property values in that the project will be consistent with the General Plan.

F. The Development Agreement is consistent with the provisions of Government Code Sections 65869.5 in that it includes all the substantive elements and has been processed consistent with all the procedural requirements of Government Code Sections 65864 through 65869.5.

Section 3: Approval

The City Council hereby approves the Development Agreement in the form attached as Exhibit B hereto; and authorizes the City Manager to sign it on the effective date of this Ordinance.

Section 4: Amendment of the Zoning Code

Title 1, Chapter 1, Article 4, of the Rancho Cordova Zoning Code, "Comprehensive Zoning Plans, "is hereby amended by adding the following section:

"101-812. Development Agreement for Capital Village"

Section 5: Recordation

Within ten (10) days after the Development Agreement is executed by the City Manager, the City Clerk shall submit to the County Recorder for recordation.

Section 6: Effective Date and Publication of Ordinance Summary

This Ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause a summary of the Ordinance to be posted in accordance with Section 36933 of the Government Code.

PASSED, APPROVED AND ADOPTED this 19th day of September, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

EXHIBIT A

DESCRIPTION OF PROPERTY

The land referred to herein is situated in the State of California, County of Sacramento, City of Rancho Cordova, and is described as follows:

Parcels 47 through 58 and 70 through 74 inclusive as shown on that certain Parcel Map entitled "Capital Center II" filed April 10, 1986, in Book 93 of Parcel Maps, Page 7, Sacramento County Records.

APNs: 072-0680-010 through 072-0680-021
072-0680-034 through 072-0680-038

DEVELOPMENT AGREEMENT
RELATIVE TO CAPITAL VILLAGE

This Development Agreement is entered into as of this 4th day of May, 2005, by and between the CITY OF RANCHO CORDOVA, a municipal corporation ("City"), BEAZER HOMES HOLDINGS CORP., a Delaware Corporation, and HEARTHSTONE MULTI-ASSET ENTITY B, L.P., a California limited partnership (collectively, "Landowner"). City and Landowner are hereinafter collectively referred to as the "Parties" and singularly as "Party."

RECITALS

1. Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Section 65864, et seq., of the Government Code (the "Development Agreement Statute"), which authorizes the City and any person having a legal or equitable interest in the real property to enter into a development agreement, establishing certain development rights in the Property which is the subject of the development project application.

2. Property. Landowner holds a legal or equitable interest in certain real property located in the City of Rancho Cordova, County of Sacramento, more particularly described in Exhibit 1 attached hereto (the "Property"). Landowner represents that all persons holding legal or equitable interests in the Property shall be bound by this Agreement.

3. Project. Landowner has obtained various approvals from the City (described in more detail in Recital 6 below), including approval for a tentative subdivision map for a mixed use project known as Capital Village (the "Project") to be located on the Property.

4. Public Hearing. On February 24, 2005, the Planning Commission of the City of Rancho Cordova, serving as the City's planning agency for purposes of development agreement review pursuant to Government Code Section 65867, considered this Agreement and recommended approval of this Agreement to the City Council.

5. Environmental Review. On March 21, 2005, the City Council certified as adequate and complete the Mitigated Negative Declaration ("MND") for the Project. Mitigation measures were required in the MND and are incorporated into the Project and into the terms and conditions of this Agreement, as reflected by the findings adopted by the City Council concurrently with this Agreement.

6. Project Approvals. The following land use approvals (together the "Project Approvals") have been granted for the Property, which entitlements are the subject of this Agreement.

6.1. The Rancho Cordova General Plan, as adopted by the City on July 1, 2003 by City Resolution No. 04-2003, as amended on March 21, 2005, by City Resolution No. 35-2005-2005 (the "General Plan");

6.2. The Rezoning of the Property, approved by the City on March 21, 2005, by City Ordinance No. 06-2005;

6.3. The Tentative Subdivision Map for the Project (attached hereto as Exhibit 3), approved by the City on March 21, 2005, by City Resolution No. 35-2005;

6.4. This Development Agreement, as adopted by City Ordinance No. 19-2005 (the "Adopting Ordinance");

6.5. The approval of the Capital Village Special Planning Area ("SPA"), which contains design guidelines and specifications pertaining to the Project (attached hereto as Exhibit 4), as adopted by City Resolution No. 06-2005; and

6.6. The MND. The Mitigation Measures in the MND are incorporated into the Project and into the terms and conditions of this Agreement.

7. Need for Services and Facilities. Development of the Property will result in a need for municipal services and facilities, some of which services and facilities will be provided by City to such development subject to the performance of Landowner's obligations hereunder. With respect to water, pursuant to Government Code Section 65867.5, any tentative map approved for the Property will comply with the provisions of Government Code 66473.7.

8. Contribution to Costs of Facilities and Services. Landowner agrees to contribute to the costs of such public facilities and services as required herein to mitigate impacts on the community of the development of the Property, and City agrees to provide such public facilities and services as required herein to assure that Landowner may proceed with and complete development of the Property in accordance with the terms of this Agreement. City and Landowner recognize and agree that, but for Landowner's contributions to mitigate the impacts arising as a result of development entitlements granted pursuant to this Agreement, City would not and could not approve the development of the Property as provided by this Agreement and that, but for City's covenant to provide certain facilities and services for development of the Property, Landowner would not and could not commit to provide the mitigation as provided by this Agreement. City's vesting of the right to develop the Property as provided herein is in reliance upon and in consideration of Landowner's agreement to make contributions toward the cost of public improvements as herein provided to mitigate the impacts of development of the Property as development occurs.

9. Development Agreement Ordinance. City and Landowner have taken all actions mandated by, and fulfilled all requirements set forth in, the Development Agreement Ordinance of the City of Rancho Cordova, as set forth in the City Municipal Code.

10. Consistency with General Plan. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, the City finds and declares that this Agreement is consistent with the General Plan.

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

AGREEMENT

1. Incorporation of Recitals. The Preamble, the Recitals and all defined terms set forth in both are hereby incorporated into this Agreement as if set forth herein in full.

2. Description of Property. The property, which is the subject of this Development Agreement, is described in Exhibit 1 attached hereto ("Property").

3. Interest of Landowner. The Landowner has a legal or equitable interest in the Property. Landowner represents that all persons holding legal or equitable interests in the Property shall be bound by the Agreement.

4. Relationship of City and Landowner. It is understood that this Agreement is a contract that has been negotiated and voluntarily entered into by City and Landowner and that the Landowner is not an agent of City. The City and Landowner hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the City and Landowner joint venturers or partners.

5. Effective Date and Term.

5.1. Effective Date. The effective date of this Agreement ("Effective Date") is _____, which is the effective date of City Ordinance No. 19-2005, adopting this Agreement.

5.2. Term. Upon execution, the term of this Agreement shall commence on the Effective Date and extend for a period of ten (10) years, unless said term is terminated, modified or extended by circumstances set forth in this Agreement. Following the expiration of the term, this Agreement shall be deemed terminated and of no further force and effect. Said termination of the Agreement shall not affect any right or duty created by City approvals for the Property adopted prior to, concurrently with, or subsequent to the approval of this Agreement.

5.3. Automatic Termination Upon Completion and Sale of Residential Lot. This Agreement shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Project Approvals for residential use, upon completion of construction and issuance by the City of a final occupancy permit for a dwelling unit upon such residential lot and conveyance of such improved residential lot by Landowner to a bona-fide good-faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that all improvements, which are required to serve the lot, as determined by City, have been accepted by City. Termination of this Agreement for any such residential lot as provided for in this Section 5.3 shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

6. Use of Property.

6.1. Right to Develop. Landowner shall have the vested right to develop the Project in accordance with the terms and conditions of this Agreement, the Project Approvals,

and any amendments to any of them as shall, from time to time, be approved pursuant to this Agreement. Landowner's vested right to develop the Property shall be subject to subsequent approvals, provided that any conditions, terms, restrictions and requirements for such subsequent approvals shall not prevent development of the Property for the uses, or reduce the density and intensity of development, or limit the rate or timing of development set forth in this Agreement, so long as Landowner is not in default under this Agreement.

6.2. Permitted Uses. The permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, provisions for reservation or dedication of land for public purposes, location and maintenance of on-site and off-site improvements, location of public utilities and other terms and conditions of development applicable to the Property, shall be those set forth in this Agreement, the Project Approvals and any amendments to this Agreement or the Project Approvals. City acknowledges that the Project Approvals provide for the following land uses and approximate acreages for the Property:

827 single family residential units on 70.5592± acres;
27.5805± acres of retail/ commercial mixed use;
6.8030± acres of parks;
1.8703± acres of open space;
5.2393± acres of right of way for roads; and
4.9181± acres of landscape corridors;

all as set forth in Exhibit 3. Such uses shall be developed in accordance with the Project Approvals, as such Project Approvals provide on the Effective Date of this Agreement.

6.3. Moratorium, Quotas, Restrictions or Other Growth Limitations. Subject to applicable law relating to the vesting provisions of development agreements, Landowner and City intend that, except as otherwise provided in this Agreement, this Agreement shall vest the Project Approvals against subsequent City resolutions, ordinances and initiatives that directly or indirectly limit the rate, timing, sequencing of development, or prevent or conflict with the permitted uses, density and intensity of uses as set forth in the Project Approvals. Landowner shall, to the extent allowed by the laws pertaining to development agreements, be subject to any growth limitation ordinance, resolution, rule, regulation or policy which is adopted on a uniformly applied, City-wide or area-wide basis, and directly concerns a public "safety, health or welfare" (as that phrase is used in California Government Code Section 65858) issue, in which case City shall treat Landowner in a uniform, equitable and proportionate manner with all properties, public and private, which are impacted by that public, safety, health or welfare issue.

6.4. Additional Conditions.

6.4.1. New Park Development Obligation. The Parties acknowledge that the City, on February 22, 2005, adopted Resolution No. 28-2005, which establishes revised standards for Park and Open Space in the City. The Parties further acknowledge that the City, on March 7, 2005, adopted Ordinance 36-2005, establishing the City's intent to modify its park improvement impact fee. In recognition of unique characteristics of Landowner's Project (e.g., design features of the Project and other contributions made by Landowner pursuant to this DA), and the timing of City's processing of the Project, the Parties hereby agree that the provisions of

this subsection 6.4.1 shall control Landowner's obligations with respect to Landowner's new park development obligation. To fulfill its parkland dedication obligation, Landowner shall:

(i) Provide to the City improved park land and park land in-lieu payment to satisfy a total park land obligation of 14.638 acres (calculated as 6.0 acres of park land per 1,000 residents);

(ii) Provide a combination of park improvements and park impact fees equal in value to $5,937,033 (calculated as $7,179 per dwelling unit). Parks constructed within the Project shall be generally consistent with facilities identified in the Capital Village SPA. Prior to recordation of any final map for the Property, Landowner shall enter into a Parks Development Agreement ("Parks DA") with the Cordova Recreation and Park District (the "Park District"), to which the City shall be named as third pary beneficiary, that specifies how the parks on the Property shall be designed and improved. Landowner shall pay the costs of preparing the Parks DA. Landowner shall receive credit, as determined appropriate by the Park District, against park impact fees, for park improvements constructed upon the Property.

6.4.2. Timing of Dedications and Improvements of Parks. Prior to recordation of any final map for the Property, Landowner shall fulfill the obligations described in subsection 6.4.1. Landowner agrees to commence construction of the improvements described in subsection 6.4.1 prior to the issuance of the first building permit for the Project and to complete construction of all the improvements described in subsection 6.4.1 prior to issuance of the 450th building permit. Landowner shall pay to the City any in-lieu fee required under subsection 6.4.1 no later than prior to issuance of the building permit for each residential parcel for the Property. After fulfilling the requirements described in subsections 6.4.1 and 6.4.2, and the Parks DA, Landowner will be deemed to have satisfied in full its new park development obligation.

6.4.3. Existing Park Renovation Fees. The Landowner agrees that it shall pay the City the total sum of seven hundred forty two dollars ($742.00) for each residential parcel shown on the final maps for the Property. Beginning on January 1, 2006, the fee shall be adjusted annually on each January 1 based upon the percentage change in the United States Department of Labor Consumer Price Index for all Urban Consumers for the San Francisco-Oakland-San Jose area between April and April of each year. This fee shall be paid to the City no later than prior to issuance of the building permit for each residential parcel for the Property. It shall be used by the City, at its sole discretion to renovate, repair, improve or maintain existing parks in the City. This payment is made voluntarily by the Landowner. It is in addition to all other existing park fees, and construction and dedication obligations, including without limitation any fees paid pursuant to California Government Code Section 66477 (the "Quimby Act"). Notwithstanding the previous sentence, the Parties agree that subsequent requirements that result from the City's current effort to modify its park improvement impact fee, consistent with, and as reflected in, Resolution 36-2005, adopted by the City on March 7, 2005, shall not apply to the Property. Landowner agrees that it shall not claim any credit or right to reimbursement of any other existing park fees, and construction and dedication obligations, including Quimby Act fees, as a result of paying the existing park renovation fees required under this Section.

6.4.4. Police Tax. Landowner agrees to vote in favor of and to cooperate in the creation of a special tax zone area within the Rancho Cordova Special Police Tax Area. The boundaries of the special tax zone area shall be contiguous with the boundaries

of the Property. The Landowner shall vote in favor of and cooperate in the levy of a special tax for police services on each residential parcel or residential parcel equivalent on the Property. The special tax shall be in the amount of $251 annually per single-family residential parcel or residential parcel equivalent, and $0.15 for each square foot of gross parcel area of non-residential use (excluding recreational and agricultural uses). Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the police tax). The amount of the special tax shall be adjusted annually based upon the percentage change in the United States Department of Labor Consumer Price Index for all Urban Consumers for the San Francisco-Oakland-San Jose area between April and April of each year. If the Consumer Price Index is discontinued, or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised. The special tax shall be payable annually following issuance of a building permit for each subject parcel. The Landowner shall pay all the costs of conducting the election and all costs related to the implementation of this subsection for the Project. City agrees that compliance with the terms of this subsection will satisfy the Landowner's obligation under Condition of Approval Number 50 to pay a special tax for police services in the amount of $251 per year per residential parcel.

6.4.5. Traffic Impact Fee. The Parties acknowledge that the City is currently in the process of studying and adopting a permanent traffic impact mitigation fee, which will go into effect after the City completes a traffic analysis and nexus study consistent with Government Code Section 66000, et seq. In recognition of unique characteristics of Landowner's Project (e.g., design features of the Project and other contributions made by Landowner pursuant to this DA), and the timing of City's processing of the Project, the Parties hereby agree that the provisions of this subsection shall control Landowner's obligations with respect to Landowner's traffic impact fee. To fulfill its traffic impact fee obligation, Landowner shall pay impact fees in the amount of $6,946,800 (calculated as $8,400 per dwelling unit). Landowner shall pay to the City the traffic mitigation fee of $8,400 per dwelling unit prior to issuance of building permit for each residential parcel. All of the traffic impact fees collected pursuant to this subsection (i.e., the entire $6,946,800), shall be placed in a separate City fund, the Capital Village Road Improvement Fund ("CVRIF").

In addition to the fees collected for dwelling units, there will be an additional traffic impact fee for non-Residential uses on the Property that will be either the amount in effect at the time of issuance of a building permit of each non-Residential building permit on the Property, or the amount in reflected in a subsequent amendment to this Agreement.

6.4.6. Improvements Required; Reimbursement. In addition to payment of other fees and taxes, including without limitation the traffic impact fee described in Section 6.4.5, Landowner shall be required to design, obtain necessary approvals for, construct, and dedicate to the City the following improvements, in addition to any and all other improvements required by the Project Approvals (collectively with the improvements in this subsection, the "Improvements"):

i. Signalization of International and Prospect. Landowner shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal and related improvements at the intersection of International Drive and Prospect Park Drive, to the satisfaction of the City Public Works Department and consistent with the

Project Approvals. Funds previously collected for this improvement shall be provided to the Landowner as reimbursement once the improvement is complete. Landowner may be reimbursed from the CVRIF and from the funds previously collected for this specific improvement (i.e., approximately $200,000) for the cost of improvements designed, constructed, installed, and dedicated as provided in this subsection 6.4.6(i), provided, however, that in no event shall any moneys be paid by the City, from funds other than the CVRIF and the $200,000 in funds already collected, to reimburse the Landowner for the road improvements designed, constructed, installed, or dedicated as provided in this subsection. Any reimbursement for designing, constructing, installing, and dedicating the road improvements subject to this subsection (i) shall be limited to the amount of money available in the CVRIF plus $200,000. Therefore, if the total costs of designing, constructing, installing, or dedicating the road improvements in this subsection (i) exceed the total sum of money paid by the Landowner into the CVRIF, plus $200,000, the City shall have no further reimbursement obligation for such road improvements.

ii. Zinfandel and Data. Landowner shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal and related improvements at the intersection of Zinfandel Drive and Data Drive, to the satisfaction of the City Public Works Department and consistent with the Project Approvals. The improvement shall include: modified east and west approaches to provide a dedicated left-turn lane and shared through/right-turn lane. The traffic signal timing shall be modified to operate the east and west approaches with "split" phasing. The parties acknowledge that, as of the Effective Date, the Landowner's eligibility for reimbursement for this improvement has not yet been determined. Landowner may be reimbursed from the CVRIF for the cost of improvements designed, constructed, installed, and dedicated as provided in this subsection 6.4.6(ii), provided, however, that in no event shall any moneys be paid by the City, from funds other than the CVRIF, to reimburse the Landowner for the road improvements designed, constructed, installed, and dedicated as provided in this subsection. Any reimbursement for designing, constructing, installing, or dedicating the road improvements subject to this subsection (ii) shall be limited to the amount of money available in the CVRIF. The City shall have no reimbursement obligation beyond the CVRIF. Therefore, if the total costs of designing, constructing, installing, or dedicating the road improvements in this subsection (ii) exceed the total sum of money paid by the Landowner into the CVRIF, the City shall have no further reimbursement obligation for such road improvements.

iii. Data and Disk. Landowner shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal and related improvements at the intersection of Data Drive and Disk Drive, to the satisfaction of the City Public Works

Department and consistent with the Project Approvals. The improvement shall include, at a minimum, the following improvements to the intersection:

1. One through land and one right-turn lane on northbound Data Drive.
2. One left-turn lane and one through lane on southbound Data Drive.
3. One left-turn lane and one right-turn lane on westbound Disk Drive.

4. Interconnect and coordinate signal with the adjacent signals of Zinfandel Drive / Data Drive and Prospect Park Drive (West) / Data Drive / White Rock Road.

Landowner is not eligible to be reimbursed from the CVRIF or other City moneys for the cost of improvements designed, constructed, installed, and dedicated as provided in this subsection 6.4.6(iii).

iv. Zinfandel and "Main Street". Landowner shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal and related improvements at the intersection of Zinfandel Drive and the street referred to as "Main Street" in the approval documents, to the satisfaction of Public Works and consistent with the Project Approvals. Landowner is not eligible to be reimbursed from the CVRIF or other City moneys for the cost of improvements designed, constructed, installed, and dedicated as provided in this subsection 6.4.6(iv).

v. International and "B" Street. Landowner shall design, obtain necessary approvals for, construct, install, and dedicate to the City a traffic signal and related improvements at the intersection of International Drive and the street referred to as "B" Street in the approval documents, to the satisfaction of Public Works and consistent with the Project Approvals. Landowner is not eligible to be reimbursed from the CVRIF or other City moneys for the cost of improvements designed, constructed, installed, and dedicated as provided in this subsection 6.4.6(v).

6.4.7. Right-of-Way Acquisition. For any of the above improvements requiring additional right-of-way, City will assist with the acquisition of right-of-way, if required, and the Landowner shall pay for acquisition, including without limitation administrative and technical assistance costs.

6.4.8. Timing of Improvements. Except where otherwise provided in subsection 6.4.2, Landowner shall be required to complete the process of designing, obtaining necessary approvals for, and initiating construction of, improvements listed in subsection 6.4.6 prior to the 501st home occupancy (final inspection) for the Project. An improvement will be deemed "initiated" after the award of any and all construction contracts, and upon the commencement of actual physical construction.

6.4.9. Waiver Related to Conveyances. In consideration of the benefits received pursuant to this Agreement, Landowner waives any and all causes of action that it might have under the ordinances of the City, or the laws of the State of California or the United States, with regard to any otherwise uncompensated or under-compensated conveyance or dedication of land or easements or construction of improvements specified in this Agreement.

7. Applicable Rules, Regulations and Official Policies.

7.1. Rules Regarding Permitted Uses. Except as otherwise provided by subsection 6.4.1 pertaining to new park development, for the term of this Agreement, the City's ordinances, resolutions, rules, regulations and official policies governing the permitted uses of the Property, the density and intensity of use, the rate timing and sequencing of development, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land shall be those in force and effect on the Effective Date of this Agreement.

7.2. Rules Regarding Design and Construction. All development within the project shall be subject to the applicable provisions of the City's Design Review regulations (Ordinance 14-2003), the provisions of the Capital Village SPA, and any applicable provisions, as determined appropriate by the City, of the subsequently adopted City of Rancho Cordova Design Guidelines. Unless otherwise expressly provided in this Agreement, all the other ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to the Project shall be those in force and effect at the time the applicable permit approval is granted. Ordinances, resolutions, rules, regulations and official policies governing design, improvement and construction standards and specifications applicable to public improvements to be constructed by Landowner shall be those in force and effect at the time the applicable permit approval is granted.

7.3. Changes in State or Federal Law. This Agreement shall not preclude the application to development of the Property of changes in City laws, regulations, plans or policies, the terms of which are specifically mandated and required by changes in State or Federal laws or regulations.

7.4. Uniform Codes Applicable. Unless otherwise expressly provided in this Agreement, the Project shall be constructed in accordance with the provisions of the Uniform Building, Mechanical, Plumbing, Electrical and Fire Codes, City standard construction specifications, and Title 24 of the California Code of Regulations, relating to Building Standards, in effect at the time of approval of the appropriate building, grading, encroachment or other construction permits for the Project. If no permits are required for infrastructure improvements, such improvements will be constructed in accordance with the provisions of the Uniform Building, Mechanical, Plumbing, Electrical and Fire Codes, City standard construction specifications, and Title 24 of the California Code of Regulations, relating to Building Standards, in effect at the start of construction of such infrastructure.

8. Subsequently Enacted Fees, Dedications, Assessments and Taxes.

8.1. Processing Fees and Charges. Landowner shall pay those processing, inspection and plan checking fees and charges required by City under then current regulations for processing applications and requests for permits, approvals and other actions, and monitoring compliance with any permits issued or approvals granted or the performance of any conditions with respect thereto or any performance required of Landowner hereunder.

8.2. Development Impact Fees, Exactions and Dedications. Except as otherwise provided herein including Sections 6.3 and 6.4, any and all development impact fees, dedications of land, connection or mitigation fees, and exactions required by City to be paid by Landowner to support the construction of any public facilities and improvements or the provision of public services in relation to development of the Property (together "Exactions") shall be the Exactions authorized as of the Effective Date; provided, however, Landowner shall pay any Exactions authorized by City after the Effective Date provided that said Exactions otherwise comply with applicable law, and are either (i) required on a City-wide basis, or (ii) apply uniformly to all properties within the City that are zoned consistent with the Project Approvals, or (iii) apply uniformly to all properties that are similarly situated, whether by geographic location, drainage sheds or other distinguishing circumstances. Wherever this Agreement obligates Landowner to design, construct or install any improvements, the cost thereof may be provided

by Landowner or by a Community Facilities District or other such financing mechanism, subject to and in accordance with the provisions thereof.

8.3. CEQA Mitigation Measures. Notwithstanding any other provision in this Agreement to the contrary, as and when Landowner elects to develop the Property, Landowner shall be bound by, and shall perform, all mitigation measures contained in the MND and Conditions of Approval/MMRP related to such development, which are adopted by the City, and are identified in the mitigation monitoring plan, the MND or Conditions of Approval/MMRP as being a responsibility of Landowner.

9. Community Facilities District.

9.1. Community Facilities District Formation - Financing. City acknowledges that Landowner may cause to be formed a Community Facilities District ("CFD") pursuant to the provisions of Section 53311 et seq. of the Government Code for the purpose of financing the acquisition or construction of a portion of the Improvements described in subsection 6.4.6. The provisions of Sections 9.2-9.5 shall apply to any such CFD formed, as well as to the CFD formed for maintenance, as described in Section 9.6.

9.2. Issuance of Bonds. City and Landowner agree that, with the consent of Landowner, and to the extent permitted by law, City and Landowner shall use their best efforts to cause bonds to be issued in amounts sufficient to achieve the purposes of this Section. As of the Effective Date, one series of such bonds has been issued. At least one additional series of bonds is expected to be issued.

9.3. Payment Prior to Issuance of Bonds. Nothing in this Agreement shall be construed to preclude the payment by an owner of any of the parcels to be included within the CFD of a cash amount equivalent to its proportionate share of costs for the Improvements, or any portion thereof, prior to the issuance of bonds.

9.4. Private Financing. Nothing in this Agreement shall be construed to limit Landowners option to install the Improvements through the use of private financing.

9.5. Acquisition and Payment. City agrees that it shall use its best efforts to allow and facilitate monthly acquisition of completed Improvements or completed portions thereof, and monthly payment of appropriate amounts for such Improvements to the person or entity constructing Improvements or portions thereof, provided City shall only be obligated to use CFD bond or tax proceeds for such acquisitions.

9.6. Service District for Maintenance.

9.6.1. Formation, Consent, Waiver and Special Benefit. Landowner must form and/or cooperate in annexation to, one or more Community Facilities Services District or other such financing mechanism or assessment district for maintenance purposes, as chosen by the City (herein the "Services District"), and consents herewith to the levy of such special taxes as are necessary to fund the maintenance obligations described below. No residential building permit, excluding permits for model homes, shall be issued until the formation of, and inclusion of the Property in, the Services District. For purposes of Article XIIID of the California Constitution, Landowner acknowledges hereby that all the services described herein to be provided by the Services District will provide a "special benefit" to the Property, as defined by

said Article, and that the foregoing support and consent shall apply as to any claim that any portion of the services supported by the special tax does not provide special benefit to the Property. The Services District shall:

i. Provide the City assured funding for the ongoing maintenance and operation of public facilities and all Improvements required herein or in the Project Approvals, whether such facilities and Improvements are located within or outside of the boundaries of the Project, including: public roads, public alleys and associated frontage improvements such as curb, gutter and sidewalks, intersection signals, and street signs; road special features (e.g. speed bumps, textured or painted surfaces, modified crosswalks, etc.); project monument signs; all public landscaping, including street frontage landscaping and road medians; streetlights within the Property and upon the Property frontages along Prospect Park Drive, International Drive, and Zinfandel Drive; and statuary, fountains or ornamental structures.

ii. Cause to be established appropriate funding mechanisms, to the satisfaction of the Park District, to fund the ongoing maintenance of park facilities and improvements, including Park A, Park B, and Park C within the Project, and any other park improvements pursuant to the Project Approvals.

iii. Cause to be established appropriate funding mechanisms, as determined appropriate by the City, in consultation with the Sacramento County Department of Water Resources, to fund the ongoing maintenance of drainage facilities within the Project consistent with the Project Approvals.

iv. Cause to be established appropriate funding mechanisms, as determined appropriate by the City, to maintain all public open space areas within the Property, other than improved park sites, including without limitation, maintaining bike trails and conducting weed abatement and providing fire prevention to the satisfaction of the Sacramento Metropolitan Fire District within such open space areas. Such fire prevention efforts may include flail mowing from adjacent private property lines into such open space areas and other such vegetation management efforts as deemed necessary by the Fire District.

v. Conduct, manage and finance any environmental mitigation monitoring required by the Project Approvals.

Landowner acknowledges that the total annual cost of the maintenance obligations in this Section 9.6 is not known as of the Effective Date, and will be determined in the future. The assessments listed herein shall be adjusted annually on each January 1, beginning on January 1, 2006, based upon the Consumer Price Index, consistent with subsections 6.4.3 and 6.4.4 of this Agreement.

9.6.2. Public Parcel Exclusion. Landowner expressly agrees that Parcels conveyed or to be conveyed to the City or Park District shall be excluded from any assessment to be imposed by the Services District.

10. Amendment or Cancellation.

10.1. Modification Because of Conflict with State or Federal Laws. In the event that state or federal laws or regulations enacted after the Effective Date of this Agreement prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the City, the parties shall meet and confer in good faith in a reasonable attempt to modify this Agreement to comply with such federal or state law or regulation. Any such amendment or suspension of the Agreement shall be approved by the City Council in accordance with the Municipal Code and this Agreement.

10.2. Amendment by Mutual Consent. This Agreement may be amended in writing from time to time by mutual consent of the parties hereto and in accordance with the procedures of State law and the Municipal Code.

10.3. Insubstantial Amendments. Notwithstanding the provisions of the preceding Section 10.2, any amendments to this Agreement which do not relate to (a) the term of the Agreement as provided in Section 5.2; (b) the permitted uses of the Property as provided in Section 6.2; (c) provisions for "significant" reservation or dedication of land; (d) the location and maintenance of on-site and off-site improvements; (e) the density or intensity of use of the Project; (f) the maximum height or size of proposed buildings; or (g) monetary contributions by Landowner as provided in this Agreement shall not, except to the extent otherwise required by law, require notice or public hearing before either the Planning Commission or the City Council before the parties may execute an amendment hereto. City's City Manager shall determine whether a reservation or dedication is "significant".

10.4. Amendment of Project Approvals. Any amendment of Project Approvals relating to: (a) the permitted use of the Property; (b) provision for reservation or dedication of land; (c) the density or intensity of use of the Project; (d) the maximum height or size of proposed buildings; (e) monetary contributions by the Landowner; (f) the location and maintenance of on-site and off-site improvements, or (g) any other issue or subject not identified as an "insubstantial amendment" in Section 10.3 of this Agreement, shall require an amendment of this Agreement. Such amendment shall be limited to those provisions of this Agreement, which are implicated by the amendment of the Project Approval. Any other amendment of the Project Approval(s) shall not require amendment of this Agreement unless the amendment of the Project Approval(s) relates specifically to some provision of this Agreement.

10.5. Cancellation by Mutual Consent. Except as otherwise permitted herein, this Agreement may be canceled in whole or in part only by the mutual consent of the parties or their successors in interest, in accordance with the provisions of the Municipal Code. Any fees paid pursuant to this Agreement prior to the date of cancellation shall be retained by City.

11. Term of Project Approvals. Pursuant to California Government Code Section 66452.6(a), the term of any parcel map or tentative subdivision map shall automatically be extended for the term of this Agreement.

12. Annual Review.

12.1. Review Date. The annual review date for this Agreement shall be approximately 12 months from the date the Agreement is entered into.

12.2. Initiation of Review. The City's Planning Director shall initiate the annual review by giving to Landowner written notice that the City intends to undertake such review. Within 30 days of City's notice, Landowner shall provide evidence to the Planning Director to demonstrate good faith compliance with the Development Agreement. The burden of proof, by substantial evidence of compliance, is upon the Landowner. The City's failure to timely initiate the annual review is not deemed to be a waiver of the right to do so at a later date; accordingly, Landowner is not deemed to be in compliance with the Agreement by virtue of such failure to timely initiate review.

12.3. Staff Reports. City shall deposit in the mail to Landowner a copy of all staff reports, and related exhibits, concerning contract performance at least three (3) days prior to any annual review.

12.4. Costs. Costs reasonably incurred by the City in connection with the annual review shall be paid by Landowner in accordance with the City's schedule of fees and billing rates in effect at the time of review.

12.5. Non-compliance with Agreement; Hearing. If the Planning Director determines, on the basis of substantial evidence, that Landowner has not complied in good faith with the terms and conditions of the Agreement during the period under review, the City Council, upon receipt of any report or recommendation from the Planning Commission, may initiate proceedings to modify or terminate the Agreement, at which time an administrative hearing shall be conducted, in accordance with the procedures of State law and Municipal Code section 110-05. As part of that final determination, the City Council may impose conditions that it considers necessary and appropriate to protect the interest of the City.

12.6. Appeal of Determination. The decision of the City Council as to Landowner's compliance shall be final, and any court action or proceeding to attack, review, set aside, void or annul any decision of the determination by the Council shall be commenced within thirty (30) days, as set forth in the Municipal Code (section 115-39).

13. Default. Subject to any applicable extension of time, failure by any party to perform any term or provision of this Agreement required to be performed by such party shall constitute an event of default ("Event of Default"). For purposes of this Agreement, a party claiming another party is in default shall be referred to as the "Complaining Party," and the party alleged to be in default shall be referred to as the "Party in Default." A Complaining Party shall not exercise any of its remedies as the result of such Event of Default unless such Complaining Party first gives notice to the Party in Default as provided in subsection 13.1.1, and the Party in Default fails to cure such Event of Default within the applicable cure period.

13.1. Procedure Regarding Defaults.

13.1.1. Notice. The Complaining Party shall give written notice of default to the Party in Default, specifying the default complained of by the Complaining Party. Delay in giving such notice shall not constitute a waiver of any default nor shall it change the time of default.

13.1.2. Cure. The Party in Default shall diligently endeavor to cure, correct or remedy the matter complained of, provided such cure, correction or remedy shall be

completed within the applicable time period set forth herein after receipt of written notice (or such additional time as may be deemed by the Complaining Party to be reasonably necessary to correct the matter).

13.1.3. Failure to Assert. Any failures or delays by a Complaining Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies. Delays by a Complaining Party in asserting any of its rights and remedies shall not deprive the Complaining Party of its right to institute and maintain any actions or proceedings, which it may deem necessary to protect, assert, or enforce any such rights or remedies.

13.1.4. Notice of Default. If an Event of Default occurs prior to exercising any remedies, the Complaining Party shall give the Party in Default written notice of such default. If the default is reasonably capable of being cured within thirty (30) days, the Party in Default shall have such period to effect a cure prior to exercise of remedies by the Complaining Party. If the nature of the alleged default is such that it cannot, practicably be cured within such 30 day period, the cure shall be deemed to have occurred within such 30 day period if: (a) the cure shall be commenced at the earliest practicable date following receipt of the notice; (b) the cure is diligently prosecuted to completion at all times thereafter; (c) at the earliest practicable date (in no event later than thirty (30) days after the curing party's receipt of the notice), the curing party provides written notice to the other party that the cure cannot practicably be completed within such 30 day period; and (d) the cure is completed at the earliest practicable date. In no event shall Complaining Party be precluded from exercising remedies if a default is not cured within one hundred twenty (120) days after the first notice of default is given.

13.1.5. Legal Proceedings. Subject to the foregoing, if the Party in Default fails to cure a default in accordance with the foregoing, the Complaining Party, at its option, may institute legal proceedings pursuant to this Agreement or, in the event of a material default, terminate this Agreement. Upon the occurrence of an Event of Default, the parties may pursue all other remedies at law or in equity, which are not otherwise provided for or prohibited by this Agreement, or in the City's regulations governing development agreements, expressly including the remedy of specific performance of this Agreement.

13.1.6. Effect of Termination. If this Agreement is terminated following any Event of Default of Landowner or for any other reason, such termination shall not affect the validity of any building or improvement within the Property which is completed as of the date of termination, provided that such building or improvement has been constructed pursuant to a building permit issued by the City. Furthermore, no termination of this Agreement shall prevent Landowner from completing and occupying any building or other improvement authorized pursuant to a valid building permit previously issued by the City that is under construction at the time of termination, provided that any such building or improvement is completed in accordance with said building permit in effect at the time of such termination.

14. Estoppel Certificate. Either Party may, at any time, and from time to time, request written notice from the other Party requesting such Party to certify in writing that, (a) this Agreement is in full force and effect and a binding obligation of the Parties, (b) this Agreement has not been amended or modified either orally or in writing, or if so amended, identifying the amendments, and (c) to the knowledge of the certifying Party the requesting Party is not in default in the performance of its obligations under this Agreement, or if in default, to describe therein the nature and amount of any such defaults. A Party receiving a request hereunder shall

execute and return such certificate within thirty (30) days following the receipt thereof, or such longer period as may reasonably be agreed to by the Parties. City Manager of City shall be authorized to execute any certificate requested by Landowner. Should the party receiving the request not execute and return such certificate within the applicable period, this shall not be deemed to be a default.

15. Mortgagee Protection; Certain Rights of Cure.

15.1. Mortgagee Protection. This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof after the date of recording this Agreement, including the lien for any deed of trust or mortgage ("Mortgage"). Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage made in good faith and for value, but all the terms and conditions contained in this Agreement shall be binding upon and effective against any person or entity, including any deed of trust beneficiary or mortgagee ("Mortgagee") who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, or otherwise.

15.2. Mortgagee Not Obligated. Notwithstanding the provisions of Section 15.1 above, no Mortgagee shall have any obligation or duty under this Agreement, before or after foreclosure or a deed in lieu of foreclosure, to construct or complete the construction of improvements, or to guarantee such construction of improvements, or to guarantee such construction or completion, or to pay, perform or provide any fee, dedication, improvements or other exaction or imposition; provided, however, that a Mortgagee shall not be entitled to devote the Property to any uses or to construct any improvements thereon other than those uses or improvements provided for or authorized by the Project Approvals or by this Agreement.

15.3. Notice of Default to Mortgagee and Extension of Right to Cure. If City receives notice from a Mortgagee requesting a copy of any notice of default given Landowner hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Landowner, any notice given to Landowner with respect to any claim by City that Landowner has committed an Event of Default. Each Mortgagee shall have the right during the same period available to Landowner to cure or remedy, or to commence to cure or remedy, the Event of Default claimed set forth in the City's notice. City, through its City Manager, may extend the cure period provided in Section 13.1 for not more than an additional sixty (60) days upon request of Landowner or a Mortgagee.

16. Severability. Except as set forth herein, if any term, covenant or condition of this Agreement or the application thereof to any person, entity or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term, covenant or condition to persons, entities or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term, covenant or condition of this Agreement shall be valid and be enforced to the fullest extent permitted by law; provided, however, if any provision of this Agreement is determined to be invalid or unenforceable and the effect thereof is to deprive a Party hereto of an essential benefit of its bargain hereunder, then such Party so deprived shall have the option to terminate this entire Agreement from and after such determination.

17. Applicable Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

18. Attorneys' Fees and Costs in Legal Actions By Parties to the Agreement. Should any legal action be brought by either party for breach of this Agreement or to enforce any provisions herein, the prevailing party to such action shall be entitled to reasonable attorneys' fees; court costs and such other costs as may be fixed by the Court.

19. Attorneys' Fees and Costs in Legal Actions By Third Parties to the Agreement. If any person or entity not a party to this Agreement initiates an action at law or in equity to challenge the validity of any provision of this Agreement or the Project Approvals, the parties shall cooperate and appear in defending such action. Landowner shall bear its own costs of defense as a real party in interest in any such action, and Landowner shall reimburse City on an equal basis for all reasonable court costs and attorneys' fees expended by City in defense of any such action or other proceeding.

20. Transfers and Assignments. From and after recordation of this Agreement against the Property, Landowner shall have the full right to assign this Agreement as to the Property, or any portion thereof, in connection with any sale, transfer or conveyance thereof, and upon the express written assignment by Landowner and assumption by the assignee of such assignment in the form attached hereto as Exhibit 5 and the conveyance of Landowner's interest in the Property related thereto, Landowner shall be released from any further liability or obligation hereunder related to the portion of the Property so conveyed and the assignee shall be deemed to be the "Landowner," with all rights and obligations related thereto, with respect to such conveyed property. Prior to recordation of this Agreement, any proposed assignment of this Agreement by Landowner shall be subject to the prior written consent of the City Manager on behalf of the City and the form of such assignment shall be subject to the approval of the City Attorney, neither of which shall be unreasonably withheld.

21. Agreement Runs with the Land. Except as otherwise provided for in Section 15 of this Agreement, all of the provisions, rights, terms, covenants, and obligations contained in this Agreement shall be binding upon the parties and their respective heirs, successors and assignees, representatives, lessees, and all other persons acquiring the Property, or any portion thereof, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions of this Agreement shall be enforceable as equitable servitude and shall constitute covenants running with the land pursuant to applicable laws, including, but not limited to, Section 1468 of the Civil Code of the State of California. Each covenant to do, or refrain from doing, some act on the Property hereunder, or with respect to any owned property, (a) is for the benefit of such properties and is a burden upon such properties, (b) runs with such properties, and (c) is binding upon each party and each successive owner during its ownership of such properties or any portion thereof, and shall be a benefit to and a burden upon each party and its property hereunder and each other person succeeding to an interest in such properties.

22. Bankruptcy. The obligations of this Agreement shall not be dischargeable in bankruptcy.

23. Indemnification. Landowner agrees to indemnify, defend and hold harmless City, and its elected and appointed councils, boards, commissions, officers, agents, employees, and representatives from any and all claims, costs (including legal fees and costs) and liability for any personal injury or property damage which may arise directly or indirectly as a result of any actions or inactions by the Landowner, or any actions or inactions of Landowner's contractors, subcontractors, agents, or employees in connection with the construction, improvement, operation, or maintenance of the Property and the Project, provided that

Landowner shall have no indemnification obligation with respect to the gross negligence or willful misconduct of City, its contractors, subcontractors, agents or employees or with respect to the maintenance, use or condition of any improvement after the time it has been dedicated to and accepted by the City or another public entity (except as provided in an improvement agreement or maintenance bond).

24. Insurance.

24.1. Public Liability and Property Damage Insurance. At all times that Landowner is constructing any improvements that will become public improvements, Landowner shall maintain in effect a policy of comprehensive general liability insurance with a per-occurrence combined single limit of not less than one million dollars ($1,000,000) and a deductible of not more than ten thousand dollars ($10,000.00) per claim. The policy so maintained by Landowner shall name the City as an additional insured and shall include either a severability of interest clause or cross-liability endorsement.

24.2. Workers' Compensation Insurance. At all times that Landowner is constructing any improvements that will become public improvements, Landowner shall maintain Workers' Compensation insurance for all persons employed by Landowner for work at the Project site. Landowner shall require each contractor and subcontractor similarly to provide Workers' Compensation insurance for its respective employees. Landowner agrees to indemnify the City for any damage resulting from Landowner's failure to maintain any such insurance.

24.3. Evidence of Insurance. Prior to commencement of construction of any improvements which will become public improvements, Landowner shall furnish City satisfactory evidence of the insurance required in Sections 24.1 and 24.2 and evidence that the carrier is required to give the City at least fifteen days prior written notice of the cancellation or reduction in coverage of a policy. The insurance shall extend to the City, its elective and appointive boards, commissions, officers, agents, employees and representatives and to Landowner performing work on the Project.

25. Excuse for Nonperformance. Landowner and City shall be excused from performing any obligation or undertaking provided in this Agreement, except any obligation to pay any sum of money under the applicable provisions hereof, in the event and so long as the performance of any such obligation is prevented or delayed, retarded or hindered by act of God, fire, earthquake, flood, explosion, action of the elements, war, invasion, insurrection, riot, mob violence, sabotage, inability to procure or general shortage of labor, equipment, facilities, materials or supplies in the open market, failure of transportation, strikes, lockouts, action of labor unions, condemnation, requisition, laws, orders of governmental, civil, military or naval authority, or any other cause, whether similar or dissimilar to the foregoing, not within the control of the Party claiming the extension of time to perform. The Party claiming such extension shall send written notice of the claimed extension to the other Party within thirty (30) days from the commencement of the cause entitling the Party to the extension.

26. Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the Landowner and, the City and their successors and assigns. No other person shall have any right of action based upon any provision in this Agreement.

27. Notices. All notices required by this Agreement, the enabling legislation, or the procedure adopted pursuant to Government Code Section 65865, shall be in writing and delivered in person or sent by certified mail, postage prepaid.

Notice required to be given to the City shall be addressed as follows:

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

Notice required to be given to the Landowner shall be addressed as follows:

Hearthstone Multi-Asset Entity B, L. P.
781 Lincoln Avenue
San Rafael, CA 94901
Attention: Tracy Carver

and:

Beazer Homes Holdings Corp.
3721 Douglas Boulevard, Suite 100
Roseville, California 95661
Attention: Stan Samiec

Either party may change the address stated herein by giving notice in writing to the other party, and thereafter notices shall be addressed and transmitted to the new address.

28. Form of Agreement; Recordation; Exhibits. Except when this Agreement is automatically terminated due to the expiration of the Term of the Agreement or the provisions of Section 5.3 (Automatic Termination Upon Completion and Sale of Residential Lot), the City shall cause this Agreement, any amendment hereto and any other termination of any parts or provisions hereof, to be recorded, at Landowner's expense, with the county Recorder within ten (10) days of the effective date thereof. Any amendment or termination of this Agreement to be recorded that affects less than all of the Property shall describe the portion thereof that is the subject of such amendment or termination. This Agreement is executed in three duplicate originals, each of which is deemed to be an original. This Agreement consists of nineteen (19) pages and five (5) exhibits, which constitute the entire understanding and agreement of the parties.

29. Further Assurances. The Parties agree to execute such additional instruments and to undertake such actions as may be necessary to effectuate the intent of this Agreement.

30. City Cooperation. The City agrees to cooperate with Landowner in securing all permits which may be required by City. In the event state or federal laws or regulations enacted after the Effective Date, or action of any governmental jurisdiction, prevent delay or preclude compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified, extended, or suspended as may be necessary to comply with such state and federal laws or regulations or the regulations of other governmental jurisdictions. Each party agrees to

extend to the other its prompt and reasonable cooperation in so modifying this Agrement or approved plans.

IN WITNESS WHEREOF, the City of Rancho Cordova, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Ordinance No. 07-2005, adopted by the Council of the City on the twenty-first day of March, 2005, and Landowner has caused this Agreement to be executed.

"CITY"

CITY OF RANCHO CORDOVA,
a municipal corporation

By: _____

Name: _____

Its: _____

"LANDOWNER"

BEAZER HOMES HOLDINGS CORP.,
a Delaware corporation

By:

Name: _____

Its: _____

ATTEST:

_____
City Clerk

HEARTHSTONE MULTI-ASSET ENTITY B, L.P., a California limited partnership

By: HHP GP, LLC, a California limited liability company, its General Partner

By: HEARTHSTONE, INC., a California corporation, its Manager

By _____
Tracy Carver, Executive Vice President-General Counsel

APPROVED AS TO FORM:

_____
Adam U. Lindgren
Assistant City Attorney

775006_1

EXHIBIT LIST

Exhibit 1 -- Legal Description of the Property
Exhibit 2 – Location Map
Exhibit 3 – Tentative Subdivision Map and Table of Land Uses
Exhibit 4 – SPA Handbook
Exhibit 5 -- Form of Assignment

775006_1

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
Attn: City Clerk

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF RANCHO CORDOVA

AND

BEAZER HOMES HOLDINGS CORP. AND HEARTHSTONE MULTI-ASSET ENTITY B, L.P., AS LANDOWNERS

RELATIVE TO CAPITAL VILLAGE

TABLE OF CONTENTS

RECITALS 1
1. Authorization 1
2. Property 1
3. Project 1
4. Public Hearing 1
5. Environmental Review 1
6. Project Approvals 1
7. Need for Services and Facilities 2
8. Contribution to Costs of Facilities and Services 2
9. Development Agreement Ordinance 2
10. Consistency with General Plan and Specific Plan 2
AGREEMENT 3
1. Incorporation of Recitals 3
2. Description of Property 3
3. Interest of Landowner 3
4. Relationship of City and Landowner 3
5. Effective Date and Term 3
5.1. Effective Date 3
5.2. Term 3
5.3. Automatic Termination Upon Completion and Sale of Residential Unit 3
6. Use of Property 3
6.1. Right to Develop 3
6.2. Permitted Uses 4
6.3. Moratorium, Quotas, Restrictions or Other Growth Limitations 4
6.4. Additional Conditions 4
6.4.1. New Park Development Fees 4
6.4.2. Timing of Dedications and Improvemnets of Parks 5
6.4.3. Existing Park Renovation Fees 5
6.4.4. Police Tax 5
6.4.5. Traffic Impact Fee 6
6.4.6. Improvements Required; Reimbursement 6
i. Signalization of International Prospect 6
ii. Zinfandel and Data 7
iii. Data and Disk 7
iv. Zinfandel and "Main Street" 8
v. International and "B" Street 8
6.4.7. Right-of-Way Acquisition 8
6.4.8. Timing of Improvements 8
6.4.9. Waiver Related to Conveyances 8
7. Applicable Rules, Regulations and Official Policies 8
7.1. Rules Regarding Permitted Uses 8
7.2. Rules Regarding Design and Construction 9
7.3. Changes in State or Federal Law 9
7.4. Uniform Codes Applicable 9
8. Subsequently Enacted Fees, Dedications, Assessments and Taxes 9
8.1. Processing Fees and Changes 9
8.2. Development Impact Fees, Exactions and Dedications 9
8.3. CEQA Mitigation Measures 10
9. Community Facilities District 10
9.1. Community Facilities District Formation - Financing 10
9.2. Issuance of Bonds 10

9.3. Payment Prior to Issuance of Bonds 10
9.4. Private Financing 10
9.5. Acquisition and Payment 10
9.6. Service District for Maintenance 10
9.6.1. Formation, Consent, Waiver and Special Benefit 10
9.6.2. Public Parcel Exclusion 11
10. Amendment or Cancellation 12
10.1. Modification Because of Conflict with State or Federal Laws 12
10.2. Amendment by Mutual Consent 12
10.3. Insubstantial Amendments 12
10.4. Amendment of Project Approvals 12
10.5. Cancellation by Mutual Consent 12
11. Term of Project Approvals 12
12. Annual Review 12
12.1. Review Date 12
12.2. Initiation of Review 13
12.3. Staff Reports 13
12.4. Costs 13
12.5. Non-compliance with Agreement; Hearing 13
12.6 Appeal of Determination 13
13. Default 13
13.1. Procedure Regarding Defaults 13
13.1.1. Notice 13
13.1.2. Cure 13
13.1.3. Failure to Assert 14
13.1.4. Notice of Default 14
13.1.5. Legal Proceedings 14
13.1.6. Effect of Termination 14
14. Estoppel Certificate 14
15. Mortgagee Protection; Certain Rights of Cure 15
15.1. Mortgagee Protection 15
15.2. Mortgagee Not Obligated 15
15.3. Notice of Default to Mortgagee and Extension of Right to Cure 15
16. Severability 15
17. Applicable Law 15
18. Attorneys' Fees and Costs in Legal Actions By Parties to the Agreement 16
19. Attorneys' Fees and Costs in Legal Actions By Third Parties to the Agreement 16
20. Transfers and Assignments 16
21. Agreement Runs with the Land 16
22. Bankruptcy 16
23. Indemnification 16
24. Insurance 17
24.1. Public Liability and Property Damage Insurance 17
24.2. Workers Compensation Insurance 17
24.3. Evidence of Insurance 17
25. Excuse for Nonperformance 17
26. Third Party Beneficiaries 17
27. Notices 18
28. Form of Agreement; Recordation; Exhibits 18
29. Further Assurances 18
30. City Cooperation 18

EXHIBIT 1

LEGAL DESCRIPTION OF THE PROPERTY

The land referred to herein is situated in the State of California, County of Sacramento, City of Rancho Cordova, and is described as follows:

Parcels 47 through 58 and 70 through 74 inclusive as shown on that certain Parcel Map entitled "Capital Center II" filed April 10, 1986, in Book 93 of Parcel Maps, Page 7, Sacramento County Records.

APN's: 072-0680-010 through 072-0680-021
072-0680-034 through 072-0680-038

EXHIBIT 2

LOCATION MAP

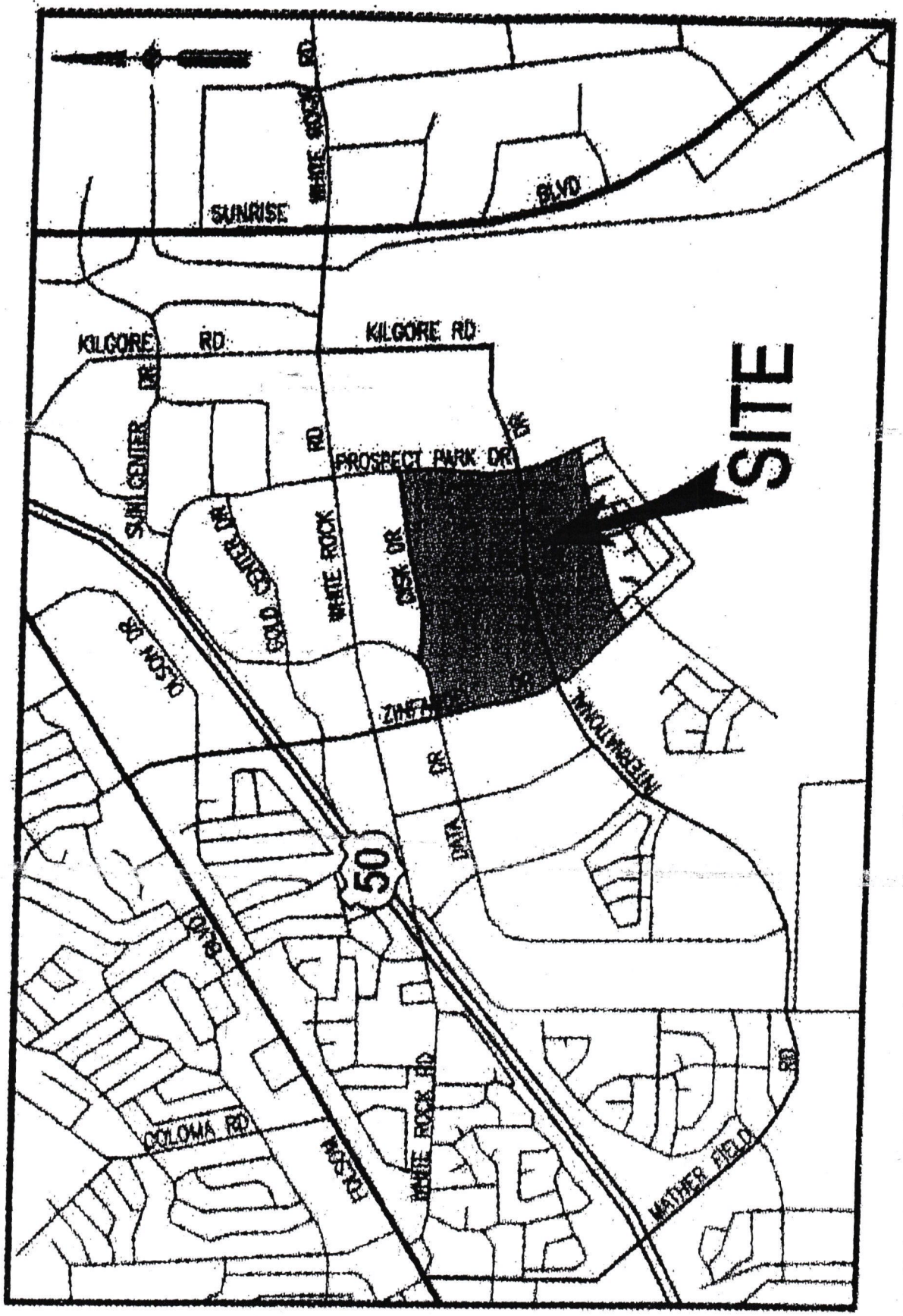

SUNRISE BLVD
WHITE ROCK RD
KILGORE RD
KILGORE RD
SUNRISE DR
PROSPECT PARK DR
PROSPECT PARK DR
SITE
WHITE ROCK RD
GOLD DR
BOSTON DR
ZINFANDEL DR
MERLOT DR
DATA DR
50
COLOMA RD
BOSTON DR
WHITE ROCK RD
MATHER FIELD RD

EXHIBIT 3

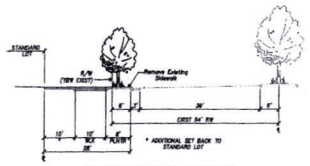
TENTATIVE SUBDIVISION MAP AND TABLE OF LAND USES

TENTATIVE SUBDIVISION MAP for

Beazer - CAPITAL VILLAGE

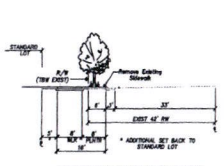
CITY OF RANCHO CORDOVA, CALIFORNIA

EXHIBIT 3



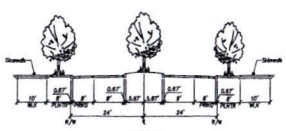
INTERNATIONAL DRIVE - 1/2 SECTION

NOT TO SCALE



PROSPECT PARK DRIVE - 1/2 SECTION

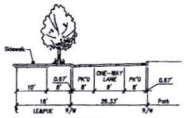
NOT TO SCALE



ROAD 'A'

48' STREET RIGHT-OF-WAY - TYPICAL

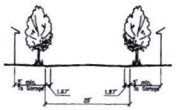
NOT TO SCALE



ROAD 'C'

26.33' STREET RIGHT-OF-WAY - TYPICAL

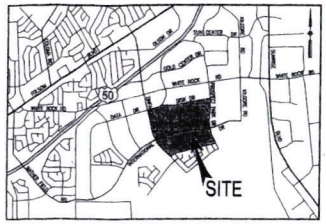
NOT TO SCALE



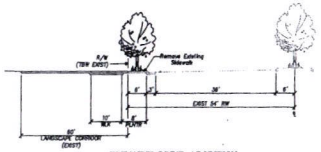
2.5' Private Drive Aisle

NOT TO SCALE

NO SIDEWALKS

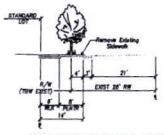


VICINITY MAP



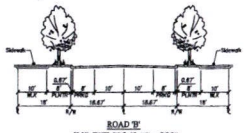
ZINFANDEL DRIVE - 1/2 SECTION

NOT TO SCALE



DATA DRIVE & DISK DRIVE - 1/2 SECTION

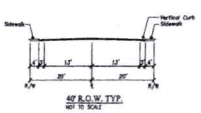
NOT TO SCALE



ROAD 'B'

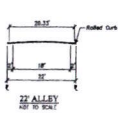
37.33' STREET RIGHT-OF-WAY - TYPICAL

NOT TO SCALE



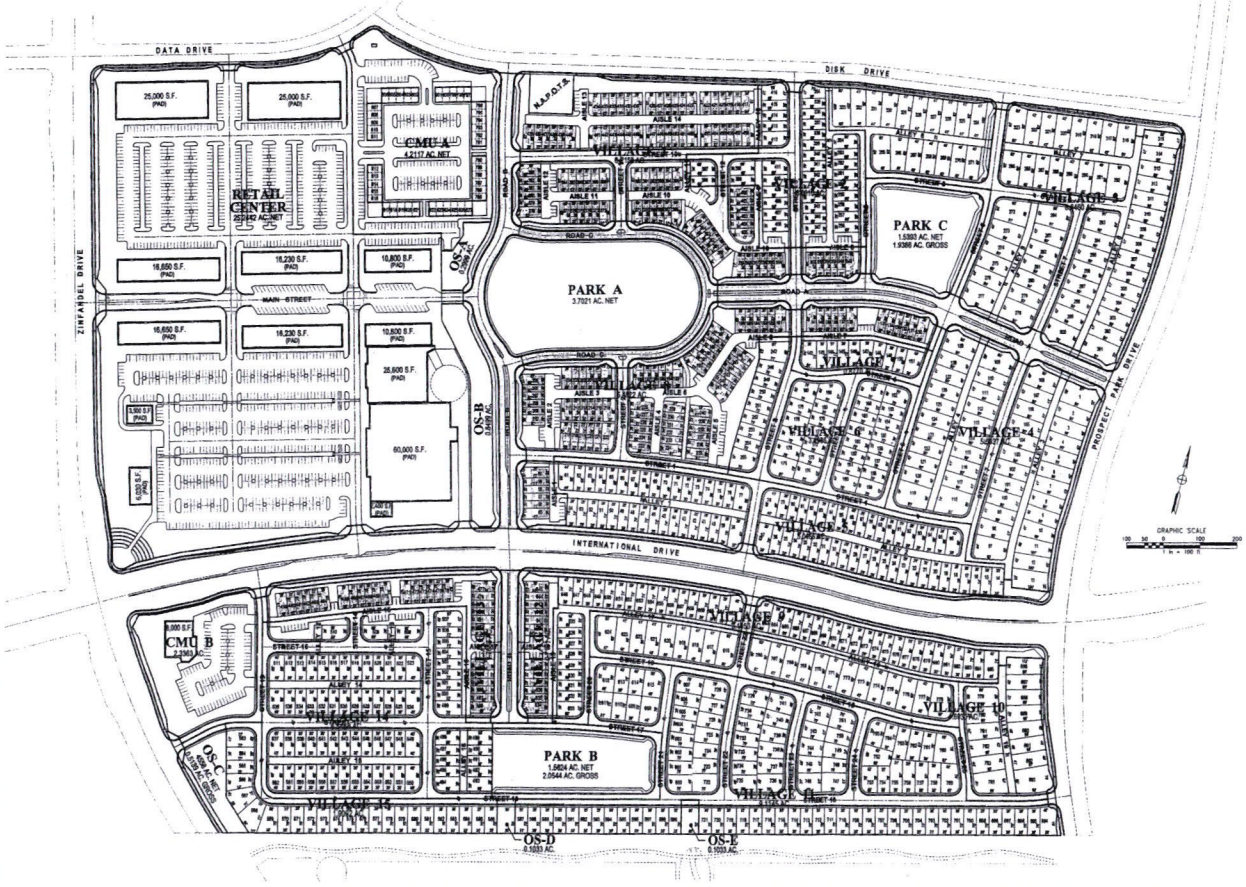
40' R.O.W. TYP.

NOT TO SCALE



22' ALLEY

NOT TO SCALE



TENTATIVE MAP INFORMATION

OWNER

ARRILLAGA FAMILY TRUST
2560 BENNICH COLLEGE BLVD # 101
SANTA CLARA, CA 95054

DEVELOPER

BEAZER HOMES
NORTHERN CALIFORNIA
ATTN: CAROL HILL
2020 DOUGLAS BLVD., SUITE 100
ROSEVILLE, CA 95661
(916)773-5888 OFFICE
(916)773-4854 FAX

APPLICANT

MRO ENGINEERS, INC.
ATTN: JEFF ROBERTS
3000 PLAZA DRIVE
ROCKLIN, CA 95765-6454
(916) 783-9292 OFFICE
(916) 783-5460 FAX

ASSESSOR'S PARCEL NOS.

072-080-0015 TO 0021
072-080-0024 TO 0036

AREA

116.96 AC. (GROSS)

SCHOOL DISTRICT

FOLSOM - CORDOVA UNIFIED SCHOOL DISTRICT

EXISTING ZONING

MP

PROPOSED ZONING

SHOPPING CENTER (SC)
COMMERCIAL (C)
COMMERCIAL MIXED USE (CMU)
PARK, OPEN SPACE (OS)
RD-10, RD-15

EXISTING GENERAL PLAN

I-OP

PROPOSED GENERAL PLAN

LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, COMMERCIAL, MIXED USE, PARKS, OPEN SPACE

SERVICES

SEWER - COUNTY SANITATION DISTRICT NO. 1
DRAINAGE - COUNTY OF SACRAMENTO
FIRE - SACRAMENTO METROPOLITAN FIRE DISTRICT
POLICE - CITY OF RANCHO CORDOVA
PARK - CORDOVA RECREATION AND PARK DISTRICT
ELECTRICITY - SMUD
GAS - P.G. & E.
WATER - SOUTHERN CALIFORNIA WATER COMPANY
TELEPHONE - SBC

Commercial Summary

	LAND (AC)	BUILDING (SF)	LAND/BUILDING RATIO	PARKING REQD (STALLS)	PARKING PROVIDED (STALLS)
PHASE I	19.2179	184,600	4.13	856[1]	828
PHASE II	6.5980	50,000	6.83	229[1]	211
CMU A[2]	4.2117	43,800	5.31	219[3]	282
CMU B	2.1363	8,000	13.84	80[3]	105
TOTAL	32.1639	362,800	20.41	1384	1644[4]

1. Required parking based on 4.5 Spaces for every 1000 sf of gross floor area.
2. Includes 31 Retail Units of the 43 Live/Retail Product.
3. Estimated at 1 stall required for every 100 sf of gross floor area.
4. ____ spaces provided per 1000 sf of gross floor area.

Land Use Summary

Village/Lot(s)	Use	Acreage	Town Homes	28x68	35x70	40x90	Total Units
Village 1	Town Homes	4.5158	58				58
Village 2	28' x 68' Row Lot Typ.	3.0610		38			38
Village 3	40' x 90' Alley Lot Typ.	4.6468				69	69
Village 4	40' x 90' Alley Lot Typ.	4.0937				44	44
Village 5	28' x 68' Row Lot Typ.	4.6545		77			77
Village 6	28' x 68' Row Lot Typ.	2.4962			38		38
Village 7	28' x 68' Row Lot Typ.	2.4779		38			38
Village 8	Town Homes	4.4353	84				84
Village 9	28' x 68' Row Lot Typ.	3.1403		49			49
Village 10	40' x 90' Alley Lot Typ.	2.6972				36	36
Village 11	35' x 70' Std. Lot Typ.	6.1145			101		101
Village 12	Town Homes	6.7181	13				13
Village 13	Town Homes	1.7488	36				36
Village 14	28' x 68' Row Lot Typ.	4.5468		14			14
Village 15	35' x 70' Std. Lot Typ.	3.3691			34		34
CMU A	Live / Retail	4.2117					43
CMU B		2.1363					
Retail Center		25.1242					
Park A		3.7021					
Park B		2.0544					
Park C		1.9366					
OS-A	Open Space	0.5000					
OS-B	Open Space	0.5000					
OS-C	Open Space	0.5000					
OS-D	Open Space	0.1033					
OS-E	Open Space	0.1033					
Roads	A, B & C and Entries	4.9181					
LS Corridors		4.9181					
Total		134.9604	223	248	143	151	827 du

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MRO ENGINEERS, INC.
3000 Plaza Drive
Rocklin, CA 95765
(916) 783-9292
Fax (916) 783-5460
www.mroengineers.com
ENGINEERING · PLANNING · SURVEYING

EXHIBIT 4

SPA HANDBOOK

REFERENCE TO THIS DOCUMENT IS LOCATED IN ORDINANCE NO. 06-2005 (ATTACHMENT 3, EXHIBIT B)

The exhibit (s) or attachment (s) for this item is (are) on file in the City Clerk's Office for review by the public.

Exhibit 4 - Capital Village Special Planning Area Handbook (Draft 02.22.05)

Agenda Item: 10

EXHIBIT 5

OFFICIAL BUSINESS
Document entitled to free recording
Government Code Section 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670
Attn: City Clerk

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO CAPITAL VILLAGE

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (hereinafter, the "Agreement") is entered into this _____ day of _____, 200____, by and between _____, a _____ _____ (hereinafter "Developer"), and _____, a _____ _____ (hereinafter "Assignee").

RECITALS

1. On May 6, 2005, the City of Rancho Cordova and Developer entered into that certain agreement entitled "Development Agreement By and Between The City of Rancho Cordova and Relative to the Development known as Capital Village (hereinafter the "Development Agreement"). Pursuant to the Development Agreement, Developer agreed to develop certain property more particularly described in the Development Agreement (hereinafter, the "Subject Property"), subject to certain conditions and obligations as set forth in the Development Agreement. The Development Agreement was recorded against the Subject Property in the Official Records of Sacramento County on _____, 200_, as Instrument No. 2005-_____.

2. Developer intends to convey a portion of the Subject Property to Assignee, commonly referred to as Parcel _____, and more particularly identified and described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter the "Assigned Parcel").

3. Developer desires to assign and Assignee desires to assume all of Developer's right, title, interest, burdens and obligations under the Development Agreement with respect to and as related to the Assigned Parcel.

ASSIGNMENT AND ASSUMPTION

NOW, THEREFORE, Developer and Assignee hereby agree as follows:

1. Developer hereby assigns, effective as of Developer's conveyance of the Assigned Parcel to Assignee, all of the rights, title, interest, burdens and obligations of Developer under the Development Agreement with respect to the Assigned Parcel. Developer retains all the rights, title, interest, burdens and obligations under the Development Agreement with respect to all other property within the Subject Property owned by Developer.

2. Assignee hereby assumes all of the rights, title, interest, burdens and obligations of Developer under the Development Agreement with respect to the Assigned Parcel, and agrees to observe and fully perform all of the duties and obligations of Developer under the Development Agreement with respect to the Assigned Parcel. The parties intend hereby that, upon the execution of this Agreement and conveyance of the Assigned Parcel to Assignee, Assignee shall become substituted for Developer as the "Developer" under the Development Agreement with respect to the Assigned Parcel.

3. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns.

4. The Notice Address described in Section 27 of the Development Agreement for the Developer with respect to the Assigned Parcel shall be:

_____
_____
_____
Attn: _____

IN WITNESS HEREOF, the parties hereto have executed this Agreement as of the day and year first above written. This Agreement may be signed in identical counterparts.

DEVELOPER:	ASSIGNEE:
_____	_____,
a _____	a _____
By: _____	By: _____
Print Name: _____	Print Name: _____
Title: _____	Title: _____

MEMORANDUM

DATE: September 19, 2005

TO: Mayor and Council Members

FROM: Lillian Hare, City Clerk/Human Resources Director

SUBJECT: RESOLUTION OF SUPPORT FOR ASSEMBLY BILL 1221

RECOMMENDATION

Adopt Resolution 120-2005 supporting Assembly Bill 1221; adding two new members to the existing eleven-member California Air Resources Board: an expert member on the effects of green house gases and other emissions on climate change; and a Sacramento-Area Air District representative to provide the Sacramento region representation on the Board.

BACKGROUND

AB 1221 (Jones) would add two new members to the existing 11-member California Air Resources Board (CARB): an expert member on the effects of green house gases and other emissions on climate change; and a Sacramento-area air district representative on the California Air Resources Board (CARB) to provide the Sacramento region representation on the Board.

Staff from Assembly Member Jones' office has contracted the City to request that the attached resolution be adopted as a show of support for Assembly Bill 1221.

The Council has previously taken action to send a letter of support regarding this Assembly Bill.

Attachment: Resolution 120-2005

AGENDA ITEM # 11

CITY OF RANCHO CORDOVA

RESOLUTION NO. 120-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF THE CITY OF RANCHO CORDOVA EXPRESSING THE CITY COUNCIL'S SUPPORT FOR ASSEMBLY BILL 1221 (JONES)

WHEREAS, the passage of this bill would provide the Sacramento region representation on the California Air Resources Board (CARB) by adding a Sacramento-area Air District representative to the existing 11-member board; and

WHEREAS, the Sacramento region, with 2 million people, is the most populous air basin in California without representation on the CARB; and the Sacramento region is the only severe non-attainment area for the federal 1-hour ozone standard without representation on the CARB; and

WHEREAS, mobile source emissions are responsible for nearly 90 per cent of ozone-forming emissions in the Sacramento region and the region needs more mobile source emission reductions faster than other major urban regions in the state in order to meet federal and state ozone standards; and

WHEREAS, the Sacramento region is growing steadily and will continue to be one of the fastest-growing regions in the state which will consequently lead to more vehicles and therefore more vehicle-caused pollution; and is a significant goods movement corridor, home to the largest railroad switching yard in northern California and major interstate trucking routes (Interstate 5 and 80); and

WHEREAS, mobile sources cause 90% of our air quality problem, which is controlled by the California Air Resources Board (CARB). These mobile emission sources cannot be controlled by local air districts, and only CARB at the state level can impose strict emission reduction regulations on mobile sources; and

WHEREAS, in order to meet stricter state and federal air quality standards, urban areas such as Sacramento will rely increasingly on statewide efforts undertaken in consultation with multiple state agencies, such as CARB, Caltrans, and the Public Utility Commission; and

WHEREAS, the Sacramento region has had extensive experience and expertise in air quality issues and programs, including the Carl Moyer program that is being modeled across the nation, the fleet modernization incentive programs that Sacramento District pioneered, and the implementation of construction mitigation and land use development emission reduction programs. By having a representative from the Sacramento region on its Board of Directors, the effectiveness of the CARB will be enhanced; and

WHEREAS, the Sacramento region has begun a regional land use planning process under the Sacramento Area Council of Governments, with support from local air districts. This region will benefit from having a seat at the ARB table as these kinds of collaborative efforts take shape at the state level; and

WHEREAS, current law (H&S Sec 39512.5(1)) requires local air districts to reimburse their representative for costs associated with attendance at CARB meetings, and there would be no cost to the State for the addition of a Board member; and

WHEREAS, it is therefore necessary that legislation require the California Air Resources Board to add an expert on the effects of greenhouse gases and emissions on climate change and a Sacramento-region air district representative to the existing 11-member Board;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rancho Cordova does hereby declare that assembly bill 1221;

- is crucial to helping urban areas such as Sacramento meet state and federal health-based air quality standards by having this region's needs heard and met,
- ensures that the Sacramento region has a greater role in influencing state air quality policy in order to more aggressively address mobile and non-stationary sources that make up the majority of the region's air pollution inventory,
- is essential to ensuring that the CARB takes more steps toward imposing strict emission reduction regulations on mobile sources,
- ensures that issues such as timely certification of NOX retrofit technology, railroad emission mitigation, and transported emissions will get the attention Sacramento needs and deserves,
- facilitates the Sacramento region to maintain its quality of life without hindering the region's economic prosperity and growth.

FURTHER RESOLVED, that the City Council of the City of Rancho Cordova hereby urges California legislators to enact AB 1221, as proposed and urges the Governor to sign it into state law without delay.

PASSED AND ADOPTED this 19th day of September 2005.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

MEMORANDUM

DATE: September 19, 2005

TO: Mayor and Council Members

FROM: Lillian Hare, City Clerk/Human Resources Director

SUBJECT: **RESOLUTION OF INTENTION TO AMEND THE CITY'S CONTRACT WITH CALPERS TO PROVIDE SECTION 21354.5 (2.7 @ 55 Full Formula) FOR LOCAL MISCELLANEOUS MEMBERS AND FIRST READING OF ORDINANCE NO. 20-2005 APPROVING THE CONTRACT**

RECOMMENDATION

Adopt Resolution 119-2005 and waive first reading of Ordinance No. 20-2005.

BACKGROUND

During 2005/2006 Budget deliberations, the Council was provided a memorandum outlining the specifics of amending the City's contract with the California Public Retirement System (CalPERS) to approve the 2.7% at 55 formula. The memorandum is attached for reference.

The cost of this contract amendment as identified in the amendment actuarial valuation for the plan amendment is as follows:

1) Change in the Present Value of Benefits	$231,464
2) Change in the Accrued Liability	$ 20,880
3) Change in the Total Employer Rate	3.69%

The employees have agreed to contribute 2.5% towards the cost of the benefit.

Council Members may have wondered if they can be included in the plan and in checking with CalPers, we have learned that Council Members were not excluded from our contract and may be added at any time, should they desire. Staff will be checking with Council Members to determine their preference.

Attachment(s): 1. Memorandum to the City Manager dated June 14, 2005
2. Resolution of Intention No. 119-2005
3. Ordinance No. 20-2005

AGENDA ITEM # 12

PLS. COPY FOR COUNCIL 6-15-MTG ITEM.

Memorandum

Date: June 14, 2005

To: Ted Gaebler, City Manager

From: Lillian Hare, City Clerk/Human Resources Director

Subject: **PERS Retirement – 2.7 at 55**

As historical background, Gene Albaugh, the City's Interim Finance Director, began the application process for membership in the Public Employees Retirement System (PERS) soon after incorporation. At that time there was no actuarial data upon which to base retirement benefit decisions. When I took over responsibility for Human Resources some months later, the PERS application was still in process. The determination was made to go forward in completing the original application, and to later survey the surrounding jurisdictions and look at amending the plan as we accumulated market data and actuarial information.

An important component in our ability to attract and retain the highest caliber, talented employees, is being competitive in the marketplace. To this end, we periodically complete surveys of the surrounding jurisdictions relative to their salaries and benefits. Also, over the last year we have looked at both the PERS and PARS (Public Agency Retirement Services) model for increasing the retirement benefit. Our analysis indicates that the PERS alternative is the least expensive way to achieve a retirement enhancement. Attached is a retirement benefit survey completed this week of city jurisdictions we use as our labor market. As the survey indicates, a majority of the surrounding cities have implemented the 2.7% at 55 PERS retirement formula.

In considering benefits, we have tried not to have the Cadillac of plans but to be fair and competitive. 2.7% at 55 would increase our employer rate by 4.690%. In order to keep the City's costs reasonable, it was determined that we should ask the employees to participate in 2.5% of the increased cost. The employees all voted and by an overwhelming majority agreed that to obtain the benefit they would be willing to pay 2.5% of the cost. The total increased annual cost to the City on current payroll is $40,315.

To recap:

	Retirement Formula	**Employer Rate**	**Employee Contribution**	**Total Rate**	**Total Rate Paid by Employees**	**Total Rate Paid by City**	**City Costs**
Current Plan	2% at 55	10.522	7.0 city paid	17.522	0	17.522	$322,558
New Plan	2.7% at 55	14.212	2.5 employee paid +5.5 city paid 8.0 total	22.212	2.5	19.712	$362,873

The City has a contractual obligation to provide the PERS Section 21548 Pre-retirement Optional Settlement 2 Death Benefit, which protects spouses if an employee dies prior to retirement. This option has been looked at and will now be automatically provided as we move into the new mandated PERS risk pool for employers with less than 100 employees. The risk pool is intended to "smooth out" an employer's rates and should be of benefit to the City.

The actual dollar cost of the enhanced 2.7% formula will increase as the number of City employees increase. The current impact on the amount paid on existing payroll is small and the willingness of the employees to share in the cost is significant. I recommend that we ask the City Council to consider this request in the FY2005-2006 Budget.

Attachment

CalPERS Retirement Benefit Options Survey
Jun-05

Agency	2%@55	2%@55	2.7%@55	City pays Employees Contribution Rate	Single Highest Yr	3 Highest Yrs	Footnotes
Citrus Heights			X		X		
Elk Grove			X	7%	X		
Fairfield			X	7%	X		
Folsom			X	8%	X		
Manteca			X	7%	X		
Roseville			X	8%	X		
Vacaville			X	7% PARS / 2% PERS	X		City has PERS & supplements 2.7% w/PARS
Woodland			X	7%			** Employee is paying 3% to get 2.7% @ 55 - city pays employee share of 7% to offset
Yuba City			X	8%	X	X	
Davis	X			7%	X		
Lodi	X			7%		X	
Rocklin	X			7%		X	Single highest year is on the table
Sacramento (City)	X						
Rancho Cordova	X			7%		X	
Tracy	X			7%	X		Going to 2.5% at 55 10/01/06
W. Sacramento			X	9%		X	

CITY OF RANCHO CORDOVA

RESOLUTION NO. 119-2005

RESOLUTION OF INTENTION TO APPROVE AN AMENDMENT TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM AND THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA

WHEREAS the Public Employees' Retirement Law permits the participation of public agencies and their employees in the Public Employees' Retirement System by the execution of a contract, and sets forth the procedure by which said public agencies may elect to subject themselves and their employees to amendments to said Law; and

WHEREAS, one of the steps in the procedures to amend this contract is the adoption by the governing body of the public agency of a resolution giving notice of its intention to approve an amendment to said contract, which resolution shall contain a summary of the change proposed in said contract; and

WHEREAS, the following is a statement of the proposed change:

To provide Section 21354.5 (2.7% @ 55 Full formula) for local miscellaneous members.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the above agency does hereby give notice of intention to approve an amendment to the contract between said public agency and the Board of Administration of the Public Employees' Retirement System, a copy of said amendment being attached hereto, as an "Exhibit" and by this reference made a part hereof.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of September, 2005.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

CalPERS

EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the
Board of Administration
California Public Employees' Retirement System
and the
City Council
City of Rancho Cordova

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective May 16, 2004, and witnessed April 21, 2004, which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

A. Paragraphs 1 through 10 are hereby stricken from said contract as executed effective May 16, 2004, and hereby replaced by the following paragraphs numbered 1 through 11 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for local miscellaneous members.

2. Public Agency shall participate in the Public Employees' Retirement System from and after May 16, 2004 making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

PLEASE DO NOT SIGN "EXHIBIT ONL

3. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:

   a. Employees other than local safety members (herein referred to as local miscellaneous members).

4. Any exclusion(s) shall remain in effect until such time as the Public Employees' Retirement System determines that continuing said exclusion(s) would risk a finding of non-compliance with any federal tax laws or regulations. If such a determination is contemplated, the Public Employees' Retirement System will meet with the Public Agency to discuss the matter and coordinate any required changes or amendments to the contract.

   In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

   a. SAFETY EMPLOYEES.

5. The percentage of final compensation to be provided for each year of credited prior and current service as a local miscellaneous member in employment before and not on or after the effective date of this amendment to contract shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).

6. The percentage of final compensation to be provided for each year of credited prior and current service as a local miscellaneous member in employment on or after the effective date of this amendment to contract shall be determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).

7. Public Agency elected and elects to be subject to the following optional provisions:

   a. Section 20938 (Limit Prior Service to Members Employed on Contract Date).

8. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members of said Retirement System.

9. Public Agency shall also contribute to said Retirement System as follows:

   a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574.5 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members.

b. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

c. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.

10. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

11. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY_____
LORI MCGARTLAND, ACTING CHIEF
ACTUARIAL & EMPLOYER SERVICES BRANCH
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY OF RANCHO CORDOVA

BY_____
PRESIDING OFFICER

_____
Witness Date

Attest:

_____
Clerk

PLEASE DO NOT SIGN "EXHIBIT ON"

CITY OF RANCHO CORDOVA

ORDINANCE NO. 20-2005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AUTHORIZING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AND THE BOARD OF ADMINISTRATION OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM.

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

Section 1. That an amendment to the contract between the City Council of the City of Rancho Cordova and the Board of Administration, California Public Employees' Retirement System is hereby authorized, a copy of said amendment being attached hereto, marked Exhibit, and by such reference made a part hereof as though herein set out in full.

Section 2. The Mayor of the City Council of the City of Rancho Cordova is hereby authorized, empowered, and directed to execute said amendment for and on behalf of said Agency.

Section 3. This Ordinance shall take effect 30 days after the date of its adoption, and prior to the expiration of 15 days from the passage thereof shall be published at least once in the Grapevine or Sacramento Bee, newspapers of general circulation, published and circulated in the City of Rancho Cordova and thenceforth and thereafter the same shall be in full force and effect.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of October, 2005.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

CalPERS

EXHIBIT

California
Public Employees' Retirement System

AMENDMENT TO CONTRACT

Between the
Board of Administration
California Public Employees' Retirement System
and the
City Council
City of Rancho Cordova

The Board of Administration, California Public Employees' Retirement System, hereinafter referred to as Board, and the governing body of the above public agency, hereinafter referred to as Public Agency, having entered into a contract effective May 16, 2004, and witnessed April 21, 2004, which provides for participation of Public Agency in said System, Board and Public Agency hereby agree as follows:

A. Paragraphs 1 through 10 are hereby stricken from said contract as executed effective May 16, 2004, and hereby replaced by the following paragraphs numbered 1 through 11 inclusive:

1. All words and terms used herein which are defined in the Public Employees' Retirement Law shall have the meaning as defined therein unless otherwise specifically provided. "Normal retirement age" shall mean age 55 for local miscellaneous members.

2. Public Agency shall participate in the Public Employees' Retirement System from and after May 16, 2004 making its employees as hereinafter provided, members of said System subject to all provisions of the Public Employees' Retirement Law except such as apply only on election of a contracting agency and are not provided for herein and to all amendments to said Law hereafter enacted except those, which by express provisions thereof, apply only on the election of a contracting agency.

PLEASE DO NOT SIGN "EXHIBIT ONLY"

3. Employees of Public Agency in the following classes shall become members of said Retirement System except such in each such class as are excluded by law or this agreement:

   a. Employees other than local safety members (herein referred to as local miscellaneous members).

4. Any exclusion(s) shall remain in effect until such time as the Public Employees' Retirement System determines that continuing said exclusion(s) would risk a finding of non-compliance with any federal tax laws or regulations. If such a determination is contemplated, the Public Employees' Retirement System will meet with the Public Agency to discuss the matter and coordinate any required changes or amendments to the contract.

   In addition to the classes of employees excluded from membership by said Retirement Law, the following classes of employees shall not become members of said Retirement System:

   a. SAFETY EMPLOYEES.

5. The percentage of final compensation to be provided for each year of credited prior and current service as a local miscellaneous member in employment before and not on or after the effective date of this amendment to contract shall be determined in accordance with Section 21354 of said Retirement Law (2% at age 55 Full).

6. The percentage of final compensation to be provided for each year of credited prior and current service as a local miscellaneous member in employment on or after the effective date of this amendment to contract shall be determined in accordance with Section 21354.5 of said Retirement Law (2.7% at age 55 Full).

7. Public Agency elected and elects to be subject to the following optional provisions:

   a. Section 20938 (Limit Prior Service to Members Employed on Contract Date).

8. Public Agency shall contribute to said Retirement System the contributions determined by actuarial valuations of prior and future service liability with respect to local miscellaneous members of said Retirement System.

9. Public Agency shall also contribute to said Retirement System as follows:

   a. Contributions required per covered member on account of the 1959 Survivor Benefits provided under Section 21574.5 of said Retirement Law. (Subject to annual change.) In addition, all assets and liabilities of Public Agency and its employees shall be pooled in a single account, based on term insurance rates, for survivors of all local miscellaneous members.

b. A reasonable amount, as fixed by the Board, payable in one installment within 60 days of date of contract to cover the costs of administering said System as it affects the employees of Public Agency, not including the costs of special valuations or of the periodic investigation and valuations required by law.

c. A reasonable amount, as fixed by the Board, payable in one installment as the occasions arise, to cover the costs of special valuations on account of employees of Public Agency, and costs of the periodic investigation and valuations required by law.

10. Contributions required of Public Agency and its employees shall be subject to adjustment by Board on account of amendments to the Public Employees' Retirement Law, and on account of the experience under the Retirement System as determined by the periodic investigation and valuation required by said Retirement Law.

11. Contributions required of Public Agency and its employees shall be paid by Public Agency to the Retirement System within fifteen days after the end of the period to which said contributions refer or as may be prescribed by Board regulation. If more or less than the correct amount of contributions is paid for any period, proper adjustment shall be made in connection with subsequent remittances. Adjustments on account of errors in contributions required of any employee may be made by direct payments between the employee and the Board.

B. This amendment shall be effective on the _____ day of _____, _____.

BOARD OF ADMINISTRATION
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

BY_____
LORI MCGARTLAND, ACTING CHIEF
ACTUARIAL & EMPLOYER SERVICES BRANCH
PUBLIC EMPLOYEES' RETIREMENT SYSTEM

CITY COUNCIL
CITY OF RANCHO CORDOVA

BY_____
PRESIDING OFFICER

_____
Witness Date

Attest:

_____
Clerk

PLEASE DO NOT SIGN "EXHIBIT C"

PLEASE DO NOT SIGN "EXHIBIT ONE"

MEMORANDUM

DATE: September 19, 2005

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA REQUESTING THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION COMMENCE PROCEEDINGS TO DETACH INCORPORATED AREAS FROM CSA 10**

RECOMMENDATION

Staff recommends the City Council of the City of Rancho Cordova take the following actions:

1) Adopt **Resolution No. 116-2005** initiating the process of detaching the portion of County Service Area 10 (CSA 10) which is within the City of Rancho Cordova from County jurisdiction (**Attachment 1**);

2) Approve the Engineers Reports prepared by Muni-Financial for Benefit Zones 1 and 2 of CSA 10; and

3) Direct staff to prepare all necessary application materials and submit a formal application to the Sacramento Local Agency Formation Commission for the detachment from CSA 10.

BACKGROUND

County Service Area 10 ("CSA10") was formed by the County of Sacramento ("County") in May 2003 to provide certain transportation related services within the Villages of Zinfandel and within all property in the Sunridge Specific Plan and Mather Field Specific Plan Areas. Since the formation the County has created two benefit zones within CSA 10 and imposed a "service charge" within these areas in order to finance the transportation related services.

The County approved an Engineer's Report (Engineer's Report County Service Area No. 10 and Benefit Zone No. 1 County of Sacramento, February 27, 2003) and formed Benefit Zone No. 1 for the Villages of Zinfandel on May 21, 2003. The County approved an Engineer's Report (Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, Final (Revised) November 18, 2004) and formed Benefit Zone 2 for the Sunridge Specific Plan area on January 11, 2005. The two referenced Engineer's Reports are attached to the staff report for the

AGENDA ITEM # 13

City Council action immediately following this item (Resolution for the City to Continue Current Service Charges Imposed by County Service Area 10 for Transportation Related Services and to Authorize the County of Sacramento to Collect the Same), and are incorporated herein by reference.

The Benefit Zones provide a funding mechanism through an annual charge on all parcels for transit shuttle and other supplemental transportation services for residential and nonresidential development. The referenced Engineer's Reports for Benefit Zones 1 and 2 describe the method and apportionment of the charges and identify the transportation related services that would be funded by the service charges collected. As described in the referenced Engineer's Reports, those services may include the following:

- Transit Shuttle – transit shuttle for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations and/or other public transit options;
- Guaranteed Ride Home – free taxi rides and rental cars for ride sharers in case of an emergency;
- Transit Subsidies – financial assistance to encourage residents and employees to use transit or other alternative transportation measures;
- Transportation Plans for employers and/or resident groups – plans which guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs;
- Education Programs – various programs such as education of transit options, home office set up, alternative commute opportunities;
- Infrastructure Support – additional bike racks and lockers, transportation alternative ride share informational boards/kiosks, and transit facilities;
- Transportation Coordinator Training and Support – instruction in mobility (transportation alternatives) for residential groups and work site coordinators;
- Bicycle and Alternative Fuel Vehicle Incentives – incentives for purchasing new bicycles or alternative fuel vehicles.

All of the Villages of Zinfandel (Benefit Zone 1) and the Sunridge Specific Plan (Benefit Zone 2) areas and a portion of the Mather Field Specific Plan Area north of the airport are within the limits of the City of Rancho Cordova ("City") as a result of the City's incorporation on July 1, 2003.

City and County staff have met jointly with LAFCO to discuss the detachment of the areas within CSA 10 that are in the City of Rancho Cordova. County staff have not opposed the proposed detachment. LAFCO staff have not indicated any problems that would preclude the detachment taking place.

Legal Requirements

State law (Government Code Section 56654(a)) requires that the City Council must take formal action to initiate a "Reorganization" of service area boundaries. Action by the City Council to adopt the attached Resolution would fulfill this requirement.

As also required by state law (Government Code Section 56654(b)), the City on August 2, 2005 mailed a notice of tonight's proposed action to the interested parties (see Letter to LAFCO, **Attachment 2)**.

Plan to Provide Services

It is anticipated that LAFCO will condition detachment of Benefit Zones 1 and 2 on the City's ability to provide transportation related services that are equal or superior to the services currently provided by CSA 10. The City's plan to provide those services include, but not are not limited to, the following actions:

- Approve the Engineer's Reports previously prepared for Benefit Zones 1 and 2 (incorporated herein by reference and attached to the staff report for the next Council item);
- Coordinate with County staff to accept assignment of an existing Agreement entered into for extended transportation services for Benefit Zone 1. The Agreement and the method of assignment will be included in the application to LAFCO and a future Council item action if required. This will ensure the services currently provided to Benefit Zone 1 continue seamlessly through continuation of the contract with the existing service provider.
- Benefit Zone 2 has been created and service charges imposed for the 2005/2006 tax levy. When sufficient funding is on deposit, the City will solicit proposals from prospective service providers to implement the miscellaneous transportation services for that benefit zone including building a reserve for construction of transit facilities.
- City staff have initiated steps to hire a consultant to prepare a transit master plan designed to integrate local trip reduction measures such as those implemented for Benefit Zones 1 and 2, similar measures and facilities for all new development, in coordination with the Citywide transportation system for construction of transit facilities, to promote transit ridership, and improve mobility in the City.

To be able to provide the services to the detached areas, the City must impose a service charge in order to finance the services. The council item immediately following this item contains the details of the service charges and proposes to adopt a resolution for the City to impose a service charge in the detached areas equal to the service charges currently collected by CSA 10. The resolution will also authorize the County to continue to collect the charges in the same manner and amount as the charges currently collected by CSA 10.

Attachments:

1. Resolution No. 116-2005
2. Letter to LAFCO (Notice of Intention) dated August 2, 2005

CITY OF RANCHO CORDOVA

RESOLUTION NO. 116-2005

A RESOLUTION OF APPLICATION BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA REQUESTING THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION COMMENCE PROCEEDINGS TO DETACH INCORPORATED AREAS FROM CSA 10

WHEREAS, on May 7, 2003 the Sacramento Local Agency Formation Commission (the "Sacramento LAFCO") completed its actions as Conducting Authority to form Sacramento County Service Area No. 10 ("CSA 10") for the provision of miscellaneous extended transportation services and included within its boundaries the areas known as the Villages of Zinfandel, the Mather Specific Plan, and the Sunridge Specific Plan; and

WHEREAS, the Sacramento County Board of Supervisors, on May 21, 2003 by Resolution No. 2003-0549, approved the formation of Benefit Zone 1 of CSA 10 for the Villages of Zinfandel; and

WHEREAS, the Sacramento County Board of Supervisors, on January 11, 2005 by Resolution No. 2005-0061, approved the formation of Benefit Zone 2 of CSA 10 for the Sunridge Specific Plan Area; and

WHEREAS, all of Benefit Zone 1 and Benefit Zone 2 for the Villages of Zinfandel and the Sunridge Specific Plan area, respectively, and a portion of the Mather Specific Plan Area north of the airport, shown on **Exhibit A**, are within the City limits; and

WHEREAS, at its November 1, 2004, council meeting, the City Council received a report considering options to take over provision of the CSA 10 transportation services either through a subsidiary district or detachment from CSA 10; and

WHEREAS, City, County and LAFCO staff met in March 2005 to discuss issues related to CSA 10 at which time detachment was identified as the appropriate mechanism, and

WHEREAS, the City desires to initiate proceedings for detachment of territory pursuant to the Cortese Knox Hertzberg Local Government Reorganization Act of 2000, Part 3 of Division 3 of Title 5 of the Government Code commencing with Section 56650.

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

1. All of the above recitals are true and correct; and

2. Pursuant to the Law, LAFCO is hereby requested to commence proceedings to detach the incorporated areas as shown on **Exhibit A** from CSA 10 pursuant to Part 3 of Division 3 of Title 5 of the Government Code commencing with Section 56650 and in particular Section 56654; and

3. LAFCO is requested to condition the proposed detached of territory as follows:

   a. The boundaries of the detached territory shall be as set forth in **Exhibit A.**
   b. The effective date of detachment shall be immediate upon conclusion of the detachment proceedings by LAFCO.
   c. Upon detachment, the County shall transfer to the City the proportional share of service charge funds held by CSA 10 based upon the assessed value of the real property within the City that was subject to the service charge.
   d. The City shall contract with the County to continue to place the service charges on the tax roll;
   e. The City shall continue to provide the miscellaneous transportation services in a manner of equal or higher quality as originally proposed in CSA 10;

4. The City of Rancho Cordova is hereby designated as the chief petitioner, whose mailing address is 3121 Gold Canal Drive, Rancho Cordova, California 95670.

5. The Public Works Director, whose mailing address is 3121 Gold Canal Drive, Rancho Cordova, California 95670, is designated as the person to be furnished all notices and reports pertaining to the application.

6. This resolution of application will be submitted with a plan for providing transportation services within the affected territory, pursuant to Government Code Sections 56653 and 56654(c).

7. This resolution of application is consistent with the City's sphere of influence as all of Benefit Zone 1 and Benefit Zone 2 for the Villages of Zinfandel and the Sunridge Specific Plan area, respectively, and a portion of the Mather Specific Plan Area north of the airport, shown on **Exhibit A**, is within the City limits.

8. The City Clerk is hereby directed to file a certified copy of this resolution and a copy of the staff report with the Executive Officer of LAFCO with all appropriate fees.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of September 2005.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

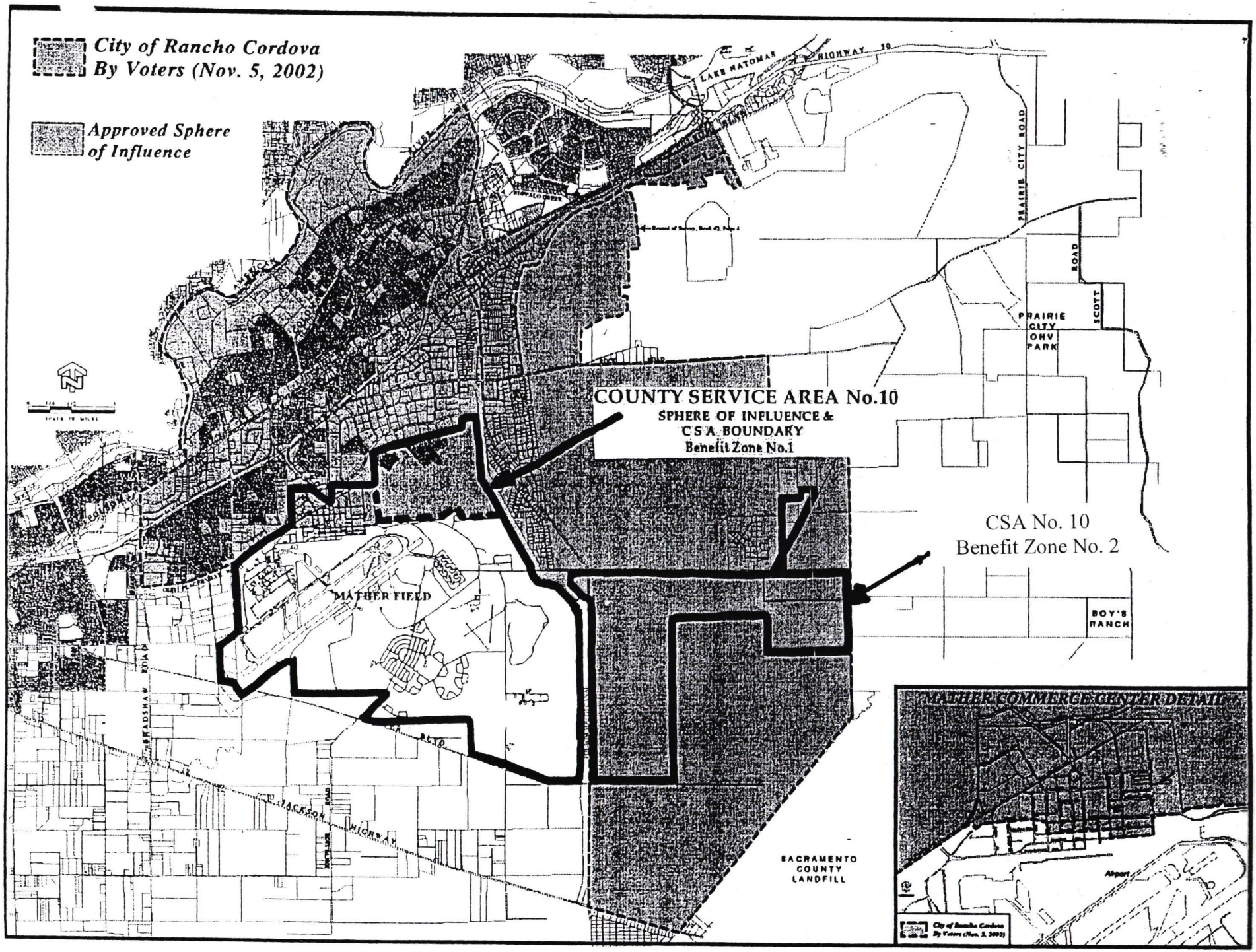

City of Rancho Cordova
By Voters (Nov. 5, 2002)
Approved Sphere
of Influence
COUNTY SERVICE AREA No.10
SPHERE OF INFLUENCE &
C.S.A. BOUNDARY
Benefit Zone No.1
CSA No. 10
Benefit Zone No. 2
MATHER FIELD
BRADSHAW ROAD
JACKSON HIGHWAY
SACRAMENTO
COUNTY
LANDFILL
LAKE NATOMAS
HIGHWAY 50
PRAIRIE CITY ROAD
SCOTT ROAD
PRAIRIE
CITY
OHV
PARK
BOY'S
RANCH
MATHER COMMERCE CENTER DETAIL
Airport

Exhibit A

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Ken Cooley
Mayor

Robert McGarvey
Vice Mayor

Linda Budge
Council Member

David Sander
Council Member

Dan Skoglund
Council Member

August 2, 2005

Mr. Peter Brundage, Executive Officer
Sacramento Local Agency
Formation Commission
1112 I Street, Suite 100
Sacramento, California 95814

Mr. Terry Schutten, County Executive
County of Sacramento
700 H Street, Room 7650
Sacramento, California 95814

Mr. Mark Norris, Director of Finance
County of Sacramento
700 H Street, Room 4650
Sacramento, California 95814

Ms. Cheryl Creson
Municipal Services Agency
County of Sacramento
700 H Street, Room 6720
Sacramento, California 95814

Mr. Robert A. Davison
Infrastructure Finance Section
County of Sacramento
827 7th Street, Room 304
Sacramento, California 95814

Ms. Rebecca Garrison
50 Corridor Transportation
Management Authority
2365 Iron Point Road, Suite 300
Folsom, California 95630

RE: NOTICE OF INTENTION TO ADOPT A RESOLUTION OF APPLICATION GOVERNMENT CODE SECTION 56654(B)

Dear Mr. Brundage, Mr. Schutten, Mr. Norris, Ms. Creson, Mr. Davison, Ms. Garrison and interested agencies:

As you may know, the City of Rancho Cordova has discussed with the County of Sacramento detaching the portion of County Service Area No. 10 (CSA 10) which lies within the Rancho Cordova city limits. The detached areas in the City include Benefit Zone 1 for the Villages of Zinfandel, Benefit Zone 2 for the Sunridge Specific Plan Area, and the Mather Commerce Area.

The Rancho Cordova City Council will be presented with a proposed Resolution initiating this Change of Organization at its meeting on Monday, September 19, 2005 along with the staff's recommendation to detach.

Government Code Section 56654(B) provides the following:
"(b) At least 20 days before the adoption of the resolution, the legislative body may give mailed notice of its intention to adopt a resolution of application to the commission and to each interested agency and each subject agency. The notice shall generally describe the proposal and the affected territory."

This letter is to provide notice of the City of Rancho Cordova's intention to adopt a Resolution of Application leading to the above described Change of Organization. Should the City Council approve the Resolution on September 19, 2005 and direct staff to prepare a formal application, we will be working directly with Sacramento LAFCO to discuss the next steps of the application process.

Should you have any questions, please do not hesitate to contact my staff by calling Cyrus Abhar 942-0246 or Elizabeth Sparkman at 942-0235.

Sincerely,

Ted A. Gaebler

Ted A. Gaebler, City Manager
City of Rancho Cordova

cc: Mayor and City Council
Cyrus Abhar, Public Works Director
Steve Meyer, City Attorney
Lillian Hare, City Clerk
John Hodgson, The Hodgson Company (Benefit Zone 2)
Russ Davis, Elliott Homes (Benefit Zone 1)
David Norris, MSA (Mather Commerce Area)

MEMORANDUM

DATE: September 19, 2005

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **A RESOLUTION FOR THE CITY TO CONTINUE CURRENT SERVICE CHARGES IMPOSED BY COUNTY SERVICE AREA 10 FOR TRANSPORTATION RELATED SERVICES AND TO AUTHORIZE THE COUNTY OF SACRAMENTO TO COLLECT THE SAME**

RECOMMENDATION

Staff recommends the City Council adopt **Resolution No. 117-2005** imposing a service charge and authorizing the County of Sacramento to continue collection of the service charge for transportation related services in Benefit Zones 1 and 2 on behalf of the City of Rancho Cordova (**Attachment 1**).

BACKGROUND

County Service Area 10 ("CSA10") was formed by the County of Sacramento ("County") in May 2003 to provide certain transportation related services within the Villages of Zinfandel and within all property in the Sunridge Specific Plan and Mather Field Specific Plan Areas. Since then the County has created two benefit zones within CSA 10 and imposed a "service charge" within these areas in order to finance the transportation related services.

The two zones are Benefit Zones No. 1 and No. 2, established in May 2003 and January 2005 respectively, for the purpose of providing the transportation-related services to the Zinfandel Special Plan Area and the Sunridge Specific Plan Area. The Benefit Zones provide a funding mechanism through an annual charge on all parcels for transit shuttle and other supplemental transportation services for residential and nonresidential development. The supplemental services may include:

- Transit Shuttle – transit shuttle for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations and/or other public transit options;
- Guaranteed Ride Home – free taxi rides and rental cars for ride sharers in case of an emergency;
- Transit Subsidies – financial assistance to encourage residents and employees to use transit or other alternative transportation measures;

AGENDA ITEM # 14

- Transportation Plans for employers and/or resident groups – plans which guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs;
- Education Programs – various programs such as education of transit options, home office set up, alternative commute opportunities;
- Infrastructure Support – additional bike racks and lockers, transportation alternative ride share informational boards/kiosks, and transit facilities;
- Transportation Coordinator Training and Support – instruction in mobility (transportation alternatives) for residential groups and work site coordinators;
- Bicycle and Alternative Fuel Vehicle Incentives – incentives for purchasing new bicycles or alternative fuel vehicles.

The service charge is based on the estimated annual cost of operation and maintenance of extended services for the fiscal year of the Benefit Zones' operation and an inflator formula will adjust the charge annually in subsequent years to maintain service levels. Muni-Financial prepared an Engineer's Report for each Benefit Zone pursuant to Section 4 of Article XIIID of the Constitution of the State of California, to propose the methodology for the service charge.

The service charge ranges from $30 to $80 per parcel for developed residential parcels and $460 to $2,051 per acre for developed non-residential parcels. The service charge is collected on the property tax roll.

The service charge is calculated in Benefit Zone 1 at the annual rate of $50 per Low Density Residential dwelling unit, $40 per Medium Density Residential dwelling unit, $30 per High Density Residential dwelling unit; $1,282 per Retail and Commercial acre, $1,102 per Business Park acre, and $460 per Light Industrial acre, subject to an annual inflator formula based on the Consumer Price Index for the Sacramento Region, or six percent, whichever is less. (See Engineer's Report County Service Area No. 10 and Benefit Zone No. 1 County of Sacramento, February 27, 2003, **Attachment 2**).

The service charge in Benefit Zone 2 is calculated at the annual rate of $80 per Low Density Residential dwelling unit, $64 per Medium Density Residential dwelling unit, $48 per High Density Residential dwelling unit; $2,051 per Retail and Service Commercial acre, and $1,763 per Commercial Mixed Use acre, subject to an annual inflator formula based on the Consumer Price Index for the Sacramento Region, or six percent, whichever is less. (See Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, Final (Revised), November 18, 2004, **Attachment 3**).

All of the Villages of Zinfandel and the Sunridge Specific Plan areas and a portion of the Mather Field Specific Plan Area north of the airport are within the

limits of the City of Rancho Cordova ("City") as a result of the City's incorporation on July 1, 2003.

City and County staff have met jointly with LAFCO to discuss the detachment of the areas within CSA 10 that are in the City of Rancho Cordova. County staff have not opposed the proposed detachment. The preceeding Council Action this evening has initiated the process for the City to apply to LAFCO to detach these areas from CSA 10. However, in order for LAFCO to approve the detachment, the City will need to find an alternative method to require the "service charge" which now funds the transportation services currently provided by CSA 10.

It is anticipated that LAFCO will condition detachment on the City's ability to provide transportation related services that are equal or superior to the services provided by CSA 10. Therefore upon detachment, the City must impose a service charge that acts as a continuation of the current CSA 10 charge. The City Attorneys office has evaluated the City's ability to continue the service charge and has made the following determinations:

> Generally, when a city imposes a property-related charge, it must do so in conformance with Proposition 218, added as Articles XIII C and D to the constitution. However the mere continuation of the CSA 10 service charge will not trigger the procedural requirements of Proposition 218 for several reasons.
>
> First, the Sacramento County complied with Proposition 218 when the service charge was initially imposed. Second, voter approval under Proposition 218 will not be required because the service charge would not be increased and there is no change in the persons subject to the charge. The state Court of Appeal has indicated that the mere continuation of an existing tax does not implicate similar provisions of Proposition 13. The fact that the revenue is reallocated to a new governmental entity also does not result in the tax becoming a new tax, which would necessitate Proposition 218 voter participation. (See *City of Cathedral City v. County of Riverside*, (1985) 210 Cal. Rptr. 60, 62).
>
> Third, the statutory and local LAFCO rules regarding detachment will not trigger Proposition 218 requirements. LAFCO procedures are the exclusive means by which to detach territory and LAFCO retains jurisdiction to oversee the detachment process. Therefore when LAFCO conditions detachment of territory on the continuation of existing taxes, assessments or charges, Proposition 218 voter and landowner approval requirements are not triggered. (82 Op. Atty Gen. Cal. 180 (1999)). The continuation and reallocation of the CSA 10 service charge is simply a byproduct of the LAFCO detachment procedure rather than a new service charge created by the City.

In addition to the statutory requirements, the Sacramento LAFCO has its own set of policies, standards and procedures that address detachments. (See Sacramento LAFCO policies V-2 and V-3). Under Sacramento LAFCO rules, detachment may not take place unless the successor service provider supplies services that are equal to those currently provided. Detachment must also not cause any significant reduction in the efficiency of service currently delivered. The City is therefore obligated to provide these services as a result of detachment under LAFCO; the continued charge would therefore not be considered a new charge that triggers Proposition 218. (82 Op. Atty Gen. Cal. 180 (1999)).

Lastly, the Proposition 218 implementation statutes state that a charge is "increased" only when the collecting agency raises the applicable rate of the charge, or when the agency revises the methodology by which the service charge is calculated. (Government Code §53750(h)(1)). In this case the City will not increase the existing charge and will utilize the same methodology as currently employed by CSA 10. The City will contract with Sacramento County to collect the charge on the property tax rolls, as it is currently collected. Therefore the service charge will not be increased pursuant to Proposition 218 procedures.

In summary, it is anticipated that LAFCO will condition detachment of Benefit Zones 1 and 2 on the City's ability to provide transportation related services that are equal or superior to the services currently provided by CSA 10. The City will be obligated to provide the services and must impose a service charge in order to finance the services pursuant to LAFCO's detachment condition. The continuation of the service charge by the City will not trigger Proposition 218 because a continuation of an existing service charge is not the equivalent of a new service charge. In addition the service charge will not be increased or calculated using a different methodology. Sacramento County may therefore collect the service charge on behalf of the City.

Attachments:

1. Resolution Imposing a Service Charge and Authorizing the County of Sacramento to Continue Collection of the Service Charge for Transportation Related Services in Benefit Zones 1 and 2 on Behalf of the City of Rancho Cordova.
2. Engineer's Report County Service Area No. 10 and Benefit Zone No. 1 County of Sacramento, February 27, 2003.
3. Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, Final (Revised), November 18, 2004.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 117-2005

A RESOLUTION IMPOSING A SERVICE CHARGE AND AUTHORIZING THE COUNTY OF SACRAMENTO TO CONTINUE COLLECTION OF THE SERVICE CHARGE FOR TRANSPORTATION RELATED SERVICES IN BENEFIT ZONES 1 AND 2 ON BEHALF OF THE CITY OF RANCHO CORDOVA

RECITALS

WHEREAS, County Service Area 10 ("CSA 10") imposes a service charge on property within the boundaries of Benefit Zones 1 and 2 to finance transportation related services; and

WHEREAS, the property in Benefit Zones 1 and 2 is now within the boundaries of the City of Rancho Cordova ("City") as a result of the City's incorporation; and

WHEREAS, the City will file an application with LAFCO to detach Benefit Zones 1 and 2 from CSA 10; and

WHEREAS, upon detachment of Benefit Zones 1 and 2 from CSA 10, the City will be obligated to provide transportation related services that are equal or superior to services provided by CSA 10, pursuant to LAFCO policies; and

WHEREAS, upon detachment of Benefit Zones 1 and 2 from CSA 10, the City will impose a service charge equal to the charge imposed by CSA 10 in order to provide and finance the transportation services; and

WHEREAS, the City requests that the County collect the service charge on the property tax bill; and

WHEREAS, the City will pay County's reasonable costs to collect the charges.

FINDINGS

WHEREAS, based on the foregoing, the City Council finds as follows:

A. On May 21, 2003 the County of Sacramento ("County") formed CSA 10 for the purpose of providing specified miscellaneous extended transportation-related services to accomplish adopted trip reduction goals and established Benefit Zone No. 1 of CSA 10, for the purpose of delivering such services to the Villages of Zinfandel, in accordance with the Zinfandel Special Planning area for the purpose of reducing total vehicle trips that would be generated by the new urban growth area.

B. On May 17, 2004 the City consented to the formation of Benefit Zone No. 2 of CSA 10, to extend the transportation-related services provided in Benefit Zone No. 1 to the Sunridge Specific Plan Area.

C. On January 11, 2005 the County formed Benefit Zone No. 2 of CSA 10, for the purpose of providing such miscellaneous transportation-related services to the Sunridge Specific Plan Area for the purpose of reducing vehicle trips that would be generated by the new urban growth area.

D. The entire territory within the Villages of Zinfandel and the Sunridge Specific Plan Area and a portion of the territory within the Mather Field Specific Plan Area is within the boundaries of the City. This territory encompasses all of Benefit Zones No. 1 and No. 2.

E. The Benefit Zones provide a funding mechanism through an annual charge on all parcels for transit shuttle and other supplemental transportation services for residential and nonresidential development. The supplemental services may include:
   - Transit Shuttle – transit shuttle for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations and/or other public transit options;
   - Guaranteed Ride Home – free taxi rides and rental cars for ride sharers in case of an emergency;
   - Transit Subsidies – financial assistance to encourage residents and employees to use transit or other alternative transportation measures;
   - Transportation Plans for employers and/or resident groups – plans which guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs;
   - Education Programs – various programs such as education of transit options, home office set up, alternative commute opportunities;
   - Infrastructure Support – additional bike racks and lockers, transportation alternative ride share informational boards/kiosks, and transit facilities;
   - Transportation Coordinator Training and Support – instruction in mobility (transportation alternatives) for residential groups and work site coordinators;
   - Bicycle and Alternative Fuel Vehicle Incentives – incentives for purchasing new bicycles or alternative fuel vehicles.

F. The service charge is based on the estimated annual cost of operation and maintenance of extended services for the fiscal year of the Benefit Zones' operation and includes an inflator formula to adjust the charge annually in subsequent years to maintain service levels.

G. An Engineer's Report dated February 27, 2003, Entitled "Engineer's Report County Service Area No. 10 and Benefit Zone No. 1 County of Sacramento"

("Zone 1 Engineer's Report") was prepared by Muni-Financial pursuant to Section 4 of Article XIIID of the Constitution of the State of California to propose service charges as set forth in Table 3, that apply only to developed property as currently zoned within Benefit Zone No. 1 as defined in the 2003-2004 the annual rate of $50 per Low Density Residential dwelling unit, $40 per Medium Density Residential dwelling unit, $30 per High Density Residential dwelling unit; $1,282 per Retail and Commercial acre, $1,102 per Business Park acre, and $460 per Light Industrial acre, subject to an annual inflator formula based on the Consumer Price Index for the Sacramento Region, or six percent, whichever is less. The Zone 1 Engineer's Report is attached to the Staff Report.

H. An Engineer's Report dated November 18, 2004, Entitled "Engineer's Report County Service Area No. 10 Benefit Zone No. 2 County of Sacramento, Final (Revised)" ("Zone 2 Engineer's Report") was prepared by Muni-Financial pursuant to Section 4 of Article XIIID of the Constitution of the State of California to propose service charges as set forth in Table 5, that apply only to developed property as currently zoned within Benefit Zone No. 2 as defined in the 2005-2006 annual rate of $80 per Low Density Residential dwelling unit, $64 per Medium Density Residential dwelling unit, $48 per High Density Residential dwelling unit; $2,051 per Retail and Service Commercial acre, and $1,763 per Commercial Mixed Use acre, subject to an annual inflator formula based on the Consumer Price Index for the Sacramento Region, or six percent, whichever is less. The Zone 2 Engineer's Report is attached to the Staff Report.

I. The service charges collected by the City will be imposed and collected in the same amount and manner as the charges collected by CSA 10. Based on this collection method the City Council hereby finds that the City's imposition of the service charges will not trigger the voter approval requirements under Proposition 218 for the reasons described in the Staff Report to the City Council recommending approval of this Resolution. The reasons stated in the Staff Report are as follows:
    - Sacramento County complied with Proposition 218 when the CSA 10 charge was initially imposed.
    - Continuation of an existing service charge, where the charge is not increased or applied to a new class of persons, does not require voter approval. (See *City of Cathedral City v. County of Riverside*, (1985) 210 Cal. Rptr. 60, 62).
    - LAFCO procedures govern the detachment process and permit LAFCO to condition detachment on the continuation of existing service charges. A LAFCO condition requiring the continuation of existing service charges is a byproduct of the detachment procedure that does not trigger voter approval under Proposition 218. (See 82 Op. Atty Gen. Cal. 180 (1999)).
    - The Proposition 218 implementation statutes state that a service charge is "increased" only when the rate of the charge is raised or when the method of calculating the charge is revised. (See Government Code §53750(h)(1)). The CSA 10 charge for Benefit Zones 1 and 2 will not be

raised and the methodology for collection will not be revised by the City, so Proposition 218 is not implicated.

- The Sacramento LAFCO imposes local rules that require successor service providers to continue the same level of services as provided to the area prior to detachment.

CONCLUSION

NOW THEREFORE, the City Council of the City of Rancho Cordova hereby imposes a service charge, in order to finance transportation related services, that shall be calculated in the same manner and applied to the same class of property owners, as described in the Zone 1 and Zone 2 Engineer's Reports, and as currently imposed by CSA 10 in Benefit Zones 1 and 2 to be effective beginning with the 2006/2007 fiscal year. The City Council of the City of Rancho Cordova hereby requests that the County of Sacramento continue the collection of the service charges for transportation related services currently collected by CSA 10 in Benefit Zones 1 and 2, upon detachment of Benefit Zones 1 and 2 from CSA 10.

ADOPTED, THIS 19th day of September, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

758433v4

ENGINEER'S REPORT
COUNTY SERVICE AREA NO. 10
AND BENEFIT ZONE NO. 1

COUNTY OF SACRAMENTO

FEBRUARY 27, 2003



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ENGINEER'S REPORT AFFIDAVIT

Formation of
County Service Area No. 10
And Establishment of Annual Residential and Nonresidential
Charges for Benefit Zone No. 1

The County Service Area and congruent Sphere of Influence boundaries includes all of the parcels located within the following subdivisions:

The Villages of Zinfandel,

Sunridge, and

Mather Field, in the

County of Sacramento, State of California.

This Report and the enclosed diagrams shows the exterior boundaries of the County Service Area, its Sphere of influence; any relevant zones therein, and the lines and dimensions of each lot, parcel, and subdivision of land within said County Service Area, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Sacramento County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area. The undersigned respectfully submits the enclosed Report as directed by the Board of Supervisors.

Dated this 27th day of February, 2003.

MuniFinancial
District Engineer
On Behalf of the County of Sacramento

By: Robert Spencer

Robert D. Spencer
Principal Consultant

By: Richard Kopecky

Richard Kopecky
District Engineer
R. C. E. # 16742



PRELIMINARY APPROVAL

This Engineer's Report and the proposed charges described herein have been preliminarily approved by the Board of Supervisors of Sacramento County on this _____ day of _____, 2003.

_____

Clerk of the Board
Sacramento County

FINAL APPROVAL

The formation of the County Service Area, this Engineer's Report, the services and charges described herein were approved and adopted by the Board of Supervisors of the County of Sacramento on this _____ day of _____, 2003.

_____

Clerk of the Board
County of Sacramento

TABLE OF CONTENTS

Executive Summary ..... **ii**
A. Introduction ii
B. Report Organization iii
C. Overview iv

Part I: Plans and Specifications **1**
A. Description of CSA No. 10 and Sphere of Influence 1
B. Description of Benefit Zone No. 1 3

Part II: Method of Apportionment **5**
A. General 5
B. Methodology 5
C. Estimated Annual Revenue 11
D. Formula for Inflating the Charge 12

Part III: Benefit Zone No. 1 Budget **13**
A. Benefit Zone No. 1 Budget 13
B. Description of Budget Items 14

Part IV: County Service Area and Benefit Zone No. 1 Diagrams **15**

Part V: Charge Roll **17**

EXECUTIVE SUMMARY

A. Introduction

Pursuant to the provisions of the County Service Area law of the California General Government Code (§25210 et seq.), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIIID (hereafter referred to as the "Constitution"), this report was prepared at the request of the Board of Supervisors of the County of Sacramento, State of California (hereafter referred to as "County"), in connection with proceedings for the formation of the County Service Area designated as:

County Service Area No. 10

that includes all parcels of land within the following subdivisions:

Villages of Zinfandel,

Sunridge, and

Mather Field.

This report was also prepared at the request of the County in connection with concurrent proceedings to impose an annual charge within

Benefit Zone No. 1

of County Service Area No. 10 (hereafter referred to as "the CSA") that includes all of the parcels of land within the following subdivision:

The Villages of Zinfandel

MuniFinancial submits this Engineer's Report (hereafter referred to as the "Report") for the formation of CSA No. 10 and the levy and collection of annual charges in Benefit Zone No. 1 commencing in fiscal year 2003/04. The Report also serves as the Master Services Element required by the Sacramento County Local Agency Formation Commission (LAFCO) for approval of a local agency formation.

The formation of the CSA, including its structure (organization), proposed services, and method of apportionment and charges that are described in this Report are based on current development and improvement plans including all estimated direct expenditures, incidental expenses, and reserves associated with the extended services. These detailed plans and specifications approved by the County are made part of this report by reference.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own number by the Sacramento County Assessor's Office. The Sacramento County Auditor/Controller uses these numbers to identify properties to be charged on

the tax roll for special district charges, including the CSA charges described in this Report.

B. Report Organization

This report consists of the following five (5) parts.

Part I: Plans and Specifications

This part describes the properties included in the CSA boundaries, its sphere of influence, and Benefit Zone No. 1. This part also describes the proposed extended services to be provided by the CSA and Benefit Zone No. 1. For fiscal year 2003/04 the CSA will only impose an annual charge and provided extended services within Benefit Zone No. 1.

Part II: The Method of Apportionment

This part describes for Benefit Zone No. 1 the method of calculating each parcel's annual charge based on the parcel's proportional cost of service. The proposed initial maximum charge and inflator formula (to be approved by property owners) for fiscal year 2003/04 is based on current property development plans and estimated annual costs associated with all extended services. The charges for services for all subsequent years shall be based on the estimated annual cost of operation and maintenance of extended services for the first fiscal year (2003/04). An inflator formula described herein shall adjust this maximum charge annually in subsequent years to maintain service levels.

Part III: Benefit Zone No. 1 Budget

This part provides a budget to provide extended services to developed properties within Benefit Zone No. 1 based on an estimated absorption rate of development within the Zone.

Part IV: Charge Roll

For Benefit Zone No. 1 this part provides a listing of the proposed initial maximum charge per dwelling unit for residential land uses and per acre for nonresidential land uses for fiscal year 2003/04 to be applied on the tax rolls.

Part V: CSA Diagrams

This part provides a diagram showing the exterior boundaries of the CSA, its sphere of influence, and Benefit Zone No. 1. Parcel identification, including the lines and dimensions of each lot, parcel and subdivision of land within the CSA and Benefit Zone No. 1, shall be the parcel as shown on the Boundary Diagram contained in this Report. Reference is hereby made to the Sacramento County Assessor's maps for a detailed

description of the lines and dimensions of each parcel within the CSA and Benefit Zone No. 1.

C. Overview

Purpose of CSA and Benefit Zone No. 1

The purpose of the CSA is to enable the extension of a broad range of services to developing areas within the CSA's boundaries. The purpose of Benefit Zone No. 1 is to extend certain transportation-related services to developing areas, as described below. Extended services would be funded by a property related charge pursuant to the Constitution Article XIIID, Section 6. The formation of Benefit Zone No. 1 fulfills certain conditions of development included in Ordinance No SCZ 2000-018 for the Zinfandel Special Planning Area and related planning documents.

Benefit Zone No. 1 charges for residential and nonresidential development will fund transit shuttle services and/or other supplemental transportation services indefinitely as determined appropriate by the County Board of Supervisors. The County Board of Supervisors, in its sole discretion, may discontinue the portion of the service charge used for shuttle service once the Board determines that Sacramento Regional Transit (RT) has provided appropriate service. Alternately, the Board may maintain such service charge and increase funding for other supplemental transportation services. Supplemental transportation services may include the following:

- Transit Shuttle – shuttle for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations and/or other public transit options;
- Guaranteed Ride Home – free taxi rides and rental cars for ride sharers in case of an emergency;
- Transit Subsidies – financial assistance to encourage residents and employees to use transit or other alternative transportation measures;
- Transportation Plans for employers and/or resident groups – plans which guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs;
- Education Programs - various programs such as education of transit options, home office set up, alternative commute opportunities;
- Infrastructure Support – additional bike racks and lockers, transportation alternative and ride share informational boards/kiosks, and transit facilities;
- Transportation Coordinator Training and Support – instruction in mobility (transportation alternatives) for residential groups and work site coordinators;
- Bicycle and Alternative Fuel Vehicle Incentives – incentives for purchasing new bicycles or alternative fuel vehicles.

Adoption Proceedings

Adoption of the CSA and Benefit Zone No. 1 requires approval by the County and LAFCO. As allowed by the Constitution Article XIIID, Section 6c, the County is choosing to use mailed ballot election procedures under Constitution Article XIIID, Section 4. Adoption of the CSA and levy of the Benefit Zone No. 1 charge would occur as follows:

- The County requests LAFCO to approve formation of the CSA.
- If LAFCO approves the CSA then the County notices all property owners within the CSA and holds a public hearing and mailed protest ballot proceeding on formation of the CSA and imposition of a charge in Benefit Zone No. 1. Notices and protest ballots are sent to the owner of record in Benefit Zone No. 1 as it appears on the last County equalized property tax roll at least 45 days before the hearing.
- If a majority of protest ballots returned do not protest the charge and inflator formula described in this report, with each protest ballot weighted by the amount of the charge for that parcel, then the County:
  - Approves this Engineer's Report (as submitted or amended);
  - Imposes up to the maximum allowable charge in Benefit Zone No. 1 in the following fiscal year (probably fiscal year 2003/04) by including the charge on the property tax roll and approving a budget for the fiscal year; and
  - Increases the charge in subsequent fiscal years up to the amount allowed by the inflator formula described in this report and approving a budget for each fiscal year.

PART I: PLANS AND SPECIFICATIONS

This part describes the properties included in the CSA boundaries, its sphere of influence, and Benefit Zone No. 1. This part also describes the proposed extended services to be provided by the CSA and Benefit Zone No. 1.

A. Description of CSA No. 10 and Sphere of Influence

Boundaries

The boundaries of County Service Area (CSA) No. 10 and its sphere of influence are congruent. These boundaries consist of all the following lots, parcels and subdivisions of land located in the following subdivisions:

The Villages of Zinfandel,
Sunridge, and
Mather Field.

CSA No. 10 is an irregular shape and is generally located:

- South of International Boulevard and White Rock Road;
- North of Kiefer Road;
- East of the western boundary of Mather Field; and
- West of Grant Line Road.

Please refer to the map shown in Part IV.

Improvements and Services Permitted Pursuant to County Service Area Law

As generally defined by County Service Area law and applicable to CSA No. 10, the extended services and associated charges provided by the CSA may include one or more of the following:

- Extended police protection;
- Structural fire protection;
- Local park, recreation or parkway facilities and services;
- Any other governmental services, hereinafter referred to as ***miscellaneous extended services*** (emphasis added), which the county is authorized by law to perform and which the county does not also perform to the same extent on a countywide basis both within and without cities, if:

- The board of supervisors determines that such services should be provided on an extended basis within a county service area; or
- Such services are specified in a request or a petition for the initiation of proceedings for the furnishing of additional types of services within a county;

- Extended library facilities and services;
- Television translator station, under certain circumstances, and low power television services facilities and services.

Miscellaneous extended services as mentioned above include, but are not limited to, all of the following:

- Water service, including the acquisition, construction, operation, replacement, maintenance, and repair of water supply and distribution systems, including land, easements, rights-of-way, and water rights;
- Sewer service, including the acquisition, construction, operation, replacement, maintenance, and repair of sewer collection, transportation, and disposal systems, including land, easements, and rights-of-way;
- Pest or rodent control;
- Street and highway sweeping;
- Street and highway lighting, including the acquisition, construction, replacement, and maintenance, and repair of a street or highway lighting system, including land, easements, and rights-of-way;
- Refuse collection;
- Garbage collection;
- Ambulance service;
- Planning for a part of a county by a planning agency established pursuant to Article 1 (commencing with Section 65100) of Chapter 3 of Title 7.
- Soil conservation and drainage control;
- Animal control;
- Services provided by a municipal advisory council established pursuant to Section 31010;
- *Transportation services* (emphasis added);
- Geologic hazard abatement on public or private property or structures where the board of supervisors determines that it is in the public interest to abate geologic hazards;
- Road maintenance. Street, highway, and bridge construction, improvement and maintenance, including related drainage facilities and structures, necessary design and engineering services, and the acquisition of land, easements, and rights-of-way needed for work.

B. Description of Benefit Zone No. 1

Boundaries

Benefit Zone No. 1 consist of all the following lots, parcels and subdivisions of land located in the following subdivisions:

The Villages of Zinfandel: APN
072-0370-074,
072-1960-001 through of inclusive of 072-1960-052,
072-1970-001 through of inclusive of 072-1970-049,
072-2020-001 through of inclusive of 072-2020-067,
072-2070-001 through of inclusive of 072-2070-068,
072-2080-001 through of inclusive of 72-2080-028,
072-2090-001 through of inclusive of 072-2090-078,
072-2100-001 through of inclusive of 072-2100-044.

Benefit Zone No. 1 is an irregular shape that covers the Villages of Zinfandel. The Villages of Zinfandel is generally located:

- South of International Boulevard;
- North of Mather Boulevard;
- East of Femoyer Street; and
- West of the Folsom South Canal.

Please refer to the map shown in Part IV.

General Description of Services

The CSA and Benefit Zone No. 1 will provide the funding mechanism (annual charges) for transit shuttle and other supplemental transportation services described below. Benefit Zone No. 1 will provide transportation services to both residential and nonresidential development within the Zinfandel Special Planning Area. The formation of Benefit Zone No. 1 fulfills certain conditions of development included in Ordinance No SCZ 2000-018 for the Zinfandel Special Planning Area, and the related Transportation System Management Plan and AQ-15 Plan, for funding shuttle service and provision of supplemental transportation services.

The charges for residential and nonresidential development will fund transit shuttle services and/or other supplemental transportation services indefinitely as determined appropriate by the County Board of Supervisors. The County Board of Supervisors, in its sole discretion, may discontinue the portion of the service charge used for shuttle service once the Board determines that RT has provided appropriate service. Alternately, the Board may maintain such service charge and increase other supplemental transportation services. Supplemental transportation services may include the following:

- Transit Shuttle – shuttle for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations and/or other public transit options;
- Guaranteed Ride Home – free taxi rides and rental cars for ride sharers in case of an emergency;
- Transit Subsidies – financial assistance to encourage residents and employees to use transit or other alternative transportation measures;
- Transportation Plans for employers and/or resident groups – plans which guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs;
- Education Programs – various programs such as education of transit options, home office set up, alternative commute opportunities;
- Infrastructure Support – additional bike racks and lockers, transportation alternative and ride share informational boards/kiosks, and transit facilities;
- Transportation Coordinator Training and Support – instruction in mobility (transportation alternatives) for residential groups and work site coordinators;
- Bicycle and Alternative Fuel Vehicle Incentives – incentives for purchasing new bicycles or alternative fuel vehicles.

PART II: METHOD OF APPORTIONMENT

A. General

County Service Area law (Government Code Section 25210 et seq) permits a County Board of Supervisors to levy or collect a tax or charge in any CSA or zone within a CSA to fund any one or more of the services mentioned in Part I, above. The Board of Supervisors may also levy and collect taxes or charges for capital outlay purposes within a CSA, for the accumulation for a reserve fund for capital outlay purposes, and for any appropriation for contingencies to be used for expenses for maintenance and operation of any services.

The estimated annual cost to provide service within the CSA shall be allocated to each parcel in proportion to the cost of services attributable to each parcel. The method of apportionment shall utilize commonly accepted engineering practices that have been established pursuant to the County Service Area law and the Constitution.

The remainder of this part describes the methodology, estimated annual revenue, and inflator formula for the charge to be levied in Benefit Zone No. 1.

B. Methodology

The methodology to determine the Benefit Zone No. 1 charge for each parcel complies with County Service Area law and the Constitution Article XIID, Section 6. The amount to be charged to a parcel within the Benefit Zone is based on a reasonable total budget of approximately $315,000 annually to fund supplemental transportation services for the Villages of Zinfandel Special Planning Area at build out. Demand for services is measured by using average vehicle trip generation rates that vary by type of land use. Each parcel's charge is calculated by multiplying the cost per unit of demand by each parcel's demand for services (trip generation rate).

This methodology fairly distributes the total cost for services among all parcels based on each parcel's proportional demand for the services immediately available to that parcel. In this manner each parcel's charge does not exceed the reasonable cost of services to that parcel.

This Report establishes the charge in Benefit Zone No. 1. The charge is for developed residential and nonresidential land uses. No charge is levied on undeveloped land uses.

Land Use

The formula used to determine the charge was developed in consideration of proposed development within Benefit Zone No. 1. This land use data is shown in **Table 1** by

phase. Phases represent geographic areas only, not annual absorption. Residential development is shown as number of dwelling units constructed. Nonresidential development is shown as number of acres developed. Land use definitions are as follows:

Developed Parcels	All single-family detached residential parcels for which a final map has been recorded, and all other parcels for which a building permit has been issued, on or prior to August 1 of the fiscal year preceding the year in which the charge is levied.
Undeveloped Parcels	All parcels that are not Developed Parcels or Exempt Parcels.
Low Density	This category includes densities of up to five (5.0) dwelling units per residential acre. Permitted uses in the LD Area as shown in Section 512-215 of the Zoning Code include those uses allowed in the RD-5, RD-4, and RD-3 Land Use Zones.
Low Density Cluster	This category includes densities of more than five (5.1 and greater) dwelling units per acre and up to 15.0 units per acre. Permitted uses in the Low Density Cluster area as shown in Section 512-215 include those uses allowed in the RD-7, RD-10, and RD-15 Land Use Zones.
Medium Density	This category includes densities of more than 15.0 (15.1 and greater) and no more than 20.0 dwelling units per acre. Permitted uses in the Medium Density area as shown in Section 512-215 of the Zoning Code include those uses allowed in the RD-15 and RD-20 Land Use Zones.
High Density	The category includes densities of more than 20.0 (20.1 and greater) units per net residential acre. The uses permitted in a High Density area as shown include those uses allowed in the RD-25, RD-30 and, RD-40 Land Use Zones.
Retail Commercial	Permitted uses within the retail commercial areas, as shown in Section 512-215 of the Zoning Code, are those uses permitted in the Shopping Center, Business and Professional Office Zone, and Residential (RD-10, RD-15, and RD-20) or any other retail category. This land use designation further includes all other uses that would generate a high number of average daily trips.
Business Park	Permitted uses within the Business Park areas as shown in Section 512-215 of the Zoning Code are those permitted in Business and Professional Office (BP), as listed in Zoning Code Section 225, and Industrial – Office Park

(MP) Zone, as listed in Zoning Code Section 230 or any other business park-related land use category.

This land use designation further includes all other uses that would generate a medium number of average daily trips.

Light Industrial

Permitted uses within the Light Industrial areas as shown in Section 512-215 of the Zoning Code are those uses permitted in the Light Industrial (M-1) Land Use Zone and the Industrial – Office Park (MP) Zone, as listed in Zoning Code Section 230 or any other industrial-related land use category.

This land use designation further includes all other uses that would generate a low number of average daily trips.

Exempt

Public parcels including parks and schools, utility parcels, and designated open space parcels are exempt from the service charge because no services funded by Benefit Zone No. 1 are provided to these parcels.

Table 1: Benefit Zone No. 1 Build Out Land Use

	Villages of Zinfandel						
Land Use	**Phase 1**	**Phase 2**	**Phase 3**	**Phase 4**	**Phase 5**	**Phase 6**	**Build Out Total**
Residential (dwelling units)							
Low Density	587	71	304	219	111	-	1,292
Low Density (cluster)	-	186	-	-	-	-	186
Medium Density[1]	-	315	-	-	-	-	315
High Density	-	-	-	-	-	-	-
Total	587	572	304	219	111	-	1,793
Nonresidential (acres)							
Retail Commercial	-	25.0	-	-	-	-	25.0
Business Park	12.9	86.8	-	-	20.3	-	120.0
Light Industrial	-	-	-	-	-	139.0	139.0
Total	12.9	111.8	-	-	20.3	139.0	284.0

[1] Estimated at the mid-point of the land use plan that indicates 270 to 360 units.

Sources: Elliot Homes; Sacramento County; MuniFinancial.

Table 2 provides an estimate of absorption of proposed development within Benefit Zone No. 1 during the next four years. The absorption schedule is reasonable based on current development trends and market conditions. Calculation of the Equivalent Dwelling Unit data shown at the bottom of the table is explained later in Part II.

Table 2: Benefit Zone No. 1 Absorption

As of June 30 >	2003	2004	2005	2006	Remaining	Build Out
Residential (dwelling units)						
Low Density	572	250	185	150	321	1,478
Medium Density	-	-	315	-	-	315
High Density	-	-	-	-	-	-
Total	572	250	500	150	321	1,793
Cumulative	*572*	*822*	*1,322*	*1,472*	*1,793*	
Parcels	*572*	*822*	*1,322*	*1,472*	*1,793*	*1,793*
Nonresidential (acres)						
Retail Commercial	-	-	-	13	13	25
Business Park	-	-	13	15	92	120
Light Industrial	-	-	-	-	139	139
Total	-	-	13	28	244	284
Parcels	-	-	*1*	*2*	*11*	*14*
Cumulative Equivalent Dwelling Units (EDU)						
Residential	572	822	1,259	1,409	1,730	1,730
Nonresidential	-	-	287	938	4,565	4,565
Total EDU	572	822	1,546	2,347	6,295	6,295
Total Parcels	572	822	1,323	1,474	1,804	1,807

Source: Sacramento County; MuniFinancial.

Charge Schedule

Table 3 presents the Benefit Zone No. 1 charge schedule. The charge is based upon a reasonable total budget of approximately $315,000 annually to fund supplemental transportation services for the Villages of Zinfandel Special Planning Area at build out. This budget results in an annual cost of $50.00 per unit of demand. The unit of demand used for the charge is an equivalent dwelling unit (EDU). One EDU is the amount of demand for services associated with one low density residential unit in a single year.

The charge schedule shown in Table 3 is the maximum allowable charge for the initial fiscal year 2003/04 on all developed property. This maximum charge may be increased annually for inflation (see below). The County may choose to impose less than the maximum charge in any year.

Table 3: Benefit Zone No. 1 Charge Schedule

	EDU Factor	Charge Per EDU	Maximum Annual Charge Per DU/Acre
Developed Acreage			
Residential (per dwelling unit)			
Low Density	1.00	$ 50.00	$ 50
Medium Density	0.80	50.00	40
High Density	0.60	50.00	30
Nonresidential (per acre)			
Retail Commercial	25.64	$ 50.00	$ 1,282
Business Park	22.04	50.00	1,102
Light Industrial	9.20	50.00	460
Undeveloped Acreage			
All Land Uses	-	$ 50.00	-

Sources: Table 4; Sacramento County; MuniFinancial.

The EDU Factor is based upon average daily vehicle trips (ADT) per land use type. ADT is used to determine the charge by land use type because vehicle trips are a reasonable measure of demand for the supplemental transportation services immediately available to property owners paying the charge.

The calculation of the EDU factors based on ADT rates is shown in **Table 4.** ADT rates are adjusted by a trip rate adjustment factor before calculating the EDU factor.

Trip rate adjustment factors are shown in **Table 5**. These factors (1) exclude pass-by trips, and (2) are weighted by the average trip length for that land use compared to the average length of all trips on the system. Pass-by trips are related to stops at points midway between the origin and destination of a trip so these trips do not represent additional demand on the transportation system. Weighting by average trip length also adjusts for the relative demand placed by a trip on the system. The adjusted trip rate is normalized to make Low Density residential equal to one EDU. The demand for all other land use types reflects the demand for service relative to one EDU for Low Density.

All trip rates and adjustment factors shown in Tables 4 and 5 are based on a report periodically updated by the San Diego Association of Governments (SANDAG). The SANDAG data is used for transportation planning in that region and by other agencies throughout California. This data is used in this report because SANDAG has the most comprehensive source of trip rates and trip adjustment factors across all land use types. The SANDAG data is either based on local surveys of trip behavior, or summaries of surveys from around the country collected by the Institute for Transportation Engineers. The SANDAG data has been used because similar data is not available for the Sacramento area.

Table 4: EDU Allocation Factor

	Average Daily Trips	Trip Rate Adjustment Factor[1]	Adjusted Average Daily Trip Rate	EDU Factor[2]
Developed Acreage				
Residential (per dwelling unit)				
Low Density	10	1.11	11.11	1.00
Medium Density	8	1.11	8.88	0.80
High Density	6	1.11	6.66	0.60
Nonresidential (per acre)				
Retail Commercial	700	0.41	284.87	25.64
Business Park	200	1.22	244.87	22.04
Light Industrial	80	1.28	102.26	9.20
Undeveloped Acreage				
All Land Uses	-	-	-	-

[1] Adjustment Factor excludes pass-by trips (trips related to points midway betweeen the origin and destination of a trip) and is weighted by the average trip length for that land use compared to the average lenth of all trips on the system. See Table 5 for further detail.

[2] The EDU Allocation Factor normalizes the Adjusted Average Daily Trip Rate to Low Density equal to 1.0 equivalent dwelling unit (EDU)

Sources: *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*; San Diego Association of Governments (SANDAG); July 1998; MuniFinancial.

Table 5: Trip Rate Adjustment Factor

	Percent of Total Trips				
	Primary	Diverted	Total Non-pass-by	Average Trip Length	Trip Rate Adjustment Factor
Residential (per dwelling unit) [1]					
Low Density	86%	11%	97%	7.90	1.11
Medium Density	86%	11%	97%	7.90	1.11
High Density	86%	11%	97%	7.90	1.11
Nonresidential (per acre) [2]					
Retail Commercial	47%	31%	78%	3.60	0.41
Business Park	77%	19%	96%	8.80	1.22
Light Industrial	79%	19%	98%	9.00	1.28

Note: The trip adjustment factor equals the percent of non-pass-by trips multiplied by the average trip length and divided by the systemwide average trip length of 6.9 miles. Trip percentages and average lengths based on SANDAG data for most closely related land use category (see footnotes and source, below).

[1] Trip percentages and average lengths based on "residential" category from SANDAG (see source, below).

[2] Trip percentages and average lengths for retail commercial based on "community shopping center" category, for business park based on "standard commercial office" category, for light industrial based on "industrial/business park" category, and for commercial recreational based on "theaters (multiplex)" category, from SANDAG (see source, below).

Sources: *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*; San Diego Association of Governments; July 1998; MuniFinancial.

C. Estimated Annual Revenue

Table 6 presents the estimated revenue for Benefit Zone No. 1 from the residential and nonresidential charges. Revenue is based on the absorption schedule shown in Table 2 and the charge schedule shown in Table 3.

Table 6: Benefit Zone No. 1 Estimated Revenue

	Charge[1]	Fiscal Year 2003-04	2004-05	2005-06	2006-07	Build Out
Residential						
Low Density	$ 50	$ 28,600	$ 41,100	$ 50,350	$ 57,850	$ 73,900
Medium Density	40	-	-	12,600	12,600	12,600
High Density	30	-	-	-	-	-
Total		$ 28,600	$ 41,100	$ 62,950	$ 70,450	$ 86,500
Nonresidential						
Retail Commercial	$ 1,282	-	-	-	16,025	32,050
Business Park	1,102	-	-	14,326	30,856	132,240
Light Industrial	460	-	-	-	-	63,940
Total		$ -	$ -	$ 14,326	$ 46,881	$ 228,230
Total Estimated Revenue		$ 28,600	$ 41,100	$ 77,276	$ 117,331	$ 314,730

[1] Per dwelling unit for residential and per acre for nonresidential. Charge is equivalent to $50 per EDU.

Sources: Tables 2 and 3; MuniFinancial.

D. Formula for Inflating the Charge

To impose a charge in Benefit Zone No. 1 a protest balloting procedure of property owners is required pursuant to the California Constitution Article XIIID, Section 6. The property owner ballots include a maximum charge to be considered, as well as the consideration of an inflator formula. The purpose of establishing an inflator formula is to provide for a reasonable inflationary adjustment to the annual maximum charge without requiring periodic noticing and balloting procedures that would add administrative costs to the CSA. The law implementing Constitution Article XIIID (Senate Bill 919) clarifies that an increase in a maximum charge to implement a voter-approved inflator formula is not an increase subject to additional property owner consideration.

As mentioned above, the charge schedule shown in Table 3 is the maximum allowable charge for the initial fiscal year 2003/04. The inflator formula would increase this maximum allowable charge annually by the increase in the Consumer Price Index (CPI) published for the Sacramento Region by the U.S. Department of Labor, or six percent (6%), whichever is less. The CPI increase used in the inflator formula will be the change in the CPI index from the January two years before adjustment of the charge to the January in the year preceding adjustment of the charge. Beginning in the second fiscal year (fiscal year 2004/2005) and each fiscal year thereafter, the maximum allowable charge will be recalculated and a new maximum charge established.

The County may choose to impose less than the maximum allowable charge in any year if service costs warrant the reduction. If the County has imposed an amount less than the maximum charge, the County may also choose to increase the charge in any year to fully fund services up to the level of the maximum allowable charge for that fiscal year. In this way the maximum allowable charge is adjusted annually and is calculated independent of the Benefit Zone's annual budget.

PART III: BENEFIT ZONE NO. 1 BUDGET

This part provides a description of the estimated budget for Benefit Zone No. 1.

A. Benefit Zone No. 1 Budget

Table 6 presents a proposed budget for extended transportation services for the first four years of the CSA for Benefit Zone No. 1 and at build out. The proposed budget is based on a projection of new development and actual revenue may vary from that shown in the table. The proposed budget may be altered at the sole discretion of the County Board of Supervisors based on projected revenues of the CSA, and planned expenditures for the supplemental transportation services described in Part 1(B) for Benefit Zone No. 1. The budget is shown in constant fiscal year 2003/04 dollars and would increase based on the inflator formula described in Part II.

Table 7: Benefit Zone No. 1 Budget

	2003-04	2004-05	2005-06	2006-07	Build Out
Benefit Zone Budget					
Direct Costs					
Transportation Services	$ 8,014	$ 26,439	$ 48,527	$ 86,567	$ 303,826
Administration Costs					
CSA Administration	$ 6,000	$ 8,000	$ 10,000	$ 10,000	$ 10,000
County Tax Roll Levy Fee	286	411	662	737	904
Subtotal	$ 6,286	$ 8,411	$ 10,662	$ 10,737	$ 10,904
Total Levy					
Direct and Administration Costs	$ 14,300	$ 34,850	$ 59,188	$ 97,304	$ 314,730
Contingency Fund Activity	14,300	6,250	18,088	20,028	-
Balance to Levy	$ 28,600	$ 41,100	$ 77,276	$ 117,331	$ 314,730
Contingency Fund					
Beginning Contingency Balance	$ -	$ 14,300	$ 20,550	$ 38,638	$ 157,365
Contingency Fund Activity	14,300	6,250	18,088	20,028	-
Ending Contingency Balance	$ 14,300	$ 20,550	$ 38,638	$ 58,666	$ 157,365
Percent of Total Levy	50%	50%	50%	50%	50%
Benefit Zone Statistics					
Total Parcels Levied	572	822	1,323	1,474	1,807
Total Equivalent Dwelling Units (EDU)	572	822	1,546	2,347	6,295
Levy Per EDU	**$ 50.00**	**$ 50.00**	**$ 50.00**	**$ 50.00**	**$ 50.00**
Maximum Levy Per EDU	**50.00**	**50.00**	**50.00**	**50.00**	**50.00**

B. Description of Budget Items

The following is a brief description of the costs associated with the services funded through the Benefit Zone.

Direct Costs

Supplemental Transportation Services — Includes all labor and general maintenance costs including all wages, salaries, benefits, materials, supplies, and equipment, required to properly operate and ensure the satisfactory service of operating a shuttle and providing supplemental transportation services.

Administration Costs

*CSA **Administration*** — Includes all or a portion of the administrative and professional service costs associated with operation of the CSA including education and procedures associated with the levy and collection of charges, and response to public concerns. This budget item also includes the costs of contracting with professionals to provide administrative, legal or engineering services for operation of the CSA, or for the costs of future ballot protest procedure as required.

County Tax Roll Levy Fee — This is the cost to the CSA for the County Auditor/Controller to collect charges on the property tax bills.

Contingency Fund

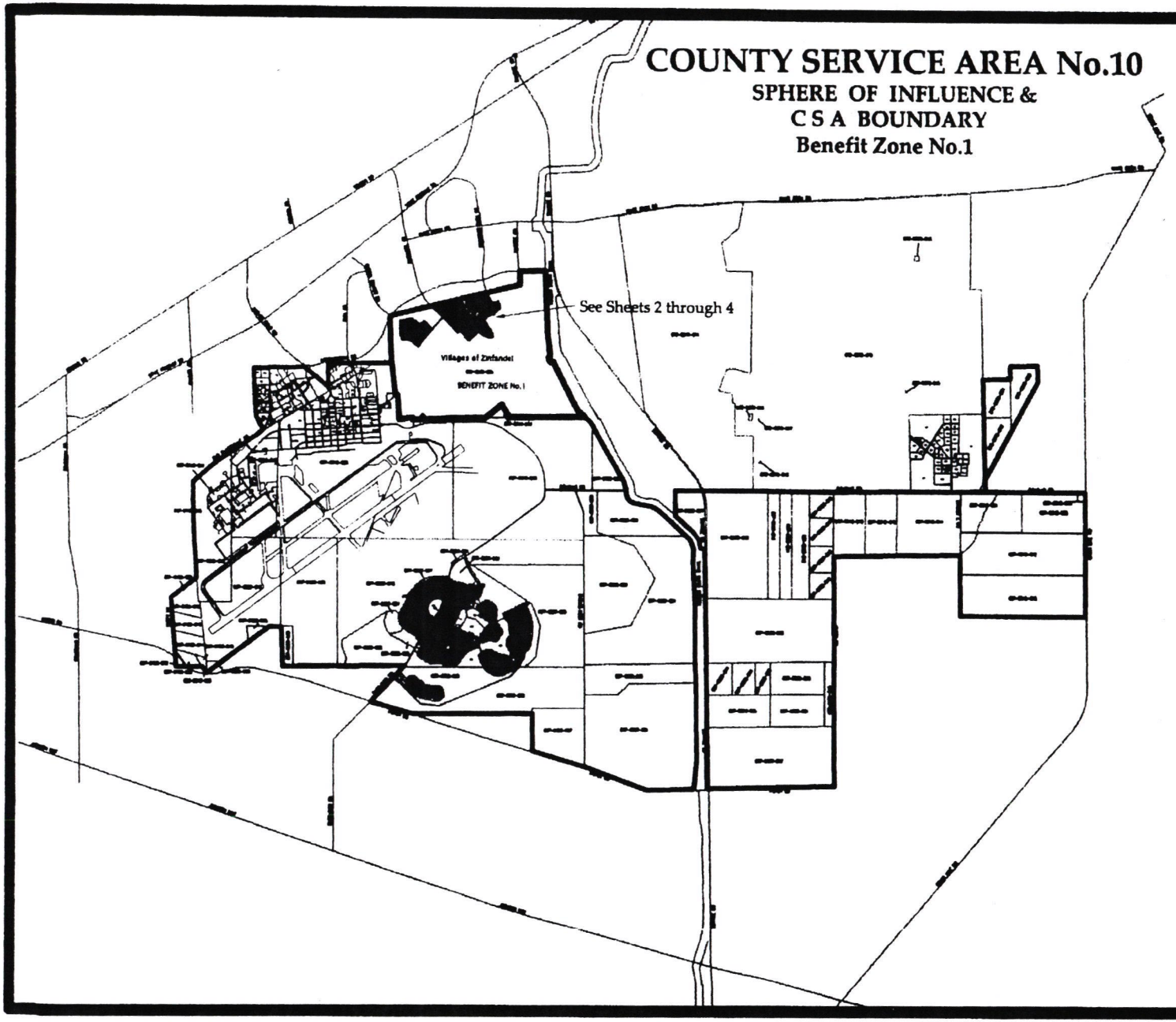
Contingency Fund Activity — Includes funds being added to the contingency fund for the current fiscal year. The contingency fund provides for collection by the CSA of funds to operate the CSA from the time period of July 1 (beginning of the fiscal year) through December when the County obtains the first installment of charges collected from the property tax bills.

PART IV: COUNTY SERVICE AREA AND BENEFIT ZONE NO. 1 DIAGRAMS

Parcels within County Service Area No. 10 and Benefit Zone No. 1 were described in Part I. A copy of the CSA Diagram is shown on the following page.

COUNTY SERVICE AREA No.10

SPHERE OF INFLUENCE &
C S A BOUNDARY
Benefit Zone No.1



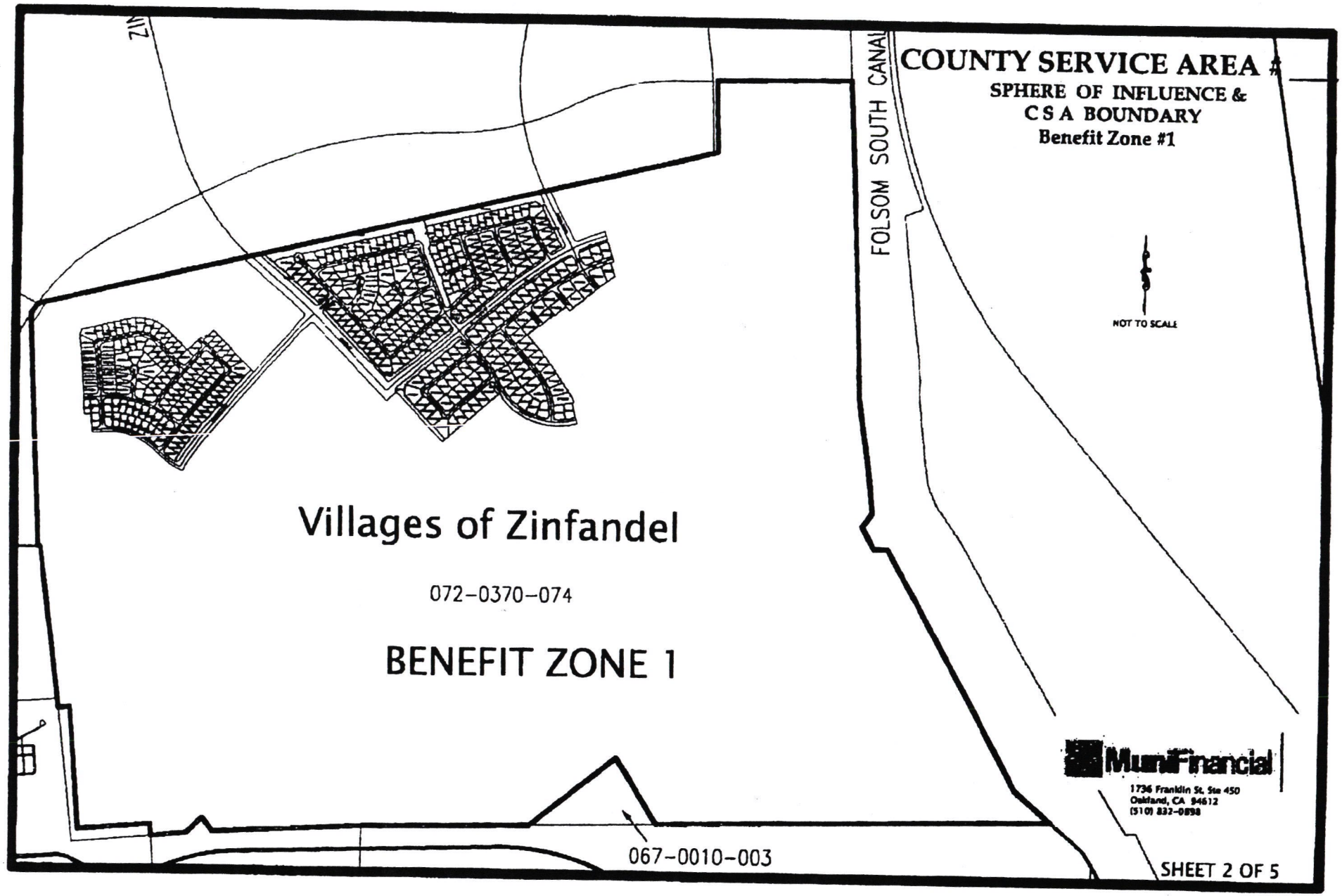
NOT TO SCALE

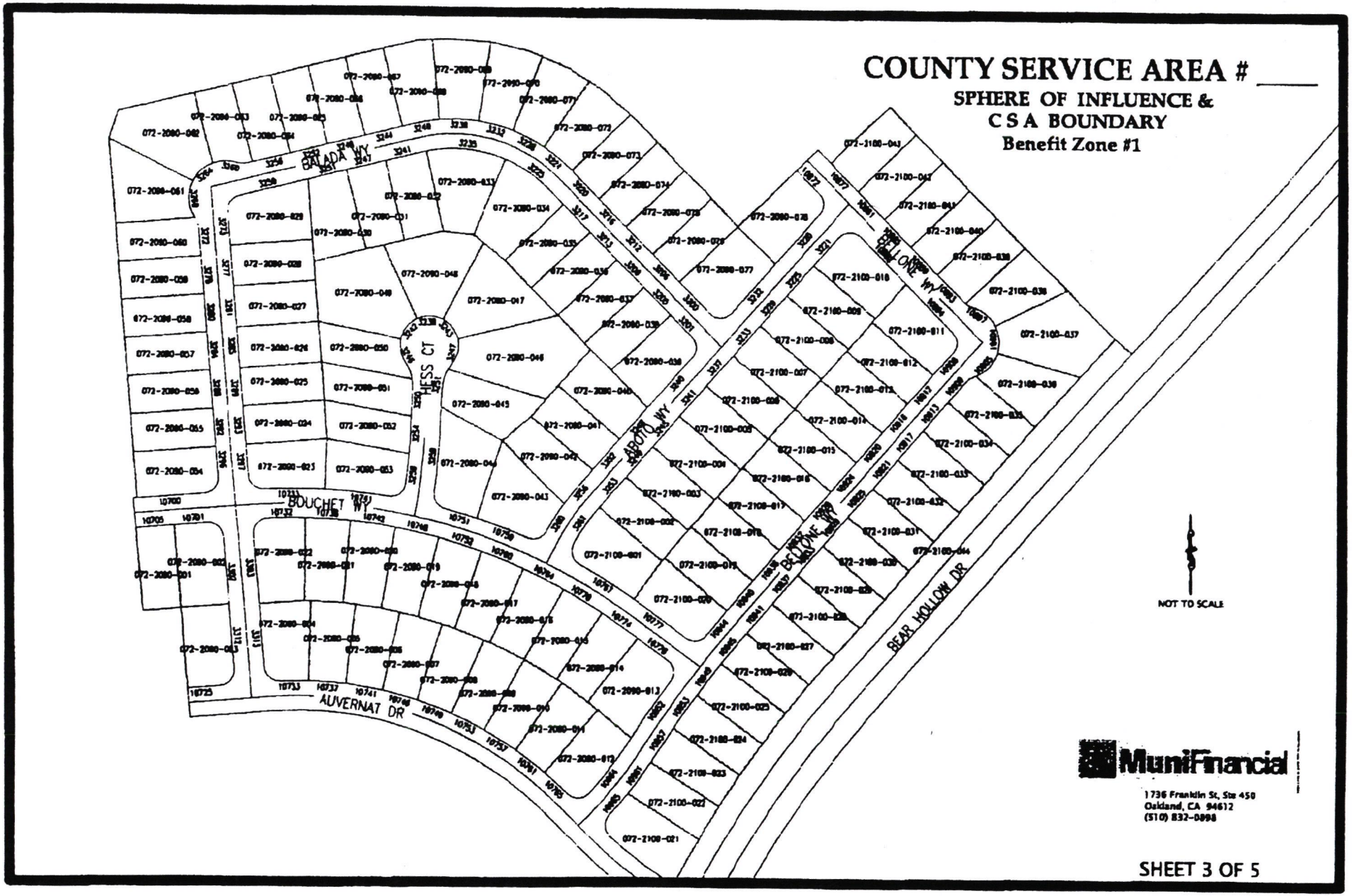
County Approval

BY: _____ DATE: _____

Title: _____

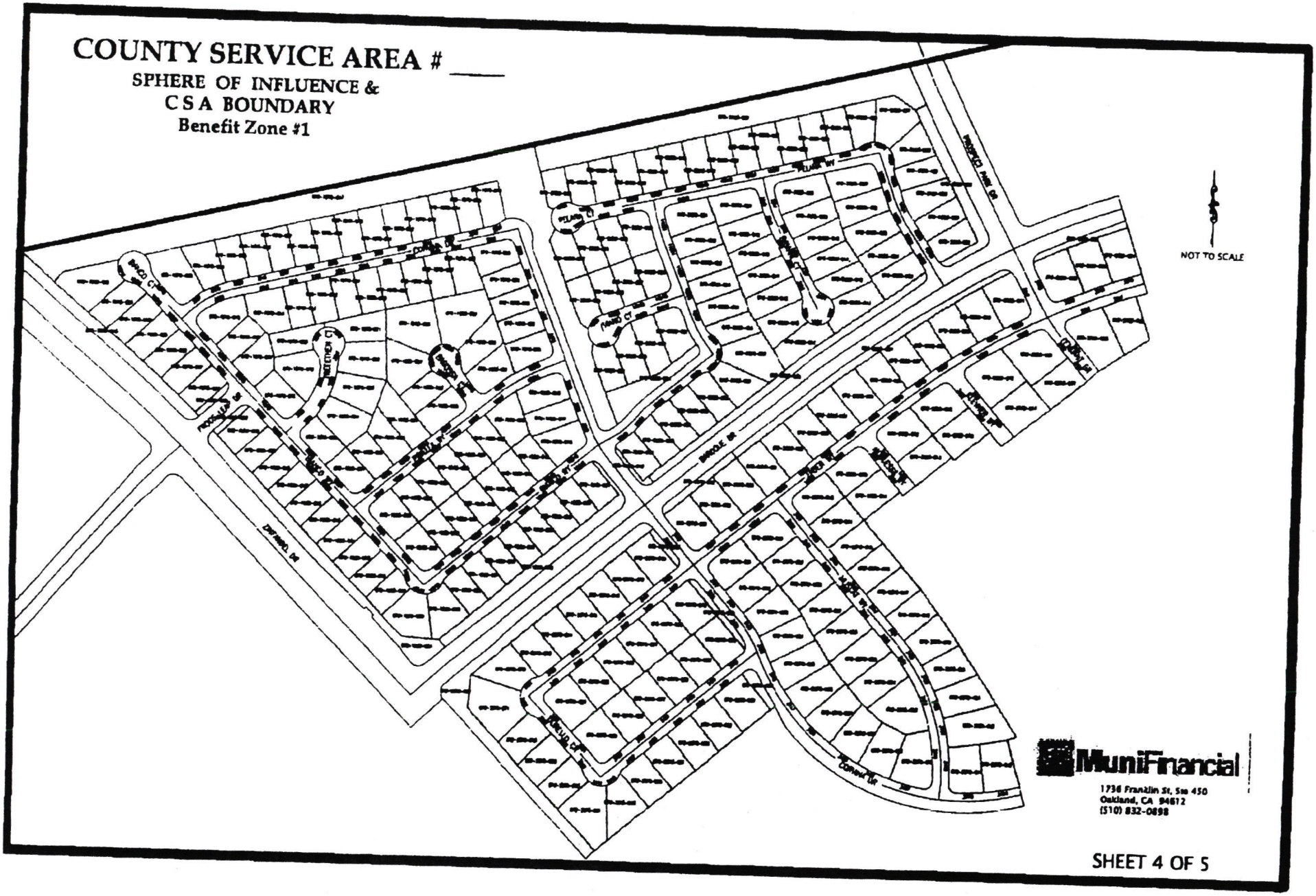
MuniFinancial
1736 Franklin St, Ste 450
Oakland, CA 94612
(510) 832-0898


ZIN
FOLSOM SOUTH CANAL
COUNTY SERVICE AREA #
SPHERE OF INFLUENCE &
C S A BOUNDARY
Benefit Zone #1
NOT TO SCALE
Villages of Zinfandel
072-0370-074
BENEFIT ZONE 1
067-0010-003
MuniFinancial
1736 Franklin St, Ste 450
Oakland, CA 94612
(510) 832-0898
SHEET 2 OF 5


COUNTY SERVICE AREA # ____
SPHERE OF INFLUENCE &
C S A BOUNDARY
Benefit Zone #1
OAKLADA WY
BOUCHET WY
AUVERNAT DR
ABOTT WY
BELLONE WY
BEAR HOLLOW DR
JESS CT
NOT TO SCALE
MuniFinancial
1736 Franklin St, Ste 450
Oakland, CA 94612
(510) 832-0898
SHEET 3 OF 5

COUNTY SERVICE AREA # ____

SPHERE OF INFLUENCE &
C S A BOUNDARY
Benefit Zone #1



SHEET 4 OF 5

PART V: CHARGE ROLL

Parcel identification for each lot or parcel within Benefit Zone No. 1 shall be the parcel as shown on the Sacramento County secured property tax roll for the year in which this Report is prepared and reflective of the Assessor's parcel maps. A listing of the proposed parcels to be included within the Benefit Zone and the charge amount for each parcel is provided on the following pages. No charges are proposed at this time for any other portion of CSA No. 10 outside of Benefit Zone No. 1.

[Table to be inserted.]

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-1960-001-0000	ROGERS CYNTHIA G/DUANE E	10948 BIANCO WY	50.00
072-1960-002-0000	BUI NHAN DUC/THU T DANG	10944 BIANCO WY	50.00
072-1960-003-0000	CHIN KEN G/MAY	10940 BIANCO WY	50.00
072-1960-004-0000	COOK ERIC R/CHRISTINE K	10936 BIANCO WY	50.00
072-1960-005-0000	ALTERMAN WILLIAM A/FILIPINA M/NORMA J	10932 BIANCO WY	50.00
072-1960-006-0000	VIRAY ALEXANDER L/LAGRIMAS Y	10928 BIANCO WY	50.00
072-1960-007-0000	STEPHENSON DAVID P	10924 BIANCO WY	50.00
072-1960-008-0000	PIPER MARCUS T/TONYA M	10920 BIANCO WY	50.00
072-1960-009-0000	CARDOZA GINA L/JAMES Q	10916 BIANCO WY	50.00
072-1960-010-0000	PERRY OCILLE Y	10912 BIANCO WY	50.00
072-1960-011-0000	DUARTE LYDIA C/SAMUEL C	10908 BIANCO WY	50.00
072-1960-012-0000	SCHAFFER JEFFREY L/JULIE A	10904 BIANCO WY	50.00
072-1960-013-0000	BOYD JAMES A/PAMELA A SCHAEFER	10900 BIANCO WY	50.00
072-1960-014-0000	CAMMAROTA FRAN/ZETA	10896 BIANCO WY	50.00
072-1960-015-0000	VILLACARLOS WENDALL M/CAMILA M	10892 BIANCO WY	50.00
072-1960-016-0000	CLAIRE GEORGE S/SIMI S	10888 BIANCO WY	50.00
072-1960-017-0000	PETROSYAN JANY V	10884 BIANCO WY	50.00
072-1960-018-0000	KASSOUF WENDY/DENNIS GODFREY	10880 BIANCO WY	50.00
072-1960-019-0000	KUMAR LALAN/ROWENA	10876 BIANCO WY	50.00
072-1960-020-0000	DYTE JOHN D/JEANNA B	10872 BIANCO WY	50.00
072-1960-021-0000	KELLY BEN RILEY/DARLENE AZEVEDO	10901 PINELLA WY	50.00
072-1960-022-0000	SHAH ANKAR N/HEENA	10905 PINELLA WY	50.00
072-1960-023-0000	LINGO RICHARD W/KRISTINA M	10909 PINELLA WY	50.00
072-1960-024-0000	JACKSON DEANNA L/DAMION D	10913 PINELLA WY	50.00
072-1960-025-0000	HOFFMAN DUANE/CAROLYN A HARPER	10912 BAROSSA CT	50.00
072-1960-026-0000	MENDOZA LYSANDER P/LIEZYLEE C	10908 BAROSSA CT	50.00
072-1960-027-0000	HUH JANG YEON	10904 BAROSSA CT	50.00
072-1960-028-0000	OUSHAKOFF ANDREW N/CATHLEEN M	10901 BAROSSA CT	50.00
072-1960-029-0000	KAGAWA TOD S/SUNNY KIM	10905 BAROSSA CT	50.00
072-1960-030-0000	HATCH DON HOWARD	10909 BAROSSA CT	50.00
072-1960-031-0000	GRAY RICHARD C/DEBRA	10913 BAROSSA CT	50.00
072-1960-032-0000	SIDHU DALJIT S/MANJIT K	10926 PINELLA WY	50.00
072-1960-033-0000	DRAGOO MELISSA A	10920 PINELLA WY	50.00
072-1960-034-0000	LIMPACH C MICHELE/LEE R	10916 PINELLA WY	50.00
072-1960-035-0000	MUNOZ MARY LOU ROBLETO/JOSE R ROBLET	10912 PINELLA WY	50.00
072-1960-036-0000	SEQUEIRA CARMEN A/REUBEN J	10908 PINELLA WY	50.00
072-1960-037-0000	UNDERWOOD CHRISTIE A/LOUIS D JR	10904 PINELLA WY	50.00
072-1960-038-0000	MILLER CHRISTOPHER	10900 PINELLA WY	50.00
072-1960-039-0000	RYAN PATRICIA M/ROBERT L	10917 BIANCO WY	50.00
072-1960-040-0000	BOSE JITHY C/VIJAYAK KARAYI	10923 BIANCO WY	50.00
072-1960-041-0000	KEEHNER KRAIG C/LISA	10927 BIANCO WY	50.00
072-1960-042-0000	DAYA MARK	10931 BIANCO WY	50.00
072-1960-043-0000	HASHIM SABRINA L/MOHAMMED A WADOOD	10935 BIANCO WY	50.00
072-1960-044-0000	SABLE MICHAEL	10941 BIANCO WY	50.00
072-1960-045-0000	ESGUERRA JOSEFINA D/MARIFRANE/RICK DEL	10945 BIANCO WY	50.00
072-1960-046-0000	PREIST MICHAEL D/CELISA L STOKES	3392 CORVINA DR	50.00
072-1960-047-0000	KIRILYUK LYUBOV T/VICTOR I	3388 CORVINA DR	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-1960-048-0000	SANFORD TERRY A/TODD H	3384 CORVINA DR	50.00
072-1970-001-0000	BARBEAU ROBERT E/KELLY M	3376 CORVINA DR	50.00
072-1970-002-0000	KAIWAR ARUN/SONALI KIMSEN	3372 CORVINA DR	50.00
072-1970-003-0000	DILBECK RICHARD THOMAS/CHERYL LYNN	3368 CORVINA DR	50.00
072-1970-004-0000	GARMESON JEFFREY A/TAMI L	3364 CORVINA DR	50.00
072-1970-005-0000	DOAN SALLY H	3360 CORVINA DR	50.00
072-1970-006-0000	BAKER HERBERT M/BARBARA M BOYD	3344 CORVINA DR	50.00
072-1970-007-0000	QUIAMBAO MARLON/ZANAIDA	3340 CORVINA DR	50.00
072-1970-008-0000	POLAVALI SREENIVASA	3336 CORVINA DR	50.00
072-1970-009-0000	DUDLEY MATTHEW/MICHELLE G	3332 CORVINA DR	50.00
072-1970-010-0000	DE LA ROSA CHARLES D/E ANN	03328 CORVINA DR	50.00
072-1970-011-0000	BUI HANNAH N/PHUC H TRAN	3324 CORVINA DR	50.00
072-1970-012-0000	HU HSI HSI FRANK/JUI AI AMY LIN	3320 CORVINA DR	50.00
072-1970-013-0000	STEIGER BARBARA A	3316 CORVINA DR	50.00
072-1970-014-0000	GELEIN JEFF/JUDY	3312 CORVINA DR	50.00
072-1970-015-0000	MORADA MANUEL S/EMMA R	10857 BIANCO WY	50.00
072-1970-016-0000	QUACH THANH	10861 BIANCO WY	50.00
072-1970-017-0000	SHIRLEY EDWIN J/INGE E	10865 BIANCO WY	50.00
072-1970-018-0000	LEE MYUNG KYU/SOO JA	3388 TREFETHEN CT	50.00
072-1970-019-0000	SEWARD RON/LISA	3380 TREFETHEN CT	50.00
072-1970-020-0000	NADERI AMIN/HEIDY	3372 TREFETHEN CT	50.00
072-1970-021-0000	CHU DON/SHIN	3373 TREFETHEN CT	50.00
072-1970-022-0000	NGUYEN MINH X/KATALYN H	3377 TREFETHEN CT	50.00
072-1970-023-0000	GILBERT CHRIS M/NAOMI TUCKER	3381 TREFETHEN CT	50.00
072-1970-024-0000	DAVIS GLEN/KIMBERLIE	3385 TREFETHEN CT	50.00
072-1970-025-0000	WENTWORTH GREGORY C/KELLEY	3389 TREFETHEN CT	50.00
072-1970-026-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-1970-027-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-1970-028-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-1970-029-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-1970-030-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-1970-031-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-1970-032-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-1970-033-0000	BALL JUSTIN/LORI	3301 CORVINA DR	50.00
072-1970-034-0000	BILLECI ROMEL/CAMERON	3305 CORVINA DR	50.00
072-1970-035-0000	CHONG JULLIAN	3309 CORVINA DR	50.00
072-1970-036-0000	MINASYAN VARTAN/ARIGA BARSEGYAN	3313 CORVINA DR	50.00
072-1970-037-0000	TON LONI/TANYA	3317 CORVINA DR	50.00
072-1970-038-0000	CHUNG SUSIE H	3321 CORVINA DR	50.00
072-1970-039-0000	ABAIGAR NICK L/ALICIA ALO	3325 CORVINA DR	50.00
072-1970-040-0000	FANTON GLORIA	3447 ZORINA WY	50.00
072-1970-041-0000	RAMOS REYNALDO F/EVANGELINA S	3333 CORVINA DR	50.00
072-1970-042-0000	COELHO MARSHA/MARSH E TIPLER	3337 CORVINA DR	50.00
072-1970-043-0000	ABBOTT FLORENTINE AVA/RODNEY WAYNE	3341 CORVINA DR	50.00
072-1970-044-0000	CENIZA MARIANE PINKY M/LUDWIG	3345 CORVINA DR	50.00
072-1970-045-0000	TRIEU ANTHONY/TRINA T	3349 CORVINA DR	50.00
072-1970-046-0000	STANG FAMILY TRUST	1597 COUNTRY CLUB D	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2020-001-0000	KRAUS JOSEPH E/ADRIANE RACHELLE	10942 VIANO CT	50.00
072-2020-002-0000	ARAKELYAN GRIGOR	10938 VIANO CT	50.00
072-2020-003-0000	DE LA FUENTE VICENTE	10934 VIANO CT	50.00
072-2020-004-0000	YEARWOOD MICHAEL T/STEPHANIE	10930 VIANO CT	50.00
072-2020-005-0000	ERICKSON NEIL	10931 VIANO CT	50.00
072-2020-006-0000	NIXON JAMES W/JUDITH C B	10935 VIANO CT	50.00
072-2020-007-0000	MORRISSETTE GARY A	10939 VIANO CT	50.00
072-2020-008-0000	KWON MU SONG/YONG SUK	10943 VIANO CT	50.00
072-2020-009-0000	SZWARC MARTIN	10932 PELARA CT	50.00
072-2020-010-0000	MCDANIEL FAMILY REVOCABLE TRUST	10928 PELARA CT	50.00
072-2020-011-0000	KANG OK SIK	10924 PELARA CT	50.00
072-2020-012-0000	CHIEA JERRY L/SANDRA A	10920 PELARA CT	50.00
072-2020-013-0000	CARRIERI ENRICO	10921 PELARA CT	50.00
072-2020-014-0000	TAN SAVI/VUNLAYN	10925 PELARA CT	50.00
072-2020-015-0000	KELLY KILCHA/RICHARD D	10929 PELARA CT	50.00
072-2020-016-0000	CHRISTENSEN CRAIG A/DIANE L	10933 PELARA CT	50.00
072-2020-017-0000	KANG JAE SIK/OYUNG HI MIN	10937 PELARA WY	50.00
072-2020-018-0000	VANDERLIP JAMES ROBERT/TAMI ANN	10941 PELARA WY	50.00
072-2020-019-0000	HANG SANH/HON MEI CHAU HUYNH	10945 PELARA WY	50.00
072-2020-020-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-021-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-022-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-023-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-024-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-025-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-026-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-027-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-028-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-029-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-030-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-031-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-032-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-033-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-034-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-035-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-036-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-037-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-038-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-039-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-040-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-041-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-042-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-043-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-044-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-045-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-046-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-047-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2020-048-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-049-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-050-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-051-0000	DARLING KAREN S/LARRY C	11008 BIANCO WY	50.00
072-2020-052-0000	SPIRES BRET C	11004 BIANCO WY	50.00
072-2020-053-0000	TRAN KELLYNNA KIM	11000 BIANCO WY	50.00
072-2020-054-0000	ISRAEL TIPTON/VERA LOUISE GRAHAM FAMILY	10996 BIANCO WY	50.00
072-2020-055-0000	WONG HENRY	10992 BIANCO WY	50.00
072-2020-056-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-057-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-058-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-059-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-060-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-061-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-062-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2020-063-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-001-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-002-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-003-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-004-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-005-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-006-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-007-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-008-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-009-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-010-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-011-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-012-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-013-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-014-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-015-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-016-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-017-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-018-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-019-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-020-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-021-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-022-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-023-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-024-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-025-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-026-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-027-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-028-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-029-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-030-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-031-0000	VESTRUP LINDA M/RAYMOND	3427 CORVINA DR	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2070-032-0000	SANDBERG DANIEL H/JANICE P	03431 CORVINA DR	50.00
072-2070-033-0000	WALTON MARIA/TARON M	3435 CORVINA DR	50.00
072-2070-034-0000	FULTON ROBERT R/ERIN P MCLEOD	3439 CORVINA DR	50.00
072-2070-035-0000	BOYD FAMILY TRUST	3443 CORVINA DR	50.00
072-2070-036-0000	FERRER ANGELO ESPIRITU/ROSEMARIE REGA	3447 CORVINA DR	50.00
072-2070-037-0000	BUDGE-GARRISON LINDA/LEE ROY GARRISON	3451 CORVINA DR	50.00
072-2070-038-0000	RAWLS SHARON	3457 CORVINA DR	50.00
072-2070-039-0000	BAGLEY ROSIA M	03461 CORVINA DR	50.00
072-2070-040-0000	O'CONNELL STACIE A/THOMAS D	3467 CORVINA DR	50.00
072-2070-041-0000	BARBER YONG CHA/KIMBERLY NG	03479 CORVINA DR	50.00
072-2070-042-0000	LICCARDO SHARON ANN/STEVEN ANTHONY	03483 CORVINA DR	50.00
072-2070-043-0000	AMENEYRO ALAN S/CANDICE J	3401 MUSCAT WY	50.00
072-2070-044-0000	MOORE LINDA K	03405 MUSCAT WY	50.00
072-2070-045-0000	STEWART RICHARD R/PATRICIA A ZEMPOL	03409 MUSCAT WY	50.00
072-2070-046-0000	STEYER FAMILY TRUST	03413 MUSCAT WY	50.00
072-2070-047-0000	TERNATE FELIX A JR/SYLVIA D	03417 MUSCAT WY	50.00
072-2070-048-0000	TRIEU JANICE TRANG P/TUAN ANH	03421 MUSCAT WY	50.00
072-2070-049-0000	CHAO KHINH MAU	03425 MUSCAT WY	50.00
072-2070-050-0000	DAO DAVIS V/KIM A VU	03429 MUSCAT WY	50.00
072-2070-051-0000	RYSTAD KAREN ANN	03433 MUSCAT WY	50.00
072-2070-052-0000	ARNEZ BARBARA J/PETER R	03437 MUSCAT WY	50.00
072-2070-053-0000	BUKKAPATNAM ANANT K/RADHIKA S NANDUR	3432 MUSCAT WY	50.00
072-2070-054-0000	HATFIELD JOHN H JR/PAMELA S PANKEY	3424 MUSCAT WY	50.00
072-2070-055-0000	NGUYEN HENRY/VICKY	3420 MUSCAT WY	50.00
072-2070-056-0000	KARYAUTOMO DAVE/JOCELYN/SIDIK	3416 MUSCAT WY	50.00
072-2070-057-0000	FERRER BERNARDITA E/TERESITA E	3412 MUSCAT WY	50.00
072-2070-058-0000	ENRIQUEZ PIO H/JEANNIE L	3408 MUSCAT WY	50.00
072-2070-059-0000	YI JONG MAN/YONG SOOK	3404 MUSCAT WY	50.00
072-2070-060-0000	SMITH TRUST AGREEMENT	3400 MUSCAT WY	50.00
072-2070-061-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-062-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-063-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-069-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2070-070-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-001-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-002-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-003-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-004-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-005-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-006-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-007-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-008-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-009-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-010-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-011-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-012-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-013-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2080-014-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-015-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-016-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-017-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-018-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-019-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-020-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-021-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-022-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-023-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-024-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-025-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-026-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-031-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-032-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-033-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-034-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-035-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-036-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-037-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-038-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-039-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-040-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-041-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-042-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-043-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-044-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-045-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2080-046-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-001-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-002-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-003-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-004-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-005-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-006-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-007-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-008-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-009-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-010-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-011-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-012-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-013-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-014-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-015-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-016-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-017-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-018-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2090-019-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-020-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-021-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-022-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-023-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-024-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-025-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-026-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-027-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-028-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-029-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-030-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-031-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-032-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-033-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-034-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-035-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-036-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-037-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-038-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-039-0000	KOVALCHUK LYUDMILA/PAVEL	03201 BALADA WY	50.00
072-2090-040-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-041-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-042-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-043-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-044-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-045-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-046-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-047-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-048-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-049-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-050-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-051-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-052-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-053-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-054-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-055-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-056-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-057-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-058-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-059-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-060-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-061-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-062-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-063-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2090-064-0000	STEINMETZ ANDREW W	03256 BALADA WY	50.00
072-2090-065-0000	HILL CHARLES E	03252 BALADA WY	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2090-066-0000	DONES CLARITA T/SIXTO M	03248 BALADA WY	50.00
072-2090-067-0000	NOWLIN YOUNG SOOK	03244 BALADA WY	50.00
072-2090-068-0000	KIM IN SUN	03240 BALADA WY	50.00
072-2090-069-0000	BRITTON CHRISTOPHER M/MARICRIS A DELA	03236 BALADA WY	50.00
072-2090-070-0000	MUMMERT DAVID/KAREN N	03232 BALADA WY	50.00
072-2090-071-0000	SCHAAF GORDON	03228 BALADA WY	50.00
072-2090-072-0000	ALVAREZ JOSE F	03224 BALADA WY	50.00
072-2090-073-0000	SAMI JERRY D/JEYAMARY D	03220 BALADA WY	50.00
072-2090-074-0000	DELIMA KATHLEEN A/DENNIS MARTINELLI	03216 BALADA WY	50.00
072-2090-075-0000	PHAM QUANG	03212 BALADA WY	50.00
072-2090-076-0000	SIPES JEFF	03206 BALADA WY	50.00
072-2090-077-0000	HAGGE EUGENE R/SUCHINDA NOYBUA	03200 BALADA WY	50.00
072-2090-078-0000	MAHDI RAED	10872 BELLONE WY	50.00
072-2100-001-0000	HATCH FARREN N/ZACHARY M	3261 ABOTO WY	50.00
072-2100-002-0000	MCCLINTIC ROBERT W/SUSAN A	3253 ABOTO WY	50.00
072-2100-003-0000	VU JOHN	3249 ABOTO WY	50.00
072-2100-004-0000	HOUCK JOSHUA/DIANA	3245 ABOTO WY	50.00
072-2100-005-0000	HIPOL PRECY M	3241 ABOTO WY	50.00
072-2100-006-0000	LINDHOLM KEVIN/LARINDA	3237 ABOTO WY	50.00
072-2100-007-0000	MUMMERT GREGORY J/LINDSEY D	3233 ABOTO WY	50.00
072-2100-008-0000	REGAN EDWARD J	3229 ABOTO WY	50.00
072-2100-009-0000	JOHNS JEREMY/MELISSA	3225 ABOTO WY	50.00
072-2100-010-0000	TAGUINOD MICHAEL L/SAXON S DUNCKELMAN	3221 ABOTO WY	50.00
072-2100-011-0000	BILLMAN AMY M/PHUOC T VAN	10908 BELLONE WY	50.00
072-2100-012-0000	SARI ANNA N/CONSTANTIN I	10912 BELLONE WY	50.00
072-2100-013-0000	TORNAY MATT G	10916 BELLONE WY	50.00
072-2100-014-0000	PORTER AMIE/DUANE R	10920 BELLONE WY	50.00
072-2100-015-0000	TAN ISRAEL	10924 BELLONE WY	50.00
072-2100-016-0000	STANG GREGORY A	10928 BELLONE WY	50.00
072-2100-017-0000	RENTFROW BENJAMIN/JAMIE	10932 BELLONE WY	50.00
072-2100-018-0000	HONG DAVID T	10936 BELLONE WY	50.00
072-2100-019-0000	FLETCHER TERRY M	10940 BELLONE WY	50.00
072-2100-020-0000	NGUYEN DOMINIC D/Y CHINH BUI	10944 BELLONE WY	50.00
072-2100-021-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2100-022-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2100-023-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2100-024-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2100-025-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2100-026-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2100-027-0000	BLAIR JAMES A	10941 BELLONE WY	50.00
072-2100-028-0000	KREKOS CONSTANTINE M	10937 BELLONE WY	50.00
072-2100-029-0000	KUANG KUN F	10933 BELLONE WY	50.00
072-2100-030-0000	ABBOTT GREGORY/MARGARET	10929 BELLONE WY	50.00
072-2100-031-0000	LOGAN AUBRY A/JOSEPH THOMAS STANGER	10925 BELLONE WY	50.00
072-2100-032-0000	LUMAN FLOYD E JR	10921 BELLONE WY	50.00
072-2100-033-0000	WORLAND DANIEL/LISA	10917 BELLONE WY	50.00
072-2100-034-0000	KOOPMAN ROXANNE/SHAWN	10913 BELLONE WY	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2100-035-0000	KITTEL CURTIS A/KIMBERLY J	10909 BELLONE WY	50.00
072-2100-036-0000	GOLD DEBORAH S/MARK S	10905 BELLONE WY	50.00
072-2100-037-0000	HARSH FAITH/RAYMOND	10901 BELLONE WY	50.00
072-2100-038-0000	HAMMERBACH MICHELLE/ROBERT	10897 BELLONE WY	50.00
072-2100-039-0000	TAKETA DEAN	10893 BELLONE WY	50.00
072-2100-040-0000	BEAN MARK	10889 BELLONE WY	50.00
072-2100-041-0000	BATCHELDER HEATHER M/CHRISTOPHER DUX	10885 BELLONE WY	50.00
072-2100-042-0000	KWON JANE M	10881 BELLONE WY	50.00
072-2100-043-0000	MAZZEO PATRICIA/SCOTT	9208 BRIGANTINE CT	50.00
072-2200-001-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-002-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-003-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-004-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-005-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-006-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-007-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-008-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-009-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-010-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-011-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-012-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-013-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-014-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-015-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-016-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-017-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-018-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-019-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-020-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-021-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-022-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-023-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-024-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-025-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-026-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-027-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-028-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-029-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-030-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-031-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-032-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-033-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-034-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-035-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-036-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-037-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-038-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2200-039-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-040-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-041-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-042-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-043-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-044-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-045-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-046-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-047-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-048-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-049-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-050-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-051-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-052-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2200-053-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-001-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-002-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-003-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-004-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-005-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-006-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-007-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-008-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-009-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-010-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-011-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-012-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-013-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-014-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-015-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-016-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-017-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-018-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-019-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-020-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-021-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-022-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-023-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-024-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-025-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-026-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-027-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-028-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-029-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-030-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-031-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-032-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2210-033-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-034-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-035-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-036-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-037-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-038-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-039-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-040-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-041-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-042-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-043-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-044-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-045-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-046-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-047-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-048-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-049-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-050-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-051-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-052-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-053-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-054-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-055-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-056-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-057-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-058-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-059-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-060-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-061-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-062-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-063-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-064-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-065-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-066-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-067-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2210-068-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-001-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-002-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-003-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-004-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-005-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-006-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-007-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-008-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-009-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-010-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-011-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2220-012-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-013-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-014-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-015-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-016-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-017-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-018-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-019-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-020-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-021-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-022-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-023-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-024-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-025-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-026-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-027-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-028-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-029-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-030-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-031-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-032-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-033-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-034-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-035-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-036-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-037-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-038-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-039-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-040-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-041-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-042-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-043-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-044-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-045-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-046-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-047-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-048-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-049-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-050-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-051-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-052-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-053-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-054-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-055-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-056-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-057-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-058-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00

CSA No. 10 Benefit Zone No. 1 Proposed Service Charge

PARCEL	OWNER	Mailing Address: STREET	2003-2004 Charge
072-2220-059-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-060-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-061-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-062-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-063-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-064-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-065-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-066-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-067-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-068-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-069-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-070-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-071-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-072-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-073-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
072-2220-074-0000	ELLIOTT HOMES INC	2390 E BIDWELL ST	50.00
			29,000.00

ENGINEER'S REPORT
COUNTY SERVICE AREA NO. 10
BENEFIT ZONE NO. 2

COUNTY OF SACRAMENTO

FINAL (REVISED)

NOVEMBER 18, 2004



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ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Residential and Nonresidential Charges for Benefit Zone No. 2 in County Service Area No. 10

Benefit Zone No. 2 of County Service Area No. 10 includes all of the parcels located within the Sunridge Specific Plan, County of Sacramento, State of California.

This Report and the enclosed diagrams shows the exterior boundaries of the County Service Area, its Sphere of influence; any relevant zones therein. Reference is hereby made to the Sacramento County Assessor's maps for a detailed description of the lines and dimensions of parcels within the County Service Area. The undersigned respectfully submits the enclosed Report as directed by the Board of Supervisors.

Dated this 29 day of November, 2004.

MuniFinancial
District Engineer
On Behalf of the County of Sacramento

By: Robert D. Spencer

Robert D. Spencer
Principal Consultant

By: Richard Kopecky

Richard Kopecky
District Engineer
R. C. E. # 16742



TABLE OF CONTENTS

Executive Summary ..... **ii**
A. Introduction ii
B. Report Organization ii
C. Overview iii

Part I: Plans and Specifications **1**
A. Description of Benefit Zone No. 2 1

Part II: Method of Apportionment **3**
A. General 3
B. Methodology 3
C. Estimated Annual Revenue 10
D. Formula for Inflating the Charge 11
E. Adoption Proceedings 12

Part III: Benefit Zone No. 2 Budget **13**
A. Benefit Zone No. 2 Budget 13
B. Description of Budget Items 14

Part IV: County Service Area and Benefit Zone No. 2 Diagrams **15**

Part V: Charge Roll **18**

EXECUTIVE SUMMARY

A. Introduction

Pursuant to the provisions of the County Service Area law of the California General Government Code (§25210 et seq.), and in compliance with the substantive and procedural requirements of the California State Constitution Article XIIID (hereafter referred to as the "Constitution"), this report was prepared at the request of the Board of Supervisors of the County of Sacramento, State of California (hereafter referred to as "County"), in connection with proceedings to impose an annual charge within

Benefit Zone No. 2

of

County Service Area No. 10

that includes all of the parcels of land within the Sunridge Specific Plan as described in County of Sacramento Ordinance No. SZC 2002-0014.

MuniFinancial submits this Engineer's Report (hereafter referred to as the "Report") for the levy and collection of annual charges in Benefit Zone No. 2 commencing in fiscal year 2005-06.

The formation of Benefit Zone No. 2, including its structure (organization), proposed services, and method of apportionment and charges that are described in this Report are based on current development and improvement plans including all estimated direct expenditures, incidental expenses, and reserves associated with the extended services. These detailed plans and specifications approved by the County are made part of this report by reference.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own number by the Sacramento County Assessor's Office. The Sacramento County Auditor/Controller uses these numbers to identify properties to be charged on the tax roll for special district charges, including the Benefit Zone No. 2 charges described in this Report.

B. Report Organization

This report consists of the following five (5) parts.

Part I: Plans and Specifications

This part describes the properties included in, and the proposed extended services to be provided by Benefit Zone No. 2.

Part II: The Method of Apportionment

This part describes for Benefit Zone No. 2 the method of calculating each parcel's annual charge based on the parcel's proportional cost of service. The proposed initial maximum charge per unit and inflator formula (to be approved by property owners) for fiscal year 2005-06 is based on current property development plans and estimated annual costs associated with all extended services at build out of Benefit Zone No. 2. The charges for services for all subsequent years shall be based on the estimated annual cost of operation and maintenance of extended services for the first fiscal year (2005-06). An inflator formula described herein shall adjust this maximum charge annually in subsequent years to maintain service levels.

Part III: Benefit Zone No. 2 Budget

This part provides a budget to provide extended services to developed properties within Benefit Zone No. 2 based on an estimated absorption rate of development within the Zone.

Part IV: CSA Diagrams

This part provides a diagram showing the exterior boundaries of Benefit Zone No. 2. Reference is hereby made to the Sacramento County Assessor's maps for a detailed description of the lines and dimensions of each parcel within Benefit Zone No. 2.

Part V: Charge Roll

This part provides a listing of the proposed parcels to be included in Benefit Zone No. 2.

C. Overview

Purpose of Benefit Zone No. 2

The purpose of Benefit Zone No. 2 is to extend certain transportation-related services to developing areas, as described below. Extended services would be funded by a property related charge pursuant to the Constitution Article XIIID, Section 6. The formation of Benefit Zone No. 2 fulfills certain conditions of development included in Ordinance No. SZC 2002-0014 for the Sunridge Specific Plan and related planning documents.

Benefit Zone No. 2 charges for residential and nonresidential development will fund transit shuttle services and/or other supplemental transportation services indefinitely as determined appropriate by the County Board of Supervisors. The Board may maintain

such service charge and increase funding for other supplemental transportation services. Supplemental transportation services may include the following:

- Transit Shuttle – shuttle for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations and/or other public transit options;
- Guaranteed Ride Home – free taxi rides and rental cars for ride sharers in case of an emergency;
- Transit Subsidies – financial assistance to encourage residents and employees to use transit or other alternative transportation measures;
- Transportation Plans for employers and/or resident groups – plans which guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs;
- Education Programs – various programs such as education of transit options, home office set up, and alternative commute opportunities;
- Infrastructure Support – additional bike racks and lockers, transportation alternative and ride share informational boards/kiosks, and transit facilities;
- Transportation Coordinator Training and Support – instruction in mobility (transportation alternatives) for residential groups and work site coordinators;
- Bicycle and Alternative Fuel Vehicle Incentives – incentives for purchasing new bicycles or alternative fuel vehicles.

Adoption Proceedings

Formation of Benefit Zone No. 2 requires approval by the property owners within the Benefit Zone boundaries. As allowed by the Constitution Article XIIID, Section 6c, the County is choosing to use mailed ballot election procedures under Constitution Article XIIID, Section 4. Levy of the Benefit Zone No. 2 charge would occur as follows:

- The County notices all property owners within Benefit Zone No. 2 and holds a public hearing and mailed protest ballot proceeding on imposition of a charge in Benefit Zone No. 2. Notices and protest ballots are sent to the owner of record in Benefit Zone No. 2 as it appears on the last County equalized property tax roll at least 45 days before the hearing.
- If a majority of protest ballots returned do not protest the charge and inflator formula described in this report, with each protest ballot weighted by the amount of the charge for that parcel, then the County:
  - Approves this Engineer's Report (as submitted or amended);
  - Imposes up to the maximum allowable charge in Benefit Zone No. 2 in the following fiscal year (probably fiscal year 2005-06) by including the charge on the property tax roll and approving a budget for the fiscal year; and

- Increases the charge in subsequent fiscal years up to the amount allowed by the inflator formula described in this report and approving a budget for each fiscal year.

PART I: PLANS AND SPECIFICATIONS

This part describes the properties included in Benefit Zone No. 2. This part also describes the proposed extended services to be provided by Benefit Zone No. 2.

A. Description of Benefit Zone No. 2

Boundaries

Benefit Zone No. 2 consist of all the following parcels located in the Sunridge Specific Plan:

Benefit Zone No. 2 is an irregular shape that covers the Sunridge Specific Plan. The Sunridge Specific Plan is generally located:

- South of Douglas Boulevard (plus a small triangular section adjoining to the north);
- North of Kiefer Boulevard;
- East of Sunrise Boulevard; and
- West of Grant Line Road.

Please refer to the map shown in Part IV.

General Description of Services

Benefit Zone No. 2 will provide a funding mechanism through an annual charge on all parcels for transit shuttle and other supplemental transportation services described below. Benefit Zone No. 2 will provide supplemental transportation services to both residential and nonresidential development within the Sunridge Specific Plan. The formation of Benefit Zone No. 2 fulfills certain conditions of development included in Ordinance No. SZC 2002-0014 for the Sunridge Specific Plan, and the related Transportation System Management Plan and AQ-15 Plan. In particular, Benefit Zone No. 2 is designed to support implementation of the following zoning condition:

> The Sunridge Specific Plan shall have a targeted goal of a 30% reduction in daily vehicle trips. In support of that goal, the Sunridge Specific Plan shall participate in a County Service Area (CSA), or an equivalent funding mechanism to the satisfaction of the Board of Supervisors, for the purpose of funding a variety of transportation demand management strategies, including but not limited to a transit shuttle service, which will contribute Sunridge's targeted 30% reduction in daily vehicle trips.

The charges for residential and nonresidential development will fund transit shuttle services and/or other supplemental transportation services indefinitely as determined

appropriate by the County Board of Supervisors. Supplemental transportation services may include the following:

- Transit Shuttle – shuttle for residents and/or employees between residential areas, employment centers, shopping and service centers and light rail stations and/or other public transit options;
- Guaranteed Ride Home – free taxi rides and rental cars for ride sharers in case of an emergency;
- Transit Subsidies – financial assistance to encourage residents and employees to use transit or other alternative transportation measures;
- Transportation Plans for employers and/or resident groups – plans which guide employers and resident groups on the implementation of trip reduction programs, such as ride share matching or other similar programs;
- Education Programs – various programs such as education of transit options, home office set up, alternative commute opportunities;
- Infrastructure Support – additional bike racks and lockers, transportation alternative and ride share informational boards/kiosks, and transit facilities;
- Transportation Coordinator Training and Support – instruction in mobility (transportation alternatives) for residential groups and work site coordinators;
- Bicycle and Alternative Fuel Vehicle Incentives – incentives for purchasing new bicycles or alternative fuel vehicles.

PART II: METHOD OF APPORTIONMENT

A. General

County Service Area law (Government Code Section 25210 et seq) permits a County Board of Supervisors to levy or collect a tax or charge in any CSA or zone within a CSA to fund any one or more of the services mentioned in Part I, above. The Board of Supervisors may also levy and collect taxes or charges for capital outlay purposes within a CSA, for the accumulation for a reserve fund for capital outlay purposes, and for any appropriation for contingencies to be used for expenses for maintenance and operation of any services.

The estimated annual cost to provide service within the CSA shall be allocated to each parcel in proportion to the cost of services attributable to each parcel. The method of apportionment shall utilize commonly accepted engineering practices that have been established pursuant to the County Service Area law and the Constitution.

The remainder of this part describes the methodology, estimated annual revenue, and inflator formula for the charge to be levied in Benefit Zone No. 2.

B. Methodology

The methodology to determine the Benefit Zone No. 2 charge for each parcel complies with County Service Area law and the Constitution Article XIID, Section 6. The charge is for a property-related service as defined in Article XIIID. These services will be used by or immediately available to all parcels included in Benefit Zone No. 2. The charge was calculated using a methodology that ensures that (1) the total revenue generated by the charge does not exceed the cost of providing the services to be funded by Benefit Zone No. 2, and (2) the charge on each parcel does not exceed the proportional cost of the services attributable to that parcel. The revenues generated by the charge will only be used to fund the services provided by Benefit Zone No. 2.

Level of Service

The level of service identified for Benefit Zone No. 2 is based on the level of service identified in user surveys conducted by the North Natomas Transportation Management Authority (NNTMA). The NNTMA provides an appropriate comparison for the Sunridge Specific Plan because:

- The Sunridge Specific Plan includes both residential and nonresidential land uses and the NNTMA is one of the few transportation management

associations nationally that provides services to both residential and nonresidential development (most provide services only to the latter);

- Both the NNTMA and the Sunridge Specific Plan are located within the Sacramento region so service demands by residents and businesses are likely to be similar; and
- While there is little available research on costs for residential trip reduction services, the NNTMA user survey and budget data provide a reasonable basis for achieving the trip reduction goal included in the Sunridge Specific Plan zoning conditions and stated in the last section, above.

Levels of service (and related costs) based on user surveys were used as a basis for the Benefit Zone No. 2 charge, rather than the NNTMA's actual budget because the NNMTA is not currently achieving the trip reduction goals called for in the Sunridge Specific Plan zoning ordinance. The NNMTA is achieving about a 27 percent and 50 percent reduction in peak hour trips for residential and nonresidential land uses, respectively. The Sunridge Specific Plan zoning ordinance requires a reduction in daily vehicle trips of 30 percent. Ten to twenty percent of daily trips occur during the peak hour, so the Sunridge trip reduction requirement is substantially higher than the trip reduction being achieved by existing NNTMA programs.

The level of service identified in NNTMA user surveys was converted into a program budget based on the NNTMA's current *Five-Year Business Plan.* Total management and program expenditures were then divided by projected development within North Natomas to calculate a cost per equivalent dwelling unit (EDU). This cost per EDU is $80.00 and represents full funding of demand for supplemental transportation services. The current NNTMA charge is about $30.00 per EDU including all subsidies. The difference represents the level of demand indicated by NNTMA user surveys but unable to be funded by the current NNTMA charge.

The charge would be imposed beginning with the FY 2005-06 tax roll with operations scheduled to begin in late FY 2005-06 or early FY 2006-07. This lag provides for the build up of a contingency fund to finance cash flow needs. The Benefit Zone will need to draw from the fund in the first part of a fiscal year before charge revenues are collected by the County Auditor/Controller in conjunction with property taxes.

The proposed budget for Benefit Zone No. 2 is based on the calculated cost per EDU described above multiplied by the projected number of EDUs within the Sunridge Specific Plan area. At build out the budget would provide for annual funding of approximately $942,000 in constant dollars plus approximately $55,000 in district administration costs, for a total budget of $997,000.

Table 1 presents a sample Benefit Zone No. 2 budget for the first five years of operation and for build out. The sample budget roughly parallels the allocation of funds in the NNMTA's *Five-Year Business Plan.* This sample budget should not be viewed as binding in anyway, but rather one possible expenditure scenario. The actual budget should be guided by the results of market research of Sunridge residents and businesses conducted on a regular basis.

Table 1: Benefit Zone No. 2 Sample Budget (Excl. District Admin. Costs) (FY 2005-06 $)

	2005-06	2006-07	2007-08	2008-09	2009-10	Build Out
Management						
General Administration[1]	$ 154,000	$ 71,000	$ 92,000	$ 119,000	$ 111,000	$ 157,000
Market Research/Survey	-	30,000	-	30,000	-	10,000
Marketing[2]	-	20,000	40,000	50,000	60,000	80,000
Subtotal	$ 154,000	$ 121,000	$ 132,000	$ 199,000	$ 171,000	$ 247,000
Programs						
Community Shuttle	-	100,000	150,000	200,000	240,000	320,000
Car Sharing	-	-	-	-	70,000	90,000
Transit Pass Subsidy	-	20,000	30,000	40,000	60,000	80,000
Bike Subsidy	-	20,000	30,000	40,000	60,000	80,000
Neighborhood Electric Vehicles	-	-	-	20,000	50,000	70,000
Interactive Kiosk	-	10,000	20,000	20,000	40,000	50,000
Walk to School	-	1,000	2,000	3,000	4,000	5,000
Subtotal	$ -	$ 151,000	$ 232,000	$ 323,000	$ 524,000	$ 695,000
Total Services	$ 154,000	$ 272,000	$ 364,000	$ 522,000	$ 695,000	$ 942,000

Note: Budget excludes district administration costs for County Public Works Agency and County Auditor/Controller costs to place charge on tax roll and collect revenue.

[1] Includes staff and office-related costs. Does not include administrative costs allocable to programs
[2] Includes website, newsletter, brochures, community events, advertising, mobility committee, etc.

Source: North Natomas Transportation Management Association, *Five-Year Business Plan*; MuniFinancial.

Demand Per Unit of Development

Each land use type is assigned an Equivalent Dwelling Unit (EDU) factor representing the relative demand for services compared to a low density single family unit. Demand for services is measured using vehicle trip generation rates adjusted for trip length and trip purpose (diverted and pass-by trips versus primary trips) by type of land use. Demand is assumed to be generated by developed residential and nonresidential land uses. No demand is associated with undeveloped land and no charge is levied on this land use.

Each parcel's charge is calculated by multiplying the cost per EDU by the amount of development on each parcel. This methodology fairly distributes the total cost for services among all parcels based on each parcel's proportional demand for the services immediately available to that parcel. Each parcel's charge does not exceed the reasonable cost of services to that parcel.

The EDU factor for each land use is based upon average daily vehicle trips (ADT) per land use type. ADT is used to determine the charge by land use type because vehicle trips are a reasonable measure of demand for the supplemental transportation services immediately available to property owners paying the charge.

The calculation of the EDU factors based on ADT rates is shown in **Table 2.** ADT rates are adjusted by a trip rate adjustment factor before calculating the EDU factor. The adjusted trip rate is normalized to make one dwelling unit of low density residential development equal to one EDU. The demand for all other land use types reflects the demand for service relative to low density residential development.

Table 2: Equivalent Dwelling Unit Factors

	Average Daily Trips	Trip Rate Adjustment Factor[1]	Adjusted Average Daily Trip Rate	EDU Factor[2]
Developed Acreage				
Residential (per dwelling unit)				
Low Density	10	1.11	11.11	1.00
Medium Density	8	1.11	8.88	0.80
High Density	6	1.11	6.66	0.60
Nonresidential (per acre)				
Retail & Service Commercial	700	0.41	284.87	25.64
Commercial Mixed Use	200	1.22	244.87	22.04
Undeveloped Acreage				
All Land Uses	-	-	-	-

[1] Adjustment Factor excludes pass-by trips (trips related to points midway betweeen the origin and destination of a trip) and is weighted by the average trip length for that land use compared to the average lenth of all trips on the system. See Table 3 for further detail.

[2] The EDU Allocation Factor normalizes the Adjusted Average Daily Trip Rate to Low Density equal to 1.0 equivalent dwelling unit (EDU)

Sources: *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region* ; San Diego Association of Governments (SANDAG); July 1998; MuniFinancial.

Trip rate adjustment factors are shown in **Table 3**. These factors (1) exclude pass-by trips, and (2) are weighted by the average trip length for that land use compared to the average length of all trips on the system. Pass-by trips are related to stops at points midway between the origin and destination of a trip so these trips do not represent additional demand on the transportation system. Weighting by average trip length also adjusts for the relative demand placed by a trip on the system.

All trip rates and adjustment factors shown in Tables 2 and 3 are based on a report periodically updated by the San Diego Association of Governments (SANDAG). The SANDAG data is used for transportation planning in that region and by other agencies throughout California. This data is used in this report because SANDAG has the most comprehensive source of trip rates and trip adjustment factors across all land use types. The SANDAG data is either based on local surveys of trip behavior, or summaries of surveys from around the country collected by the Institute for Transportation Engineers. The SANDAG data has been used because similar data is not available for the Sacramento area.

Table 3: Trip Rate Adjustment Factor

	Percent of Total Trips				
	Primary	Diverted	Total Non-pass-by	Average Trip Length	Trip Rate Adjustment Factor
Residential (per dwelling unit) [1]					
Low Density	86%	11%	97%	7.90	1.11
Medium Density	86%	11%	97%	7.90	1.11
High Density	86%	11%	97%	7.90	1.11
Nonresidential (per acre) [2]					
Retail & Service Commercial	47%	31%	78%	3.60	0.41
Commercial Mixed Use	77%	19%	96%	8.80	1.22

Note: The trip adjustment factor equals the percent of non-pass-by trips multiplied by the average trip length and divided by the systemwide average trip length of 6.9 miles. Trip percentages and average lengths based on SANDAG data for most closely related land use category (see footnotes and source, below).

[1] Trip percentages and average lengths based on "residential" category from SANDAG (see source, below).

[2] Trip percentages and average lengths for retail commercial based on "community shopping center" category, for business park based on "standard commercial office" category, for light industrial based on "industrial/business park" category, and for commercial recreational based on "theaters (multiplex)" category, from SANDAG (see source, below).

Sources: *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*; San Diego Association of Governments; July 1998; MuniFinancial.

Land Use

The total services demanded by development in Benefit Zone No. 2 and the total budget required to fund those services is based on a projection of development. **Table 4** provides an estimate of absorption of proposed development within Benefit Zone No. 2 over the next six years and at build out. The absorption schedule is reasonable based on current development trends and market conditions. Residential development is shown as number of dwelling units constructed. Nonresidential development is shown as number of acres developed. Calculation of the Equivalent Dwelling Unit data shown at the bottom of the table is based on the EDU factors shown in Table 2.

Table 4: Benefit Zone No. 2 Absorption

	As of June 30							
	2005	2006	2007	2008	2009	2010	Remaining	Build Out
Residential (dwelling units)								
Low Density	2,250	750	750	750	750	750	579	6,579
Medium Density	350	350	350	350	350	250	21	2,021
High Density	-	-	-	-	429	429	429	1,286
Total	2,600	1,100	1,100	1,100	1,529	1,429	1,029	9,886
Cumulative Units	*2,600*	*3,700*	*4,800*	*5,900*	*7,429*	*8,857*	*9,886*	
Cumulative Parcels [1]	*2,600*	*3,700*	*4,800*	*5,900*	*7,014*	*8,029*	*8,643*	*8,643*
Nonresidential (acres)								
Retail & Service Commercial	-	-	-	-	30	30	30	90
Commercial Mixed Use	-	-	-	-	18	18	18	54
Total	-	-	-	-	48	48	48	144
Cumulative Acres	-	-	-	-	*48*	*96*	*144*	
Cumulative Parcels [1]	-	-	-	-	*2*	*5*	*7*	*7*
Cumulative Equivalent Dwelling Units (EDU)								
Residential	2,530	3,560	4,590	5,620	6,907	8,114	8,967	8,967
Nonresidential	-	-	-	-	1,166	2,332	3,498	3,498
Total EDU	2,530	3,560	4,590	5,620	8,073	10,446	12,465	12,465
Total Parcels	2,600	3,700	4,800	5,900	7,017	8,033	8,650	8,650

[1] For residential assumes 1 unit per parcel for low and medium density and 30 units per parcel for high density. For nonresidential assumes an average of 20 acres per parcel.

Sources: Table 2; Sacramento County; MuniFinancial.

For the purposes of this report and for levying the charge in Benefit Zone No. 2, land use definitions are as follows:

Developed Parcels — All single-family detached residential parcels for which a final map has been recorded, and all other parcels for which a building permit has been issued on or prior to June 30 of the fiscal year preceding the year in which the charge is levied.

Undeveloped Parcels — All parcels that are not Developed Parcels or Exempt Parcels

Low Density Residential — This category includes densities of up to five (5.0) dwelling units per acre. Uses consistent with the Low Density Residential category include those allowed by right in the RD-5 land use zone and other residential zones of lesser maximum density as specified in Title II Chapter 15 of the Rancho Cordova Zoning Code. For purposes of levying the charge in Benefit Zone 2, non-residential uses allowed in these residential zones by conditional use permit are considered to be either Retail Commercial, Commercial Mixed Use, or Exempt as determined by the Planning Director of Rancho Cordova.

Medium Density Residential — This category includes densities of more than five (5.1 or greater) dwelling units per acre and up to fifteen (15.0) dwelling units per acre. Uses consistent with the Medium Density Residential category include those allowed by

right in the RD-7, RD-10, and RD-15 land use zones as specified in Title II Chapter 15 of the Rancho Cordova Zoning Code. For purposes of levying the charge in Benefit Zone 2, non-residential uses allowed in these residential zones by conditional use permit are considered to be either Retail Commercial, Commercial Mixed Use, or Exempt as determined by the Planning Director of Rancho Cordova.

High Density Residential

This category includes densities of more than fifteen (15.1 or greater) dwelling units per acre. Uses consistent with the High Density Residential category include those allowed by right in the RD-20, RD-25, RD-30, and RD-40 land use zones as specified in Title II Chapter 15 of the Rancho Cordova Zoning Code. For purposes of levying the charge in Benefit Zone 2, non-residential uses allowed in these residential zones by conditional use permit are considered to be either Retail Commercial, Commercial Mixed Use, or Exempt as determined by the Planning Director of Rancho Cordova.

Retail & Service Commercial

This category as designated in the Sunridge Specific Plan includes those non-residential land uses allowed by right or use permit in the SC Shopping Center land use zone as specified in Title II Chapter 25 of the Rancho Cordova Zoning Code. This land use category further includes all other non-residential uses that would generate a high number (500 or more) of average daily trips. For purposes of levying the charge in Benefit Zone 2, residential uses allowed in the SC Shopping Center land use zone by development plan review or by conditional use permit are considered to be either Low Density, Medium Density, or High Density Residential according to their density as determined by the Planning Director of Rancho Cordova and these definitions.

Commercial Mixed Use

This category as designated in the Sunridge Specific Plan includes those non-residential land uses allowed by right or use permit in the LC Limited Commercial land use zone as specified in Title II Chapter 25 of the Rancho Cordova Zoning Code. This land use category further includes all other non-residential uses that would generate a low to medium number (less than 500) of average daily trips. For purposes of levying the charge in Benefit Zone 2, residential uses allowed in the LC Limited Commercial land use zone by development plan review or by conditional use permit are considered to be either Low Density, Medium Density, or High Density Residential

according to their actual density in dwelling units per acre as determined by the Planning Director of Rancho Cordova and these definitions.

Exempt

Public parcels including parks, schools, utility parcels, and designated open space parcels are exempt from the service charge because no services funded by Benefit Zone No. 2 are provided to these parcels.

Charge Schedule

Table 5 presents the Benefit Zone No. 2 charge schedule. The charge is based upon a demand for services equal to $80.00 per equivalent dwelling unit based on the analysis of the NNMTA programs and budget described above. The charge schedule shown in Table 5 is the maximum allowable charge for the initial fiscal year 2005-06 on all developed property. This maximum charge may be increased annually for inflation (see below). The County may choose to impose less than the maximum charge in any year.

Table 5: Benefit Zone No. 2 Charge Schedule (FY 2005-06)

	EDU Factor	Charge Per EDU	Maximum Annual Charge Per DU/Acre
Developed Acreage			
Residential (per dwelling unit)			
Low Density	1.00	$ 80.00	$ 80
Medium Density	0.80	80.00	64
High Density	0.60	80.00	48
Nonresidential (per acre)			
Retail & Service Commercial	25.64	$ 80.00	$ 2,051
Commercial Mixed Use	22.04	80.00	1,763
Undeveloped Acreage			
All Land Uses	-	$ 80.00	-

Sources: Table 2; Sacramento County; MuniFinancial.

C. Estimated Annual Revenue

Table 6 presents the estimated revenue for Benefit Zone No. 2 for the first five years and for build out. Revenue is based on the absorption schedule shown in Table 2 and the charge schedule shown in Table 5.

Table 6: Estimated Revenue (FY 2005-06 $)

	Charge[1]	2005-06	2006-07	2007-08	2008-09	2009-10	Build Out
Residential							
Low Density	$ 80	$ 240,000	$ 300,000	$ 360,000	$ 420,000	$ 480,000	$ 526,300
Medium Density	64	44,800	67,200	89,600	112,000	128,000	129,300
High Density	48	-	-	-	20,600	41,200	61,700
Total		$ 284,800	$ 367,200	$ 449,600	$ 552,600	$ 649,200	$ 717,300
Nonresidential							
Retail & Service Commercial	$ 2,051	$ -	$ -	$ -	$ 61,500	$ 123,100	$ 184,600
Commercial Mixed Use	1,763	-	-	-	31,700	63,500	95,200
Total		$ -	$ -	$ -	$ 93,200	$ 186,600	$ 279,800
Total Estimated Revenue		$ 284,800	$ 367,200	$ 449,600	$ 645,800	$ 835,800	$ 997,100

[1] Per dwelling unit for residential and per acre for nonresidential.

Sources: Tables 4 and 5; MuniFinancial.

D. Formula for Inflating the Charge

To impose a charge in Benefit Zone No. 2 a protest balloting procedure of property owners is required pursuant to the California Constitution Article XIIID, Section 6. The property owner ballots include a maximum charge to be considered, as well as the consideration of an inflator formula. The purpose of establishing an inflator formula is to provide for a reasonable inflationary adjustment to the annual maximum charge without requiring periodic noticing and balloting procedures that would add administrative costs to the CSA. The law implementing Constitution Article XIIID (Senate Bill 919) clarifies that an increase in a maximum charge to implement a voter-approved inflator formula is not an increase subject to additional property owner consideration.

As mentioned above, the charge schedule shown in Table 5 is the maximum allowable charge for the initial fiscal year 2005-06. The inflator formula would increase this maximum allowable charge annually by the increase in the Consumer Price Index (CPI) published for the Sacramento Region by the U.S. Department of Labor, or six percent (6%), whichever is less. The CPI increase used in the inflator formula will be the change in the CPI index from the January two years before adjustment of the charge to the January in the year preceding adjustment of the charge. Beginning in the second fiscal year (fiscal year 2006-07) and each fiscal year thereafter, the maximum allowable charge will be recalculated and a new maximum charge established.

The County may choose to impose less than the maximum allowable charge in any year if service costs warrant the reduction. If the County has imposed an amount less than the maximum charge, the County may also choose to increase the charge in any year to fully fund services up to the level of the maximum allowable charge for that fiscal year. In this way the maximum allowable charge is adjusted annually and is calculated independent of the Benefit Zone's annual budget.

E. Adoption Proceedings

Formation of Benefit Zone No. 2 requires approval by the property owners within the Benefit Zone boundaries. As allowed by the Constitution Article XIIID, Section 6c, the County is choosing to use mailed ballot election procedures under Constitution Article XIIID, Section 4. Levy of the Benefit Zone No. 2 charge would occur as follows:

- The County notices all property owners within Benefit Zone No. 2 and holds a public hearing and mailed protest ballot proceeding on imposition of a charge in Benefit Zone No. 2. Notices and protest ballots are sent to the owner of record in Benefit Zone No. 2 as it appears on the last County equalized property tax roll at least 45 days before the hearing.
- If a majority of protest ballots returned do not protest the charge and inflator formula described in this report, with each protest ballot weighted by the amount of the charge for that parcel, then the County:
  - Approves this Engineer's Report (as submitted or amended);
  - Imposes up to the maximum allowable charge in Benefit Zone No. 2 in the following fiscal year (probably fiscal year 2005-06) by including the charge on the property tax roll and approving a budget for the fiscal year; and
  - Increases the charge in subsequent fiscal years up to the amount allowed by the inflator formula described in this report and approving a budget for each fiscal year.

PART III: BENEFIT ZONE NO. 2 BUDGET

This part provides a description of the estimated budget for Benefit Zone No. 2.

A. Benefit Zone No. 2 Budget

Table 7 summarizes the proposed budget for supplemental transportation services for the first six years of Benefit Zone No. 2 and at build out. The proposed budget is based on the projection of new development shown in Table 4 and actual revenue may vary from that shown in the table. The proposed budget may be altered at the sole discretion of the County Board of Supervisors based on projected revenues of the Benefit Zone No. 2, and planned expenditures for the supplemental transportation services described in Part I. The budget is shown in constant fiscal year 2005-06 dollars and would increase based on the inflator formula described in Part II.

Table 7: Benefit Zone No. 2 Levy Summary (FY 2005-06 $)

	2005-06	2006-07	2007-08	2008-09	2009-10	Build Out
Benefit Zone Budget						
Direct Costs						
Transportation Services	$ 154,000	$ 272,000	$ 364,000	$ 522,000	$ 695,000	$ 942,000
District Administration Costs						
CSA Administration[1]	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
County Tax Roll Levy Fee[2]	20,000	26,000	31,000	37,000	42,000	45,000
Subtotal	$ 30,000	$ 36,000	$ 41,000	$ 47,000	$ 52,000	$ 55,000
Total Levy						
Total Expenditures	$ 184,000	$ 308,000	$ 405,000	$ 569,000	$ 747,000	$ 997,000
Contingency Fund Activity	101,000	59,000	45,000	77,000	89,000	-
Balance to Levy	$ 285,000	$ 367,000	$ 450,000	$ 646,000	$ 836,000	$ 997,000
Contingency Fund[3]						
Beginning Contingency Balance	$ -	$ 101,000	$ 160,000	$ 205,000	$ 282,000	$ 498,500
Contingency Fund Activity	101,000	59,000	45,000	77,000	89,000	-
Ending Contingency Balance	$ 101,000	$ 160,000	$ 205,000	$ 282,000	$ 371,000	$ 498,500
Percent of Total Expenditures	55%	52%	51%	50%	50%	50%
Benefit Zone Statistics						
Total Parcels Levied	3,700	4,800	5,900	7,017	8,033	8,650
Total Equivalent Dwelling Units (EDU)	3,560	4,590	5,620	8,073	10,446	12,465
Levy Per EDU	**$ 80.00**	**$ 80.00**	**$ 80.00**	**$ 80.00**	**$ 80.00**	**$ 80.00**
Maximum Levy Per EDU	**80.00**	**80.00**	**80.00**	**80.00**	**80.00**	**80.00**

[1] County Public Works Agency costs primarily related to contract management of CSA services.
[2] Costs for County Auditor/Controller to place the levy on tax roll and collect. Equals $1,500 plus $5 per parcel.
[3] Contingency fund set to equal approximately 50 percent of annual levy to provide cash flow during first half of fiscal year prior to receipt of levy revenue.

Source: Table 4, 5, and 6; Sacramento County; MuniFinancial

B. Description of Budget Items

The following is a brief description of the costs associated with the services funded through the Benefit Zone.

Direct Costs

Supplemental Transportation Services — Includes all labor and general maintenance costs including all wages, salaries, benefits, materials, supplies, and equipment, required to properly operate and ensure the satisfactory service of operating a shuttle and providing supplemental transportation services.

District Administration Costs

CSA Administration — Includes all or a portion of the administrative and professional service costs associated with operation of the CSA including education and procedures associated with the levy and collection of charges, and response to public concerns. This budget item also includes the costs of contracting with professionals to provide administrative, legal or engineering services for operation of the CSA, or for the costs of future ballot protest procedure as required.

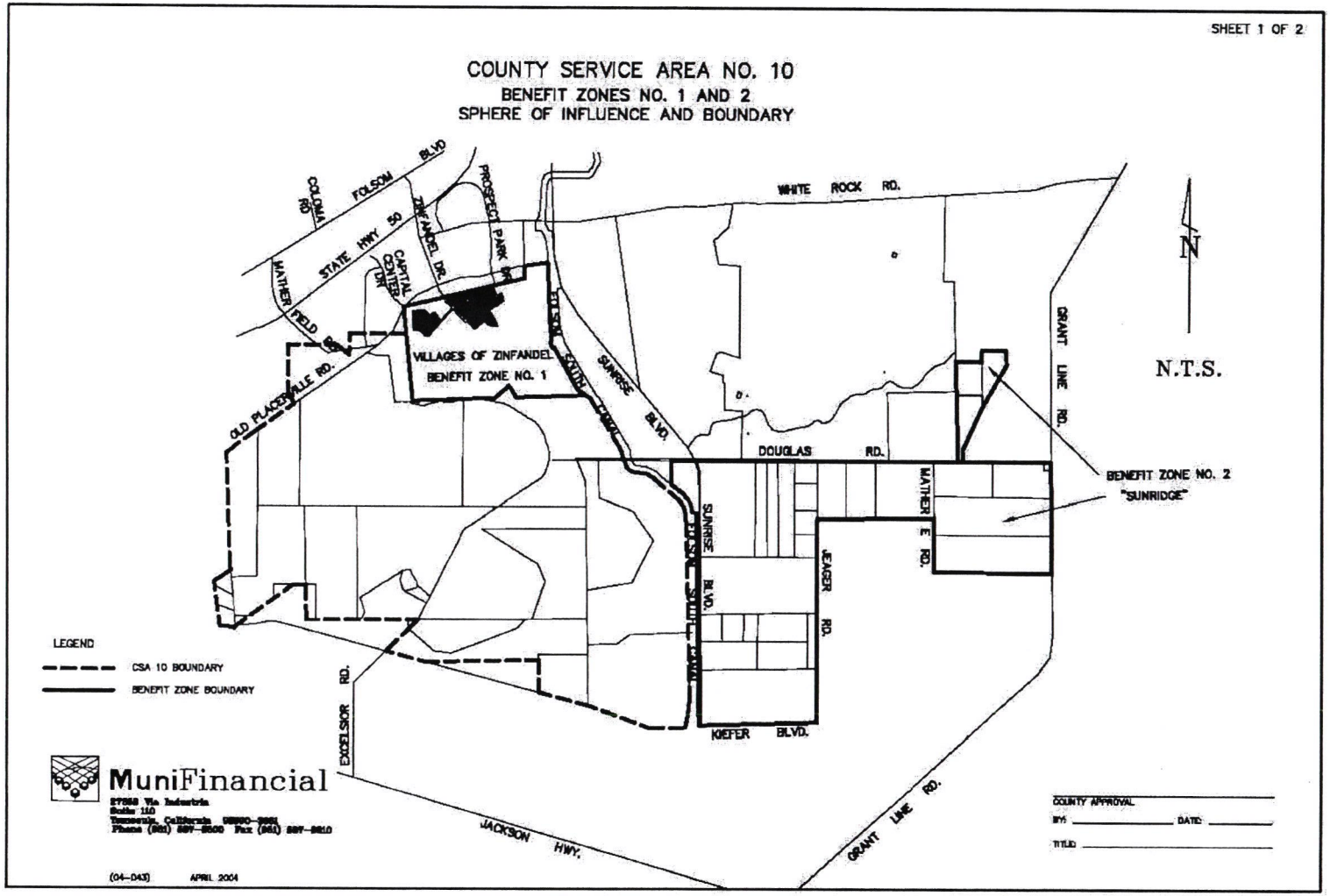
County Tax Roll Levy Fee — This is the cost to the CSA for the County Auditor/Controller to collect charges on the property tax bills.

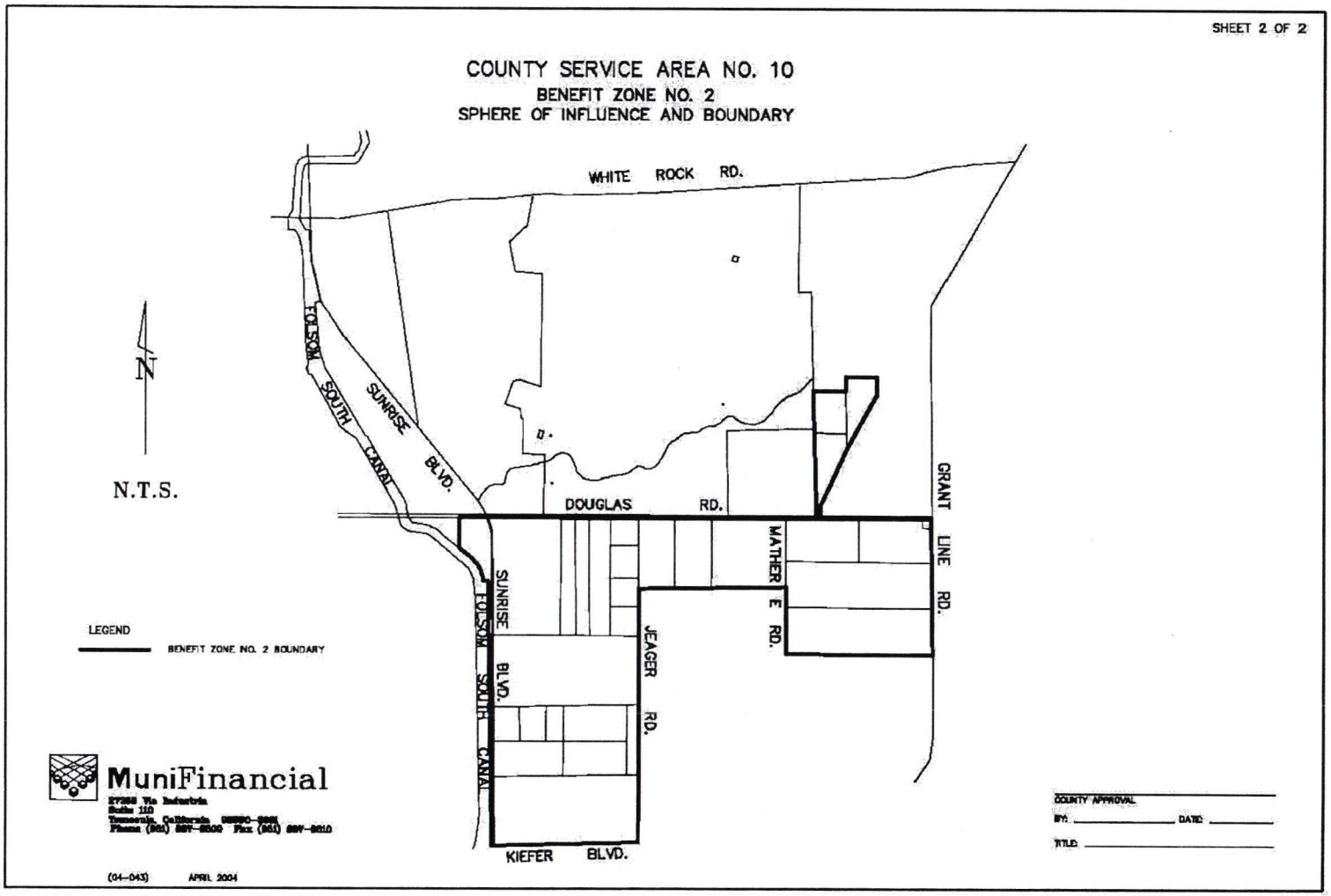
Contingency Fund

Contingency Fund Activity — Includes funds being added to the contingency fund for the current fiscal year. The contingency fund provides for collection by the CSA of funds to operate the CSA from the time period of July 1 (beginning of the fiscal year) through December when the County obtains the first installment of charges collected from the property tax bills.

PART IV: COUNTY SERVICE AREA AND BENEFIT ZONE NO. 2 DIAGRAMS

A copy of the diagram for County Service Area No. 10, including Benefit Zone No. 1 and Benefit Zone No. 2 is shown on the following pages.


SHEET 1 OF 2
COUNTY SERVICE AREA NO. 10
BENEFIT ZONES NO. 1 AND 2
SPHERE OF INFLUENCE AND BOUNDARY
FOLSOM BLVD
COLOMA RD
STATE HWY 50
ZINFANDEL DR.
PROSPECT PARK DR.
CAPITAL CENTER DR.
MATHER FIELD RD.
WHITE ROCK RD.
VILLAGES OF ZINFANDEL
BENEFIT ZONE NO. 1
FOLSOM SOUTH CANAL
SUNRISE BLVD.
OLD PLACERVILLE RD.
GRANT LINE RD.
DOUGLAS RD.
N
N.T.S.
BENEFIT ZONE NO. 2
"SUNRIDGE"
MATHER E RD.
SUNRISE BLVD.
FOLSOM SOUTH CANAL
JEAGER RD.
KIEFER BLVD.
EXCELSIOR RD.
JACKSON HWY.
GRANT LINE RD.
LEGEND
CSA 10 BOUNDARY
BENEFIT ZONE BOUNDARY
MuniFinancial
COUNTY APPROVAL
BY:
DATE:
TITLE:
(04-043) APRIL 2004


SHEET 2 OF 2
COUNTY SERVICE AREA NO. 10
BENEFIT ZONE NO. 2
SPHERE OF INFLUENCE AND BOUNDARY
WHITE ROCK RD.
FOLSOM SOUTH CANAL
SUNRISE BLVD.
DOUGLAS RD.
GRANT LINE RD.
MATHER E RD.
SUNRISE FOLSOM SOUTH CANAL BLVD.
JEAGER RD.
KIEFER BLVD.
N
N.T.S.
LEGEND
BENEFIT ZONE NO. 2 BOUNDARY
MuniFinancial
COUNTY APPROVAL
BY: DATE:
TITLE:
(04-043) APRIL 2004

PART V: CHARGE ROLL

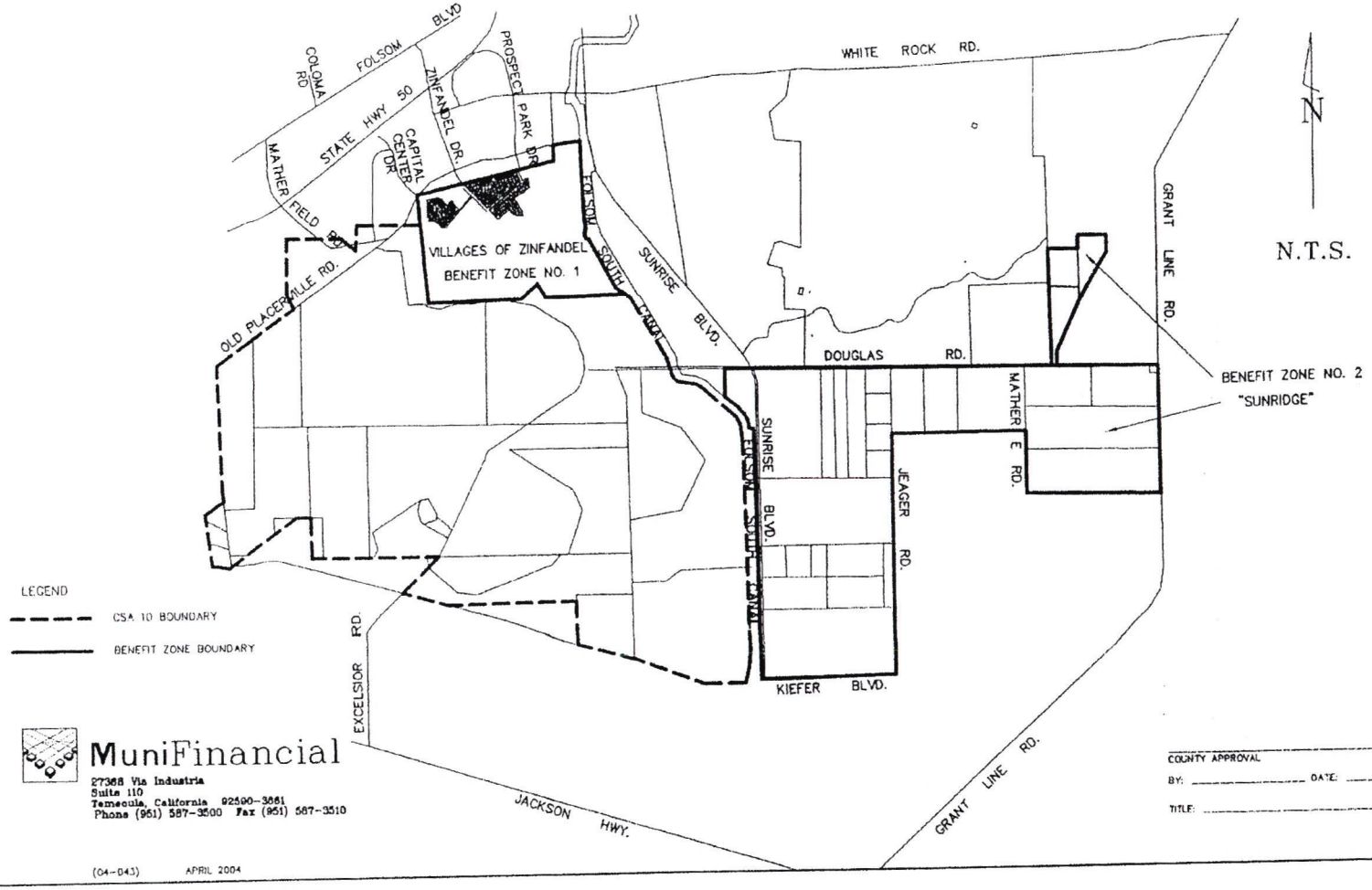
Parcel identification for each lot or parcel within Benefit Zone No. 2 shall be the parcel as shown on the Sacramento County secured property tax roll for the year in which this Report is prepared and reflective of the Assessor's parcel maps.

A listing of the proposed parcels to be included within the Benefit Zone is on file with the Clerk of the Board.

EXHIBIT A

SHEET 1 OF 2

COUNTY SERVICE AREA NO. 10
BENEFIT ZONES NO. 1 AND 2
SPHERE OF INFLUENCE AND BOUNDARY



MuniFinancial
27368 Via Industria
Suite 110
Temecula, California 92590-3661
Phone (951) 587-3500 Fax (951) 587-3510

COUNTY APPROVAL

BY: _____ DATE: _____

TITLE: _____

(04-043) APRIL 2004

MuniFinancial

MEMORANDUM

To: Board of Supervisors
County of Sacramento

From: Robert D. Spencer, Principal Consultant
MuniFinancial

Date: January 10, 2005

Re: Amendment to Engineer's Report County Service Area No. 10 Benefit Zone No. 2, Final Revised Dated November 18, 2004

The Final Revised Engineer's Report for County Service Area No. 10 Benefit Zone No. 2 dated November 18, 2004, includes estimates of build out development based on the land use allocation of the adopted Sunridge Specific Plan. In coordination with staff of the City of Rancho Cordova, County staff recently completed an analysis of the development holding capacity of the Sunridge Specific Plan based on additional development entitlements granted by the City Council including approved development agreements, rezones, and tentative and final subdivision maps.

Whereas the November 18th Engineer's Report assumes build out CSA10 levy revenues of $997,100 (see Table 6 of the report) based on the 2002 Specific Plan, changes in land use resulting from the newer entitlements indicate a reduction of approximately $53,708 resulting in a build out levy revenue of $943,392.

This new information does not affect the validity of the November 18th Engineer's Report. The funding model used by MuniFinancial to develop the proposed CSA10 Benefit Zone No. 2 service charge, based on the North Natomas TMA experience, assumes all trip reduction services are scalable to the estimated demand so the cost per unit would not change if the build out projection for the Benefit Zone is lower than previously anticipated. Total revenues would obviously decline, but program costs would decline commensurably. Furthermore a reduction in holding capacity in the Sunridge Specific Plan may be relatively insignificant in the delivery of trip reduction services to the Sunrise Douglas Community Plan area if other projects like the Sunrise Douglas II (aka Suncreek) Specific Plan are annexed to CSA10.

Should your Board have additional questions or concerns, I will be available to respond at the public hearing on January 11, 2005.

1700 Broadway, 6th Floor
Oakland, California 94612
www.muni.com
Tel. (510) 832-0899
Fax (510) 832-0898

CHARGE ROLL: List of Assessable Parcels in Proposed CSA10 Benefit Zone No. 2 as of 1/06/05

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0030-012-0000	RINGEN FAMILY REVOCABLE 2001 TRUST/ETAL		DOUGLAS RD	0	$ 25,840
067-0030-013-0000	MICHAEL R/STEPHANIE A ST AMOUR REVOCABLE TRUST		DOUGLAS RD	0	$ 18,816
067-0030-014-0000	LAUSEVIC LIVING TRUST		DOUGLAS RD	0	$ 18,192
067-0030-015-0000	JEAGER CORNER ENTERPRISES	4056	JAEGER RD	0	$ 10,400
067-0030-017-0000	MICHAEL R/STEPHANIE A ST AMOUR REVOCABLE TRU	4090	JAEGER RD	0	$ 10,000
067-0030-018-0000	DAVIS FAMILY TRUST		JAEGER RD	0	$ 7,712
067-0030-019-0000	TSAKOPOULOS ANGELO K	4290	JAEGER RD	0	$ 10,240
067-0030-038-0000	DONAHUE SCHRIBER ASSET MANAGEMENT CORP/ET AL		DOUGLAS RD	0	$ 24,065
067-0030-039-0000	BD PROPS/CROUSE DEVELOPMENT LLC/ET AL		DOUGLAS RD	0	$ 4,266
067-0030-040-0000	BD PROPS/CROUSE DEVELOPMENT LLC/ET AL		DOUGLAS RD	0	$ 20,839
067-0030-052-0000	BD PROPS/CROUSE DEVELOPMENT LLC/ET AL		DOUGLAS RD	0	$ 8,374
067-0040-004-0000	DOUGLAS ROAD 103 INVESTORS		DOUGLAS RD	0	$ 89,627
067-0040-005-0000	DOUGLAS ROAD 98 LIMITED PARTNERSHIP		DOUGLAS RD	0	$ 35,632
067-0040-012-0000	GRANTLINE INVESTORS INC		GRANT LINE RD	0	$ 95,082
067-0040-013-0000	PAPPAS LOUIE J/VOULA L	4200	GRANT LINE RD	0	$ 98,585
067-0040-016-0000	CRESLEIGH HOMES CORPORATION	11430	DOUGLAS RD	0	$ 25,904
067-0090-016-0000	LENNAR RENAISSANCE INC		KIEFER BL	$3,440	$3,440
067-0090-017-0000	JTS COMMUNITIES		KIEFER BL	$48,240	$ 54,720
067-0090-023-0000	LENNAR RENAISSANCE INC		JAEGER RD	$1,360	$1,360
067-0090-024-0000	LENNAR RENAISSANCE INC		JAEGER RD	$10,800	$10,800
067-0430-001-0000	AKT INVS/ANATOLIA LLC/MARKOS KOUNALAKIS/ETAL		HERODIAN DR	0	$ 30,724
067-0430-002-0000	DELACRUZ ALBERTO M JR/GOLDA V		HERODIAN DR	0	$ 9,280
067-0430-007-0000	SUNRIDGE ANATOLIA LLC		ANATOLIA DR	0	$ 2,368
067-0430-008-0000	AKT SUNRIDGE INVS LLC/LENNAR SUNRIDGE INVS LLC		SOPHOCLES DR	0	$ 9,728
067-0430-017-0000	AKT INVS/ANATOLIA LLC/MARKOS KOUNALAKIS/ETAL		ANATOLIA DR	0	$ 14,400
067-0430-018-0000	AKT INVS/ANATOLIA LLC/MARKOS KOUNALAKIS/ETAL		CHRYSANTHY BL	0	$ 24,120
067-0440-001-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3931	RILEY ANTON WY	$64	$64
067-0440-002-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3935	RILEY ANTON WY	$64	$64
067-0440-003-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3939	RILEY ANTON WY	$64	$64
067-0440-004-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3943	RILEY ANTON WY	$64	$64
067-0440-005-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3947	RILEY ANTON WY	$64	$64
067-0440-006-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3951	RILEY ANTON WY	$64	$64
067-0440-007-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3955	RILEY ANTON WY	$64	$64
067-0440-008-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3959	RILEY ANTON WY	$64	$64
067-0440-009-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3963	RILEY ANTON WY	$64	$64
067-0440-010-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3967	RILEY ANTON WY	$64	$64
067-0440-011-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3971	RILEY ANTON WY	$64	$64
067-0440-012-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3975	RILEY ANTON WY	$64	$64
067-0440-013-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3979	RILEY ANTON WY	$64	$64
067-0440-014-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3983	RILEY ANTON WY	$64	$64
067-0440-015-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3987	RILEY ANTON WY	$64	$64
067-0440-016-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3991	RILEY ANTON WY	$64	$64
067-0440-017-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3995	RILEY ANTON WY	$64	$64
067-0440-018-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3999	RILEY ANTON WY	$64	$64
067-0440-019-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11898	HERODIAN DR	$64	$64
067-0440-020-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11894	HERODIAN DR	$64	$64
067-0440-021-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11890	HERODIAN DR	$64	$64
067-0440-022-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11886	HERODIAN DR	$64	$64
067-0440-023-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11882	HERODIAN DR	$64	$64
067-0440-024-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11878	HERODIAN DR	$64	$64
067-0440-025-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11874	HERODIAN DR	$64	$64
067-0440-026-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11870	HERODIAN DR	$64	$64
067-0440-027-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11866	HERODIAN DR	$64	$64
067-0440-028-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11862	HERODIAN DR	$64	$64
067-0440-029-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11858	HERODIAN DR	$64	$64
067-0440-030-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11854	HERODIAN DR	$64	$64
067-0440-031-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11850	HERODIAN DR	$64	$64
067-0440-032-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11846	HERODIAN DR	$64	$64
067-0440-033-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11842	HERODIAN DR	$64	$64
067-0440-034-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11838	HERODIAN DR	$64	$64
067-0440-035-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11834	HERODIAN DR	$64	$64
067-0440-036-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11835	HERODIAN DR	$64	$64
067-0440-037-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11839	HERODIAN DR	$64	$64
067-0440-038-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11843	HERODIAN DR	$64	$64
067-0440-039-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11847	HERODIAN DR	$64	$64
067-0440-040-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11851	HERODIAN DR	$64	$64
067-0440-041-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11855	HERODIAN DR	$64	$64
067-0440-042-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11859	HERODIAN DR	$64	$64
067-0440-043-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11863	HERODIAN DR	$64	$64

CHARGE ROLL: List of Assessable Parcels in Proposed CSA10 Benefit Zone No. 2 as of 1/06/05

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0440-044-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11867	HERODIAN DR	$64	$64
067-0440-045-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11871	HERODIAN DR	$64	$64
067-0440-046-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11875	HERODIAN DR	$64	$64
067-0440-047-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11879	HERODIAN DR	$64	$64
067-0440-048-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11883	HERODIAN DR	$64	$64
067-0440-049-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11887	HERODIAN DR	$64	$64
067-0440-050-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11888	WHITE RAIN WY	$64	$64
067-0440-051-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11884	WHITE RAIN WY	$64	$64
067-0440-052-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11880	WHITE RAIN WY	$64	$64
067-0440-053-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11876	WHITE RAIN WY	$64	$64
067-0440-054-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11872	WHITE RAIN WY	$64	$64
067-0440-055-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11868	WHITE RAIN WY	$64	$64
067-0440-056-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11864	WHITE RAIN WY	$64	$64
067-0440-057-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11860	WHITE RAIN WY	$64	$64
067-0440-058-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11856	WHITE RAIN WY	$64	$64
067-0440-059-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11852	WHITE RAIN WY	$64	$64
067-0440-060-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11848	WHITE RAIN WY	$64	$64
067-0440-061-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11844	WHITE RAIN WY	$64	$64
067-0440-062-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11840	WHITE RAIN WY	$64	$64
067-0440-063-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11836	WHITE RAIN WY	$64	$64
067-0440-064-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11837	WHITE RAIN WY	$64	$64
067-0440-065-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11841	WHITE RAIN WY	$64	$64
067-0440-066-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11845	WHITE RAIN WY	$64	$64
067-0440-067-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11849	WHITE RAIN WY	$64	$64
067-0440-068-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11853	WHITE RAIN WY	$64	$64
067-0440-069-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11857	WHITE RAIN WY	$64	$64
067-0440-070-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11861	WHITE RAIN WY	$64	$64
067-0440-071-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11865	WHITE RAIN WY	$64	$64
067-0440-072-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11869	WHITE RAIN WY	$64	$64
067-0440-073-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11873	WHITE RAIN WY	$64	$64
067-0440-074-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11877	WHITE RAIN WY	$64	$64
067-0440-075-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11881	WHITE RAIN WY	$64	$64
067-0440-076-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11885	WHITE RAIN WY	$64	$64
067-0440-077-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11889	WHITE RAIN WY	$64	$64
067-0440-078-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3948	RILEY ANTON WY	$64	$64
067-0440-079-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3942	RILEY ANTON WY	$64	$64
067-0440-080-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3938	RILEY ANTON WY	$64	$64
067-0440-081-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3934	RILEY ANTON WY	$64	$64
067-0440-082-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3930	RILEY ANTON WY	$64	$64
067-0440-083-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3926	RILEY ANTON WY	$64	$64
067-0440-084-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3919	IRON GATE WY	$64	$64
067-0440-085-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3923	IRON GATE WY	$64	$64
067-0440-086-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3927	IRON GATE WY	$64	$64
067-0440-087-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3931	IRON GATE WY	$64	$64
067-0440-088-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3935	IRON GATE WY	$64	$64
067-0440-089-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3939	IRON GATE WY	$64	$64
067-0440-090-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3943	IRON GATE WY	$64	$64
067-0440-091-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3947	IRON GATE WY	$64	$64
067-0440-092-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3998	IRON GATE WY	$64	$64
067-0440-093-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3994	IRON GATE WY	$64	$64
067-0440-094-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3990	IRON GATE WY	$64	$64
067-0440-095-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3986	IRON GATE WY	$64	$64
067-0440-096-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3982	IRON GATE WY	$64	$64
067-0440-097-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3978	IRON GATE WY	$64	$64
067-0440-098-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3974	IRON GATE WY	$64	$64
067-0440-099-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3970	IRON GATE WY	$64	$64
067-0440-100-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3966	IRON GATE WY	$64	$64
067-0440-101-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3962	IRON GATE WY	$64	$64
067-0440-102-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3958	IRON GATE WY	$64	$64
067-0440-103-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3954	IRON GATE WY	$64	$64
067-0440-104-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3950	IRON GATE WY	$64	$64
067-0440-105-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3946	IRON GATE WY	$64	$64
067-0440-106-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3942	IRON GATE WY	$64	$64
067-0440-107-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3938	IRON GATE WY	$64	$64
067-0440-108-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3934	IRON GATE WY	$64	$64
067-0440-109-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3930	IRON GATE WY	$64	$64
067-0440-110-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3926	IRON GATE WY	$64	$64
067-0440-111-0000	GMAC MODEL HOME FINANCE INC (Lennar)	3922	IRON GATE WY	$64	$64
067-0450-001-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11813	AZALEA GARDEN WY	$80	$80
067-0450-002-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11809	AZALEA GARDEN WY	$80	$80

CHARGE ROLL: List of Assessable Parcels in Proposed CSA10 Benefit Zone No. 2 as of 1/06/05

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0450-003-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11805	AZALEA GARDEN WY	$80	$80
067-0450-004-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11801	AZALEA GARDEN WY	$80	$80
067-0450-005-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11797	AZALEA GARDEN WY	$80	$80
067-0450-006-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11793	AZALEA GARDEN WY	$80	$80
067-0450-007-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11789	AZALEA GARDEN WY	$80	$80
067-0450-008-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11785	AZALEA GARDEN WY	$80	$80
067-0450-009-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11781	AZALEA GARDEN WY	$80	$80
067-0450-010-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11777	AZALEA GARDEN WY	$80	$80
067-0450-011-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11773	AZALEA GARDEN WY	$80	$80
067-0450-012-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11769	AZALEA GARDEN WY	$80	$80
067-0450-013-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11765	AZALEA GARDEN WY	$80	$80
067-0450-014-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11761	AZALEA GARDEN WY	$80	$80
067-0450-015-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11757	AZALEA GARDEN WY	$80	$80
067-0450-016-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11753	AZALEA GARDEN WY	$80	$80
067-0450-017-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11749	AZALEA GARDEN WY	$80	$80
067-0450-018-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11745	AZALEA GARDEN WY	$80	$80
067-0450-019-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11741	AZALEA GARDEN WY	$80	$80
067-0450-020-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11737	AZALEA GARDEN WY	$80	$80
067-0450-021-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11733	AZALEA GARDEN WY	$80	$80
067-0450-022-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11729	AZALEA GARDEN WY	$80	$80
067-0450-023-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11725	AZALEA GARDEN WY	$80	$80
067-0450-024-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11721	AZALEA GARDEN WY	$80	$80
067-0450-025-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11717	AZALEA GARDEN WY	$80	$80
067-0450-026-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11713	AZALEA GARDEN WY	$80	$80
067-0450-027-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11709	AZALEA GARDEN WY	$80	$80
067-0450-028-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11705	AZALEA GARDEN WY	$80	$80
067-0450-029-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11701	AZALEA GARDEN WY	$80	$80
067-0450-030-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11700	AZALEA GARDEN WY	$80	$80
067-0450-031-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11704	AZALEA GARDEN WY	$80	$80
067-0450-032-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11708	AZALEA GARDEN WY	$80	$80
067-0450-033-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11712	AZALEA GARDEN WY	$80	$80
067-0450-034-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11716	AZALEA GARDEN WY	$80	$80
067-0450-035-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11720	AZALEA GARDEN WY	$80	$80
067-0450-036-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11724	AZALEA GARDEN WY	$80	$80
067-0450-037-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11728	AZALEA GARDEN WY	$80	$80
067-0450-038-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11732	AZALEA GARDEN WY	$80	$80
067-0450-039-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11736	AZALEA GARDEN WY	$80	$80
067-0450-040-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4454	RUBY LANDING WY	$80	$80
067-0450-041-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4462	RUBY LANDING WY	$80	$80
067-0450-042-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4466	RUBY LANDING WY	$80	$80
067-0450-043-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4470	RUBY LANDING WY	$80	$80
067-0450-044-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4474	RUBY LANDING WY	$80	$80
067-0450-045-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4478	RUBY LANDING WY	$80	$80
067-0450-046-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4482	RUBY LANDING WY	$80	$80
067-0450-047-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4486	RUBY LANDING WY	$80	$80
067-0450-048-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4490	RUBY LANDING WY	$80	$80
067-0450-049-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4494	RUBY LANDING WY	$80	$80
067-0450-050-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4498	RUBY LANDING WY	$80	$80
067-0450-051-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11743	JUSTINIAN	$80	$80
067-0450-052-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4491	RUBY LANDING WY	$80	$80
067-0450-053-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4487	RUBY LANDING WY	$80	$80
067-0450-054-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4483	RUBY LANDING WY	$80	$80
067-0450-055-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4479	RUBY LANDING WY	$80	$80
067-0450-056-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4475	RUBY LANDING WY	$80	$80
067-0450-057-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4471	RUBY LANDING WY	$80	$80
067-0450-058-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4467	RUBY LANDING WY	$80	$80
067-0450-059-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4463	RUBY LANDING WY	$80	$80
067-0450-060-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4459	RUBY LANDING WY	$80	$80
067-0450-061-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4455	RUBY LANDING WY	$80	$80
067-0450-062-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11774	AZALEA GARDEN WY	$80	$80
067-0450-063-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11780	AZALEA GARDEN WY	$80	$80
067-0450-064-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11784	AZALEA GARDEN WY	$80	$80
067-0450-065-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11792	AZALEA GARDEN WY	$80	$80
067-0450-066-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11796	AZALEA GARDEN WY	$80	$80
067-0450-067-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11800	AZALEA GARDEN WY	$80	$80
067-0450-068-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11804	AZALEA GARDEN WY	$80	$80
067-0450-069-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11808	AZALEA GARDEN WY	$80	$80
067-0450-070-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11812	AZALEA GARDEN WY	$80	$80
067-0450-071-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11789	ROSE WIND CT	$80	$80
067-0450-072-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11785	ROSE WIND CT	$80	$80

CHARGE ROLL: List of Assessable Parcels in Proposed CSA10 Benefit Zone No. 2 as of 1/06/05

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0450-073-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11781	ROSE WIND CT	$80	$80
067-0450-074-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11777	ROSE WIND CT	$80	$80
067-0450-075-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11773	ROSE WIND CT	$80	$80
067-0450-076-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11769	ROSE WIND CT	$80	$80
067-0450-077-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11765	ROSE WIND CT	$80	$80
067-0450-078-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11761	ROSE WIND CT	$80	$80
067-0450-079-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11756	ROSE WIND CT	$80	$80
067-0450-080-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11760	ROSE WIND CT	$80	$80
067-0450-081-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11764	ROSE WIND CT	$80	$80
067-0450-082-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11768	ROSE WIND CT	$80	$80
067-0450-083-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11772	ROSE WIND CT	$80	$80
067-0450-084-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11776	ROSE WIND CT	$80	$80
067-0450-085-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11780	ROSE WIND CT	$80	$80
067-0450-086-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11784	ROSE WIND CT	$80	$80
067-0450-087-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11788	ROSE WIND CT	$80	$80
067-0450-088-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11789	LILAC CANYON CT	$80	$80
067-0450-089-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11785	LILAC CANYON CT	$80	$80
067-0450-090-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11781	LILAC CANYON CT	$80	$80
067-0450-091-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11777	LILAC CANYON CT	$80	$80
067-0450-092-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11773	LILAC CANYON CT	$80	$80
067-0450-093-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11769	LILAC CANYON CT	$80	$80
067-0450-094-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11765	LILAC CANYON CT	$80	$80
067-0450-095-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11761	LILAC CANYON CT	$80	$80
067-0450-096-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11758	LILAC CANYON CT	$80	$80
067-0450-097-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11760	LILAC CANYON CT	$80	$80
067-0450-098-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11764	LILAC CANYON CT	$80	$80
067-0450-099-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11768	LILAC CANYON CT	$80	$80
067-0450-100-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11772	LILAC CANYON CT	$80	$80
067-0450-101-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11776	LILAC CANYON CT	$80	$80
067-0450-102-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11780	LILAC CANYON CT	$80	$80
067-0450-103-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11784	LILAC CANYON CT	$80	$80
067-0450-104-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11788	LILAC CANYON CT	$80	$80
067-0450-105-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11783	JUSTINIAN DR	$80	$80
067-0450-106-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11779	JUSTINIAN DR	$80	$80
067-0450-107-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11775	JUSTINIAN DR	$80	$80
067-0450-108-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11771	JUSTINIAN DR	$80	$80
067-0450-109-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11767	JUSTINIAN DR	$80	$80
067-0450-110-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11763	JUSTINIAN DR	$80	$80
067-0450-111-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11759	JUSTINIAN DR	$80	$80
067-0450-112-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11755	JUSTINIAN DR	$80	$80
067-0450-113-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11751	JUSTINIAN DR	$80	$80
067-0450-114-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11747	JUSTINIAN DR	$80	$80
067-0460-001-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11887	AUTUMN SUNSET WY	$80	$80
067-0460-002-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11891	AUTUMN SUNSET WY	$80	$80
067-0460-003-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11895	AUTUMN SUNSET WY	$80	$80
067-0460-004-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11899	AUTUMN SUNSET WY	$80	$80
067-0460-005-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11898	AUTUMN SUNSET WY	$80	$80
067-0460-006-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11894	AUTUMN SUNSET WY	$80	$80
067-0460-007-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11890	AUTUMN SUNSET WY	$80	$80
067-0460-008-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11886	AUTUMN SUNSET WY	$80	$80
067-0460-009-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11882	AUTUMN SUNSET WY	$80	$80
067-0460-010-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4145	TULIP PARK WY	$80	$80
067-0460-011-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4149	TULIP PARK WY	$80	$80
067-0460-012-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4153	TULIP PARK WY	$80	$80
067-0460-013-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4157	TULIP PARK WY	$80	$80
067-0460-014-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4161	TULIP PARK WY	$80	$80
067-0460-015-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4165	TULIP PARK WY	$80	$80
067-0460-016-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11856	SPRING WALK WY	$80	$80
067-0460-017-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11852	SPRING WALK WY	$80	$80
067-0460-018-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11848	SPRING WALK WY	$80	$80
067-0460-019-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11844	SPRING WALK WY	$80	$80
067-0460-020-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11840	SPRING WALK WY	$80	$80
067-0460-021-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11836	SPRING WALK WY	$80	$80
067-0460-022-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11832	SPRING WALK WY	$80	$80
067-0460-023-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11828	SPRING WALK WY	$80	$80
067-0460-024-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11824	SPRING WALK WY	$80	$80
067-0460-025-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11820	SPRING WALK WY	$80	$80
067-0460-026-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11816	SPRING WALK WY	$80	$80
067-0460-027-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11812	SPRING WALK WY	$80	$80
067-0460-028-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11808	SPRING WALK WY	$80	$80

CHARGE ROLL: List of Assessable Parcels in Proposed CSA10 Benefit Zone No. 2 as of 1/06/05

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0460-029-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11804	SPRING WALK WY	$80	$80
067-0460-030-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11800	SPRING WALK WY	$80	$80
067-0460-031-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4169	ANATOLIA DR	$80	$80
067-0460-032-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11809	SPRING WALK WY	$80	$80
067-0460-033-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11817	SPRING WALK WY	$80	$80
067-0460-034-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11821	SPRING WALK WY	$80	$80
067-0460-035-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11825	SPRING WALK WY	$80	$80
067-0460-036-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11829	SPRING WALK WY	$80	$80
067-0460-037-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11833	SPRING WALK WY	$80	$80
067-0460-038-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11841	SPRING WALK WY	$80	$80
067-0460-039-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11849	SPRING WALK WY	$80	$80
067-0460-040-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11857	SPRING WALK WY	$80	$80
067-0460-041-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4152	TULIP PARK WY	$80	$80
067-0460-042-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4148	TULIP PARK WY	$80	$80
067-0460-043-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4144	TULIP PARK WY	$80	$80
067-0460-044-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4140	TULIP PARK WY	$80	$80
067-0460-045-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11860	AUTUMN SUNSET WY	$80	$80
067-0460-046-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11856	AUTUMN SUNSET WY	$80	$80
067-0460-047-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11852	AUTUMN SUNSET WY	$80	$80
067-0460-048-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11848	AUTUMN SUNSET WY	$80	$80
067-0460-049-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11844	AUTUMN SUNSET WY	$80	$80
067-0460-050-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11838	AUTUMN SUNSET WY	$80	$80
067-0460-051-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11830	AUTUMN SUNSET WY	$80	$80
067-0460-052-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11824	AUTUMN SUNSET WY	$80	$80
067-0460-053-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11820	AUTUMN SUNSET WY	$80	$80
067-0460-054-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11816	AUTUMN SUNSET WY	$80	$80
067-0460-055-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11812	AUTUMN SUNSET WY	$80	$80
067-0460-056-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11821	STONE HOLLOW WY	$80	$80
067-0460-057-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11825	STONE HOLLOW WY	$80	$80
067-0460-058-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11829	STONE HOLLOW WY	$80	$80
067-0460-059-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11833	STONE HOLLOW WY	$80	$80
067-0460-060-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11837	STONE HOLLOW WY	$80	$80
067-0460-061-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11841	STONE HOLLOW WY	$80	$80
067-0460-062-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11845	STONE HOLLOW WY	$80	$80
067-0460-063-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11849	STONE HOLLOW WY	$80	$80
067-0460-064-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11853	STONE HOLLOW WY	$80	$80
067-0460-065-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11857	STONE HOLLOW WY	$80	$80
067-0460-066-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11861	STONE HOLLOW WY	$80	$80
067-0460-067-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11858	STONE HOLLOW WY	$80	$80
067-0460-068-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11844	STONE HOLLOW WY	$80	$80
067-0460-069-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4177	LAUREN CT	$80	$80
067-0460-070-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4178	LAUREN CT	$80	$80
067-0460-071-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4174	LAUREN CT	$80	$80
067-0460-072-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4170	LAUREN CT	$80	$80
067-0460-073-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4147	GOLDEN POND WY	$80	$80
067-0460-074-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4151	GOLDEN POND WY	$80	$80
067-0460-075-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4155	GOLDEN POND WY	$80	$80
067-0460-076-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4159	GOLDEN POND WY	$80	$80
067-0460-077-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4162	GOLDEN POND WY	$80	$80
067-0460-078-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4158	GOLDEN POND WY	$80	$80
067-0460-079-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4154	GOLDEN POND WY	$80	$80
067-0460-080-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4150	GOLDEN POND WY	$80	$80
067-0460-081-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4146	GOLDEN POND WY	$80	$80
067-0460-082-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4142	GOLDEN POND WY	$80	$80
067-0460-083-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4138	GOLDEN POND WY	$80	$80
067-0460-084-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4134	GOLDEN POND WY	$80	$80
067-0460-085-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4130	GOLDEN POND WY	$80	$80
067-0460-086-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4131	ANATOLIA DR	$80	$80
067-0460-087-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4135	ANATOLIA DR	$80	$80
067-0460-088-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4139	ANATOLIA DR	$80	$80
067-0460-089-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4143	ANATOLIA DR	$80	$80
067-0460-090-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4147	ANATOLIA DR	$80	$80
067-0460-091-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4151	ANATOLIA DR	$80	$80
067-0460-092-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4155	ANATOLIA DR	$80	$80
067-0460-093-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4159	ANATOLIA DR	$80	$80
067-0460-094-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4163	ANATOLIA DR	$80	$80
067-0470-001-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11843	COBBLE BROOK DR	$80	$80
067-0470-002-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11849	COBBLE BROOK DR	$80	$80
067-0470-003-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11853	COBBLE BROOK DR	$80	$80
067-0470-004-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11854	COBBLE BROOK DR	$80	$80

CHARGE ROLL: List of Assessable Parcels in Proposed CSA10 Benefit Zone No. 2 as of 1/06/05

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0470-005-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11848	COBBLE BROOK DR	$80	$80
067-0470-006-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11842	COBBLE BROOK DR	$80	$80
067-0470-007-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11838	COBBLE BROOK DR	$80	$80
067-0470-008-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11834	COBBLE BROOK DR	$80	$80
067-0470-009-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11830	COBBLE BROOK DR	$80	$80
067-0470-010-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11826	COBBLE BROOK DR	$80	$80
067-0470-011-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11822	COBBLE BROOK DR	$80	$80
067-0470-012-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11818	COBBLE BROOK DR	$80	$80
067-0470-013-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11814	COBBLE BROOK DR	$80	$80
067-0470-014-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4111	ANATOLIA DR	$80	$80
067-0470-015-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4115	ANATOLIA DR	$80	$80
067-0470-016-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4119	ANATOLIA DR	$80	$80
067-0470-017-0000	LENNAR RENAISSANCE INC	11805	AUTUMN SUNSET DR	$80	$80
067-0470-018-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11809	AUTUMN SUNSET DR	$80	$80
067-0470-019-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11813	AUTUMN SUNSET DR	$80	$80
067-0470-020-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11817	AUTUMN SUNSET DR	$80	$80
067-0470-021-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11821	AUTUMN SUNSET DR	$80	$80
067-0470-022-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11825	AUTUMN SUNSET DR	$80	$80
067-0470-023-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11829	AUTUMN SUNSET DR	$80	$80
067-0470-024-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11833	AUTUMN SUNSET DR	$80	$80
067-0470-025-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11837	AUTUMN SUNSET DR	$80	$80
067-0470-026-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11841	AUTUMN SUNSET DR	$80	$80
067-0470-027-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11845	AUTUMN SUNSET DR	$80	$80
067-0470-028-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11849	AUTUMN SUNSET DR	$80	$80
067-0470-029-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11868	COBBLE BROOK DR	$80	$80
067-0470-030-0000	LENNAR RENAISSANCE INC	11864	COBBLE BROOK DR	$80	$80
067-0470-031-0000	LENNAR RENAISSANCE INC	11860	COBBLE BROOK DR	$80	$80
067-0470-032-0000	LENNAR RENAISSANCE INC	11861	COBBLE BROOK DR	$80	$80
067-0470-033-0000	LENNAR RENAISSANCE INC	11865	COBBLE BROOK DR	$80	$80
067-0470-034-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11869	COBBLE BROOK DR	$80	$80
067-0470-035-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11873	COBBLE BROOK DR	$80	$80
067-0470-036-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11877	COBBLE BROOK DR	$80	$80
067-0470-037-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11881	COBBLE BROOK DR	$80	$80
067-0470-038-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11887	COBBLE BROOK DR	$80	$80
067-0470-039-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11895	COBBLE BROOK DR	$80	$80
067-0470-040-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11899	COBBLE BROOK DR	$80	$80
067-0470-041-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11898	COBBLE BROOK DR	$80	$80
067-0470-042-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11894	COBBLE BROOK DR	$80	$80
067-0470-043-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11890	COBBLE BROOK DR	$80	$80
067-0470-044-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11886	COBBLE BROOK DR	$80	$80
067-0470-045-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11882	COBBLE BROOK DR	$80	$80
067-0470-046-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11878	COBBLE BROOK DR	$80	$80
067-0470-047-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11874	COBBLE BROOK DR	$80	$80
067-0470-048-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11855	AUTUMN SUNSET WY	$80	$80
067-0470-049-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11859	AUTUMN SUNSET WY	$80	$80
067-0470-050-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11863	AUTUMN SUNSET WY	$80	$80
067-0470-051-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11867	AUTUMN SUNSET WY	$80	$80
067-0470-052-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11871	AUTUMN SUNSET WY	$80	$80
067-0470-053-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11875	AUTUMN SUNSET WY	$80	$80
067-0470-054-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11879	AUTUMN SUNSET WY	$80	$80
067-0470-055-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11883	AUTUMN SUNSET WY	$80	$80
067-0480-001-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11829	OPAL RIDGE WY	$80	$80
067-0480-002-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11833	OPAL RIDGE WY	$80	$80
067-0480-003-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11837	OPAL RIDGE WY	$80	$80
067-0480-004-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11841	OPAL RIDGE WY	$80	$80
067-0480-005-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11845	OPAL RIDGE WY	$80	$80
067-0480-006-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11849	OPAL RIDGE WY	$80	$80
067-0480-007-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4170	TULIP PARK WY	$80	$80
067-0480-008-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4169	TULIP PARK WY	$80	$80
067-0480-009-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4171	TULIP PARK WY	$80	$80
067-0480-010-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4175	TULIP PARK WY	$80	$80
067-0480-011-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4179	TULIP PARK WY	$80	$80
067-0480-012-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4183	TULIP PARK WY	$80	$80
067-0480-013-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4187	TULIP PARK WY	$80	$80
067-0480-014-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4199	TULIP PARK WY	$80	$80
067-0480-015-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11875	SLATE FALLS WY	$80	$80
067-0480-016-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11885	SLATE FALLS WY	$80	$80
067-0480-017-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11889	SLATE FALLS WY	$80	$80
067-0480-018-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11893	SLATE FALLS WY	$80	$80
067-0480-019-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11897	SLATE FALLS WY	$80	$80

CHARGE ROLL: List of Assessable Parcels in Proposed CSA10 Benefit Zone No. 2 as of 1/06/05

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0480-020-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11903	SLATE FALLS WY	$80	$80
067-0480-021-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11907	SLATE FALLS WY	$80	$80
067-0480-022-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11911	SLATE FALLS WY	$80	$80
067-0480-023-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11908	SLATE FALLS WY	$80	$80
067-0480-024-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11904	SLATE FALLS WY	$80	$80
067-0480-025-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11900	SLATE FALLS WY	$80	$80
067-0480-026-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11896	SLATE FALLS WY	$80	$80
067-0480-027-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11892	SLATE FALLS WY	$80	$80
067-0480-028-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11888	SLATE FALLS WY	$80	$80
067-0480-029-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11884	SLATE FALLS WY	$80	$80
067-0480-030-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11880	SLATE FALLS WY	$80	$80
067-0480-031-0000	LENNAR RENAISSANCE INC	11876	SLATE FALLS WY	$80	$80
067-0480-032-0000	LENNAR RENAISSANCE INC	11872	SLATE FALLS WY	$80	$80
067-0480-033-0000	LENNAR RENAISSANCE INC	11868	SLATE FALLS WY	$80	$80
067-0480-034-0000	LENNAR RENAISSANCE INC	11864	SLATE FALLS WY	$80	$80
067-0480-035-0000	LENNAR RENAISSANCE INC	11860	SLATE FALLS WY	$80	$80
067-0480-036-0000	LENNAR RENAISSANCE INC	11856	SLATE FALLS WY	$80	$80
067-0480-037-0000	LENNAR RENAISSANCE INC	11852	SLATE FALLS WY	$80	$80
067-0480-038-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11853	SLATE FALLS WY	$80	$80
067-0480-039-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11849	SLATE FALLS WY	$80	$80
067-0480-040-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11845	SLATE FALLS WY	$80	$80
067-0480-041-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11837	SLATE FALLS WY	$80	$80
067-0480-042-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4229	SILVER WATER WY	$80	$80
067-0480-043-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11830	SANDY KNOLL CT	$80	$80
067-0480-044-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11834	SANDY KNOLL CT	$80	$80
067-0480-045-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11838	SANDY KNOLL CT	$80	$80
067-0480-046-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11842	SANDY KNOLL CT	$80	$80
067-0480-047-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11839	SANDY KNOLL CT	$80	$80
067-0480-048-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11835	SANDY KNOLL CT	$80	$80
067-0480-049-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11831	SANDY KNOLL CT	$80	$80
067-0480-050-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11832	OPAL RIDGE WY	$80	$80
067-0480-051-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11838	OPAL RIDGE WY	$80	$80
067-0480-052-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11842	OPAL RIDGE WY	$80	$80
067-0480-053-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11846	OPAL RIDGE WY	$80	$80
067-0480-054-0000	LENNAR RENAISSANCE INC	11854	OPAL RIDGE WY	$80	$80
067-0480-055-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4182	TULIP PARK WY	$80	$80
067-0480-056-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4186	TULIP PARK WY	$80	$80
067-0480-057-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4190	TULIP PARK WY	$80	$80
067-0480-058-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4194	TULIP PARK WY	$80	$80
067-0480-059-0000	LENNAR RENAISSANCE INC	4198	TULIP PARK WY	$80	$80
067-0490-001-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11844	SLATE FALLS WY	$80	$80
067-0490-002-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11840	SLATE FALLS WY	$80	$80
067-0490-003-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11836	SLATE FALLS WY	$80	$80
067-0490-004-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11832	SLATE FALLS WY	$80	$80
067-0490-005-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11828	SLATE FALLS WY	$80	$80
067-0490-006-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11824	SLATE FALLS WY	$80	$80
067-0490-007-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11820	SLATE FALLS WY	$80	$80
067-0490-008-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11816	SLATE FALLS WY	$80	$80
067-0490-009-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11812	SLATE FALLS WY	$80	$80
067-0490-010-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11808	SLATE FALLS WY	$80	$80
067-0490-011-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11804	SLATE FALLS WY	$80	$80
067-0490-012-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11800	SLATE FALLS WY	$80	$80
067-0490-013-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11801	SLATE FALLS WY	$80	$80
067-0490-014-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11809	SLATE FALLS WY	$80	$80
067-0490-015-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4232	TOPAZ VALLEY WY	$80	$80
067-0490-016-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4228	TOPAZ VALLEY WY	$80	$80
067-0490-017-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4224	TOPAZ VALLEY WY	$80	$80
067-0490-018-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4220	TOPAZ VALLEY WY	$80	$80
067-0490-019-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4216	TOPAZ VALLEY WY	$80	$80
067-0490-020-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4212	TOPAZ VALLEY WY	$80	$80
067-0490-021-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4208	TOPAZ VALLEY WY	$80	$80
067-0490-022-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4204	TOPAZ VALLEY WY	$80	$80
067-0490-023-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4205	TOPAZ VALLEY WY	$80	$80
067-0490-024-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4209	TOPAZ VALLEY WY	$80	$80
067-0490-025-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4213	TOPAZ VALLEY WY	$80	$80
067-0490-026-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4217	TOPAZ VALLEY WY	$80	$80
067-0490-027-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4221	TOPAZ VALLEY WY	$80	$80
067-0490-028-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4225	TOPAZ VALLEY WY	$80	$80
067-0490-029-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4229	TOPAZ VALLEY WY	$80	$80
067-0490-030-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4237	TOPAZ VALLEY WY	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0490-031-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11821	SLATE FALLS WY	$80	$80
067-0490-032-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4232	SILVER WATER WY	$80	$80
067-0490-033-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4228	SILVER WATER WY	$80	$80
067-0490-034-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4224	SILVER WATER WY	$80	$80
067-0490-035-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4220	SILVER WATER WY	$80	$80
067-0490-036-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4216	SILVER WATER WY	$80	$80
067-0490-037-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4212	SILVER WATER WY	$80	$80
067-0490-038-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4208	SILVER WATER WY	$80	$80
067-0490-039-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4204	SILVER WATER WY	$80	$80
067-0490-040-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4200	SILVER WATER WY	$80	$80
067-0490-041-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11816	OPAL RIDGE WY	$80	$80
067-0490-042-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11808	OPAL RIDGE WY	$80	$80
067-0490-043-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11800	OPAL RIDGE WY	$80	$80
067-0490-044-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4205	ANATOLIA DR	$80	$80
067-0490-045-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4209	ANATOLIA DR	$80	$80
067-0490-046-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4213	ANATOLIA DR	$80	$80
067-0490-047-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4217	ANATOLIA DR	$80	$80
067-0490-048-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4221	ANATOLIA DR	$80	$80
067-0490-049-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4225	ANATOLIA DR	$80	$80
067-0490-050-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4229	ANATOLIA DR	$80	$80
067-0490-051-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4233	ANATOLIA DR	$80	$80
067-0490-052-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11801	OPAL RIDGE WY	$80	$80
067-0490-053-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11805	OPAL RIDGE WY	$80	$80
067-0490-054-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11809	OPAL RIDGE WY	$80	$80
067-0490-055-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11813	OPAL RIDGE WY	$80	$80
067-0490-056-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11817	OPAL RIDGE WY	$80	$80
067-0490-057-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11821	OPAL RIDGE WY	$80	$80
067-0490-058-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11829	OPAL RIDGE WY	$80	$80
067-0500-001-0000	GMAC MODEL HOME FINANCE INC (US Home)	11886	FIRE AGATE WY	$80	$80
067-0500-002-0000	GMAC MODEL HOME FINANCE INC (US Home)	11884	FIRE AGATE WY	$80	$80
067-0500-003-0000	GMAC MODEL HOME FINANCE INC (US Home)	11880	FIRE AGATE WY	$80	$80
067-0500-004-0000	GMAC MODEL HOME FINANCE INC (US Home)	11876	FIRE AGATE WY	$80	$80
067-0500-005-0000	GMAC MODEL HOME FINANCE INC (US Home)	11872	FIRE AGATE WY	$80	$80
067-0500-006-0000	GMAC MODEL HOME FINANCE INC (US Home)	11868	FIRE AGATE WY	$80	$80
067-0500-007-0000	GMAC MODEL HOME FINANCE INC (US Home)	11862	FIRE AGATE WY	$80	$80
067-0500-008-0000	GMAC MODEL HOME FINANCE INC (US Home)	11858	FIRE AGATE WY	$80	$80
067-0500-009-0000	GMAC MODEL HOME FINANCE INC (US Home)	11854	FIRE AGATE WY	$80	$80
067-0500-010-0000	GMAC MODEL HOME FINANCE INC (US Home)	11850	FIRE AGATE WY	$80	$80
067-0500-011-0000	GMAC MODEL HOME FINANCE INC (US Home)	11851	FIRE AGATE WY	$80	$80
067-0500-012-0000	GMAC MODEL HOME FINANCE INC (US Home)	11855	FIRE AGATE WY	$80	$80
067-0500-013-0000	GMAC MODEL HOME FINANCE INC (US Home)	11859	FIRE AGATE WY	$80	$80
067-0500-014-0000	GMAC MODEL HOME FINANCE INC (US Home)	11863	FIRE AGATE WY	$80	$80
067-0500-015-0000	GMAC MODEL HOME FINANCE INC (US Home)	11867	FIRE AGATE WY	$80	$80
067-0500-016-0000	GMAC MODEL HOME FINANCE INC (US Home)	11871	FIRE AGATE WY	$80	$80
067-0500-017-0000	GMAC MODEL HOME FINANCE INC (US Home)	11875	FIRE AGATE WY	$80	$80
067-0500-018-0000	GMAC MODEL HOME FINANCE INC (US Home)	11879	FIRE AGATE WY	$80	$80
067-0500-019-0000	GMAC MODEL HOME FINANCE INC (US Home)	11883	FIRE AGATE WY	$80	$80
067-0500-020-0000	GMAC MODEL HOME FINANCE INC (US Home)	11887	FIRE AGATE WY	$80	$80
067-0500-021-0000	GMAC MODEL HOME FINANCE INC (US Home)	11886	LARISA WY	$80	$80
067-0500-022-0000	GMAC MODEL HOME FINANCE INC (US Home)	11882	LARISA WY	$80	$80
067-0500-023-0000	GMAC MODEL HOME FINANCE INC (US Home)	11878	LARISA WY	$80	$80
067-0500-024-0000	GMAC MODEL HOME FINANCE INC (US Home)	11874	LARISA WY	$80	$80
067-0500-025-0000	GMAC MODEL HOME FINANCE INC (US Home)	11870	LARISA WY	$80	$80
067-0500-026-0000	GMAC MODEL HOME FINANCE INC (US Home)	11866	LARISA WY	$80	$80
067-0500-027-0000	GMAC MODEL HOME FINANCE INC (US Home)	11862	LARISA WY	$80	$80
067-0500-028-0000	GMAC MODEL HOME FINANCE INC (US Home)	11858	LARISA WY	$80	$80
067-0500-029-0000	GMAC MODEL HOME FINANCE INC (US Home)	11854	LARISA WY	$80	$80
067-0500-030-0000	GMAC MODEL HOME FINANCE INC (US Home)	11850	LARISA WY	$80	$80
067-0500-031-0000	GMAC MODEL HOME FINANCE INC (US Home)	11851	LARISA WY	$80	$80
067-0500-032-0000	GMAC MODEL HOME FINANCE INC (US Home)	11855	LARISA WY	$80	$80
067-0500-033-0000	GMAC MODEL HOME FINANCE INC (US Home)	11859	LARISA WY	$80	$80
067-0500-034-0000	GMAC MODEL HOME FINANCE INC (US Home)	11863	LARISA WY	$80	$80
067-0500-035-0000	GMAC MODEL HOME FINANCE INC (US Home)	11867	LARISA WY	$80	$80
067-0500-036-0000	GMAC MODEL HOME FINANCE INC (US Home)	11871	LARISA WY	$80	$80
067-0500-037-0000	GMAC MODEL HOME FINANCE INC (US Home)	11875	LARISA WY	$80	$80
067-0500-038-0000	GMAC MODEL HOME FINANCE INC (US Home)	11879	LARISA WY	$80	$80
067-0500-039-0000	GMAC MODEL HOME FINANCE INC (US Home)	4262	SARDONYX CT	$80	$80
067-0500-040-0000	GMAC MODEL HOME FINANCE INC (US Home)	4256	SARDONYX CT	$80	$80
067-0500-041-0000	GMAC MODEL HOME FINANCE INC (US Home)	4251	SARDONYX CT	$80	$80
067-0500-042-0000	GMAC MODEL HOME FINANCE INC (US Home)	4255	SARDONYX CT	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0500-043-0000	GMAC MODEL HOME FINANCE INC (US Home)	4259	SARDONYX CT	$80	$80
067-0500-044-0000	GMAC MODEL HOME FINANCE INC (US Home)	4263	SARDONYX CT	$80	$80
067-0500-045-0000	GMAC MODEL HOME FINANCE INC (US Home)	4267	SARDONYX WY	$80	$80
067-0500-046-0000	GMAC MODEL HOME FINANCE INC (US Home)	4271	SARDONYX WY	$80	$80
067-0500-047-0000	GMAC MODEL HOME FINANCE INC (US Home)	4275	SARDONYX WY	$80	$80
067-0500-048-0000	GMAC MODEL HOME FINANCE INC (US Home)	4279	SARDONYX WY	$80	$80
067-0500-049-0000	GMAC MODEL HOME FINANCE INC (US Home)	4283	SARDONYX WY	$80	$80
067-0500-050-0000	GMAC MODEL HOME FINANCE INC (US Home)	4287	SARDONYX WY	$80	$80
067-0500-051-0000	GMAC MODEL HOME FINANCE INC (US Home)	4291	SARDONYX WY	$80	$80
067-0510-001-0000	GMAC MODEL HOME FINANCE INC (US Home)	4248	STECCATO DR	$80	$80
067-0510-002-0000	GMAC MODEL HOME FINANCE INC (US Home)	4252	STECCATO DR	$80	$80
067-0510-003-0000	GMAC MODEL HOME FINANCE INC (US Home)	4256	STECCATO DR	$80	$80
067-0510-004-0000	GMAC MODEL HOME FINANCE INC (US Home)	4260	STECCATO DR	$80	$80
067-0510-005-0000	GMAC MODEL HOME FINANCE INC (US Home)	4264	STECCATO DR	$80	$80
067-0510-006-0000	GMAC MODEL HOME FINANCE INC (US Home)	4268	STECCATO DR	$80	$80
067-0510-007-0000	GMAC MODEL HOME FINANCE INC (US Home)	4272	STECCATO DR	$80	$80
067-0510-008-0000	GMAC MODEL HOME FINANCE INC (US Home)	4276	STECCATO DR	$80	$80
067-0510-009-0000	GMAC MODEL HOME FINANCE INC (US Home)	4280	STECCATO DR	$80	$80
067-0510-010-0000	GMAC MODEL HOME FINANCE INC (US Home)	11847	GOLDEN AMBER CT	$80	$80
067-0510-011-0000	GMAC MODEL HOME FINANCE INC (US Home)	11851	GOLDEN AMBER CT	$80	$80
067-0510-012-0000	GMAC MODEL HOME FINANCE INC (US Home)	11855	GOLDEN AMBER CT	$80	$80
067-0510-013-0000	GMAC MODEL HOME FINANCE INC (US Home)	11850	GOLDEN AMBER CT	$80	$80
067-0510-014-0000	GMAC MODEL HOME FINANCE INC (US Home)	11846	GOLDEN AMBER CT	$80	$80
067-0510-015-0000	GMAC MODEL HOME FINANCE INC (US Home)	4298	STECCATO DR	$80	$80
067-0510-016-0000	GMAC MODEL HOME FINANCE INC (US Home)	4289	STECCATO DR	$80	$80
067-0510-017-0000	GMAC MODEL HOME FINANCE INC (US Home)	4295	STECCATO DR	$80	$80
067-0510-018-0000	GMAC MODEL HOME FINANCE INC (US Home)	11835	APPOLON DR	$80	$80
067-0510-019-0000	GMAC MODEL HOME FINANCE INC (US Home)	11863	APPOLON DR	$80	$80
067-0510-020-0000	GMAC MODEL HOME FINANCE INC (US Home)	11871	APPOLON DR	$80	$80
067-0510-021-0000	GMAC MODEL HOME FINANCE INC (US Home)	11928	RUBILITE WY	$80	$80
067-0510-022-0000	GMAC MODEL HOME FINANCE INC (US Home)	11924	RUBILITE WY	$80	$80
067-0510-023-0000	GMAC MODEL HOME FINANCE INC (US Home)	11920	RUBILITE WY	$80	$80
067-0510-024-0000	GMAC MODEL HOME FINANCE INC (US Home)	11916	RUBILITE WY	$80	$80
067-0510-025-0000	GMAC MODEL HOME FINANCE INC (US Home)	11912	RUBILITE WY	$80	$80
067-0510-026-0000	GMAC MODEL HOME FINANCE INC (US Home)	11908	RUBILITE WY	$80	$80
067-0510-027-0000	GMAC MODEL HOME FINANCE INC (US Home)	11904	RUBILITE WY	$80	$80
067-0510-028-0000	GMAC MODEL HOME FINANCE INC (US Home)	11900	RUBILITE WY	$80	$80
067-0510-029-0000	GMAC MODEL HOME FINANCE INC (US Home)	11890	RUBILITE WY	$80	$80
067-0510-030-0000	GMAC MODEL HOME FINANCE INC (US Home)	11886	RUBILITE WY	$80	$80
067-0510-031-0000	GMAC MODEL HOME FINANCE INC (US Home)	11882	RUBILITE WY	$80	$80
067-0510-032-0000	GMAC MODEL HOME FINANCE INC (US Home)	11878	RUBILITE WY	$80	$80
067-0510-033-0000	GMAC MODEL HOME FINANCE INC (US Home)	11874	RUBILITE WY	$80	$80
067-0510-034-0000	GMAC MODEL HOME FINANCE INC (US Home)	11870	RUBILITE WY	$80	$80
067-0510-035-0000	GMAC MODEL HOME FINANCE INC (US Home)	11866	RUBILITE WY	$80	$80
067-0510-036-0000	GMAC MODEL HOME FINANCE INC (US Home)	11862	RUBILITE WY	$80	$80
067-0510-037-0000	GMAC MODEL HOME FINANCE INC (US Home)	11858	RUBILITE WY	$80	$80
067-0510-038-0000	GMAC MODEL HOME FINANCE INC (US Home)	11854	RUBILITE WY	$80	$80
067-0510-039-0000	GMAC MODEL HOME FINANCE INC (US Home)	11850	RUBILITE WY	$80	$80
067-0510-040-0000	GMAC MODEL HOME FINANCE INC (US Home)	11851	RUBILITE WY	$80	$80
067-0510-041-0000	GMAC MODEL HOME FINANCE INC (US Home)	11855	RUBILITE WY	$80	$80
067-0510-042-0000	GMAC MODEL HOME FINANCE INC (US Home)	11859	RUBILITE WY	$80	$80
067-0510-043-0000	GMAC MODEL HOME FINANCE INC (US Home)	11863	RUBILITE WY	$80	$80
067-0510-044-0000	GMAC MODEL HOME FINANCE INC (US Home)	11867	RUBILITE WY	$80	$80
067-0510-045-0000	GMAC MODEL HOME FINANCE INC (US Home)	11871	RUBILITE WY	$80	$80
067-0510-046-0000	GMAC MODEL HOME FINANCE INC (US Home)	11875	RUBILITE WY	$80	$80
067-0510-047-0000	GMAC MODEL HOME FINANCE INC (US Home)	11879	RUBILITE WY	$80	$80
067-0510-048-0000	GMAC MODEL HOME FINANCE INC (US Home)	11883	RUBILITE WY	$80	$80
067-0510-049-0000	GMAC MODEL HOME FINANCE INC (US Home)	11887	RUBILITE WY	$80	$80
067-0510-050-0000	GMAC MODEL HOME FINANCE INC (US Home)	11891	RUBILITE WY	$80	$80
067-0510-051-0000	GMAC MODEL HOME FINANCE INC (US Home)	11886	BLUE TOPAZ WY	$80	$80
067-0510-052-0000	GMAC MODEL HOME FINANCE INC (US Home)	11882	BLUE TOPAZ WY	$80	$80
067-0510-053-0000	GMAC MODEL HOME FINANCE INC (US Home)	11878	BLUE TOPAZ WY	$80	$80
067-0510-054-0000	GMAC MODEL HOME FINANCE INC (US Home)	11874	BLUE TOPAZ WY	$80	$80
067-0510-055-0000	GMAC MODEL HOME FINANCE INC (US Home)	11870	BLUE TOPAZ WY	$80	$80
067-0510-056-0000	GMAC MODEL HOME FINANCE INC (US Home)	11866	BLUE TOPAZ WY	$80	$80
067-0510-057-0000	GMAC MODEL HOME FINANCE INC (US Home)	11862	BLUE TOPAZ WY	$80	$80
067-0510-058-0000	GMAC MODEL HOME FINANCE INC (US Home)	11858	BLUE TOPAZ WY	$80	$80
067-0510-059-0000	GMAC MODEL HOME FINANCE INC (US Home)	11854	BLUE TOPAZ WY	$80	$80
067-0510-060-0000	GMAC MODEL HOME FINANCE INC (US Home)	11850	BLUE TOPAZ WY	$80	$80
067-0510-061-0000	GMAC MODEL HOME FINANCE INC (US Home)	11851	BLUE TOPAZ WY	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0510-062-0000	GMAC MODEL HOME FINANCE INC (US Home)	11855	BLUE TOPAZ WY	$80	$80
067-0510-063-0000	GMAC MODEL HOME FINANCE INC (US Home)	11859	BLUE TOPAZ WY	$80	$80
067-0510-064-0000	GMAC MODEL HOME FINANCE INC (US Home)	11863	BLUE TOPAZ WY	$80	$80
067-0510-065-0000	GMAC MODEL HOME FINANCE INC (US Home)	11867	BLUE TOPAZ WY	$80	$80
067-0510-066-0000	GMAC MODEL HOME FINANCE INC (US Home)	11871	BLUE TOPAZ WY	$80	$80
067-0510-067-0000	GMAC MODEL HOME FINANCE INC (US Home)	11875	BLUE TOPAZ WY	$80	$80
067-0510-068-0000	GMAC MODEL HOME FINANCE INC (US Home)	11879	BLUE TOPAZ WY	$80	$80
067-0510-069-0000	GMAC MODEL HOME FINANCE INC (US Home)	11883	BLUE TOPAZ WY	$80	$80
067-0510-070-0000	GMAC MODEL HOME FINANCE INC (US Home)	11887	BLUE TOPAZ WY	$80	$80
067-0510-071-0000	GMAC MODEL HOME FINANCE INC (US Home)	4295	SARDONYX WY	$80	$80
067-0510-072-0000	GMAC MODEL HOME FINANCE INC (US Home)	4299	SARDONYX WY	$80	$80
067-0510-073-0000	GMAC MODEL HOME FINANCE INC (US Home)	4303	SARDONYX WY	$80	$80
067-0510-074-0000	GMAC MODEL HOME FINANCE INC (US Home)	4307	SARDONYX WY	$80	$80
067-0510-075-0000	GMAC MODEL HOME FINANCE INC (US Home)	4311	SARDONYX WY	$80	$80
067-0510-076-0000	GMAC MODEL HOME FINANCE INC (US Home)	11901	RUBILITE WY	$80	$80
067-0510-077-0000	GMAC MODEL HOME FINANCE INC (US Home)	11905	RUBILITE WY	$80	$80
067-0510-078-0000	GMAC MODEL HOME FINANCE INC (US Home)	11909	RUBILITE WY	$80	$80
067-0510-079-0000	GMAC MODEL HOME FINANCE INC (US Home)	4304	FRANCONIA CT	$80	$80
067-0510-080-0000	GMAC MODEL HOME FINANCE INC (US Home)	4300	FRANCONIA CT	$80	$80
067-0510-081-0000	GMAC MODEL HOME FINANCE INC (US Home)	4301	FRANCONIA CT	$80	$80
067-0510-082-0000	GMAC MODEL HOME FINANCE INC (US Home)	4305	FRANCONIA CT	$80	$80
067-0510-083-0000	GMAC MODEL HOME FINANCE INC (US Home)	11921	RUBILITE WY	$80	$80
067-0510-084-0000	GMAC MODEL HOME FINANCE INC (US Home)	11925	RUBILITE WY	$80	$80
067-0510-085-0000	GMAC MODEL HOME FINANCE INC (US Home)	11929	RUBILITE WY	$80	$80
067-0510-086-0000	GMAC MODEL HOME FINANCE INC (US Home)	4300	SOPHISTRY DR	$80	$80
067-0510-087-0000	GMAC MODEL HOME FINANCE INC (US Home)	4296	SOPHISTRY DR	$80	$80
067-0510-088-0000	GMAC MODEL HOME FINANCE INC (US Home)	4292	SOPHISTRY DR	$80	$80
067-0510-089-0000	GMAC MODEL HOME FINANCE INC (US Home)	11899	APPOLON DR	$80	$80
067-0510-090-0000	GMAC MODEL HOME FINANCE INC (US Home)	11895	APPOLON DR	$80	$80
067-0510-091-0000	GMAC MODEL HOME FINANCE INC (US Home)	11891	APPOLON DR	$80	$80
067-0510-092-0000	GMAC MODEL HOME FINANCE INC (US Home)	11887	APPOLON DR	$80	$80
067-0510-093-0000	GMAC MODEL HOME FINANCE INC (US Home)	11883	APPOLON DR	$80	$80
067-0510-094-0000	GMAC MODEL HOME FINANCE INC (US Home)	11879	APPOLON DR	$80	$80
067-0510-095-0000	GMAC MODEL HOME FINANCE INC (US Home)	11875	APPOLON DR	$80	$80
067-0510-096-0000	GMAC MODEL HOME FINANCE INC (US Home)	11859	APPOLON DR	$80	$80
067-0510-097-0000	GMAC MODEL HOME FINANCE INC (US Home)	11855	APPOLON DR	$80	$80
067-0510-098-0000	GMAC MODEL HOME FINANCE INC (US Home)	11851	APPOLON DR	$80	$80
067-0510-099-0000	GMAC MODEL HOME FINANCE INC (US Home)	11847	APPOLON DR	$80	$80
067-0510-100-0000	GMAC MODEL HOME FINANCE INC (US Home)	11843	APPOLON DR	$80	$80
067-0510-101-0000	GMAC MODEL HOME FINANCE INC (US Home)	11839	APPOLON DR	$80	$80
067-0520-001-0000	GMAC MODEL HOME FINANCE INC (US Home)	11928	PERICLES DR	$80	$80
067-0520-002-0000	GMAC MODEL HOME FINANCE INC (US Home)	11936	PERICLES DR	$80	$80
067-0520-003-0000	GMAC MODEL HOME FINANCE INC (US Home)	11940	PERICLES DR	$80	$80
067-0520-004-0000	GMAC MODEL HOME FINANCE INC (US Home)	11944	PERICLES DR	$80	$80
067-0520-005-0000	GMAC MODEL HOME FINANCE INC (US Home)	11948	PERICLES DR	$80	$80
067-0520-006-0000	GMAC MODEL HOME FINANCE INC (US Home)	11952	PERICLES DR	$80	$80
067-0520-007-0000	GMAC MODEL HOME FINANCE INC (US Home)	11956	PERICLES DR	$80	$80
067-0520-008-0000	GMAC MODEL HOME FINANCE INC (US Home)	11960	PERICLES DR	$80	$80
067-0520-009-0000	GMAC MODEL HOME FINANCE INC (US Home)	11964	PERICLES DR	$80	$80
067-0520-010-0000	GMAC MODEL HOME FINANCE INC (US Home)	11968	PERICLES DR	$80	$80
067-0520-011-0000	GMAC MODEL HOME FINANCE INC (US Home)	11972	PERICLES DR	$80	$80
067-0520-012-0000	GMAC MODEL HOME FINANCE INC (US Home)	11976	PERICLES DR	$80	$80
067-0520-013-0000	GMAC MODEL HOME FINANCE INC (US Home)	11982	PERICLES DR	$80	$80
067-0520-014-0000	GMAC MODEL HOME FINANCE INC (US Home)	11986	PERICLES DR	$80	$80
067-0520-015-0000	GMAC MODEL HOME FINANCE INC (US Home)	11990	PERICLES DR	$80	$80
067-0520-016-0000	GMAC MODEL HOME FINANCE INC (US Home)	11998	PERICLES DR	$80	$80
067-0520-017-0000	GMAC MODEL HOME FINANCE INC (US Home)	11989	MULDOON WY	$80	$80
067-0520-018-0000	GMAC MODEL HOME FINANCE INC (US Home)	11985	MULDOON WY	$80	$80
067-0520-019-0000	GMAC MODEL HOME FINANCE INC (US Home)	11981	MULDOON WY	$80	$80
067-0520-020-0000	GMAC MODEL HOME FINANCE INC (US Home)	11977	MULDOON WY	$80	$80
067-0520-021-0000	GMAC MODEL HOME FINANCE INC (US Home)	11973	MULDOON WY	$80	$80
067-0520-022-0000	GMAC MODEL HOME FINANCE INC (US Home)	11969	MULDOON WY	$80	$80
067-0520-023-0000	GMAC MODEL HOME FINANCE INC (US Home)	11965	MULDOON WY	$80	$80
067-0520-024-0000	GMAC MODEL HOME FINANCE INC (US Home)	11961	MULDOON WY	$80	$80
067-0520-025-0000	GMAC MODEL HOME FINANCE INC (US Home)	11957	MULDOON WY	$80	$80
067-0520-026-0000	GMAC MODEL HOME FINANCE INC (US Home)	11953	MULDOON WY	$80	$80
067-0520-027-0000	GMAC MODEL HOME FINANCE INC (US Home)	11949	MULDOON WY	$80	$80
067-0520-028-0000	GMAC MODEL HOME FINANCE INC (US Home)	11945	MULDOON WY	$80	$80
067-0520-029-0000	GMAC MODEL HOME FINANCE INC (US Home)	11941	MULDOON WY	$80	$80
067-0520-030-0000	GMAC MODEL HOME FINANCE INC (US Home)	11937	MULDOON WY	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0520-031-0000	GMAC MODEL HOME FINANCE INC (US Home)	11933	MULDOON WY	$80	$80
067-0520-032-0000	GMAC MODEL HOME FINANCE INC (US Home)	11929	MULDOON WY	$80	$80
067-0520-033-0000	GMAC MODEL HOME FINANCE INC (US Home)	11925	MULDOON WY	$80	$80
067-0520-034-0000	GMAC MODEL HOME FINANCE INC (US Home)	4361	SOPHISTRY DR	$80	$80
067-0520-035-0000	GMAC MODEL HOME FINANCE INC (US Home)	4365	SOPHISTRY DR	$80	$80
067-0520-036-0000	GMAC MODEL HOME FINANCE INC (US Home)	4369	SOPHISTRY DR	$80	$80
067-0520-037-0000	GMAC MODEL HOME FINANCE INC (US Home)	4373	SOPHISTRY DR	$80	$80
067-0520-038-0000	GMAC MODEL HOME FINANCE INC (US Home)	4377	SOPHISTRY DR	$80	$80
067-0520-039-0000	GMAC MODEL HOME FINANCE INC (US Home)	4381	SOPHISTRY DR	$80	$80
067-0520-040-0000	GMAC MODEL HOME FINANCE INC (US Home)	4412	YEATES CT	$80	$80
067-0520-041-0000	GMAC MODEL HOME FINANCE INC (US Home)	4408	YEATES CT	$80	$80
067-0520-042-0000	GMAC MODEL HOME FINANCE INC (US Home)	4404	YEATES CT	$80	$80
067-0520-043-0000	GMAC MODEL HOME FINANCE INC (US Home)	4400	YEATES CT	$80	$80
067-0520-044-0000	GMAC MODEL HOME FINANCE INC (US Home)	4405	YEATES CT	$80	$80
067-0520-045-0000	GMAC MODEL HOME FINANCE INC (US Home)	4409	YEATES CT	$80	$80
067-0520-046-0000	GMAC MODEL HOME FINANCE INC (US Home)	4405	SOPHISTRY DR	$80	$80
067-0520-047-0000	GMAC MODEL HOME FINANCE INC (US Home)	4409	SOPHISTRY DR	$80	$80
067-0520-048-0000	GMAC MODEL HOME FINANCE INC (US Home)	4413	SOPHISTRY DR	$80	$80
067-0520-049-0000	GMAC MODEL HOME FINANCE INC (US Home)	4417	SOPHISTRY DR	$80	$80
067-0520-050-0000	GMAC MODEL HOME FINANCE INC (US Home)	4421	SOPHISTRY DR	$80	$80
067-0520-051-0000	GMAC MODEL HOME FINANCE INC (US Home)	4425	SOPHISTRY DR	$80	$80
067-0520-052-0000	GMAC MODEL HOME FINANCE INC (US Home)	4429	SOPHISTRY DR	$80	$80
067-0520-053-0000	GMAC MODEL HOME FINANCE INC (US Home)	4404	QUIGLEY CT	$80	$80
067-0520-054-0000	GMAC MODEL HOME FINANCE INC (US Home)	4400	QUIGLEY CT	$80	$80
067-0520-055-0000	GMAC MODEL HOME FINANCE INC (US Home)	4401	QUIGLEY CT	$80	$80
067-0520-056-0000	GMAC MODEL HOME FINANCE INC (US Home)	4405	QUIGLEY CT	$80	$80
067-0520-057-0000	GMAC MODEL HOME FINANCE INC (US Home)	4437	SOPHISTRY DR	$80	$80
067-0520-058-0000	GMAC MODEL HOME FINANCE INC (US Home)	4441	SOPHISTRY DR	$80	$80
067-0520-059-0000	GMAC MODEL HOME FINANCE INC (US Home)	4445	SOPHISTRY DR	$80	$80
067-0520-060-0000	GMAC MODEL HOME FINANCE INC (US Home)	4449	SOPHISTRY DR	$80	$80
067-0520-061-0000	GMAC MODEL HOME FINANCE INC (US Home)	4453	SOPHISTRY DR	$80	$80
067-0520-062-0000	GMAC MODEL HOME FINANCE INC (US Home)	4457	SOPHISTRY DR	$80	$80
067-0520-063-0000	GMAC MODEL HOME FINANCE INC (US Home)	4461	SOPHISTRY DR	$80	$80
067-0520-064-0000	GMAC MODEL HOME FINANCE INC (US Home)	4465	SOPHISTRY DR	$80	$80
067-0520-065-0000	GMAC MODEL HOME FINANCE INC (US Home)	4477	SOPHISTRY DR	$80	$80
067-0520-066-0000	GMAC MODEL HOME FINANCE INC (US Home)	4384	ROSENSTOCK WY	$80	$80
067-0520-067-0000	GMAC MODEL HOME FINANCE INC (US Home)	4380	ROSENSTOCK WY	$80	$80
067-0520-068-0000	GMAC MODEL HOME FINANCE INC (US Home)	4376	ROSENSTOCK WY	$80	$80
067-0520-069-0000	GMAC MODEL HOME FINANCE INC (US Home)	4383	KILROY CT	$80	$80
067-0520-070-0000	GMAC MODEL HOME FINANCE INC (US Home)	4389	KILROY CT	$80	$80
067-0520-071-0000	GMAC MODEL HOME FINANCE INC (US Home)	4395	KILROY CT	$80	$80
067-0520-072-0000	GMAC MODEL HOME FINANCE INC (US Home)	4399	KILROY CT	$80	$80
067-0520-073-0000	GMAC MODEL HOME FINANCE INC (US Home)	4394	KILROY CT	$80	$80
067-0520-074-0000	GMAC MODEL HOME FINANCE INC (US Home)	4390	KILROY CT	$80	$80
067-0520-075-0000	GMAC MODEL HOME FINANCE INC (US Home)	4386	KILROY CT	$80	$80
067-0520-076-0000	GMAC MODEL HOME FINANCE INC (US Home)	4382	KILROY CT	$80	$80
067-0520-077-0000	GMAC MODEL HOME FINANCE INC (US Home)	11972	MULDOON WY	$80	$80
067-0520-078-0000	GMAC MODEL HOME FINANCE INC (US Home)	11968	MULDOON WY	$80	$80
067-0520-079-0000	GMAC MODEL HOME FINANCE INC (US Home)	11964	MULDOON WY	$80	$80
067-0520-080-0000	GMAC MODEL HOME FINANCE INC (US Home)	11960	MULDOON WY	$80	$80
067-0520-081-0000	GMAC MODEL HOME FINANCE INC (US Home)	4395	KELMAN CT	$80	$80
067-0520-082-0000	GMAC MODEL HOME FINANCE INC (US Home)	4399	KELMAN CT	$80	$80
067-0520-083-0000	GMAC MODEL HOME FINANCE INC (US Home)	4398	KELMAN CT	$80	$80
067-0520-084-0000	GMAC MODEL HOME FINANCE INC (US Home)	4394	KELMAN CT	$80	$80
067-0520-085-0000	GMAC MODEL HOME FINANCE INC (US Home)	11952	MULDOON WY	$80	$80
067-0520-086-0000	GMAC MODEL HOME FINANCE INC (US Home)	11948	MULDOON WY	$80	$80
067-0520-087-0000	GMAC MODEL HOME FINANCE INC (US Home)	11944	MULDOON WY	$80	$80
067-0520-088-0000	GMAC MODEL HOME FINANCE INC (US Home)	11940	MULDOON WY	$80	$80
067-0520-089-0000	GMAC MODEL HOME FINANCE INC (US Home)	11936	MULDOON WY	$80	$80
067-0520-090-0000	GMAC MODEL HOME FINANCE INC (US Home)	11932	MULDOON WY	$80	$80
067-0530-001-0000	GMAC MODEL HOME FINANCE INC (US Home)	4377	ROSENSTOCK WY	$80	$80
067-0530-002-0000	GMAC MODEL HOME FINANCE INC (US Home)	4373	ROSENSTOCK WY	$80	$80
067-0530-003-0000	GMAC MODEL HOME FINANCE INC (US Home)	4369	ROSENSTOCK WY	$80	$80
067-0530-004-0000	GMAC MODEL HOME FINANCE INC (US Home)	4365	ROSENSTOCK WY	$80	$80
067-0530-005-0000	GMAC MODEL HOME FINANCE INC (US Home)	4361	ROSENSTOCK WY	$80	$80
067-0530-006-0000	GMAC MODEL HOME FINANCE INC (US Home)	4354	MAEVE CT	$80	$80
067-0530-007-0000	GMAC MODEL HOME FINANCE INC (US Home)	4358	MAEVE CT	$80	$80
067-0530-008-0000	GMAC MODEL HOME FINANCE INC (US Home)	4362	MAEVE CT	$80	$80
067-0530-009-0000	GMAC MODEL HOME FINANCE INC (US Home)	4359	MAEVE CT	$80	$80
067-0530-010-0000	GMAC MODEL HOME FINANCE INC (US Home)	4355	MAEVE CT	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0530-011-0000	GMAC MODEL HOME FINANCE INC (US Home)	4358	BINCHY WY	$80	$80
067-0530-012-0000	GMAC MODEL HOME FINANCE INC (US Home)	4364	BINCHY WY	$80	$80
067-0530-013-0000	GMAC MODEL HOME FINANCE INC (US Home)	4368	BINCHY WY	$80	$80
067-0530-014-0000	GMAC MODEL HOME FINANCE INC (US Home)	4372	BINCHY WY	$80	$80
067-0530-015-0000	GMAC MODEL HOME FINANCE INC (US Home)	4380	BINCHY WY	$80	$80
067-0530-016-0000	GMAC MODEL HOME FINANCE INC (US Home)	4384	BINCHY WY	$80	$80
067-0530-017-0000	GMAC MODEL HOME FINANCE INC (US Home)	4381	ROSENSTOCK WY	$80	$80
067-0530-018-0000	GMAC MODEL HOME FINANCE INC (US Home)	4389	BINCHY WY	$80	$80
067-0530-019-0000	GMAC MODEL HOME FINANCE INC (US Home)	4385	BINCHY WY	$80	$80
067-0530-020-0000	GMAC MODEL HOME FINANCE INC (US Home)	4381	BINCHY WY	$80	$80
067-0530-021-0000	GMAC MODEL HOME FINANCE INC (US Home)	4377	BINCHY WY	$80	$80
067-0530-022-0000	GMAC MODEL HOME FINANCE INC (US Home)	4373	BINCHY WY	$80	$80
067-0530-023-0000	GMAC MODEL HOME FINANCE INC (US Home)	4369	BINCHY WY	$80	$80
067-0530-024-0000	GMAC MODEL HOME FINANCE INC (US Home)	4365	BINCHY WY	$80	$80
067-0530-025-0000	GMAC MODEL HOME FINANCE INC (US Home)	4361	BINCHY WY	$80	$80
067-0530-026-0000	GMAC MODEL HOME FINANCE INC (US Home)	4359	BINCHY WY	$80	$80
067-0530-027-0000	GMAC MODEL HOME FINANCE INC (US Home)	4358	CRECAN CT	$80	$80
067-0530-028-0000	GMAC MODEL HOME FINANCE INC (US Home)	4362	CRECAN CT	$80	$80
067-0530-029-0000	GMAC MODEL HOME FINANCE INC (US Home)	4366	CRECAN CT	$80	$80
067-0530-030-0000	GMAC MODEL HOME FINANCE INC (US Home)	4370	CRECAN CT	$80	$80
067-0530-031-0000	GMAC MODEL HOME FINANCE INC (US Home)	4371	CRECAN CT	$80	$80
067-0530-032-0000	GMAC MODEL HOME FINANCE INC (US Home)	4367	CRECAN CT	$80	$80
067-0530-033-0000	GMAC MODEL HOME FINANCE INC (US Home)	4363	CRECAN CT	$80	$80
067-0530-034-0000	U S HOME CORPORATION/SUN RIDGE ANATOLIA LLC	4359	CRECAN CT	$80	$80
067-0540-001-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11792	BROOK VALLEY WY	$64	$64
067-0540-002-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11788	BROOK VALLEY WY	$64	$64
067-0540-003-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11784	BROOK VALLEY WY	$64	$64
067-0540-004-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11780	BROOK VALLEY WY	$64	$64
067-0540-005-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11776	BROOK VALLEY WY	$64	$64
067-0540-006-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11772	BROOK VALLEY WY	$64	$64
067-0540-007-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11768	BROOK VALLEY WY	$64	$64
067-0540-008-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11764	BROOK VALLEY WY	$64	$64
067-0540-009-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11760	BROOK VALLEY WY	$64	$64
067-0540-010-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11756	BROOK VALLEY WY	$64	$64
067-0540-011-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11752	BROOK VALLEY WY	$64	$64
067-0540-012-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11748	BROOK VALLEY WY	$64	$64
067-0540-013-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11744	BROOK VALLEY WY	$64	$64
067-0540-014-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11740	BROOK VALLEY WY	$64	$64
067-0540-015-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11736	BROOK VALLEY WY	$64	$64
067-0540-016-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11732	BROOK VALLEY WY	$64	$64
067-0540-017-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11728	BROOK VALLEY WY	$64	$64
067-0540-018-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11724	BROOK VALLEY WY	$64	$64
067-0540-019-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11720	BROOK VALLEY WY	$64	$64
067-0540-020-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11716	BROOK VALLEY WY	$64	$64
067-0540-021-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11712	BROOK VALLEY WY	$64	$64
067-0540-022-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11708	BROOK VALLEY WY	$64	$64
067-0540-023-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11704	BROOK VALLEY WY	$64	$64
067-0540-024-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11700	BROOK VALLEY WY	$64	$64
067-0540-025-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11721	BROOK VALLEY WY	$64	$64
067-0540-026-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11725	BROOK VALLEY WY	$64	$64
067-0540-027-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11729	BROOK VALLEY WY	$64	$64
067-0540-028-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11733	BROOK VALLEY WY	$64	$64
067-0540-029-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11737	BROOK VALLEY WY	$64	$64
067-0540-030-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11741	BROOK VALLEY WY	$64	$64
067-0540-031-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11745	BROOK VALLEY WY	$64	$64
067-0540-032-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11761	BROOK VALLEY WY	$64	$64
067-0540-033-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11765	BROOK VALLEY WY	$64	$64
067-0540-034-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11769	BROOK VALLEY WY	$64	$64
067-0540-035-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4082	GLEN SPRINGS WY	$64	$64
067-0540-036-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4076	GLEN SPRINGS WY	$64	$64
067-0540-037-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11724	ALDER LAKE CT	$64	$64
067-0540-038-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11720	ALDER LAKE CT	$64	$64
067-0540-039-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11716	ALDER LAKE CT	$64	$64
067-0540-040-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11721	ALDER LAKE CT	$64	$64
067-0540-041-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11725	ALDER LAKE CT	$64	$64
067-0540-042-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4058	GLEN SPRINGS WY	$64	$64
067-0540-043-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4054	GLEN SPRINGS WY	$64	$64
067-0540-044-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4055	GLEN SPRINGS WY	$64	$64
067-0540-045-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4059	GLEN SPRINGS WY	$64	$64
067-0540-046-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4063	GLEN SPRINGS WY	$64	$64

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0540-047-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4067	GLEN SPRINGS WY	$64	$64
067-0540-048-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4071	GLEN SPRINGS WY	$64	$64
067-0540-049-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4075	GLEN SPRINGS WY	$64	$64
067-0540-050-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4079	GLEN SPRINGS WY	$64	$64
067-0540-051-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4083	GLEN SPRINGS WY	$64	$64
067-0540-052-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4082	COPPER LAKE WY	$64	$64
067-0540-053-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4074	COPPER LAKE WY	$64	$64
067-0540-054-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4070	COPPER LAKE WY	$64	$64
067-0540-055-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4066	COPPER LAKE WY	$64	$64
067-0540-056-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4062	COPPER LAKE WY	$64	$64
067-0540-057-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4058	COPPER LAKE WY	$64	$64
067-0540-058-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4054	COPPER LAKE WY	$64	$64
067-0540-059-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4050	COPPER LAKE WY	$64	$64
067-0540-060-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4046	COPPER LAKE WY	$64	$64
067-0540-061-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4047	COPPER LAKE WY	$64	$64
067-0540-062-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4051	COPPER LAKE WY	$64	$64
067-0540-063-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4055	COPPER LAKE WY	$64	$64
067-0540-064-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4059	COPPER LAKE WY	$64	$64
067-0540-065-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4063	COPPER LAKE WY	$64	$64
067-0540-066-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4067	COPPER LAKE WY	$64	$64
067-0540-067-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4071	COPPER LAKE WY	$64	$64
067-0540-068-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4075	COPPER LAKE WY	$64	$64
067-0540-069-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4079	COPPER LAKE WY	$64	$64
067-0540-070-0000	GMAC MODEL HOME FINANCE INC (Lennar)	4083	COPPER LAKE WY	$64	$64
067-0540-071-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11721	VILLAGE POND WY	$64	$64
067-0540-072-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11729	VILLAGE POND WY	$64	$64
067-0540-073-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11735	VILLAGE POND WY	$64	$64
067-0540-074-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11739	VILLAGE POND WY	$64	$64
067-0540-075-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11743	VILLAGE POND WY	$64	$64
067-0540-076-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11747	VILLAGE POND WY	$64	$64
067-0540-077-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11751	VILLAGE POND WY	$64	$64
067-0540-078-0000	LENNAR RENAISSANCE INC	11755	VILLAGE POND WY	$64	$64
067-0540-079-0000	LENNAR RENAISSANCE INC	11759	VILLAGE POND WY	$64	$64
067-0540-080-0000	LENNAR RENAISSANCE INC	11763	VILLAGE POND WY	$64	$64
067-0540-081-0000	LENNAR RENAISSANCE INC	11769	VILLAGE POND WY	$64	$64
067-0540-082-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11798	VILLAGE POND WY	$64	$64
067-0540-083-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11794	VILLAGE POND WY	$64	$64
067-0540-084-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11792	VILLAGE POND WY	$64	$64
067-0540-085-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11788	VILLAGE POND WY	$64	$64
067-0540-086-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11784	VILLAGE POND WY	$64	$64
067-0540-087-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11780	VILLAGE POND WY	$64	$64
067-0540-088-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11776	VILLAGE POND WY	$64	$64
067-0540-089-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11772	VILLAGE POND WY	$64	$64
067-0540-090-0000	LENNAR RENAISSANCE INC	11770	VILLAGE POND WY	$64	$64
067-0540-091-0000	LENNAR RENAISSANCE INC	11768	VILLAGE POND WY	$64	$64
067-0540-092-0000	LENNAR RENAISSANCE INC	11764	VILLAGE POND WY	$64	$64
067-0540-093-0000	LENNAR RENAISSANCE INC	11760	VILLAGE POND WY	$64	$64
067-0540-094-0000	LENNAR RENAISSANCE INC	11756	VILLAGE POND WY	$64	$64
067-0540-095-0000	LENNAR RENAISSANCE INC	11752	VILLAGE POND WY	$64	$64
067-0540-096-0000	LENNAR RENAISSANCE INC	11748	VILLAGE POND WY	$64	$64
067-0540-097-0000	LENNAR RENAISSANCE INC	11744	VILLAGE POND WY	$64	$64
067-0540-098-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11740	VILLAGE POND WY	$64	$64
067-0540-099-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11736	VILLAGE POND WY	$64	$64
067-0540-100-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11732	VILLAGE POND WY	$64	$64
067-0540-101-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11728	VILLAGE POND WY	$64	$64
067-0540-102-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11724	VILLAGE POND WY	$64	$64
067-0540-103-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11720	VILLAGE POND WY	$64	$64
067-0540-104-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11716	VILLAGE POND WY	$64	$64
067-0540-105-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11712	VILLAGE POND WY	$64	$64
067-0540-106-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11708	VILLAGE POND WY	$64	$64
067-0540-107-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11704	VILLAGE POND WY	$64	$64
067-0540-108-0000	GMAC MODEL HOME FINANCE INC (Lennar)	11700	VILLAGE POND WY	$64	$64
067-0550-001-0000	GMAC MODEL HOME FINANCE INC (US Home)	11825	LOISDALE WY	$64	$64
067-0550-002-0000	GMAC MODEL HOME FINANCE INC (US Home)	11821	LOISDALE WY	$64	$64
067-0550-003-0000	GMAC MODEL HOME FINANCE INC (US Home)	11817	LOISDALE WY	$64	$64
067-0550-004-0000	GMAC MODEL HOME FINANCE INC (US Home)	11813	LOISDALE WY	$64	$64
067-0550-005-0000	GMAC MODEL HOME FINANCE INC (US Home)	11809	LOISDALE WY	$64	$64
067-0550-006-0000	GMAC MODEL HOME FINANCE INC (US Home)	11805	LOISDALE WY	$64	$64
067-0550-007-0000	GMAC MODEL HOME FINANCE INC (US Home)	11801	LOISDALE WY	$64	$64
067-0550-008-0000	GMAC MODEL HOME FINANCE INC (US Home)	11797	LOISDALE WY	$64	$64

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0550-009-0000	GMAC MODEL HOME FINANCE INC (US Home)	11793	LOISDALE WY	$64	$64
067-0550-010-0000	GMAC MODEL HOME FINANCE INC (US Home)	11789	LOISDALE WY	$64	$64
067-0550-011-0000	GMAC MODEL HOME FINANCE INC (US Home)	11785	LOISDALE WY	$64	$64
067-0550-012-0000	GMAC MODEL HOME FINANCE INC (US Home)	11781	LOISDALE WY	$64	$64
067-0550-013-0000	GMAC MODEL HOME FINANCE INC (US Home)	11777	LOISDALE WY	$64	$64
067-0550-014-0000	GMAC MODEL HOME FINANCE INC (US Home)	11773	LOISDALE WY	$64	$64
067-0550-015-0000	GMAC MODEL HOME FINANCE INC (US Home)	11769	LOISDALE WY	$64	$64
067-0550-016-0000	GMAC MODEL HOME FINANCE INC (US Home)	11765	LOISDALE WY	$64	$64
067-0550-017-0000	GMAC MODEL HOME FINANCE INC (US Home)	11761	LOISDALE WY	$64	$64
067-0550-018-0000	GMAC MODEL HOME FINANCE INC (US Home)	11757	LOISDALE WY	$64	$64
067-0550-019-0000	GMAC MODEL HOME FINANCE INC (US Home)	11753	LOISDALE WY	$64	$64
067-0550-020-0000	GMAC MODEL HOME FINANCE INC (US Home)	11749	LOISDALE WY	$64	$64
067-0550-021-0000	GMAC MODEL HOME FINANCE INC (US Home)	11745	LOISDALE WY	$64	$64
067-0550-022-0000	GMAC MODEL HOME FINANCE INC (US Home)	11741	LOISDALE WY	$64	$64
067-0550-023-0000	GMAC MODEL HOME FINANCE INC (US Home)	11737	LOISDALE WY	$64	$64
067-0550-024-0000	GMAC MODEL HOME FINANCE INC (US Home)	11733	LOISDALE WY	$64	$64
067-0550-025-0000	GMAC MODEL HOME FINANCE INC (US Home)	11729	LOISDALE WY	$64	$64
067-0550-026-0000	GMAC MODEL HOME FINANCE INC (US Home)	11725	LOISDALE WY	$64	$64
067-0550-027-0000	GMAC MODEL HOME FINANCE INC (US Home)	11721	LOISDALE WY	$64	$64
067-0550-028-0000	GMAC MODEL HOME FINANCE INC (US Home)	11717	LOISDALE WY	$64	$64
067-0550-029-0000	GMAC MODEL HOME FINANCE INC (US Home)	11713	LOISDALE WY	$64	$64
067-0550-030-0000	GMAC MODEL HOME FINANCE INC (US Home)	11709	LOISDALE WY	$64	$64
067-0550-031-0000	GMAC MODEL HOME FINANCE INC (US Home)	11705	LOISDALE WY	$64	$64
067-0550-032-0000	GMAC MODEL HOME FINANCE INC (US Home)	11701	LOISDALE WY	$64	$64
067-0550-033-0000	GMAC MODEL HOME FINANCE INC (US Home)	11708	LOISDALE WY	$64	$64
067-0550-034-0000	GMAC MODEL HOME FINANCE INC (US Home)	11712	LOISDALE WY	$64	$64
067-0550-035-0000	GMAC MODEL HOME FINANCE INC (US Home)	11740	LOISDALE WY	$64	$64
067-0550-036-0000	GMAC MODEL HOME FINANCE INC (US Home)	11744	LOISDALE WY	$64	$64
067-0550-037-0000	GMAC MODEL HOME FINANCE INC (US Home)	11748	LOISDALE WY	$64	$64
067-0550-038-0000	GMAC MODEL HOME FINANCE INC (US Home)	11752	LOISDALE WY	$64	$64
067-0550-039-0000	GMAC MODEL HOME FINANCE INC (US Home)	11756	LOISDALE WY	$64	$64
067-0550-040-0000	GMAC MODEL HOME FINANCE INC (US Home)	11780	LOISDALE WY	$64	$64
067-0550-041-0000	GMAC MODEL HOME FINANCE INC (US Home)	11784	LOISDALE WY	$64	$64
067-0550-042-0000	GMAC MODEL HOME FINANCE INC (US Home)	11788	LOISDALE WY	$64	$64
067-0550-043-0000	GMAC MODEL HOME FINANCE INC (US Home)	11792	LOISDALE WY	$64	$64
067-0550-044-0000	GMAC MODEL HOME FINANCE INC (US Home)	4116	WOOD SPICE WY	$64	$64
067-0550-045-0000	GMAC MODEL HOME FINANCE INC (US Home)	4120	WOOD SPICE WY	$64	$64
067-0550-046-0000	GMAC MODEL HOME FINANCE INC (US Home)	4124	WOOD SPICE WY	$64	$64
067-0550-047-0000	GMAC MODEL HOME FINANCE INC (US Home)	4128	WOOD SPICE WY	$64	$64
067-0550-048-0000	GMAC MODEL HOME FINANCE INC (US Home)	4132	WOOD SPICE WY	$64	$64
067-0550-049-0000	GMAC MODEL HOME FINANCE INC (US Home)	11704	LOISDALE WY	$64	$64
067-0550-050-0000	GMAC MODEL HOME FINANCE INC (US Home)	11700	LOISDALE WY	$64	$64
067-0550-051-0000	GMAC MODEL HOME FINANCE INC (US Home)	11742	BUTTENBURG WY	$64	$64
067-0550-052-0000	GMAC MODEL HOME FINANCE INC (US Home)	11746	BUTTENBURG WY	$64	$64
067-0550-053-0000	GMAC MODEL HOME FINANCE INC (US Home)	11750	BUTTENBURG WY	$64	$64
067-0550-054-0000	GMAC MODEL HOME FINANCE INC (US Home)	11754	BUTTENBURG WY	$64	$64
067-0550-055-0000	GMAC MODEL HOME FINANCE INC (US Home)	11758	BUTTENBURG WY	$64	$64
067-0550-056-0000	GMAC MODEL HOME FINANCE INC (US Home)	11762	BUTTENBURG WY	$64	$64
067-0550-057-0000	GMAC MODEL HOME FINANCE INC (US Home)	11766	BUTTENBURG WY	$64	$64
067-0550-058-0000	GMAC MODEL HOME FINANCE INC (US Home)	11770	BUTTENBURG WY	$64	$64
067-0550-059-0000	GMAC MODEL HOME FINANCE INC (US Home)	11774	BUTTENBURG WY	$64	$64
067-0550-060-0000	GMAC MODEL HOME FINANCE INC (US Home)	11778	BUTTENBURG WY	$64	$64
067-0550-061-0000	GMAC MODEL HOME FINANCE INC (US Home)	11782	BUTTENBURG WY	$64	$64
067-0550-062-0000	GMAC MODEL HOME FINANCE INC (US Home)	11786	BUTTENBURG WY	$64	$64
067-0550-063-0000	GMAC MODEL HOME FINANCE INC (US Home)	11790	BUTTENBURG WY	$64	$64
067-0550-064-0000	GMAC MODEL HOME FINANCE INC (US Home)	11794	BUTTENBURG WY	$64	$64
067-0550-065-0000	GMAC MODEL HOME FINANCE INC (US Home)	11798	BUTTENBURG WY	$64	$64
067-0550-066-0000	GMAC MODEL HOME FINANCE INC (US Home)	11799	BUTTENBURG WY	$64	$64
067-0550-067-0000	GMAC MODEL HOME FINANCE INC (US Home)	11795	BUTTENBURG WY	$64	$64
067-0550-068-0000	GMAC MODEL HOME FINANCE INC (US Home)	11791	BUTTENBURG WY	$64	$64
067-0550-069-0000	GMAC MODEL HOME FINANCE INC (US Home)	11787	BUTTENBURG WY	$64	$64
067-0550-070-0000	GMAC MODEL HOME FINANCE INC (US Home)	11783	BUTTENBURG WY	$64	$64
067-0550-071-0000	GMAC MODEL HOME FINANCE INC (US Home)	11779	BUTTENBURG WY	$64	$64
067-0550-072-0000	GMAC MODEL HOME FINANCE INC (US Home)	11775	BUTTENBURG WY	$64	$64
067-0550-073-0000	GMAC MODEL HOME FINANCE INC (US Home)	11771	BUTTENBURG WY	$64	$64
067-0550-074-0000	GMAC MODEL HOME FINANCE INC (US Home)	11767	BUTTENBURG WY	$64	$64
067-0550-075-0000	GMAC MODEL HOME FINANCE INC (US Home)	11763	BUTTENBURG WY	$64	$64
067-0550-076-0000	GMAC MODEL HOME FINANCE INC (US Home)	11759	BUTTENBURG WY	$64	$64
067-0550-077-0000	GMAC MODEL HOME FINANCE INC (US Home)	11755	BUTTENBURG WY	$64	$64
067-0550-078-0000	GMAC MODEL HOME FINANCE INC (US Home)	11749	BUTTENBURG WY	$64	$64

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0550-079-0000	GMAC MODEL HOME FINANCE INC (US Home)	11745	BUTTENBURG WY	$64	$64
067-0550-080-0000	GMAC MODEL HOME FINANCE INC (US Home)	11741	BUTTENBURG WY	$64	$64
067-0550-081-0000	GMAC MODEL HOME FINANCE INC (US Home)	11742	BAGOTA WY	$64	$64
067-0550-082-0000	GMAC MODEL HOME FINANCE INC (US Home)	11746	BAGOTA WY	$64	$64
067-0550-083-0000	GMAC MODEL HOME FINANCE INC (US Home)	11750	BAGOTA WY	$64	$64
067-0550-084-0000	GMAC MODEL HOME FINANCE INC (US Home)	11754	BAGOTA WY	$64	$64
067-0550-085-0000	GMAC MODEL HOME FINANCE INC (US Home)	11758	BAGOTA WY	$64	$64
067-0550-086-0000	GMAC MODEL HOME FINANCE INC (US Home)	11762	BAGOTA WY	$64	$64
067-0550-087-0000	GMAC MODEL HOME FINANCE INC (US Home)	11766	BAGOTA WY	$64	$64
067-0550-088-0000	GMAC MODEL HOME FINANCE INC (US Home)	11770	BAGOTA WY	$64	$64
067-0550-089-0000	GMAC MODEL HOME FINANCE INC (US Home)	11774	BAGOTA WY	$64	$64
067-0550-090-0000	GMAC MODEL HOME FINANCE INC (US Home)	11778	BAGOTA WY	$64	$64
067-0550-091-0000	GMAC MODEL HOME FINANCE INC (US Home)	11782	BAGOTA WY	$64	$64
067-0550-092-0000	GMAC MODEL HOME FINANCE INC (US Home)	11786	BAGOTA WY	$64	$64
067-0550-093-0000	GMAC MODEL HOME FINANCE INC (US Home)	11790	BAGOTA WY	$64	$64
067-0550-094-0000	GMAC MODEL HOME FINANCE INC (US Home)	11794	BAGOTA WY	$64	$64
067-0550-095-0000	GMAC MODEL HOME FINANCE INC (US Home)	11798	BAGOTA WY	$64	$64
067-0550-096-0000	GMAC MODEL HOME FINANCE INC (US Home)	11799	BAGOTA WY	$64	$64
067-0550-097-0000	GMAC MODEL HOME FINANCE INC (US Home)	11795	BAGOTA WY	$64	$64
067-0550-098-0000	GMAC MODEL HOME FINANCE INC (US Home)	11791	BAGOTA WY	$64	$64
067-0550-099-0000	GMAC MODEL HOME FINANCE INC (US Home)	11787	BAGOTA WY	$64	$64
067-0550-100-0000	GMAC MODEL HOME FINANCE INC (US Home)	11783	BAGOTA WY	$64	$64
067-0550-101-0000	GMAC MODEL HOME FINANCE INC (US Home)	11779	BAGOTA WY	$64	$64
067-0550-102-0000	GMAC MODEL HOME FINANCE INC (US Home)	11775	BAGOTA WY	$64	$64
067-0550-103-0000	GMAC MODEL HOME FINANCE INC (US Home)	11769	BAGOTA WY	$64	$64
067-0550-104-0000	GMAC MODEL HOME FINANCE INC (US Home)	11765	BAGOTA WY	$64	$64
067-0550-105-0000	GMAC MODEL HOME FINANCE INC (US Home)	11761	BAGOTA WY	$64	$64
067-0550-106-0000	GMAC MODEL HOME FINANCE INC (US Home)	11759	BAGOTA WY	$64	$64
067-0550-107-0000	GMAC MODEL HOME FINANCE INC (US Home)	11755	BAGOTA WY	$64	$64
067-0550-108-0000	GMAC MODEL HOME FINANCE INC (US Home)	11749	BAGOTA WY	$64	$64
067-0550-109-0000	GMAC MODEL HOME FINANCE INC (US Home)	11745	BAGOTA WY	$64	$64
067-0550-110-0000	GMAC MODEL HOME FINANCE INC (US Home)	11741	BAGOTA WY	$64	$64
067-0550-111-0000	GMAC MODEL HOME FINANCE INC (US Home)	11804	LOISDALE WY	$64	$64
067-0550-112-0000	GMAC MODEL HOME FINANCE INC (US Home)	11808	LOISDALE WY	$64	$64
067-0550-113-0000	GMAC MODEL HOME FINANCE INC (US Home)	11812	LOISDALE WY	$64	$64
067-0550-114-0000	GMAC MODEL HOME FINANCE INC (US Home)	11816	LOISDALE WY	$64	$64
067-0550-115-0000	GMAC MODEL HOME FINANCE INC (US Home)	11820	LOISDALE WY	$64	$64
067-0550-116-0000	GMAC MODEL HOME FINANCE INC (US Home)	11824	LOISDALE WY	$64	$64
067-0550-117-0000	GMAC MODEL HOME FINANCE INC (US Home)	11828	LOISDALE WY	$64	$64
067-0550-118-0000	GMAC MODEL HOME FINANCE INC (US Home)	11832	LOISDALE WY	$64	$64
067-0550-119-0000	GMAC MODEL HOME FINANCE INC (US Home)	11836	LOISDALE WY	$64	$64
067-0550-120-0000	GMAC MODEL HOME FINANCE INC (US Home)	11840	LOISDALE WY	$64	$64
067-0550-121-0000	GMAC MODEL HOME FINANCE INC (US Home)	11844	LOISDALE WY	$64	$64
067-0550-122-0000	GMAC MODEL HOME FINANCE INC (US Home)	11848	LOISDALE WY	$64	$64
067-0550-123-0000	GMAC MODEL HOME FINANCE INC (US Home)	11852	LOISDALE WY	$64	$64
067-0550-124-0000	GMAC MODEL HOME FINANCE INC (US Home)	11856	LOISDALE WY	$64	$64
067-0550-125-0000	GMAC MODEL HOME FINANCE INC (US Home)	11860	LOISDALE WY	$64	$64
067-0550-126-0000	GMAC MODEL HOME FINANCE INC (US Home)	11861	LOISDALE WY	$64	$64
067-0550-127-0000	GMAC MODEL HOME FINANCE INC (US Home)	11857	LOISDALE WY	$64	$64
067-0550-128-0000	GMAC MODEL HOME FINANCE INC (US Home)	11853	LOISDALE WY	$64	$64
067-0550-129-0000	GMAC MODEL HOME FINANCE INC (US Home)	11849	LOISDALE WY	$64	$64
067-0550-130-0000	GMAC MODEL HOME FINANCE INC (US Home)	11845	LOISDALE WY	$64	$64
067-0550-131-0000	GMAC MODEL HOME FINANCE INC (US Home)	11841	LOISDALE WY	$64	$64
067-0550-132-0000	GMAC MODEL HOME FINANCE INC (US Home)	11833	LOISDALE WY	$64	$64
067-0560-001-0000	D R HORTON INC SACRAMENTO	4315	NIOBE CR	$64	$64
067-0560-002-0000	D R HORTON INC SACRAMENTO	4319	NIOBE CR	$64	$64
067-0560-003-0000	D R HORTON INC SACRAMENTO	4323	NIOBE CR	$64	$64
067-0560-004-0000	D R HORTON INC SACRAMENTO	4327	NIOBE CR	$64	$64
067-0560-005-0000	D R HORTON INC SACRAMENTO	4331	NIOBE CR	$64	$64
067-0560-006-0000	D R HORTON INC SACRAMENTO	4335	NIOBE CR	$64	$64
067-0560-007-0000	D R HORTON INC SACRAMENTO	4339	NIOBE CR	$64	$64
067-0560-008-0000	D R HORTON INC SACRAMENTO	4343	NIOBE CR	$64	$64
067-0560-009-0000	D R HORTON INC SACRAMENTO	4347	NIOBE CR	$64	$64
067-0560-010-0000	D R HORTON INC SACRAMENTO	4351	NIOBE CR	$64	$64
067-0560-011-0000	D R HORTON INC SACRAMENTO	4355	NIOBE CR	$64	$64
067-0560-012-0000	D R HORTON INC SACRAMENTO	4359	NIOBE CR	$64	$64
067-0560-013-0000	D R HORTON INC SACRAMENTO	4363	NIOBE CR	$64	$64
067-0560-014-0000	D R HORTON INC SACRAMENTO	4367	NIOBE CR	$64	$64
067-0560-015-0000	D R HORTON INC SACRAMENTO	4371	NIOBE CR	$64	$64
067-0560-016-0000	D R HORTON INC SACRAMENTO	4375	NIOBE CR	$64	$64

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0560-017-0000	D R HORTON INC SACRAMENTO	4379	NIOBE CR	$64	$64
067-0560-018-0000	D R HORTON INC SACRAMENTO	4383	NIOBE CR	$64	$64
067-0560-019-0000	D R HORTON INC SACRAMENTO	4387	NIOBE CR	$64	$64
067-0560-020-0000	D R HORTON INC SACRAMENTO	4391	NIOBE CR	$64	$64
067-0560-021-0000	D R HORTON INC SACRAMENTO	4395	NIOBE CR	$64	$64
067-0560-022-0000	D R HORTON INC SACRAMENTO	4399	NIOBE CR	$64	$64
067-0560-023-0000	D R HORTON INC SACRAMENTO	4403	NIOBE CR	$64	$64
067-0560-024-0000	D R HORTON INC SACRAMENTO	4407	NIOBE CR	$64	$64
067-0560-025-0000	D R HORTON INC SACRAMENTO	4411	NIOBE CR	$64	$64
067-0560-026-0000	D R HORTON INC SACRAMENTO	4415	NIOBE CR	$64	$64
067-0560-027-0000	D R HORTON INC SACRAMENTO	4419	NIOBE CR	$64	$64
067-0560-028-0000	D R HORTON INC SACRAMENTO	4423	NIOBE CR	$64	$64
067-0560-029-0000	D R HORTON INC SACRAMENTO	4427	NIOBE CR	$64	$64
067-0560-030-0000	D R HORTON INC SACRAMENTO	4431	NIOBE CR	$64	$64
067-0560-031-0000	D R HORTON INC SACRAMENTO	4435	NIOBE CR	$64	$64
067-0560-032-0000	D R HORTON INC SACRAMENTO	4439	NIOBE CR	$64	$64
067-0560-033-0000	D R HORTON INC SACRAMENTO	4443	NIOBE CR	$64	$64
067-0560-034-0000	D R HORTON INC SACRAMENTO	4447	NIOBE CR	$64	$64
067-0560-035-0000	D R HORTON INC SACRAMENTO	4451	NIOBE CR	$64	$64
067-0560-036-0000	D R HORTON INC SACRAMENTO	4455	NIOBE CR	$64	$64
067-0560-037-0000	D R HORTON INC SACRAMENTO	4459	NIOBE CR	$64	$64
067-0560-038-0000	D R HORTON INC SACRAMENTO	4463	NIOBE CR	$64	$64
067-0560-039-0000	D R HORTON INC SACRAMENTO	4467	NIOBE CR	$64	$64
067-0560-040-0000	D R HORTON INC SACRAMENTO	4471	NIOBE CR	$64	$64
067-0560-041-0000	D R HORTON INC SACRAMENTO	4475	NIOBE CR	$64	$64
067-0560-042-0000	D R HORTON INC SACRAMENTO	4479	NIOBE CR	$64	$64
067-0560-043-0000	D R HORTON INC SACRAMENTO	4483	NIOBE CR	$64	$64
067-0560-044-0000	D R HORTON INC SACRAMENTO	4487	NIOBE CR	$64	$64
067-0560-045-0000	D R HORTON INC SACRAMENTO	4491	NIOBE CR	$64	$64
067-0560-046-0000	D R HORTON INC SACRAMENTO	4495	NIOBE CR	$64	$64
067-0560-047-0000	D R HORTON INC SACRAMENTO	4499	NIOBE CR	$64	$64
067-0560-048-0000	D R HORTON INC SACRAMENTO	11766	KOUROS WY	$64	$64
067-0560-049-0000	D R HORTON INC SACRAMENTO	11762	KOUROS WY	$64	$64
067-0560-050-0000	D R HORTON INC SACRAMENTO	11758	KOUROS WY	$64	$64
067-0560-051-0000	D R HORTON INC SACRAMENTO	11754	KOUROS WY	$64	$64
067-0560-052-0000	D R HORTON INC SACRAMENTO	11750	KOUROS WY	$64	$64
067-0560-053-0000	D R HORTON INC SACRAMENTO	11746	KOUROS WY	$64	$64
067-0560-054-0000	D R HORTON INC SACRAMENTO	11742	KOUROS WY	$64	$64
067-0560-055-0000	D R HORTON INC SACRAMENTO	11738	KOUROS WY	$64	$64
067-0560-056-0000	D R HORTON INC SACRAMENTO	11734	KOUROS WY	$64	$64
067-0560-057-0000	D R HORTON INC SACRAMENTO	11730	KOUROS WY	$64	$64
067-0560-058-0000	D R HORTON INC SACRAMENTO	11726	KOUROS WY	$64	$64
067-0560-059-0000	D R HORTON INC SACRAMENTO	11722	KOUROS WY	$64	$64
067-0560-060-0000	D R HORTON INC SACRAMENTO	11718	KOUROS WY	$64	$64
067-0560-061-0000	D R HORTON INC SACRAMENTO	11714	KOUROS WY	$64	$64
067-0560-062-0000	D R HORTON INC SACRAMENTO	11710	KOUROS WY	$64	$64
067-0560-063-0000	D R HORTON INC SACRAMENTO	11711	KOUROS WY	$64	$64
067-0560-064-0000	D R HORTON INC SACRAMENTO	11715	KOUROS WY	$64	$64
067-0560-065-0000	D R HORTON INC SACRAMENTO	11719	KOUROS WY	$64	$64
067-0560-066-0000	D R HORTON INC SACRAMENTO	11723	KOUROS WY	$64	$64
067-0560-067-0000	D R HORTON INC SACRAMENTO	11727	KOUROS WY	$64	$64
067-0560-068-0000	D R HORTON INC SACRAMENTO	11731	KOUROS WY	$64	$64
067-0560-069-0000	D R HORTON INC SACRAMENTO	11735	KOUROS WY	$64	$64
067-0560-070-0000	D R HORTON INC SACRAMENTO	11739	KOUROS WY	$64	$64
067-0560-071-0000	D R HORTON INC SACRAMENTO	11743	KOUROS WY	$64	$64
067-0560-072-0000	D R HORTON INC SACRAMENTO	11747	KOUROS WY	$64	$64
067-0560-073-0000	D R HORTON INC SACRAMENTO	11751	KOUROS WY	$64	$64
067-0560-074-0000	D R HORTON INC SACRAMENTO	11755	KOUROS WY	$64	$64
067-0560-075-0000	D R HORTON INC SACRAMENTO	11759	KOUROS WY	$64	$64
067-0560-076-0000	D R HORTON INC SACRAMENTO	11763	KOUROS WY	$64	$64
067-0560-077-0000	D R HORTON INC SACRAMENTO	11767	KOUROS WY	$64	$64
067-0560-078-0000	D R HORTON INC SACRAMENTO	11766	ARETE WY	$64	$64
067-0560-079-0000	D R HORTON INC SACRAMENTO	11762	ARETE WY	$64	$64
067-0560-080-0000	D R HORTON INC SACRAMENTO	11758	ARETE WY	$64	$64
067-0560-081-0000	D R HORTON INC SACRAMENTO	11754	ARETE WY	$64	$64
067-0560-082-0000	D R HORTON INC SACRAMENTO	11750	ARETE WY	$64	$64
067-0560-083-0000	D R HORTON INC SACRAMENTO	11746	ARETE WY	$64	$64
067-0560-084-0000	D R HORTON INC SACRAMENTO	11742	ARETE WY	$64	$64
067-0560-085-0000	D R HORTON INC SACRAMENTO	11738	ARETE WY	$64	$64
067-0560-086-0000	D R HORTON INC SACRAMENTO	11734	ARETE WY	$64	$64

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0560-087-0000	D R HORTON INC SACRAMENTO	11730	ARETE WY	$64	$64
067-0560-088-0000	D R HORTON INC SACRAMENTO	11726	ARETE WY	$64	$64
067-0560-089-0000	D R HORTON INC SACRAMENTO	11722	ARETE WY	$64	$64
067-0560-090-0000	D R HORTON INC SACRAMENTO	11718	ARETE WY	$64	$64
067-0560-091-0000	D R HORTON INC SACRAMENTO	11714	ARETE WY	$64	$64
067-0560-092-0000	D R HORTON INC SACRAMENTO	11710	ARETE WY	$64	$64
067-0560-093-0000	D R HORTON INC SACRAMENTO	11711	ARETE WY	$64	$64
067-0560-094-0000	D R HORTON INC SACRAMENTO	11715	ARETE WY	$64	$64
067-0560-095-0000	D R HORTON INC SACRAMENTO	11719	ARETE WY	$64	$64
067-0560-096-0000	D R HORTON INC SACRAMENTO	11723	ARETE WY	$64	$64
067-0560-097-0000	D R HORTON INC SACRAMENTO	11727	ARETE WY	$64	$64
067-0560-098-0000	D R HORTON INC SACRAMENTO	11731	ARETE WY	$64	$64
067-0560-099-0000	D R HORTON INC SACRAMENTO	11735	ARETE WY	$64	$64
067-0560-100-0000	D R HORTON INC SACRAMENTO	11739	ARETE WY	$64	$64
067-0560-101-0000	D R HORTON INC SACRAMENTO	11743	ARETE WY	$64	$64
067-0560-102-0000	D R HORTON INC SACRAMENTO	11747	ARETE WY	$64	$64
067-0560-103-0000	D R HORTON INC SACRAMENTO	11751	ARETE WY	$64	$64
067-0560-104-0000	D R HORTON INC SACRAMENTO	11755	ARETE WY	$64	$64
067-0560-105-0000	D R HORTON INC SACRAMENTO	11759	ARETE WY	$64	$64
067-0560-106-0000	D R HORTON INC SACRAMENTO	11763	ARETE WY	$64	$64
067-0560-107-0000	D R HORTON INC SACRAMENTO	11767	ARETE WY	$64	$64
067-0560-108-0000	D R HORTON INC SACRAMENTO	4434	NIOBE CR	$64	$64
067-0560-109-0000	D R HORTON INC SACRAMENTO	4430	NIOBE CR	$64	$64
067-0560-110-0000	D R HORTON INC SACRAMENTO	4426	NIOBE CR	$64	$64
067-0560-111-0000	D R HORTON INC SACRAMENTO	4422	NIOBE CR	$64	$64
067-0560-112-0000	D R HORTON INC SACRAMENTO	4418	NIOBE CR	$64	$64
067-0560-113-0000	D R HORTON INC SACRAMENTO	4414	NIOBE CR	$64	$64
067-0560-114-0000	D R HORTON INC SACRAMENTO	4410	NIOBE CR	$64	$64
067-0560-115-0000	D R HORTON INC SACRAMENTO	4406	NIOBE CR	$64	$64
067-0560-116-0000	D R HORTON INC SACRAMENTO	4402	NIOBE CR	$64	$64
067-0560-117-0000	D R HORTON INC SACRAMENTO	4398	NIOBE CR	$64	$64
067-0560-118-0000	D R HORTON INC SACRAMENTO	4394	NIOBE CR	$64	$64
067-0560-119-0000	D R HORTON INC SACRAMENTO	4390	NIOBE CR	$64	$64
067-0560-120-0000	D R HORTON INC SACRAMENTO	4386	NIOBE CR	$64	$64
067-0560-121-0000	D R HORTON INC SACRAMENTO	4382	NIOBE CR	$64	$64
067-0560-122-0000	D R HORTON INC SACRAMENTO	4378	NIOBE CR	$64	$64
067-0570-001-0000	PULTE HOME CORPORATION	11827	DIONYSUS WY	$80	$80
067-0570-002-0000	PULTE HOME CORPORATION	11826	DIONYSUS WY	$80	$80
067-0570-003-0000	PULTE HOME CORPORATION	11822	DIONYSUS WY	$80	$80
067-0570-004-0000	PULTE HOME CORPORATION	11818	DIONYSUS WY	$80	$80
067-0570-005-0000	PULTE HOME CORPORATION	11814	DIONYSUS WY	$80	$80
067-0570-006-0000	PULTE HOME CORPORATION	11810	DIONYSUS WY	$80	$80
067-0570-007-0000	PULTE HOME CORPORATION	11806	DIONYSUS WY	$80	$80
067-0570-008-0000	PULTE HOME CORPORATION	11802	DIONYSUS WY	$80	$80
067-0570-009-0000	PULTE HOME CORPORATION	11798	DIONYSUS WY	$80	$80
067-0570-010-0000	PULTE HOME CORPORATION	11794	DIONYSUS WY	$80	$80
067-0570-011-0000	PULTE HOME CORPORATION	11790	DIONYSUS WY	$80	$80
067-0570-012-0000	PULTE HOME CORPORATION	11780	DIONYSUS WY	$80	$80
067-0570-013-0000	PULTE HOME CORPORATION	11776	DIONYSUS WY	$80	$80
067-0570-014-0000	PULTE HOME CORPORATION	11772	DIONYSUS WY	$80	$80
067-0570-015-0000	PULTE HOME CORPORATION	11768	DIONYSUS WY	$80	$80
067-0570-016-0000	PULTE HOME CORPORATION	11764	DIONYSUS WY	$80	$80
067-0570-017-0000	PULTE HOME CORPORATION	11760	DIONYSUS WY	$80	$80
067-0570-018-0000	PULTE HOME CORPORATION	11756	DIONYSUS WY	$80	$80
067-0570-019-0000	PULTE HOME CORPORATION	11752	DIONYSUS WY	$80	$80
067-0570-020-0000	PULTE HOME CORPORATION	11748	DIONYSUS WY	$80	$80
067-0570-021-0000	PULTE HOME CORPORATION	11744	DIONYSUS WY	$80	$80
067-0570-022-0000	PULTE HOME CORPORATION	11740	DIONYSUS WY	$80	$80
067-0570-023-0000	PULTE HOME CORPORATION	11736	DIONYSUS WY	$80	$80
067-0570-024-0000	PULTE HOME CORPORATION	11732	DIONYSUS WY	$80	$80
067-0570-025-0000	PULTE HOME CORPORATION	11728	DIONYSUS WY	$80	$80
067-0570-026-0000	PULTE HOME CORPORATION	11724	DIONYSUS WY	$80	$80
067-0570-027-0000	PULTE HOME CORPORATION	11720	DIONYSUS WY	$80	$80
067-0570-028-0000	PULTE HOME CORPORATION	11716	DIONYSUS WY	$80	$80
067-0570-029-0000	PULTE HOME CORPORATION	11712	DIONYSUS WY	$80	$80
067-0570-030-0000	PULTE HOME CORPORATION	11708	DIONYSUS WY	$80	$80
067-0570-031-0000	PULTE HOME CORPORATION	11704	DIONYSUS WY	$80	$80
067-0570-032-0000	PULTE HOME CORPORATION	11700	DIONYSUS WY	$80	$80
067-0570-033-0000	PULTE HOME CORPORATION	4135	PYLOS WY	$80	$80
067-0570-034-0000	PULTE HOME CORPORATION	4139	PYLOS WY	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0570-035-0000	PULTE HOME CORPORATION	4143	PYLOS WY	$80	$80
067-0570-036-0000	PULTE HOME CORPORATION	4147	PYLOS WY	$80	$80
067-0570-037-0000	PULTE HOME CORPORATION	4151	PYLOS WY	$80	$80
067-0570-038-0000	PULTE HOME CORPORATION	4155	PYLOS WY	$80	$80
067-0570-039-0000	PULTE HOME CORPORATION	4159	PYLOS WY	$80	$80
067-0570-040-0000	PULTE HOME CORPORATION	4163	PYLOS WY	$80	$80
067-0570-041-0000	PULTE HOME CORPORATION	4167	PYLOS WY	$80	$80
067-0570-042-0000	PULTE HOME CORPORATION	4171	PYLOS WY	$80	$80
067-0570-043-0000	PULTE HOME CORPORATION	4175	PYLOS WY	$80	$80
067-0570-044-0000	PULTE HOME CORPORATION	4179	PYLOS WY	$80	$80
067-0570-045-0000	PULTE HOME CORPORATION	4183	PYLOS WY	$80	$80
067-0570-046-0000	PULTE HOME CORPORATION	4187	PYLOS WY	$80	$80
067-0570-047-0000	PULTE HOME CORPORATION	4191	PYLOS WY	$80	$80
067-0570-048-0000	PULTE HOME CORPORATION	4195	PYLOS WY	$80	$80
067-0570-049-0000	PULTE HOME CORPORATION	4199	PYLOS WY	$80	$80
067-0570-050-0000	PULTE HOME CORPORATION	11809	DIONYSUS WY	$80	$80
067-0570-051-0000	PULTE HOME CORPORATION	11805	DIONYSUS WY	$80	$80
067-0570-052-0000	PULTE HOME CORPORATION	11801	DIONYSUS WY	$80	$80
067-0570-053-0000	PULTE HOME CORPORATION	11797	DIONYSUS WY	$80	$80
067-0570-054-0000	PULTE HOME CORPORATION	11793	DIONYSUS WY	$80	$80
067-0570-055-0000	PULTE HOME CORPORATION	11789	DIONYSUS WY	$80	$80
067-0570-056-0000	PULTE HOME CORPORATION	11781	DIONYSUS WY	$80	$80
067-0570-057-0000	PULTE HOME CORPORATION	11777	DIONYSUS WY	$80	$80
067-0570-058-0000	PULTE HOME CORPORATION	11773	DIONYSUS WY	$80	$80
067-0570-059-0000	PULTE HOME CORPORATION	11769	DIONYSUS WY	$80	$80
067-0570-060-0000	PULTE HOME CORPORATION	11753	DIONYSUS WY	$80	$80
067-0570-061-0000	PULTE HOME CORPORATION	11749	DIONYSUS WY	$80	$80
067-0570-062-0000	PULTE HOME CORPORATION	11745	DIONYSUS WY	$80	$80
067-0570-063-0000	PULTE HOME CORPORATION	11741	DIONYSUS WY	$80	$80
067-0570-064-0000	PULTE HOME CORPORATION	11737	DIONYSUS WY	$80	$80
067-0570-065-0000	PULTE HOME CORPORATION	11733	DIONYSUS WY	$80	$80
067-0570-066-0000	PULTE HOME CORPORATION	11729	DIONYSUS WY	$80	$80
067-0570-067-0000	PULTE HOME CORPORATION	11725	DIONYSUS WY	$80	$80
067-0570-068-0000	PULTE HOME CORPORATION	11720	MANI CR	$80	$80
067-0570-069-0000	PULTE HOME CORPORATION	11724	MANI CR	$80	$80
067-0570-070-0000	PULTE HOME CORPORATION	11728	MANI CR	$80	$80
067-0570-071-0000	PULTE HOME CORPORATION	11732	MANI CR	$80	$80
067-0570-072-0000	PULTE HOME CORPORATION	11736	MANI CR	$80	$80
067-0570-073-0000	PULTE HOME CORPORATION	11740	MANI CR	$80	$80
067-0570-074-0000	PULTE HOME CORPORATION	11744	MANI CR	$80	$80
067-0570-075-0000	PULTE HOME CORPORATION	11748	MANI CR	$80	$80
067-0570-076-0000	PULTE HOME CORPORATION	11752	MANI CR	$80	$80
067-0570-077-0000	PULTE HOME CORPORATION	11756	MANI CR	$80	$80
067-0570-078-0000	PULTE HOME CORPORATION	11760	MANI CR	$80	$80
067-0570-079-0000	PULTE HOME CORPORATION	11764	MANI CR	$80	$80
067-0570-080-0000	PULTE HOME CORPORATION	11768	MANI CR	$80	$80
067-0570-081-0000	PULTE HOME CORPORATION	11769	MANI CR	$80	$80
067-0570-082-0000	PULTE HOME CORPORATION	11765	MANI CR	$80	$80
067-0570-083-0000	PULTE HOME CORPORATION	11761	MANI CR	$80	$80
067-0570-084-0000	PULTE HOME CORPORATION	11757	MANI CR	$80	$80
067-0570-085-0000	PULTE HOME CORPORATION	11753	MANI CR	$80	$80
067-0570-086-0000	PULTE HOME CORPORATION	11749	MANI CR	$80	$80
067-0570-087-0000	PULTE HOME CORPORATION	11745	MANI CR	$80	$80
067-0570-088-0000	PULTE HOME CORPORATION	4134	PYLOS WY	$80	$80
067-0570-089-0000	PULTE HOME CORPORATION	4138	PYLOS WY	$80	$80
067-0570-090-0000	PULTE HOME CORPORATION	4142	PYLOS WY	$80	$80
067-0570-091-0000	PULTE HOME CORPORATION	4146	PYLOS WY	$80	$80
067-0570-092-0000	PULTE HOME CORPORATION	4150	PYLOS WY	$80	$80
067-0570-093-0000	PULTE HOME CORPORATION	4154	PYLOS WY	$80	$80
067-0570-094-0000	PULTE HOME CORPORATION	4158	PYLOS WY	$80	$80
067-0570-095-0000	PULTE HOME CORPORATION	4156	ANATOLIA WY	$80	$80
067-0570-096-0000	PULTE HOME CORPORATION	4160	ANATOLIA WY	$80	$80
067-0570-097-0000	PULTE HOME CORPORATION	4164	ANATOLIA WY	$80	$80
067-0570-098-0000	PULTE HOME CORPORATION	4168	ANATOLIA WY	$80	$80
067-0570-099-0000	PULTE HOME CORPORATION	4172	ANATOLIA WY	$80	$80
067-0570-100-0000	PULTE HOME CORPORATION	4176	ANATOLIA WY	$80	$80
067-0570-101-0000	PULTE HOME CORPORATION	4180	ANATOLIA WY	$80	$80
067-0570-102-0000	PULTE HOME CORPORATION	4184	ANATOLIA WY	$80	$80
067-0570-103-0000	PULTE HOME CORPORATION	4188	ANATOLIA WY	$80	$80
067-0580-001-0000	PULTE HOME CORPORATION	11991	ERATO CR	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0580-002-0000	PULTE HOME CORPORATION	11995	ERATO CR	$80	$80
067-0580-003-0000	PULTE HOME CORPORATION	11999	ERATO CR	$80	$80
067-0580-004-0000	PULTE HOME CORPORATION	12003	ERATO CR	$80	$80
067-0580-005-0000	PULTE HOME CORPORATION	12007	ERATO CR	$80	$80
067-0580-006-0000	PULTE HOME CORPORATION	12011	ERATO CR	$80	$80
067-0580-007-0000	PULTE HOME CORPORATION	12015	ERATO CR	$80	$80
067-0580-008-0000	PULTE HOME CORPORATION	12019	ERATO CR	$80	$80
067-0580-009-0000	PULTE HOME CORPORATION	12023	ERATO CR	$80	$80
067-0580-010-0000	PULTE HOME CORPORATION	12027	ERATO CR	$80	$80
067-0580-011-0000	PULTE HOME CORPORATION	12031	ERATO CR	$80	$80
067-0580-012-0000	PULTE HOME CORPORATION	12035	ERATO CR	$80	$80
067-0580-013-0000	PULTE HOME CORPORATION	12039	ERATO CR	$80	$80
067-0580-014-0000	PULTE HOME CORPORATION	12043	ERATO CR	$80	$80
067-0580-015-0000	PULTE HOME CORPORATION	12047	ERATO CR	$80	$80
067-0580-016-0000	PULTE HOME CORPORATION	12051	ERATO CR	$80	$80
067-0580-017-0000	PULTE HOME CORPORATION	12055	ERATO CR	$80	$80
067-0580-018-0000	PULTE HOME CORPORATION	12059	ERATO CR	$80	$80
067-0580-019-0000	PULTE HOME CORPORATION	12063	ERATO CR	$80	$80
067-0580-020-0000	PULTE HOME CORPORATION	12067	ERATO CR	$80	$80
067-0580-021-0000	PULTE HOME CORPORATION	12071	ERATO CR	$80	$80
067-0580-022-0000	PULTE HOME CORPORATION	12075	ERATO CR	$80	$80
067-0580-023-0000	PULTE HOME CORPORATION	12079	ERATO CR	$80	$80
067-0580-024-0000	PULTE HOME CORPORATION	12083	ERATO CR	$80	$80
067-0580-025-0000	PULTE HOME CORPORATION	12087	ERATO CR	$80	$80
067-0580-026-0000	PULTE HOME CORPORATION	12091	ERATO CR	$80	$80
067-0580-027-0000	PULTE HOME CORPORATION	12095	ERATO CR	$80	$80
067-0580-028-0000	PULTE HOME CORPORATION	12099	ERATO CR	$80	$80
067-0580-029-0000	PULTE HOME CORPORATION	12098	ERATO CR	$80	$80
067-0580-030-0000	PULTE HOME CORPORATION	12094	ERATO CR	$80	$80
067-0580-031-0000	PULTE HOME CORPORATION	12090	ERATO CR	$80	$80
067-0580-032-0000	PULTE HOME CORPORATION	12086	ERATO CR	$80	$80
067-0580-033-0000	PULTE HOME CORPORATION	12082	ERATO CR	$80	$80
067-0580-034-0000	PULTE HOME CORPORATION	12078	ERATO CR	$80	$80
067-0580-035-0000	PULTE HOME CORPORATION	12074	ERATO CR	$80	$80
067-0580-036-0000	PULTE HOME CORPORATION	4321	KERKYRA CT	$80	$80
067-0580-037-0000	PULTE HOME CORPORATION	4325	KERKYRA CT	$80	$80
067-0580-038-0000	PULTE HOME CORPORATION	4329	KERKYRA CT	$80	$80
067-0580-039-0000	PULTE HOME CORPORATION	4333	KERKYRA CT	$80	$80
067-0580-040-0000	PULTE HOME CORPORATION	4336	KERKYRA CT	$80	$80
067-0580-041-0000	PULTE HOME CORPORATION	4332	KERKYRA CT	$80	$80
067-0580-042-0000	PULTE HOME CORPORATION	4328	KERKYRA CT	$80	$80
067-0580-043-0000	PULTE HOME CORPORATION	4324	KERKYRA CT	$80	$80
067-0580-044-0000	PULTE HOME CORPORATION	4320	KERKYRA CT	$80	$80
067-0580-045-0000	PULTE HOME CORPORATION	12014	ERATO CR	$80	$80
067-0580-046-0000	PULTE HOME CORPORATION	12010	ERATO CR	$80	$80
067-0580-047-0000	PULTE HOME CORPORATION	12006	ERATO CR	$80	$80
067-0580-048-0000	PULTE HOME CORPORATION	12002	ERATO CR	$80	$80
067-0580-049-0000	PULTE HOME CORPORATION	11998	ERATO CR	$80	$80
067-0580-050-0000	PULTE HOME CORPORATION	11994	ERATO CR	$80	$80
067-0580-051-0000	PULTE HOME CORPORATION	11990	ERATO CR	$80	$80
067-0580-052-0000	PULTE HOME CORPORATION	12049	PERICLES DR	$80	$80
067-0580-053-0000	PULTE HOME CORPORATION	12053	PERICLES DR	$80	$80
067-0580-054-0000	PULTE HOME CORPORATION	12057	PERICLES DR	$80	$80
067-0580-055-0000	PULTE HOME CORPORATION	12061	PERICLES DR	$80	$80
067-0580-056-0000	PULTE HOME CORPORATION	12065	PERICLES DR	$80	$80
067-0590-001-0000	JTS COMMUNITIES	12045	MANDOLIN WY	$80	$80
067-0590-002-0000	JTS COMMUNITIES	12041	MANDOLIN WY	$80	$80
067-0590-003-0000	JTS COMMUNITIES	12037	MANDOLIN WY	$80	$80
067-0590-004-0000	JTS COMMUNITIES	12033	MANDOLIN WY	$80	$80
067-0590-005-0000	JTS COMMUNITIES	12029	MANDOLIN WY	$80	$80
067-0590-006-0000	JTS COMMUNITIES	12025	MANDOLIN WY	$80	$80
067-0590-007-0000	JTS COMMUNITIES	12021	MANDOLIN WY	$80	$80
067-0590-008-0000	JTS COMMUNITIES	12017	MANDOLIN WY	$80	$80
067-0590-009-0000	JTS COMMUNITIES	12013	MANDOLIN WY	$80	$80
067-0590-010-0000	JTS COMMUNITIES	12009	MANDOLIN WY	$80	$80
067-0590-011-0000	JTS COMMUNITIES	12005	MANDOLIN WY	$80	$80
067-0590-012-0000	JTS COMMUNITIES	12001	MANDOLIN WY	$80	$80
067-0590-013-0000	JTS COMMUNITIES	11999	MANDOLIN WY	$80	$80
067-0590-014-0000	JTS COMMUNITIES	11995	MANDOLIN WY	$80	$80
067-0590-015-0000	JTS COMMUNITIES	11991	MANDOLIN WY	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0590-016-0000	JTS COMMUNITIES	11987	MANDOLIN WY	$80	$80
067-0590-017-0000	JTS COMMUNITIES	11983	MANDOLIN WY	$80	$80
067-0590-018-0000	JTS COMMUNITIES	11979	MANDOLIN WY	$80	$80
067-0590-019-0000	JTS COMMUNITIES	11975	MANDOLIN WY	$80	$80
067-0590-020-0000	JTS COMMUNITIES	11971	MANDOLIN WY	$80	$80
067-0590-021-0000	JTS COMMUNITIES	11967	MANDOLIN WY	$80	$80
067-0590-022-0000	JTS COMMUNITIES	11963	MANDOLIN WY	$80	$80
067-0590-023-0000	JTS COMMUNITIES	11959	MANDOLIN WY	$80	$80
067-0590-024-0000	JTS COMMUNITIES	11955	MANDOLIN WY	$80	$80
067-0590-025-0000	JTS COMMUNITIES	11951	MANDOLIN WY	$80	$80
067-0590-026-0000	JTS COMMUNITIES	11947	MANDOLIN WY	$80	$80
067-0590-027-0000	JTS COMMUNITIES	11939	MANDOLIN WY	$80	$80
067-0590-028-0000	JTS COMMUNITIES	4301	SOPHISTRY DR	$80	$80
067-0590-029-0000	JTS COMMUNITIES	11969	PERICLES DR	$80	$80
067-0590-030-0000	JTS COMMUNITIES	11973	PERICLES DR	$80	$80
067-0590-031-0000	JTS COMMUNITIES	12009	PERICLES DR	$80	$80
067-0590-032-0000	JTS COMMUNITIES	12040	MANDOLIN WY	$80	$80
067-0590-033-0000	JTS COMMUNITIES	12036	MANDOLIN WY	$80	$80
067-0590-034-0000	JTS COMMUNITIES	12032	MANDOLIN WY	$80	$80
067-0590-035-0000	JTS COMMUNITIES	12028	MANDOLIN WY	$80	$80
067-0590-036-0000	JTS COMMUNITIES	12024	MANDOLIN WY	$80	$80
067-0590-037-0000	JTS COMMUNITIES	12020	MANDOLIN WY	$80	$80
067-0590-038-0000	JTS COMMUNITIES	4301	HARTLAND WY	$80	$80
067-0590-039-0000	JTS COMMUNITIES	4305	HARTLAND WY	$80	$80
067-0590-040-0000	JTS COMMUNITIES	4309	HARTLAND WY	$80	$80
067-0590-041-0000	JTS COMMUNITIES	4313	HARTLAND WY	$80	$80
067-0590-042-0000	JTS COMMUNITIES	4317	HARTLAND WY	$80	$80
067-0590-043-0000	JTS COMMUNITIES	4321	HARTLAND WY	$80	$80
067-0590-044-0000	JTS COMMUNITIES	4325	HARTLAND WY	$80	$80
067-0590-045-0000	JTS COMMUNITIES	4329	HARTLAND WY	$80	$80
067-0590-046-0000	JTS COMMUNITIES	4333	HARTLAND WY	$80	$80
067-0590-047-0000	JTS COMMUNITIES	4337	HARTLAND WY	$80	$80
067-0590-048-0000	JTS COMMUNITIES	4341	HARTLAND WY	$80	$80
067-0590-049-0000	JTS COMMUNITIES	4352	ACCORDION WY	$80	$80
067-0590-050-0000	JTS COMMUNITIES	4348	ACCORDION WY	$80	$80
067-0590-051-0000	JTS COMMUNITIES	4344	ACCORDION WY	$80	$80
067-0590-052-0000	JTS COMMUNITIES	4340	ACCORDION WY	$80	$80
067-0590-053-0000	JTS COMMUNITIES	4336	ACCORDION WY	$80	$80
067-0590-054-0000	JTS COMMUNITIES	4332	ACCORDION WY	$80	$80
067-0590-055-0000	JTS COMMUNITIES	4328	ACCORDION WY	$80	$80
067-0590-056-0000	JTS COMMUNITIES	4324	ACCORDION WY	$80	$80
067-0590-057-0000	JTS COMMUNITIES	4320	ACCORDION WY	$80	$80
067-0590-058-0000	JTS COMMUNITIES	4316	ACCORDION WY	$80	$80
067-0590-059-0000	JTS COMMUNITIES	4312	ACCORDION WY	$80	$80
067-0590-060-0000	JTS COMMUNITIES	4308	ACCORDION WY	$80	$80
067-0590-061-0000	JTS COMMUNITIES	4304	ACCORDION WY	$80	$80
067-0590-062-0000	JTS COMMUNITIES	4300	ACCORDION WY	$80	$80
067-0590-063-0000	JTS COMMUNITIES	11956	MANDOLIN WY	$80	$80
067-0590-064-0000	JTS COMMUNITIES	11960	MANDOLIN WY	$80	$80
067-0590-065-0000	JTS COMMUNITIES	11966	MANDOLIN WY	$80	$80
067-0590-066-0000	JTS COMMUNITIES	11970	MANDOLIN WY	$80	$80
067-0590-067-0000	JTS COMMUNITIES	11974	MANDOLIN WY	$80	$80
067-0590-068-0000	JTS COMMUNITIES	11978	MANDOLIN WY	$80	$80
067-0590-069-0000	JTS COMMUNITIES	11982	MANDOLIN WY	$80	$80
067-0590-070-0000	JTS COMMUNITIES	4314	CADEE CT	$80	$80
067-0590-071-0000	JTS COMMUNITIES	4318	CADEE CT	$80	$80
067-0590-072-0000	JTS COMMUNITIES	4319	CADEE CT	$80	$80
067-0590-073-0000	JTS COMMUNITIES	4315	CADEE CT	$80	$80
067-0590-074-0000	JTS COMMUNITIES	4311	CADEE CT	$80	$80
067-0590-075-0000	JTS COMMUNITIES	4300	HARTLAND WY	$80	$80
067-0590-076-0000	JTS COMMUNITIES	4304	HARTLAND WY	$80	$80
067-0590-077-0000	JTS COMMUNITIES	4308	HARTLAND WY	$80	$80
067-0590-078-0000	JTS COMMUNITIES	4318	HARTLAND WY	$80	$80
067-0590-079-0000	JTS COMMUNITIES	4326	HARTLAND WY	$80	$80
067-0590-080-0000	JTS COMMUNITIES	4336	HARTLAND WY	$80	$80
067-0590-081-0000	JTS COMMUNITIES	4340	HARTLAND WY	$80	$80
067-0590-082-0000	JTS COMMUNITIES	4353	ACCORDION WY	$80	$80
067-0590-083-0000	JTS COMMUNITIES	4333	STIZZO CT	$80	$80
067-0590-084-0000	JTS COMMUNITIES	4329	STIZZO CT	$80	$80
067-0590-085-0000	JTS COMMUNITIES	4325	STIZZO CT	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0590-086-0000	JTS COMMUNITIES	4322	STIZZO CT	$80	$80
067-0590-087-0000	JTS COMMUNITIES	4324	STIZZO CT	$80	$80
067-0590-088-0000	JTS COMMUNITIES	4328	STIZZO CT	$80	$80
067-0590-089-0000	JTS COMMUNITIES	4332	STIZZO CT	$80	$80
067-0590-090-0000	JTS COMMUNITIES	4321	ACCORDION WY	$80	$80
067-0590-091-0000	JTS COMMUNITIES	4317	ACCORDION WY	$80	$80
067-0590-092-0000	JTS COMMUNITIES	4313	ACCORDION WY	$80	$80
067-0590-093-0000	JTS COMMUNITIES	4309	ACCORDION WY	$80	$80
067-0590-094-0000	JTS COMMUNITIES	4305	SOPHISTRY DR	$80	$80
067-0590-095-0000	JTS COMMUNITIES	4311	SOPHISTRY DR	$80	$80
067-0590-096-0000	JTS COMMUNITIES	4315	SOPHISTRY DR	$80	$80
067-0590-097-0000	JTS COMMUNITIES	4319	SOPHISTRY DR	$80	$80
067-0590-098-0000	JTS COMMUNITIES	4323	SOPHISTRY DR	$80	$80
067-0590-099-0000	JTS COMMUNITIES	4327	SOPHISTRY DR	$80	$80
067-0590-100-0000	JTS COMMUNITIES	4331	SOPHISTRY DR	$80	$80
067-0590-101-0000	JTS COMMUNITIES	4335	SOPHISTRY DR	$80	$80
067-0590-102-0000	JTS COMMUNITIES	4339	SOPHISTRY DR	$80	$80
067-0590-103-0000	JTS COMMUNITIES	11937	PERICLES DR	$80	$80
067-0590-104-0000	JTS COMMUNITIES	11941	PERICLES DR	$80	$80
067-0590-105-0000	JTS COMMUNITIES	11945	PERICLES DR	$80	$80
067-0590-106-0000	JTS COMMUNITIES	11949	PERICLES DR	$80	$80
067-0590-107-0000	JTS COMMUNITIES	11953	PERICLES DR	$80	$80
067-0590-108-0000	JTS COMMUNITIES	11957	PERICLES DR	$80	$80
067-0590-109-0000	JTS COMMUNITIES	11961	PERICLES DR	$80	$80
067-0590-110-0000	JTS COMMUNITIES	11965	PERICLES DR	$80	$80
067-0590-111-0000	JTS COMMUNITIES	11977	PERICLES DR	$80	$80
067-0590-112-0000	JTS COMMUNITIES	11981	PERICLES DR	$80	$80
067-0590-113-0000	JTS COMMUNITIES	11985	PERICLES DR	$80	$80
067-0590-114-0000	JTS COMMUNITIES	11995	PERICLES DR	$80	$80
067-0590-115-0000	JTS COMMUNITIES	11997	PERICLES DR	$80	$80
067-0590-116-0000	JTS COMMUNITIES	12001	PERICLES DR	$80	$80
067-0590-117-0000	JTS COMMUNITIES	12005	PERICLES DR	$80	$80
067-0600-001-0000	TIM LEWIS CONSTRUCTION INC	11789	CORINO WY	$80	$80
067-0600-002-0000	TIM LEWIS CONSTRUCTION INC	11785	CORINO WY	$80	$80
067-0600-003-0000	TIM LEWIS CONSTRUCTION INC	11781	CORINO WY	$80	$80
067-0600-004-0000	TIM LEWIS CONSTRUCTION INC	11777	CORINO WY	$80	$80
067-0600-005-0000	TIM LEWIS CONSTRUCTION INC	11773	CORINO WY	$80	$80
067-0600-006-0000	TIM LEWIS CONSTRUCTION INC	11769	CORINO WY	$80	$80
067-0600-007-0000	TIM LEWIS CONSTRUCTION INC	11765	CORINO WY	$80	$80
067-0600-008-0000	TIM LEWIS CONSTRUCTION INC	11761	CORINO WY	$80	$80
067-0600-009-0000	TIM LEWIS CONSTRUCTION INC	11757	CORINO WY	$80	$80
067-0600-010-0000	TIM LEWIS CONSTRUCTION INC	11753	CORINO WY	$80	$80
067-0600-011-0000	TIM LEWIS CONSTRUCTION INC	11749	CORINO WY	$80	$80
067-0600-012-0000	TIM LEWIS CONSTRUCTION INC	11745	CORINO WY	$80	$80
067-0600-013-0000	TIM LEWIS CONSTRUCTION INC	11741	CORINO WY	$80	$80
067-0600-014-0000	TIM LEWIS CONSTRUCTION INC	11737	CORINO WY	$80	$80
067-0600-015-0000	TIM LEWIS CONSTRUCTION INC	11733	CORINO WY	$80	$80
067-0600-016-0000	TIM LEWIS CONSTRUCTION INC	11729	CORINO WY	$80	$80
067-0600-017-0000	TIM LEWIS CONSTRUCTION INC	11725	CORINO WY	$80	$80
067-0600-018-0000	TIM LEWIS CONSTRUCTION INC	11721	CORINO WY	$80	$80
067-0600-019-0000	TIM LEWIS CONSTRUCTION INC	11717	CORINO WY	$80	$80
067-0600-020-0000	TIM LEWIS CONSTRUCTION INC	11713	CORINO WY	$80	$80
067-0600-021-0000	TIM LEWIS CONSTRUCTION INC	11709	CORINO WY	$80	$80
067-0600-022-0000	TIM LEWIS CONSTRUCTION INC	11705	CORINO WY	$80	$80
067-0600-023-0000	TIM LEWIS CONSTRUCTION INC	11701	CORINO WY	$80	$80
067-0600-024-0000	TIM LEWIS CONSTRUCTION INC	4281	THALIA WY	$80	$80
067-0600-025-0000	TIM LEWIS CONSTRUCTION INC	4277	THALIA WY	$80	$80
067-0600-026-0000	TIM LEWIS CONSTRUCTION INC	4273	THALIA WY	$80	$80
067-0600-027-0000	TIM LEWIS CONSTRUCTION INC	4269	THALIA WY	$80	$80
067-0600-028-0000	TIM LEWIS CONSTRUCTION INC	4265	THALIA WY	$80	$80
067-0600-029-0000	TIM LEWIS CONSTRUCTION INC	4261	THALIA WY	$80	$80
067-0600-030-0000	TIM LEWIS CONSTRUCTION INC	4257	THALIA WY	$80	$80
067-0600-031-0000	TIM LEWIS CONSTRUCTION INC	4253	THALIA WY	$80	$80
067-0600-032-0000	TIM LEWIS CONSTRUCTION INC	4249	THALIA WY	$80	$80
067-0600-033-0000	TIM LEWIS CONSTRUCTION INC	4245	THALIA WY	$80	$80
067-0600-034-0000	TIM LEWIS CONSTRUCTION INC	4241	THALIA WY	$80	$80
067-0600-035-0000	TIM LEWIS CONSTRUCTION INC	4237	THALIA WY	$80	$80
067-0600-036-0000	TIM LEWIS CONSTRUCTION INC	4233	THALIA WY	$80	$80
067-0600-037-0000	TIM LEWIS CONSTRUCTION INC	4229	THALIA WY	$80	$80
067-0600-038-0000	TIM LEWIS CONSTRUCTION INC	4225	THALIA WY	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0600-039-0000	TIM LEWIS CONSTRUCTION INC	4221	THALIA WY	$80	$80
067-0600-040-0000	TIM LEWIS CONSTRUCTION INC	11812	CORINO WY	$80	$80
067-0600-041-0000	TIM LEWIS CONSTRUCTION INC	11788	CORINO WY	$80	$80
067-0600-042-0000	TIM LEWIS CONSTRUCTION INC	11784	CORINO WY	$80	$80
067-0600-043-0000	TIM LEWIS CONSTRUCTION INC	11780	CORINO WY	$80	$80
067-0600-044-0000	TIM LEWIS CONSTRUCTION INC	11776	CORINO WY	$80	$80
067-0600-045-0000	TIM LEWIS CONSTRUCTION INC	11758	CORINO WY	$80	$80
067-0600-046-0000	TIM LEWIS CONSTRUCTION INC	11754	CORINO WY	$80	$80
067-0600-047-0000	TIM LEWIS CONSTRUCTION INC	11750	CORINO WY	$80	$80
067-0600-048-0000	TIM LEWIS CONSTRUCTION INC	11729	ARISTA WY	$80	$80
067-0600-049-0000	TIM LEWIS CONSTRUCTION INC	11733	ARISTA WY	$80	$80
067-0600-050-0000	TIM LEWIS CONSTRUCTION INC	11737	ARISTA WY	$80	$80
067-0600-051-0000	TIM LEWIS CONSTRUCTION INC	11741	ARISTA WY	$80	$80
067-0600-052-0000	TIM LEWIS CONSTRUCTION INC	11745	ARISTA WY	$80	$80
067-0600-053-0000	TIM LEWIS CONSTRUCTION INC	11749	ARISTA WY	$80	$80
067-0600-054-0000	TIM LEWIS CONSTRUCTION INC	11753	ARISTA WY	$80	$80
067-0600-055-0000	TIM LEWIS CONSTRUCTION INC	11757	ARISTA WY	$80	$80
067-0600-056-0000	TIM LEWIS CONSTRUCTION INC	11761	ARISTA WY	$80	$80
067-0600-057-0000	TIM LEWIS CONSTRUCTION INC	11765	ARISTA WY	$80	$80
067-0600-058-0000	TIM LEWIS CONSTRUCTION INC	11764	ARISTA WY	$80	$80
067-0600-059-0000	TIM LEWIS CONSTRUCTION INC	11760	ARISTA WY	$80	$80
067-0600-060-0000	TIM LEWIS CONSTRUCTION INC	11756	ARISTA WY	$80	$80
067-0600-061-0000	TIM LEWIS CONSTRUCTION INC	11752	ARISTA WY	$80	$80
067-0600-062-0000	TIM LEWIS CONSTRUCTION INC	11748	ARISTA WY	$80	$80
067-0600-063-0000	TIM LEWIS CONSTRUCTION INC	11744	ARISTA WY	$80	$80
067-0600-064-0000	TIM LEWIS CONSTRUCTION INC	11740	ARISTA WY	$80	$80
067-0600-065-0000	TIM LEWIS CONSTRUCTION INC	11736	ARISTA WY	$80	$80
067-0600-066-0000	TIM LEWIS CONSTRUCTION INC	11732	ARISTA WY	$80	$80
067-0600-067-0000	TIM LEWIS CONSTRUCTION INC	11728	ARISTA WY	$80	$80
067-0600-068-0000	TIM LEWIS CONSTRUCTION INC	11740	CORINO WY	$80	$80
067-0600-069-0000	TIM LEWIS CONSTRUCTION INC	11736	CORINO WY	$80	$80
067-0600-070-0000	TIM LEWIS CONSTRUCTION INC	11720	CORINO WY	$80	$80
067-0600-071-0000	TIM LEWIS CONSTRUCTION INC	11716	CORINO WY	$80	$80
067-0600-072-0000	TIM LEWIS CONSTRUCTION INC	11712	CORINO WY	$80	$80
067-0600-073-0000	TIM LEWIS CONSTRUCTION INC	11708	CORINO WY	$80	$80
067-0600-074-0000	TIM LEWIS CONSTRUCTION INC	11704	CORINO WY	$80	$80
067-0600-075-0000	TIM LEWIS CONSTRUCTION INC	11700	CORINO WY	$80	$80
067-0600-076-0000	TIM LEWIS CONSTRUCTION INC	4280	THALIA WY	$80	$80
067-0600-077-0000	TIM LEWIS CONSTRUCTION INC	4276	THALIA WY	$80	$80
067-0600-078-0000	TIM LEWIS CONSTRUCTION INC	4272	THALIA WY	$80	$80
067-0600-079-0000	TIM LEWIS CONSTRUCTION INC	4268	THALIA WY	$80	$80
067-0600-080-0000	TIM LEWIS CONSTRUCTION INC	4264	THALIA WY	$80	$80
067-0600-081-0000	TIM LEWIS CONSTRUCTION INC	4260	THALIA WY	$80	$80
067-0600-082-0000	TIM LEWIS CONSTRUCTION INC	4258	ANATOLIA WY	$80	$80
067-0600-083-0000	TIM LEWIS CONSTRUCTION INC	4250	ANATOLIA WY	$80	$80
067-0600-084-0000	TIM LEWIS CONSTRUCTION INC	4238	ANATOLIA WY	$80	$80
067-0600-085-0000	TIM LEWIS CONSTRUCTION INC	4230	ANATOLIA WY	$80	$80
067-0600-086-0000	TIM LEWIS CONSTRUCTION INC	4224	ANATOLIA WY	$80	$80
067-0600-087-0000	TIM LEWIS CONSTRUCTION INC	4218	ANATOLIA WY	$80	$80
067-0600-088-0000	TIM LEWIS CONSTRUCTION INC	4212	ANATOLIA WY	$80	$80
067-0600-089-0000	TIM LEWIS CONSTRUCTION INC	4206	ANATOLIA WY	$80	$80
067-0600-090-0000	TIM LEWIS CONSTRUCTION INC	4200	ANATOLIA WY	$80	$80
067-0600-091-0000	TIM LEWIS CONSTRUCTION INC	11833	CORINO WY	$80	$80
067-0600-092-0000	TIM LEWIS CONSTRUCTION INC	11829	CORINO WY	$80	$80
067-0600-093-0000	TIM LEWIS CONSTRUCTION INC	11825	CORINO WY	$80	$80
067-0600-094-0000	TIM LEWIS CONSTRUCTION INC	11821	CORINO WY	$80	$80
067-0600-095-0000	TIM LEWIS CONSTRUCTION INC	11817	CORINO WY	$80	$80
067-0600-096-0000	TIM LEWIS CONSTRUCTION INC	11813	CORINO WY	$80	$80
067-0600-097-0000	TIM LEWIS CONSTRUCTION INC	11809	CORINO WY	$80	$80
067-0600-098-0000	TIM LEWIS CONSTRUCTION INC	11805	CORINO WY	$80	$80
067-0600-099-0000	TIM LEWIS CONSTRUCTION INC	11799	CORINO WY	$80	$80
067-0600-100-0000	TIM LEWIS CONSTRUCTION INC	11795	CORINO WY	$80	$80
067-0600-101-0000	TIM LEWIS CONSTRUCTION INC	11792	CORINO WY	$80	$80
067-0600-102-0000	TIM LEWIS CONSTRUCTION INC	11796	CORINO WY	$80	$80
067-0600-103-0000	TIM LEWIS CONSTRUCTION INC	11800	CORINO WY	$80	$80
067-0600-104-0000	TIM LEWIS CONSTRUCTION INC	11804	CORINO WY	$80	$80
067-0600-105-0000	TIM LEWIS CONSTRUCTION INC	11808	CORINO WY	$80	$80
067-0610-001-0000	CAMBRIDGE (ANATOLIA) L P	11860	MARSYAS WY	$80	$80
067-0610-002-0000	CAMBRIDGE (ANATOLIA) L P	11864	MARSYAS WY	$80	$80
067-0610-003-0000	CAMBRIDGE (ANATOLIA) L P	11868	MARSYAS WY	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0610-004-0000	CAMBRIDGE (ANATOLIA) L P	11872	MARSYAS WY	$80	$80
067-0610-005-0000	CAMBRIDGE (ANATOLIA) L P	11876	MARSYAS WY	$80	$80
067-0610-006-0000	CAMBRIDGE (ANATOLIA) L P	11880	MARSYAS WY	$80	$80
067-0610-007-0000	CAMBRIDGE (ANATOLIA) L P	11881	MARSYAS WY	$80	$80
067-0610-008-0000	CAMBRIDGE (ANATOLIA) L P	11877	MARSYAS WY	$80	$80
067-0610-009-0000	CAMBRIDGE (ANATOLIA) L P	11873	MARSYAS WY	$80	$80
067-0610-010-0000	CAMBRIDGE (ANATOLIA) L P	11869	MARSYAS WY	$80	$80
067-0610-011-0000	CAMBRIDGE (ANATOLIA) L P	11865	MARSYAS WY	$80	$80
067-0610-012-0000	CAMBRIDGE (ANATOLIA) L P	11849	MARSYAS WY	$80	$80
067-0610-013-0000	CAMBRIDGE (ANATOLIA) L P	11845	MARSYAS WY	$80	$80
067-0610-014-0000	CAMBRIDGE (ANATOLIA) L P	11841	MARSYAS WY	$80	$80
067-0610-015-0000	CAMBRIDGE (ANATOLIA) L P	4459	MALANA CT	$80	$80
067-0610-016-0000	CAMBRIDGE (ANATOLIA) L P	4463	MALANA CT	$80	$80
067-0610-017-0000	CAMBRIDGE (ANATOLIA) L P	4468	MALANA CT	$80	$80
067-0610-018-0000	CAMBRIDGE (ANATOLIA) L P	4464	MALANA CT	$80	$80
067-0610-019-0000	CAMBRIDGE (ANATOLIA) L P	4460	MALANA CT	$80	$80
067-0610-020-0000	CAMBRIDGE (ANATOLIA) L P	4456	MALANA CT	$80	$80
067-0610-021-0000	CAMBRIDGE (ANATOLIA) L P	4452	MALANA CT	$80	$80
067-0610-022-0000	CAMBRIDGE (ANATOLIA) L P	4448	MALANA WY	$80	$80
067-0610-023-0000	CAMBRIDGE (ANATOLIA) L P	4444	MALANA WY	$80	$80
067-0610-024-0000	CAMBRIDGE (ANATOLIA) L P	4497	ANATOLIA DR	$80	$80
067-0610-025-0000	CAMBRIDGE (ANATOLIA) L P	11809	MARSYAS WY	$80	$80
067-0610-026-0000	CAMBRIDGE (ANATOLIA) L P	11813	MARSYAS WY	$80	$80
067-0610-027-0000	CAMBRIDGE (ANATOLIA) L P	11817	MARSYAS WY	$80	$80
067-0610-028-0000	CAMBRIDGE (ANATOLIA) L P	11821	MARSYAS WY	$80	$80
067-0610-029-0000	CAMBRIDGE (ANATOLIA) L P	11825	MARSYAS WY	$80	$80
067-0610-030-0000	CAMBRIDGE (ANATOLIA) L P	11827	MARSYAS WY	$80	$80
067-0610-031-0000	CAMBRIDGE (ANATOLIA) L P	4493	ANATOLIA DR	$80	$80
067-0610-032-0000	CAMBRIDGE (ANATOLIA) L P	4489	ANATOLIA DR	$80	$80
067-0610-033-0000	CAMBRIDGE (ANATOLIA) L P	4485	ANATOLIA DR	$80	$80
067-0610-034-0000	CAMBRIDGE (ANATOLIA) L P	4481	ANATOLIA DR	$80	$80
067-0610-035-0000	CAMBRIDGE (ANATOLIA) L P	4477	ANATOLIA DR	$80	$80
067-0610-036-0000	CAMBRIDGE (ANATOLIA) L P	4473	ANATOLIA DR	$80	$80
067-0610-037-0000	CAMBRIDGE (ANATOLIA) L P	4469	ANATOLIA DR	$80	$80
067-0620-001-0000	CAMBRIDGE (ANATOLIA) L P	11832	MARSYAS WY	$80	$80
067-0620-002-0000	CAMBRIDGE (ANATOLIA) L P	11828	MARSYAS WY	$80	$80
067-0620-003-0000	CAMBRIDGE (ANATOLIA) L P	11824	MARSYAS WY	$80	$80
067-0620-004-0000	CAMBRIDGE (ANATOLIA) L P	11820	MARSYAS WY	$80	$80
067-0620-005-0000	CAMBRIDGE (ANATOLIA) L P	11816	MARSYAS WY	$80	$80
067-0620-006-0000	CAMBRIDGE (ANATOLIA) L P	11812	MARSYAS WY	$80	$80
067-0620-007-0000	CAMBRIDGE (ANATOLIA) L P	11808	MARSYAS WY	$80	$80
067-0620-008-0000	CAMBRIDGE (ANATOLIA) L P	11804	MARSYAS WY	$80	$80
067-0620-009-0000	CAMBRIDGE (ANATOLIA) L P	11800	MARSYAS WY	$80	$80
067-0620-010-0000	CAMBRIDGE (ANATOLIA) L P	11801	PYXIS CR	$80	$80
067-0620-011-0000	CAMBRIDGE (ANATOLIA) L P	11805	PYXIS CR	$80	$80
067-0620-012-0000	CAMBRIDGE (ANATOLIA) L P	11809	PYXIS CR	$80	$80
067-0620-013-0000	CAMBRIDGE (ANATOLIA) L P	11813	PYXIS CR	$80	$80
067-0620-014-0000	CAMBRIDGE (ANATOLIA) L P	11817	PYXIS CR	$80	$80
067-0620-015-0000	CAMBRIDGE (ANATOLIA) L P	11821	PYXIS CR	$80	$80
067-0620-016-0000	CAMBRIDGE (ANATOLIA) L P	11827	PYXIS CR	$80	$80
067-0620-017-0000	CAMBRIDGE (ANATOLIA) L P	11833	PYXIS CR	$80	$80
067-0620-018-0000	CAMBRIDGE (ANATOLIA) L P	11832	PYXIS CR	$80	$80
067-0620-019-0000	CAMBRIDGE (ANATOLIA) L P	11841	PYXIS CR	$80	$80
067-0620-020-0000	CAMBRIDGE (ANATOLIA) L P	11848	PYXIS CR	$80	$80
067-0620-021-0000	CAMBRIDGE (ANATOLIA) L P	11832	PYXIS CR	$80	$80
067-0620-022-0000	CAMBRIDGE (ANATOLIA) L P	11828	PYXIS CR	$80	$80
067-0620-023-0000	CAMBRIDGE (ANATOLIA) L P	11824	PYXIS CR	$80	$80
067-0620-024-0000	CAMBRIDGE (ANATOLIA) L P	11820	PYXIS CR	$80	$80
067-0620-025-0000	CAMBRIDGE (ANATOLIA) L P	11816	PYXIS CR	$80	$80
067-0620-026-0000	CAMBRIDGE (ANATOLIA) L P	11812	PYXIS CR	$80	$80
067-0620-027-0000	CAMBRIDGE (ANATOLIA) L P	11808	PYXIS CR	$80	$80
067-0620-028-0000	CAMBRIDGE (ANATOLIA) L P	4517	ANATOLIA DR	$80	$80
067-0620-029-0000	CAMBRIDGE (ANATOLIA) L P	4521	ANATOLIA DR	$80	$80
067-0620-030-0000	CAMBRIDGE (ANATOLIA) L P	4525	ANATOLIA DR	$80	$80
067-0620-031-0000	CAMBRIDGE (ANATOLIA) L P	4529	ANATOLIA DR	$80	$80
067-0620-032-0000	CAMBRIDGE (ANATOLIA) L P	11906	PYXIS CR	$80	$80
067-0620-033-0000	CAMBRIDGE (ANATOLIA) L P	11902	PYXIS CR	$80	$80
067-0620-034-0000	CAMBRIDGE (ANATOLIA) L P	11898	PYXIS CR	$80	$80
067-0620-035-0000	CAMBRIDGE (ANATOLIA) L P	11894	PYXIS CR	$80	$80
067-0620-036-0000	CAMBRIDGE (ANATOLIA) L P	11890	PYXIS CR	$80	$80

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0620-037-0000	CAMBRIDGE (ANATOLIA) L P	11886	PYXIS CR	$80	$80
067-0620-038-0000	CAMBRIDGE (ANATOLIA) L P	11882	PYXIS CR	$80	$80
067-0620-039-0000	CAMBRIDGE (ANATOLIA) L P	11878	PYXIS CR	$80	$80
067-0620-040-0000	CAMBRIDGE (ANATOLIA) L P	11852	PYXIS CR	$80	$80
067-0620-041-0000	CAMBRIDGE (ANATOLIA) L P	11856	PYXIS CR	$80	$80
067-0620-042-0000	CAMBRIDGE (ANATOLIA) L P	11865	PYXIS CR	$80	$80
067-0620-043-0000	CAMBRIDGE (ANATOLIA) L P	11869	PYXIS CR	$80	$80
067-0620-044-0000	CAMBRIDGE (ANATOLIA) L P	11873	PYXIS CR	$80	$80
067-0620-045-0000	CAMBRIDGE (ANATOLIA) L P	11877	PYXIS CR	$80	$80
067-0620-046-0000	CAMBRIDGE (ANATOLIA) L P	11881	PYXIS CR	$80	$80
067-0620-047-0000	CAMBRIDGE (ANATOLIA) L P	11885	PYXIS CR	$80	$80
067-0620-048-0000	CAMBRIDGE (ANATOLIA) L P	11889	PYXIS CR	$80	$80
067-0620-049-0000	CAMBRIDGE (ANATOLIA) L P	11893	PYXIS CR	$80	$80
067-0620-050-0000	CAMBRIDGE (ANATOLIA) L P	11897	PYXIS CR	$80	$80
067-0620-051-0000	CAMBRIDGE (ANATOLIA) L P	11901	PYXIS CR	$80	$80
067-0620-052-0000	CAMBRIDGE (ANATOLIA) L P	11905	PYXIS CR	$80	$80
067-0620-053-0000	CAMBRIDGE (ANATOLIA) L P	11909	PYXIS CR	$80	$80
067-0620-054-0000	CAMBRIDGE (ANATOLIA) L P	11913	PYXIS CR	$80	$80
067-0620-055-0000	CAMBRIDGE (ANATOLIA) L P	11917	PYXIS CR	$80	$80
067-0630-001-0000	JTS COMMUNITIES	11840	SOPHOCLES DR	$80	$80
067-0630-002-0000	JTS COMMUNITIES	11836	SOPHOCLES DR	$80	$80
067-0630-003-0000	JTS COMMUNITIES	11832	SOPHOCLES DR	$80	$80
067-0630-004-0000	JTS COMMUNITIES	11828	SOPHOCLES DR	$80	$80
067-0630-005-0000	JTS COMMUNITIES	11824	SOPHOCLES DR	$80	$80
067-0630-006-0000	JTS COMMUNITIES	11820	SOPHOCLES DR	$80	$80
067-0630-007-0000	JTS COMMUNITIES	11816	SOPHOCLES DR	$80	$80
067-0630-008-0000	JTS COMMUNITIES	11812	SOPHOCLES DR	$80	$80
067-0630-009-0000	JTS COMMUNITIES	11808	SOPHOCLES DR	$80	$80
067-0630-010-0000	JTS COMMUNITIES	11804	SOPHOCLES DR	$80	$80
067-0630-011-0000	JTS COMMUNITIES	11800	SOPHOCLES DR	$80	$80
067-0630-012-0000	JTS COMMUNITIES	4401	ANATOLIA DR	$80	$80
067-0630-013-0000	JTS COMMUNITIES	4405	ANATOLIA DR	$80	$80
067-0630-014-0000	JTS COMMUNITIES	4409	ANATOLIA DR	$80	$80
067-0630-015-0000	JTS COMMUNITIES	4413	ANATOLIA DR	$80	$80
067-0630-016-0000	JTS COMMUNITIES	4417	ANATOLIA DR	$80	$80
067-0630-017-0000	JTS COMMUNITIES	4421	ANATOLIA DR	$80	$80
067-0630-018-0000	JTS COMMUNITIES	4425	ANATOLIA DR	$80	$80
067-0630-019-0000	JTS COMMUNITIES	4429	ANATOLIA DR	$80	$80
067-0630-020-0000	JTS COMMUNITIES	4404	MALANA WY	$80	$80
067-0630-021-0000	JTS COMMUNITIES	4400	MALANA WY	$80	$80
067-0630-022-0000	JTS COMMUNITIES	4398	MALANA WY	$80	$80
067-0630-023-0000	JTS COMMUNITIES	4394	MALANA WY	$80	$80
067-0630-024-0000	JTS COMMUNITIES	4390	MALANA WY	$80	$80
067-0630-025-0000	JTS COMMUNITIES	4386	MALANA WY	$80	$80
067-0630-026-0000	JTS COMMUNITIES	4382	MALANA WY	$80	$80
067-0630-027-0000	JTS COMMUNITIES	4378	MALANA WY	$80	$80
067-0630-028-0000	JTS COMMUNITIES	4374	MALANA WY	$80	$80
067-0630-029-0000	JTS COMMUNITIES	4370	MALANA WY	$80	$80
067-0630-030-0000	JTS COMMUNITIES	4366	MALANA WY	$80	$80
067-0630-031-0000	JTS COMMUNITIES	4362	MALANA WY	$80	$80
067-0630-032-0000	JTS COMMUNITIES	4358	MALANA WY	$80	$80
067-0630-033-0000	JTS COMMUNITIES	4354	MALANA WY	$80	$80
067-0630-034-0000	JTS COMMUNITIES	11877	BLUSHING CR	$80	$80
067-0630-035-0000	JTS COMMUNITIES	11885	BLUSHING CR	$80	$80
067-0630-036-0000	JTS COMMUNITIES	4351	MALANA WY	$80	$80
067-0630-037-0000	JTS COMMUNITIES	4355	MALANA WY	$80	$80
067-0630-038-0000	JTS COMMUNITIES	4359	MALANA WY	$80	$80
067-0630-039-0000	JTS COMMUNITIES	4363	MALANA WY	$80	$80
067-0630-040-0000	JTS COMMUNITIES	4367	MALANA WY	$80	$80
067-0630-041-0000	JTS COMMUNITIES	4371	MALANA WY	$80	$80
067-0630-042-0000	JTS COMMUNITIES	4391	MALANA WY	$80	$80
067-0630-043-0000	JTS COMMUNITIES	4395	MALANA WY	$80	$80
067-0630-044-0000	JTS COMMUNITIES	4399	MALANA WY	$80	$80
067-0630-045-0000	JTS COMMUNITIES	11829	BLUSHING CR	$80	$80
067-0630-046-0000	JTS COMMUNITIES	11833	BLUSHING CR	$80	$80
067-0630-047-0000	JTS COMMUNITIES	11837	BLUSHING CR	$80	$80
067-0630-048-0000	JTS COMMUNITIES	11841	BLUSHING CR	$80	$80
067-0630-049-0000	JTS COMMUNITIES	11845	BLUSHING CR	$80	$80
067-0630-050-0000	JTS COMMUNITIES	11849	BLUSHING CR	$80	$80
067-0630-051-0000	JTS COMMUNITIES	11853	BLUSHING CR	$80	$80

CHARGE ROLL: List of Assessable Parcels in Proposed CSA10 Benefit Zone No. 2 as of 1/06/05

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0630-052-0000	JTS COMMUNITIES	11848	BLUSHING CR	$80	$80
067-0630-053-0000	JTS COMMUNITIES	11844	BLUSHING CR	$80	$80
067-0630-054-0000	JTS COMMUNITIES	11840	BLUSHING CR	$80	$80
067-0630-055-0000	JTS COMMUNITIES	11836	BLUSHING CR	$80	$80
067-0630-056-0000	JTS COMMUNITIES	11832	BLUSHING CR	$80	$80
067-0630-057-0000	JTS COMMUNITIES	11828	BLUSHING CR	$80	$80
067-0630-058-0000	JTS COMMUNITIES	11824	BLUSHING CR	$80	$80
067-0630-059-0000	JTS COMMUNITIES	11820	BLUSHING CR	$80	$80
067-0640-001-0000	JTS COMMUNITIES	4437	ANATOLIA DR	$80	$80
067-0640-002-0000	JTS COMMUNITIES	4441	ANATOLIA DR	$80	$80
067-0640-003-0000	JTS COMMUNITIES	4445	ANATOLIA DR	$80	$80
067-0640-004-0000	JTS COMMUNITIES	4449	ANATOLIA DR	$80	$80
067-0640-005-0000	JTS COMMUNITIES	4453	ANATOLIA DR	$80	$80
067-0640-006-0000	JTS COMMUNITIES	4457	ANATOLIA DR	$80	$80
067-0640-007-0000	JTS COMMUNITIES	4461	ANATOLIA DR	$80	$80
067-0640-008-0000	JTS COMMUNITIES	4465	ANATOLIA DR	$80	$80
067-0640-009-0000	JTS COMMUNITIES	4440	MALANA WY	$80	$80
067-0640-010-0000	JTS COMMUNITIES	4436	MALANA WY	$80	$80
067-0640-011-0000	JTS COMMUNITIES	4432	MALANA WY	$80	$80
067-0640-012-0000	JTS COMMUNITIES	4428	MALANA WY	$80	$80
067-0640-013-0000	JTS COMMUNITIES	4424	MALANA WY	$80	$80
067-0640-014-0000	JTS COMMUNITIES	4420	MALANA WY	$80	$80
067-0640-015-0000	JTS COMMUNITIES	4416	MALANA WY	$80	$80
067-0640-016-0000	JTS COMMUNITIES	4412	MALANA WY	$80	$80
067-0640-017-0000	JTS COMMUNITIES	11898	DELAVAN CR	$80	$80
067-0640-018-0000	JTS COMMUNITIES	11894	DELAVAN CR	$80	$80
067-0640-019-0000	JTS COMMUNITIES	11890	DELAVAN CR	$80	$80
067-0640-020-0000	JTS COMMUNITIES	11886	DELAVAN CR	$80	$80
067-0640-021-0000	JTS COMMUNITIES	11882	DELAVAN CR	$80	$80
067-0640-022-0000	JTS COMMUNITIES	11878	DELAVAN CR	$80	$80
067-0640-023-0000	JTS COMMUNITIES	11874	DELAVAN CR	$80	$80
067-0640-024-0000	JTS COMMUNITIES	11870	DELAVAN CR	$80	$80
067-0640-025-0000	JTS COMMUNITIES	11899	DELAVAN CR	$80	$80
067-0640-026-0000	JTS COMMUNITIES	11895	DELAVAN CR	$80	$80
067-0640-027-0000	JTS COMMUNITIES	11891	DELAVAN CR	$80	$80
067-0640-028-0000	JTS COMMUNITIES	11887	DELAVAN CR	$80	$80
067-0640-029-0000	JTS COMMUNITIES	11883	DELAVAN CR	$80	$80
067-0640-030-0000	JTS COMMUNITIES	11879	DELAVAN CR	$80	$80
067-0640-031-0000	JTS COMMUNITIES	11875	DELAVAN CR	$80	$80
067-0640-032-0000	JTS COMMUNITIES	11845	DELAVAN CR	$80	$80
067-0640-033-0000	JTS COMMUNITIES	11841	DELAVAN CR	$80	$80
067-0640-034-0000	JTS COMMUNITIES	11837	DELAVAN CR	$80	$80
067-0640-035-0000	JTS COMMUNITIES	11833	DELAVAN CR	$80	$80
067-0640-036-0000	JTS COMMUNITIES	11829	DELAVAN CR	$80	$80
067-0640-037-0000	JTS COMMUNITIES	11825	DELAVAN CR	$80	$80
067-0640-038-0000	JTS COMMUNITIES	11821	DELAVAN CR	$80	$80
067-0640-039-0000	JTS COMMUNITIES	11820	DELAVAN CR	$80	$80
067-0640-040-0000	JTS COMMUNITIES	11824	DELAVAN CR	$80	$80
067-0640-041-0000	JTS COMMUNITIES	11828	DELAVAN CR	$80	$80
067-0640-042-0000	JTS COMMUNITIES	11832	DELAVAN CR	$80	$80
067-0640-043-0000	JTS COMMUNITIES	11836	DELAVAN CR	$80	$80
067-0640-044-0000	JTS COMMUNITIES	11840	DELAVAN CR	$80	$80
067-0640-045-0000	JTS COMMUNITIES	11844	DELAVAN CR	$80	$80
067-0650-001-0000	PLEASANT VLY INVS LC (Woodside Homes)		CANYONLANDS DR	0	$ 1,280
067-0650-002-0000	SUNRIDGE PARK LIMITED PARTNERSHIP		CANYONLANDS DR	0	$ 4,240
067-0650-003-0000	RANCHO 80 LLC		CANYONLANDS DR	0	$ 6,400
067-0650-004-0000	SUNRIDGE PK LLC/RANCHO 80 LLC (Woodside Homes)		CANYONLANDS DR	0	$ 3,600
067-0650-005-0000	SUNRIDGE PARK LLC (Woodside Homes)		BORDERLANDS DR	0	$ 1,440
067-0650-006-0000	SUNRIDGE PARK LIMITED PARTNERSHIP		TIMBERLAND DR	0	$ 1,840
067-0650-007-0000	PLEASANT VLY INVS LC (Woodside Homes)		BORDERLANDS DR	0	$ 2,160
067-0650-008-0000	SUNRIDGE PARK LIMITED PARTNERSHIP		BORDERLANDS DR	0	$ 4,000
067-0650-009-0000	PLEASANT VLY INVS LC (Woodside Homes)		BORDERLANDS DR	0	$ 10,240
067-0650-010-0000	PLEASANT VLY INVS LC (Woodside Homes)		BORDERLANDS DR	0	$ 8,160
067-0650-011-0000	PLEASANT VLY INVS LC (Woodside Homes)		BORDERLANDS DR	0	$ 6,880
067-0650-012-0000	BEAZER HOMES HOLDINGS CORPORATION		BORDERLANDS DR	0	$ 3,840
067-0650-013-0000	BEAZER HOMES HOLDINGS CORPORATION		BORDERLANDS DR	0	$ 4,320
067-0650-014-0000	PLEASANT VALLEY INVS LC (Woodside Homes)		BORDERLANDS DR	0	$ 3,136
067-0650-015-0000	SUNRIDGE PARK LLC		EDYTH LAKE WY	0	$ 480
067-0650-016-0000	SUNRIDGE PARK LLC		EDYTH LAKE WY	0	$ 960
067-0650-022-0000	PLEASANT VALLEY INVS LC		DOUGLAS RD	0	$ 28,590

CHARGE ROLL: List of Assessable Parcels in Proposed CSA10 Benefit Zone No. 2 as of 1/06/05

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0660-001-0000	MORRISON HOMES INC	4017	ARAGON WY	$80	$80
067-0660-002-0000	MORRISON HOMES INC	4021	ARAGON WY	$80	$80
067-0660-003-0000	MORRISON HOMES INC	4025	ARAGON WY	$80	$80
067-0660-004-0000	MORRISON HOMES INC	4029	ARAGON WY	$80	$80
067-0660-005-0000	MORRISON HOMES INC	4033	ARAGON WY	$80	$80
067-0660-006-0000	MORRISON HOMES INC	4037	ARAGON WY	$80	$80
067-0660-007-0000	MORRISON HOMES INC	4041	ARAGON WY	$80	$80
067-0660-008-0000	MORRISON HOMES INC	4045	ARAGON WY	$80	$80
067-0660-009-0000	MORRISON HOMES INC	4049	ARAGON WY	$80	$80
067-0660-010-0000	MORRISON HOMES INC	4053	ARAGON WY	$80	$80
067-0660-011-0000	MORRISON HOMES INC	4057	ARAGON WY	$80	$80
067-0660-012-0000	MORRISON HOMES INC	4061	ARAGON WY	$80	$80
067-0660-013-0000	MORRISON HOMES INC	4065	ARAGON WY	$80	$80
067-0660-014-0000	MORRISON HOMES INC	4069	ARAGON WY	$80	$80
067-0660-015-0000	MORRISON HOMES INC	4073	ARAGON WY	$80	$80
067-0660-016-0000	MORRISON HOMES INC	4077	ARAGON WY	$80	$80
067-0660-017-0000	MORRISON HOMES INC	4081	ARAGON WY	$80	$80
067-0660-018-0000	MORRISON HOMES INC	4085	ARAGON WY	$80	$80
067-0660-019-0000	MORRISON HOMES INC	4089	ARAGON WY	$80	$80
067-0660-020-0000	MORRISON HOMES INC	4093	ARAGON WY	$80	$80
067-0660-021-0000	MORRISON HOMES INC	4101	ARAGON WY	$80	$80
067-0660-022-0000	MORRISON HOMES INC	4105	ARAGON WY	$80	$80
067-0660-023-0000	MORRISON HOMES INC	4109	ARAGON WY	$80	$80
067-0660-024-0000	MORRISON HOMES INC	4113	ARAGON WY	$80	$80
067-0660-025-0000	MORRISON HOMES INC	4117	ARAGON WY	$80	$80
067-0660-026-0000	MORRISON HOMES INC	4121	ARAGON WY	$80	$80
067-0660-027-0000	MORRISON HOMES INC	4125	ARAGON WY	$80	$80
067-0660-028-0000	MORRISON HOMES INC	4129	ARAGON WY	$80	$80
067-0660-029-0000	MORRISON HOMES INC	4133	ARAGON WY	$80	$80
067-0660-030-0000	MORRISON HOMES INC	4137	ARAGON WY	$80	$80
067-0660-031-0000	MORRISON HOMES INC	4141	ARAGON WY	$80	$80
067-0660-032-0000	MORRISON HOMES INC	4145	ARAGON WY	$80	$80
067-0660-033-0000	MORRISON HOMES INC	4149	ARAGON WY	$80	$80
067-0660-034-0000	MORRISON HOMES INC	4148	ARAGON WY	$80	$80
067-0660-035-0000	MORRISON HOMES INC	4094	KALAMATA WY	$80	$80
067-0660-036-0000	MORRISON HOMES INC	4090	KALAMATA WY	$80	$80
067-0660-037-0000	MORRISON HOMES INC	4086	KALAMATA WY	$80	$80
067-0660-038-0000	MORRISON HOMES INC	4091	CORATINA WY	$80	$80
067-0660-039-0000	MORRISON HOMES INC	4087	CORATINA WY	$80	$80
067-0660-040-0000	MORRISON HOMES INC	4132	ARAGON WY	$80	$80
067-0660-041-0000	MORRISON HOMES INC	4128	ARAGON WY	$80	$80
067-0660-042-0000	MORRISON HOMES INC	4124	ARAGON WY	$80	$80
067-0660-043-0000	MORRISON HOMES INC	4120	ARAGON WY	$80	$80
067-0660-044-0000	MORRISON HOMES INC	4116	ARAGON WY	$80	$80
067-0660-045-0000	MORRISON HOMES INC	4112	ARAGON WY	$80	$80
067-0660-046-0000	MORRISON HOMES INC	4108	ARAGON WY	$80	$80
067-0660-047-0000	MORRISON HOMES INC	4104	ARAGON WY	$80	$80
067-0660-048-0000	MORRISON HOMES INC	4100	ARAGON WY	$80	$80
067-0660-049-0000	MORRISON HOMES INC	4096	ARAGON WY	$80	$80
067-0660-050-0000	MORRISON HOMES INC	4092	ARAGON WY	$80	$80
067-0660-051-0000	MORRISON HOMES INC	4088	ARAGON WY	$80	$80
067-0660-052-0000	MORRISON HOMES INC	4084	ARAGON WY	$80	$80
067-0660-053-0000	MORRISON HOMES INC	4080	ARAGON WY	$80	$80
067-0660-054-0000	MORRISON HOMES INC	4076	ARAGON WY	$80	$80
067-0660-055-0000	MORRISON HOMES INC	4031	CORATINA WY	$80	$80
067-0660-056-0000	MORRISON HOMES INC	4035	CORATINA WY	$80	$80
067-0660-057-0000	MORRISON HOMES INC	4039	CORATINA WY	$80	$80
067-0660-058-0000	MORRISON HOMES INC	4043	CORATINA WY	$80	$80
067-0660-059-0000	MORRISON HOMES INC	4047	CORATINA WY	$80	$80
067-0660-060-0000	MORRISON HOMES INC	4051	CORATINA WY	$80	$80
067-0660-061-0000	MORRISON HOMES INC	4055	CORATINA WY	$80	$80
067-0660-062-0000	MORRISON HOMES INC	4059	CORATINA WY	$80	$80
067-0660-063-0000	MORRISON HOMES INC	4063	CORATINA WY	$80	$80
067-0660-064-0000	MORRISON HOMES INC	4067	CORATINA WY	$80	$80
067-0660-065-0000	MORRISON HOMES INC	4071	CORATINA WY	$80	$80
067-0660-066-0000	MORRISON HOMES INC	4075	CORATINA WY	$80	$80
067-0660-067-0000	MORRISON HOMES INC	4079	CORATINA WY	$80	$80
067-0660-068-0000	MORRISON HOMES INC	4076	CORATINA WY	$80	$80
067-0660-069-0000	MORRISON HOMES INC	4066	CORATINA WY	$80	$80
067-0660-070-0000	MORRISON HOMES INC	4062	CORATINA WY	$80	$80

CHARGE ROLL: List of Assessable Parcels in Proposed CSA10 Benefit Zone No. 2 as of 1/06/05

APN	Owner or Builder	Situs No.	Situs Street	1st Levy*	Est. Bldout**
067-0660-071-0000	MORRISON HOMES INC	4058	CORATINA WY	$80	$80
067-0660-072-0000	MORRISON HOMES INC	4054	CORATINA WY	$80	$80
067-0660-073-0000	MORRISON HOMES INC	4050	CORATINA WY	$80	$80
067-0660-074-0000	MORRISON HOMES INC	4046	CORATINA WY	$80	$80
067-0660-075-0000	MORRISON HOMES INC	4042	CORATINA WY	$80	$80
067-0660-076-0000	MORRISON HOMES INC	4038	CORATINA WY	$80	$80
067-0660-077-0000	MORRISON HOMES INC	4034	CORATINA WY	$80	$80
067-0660-078-0000	MORRISON HOMES INC	4030	CORATINA WY	$80	$80
067-0660-079-0000	MORRISON HOMES INC	4009	KALAMATA WY	$80	$80
067-0660-080-0000	MORRISON HOMES INC	4013	KALAMATA WY	$80	$80
067-0660-081-0000	MORRISON HOMES INC	4017	KALAMATA WY	$80	$80
067-0660-082-0000	MORRISON HOMES INC	4021	KALAMATA WY	$80	$80
067-0660-083-0000	MORRISON HOMES INC	4025	KALAMATA WY	$80	$80
067-0660-084-0000	MORRISON HOMES INC	4029	KALAMATA WY	$80	$80
067-0660-085-0000	MORRISON HOMES INC	4033	KALAMATA WY	$80	$80
067-0660-086-0000	MORRISON HOMES INC	4037	KALAMATA WY	$80	$80
067-0660-087-0000	MORRISON HOMES INC	4043	KALAMATA WY	$80	$80
067-0660-088-0000	MORRISON HOMES INC	4047	KALAMATA WY	$80	$80
067-0660-089-0000	MORRISON HOMES INC	4068	KALAMATA WY	$80	$80
067-0660-090-0000	MORRISON HOMES INC	4064	KALAMATA WY	$80	$80
067-0660-091-0000	MORRISON HOMES INC	4060	KALAMATA WY	$80	$80
067-0660-092-0000	MORRISON HOMES INC	4056	KALAMATA WY	$80	$80
067-0660-093-0000	MORRISON HOMES INC	4052	KALAMATA WY	$80	$80
067-0660-094-0000	MORRISON HOMES INC	4048	KALAMATA WY	$80	$80
067-0660-095-0000	MORRISON HOMES INC	4044	KALAMATA WY	$80	$80
067-0660-096-0000	MORRISON HOMES INC	4040	KALAMATA WY	$80	$80
067-0660-097-0000	MORRISON HOMES INC	4036	KALAMATA WY	$80	$80
067-0660-098-0000	MORRISON HOMES INC	4032	KALAMATA WY	$80	$80
067-0660-099-0000	MORRISON HOMES INC	4028	KALAMATA WY	$80	$80
067-0660-100-0000	MORRISON HOMES INC	4024	KALAMATA WY	$80	$80
067-0660-101-0000	MORRISON HOMES INC	4020	KALAMATA WY	$80	$80
067-0660-102-0000	MORRISON HOMES INC	4016	KALAMATA WY	$80	$80
067-0660-103-0000	MORRISON HOMES INC	4012	KALAMATA WY	$80	$80
067-0660-104-0000	MORRISON HOMES INC	4008	KALAMATA WY	$80	$80
067-0660-105-0000	MORRISON HOMES INC	4018	ARAGON WY	$80	$80
067-0660-106-0000	MORRISON HOMES INC	4014	ARAGON WY	$80	$80
072-0300-003-0000	JAMES D/CHRISTINA WEIDINGER REVOCABLE TRU	12575	DOUGLAS RD		$ 18,800
072-0300-004-0000	ARCHEL C/MARY W CUPP FAMILY TRUST	12515	DOUGLAS RD		$ 17,328
072-0370-016-0000	JAMES D/CHRISTINA WEIDINGER REVOCABLE TRUST		DOUGLAS RD		$ 13,792
Grand Total:				$ 201,232	$ 943,392

*1st levy column indicates $80 for RD-4 and RD-5 or $64 for RD-7 only for recorded single family lots that already meet the definition of "developed" per Eng

**Est. Bldout column indicates the assessment at buildout per the Specific Plan land use allocation or subsequent entitlements approved by the City of Rancho C

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MEMORANDUM

DATE: September 19, 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 the City Council adopt Resolution No. 118-2005 to approve the second 30-day extension of Urgency Resolution No. 92-2005 to continue the Interim Traffic Impact Mitigation Fee in full force and effect until October 18, 2005. Without the extension, the fee increase will expire on September 29, 2005.

BACKGROUND

On August 1, 2005, following a Public Hearing, the City Council enacted Urgency Resolution No. 92-2005 which established an interim Traffic Impact Mitigation Fee applicable to new commercial and residential developments in the City and adopted Resolution No. 97-2005 continuing the interim fee in full force and effect until September 29, 2005. **Resolution No. 118-2005** attached extends the authorization for the interim fee in full force and effect until October 18, 2005 while the City completes preparation of a Citywide Capital Improvement Program (CIP) and Nexus Study for a permanent Transportation Impact Fee.

The City has been working with PSOMAS and Revenue & Cost Specialists to develop the CIP and 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 Transportation Impact 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 June 3, 2005 for review clearly indicate continuation of the interim fee at the rates proposed is not unreasonable.

Resolution No. 118-2005 attached continues the Interim Traffic Impact Mitigation Fee in full force and effect until October 18, 2005.

Attachment(s): Resolution No. 118-2005 enacting the second 30-day extension of the Interim Traffic Mitigation Fee and Exhibit A.

AGENDA ITEM # 16

CITY OF RANCHO CORDOVA

RESOLUTION NO. 118-2005

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

WHEREAS, the City Council held a Public Hearing and enacted Urgency Resolution No. 92-2005 on August 1, 2005, which established an interim Transportation Impact Fee applicable to new commercial and residential developments in the City; and

WHEREAS, the City Council found the adoption of the interim Transportation Impact 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. 97-2005 will expire on September 29, 2005, by operation of law pursuant to Gov. Code Section 66017(b); and

WHEREAS, the City Council desires to extend the interim Transportation Impact Fee at least until October 18, 2005, which is about the time the roadway Capital Improvement Program and nexus study for a permanent Transportation Impact Fee will be complete and available for public review; and

WHEREAS, Section 2 of Urgency Resolution No. 92-2005 sets forth an adjustment mechanism that will allow fees paid by project applicants under the Urgency Resolution to be adjusted should the permanent Transportation Impact Fees later adopted by the City Council differ from the interim Transportation Impact Fees shown in Exhibit A; and

WHEREAS, the City held a Public Hearing on September 19, 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. 92-2005 and continue the Interim Transportation Impact Fee amounts shown on Exhibit A in full force and effect until October 18 , 2005; and

2. To find that extension of Urgency Resolution No. 92-2005 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 transportation-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 19th day of September, 2005.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian E. Hare, City Clerk

772656-1

EXHIBIT A

CITY OF RANCHO CORDOVA

INTERIM TRANSPORTATION IMPACT FEE

				SUNRISE DOUGLAS COMMUNITY PLAN	
Land Use Category	**Unit of Measure**	**New Development**	**Infill**	**Local/Specific Plan Fee Component**	**Regional Fee Component**
Single Family Residential	Unit	$16,087.00	$4,400.00	$11,687.00	$4,400.00
Multi Family Residential	Unit	$11,021.00	$3,328.00	$7,693.00	$3,328.00
Commercial	Sq. Ft.	$12.83	$12.83	[1] $12.83	---
Business Professional - Office	Sq. Ft.	$10.26	$10.26	[1] $10.26	---
Industrial	Sq. Ft.	$3.50	$3.50	$3.50	---
Industrial - Office	Sq. Ft.	$7.43	$7.43	$7.43	---
Administration (2%)		[2]	[2]	[3]	[3]

[1] Non-residential rates in the SDCP Fee Program Nexus Study Update established the rates for non-residential rates at a significantly higher rate than shown. Staff recommends the rates shown above be collected on an interim basis until the final Nexus Study of the Citywide Transportation Impact Fee is completed.

[2] Administration is charged as 2% of the total transportation impact fee.

[3] Administration in the SDCP Fee Program is charged as 3.75% of the total roadway fee.

For land uses not shown on this table, please contact the Public Works Department at (916) 942-0235.

MEMORANDUM

DATE: **September 19, 2005**

TO: **City Council**

FROM: **William Campbell, Principal Planner**

SUBJECT: **NORTH DOUGLAS, VILLAGE 6 DESIGN REVIEW**

OWNER / APPLICANT:	**REPRESENTATIVE:**
KB Home North Bay Lonnie Ellison 2420 Del Paso Road, Ste. 200 Sacramento, CA 95834	KB Home North Bay Lonnie Ellison 2420 Del Paso Road, Ste. 200 Sacramento, CA 95834

PROJECT:	North Douglas Village 6 Design Review
FILE:	RC-05-165
LOCATION:	North of Douglas Road – East of Security Park
APN:	072-0370-016, 072-0300-004, and 072-0300-003
PLANNER:	William Campbell, Project Planner

REQUEST

- Design Review for 75+/- residential units within the RD-7 (Residential) zoning of the North Douglas Subdivision within the Sunridge Specific Plan.

STAFF RECOMMENDATION

Staff recommends the City Council determine the Mitigated Negative Declaration prepared for the North Douglas Subdivisions adequately addresses the environmental impacts for the project and adopt Resolution No.114-2005 approving the Design Review for North Douglas Village 6, Project No. RC-05-165, subject to the Findings, attached modifications to the Design Review Package as presented by the applicant (Exhibit A) and Conditions of Approval (Exhibit B).

BACKGROUND

The project was approved by the Planning Commission on August 11, 2005 and subsequent to the approval, the approval was requested to be heard by the City Council, by Councilmember Skoglund. Prior to the City Council meeting, a representative from KB Homes met with Councilmember Skoglund to discuss the design related issues that prompted the review. The

AGENDA ITEM # 17

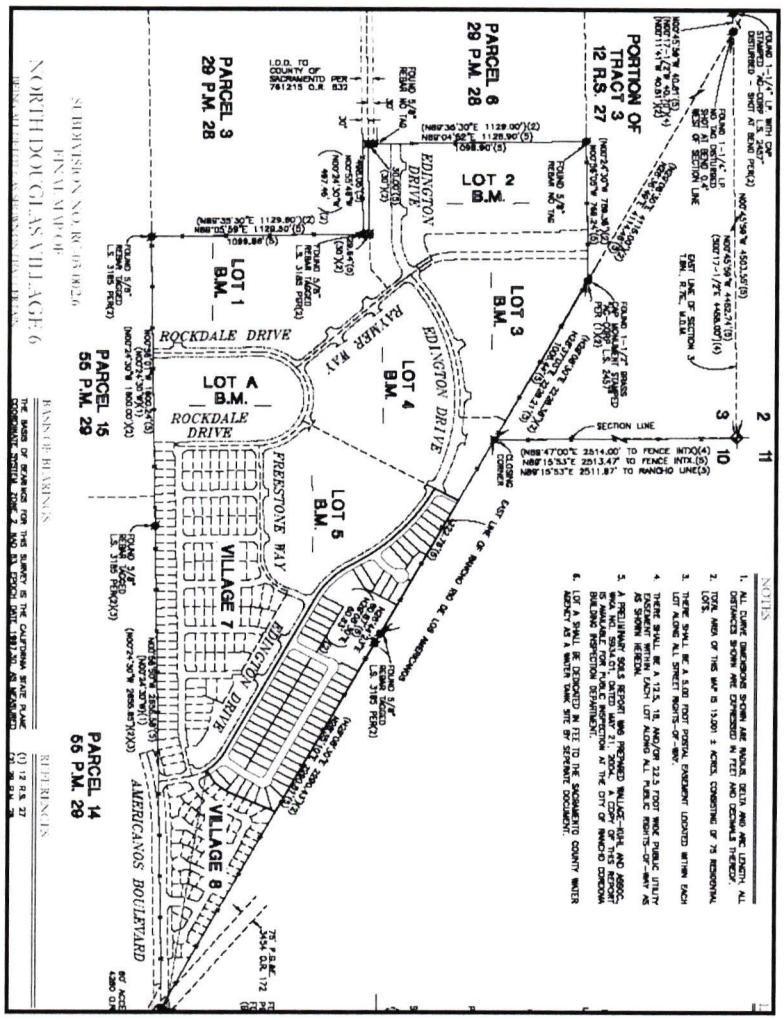
applicant has modified the design package and will present those changes to the City Council at the meeting of the 19th for approval, modification or rejection.

ANALYSIS

Design Review

The applicant is requesting Design Review for a 75+/- lot subdivision in North Douglas, Village 6. The zoning for this village is RD-7 with an average lot size of 45 X 105 (4725 square feet), which is consistent with the required development standards for this zoning. The applicant has submitted 3 floor plans; Plans 2285 and 2109 have 3 elevations; Plan 1797 (single-story model) has 5 different elevations for a total of 11 single-family home styles. The square footage of the proposed residential units ranges from 1,797 to 2,285 square feet. Two of the plans will be two-story and one of the plans will be single-story homes. Two of the plans, Plans 2285 and 2109, will meet the City's required Garage Orientation Policy. The project plans propose articulation and door and window architectural features on all four elevations. Plan 2285 offers a front porch which will be 5 feet in depth.

The applicant is proposing five distinct exterior elevation styles to create individuality within the neighborhoods. Cohesiveness and continuity are achieved through the use of materials, details, textures, and color from a common pallet.



Planning staff reviewed the submittal from KB Home prior to submittal and suggested changes to bring the project into compliance with the intent of the Design Review Ordinance. Staff requested minimal changes, which were mainly topical in nature dealing with garage door detail, architectural features, etc. The applicant completed the changes and the revised plans are before the Planning Commission for review.

The applicant has made a number of minor changes to the designs of the building exterior finishes, in response to the concerns of Councilmember Skoglund

Garage Alternatives

As previously stated, the proposed product offers two of the three floor plans which meet the Garage Orientation Policy. Plan 2285 offers living space 11 feet +/- forward of the garage door face; Plan 2109 offers a garage that is set back to the rear of the house plan.

PLANNING COMMISSION DISCUSSION

Attached to this report is a copy of the Planning Commission Minutes of August 11, 2005. The Commissioners had the following concerns and comments:

- Where is Security Park in relationship to this project? Security Park is located southwest of the project site, approximately a half mile away.
- Commissioner Burke was concerned that the elevation of the one-story plan shows too much garage door and roof.
- Will there be solar roofing offered? The applicant was not sure at this time.

The Commission unanimously approved the project 6-0.

Public Comment
On September 6, 2005, a public hearing notice was published in the Grapevine Newspaper and notices were mailed to all property owners bordering the project site. At the time of preparation of this report, no comments from the public had been received.

CONCLUSION

The applicant has presented a Design Review Package for Village 6 that is consistent with the design guidelines of the Sunridge Specific Plan and the City's Design Review Ordinance. The design of the project will complement the other projects in the area with architecturally compatible styles; therefore staff is recommending approval of the Design Review.

ENVIRONMENTAL ANALYSIS:

The Mitigated Negative Declaration prepared for the North Douglas Subdivision and adopted by the City of Rancho Cordova City Council, adequately addresses the environmental impacts for the project.

FINANCIAL IMPLICATIONS TO CITY:

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

RECOMMENDED MOTIONS:

Move the City Council determine the Mitigated Negative Declaration prepared for the North Douglas Subdivision adequately addresses any environmental issues for this project, and move the City Council adopt Resolution No. 114-2005 approving the Design Review for the North Douglas Village 6 subdivision, subject to the Findings, the modified Design Review Package (Exhibit A) and Conditions of Approval (Exhibit B).

ATTACHMENTS:

1. City Council Resolution 114-2005
2. Modified Design Review Package
3. Planning Commission Resolution 43-2005 with attached Design Review Package (Exhibit A) and Conditions of Approval (Exhibit B)
4. Planning Commission Minutes of August 11, 2005

RESOLUTION # 114-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING DESIGN REVIEW FOR NORTH DOUGLAS VILLAGE 6 PROJECT # RC-05-165

WHEREAS, KB Home (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for North Douglas, Village 6; and

WHEREAS, the Planning Commission reviewed and approved the project on August 11, 2005; and subsequent to that action, the item was requested to be reviewed by the City Council per Section 110-83(e) of the Zoning Code ; and

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

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan EIR, adopted in March 2003 by the County of Sacramento Board of Supervisors and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for North Douglas, adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

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

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

Findings:

1. CEQA

   Finding:
   The project site has been analyzed as part of the Sunridge Specific Plan EIR and the Mitigated Negative Declaration for the North Douglas Subdivision is in compliance with the California Environmental Quality Act (CEQA).

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

2. 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. 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:

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

Evidence: The following justifies the findings above:

1. The developer has presented a Design Review Package which includes three different floor plans: Plans 2285 and 2109 have three elevations; Plan 1797 (single-story) will have five elevations, for a total of eleven basic architectural configurations. There are twenty color combinations for each of the five exterior designs. The elevations provide trim molding around the windows and doors on all sides.

2. The applicant has proposed two, two-story models (three elevation options) and one, single-story model (five elevations). Plans 2285 provides living space in a minimum of ten feet in front of the garage face and 2109 provides a rear set two car garage. Plan 2285 provides a front porch that is five feet in depth. Staff has reviewed the color samples proposed for the homes and the body colors are nicely varied with harmonizing trim and accent colors

3. The Developer has not provided a pre-plotted subdivision for initial review; therefore conditions of approval have been developed to mix the size and mass of the new homes. Two of the floor plans have 3 elevations and the single-story model has 5 elevations for a total of eleven architectural variations within Village 6. Floor Plans 2285 and 2109 are two stories and Plan 1797 is the single-story model. Floor Plans 2285 and 2109 provide the appropriate setbacks to meet the City's Garage Orientation Policy.

4. The Applicant has submitted preliminary landscape plans with the Design Review Package that are consistent with the City's guidelines and the Design Guidelines produced by the Master Developer for the Anatolia project. Front yard and street side yard for corner lots will be landscaped prior to the occupancy of the home.

5. The model homes include one, single-story and two, two-story models that will provide a range of prices and sizes of homes in Village 6.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of September, 2005.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
KEN COOLEY, MAYOR
CITY OF RANCHO CORDOVA

ATTEST:

_____
LILLIAN HARE
CITY CLERK

Attachment 2

At time of distribution, the applicant had not yet provided the Modified Design Review package.

RESOLUTION # 43-2005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA APPROVING DESIGN REVIEW FOR NORTH DOUGLAS VILLAGE 6 PROJECT # RC-05-165

WHEREAS, KB Home (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for North Douglas, Village 6; and

WHEREAS, the Planning Commission is the appropriate authority to hear and take action on this project; and

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan EIR, adopted in March 2003 by the County of Sacramento Board of Supervisors and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for North Douglas, adopted by the City of Rancho Cordova, thereby satisfying the requirements for the California Environmental Quality Act; and

WHEREAS, the Planning Commission 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 PLANNING COMMISSION OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

Findings:

1. CEQA

   Finding:
   The project site has been analyzed as part of the Sunridge Specific Plan EIR and the Mitigated Negative Declaration for the North Douglas Subdivision is in compliance with the California Environmental Quality Act (CEQA).

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

2. 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. 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:

1. Home designs incorporate authentic architectural styles. Particular attention has been paid to the design of all front and side elevations facing the street or open space. All other elevations interior to the lot include, at a minimum, the articulation of all windows and doors (e.g., three-dimensional trim.)
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3. The Developer has not provided a pre-plotted subdivision for initial review; therefore conditions of approval have been developed to mix the size and mass of the new homes. Two of the floor plans have 3 elevations and the single-story model has 5 elevations for a total of eleven architectural variations within Village 6. Floor Plans 2285 and 2109 are two stories and Plan 1797 is the single-story model. Floor Plans 2285 and 2109 provide the appropriate setbacks to meet the City's Garage Orientation Policy.

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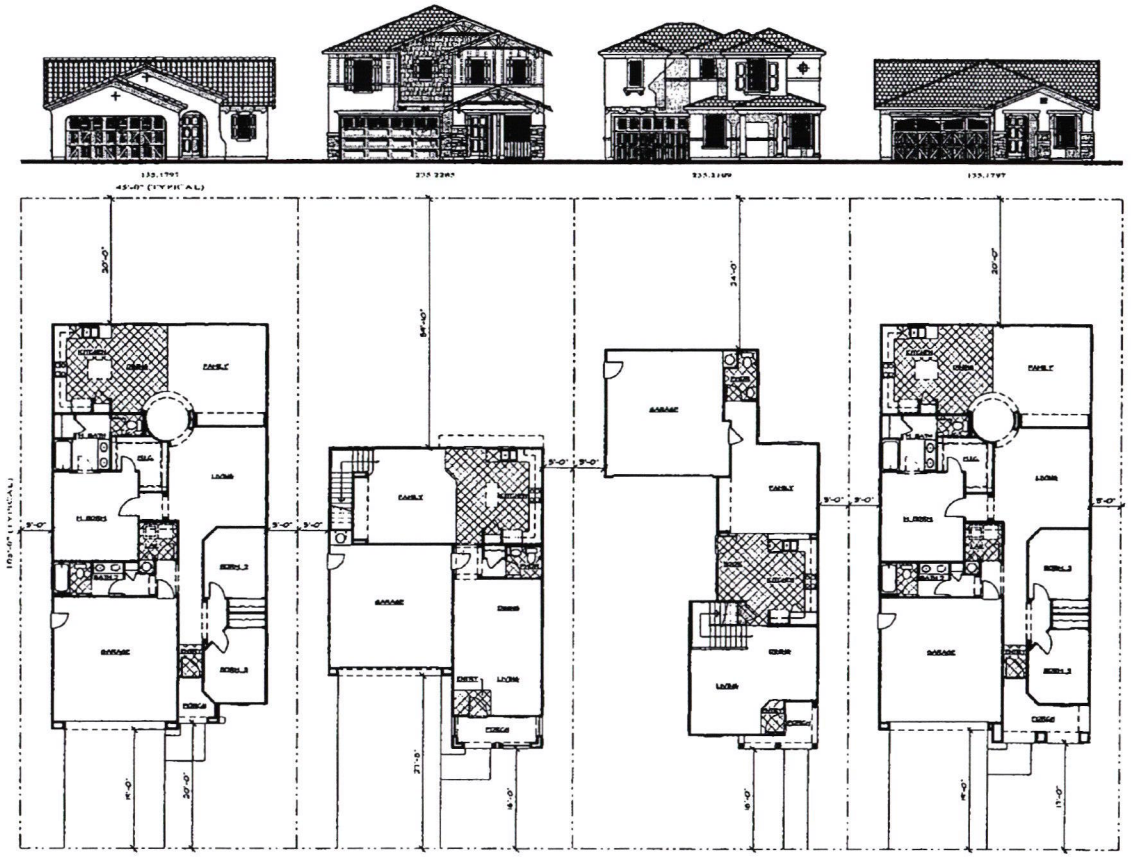
PASSED AND ADOPTED by the Planning Commission of the City of Rancho Cordova on the 11th day of August, 2005.

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

ART SMITH, PLANNING COMMISSION CHAIR
CITY OF RANCHO CORDOVA

ATTEST:

BRENDA LEHR
COMMISSION CLERK



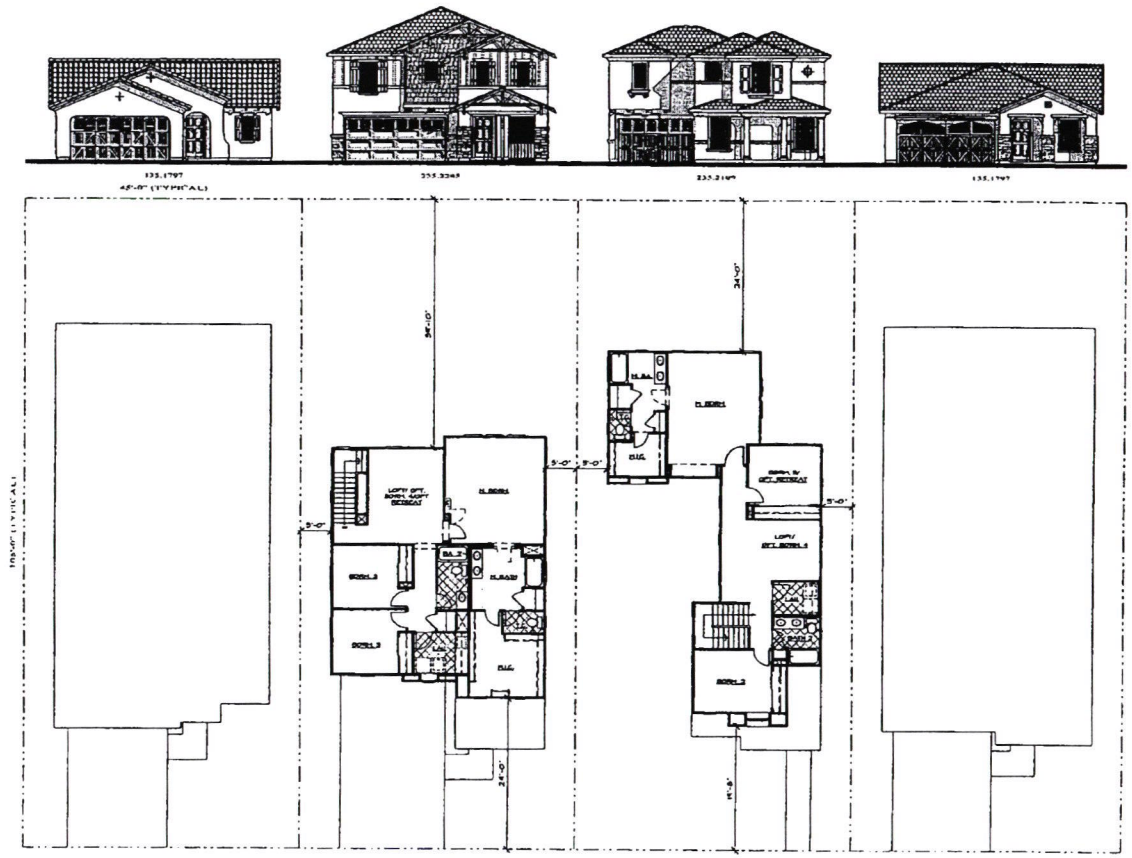
STREET SCENE

North Douglas RD-7

KB HOME
North Bay Division

Plan:
Project: 500999:59
Date: 07/15/05
Spec. Level: 2

Exhibit A

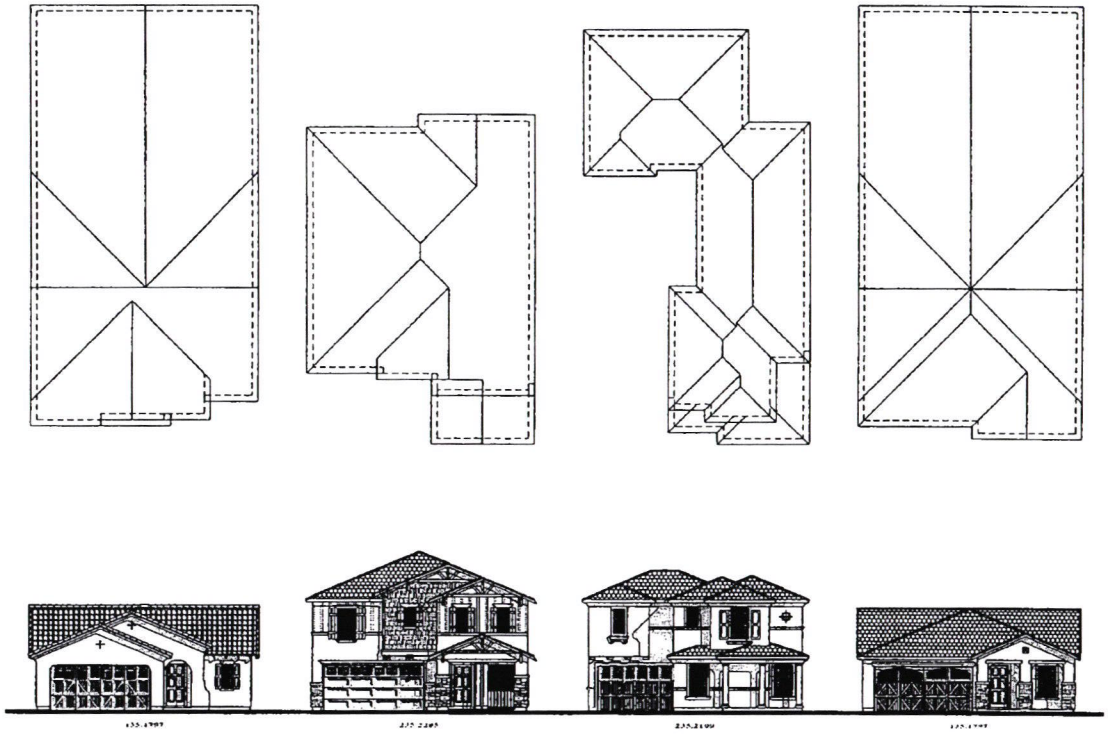


STREET SCENE

North Douglas RD-7

KB HOME
North Bay Division

Plan:
Project: 500999:59
Date: 07/15/05
Spec. Level: 2



STREET SCENE

[illegible]

North Douglas RD-7

KB HOME
North Bay Division

Plan:
Project: 500999:59
Date: 07/15/05
Spec. Level: 2

NORTH DOUGLAS RD-7

NORTH BAY
PROJECT # 500999:59
Revised April 20, 2005

SPANISH

		SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4
BODY	SHERWIN WILLIAMS	SW 2193	SW 6140	SW 6156	SW 2060
ACCENT	SHERWIN WILLIAMS	SW 2231	SW 2856	SW 2112	SW 2838
FASCIA	SHERWIN WILLIAMS	SW 2202	SW 1147	SW 6111	SW 6153
TRIM / GARAGE DOOR	SHERWIN WILLIAMS	SW 2211	SW 1145	SW 2036	SW 1127
ROOF TILE	MONIER TILE	1 ESCS 6142	1 ESCS 6169	1 ESCS 3233	1 ESCS 3233

CRAFTSMAN

		SCHEME 13	SCHEME 14	SCHEME 15	SCHEME 16
BODY	SHERWIN WILLIAMS	SW 2219	SW 6157	SW 1117	SW 2057
ACCENT	SHERWIN WILLIAMS	SW 2098	SW 2049	SW 2077	SW 2021
FASCIA & TRIM	SHERWIN WILLIAMS	SW 2062	SW 2084	SW 1135	SW 6142
SIDING / GARAGE	SHERWIN WILLIAMS	SW 2215	SW 2068	SW 6124	SW 2096
SHINGLES	SHERWIN WILLIAMS	SW 6173	SW 2048	SW 6159	SW 2097
ROOF TILE	MONIER TILE	SRCB 3293	SRCB 6614	SRCB 1132	SRCB 5139
STONE	EL DORADO STONE	MANZANITA CLIFFSTONE	SAWTOOTH RUSTIC LEDGE	PINETOP RUSTIC LEDGE	SADDLEBACK RUSTIC DRYSTACK
BRICK	ROBINSON	OLD CHICAGO	WATERLODGE	OLD CHICAGO	WATERLODGE

ITALIANATE

		SCHEME 5	SCHEME 6	SCHEME 7	SCHEME 8
BODY	SHERWIN WILLIAMS	SW 1393	SW 2197	SW 2024	SW 2352
ACCENT	SHERWIN WILLIAMS	SW 2848	SW 2224	SW 1063	SW 6215
FASCIA / TRIM	SHERWIN WILLIAMS	SW 2445	SW 2354	SW 2193	SW 1116
STUCCO HILITE	SHERWIN WILLIAMS	SW 2344	SW 2190	SW 2022	SW 1138
GARAGE DOOR	SHERWIN WILLIAMS	SW 6123	SW 1132	SW 2193	SW 1132
ROOF TILE	MONIER TILE	1 SLCS 6464	1 SLCS 6464	1 SLCS 5037	1 SLCS 1132

FRENCH

BODY	SHERWIN WILLIAMS	SW 2060	SW 1114	SW 2001	SW 0011
ACCENT	SHERWIN WILLIAMS	SW 2028	SW 2097	SW 2021	SW 2096
FASCIA	SHERWIN WILLIAMS	SW 6172	SW 2188	SW 2060	SW 2060
TRIM	SHERWIN WILLIAMS	SW 6142	SW 2194	SW 2060	SW 2060
GARAGE	SHERWIN WILLIAMS	SW 2061	SW 2820	SW 2060	SW 1159
ROOF TILE	MONIER TILE	SLCS 1132	SLCS 6464	SLCS 1130	SLCS 5037
STONE	EL DORADO STONE	PONDEROSA CLIFFSTONE DRYSTACK	SARATOGA RUSTIC LEDGE DRYSTACK	SADDLEBACK RUSTIC LEDGE DRYSTACK	SAN MARINO LIMESTONE

TUSCAN

		SCHEME 9	SCHEME 10	SCHEME 11	SCHEME 12
BODY	SHERWIN WILLIAMS	SW 2078	SW 2176	SW 1342	SW 6123
ACCENT	SHERWIN WILLIAMS	SW 6187	SW 6188	SW 2215	SW 2252
FASCIA	SHERWIN WILLIAMS	SW 1126	SW 2189	SW 2034	SW 2027
TRIM	SHERWIN WILLIAMS	SW 6388	SW 1138	SW 6108	SW 6157
STUCCO HILITE	SHERWIN WILLIAMS	SW 6131	SW 0107	SW 6102	SW 6132
GARAGE DOOR	SHERWIN WILLIAMS	SW 1126	SW 2189	SW 2034	SW 2027
FRONT ENTRY	SHERWIN WILLIAMS	SW 1126	SW 2189	SW 1350	SW 2027
ROOF TILE	MONIER TILE	1 SLCS 1132	1 SLCS 6464	1 SLCS 6469	1 SLCS 1132
STONE	EL DORADO STONE	CASCADE RUBBLE 30% CASCADE LEDGE 70%	LUCERA HILLSTONE	TUSCANY RUBBLE 50% TULAROSA RUBBLE 50%	MANZANITA CLIFFSTONE
GROUT		DRYSTACK W/ KHAKI	KHAKI	OBP BROWN	DRYSTACK

NOTE:
**ALL COLOR LOCATIONS TO BE DETERMINED BY COLOR KEY, GENERATED BY KB HOME ARCHITECTURE.

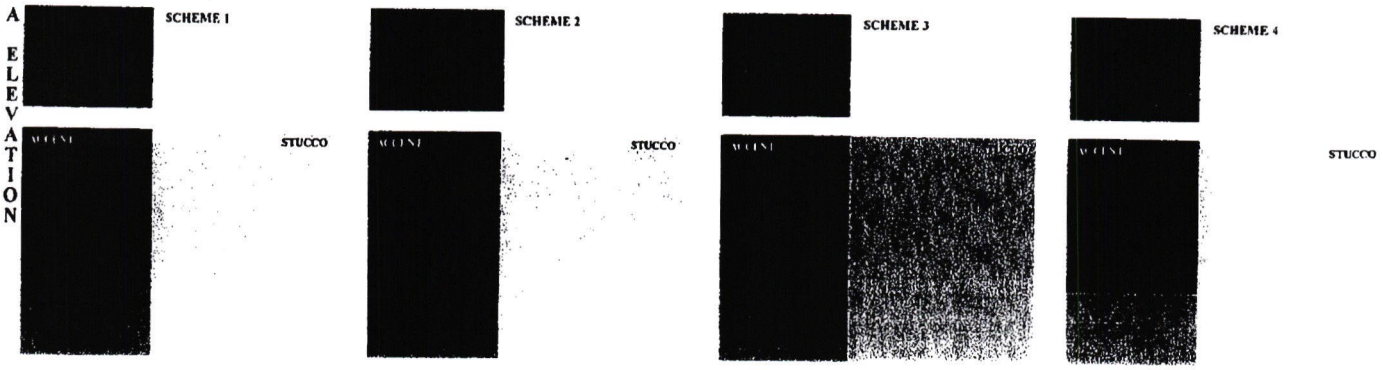
REVISIONS:
4-18-05: CHANGED ORDER OF ELEVATIONS FROM "SPANISH, ITALIANATE, TUSCAN, CRAFTSMAN AND FRENCH" TO "SPANISH, CRAFTSMAN, ITALIANATE, FRENCH AND TUSCAN."
4-20-05 ADDED BRICK AND MASONRY TO ITALIANATE ELEVATIONS

KB HOME

NORTH DOUGLAS
RD-7
REV. 20 APRIL 2005

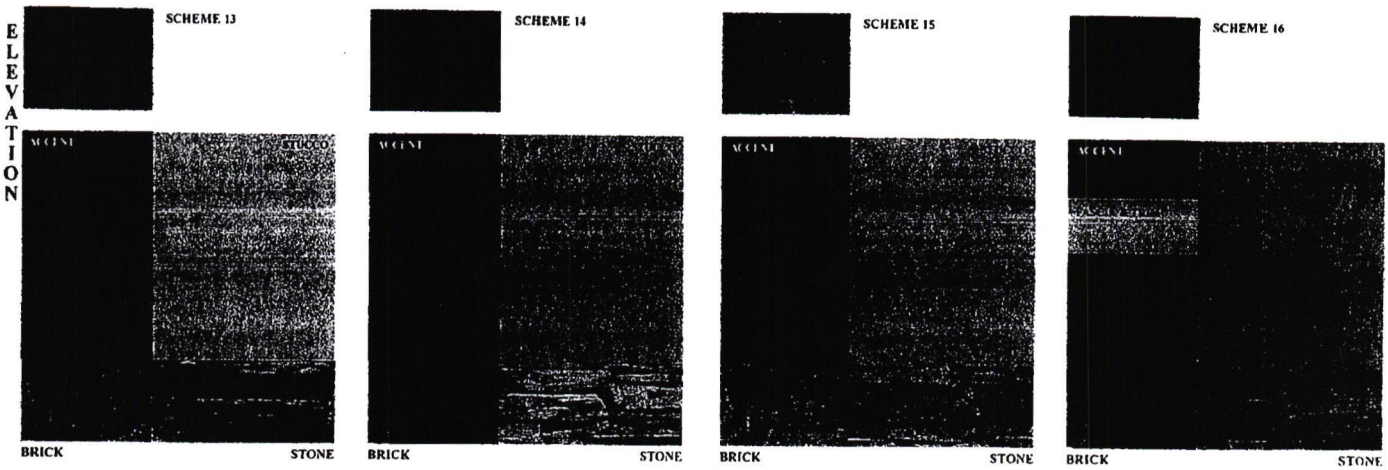
SPANISH

A ELEVATION



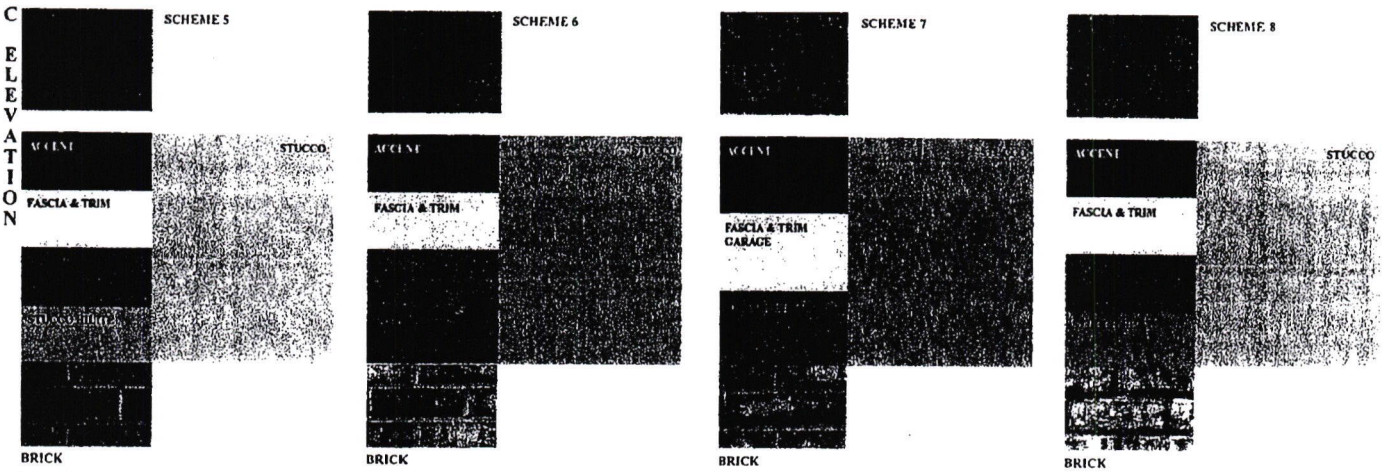
CRAFTSMAN

B ELEVATION



ITALIANATE

C ELEVATION

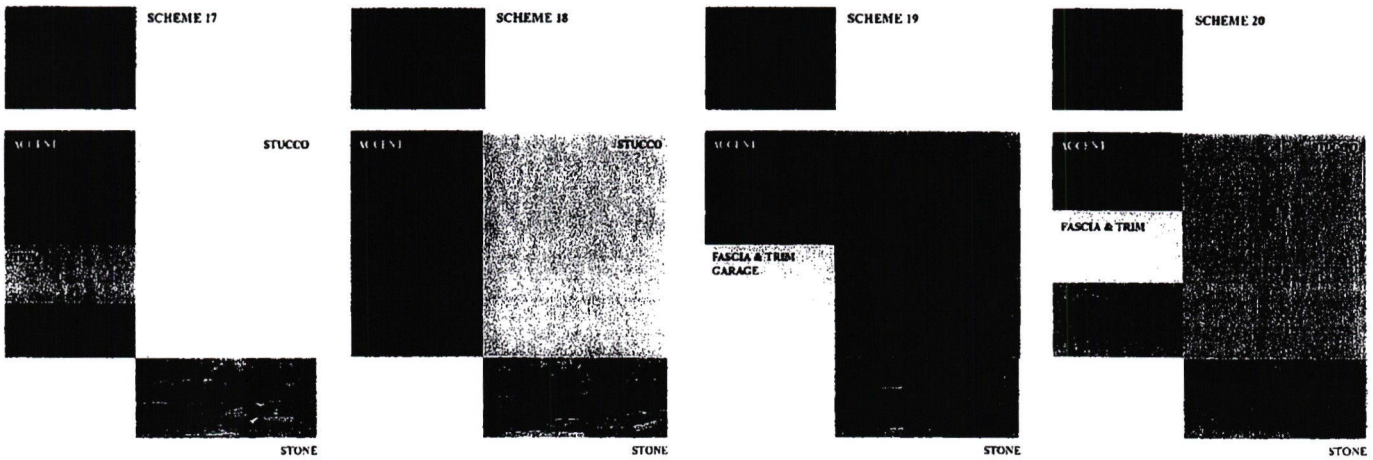


KB HOME

NORTH DOUGLAS
RD-7
REV. 20 APRIL 2005

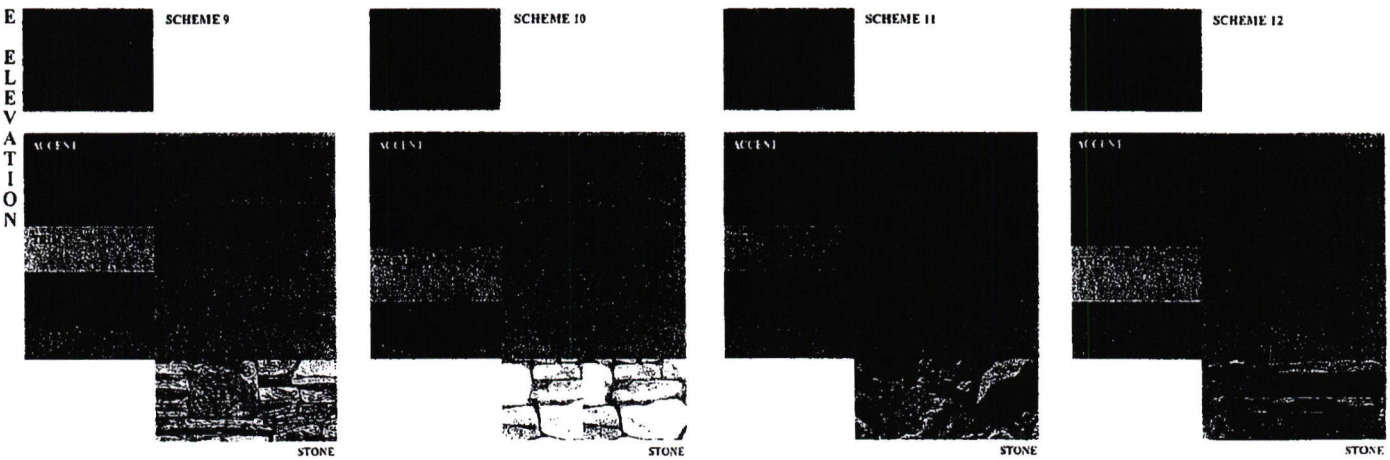
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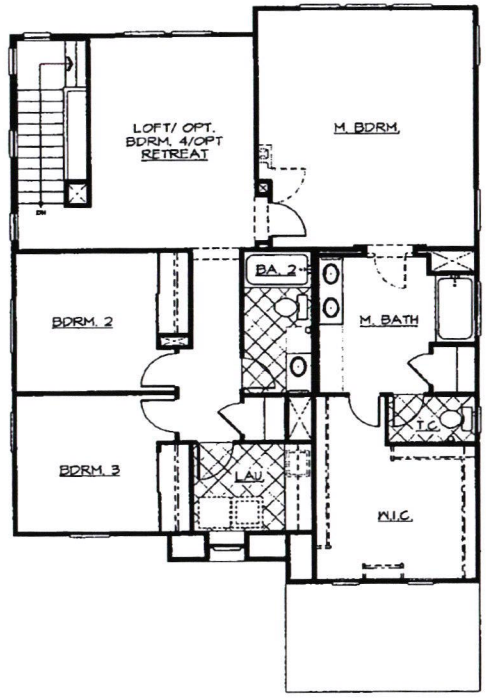
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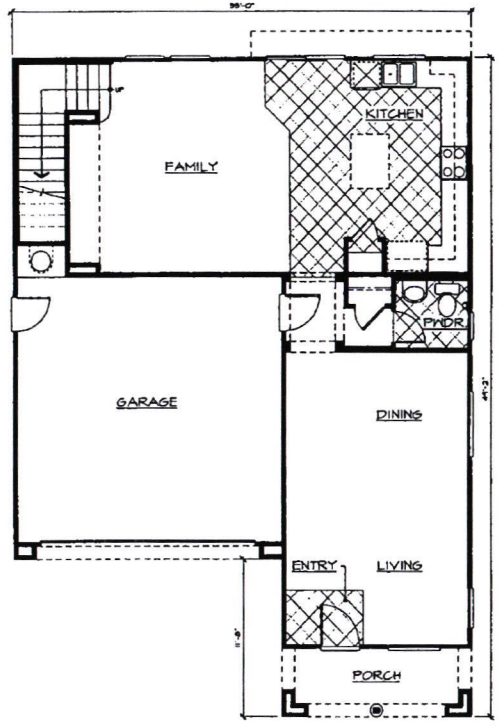
TUSCAN

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Second Floor Plan



First Floor Plan

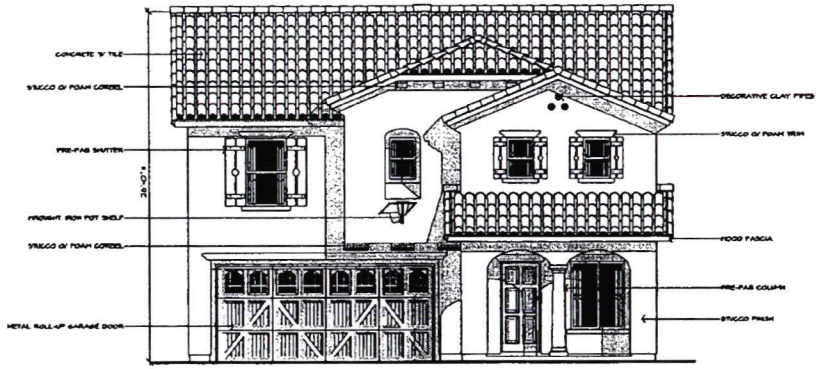
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KB HOME

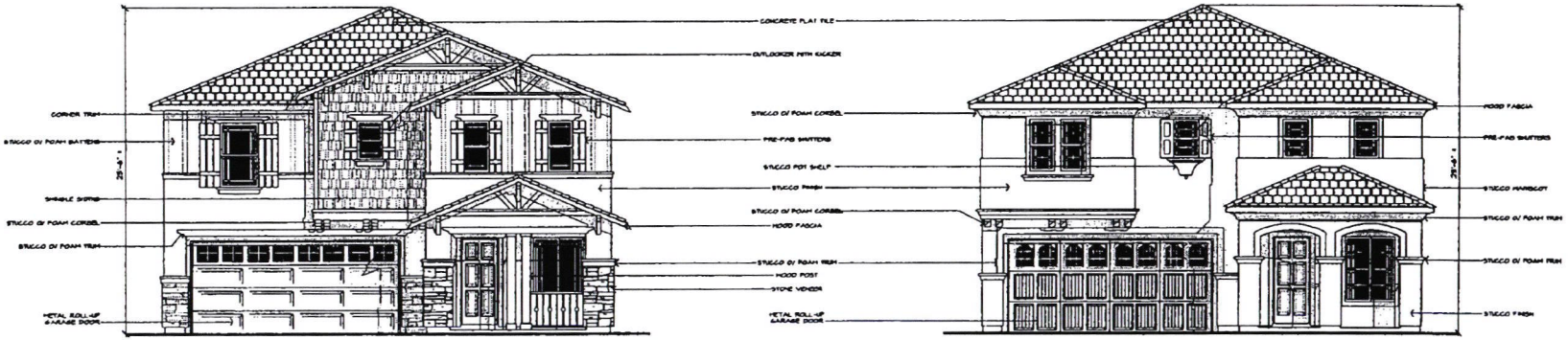
North Douglas RD-7

KB HOME
North Bay Division

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Project:	500999:59
Date:	07/15/05
Spec. Level:	2



Spanish



Craftsman

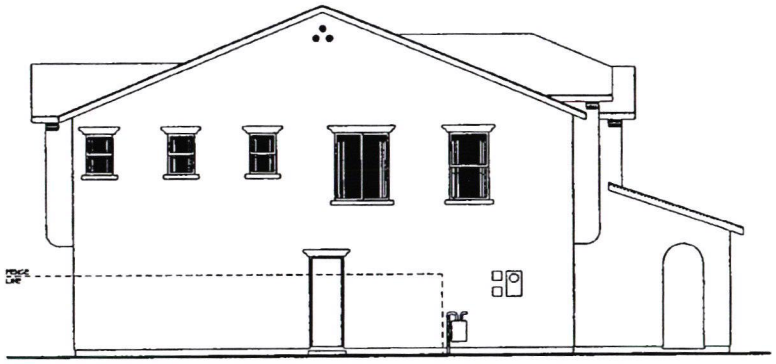
Italianate

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North Douglas RD-7

KB HOME
North Bay Division

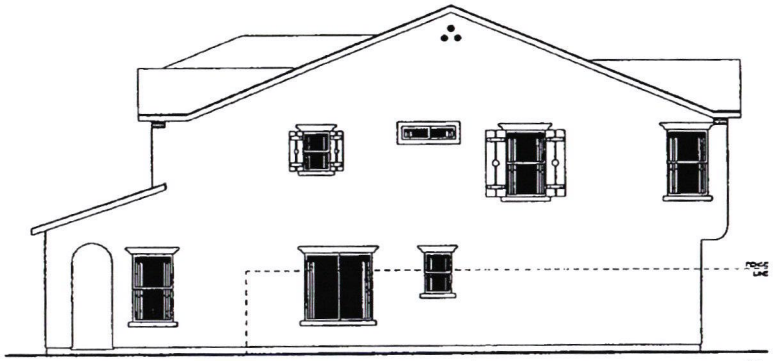
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Spec. Level:	2



Left Elevation

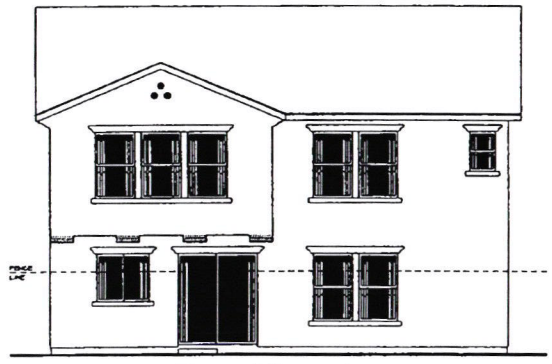


Front Elevation



Right Elevation

Spanish



Rear Elevation

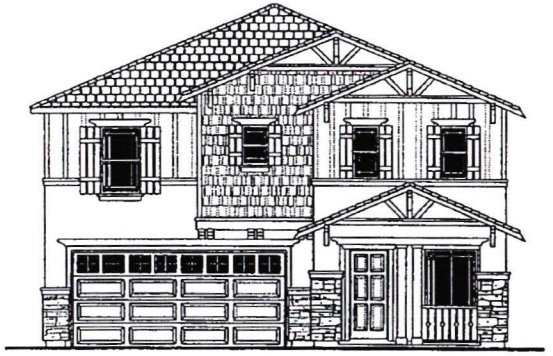
North Douglas RD-7

KB HOME
North Bay Division

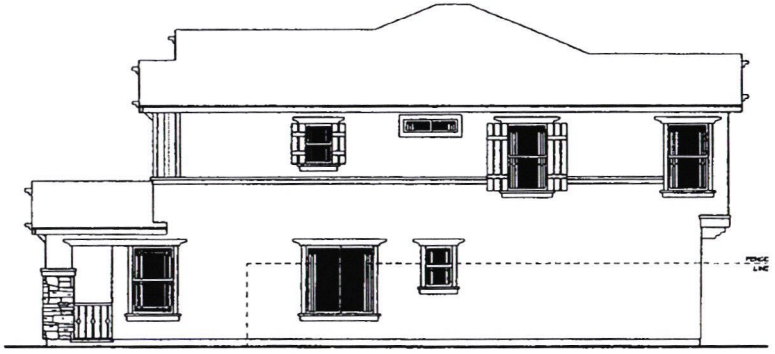
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Date:	07/15/05
Spec. Level:	2



Left Elevation



Front Elevation



Right Elevation

Craftsman

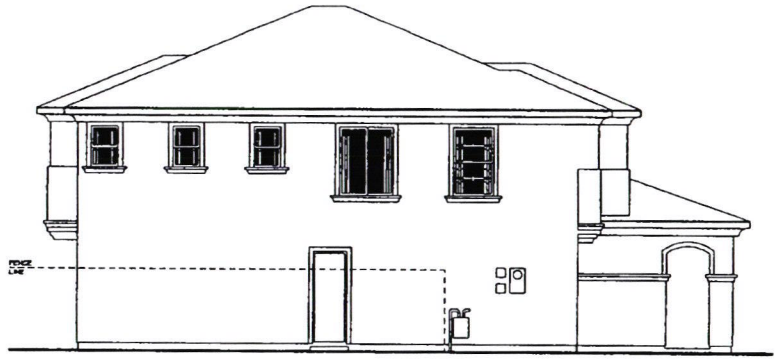


Rear Elevation

North Douglas RD-7

KB HOME
North Bay Division

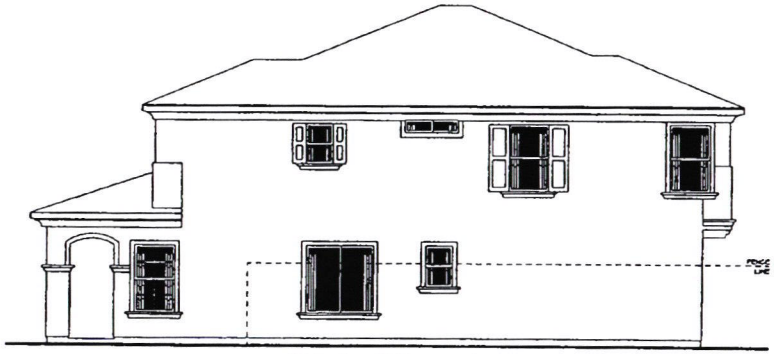
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Date: 07/15/05
Spec. Level: 2



Left Elevation



Front Elevation



Right Elevation

Italianate



Rear Elevation

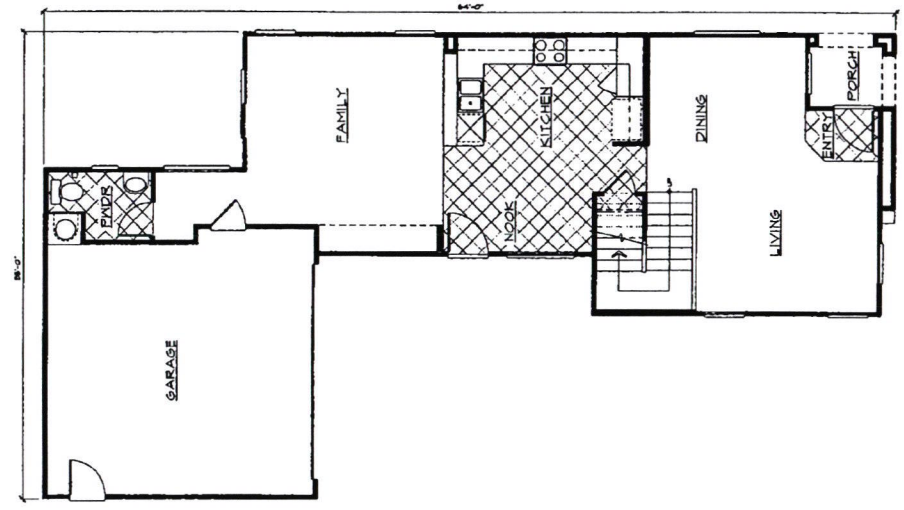
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KB HOME

North Douglas RD-7

KB HOME
North Bay Division

Plan: 250.2285
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Spec. Level: 2



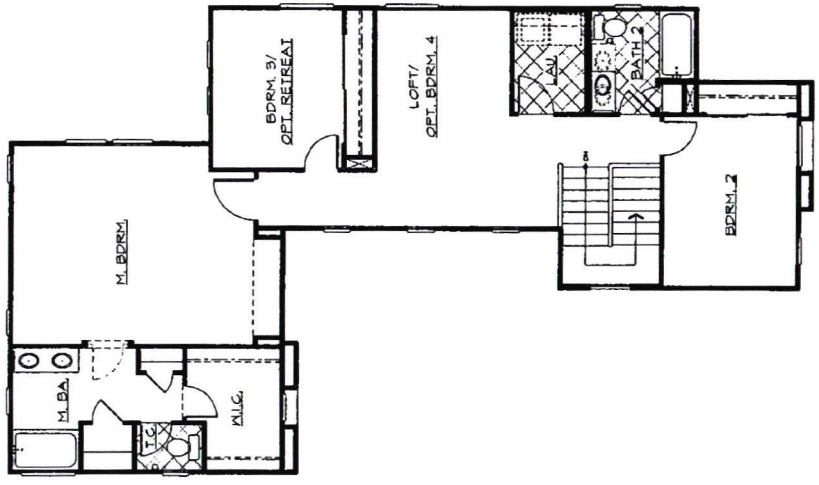
First Floor Plan

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North Douglas RD-7

KB HOME
North Bay Division

Plan:	235.2109
Project:	500999:59
Date:	07/15/05
Spec. Level:	2

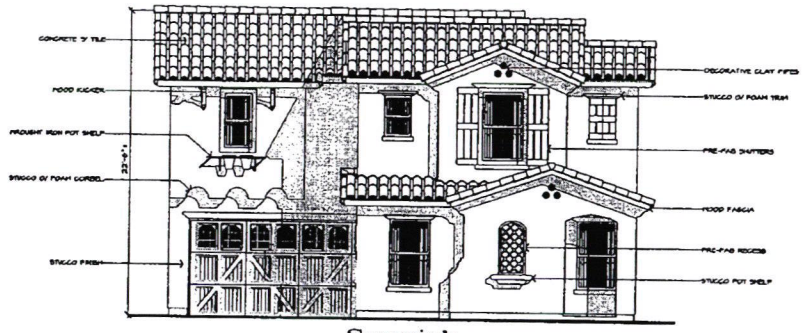


Second Floor Plan

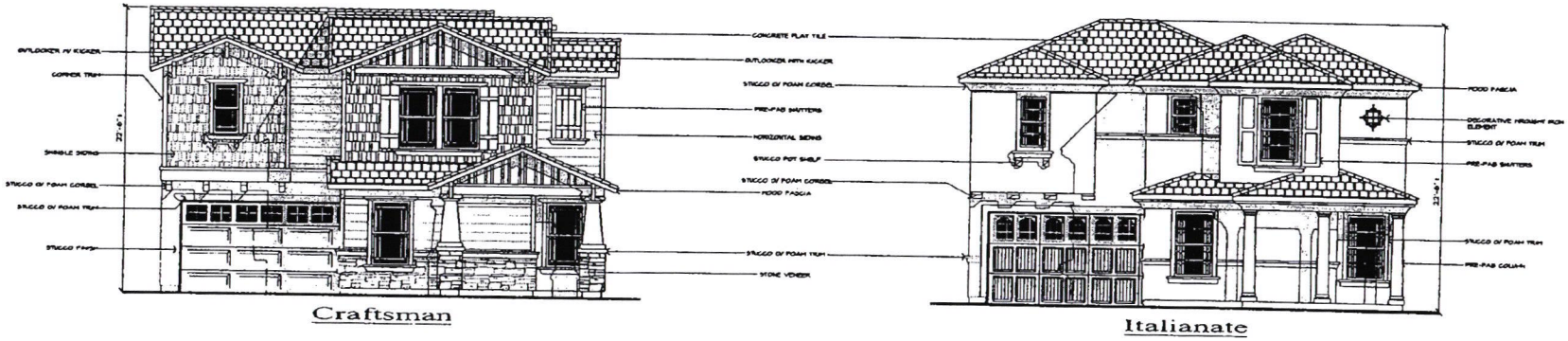
North Douglas RD-7

KB HOME
North Bay Division

Plan:	235.2109
Project:	500999:59
Date:	07/15/05
Spec. Level:	2



Spanish



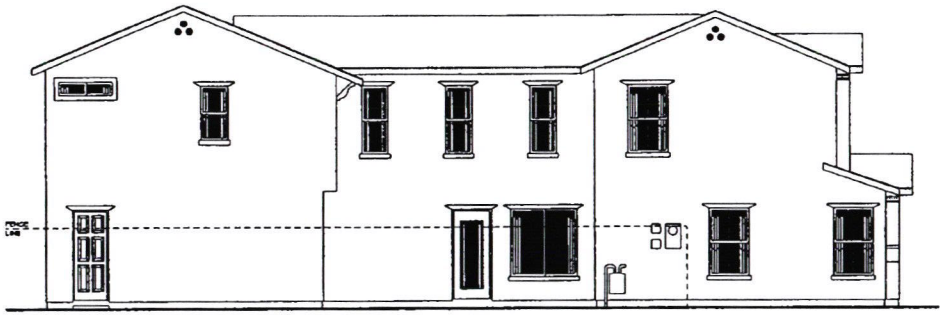
Craftsman

Italianate

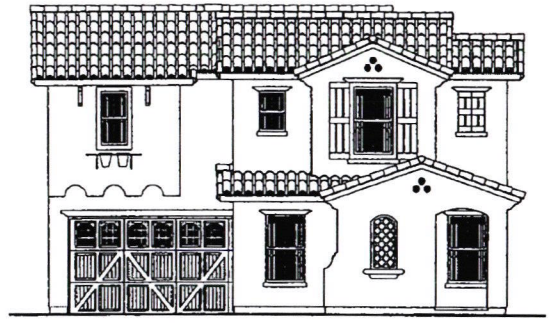
North Douglas RD-7

KB HOME
North Bay Division

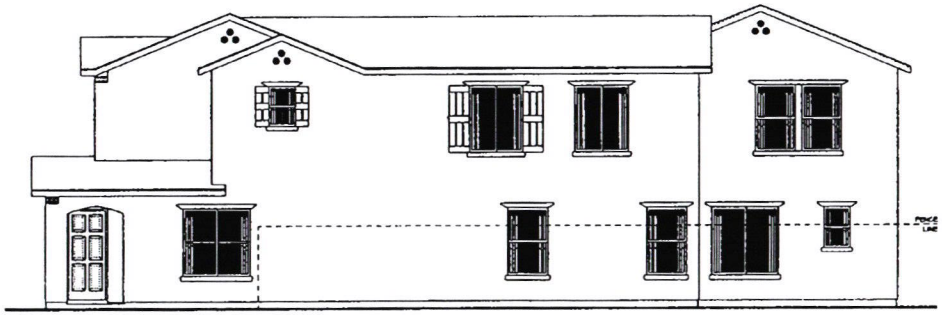
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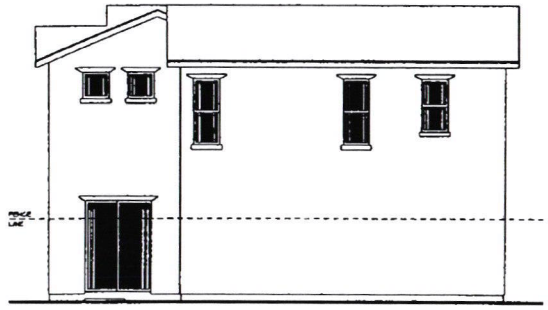
Left Elevation



Front Elevation



Right Elevation Spanish



Rear Elevation

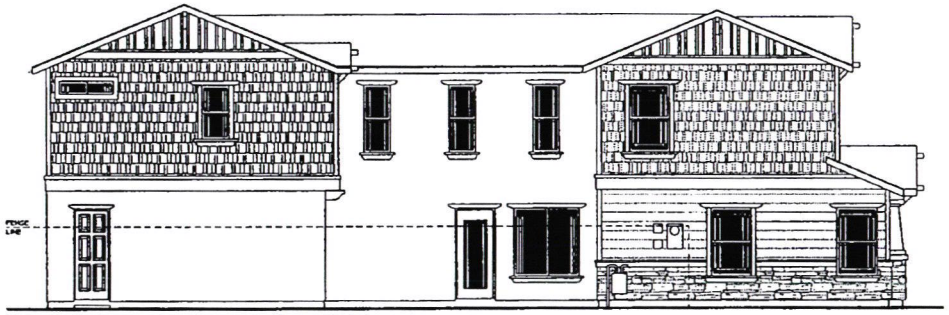
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KB HOME

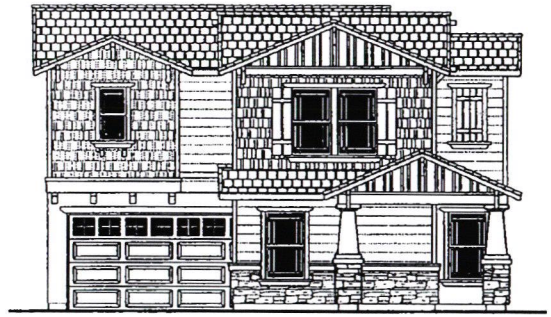
North Douglas RD-7

KB HOME
North Bay Division

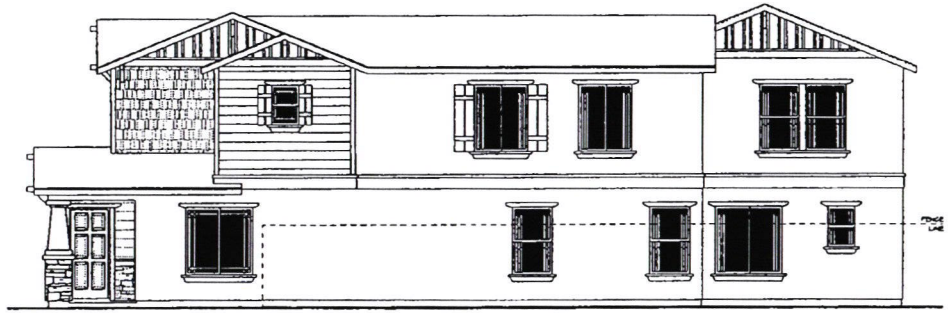
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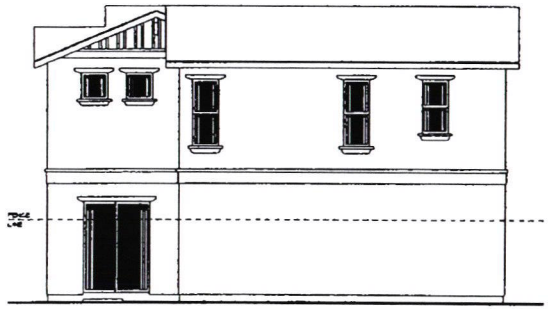
Left Elevation



Front Elevation



Right Elevation Craftsman



Rear Elevation

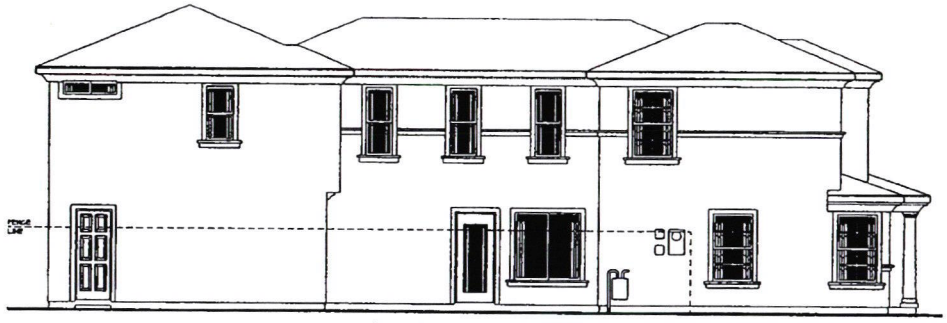
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KB HOME

North Douglas RD-7

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North Bay Division

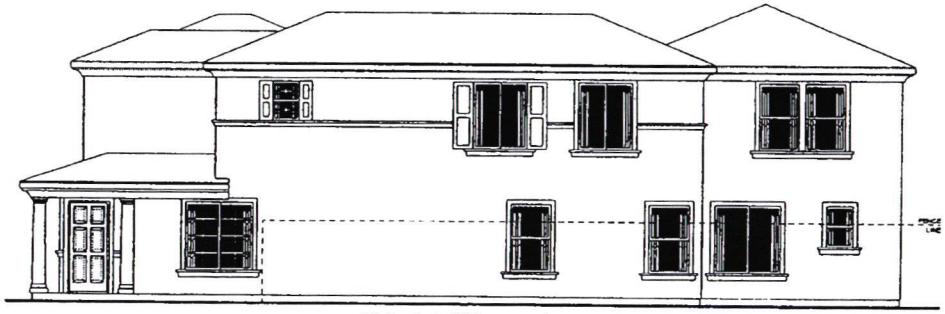
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Left Elevation

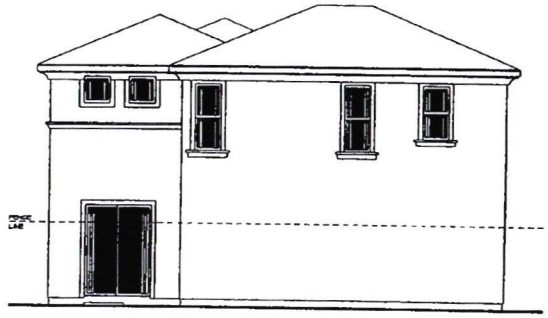


Front Elevation



Right Elevation

Italianate



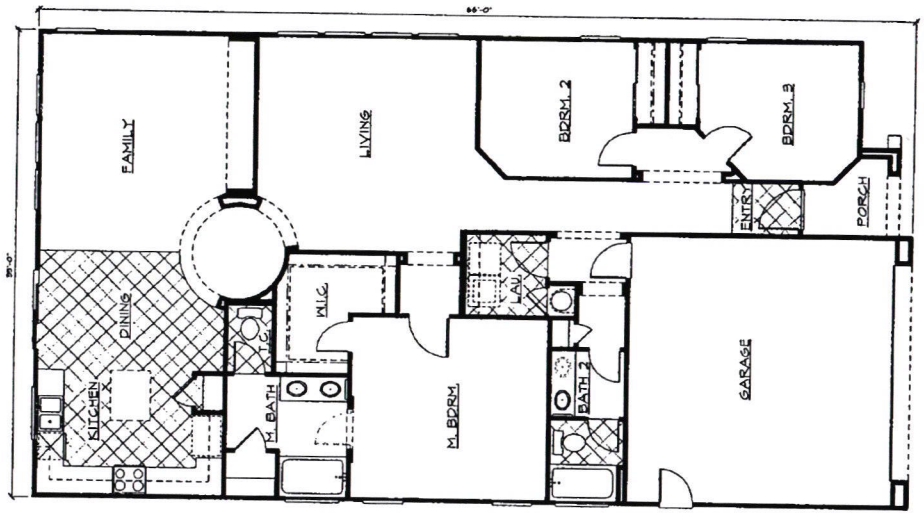
Rear Elevation

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North Douglas RD-7

KB HOME
North Bay Division

Plan:	235.2109
Project:	500999:59
Date:	07/15/05
Spec. Level:	2



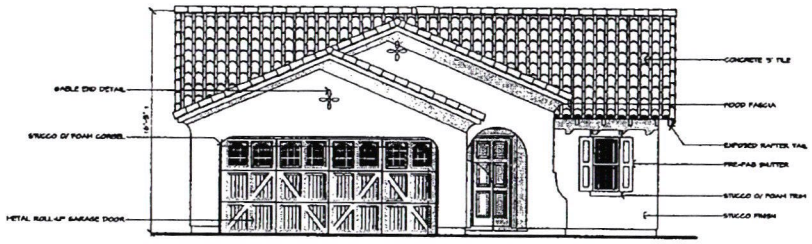
Spanish

Floor Plan

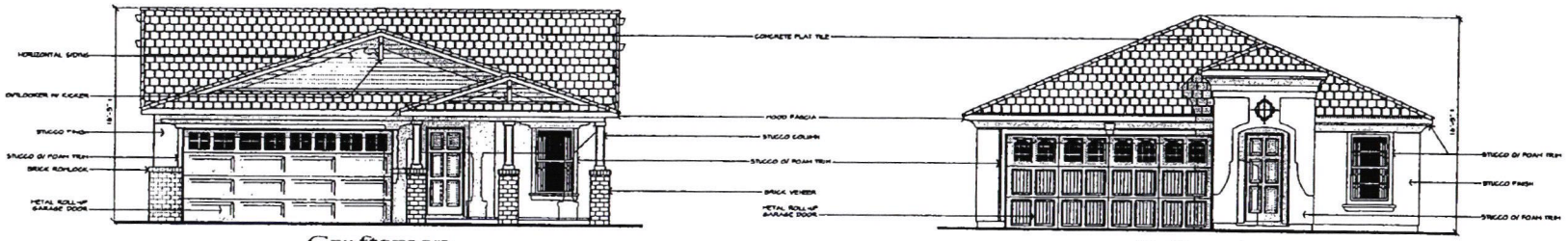
North Douglas RD-7

KB HOME
North Bay Division

Plan: 135.1797
Project: 500999:59
Date: 07/15/05
Spec. Level: 2



Spanish



Craftsman

Italianate

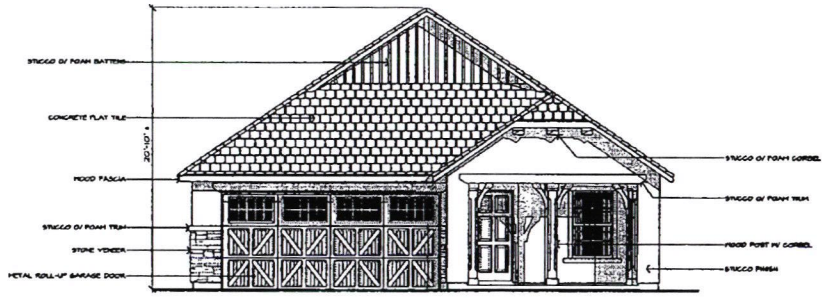
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KB HOME

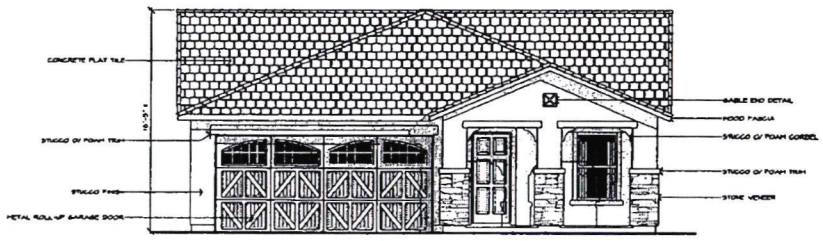
North Douglas RD-7

KB HOME
North Bay Division

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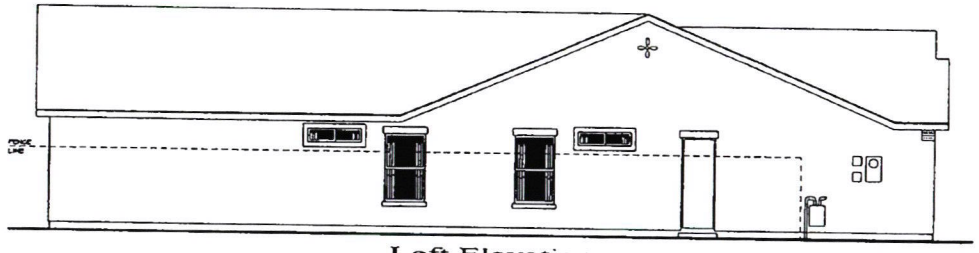
Tuscan

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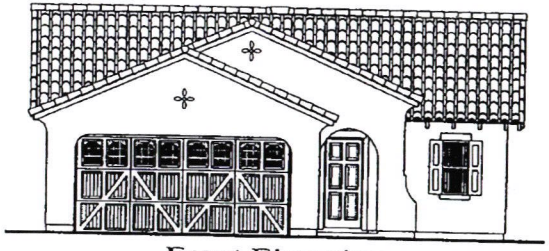
North Douglas RD-7

KB HOME
North Bay Division

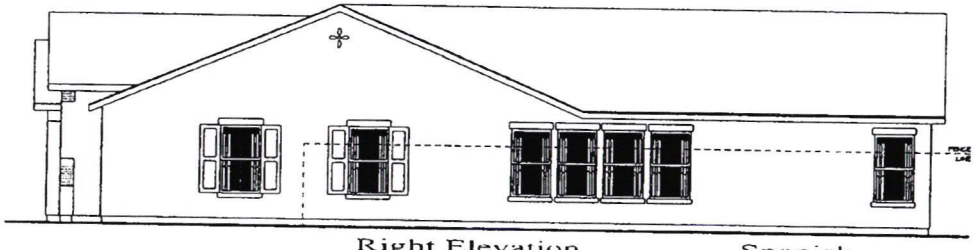
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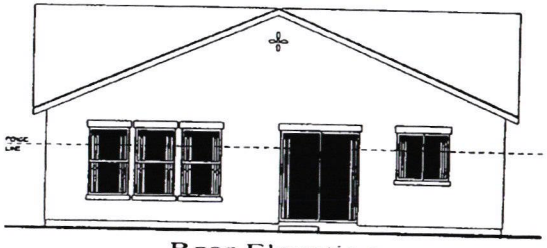
Left Elevation



Front Elevation



Right Elevation Spanish



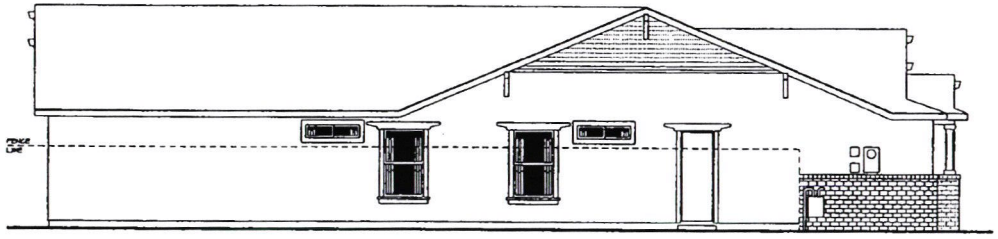
Rear Elevation

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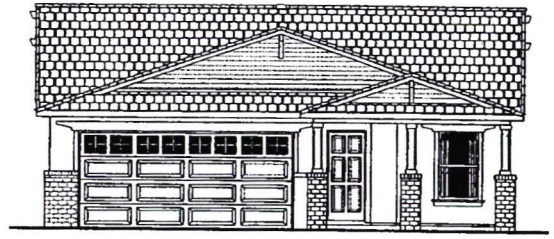
North Douglas RD-7

KB HOME
North Bay Division

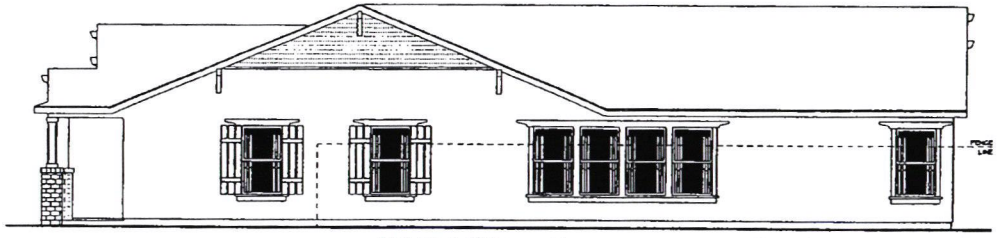
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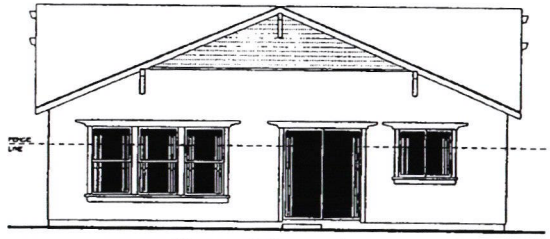
Left Elevation



Front Elevation



Right Elevation Craftsman



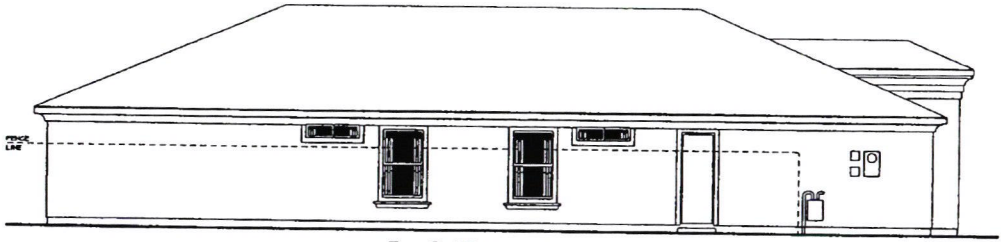
Rear Elevation

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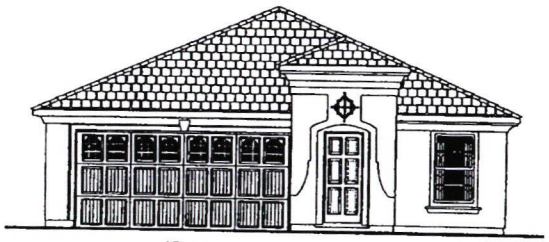
North Douglas RD-7

KB HOME
North Bay Division

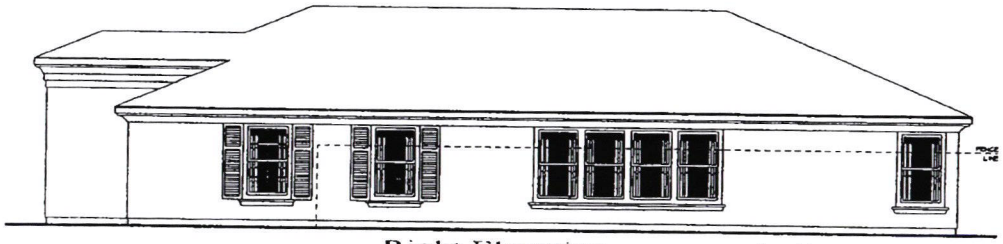
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Date:	07/15/05
Spec. Level:	2



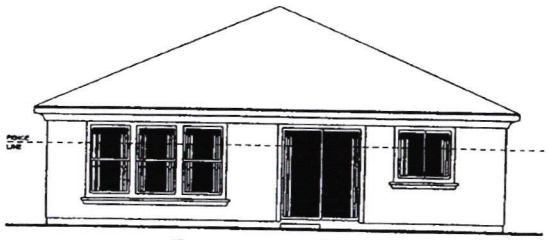
Left Elevation



Front Elevation



Right Elevation Italianate

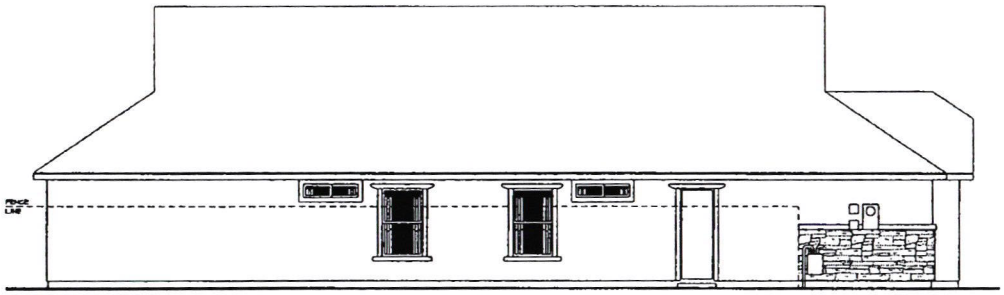


Rear Elevation

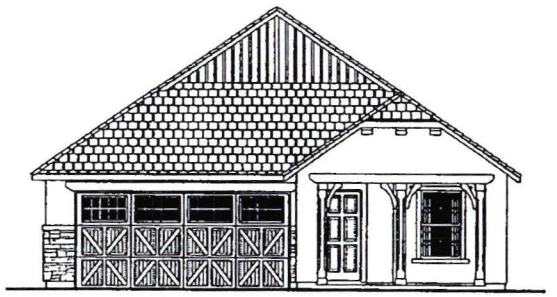
North Douglas RD-7

KB HOME
North Bay Division

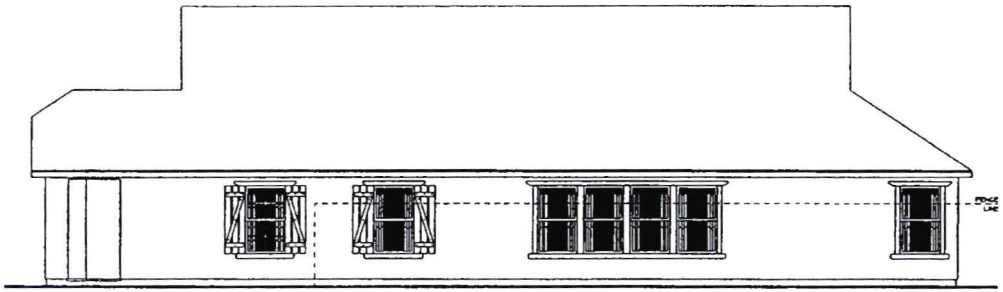
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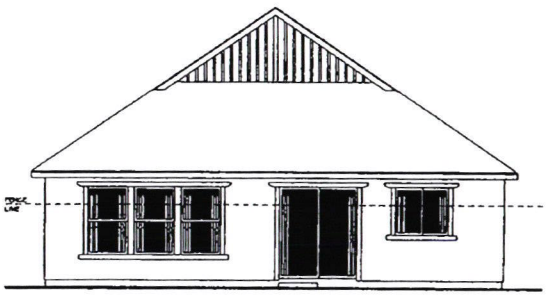
Left Elevation



Front Elevation



Right Elevation French

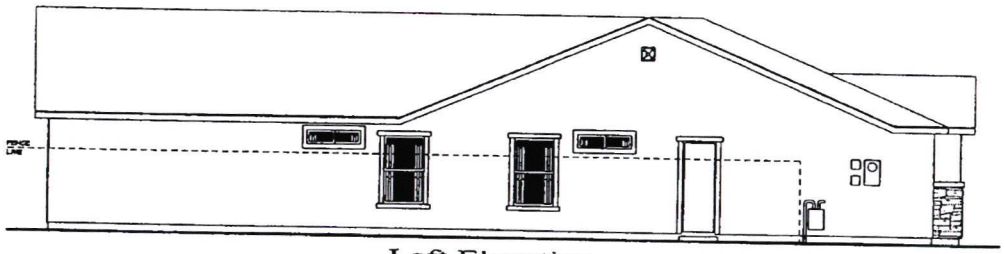


Rear Elevation

North Douglas RD-7

KB HOME
North Bay Division

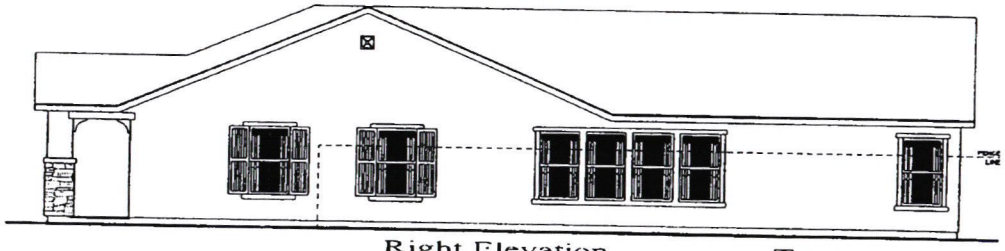
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Left Elevation

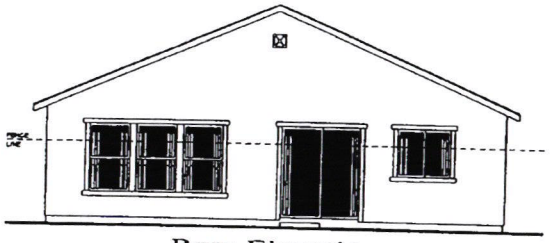


Front Elevation



Right Elevation

Tuscan



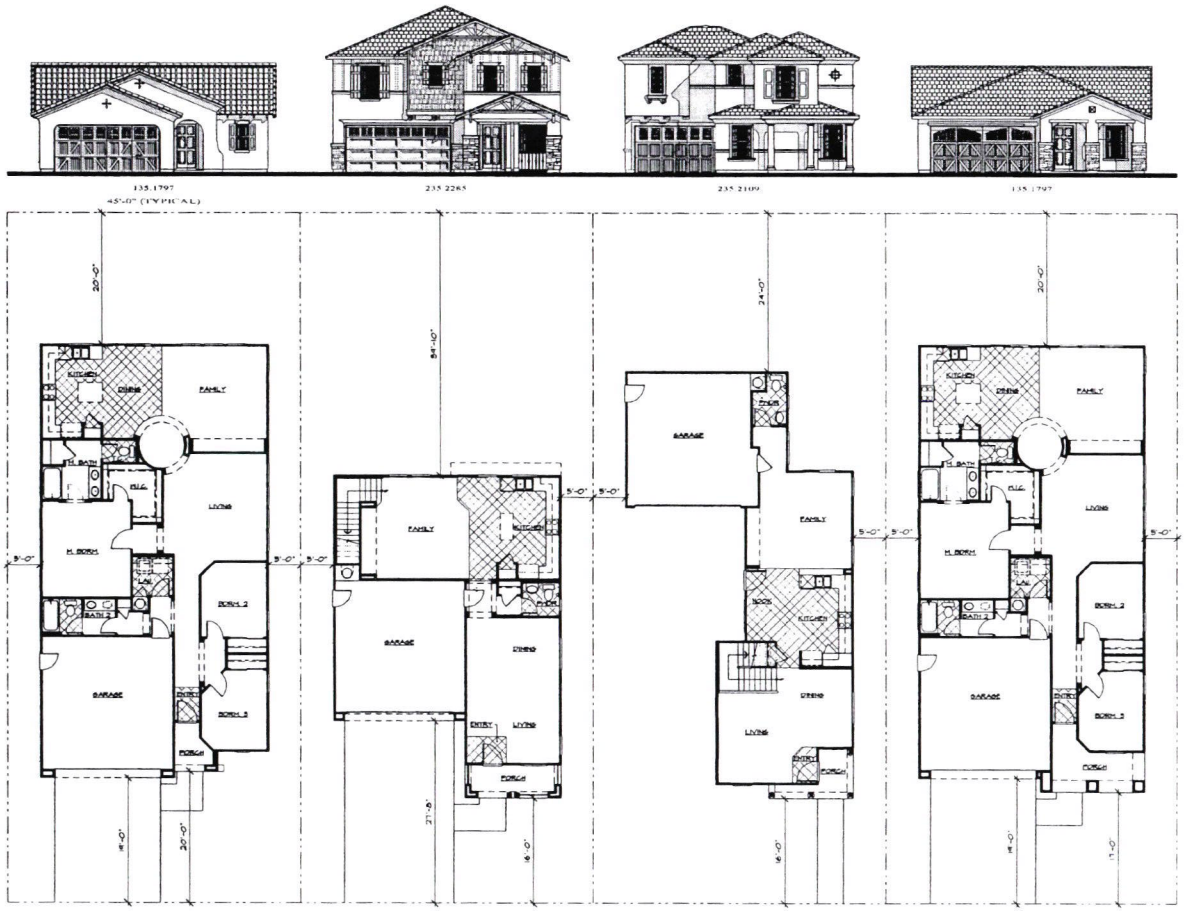
Rear Elevation

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North Douglas RD-7

KB HOME
North Bay Division

Plan: 135.1797
Project: 500999:59
Date: 07/15/05
Spec. Level: 2



STREET SCENE

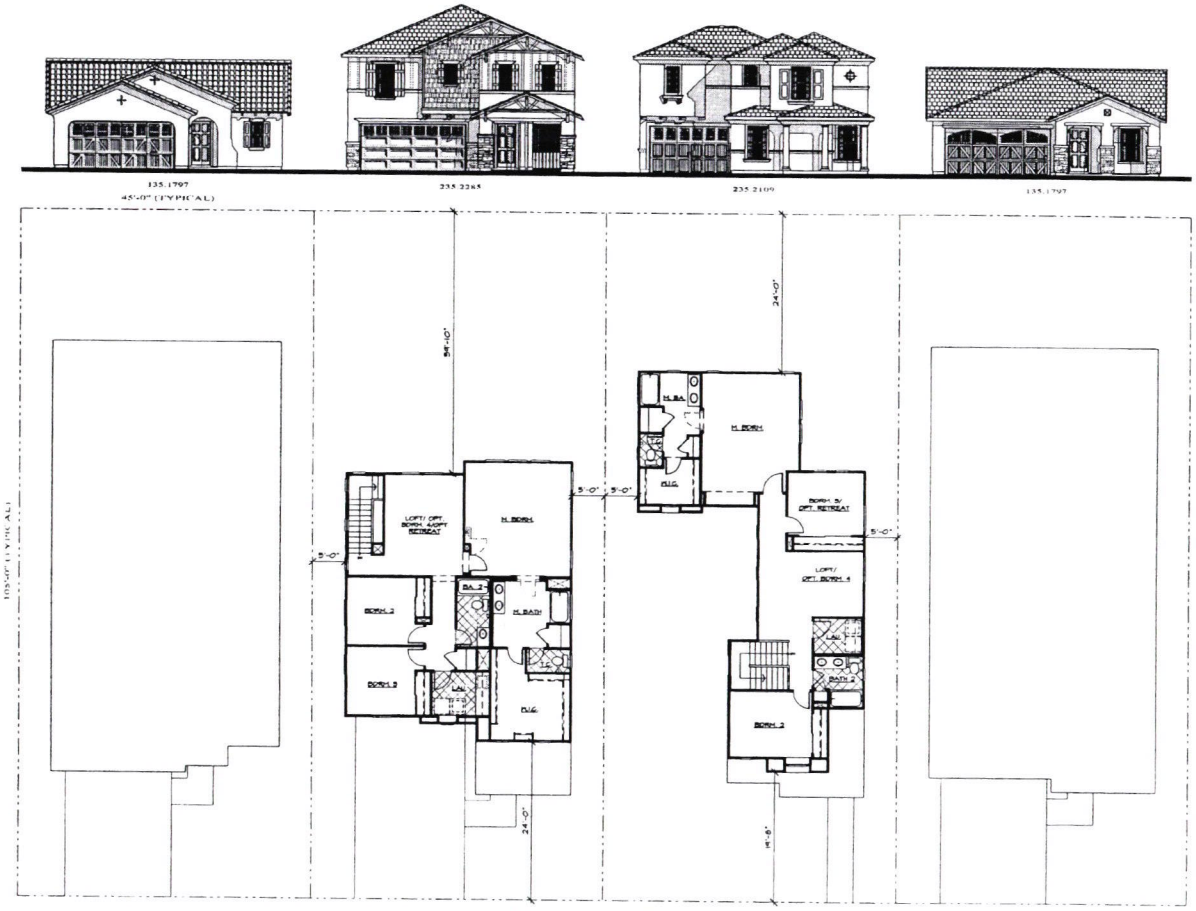
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North Bay Division

Plan:
Project: 500999:59
Date: 07/15/05
Spec. Level: 2

Exhibit A



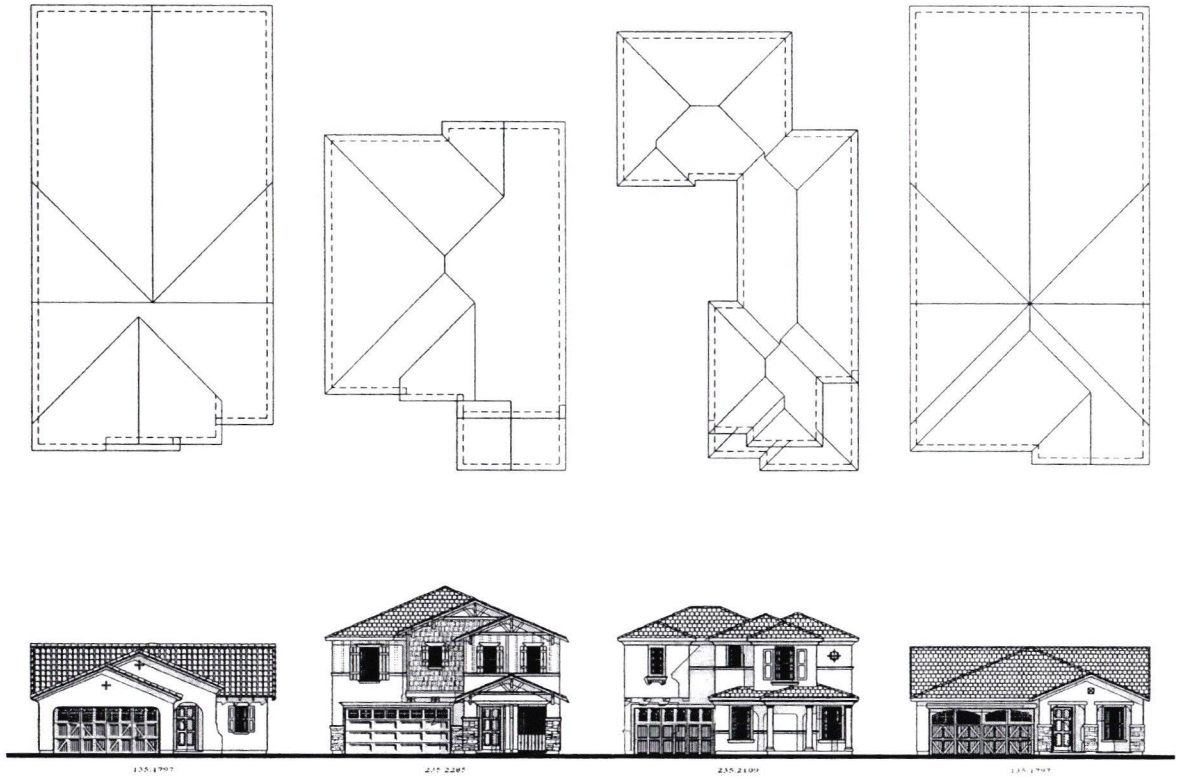
STREET SCENE

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STREET SCENE

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North Douglas RD-7

KB HOME
North Bay Division

Plan:
Project: 500999:59
Date: 07/15/05
Spec. Level: 2

NORTH DOUGLAS RD-7

NORTH BAY
PROJECT # 500999:59
Revised April 20, 2005

SPANISH

		SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4
BODY	SHERWIN WILLIAMS	SW 2193	SW 6140	SW 6156	SW 2060
ACCENT	SHERWIN WILLIAMS	SW 2231	SW 2856	SW 2112	SW 2838
FASCIA	SHERWIN WILLIAMS	SW 2202	SW 1147	SW 6111	SW 6153
TRIM / GARAGE DOOR	SHERWIN WILLIAMS	SW 2211	SW 1145	SW 2036	SW 1127
ROOF TILE	MONIER TILE	1 ESCS 6142	1 ESCS 6169	1 ESCS 3233	1 ESCS 3233

CRAFTSMAN

		SCHEME 13	SCHEME 14	SCHEME 15	SCHEME 16
BODY	SHERWIN WILLIAMS	SW 2219	SW 6157	SW 1117	SW 2057
ACCENT	SHERWIN WILLIAMS	SW 2098	SW 2049	SW 2077	SW 2021
FASCIA & TRIM	SHERWIN WILLIAMS	SW 2062	SW 2084	SW 1135	SW 6142
SIDING / GARAGE	SHERWIN WILLIAMS	SW 2215	SW 2068	SW 6124	SW 2096
SHINGLES	SHERWIN WILLIAMS	SW 6173	SW 2048	SW 6159	SW 2097
ROOF TILE	MONIER TILE	SRCB 3293	SRCB 6614	SRCB 1132	SRCB 5139
STONE	EL DORADO STONE	MANZANITA CLIFFSTONE	SAWTOOTH RUSTIC LEDGE	PINETOP RUSTIC LEDGE	SADDLEBACK RUSTIC DRYSTACK
BRICK	ROBINSON	OLD CHICAGO	WATERLODGE	OLD CHICAGO	WATERLODGE

ITALIANATE

		SCHEME 5	SCHEME 6	SCHEME 7	SCHEME 8
BODY	SHERWIN WILLIAMS	SW 1393	SW 2197	SW 2024	SW 2352
ACCENT	SHERWIN WILLIAMS	SW 2848	SW 2224	SW 1063	SW 6215
FASCIA / TRIM	SHERWIN WILLIAMS	SW 2445	SW 2354	SW 2193	SW 1116
STUCCO HILITE	SHERWIN WILLIAMS	SW 2344	SW 2190	SW 2022	SW 1138
GARAGE DOOR	SHERWIN WILLIAMS	SW 6123	SW 1132	SW 2193	SW 1132
FRONT DOOR	CORAL	CLAYBURNE	WERA COBALT	CHATEAU	BEDFORD GRAY
GROUT	FLORCO	CARAMEL	OBP BROWN	OLD TAN	KHAKI
ROOF TILE	MONIER TILE	1 SLCS 6464	1 SLCS 6464	1 SLCS 5037	1 SLCS 1132

FRENCH

BODY	SHERWIN WILLIAMS	SW 2060	SW 1114	SW 2001	SW 0011
ACCENT	SHERWIN WILLIAMS	SW 2028	SW 2097	SW 2021	SW 2096
FASCIA	SHERWIN WILLIAMS	SW 6172	SW 2188	SW 2060	SW 2060
TRIM	SHERWIN WILLIAMS	SW 6142	SW 2194	SW 2060	SW 2060
GARAGE	SHERWIN WILLIAMS	SW 2061	SW 2820	SW 2060	SW 1159
ROOF TILE	MONIER TILE	SLCS 1132	SLCS 6464	SLCS 1130	SLCS 5037
STONE	EL DORADO STONE	PONDEROSA CLIFFSTONE DRYSTACK	SARATOGA RUSTIC LEDGE DRYSTACK	SADDLEBACK RUSTIC LEDGE DRYSTACK	SAN MARINO LIMESTONE

TUSCAN

		SCHEME 9	SCHEME 10	SCHEME 11	SCHEME 12
BODY	SHERWIN WILLIAMS	SW 2078	SW 2176	SW 1342	SW 6123
ACCENT	SHERWIN WILLIAMS	SW 6187	SW 6188	SW 2215	SW 2252
FASCIA	SHERWIN WILLIAMS	SW 1126	SW 2189	SW 2034	SW 2027
TRIM	SHERWIN WILLIAMS	SW 6388	SW 1138	SW 6108	SW 6157
STUCCO HILITE	SHERWIN WILLIAMS	SW 6131	SW 0107	SW 6102	SW 6132
GARAGE DOOR	SHERWIN WILLIAMS	SW 1126	SW 2189	SW 2034	SW 2027
FRONT ENTRY	SHERWIN WILLIAMS	SW 1126	SW 2189	SW 1350	SW 2027
ROOF TILE	MONIER TILE	1 SLCS 1132	1 SLCS 6464	1 SLCS 6469	1 SLCS 1132
STONE	EL DORADO STONE	CASCADE RUBBLE 30% CASCADE LEDGE 70%	LUCERA HILLSTONE	TUSCANY RUBBLE 50% TULAROSA RUBBLE 50%	MANZANITA CLIFFSTONE
GROUT		DRYSTACK W/ KHAKI	KHAKI	OBP BROWN	DRYSTACK

NOTE:
**ALL COLOR LOCATIONS TO BE DETERMINED BY COLOR KEY, GENERATED BY KB HOME ARCHITECTURE.

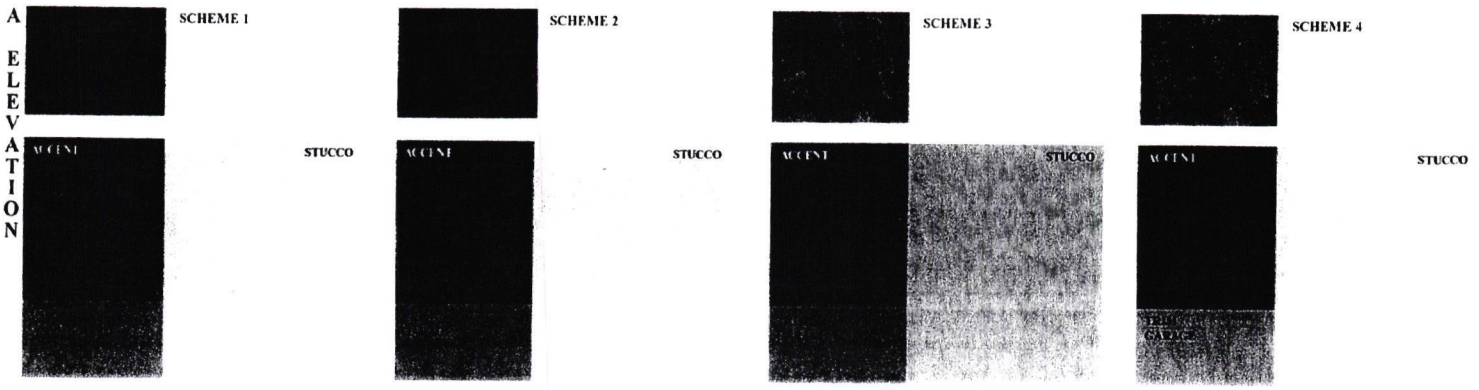
REVISIONS:
4-18-05: CHANGED ORDER OF ELEVATIONS FROM "SPANISH, ITALIANATE, TUSCAN, CRAFTSMAN AND FRENCH" TO "SPANISH, CRAFTSMAN, ITALIANATE, FRENCH AND TUSCAN."
4-20-05 ADDED BRICK AND MASONRY TO ITALIANATE ELEVATIONS

KBHOME

NORTH DOUGLAS
RD-7
REV. 20 APRIL 2005

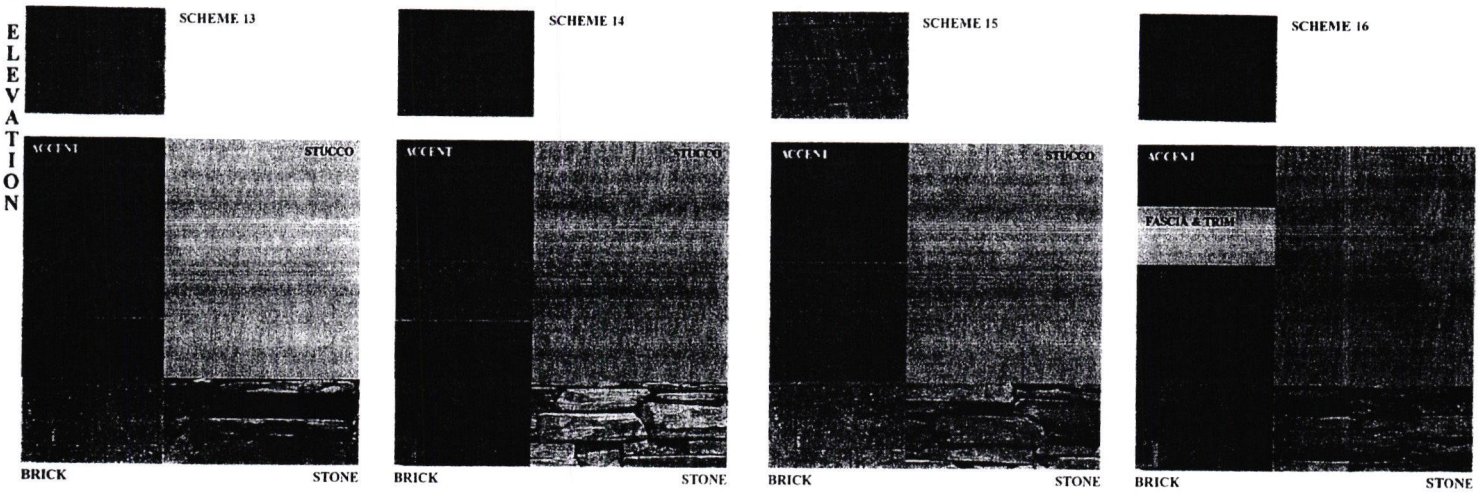
SPANISH

A ELEVATION



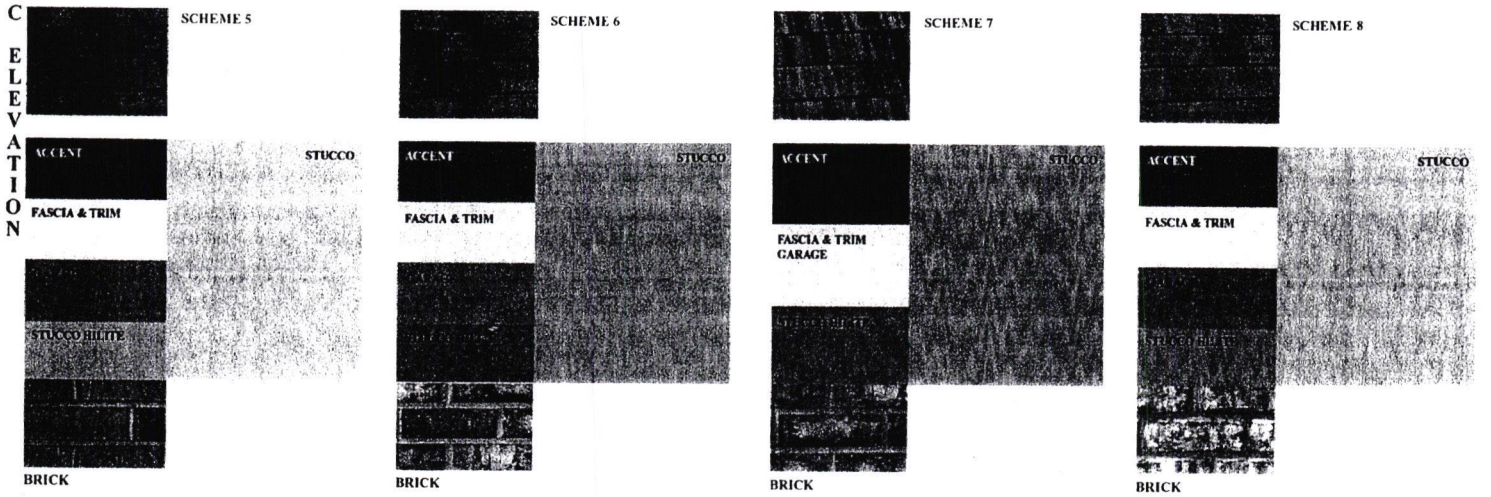
CRAFTSMAN

B ELEVATION



ITALIANATE

C ELEVATION

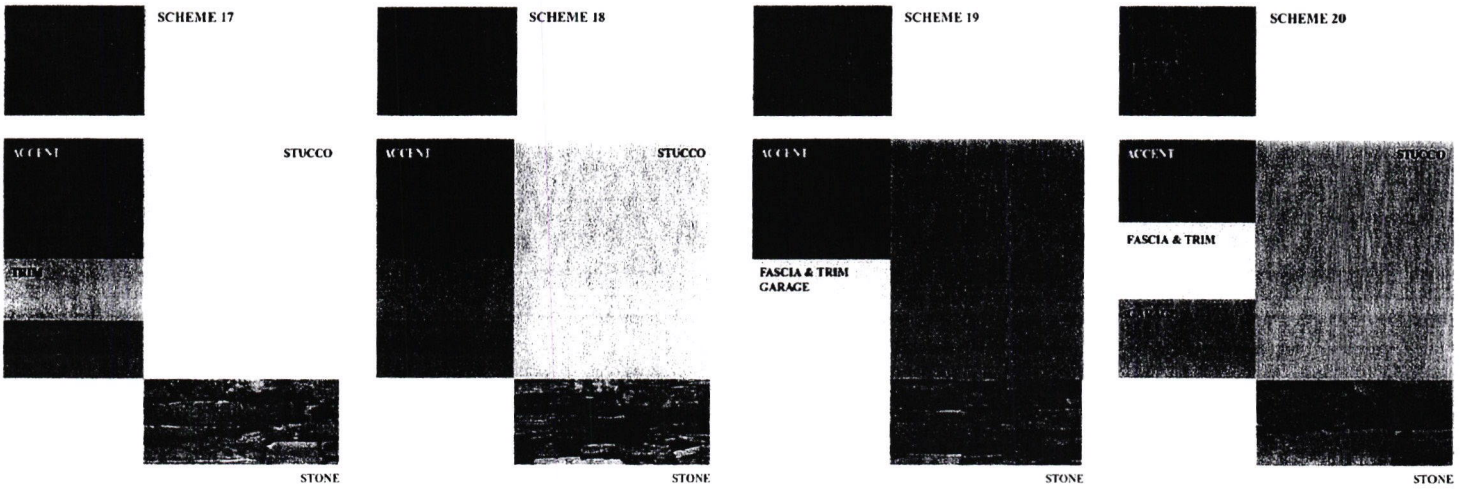


KBHOME

NORTH DOUGLAS
RD-7
REV. 20 APRIL 2005

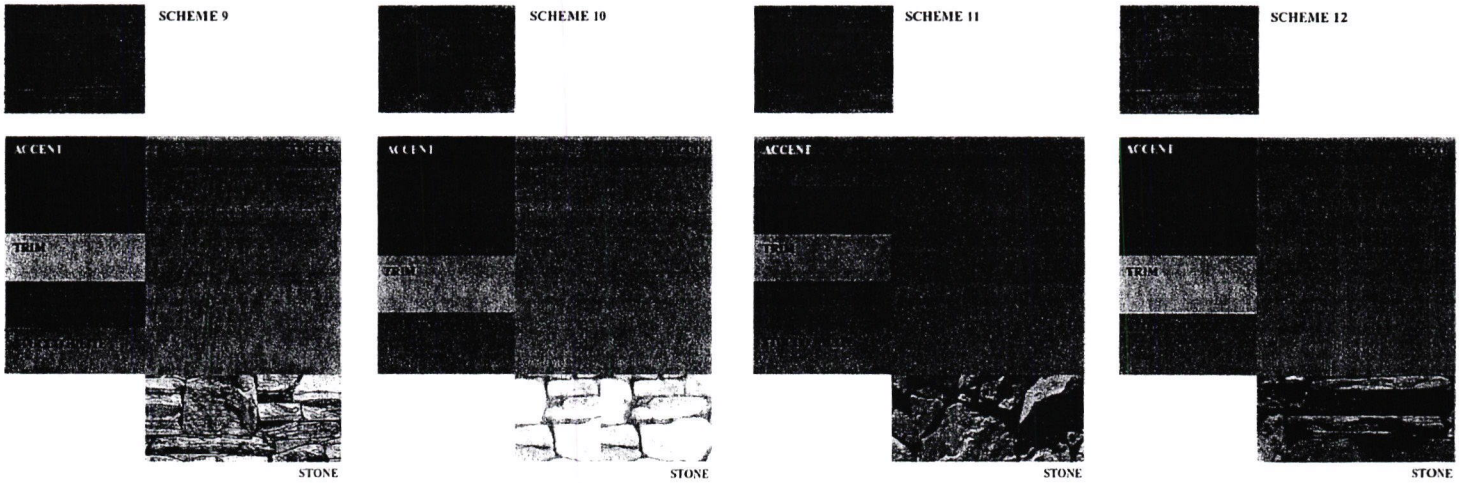
FRENCH

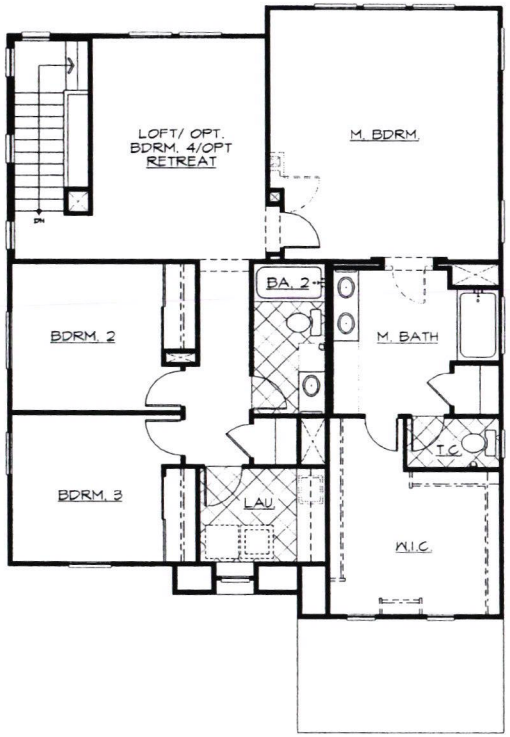
ELEVATION



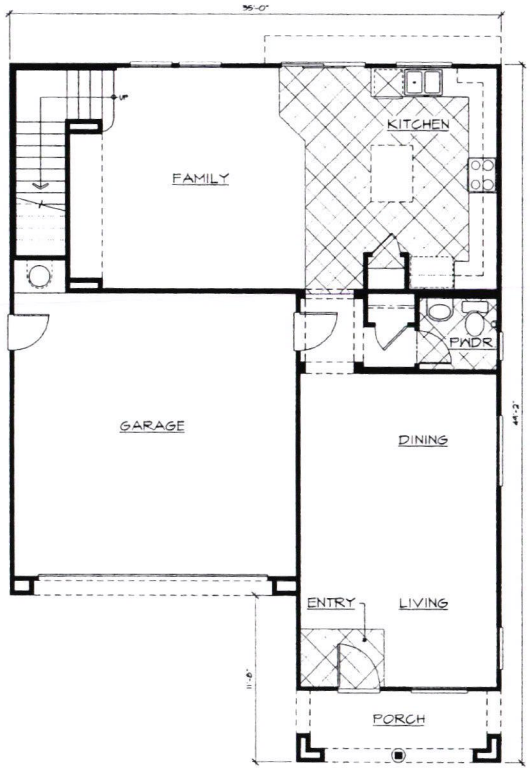
TUSCAN

ELEVATION





Second Floor Plan



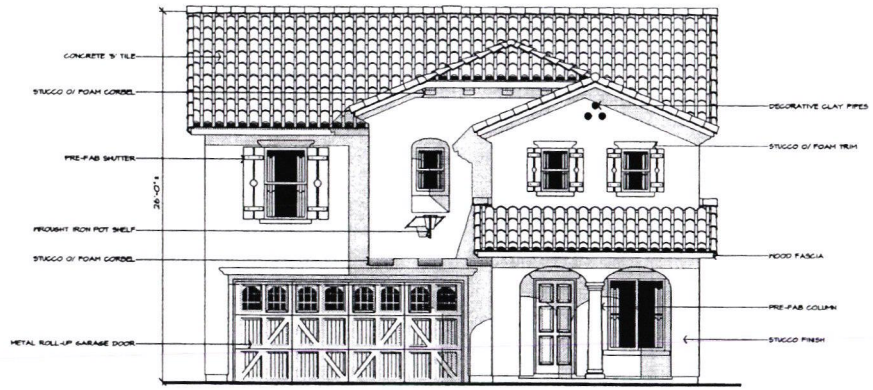
First Floor Plan

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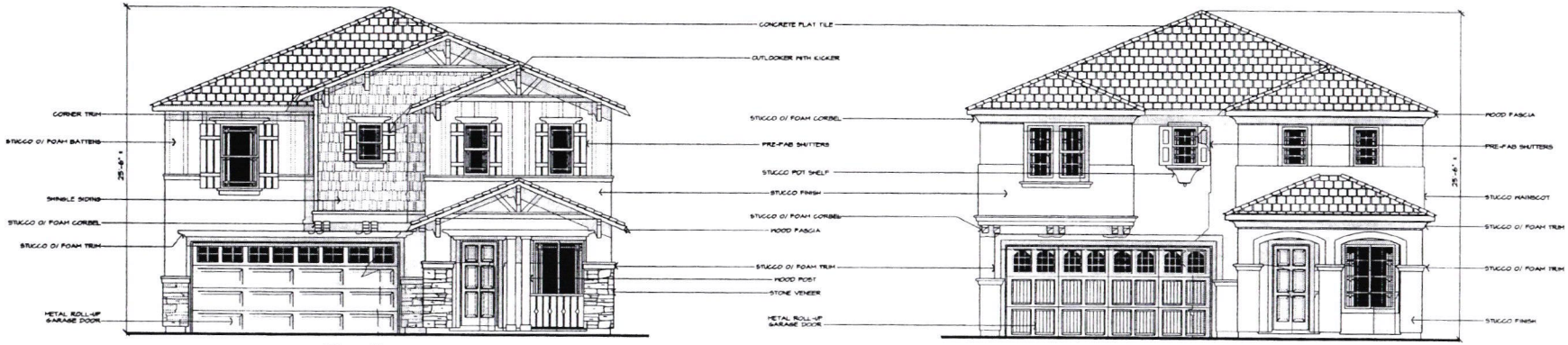
North Douglas RD-7

KB HOME
North Bay Division

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Project:	500999:59
Date:	07/15/05
Spec. Level:	2



Spanish



Craftsman

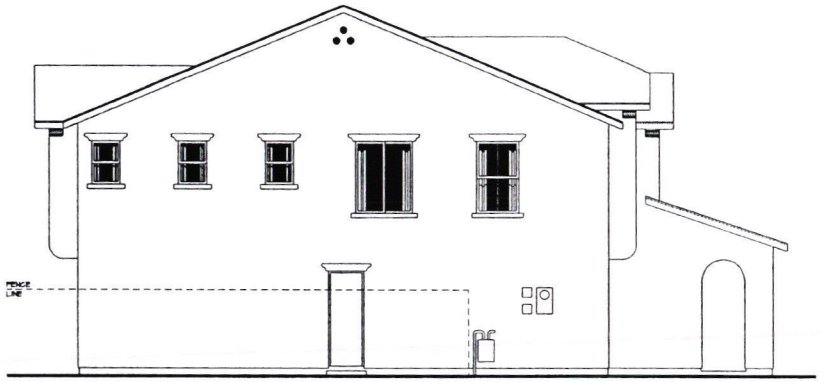
Italianate

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KB HOME
North Bay Division

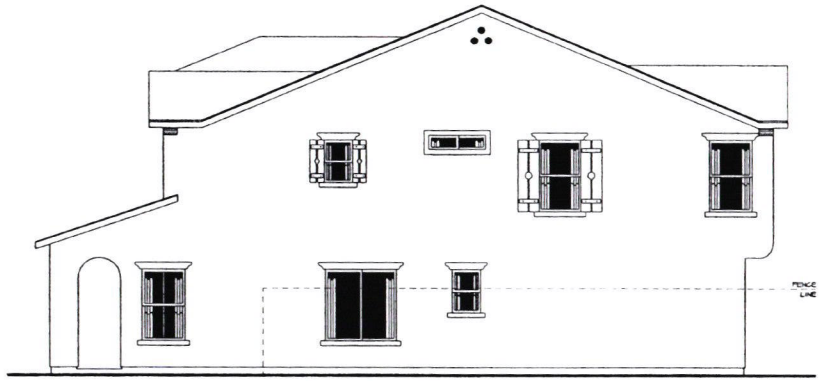
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Date:	07/15/05
Spec. Level:	2



Left Elevation



Front Elevation



Right Elevation

Spanish



Rear Elevation

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KB HOME

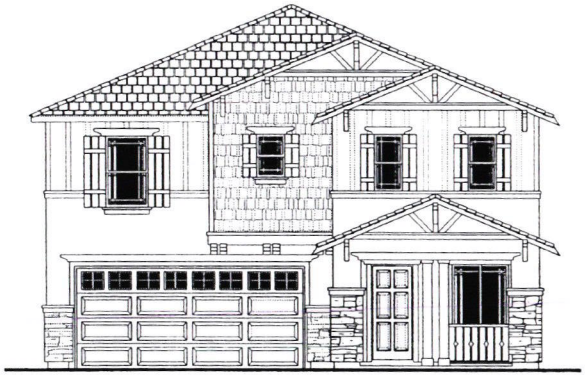
North Douglas RD-7

KB HOME
North Bay Division

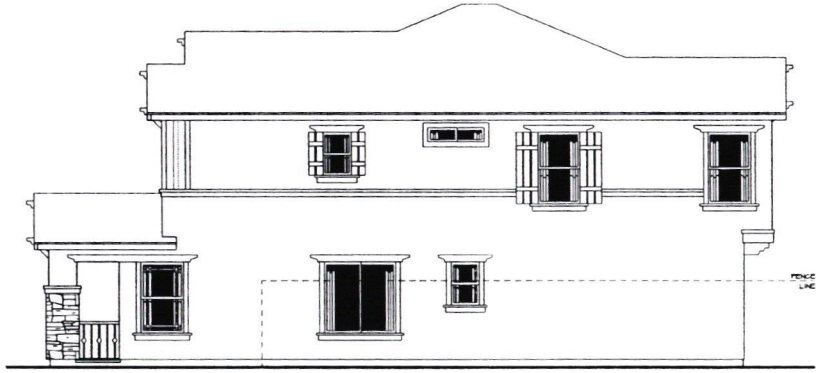
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Date:	07/15/05
Spec. Level:	2



Left Elevation



Front Elevation



Right Elevation

Craftsman



Rear Elevation

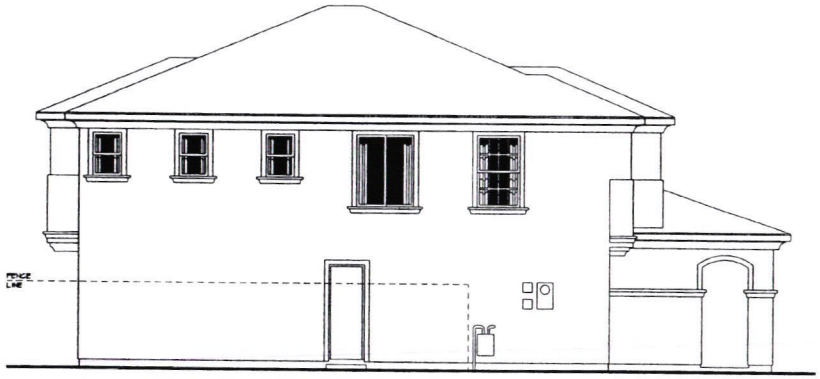
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KB HOME

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KB HOME
North Bay Division

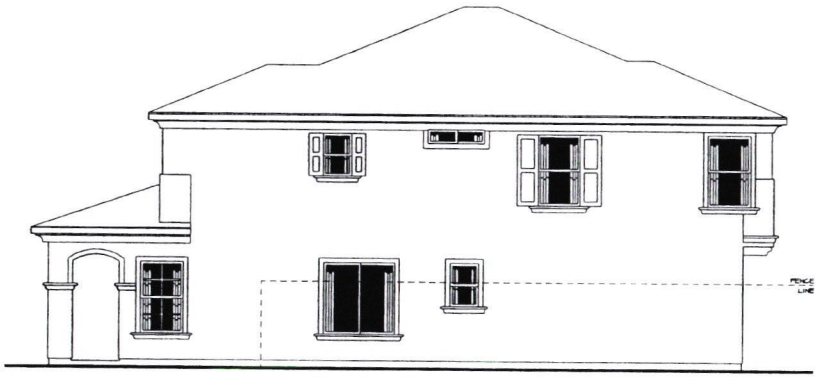
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Date:	07/15/05
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Left Elevation



Front Elevation



Right Elevation

Italianate



Rear Elevation

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North Bay Division

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First Floor Plan

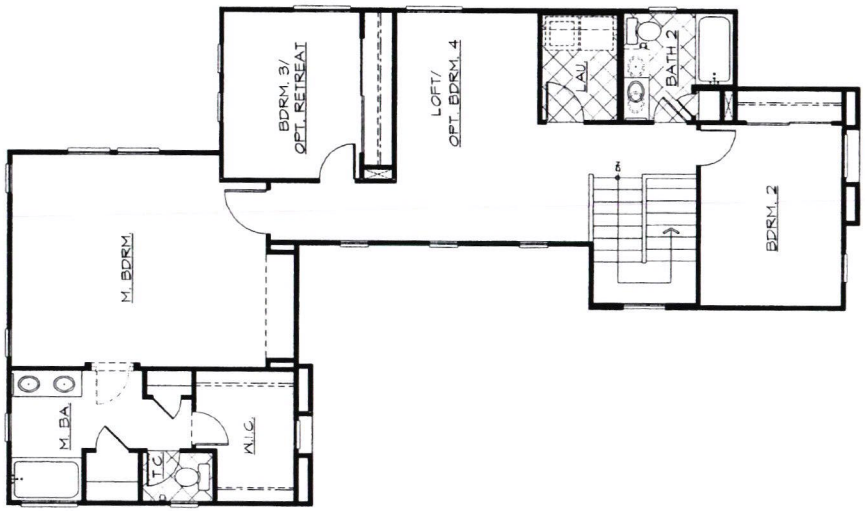
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Plan:	235.2109
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Date:	07/15/05
Spec. Level:	2



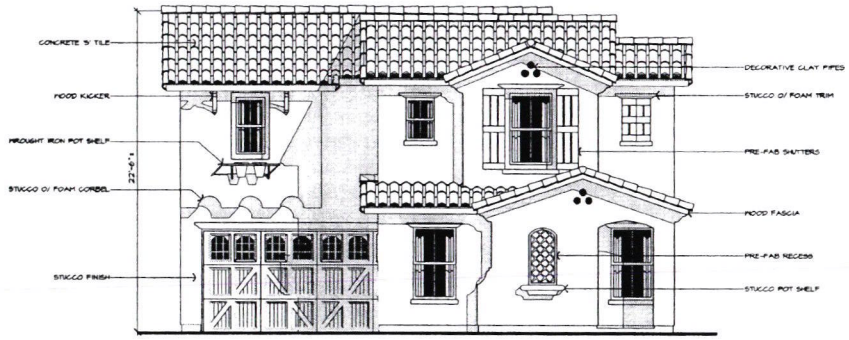
Second Floor Plan

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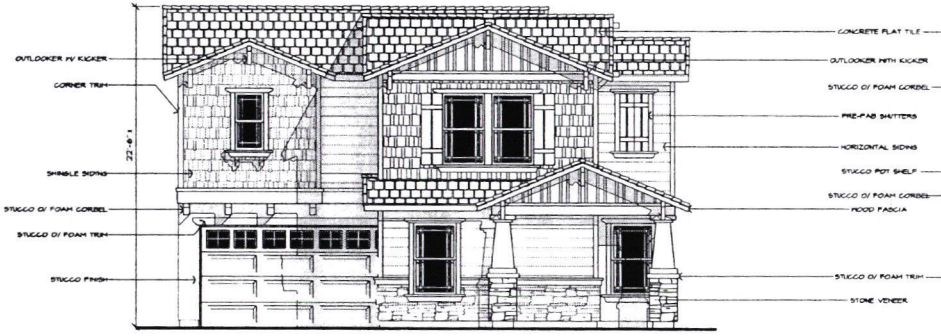
North Douglas RD-7

KB HOME
North Bay Division

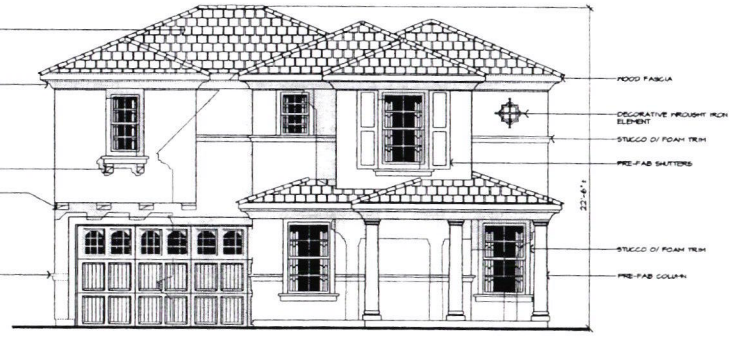
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Spanish



Craftsman



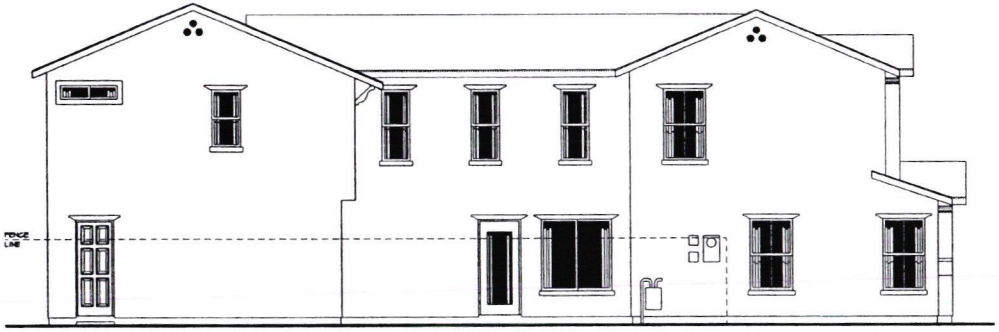
Italianate

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North Bay Division

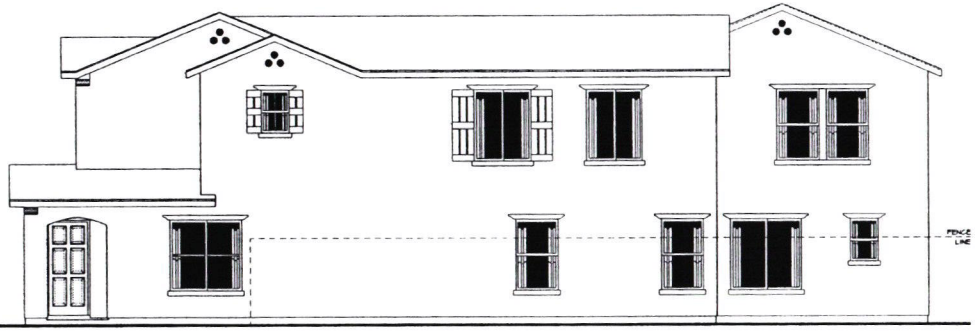
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Spec. Level:	2



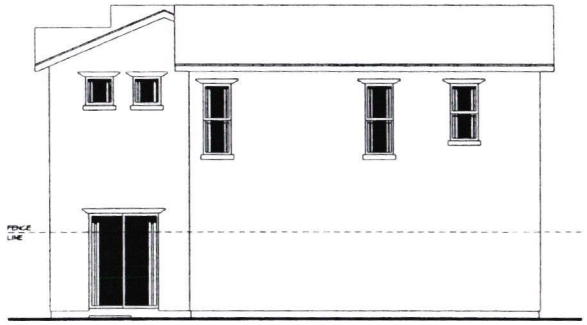
Left Elevation



Front Elevation



Right Elevation Spanish



Rear Elevation

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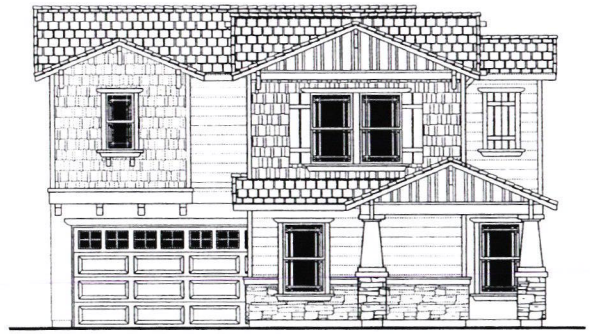
North Douglas RD-7

KB HOME
North Bay Division

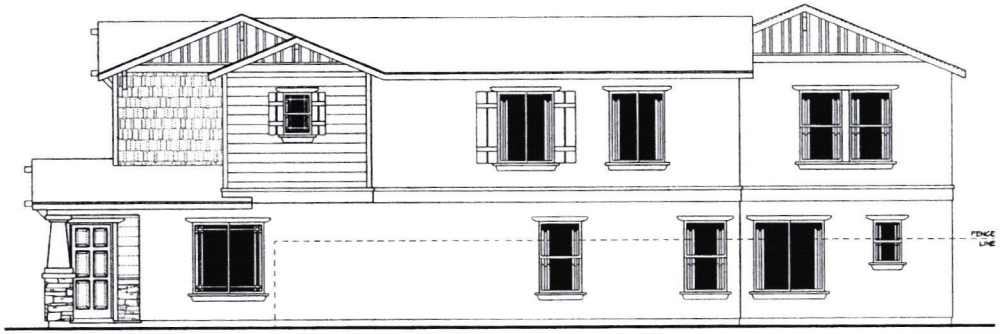
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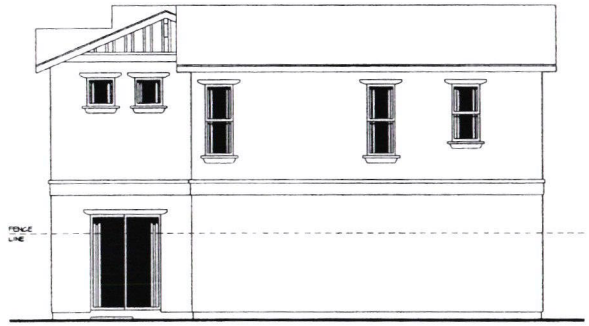
Left Elevation



Front Elevation



Right Elevation Craftsman



Rear Elevation

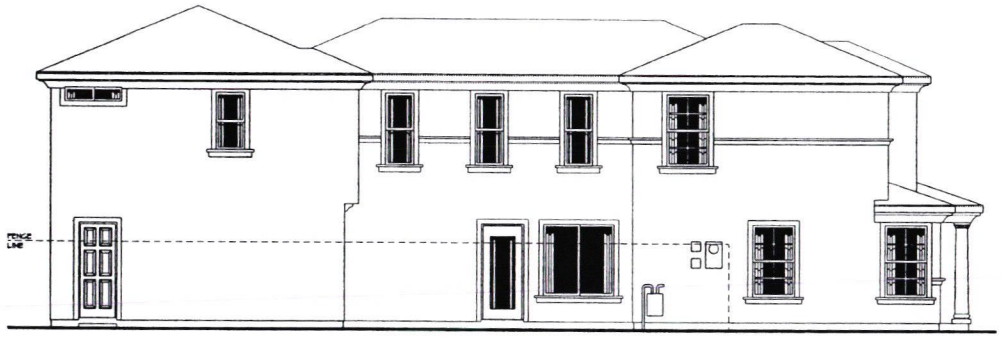
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KB HOME

North Douglas RD-7

KB HOME
North Bay Division

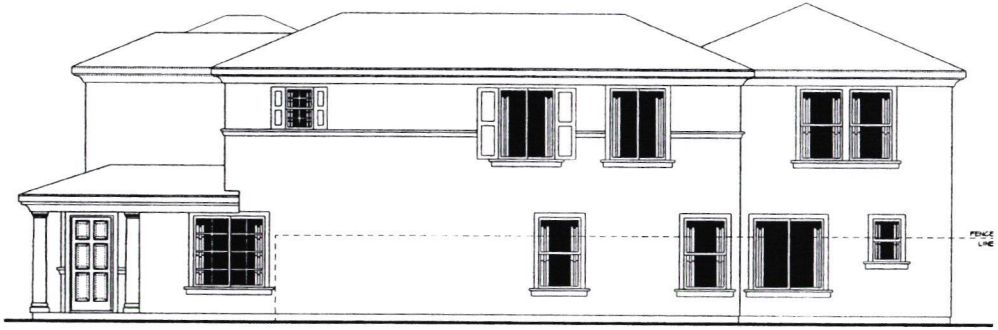
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Spec. Level:	2



Left Elevation

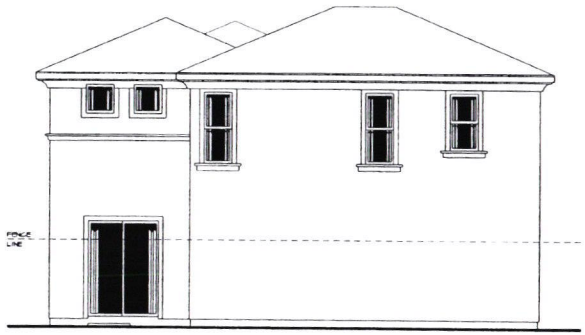


Front Elevation



Right Elevation

Italianate



Rear Elevation

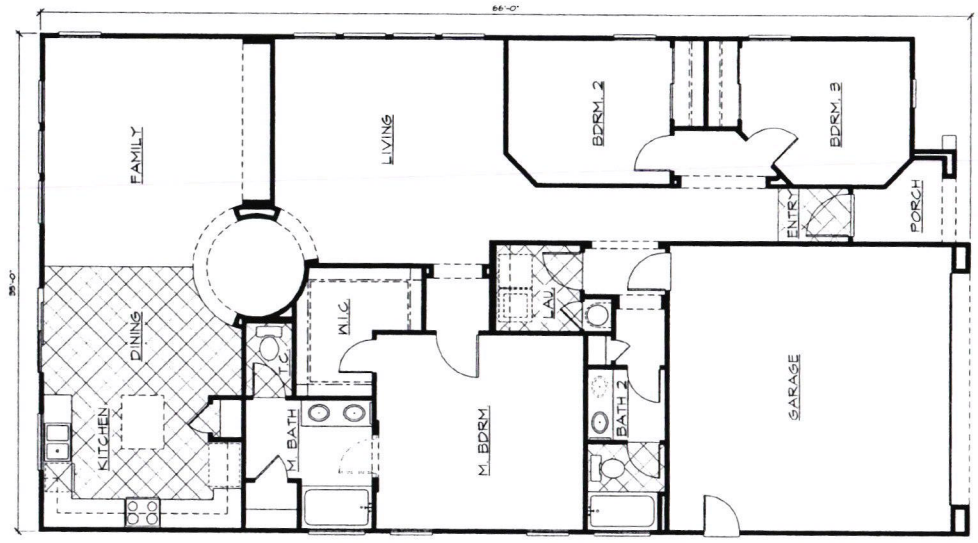
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North Douglas RD-7

KB HOME
North Bay Division

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Project:	500999:59
Date:	07/15/05
Spec. Level:	2



Spanish

Floor Plan

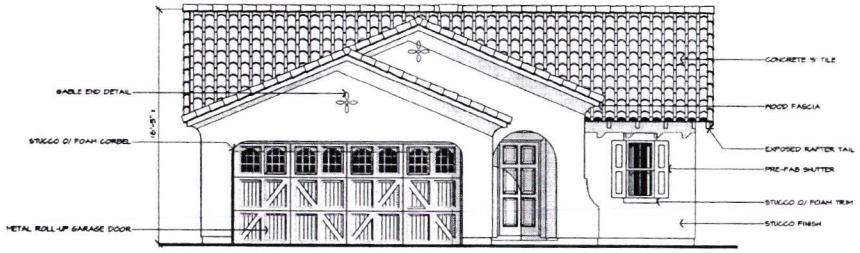
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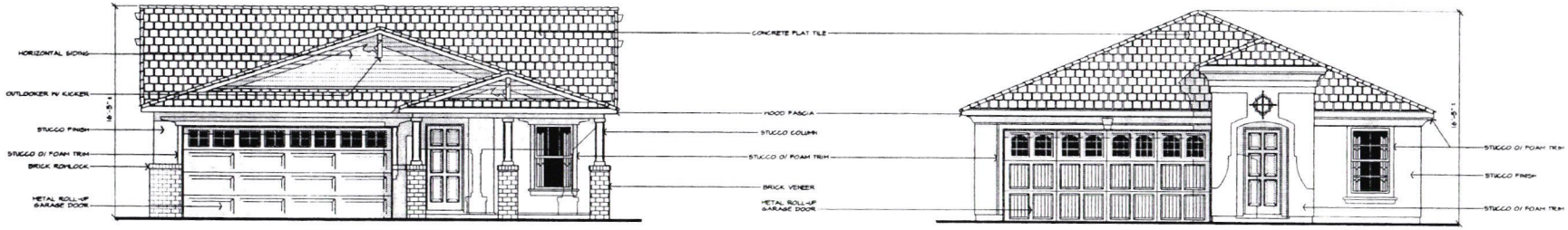
North Douglas RD-7

KB HOME
North Bay Division

Plan:	135.1797
Project:	500999:59
Date:	07/15/05
Spec. Level:	2



Spanish



Craftsman

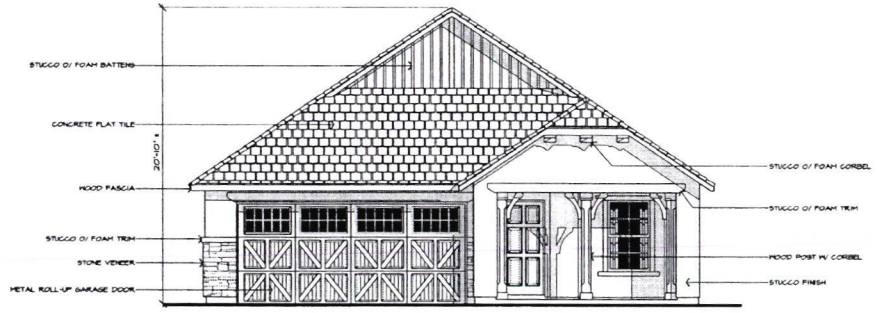
Italianate

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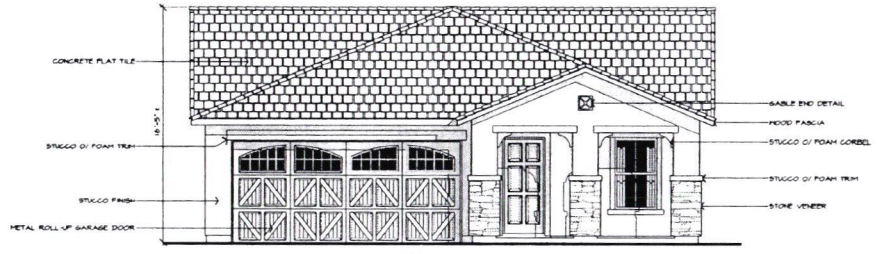
North Douglas RD-7

KB HOME
North Bay Division

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Project:	500999:59
Date:	07/15/05
Spec. Level:	2



French



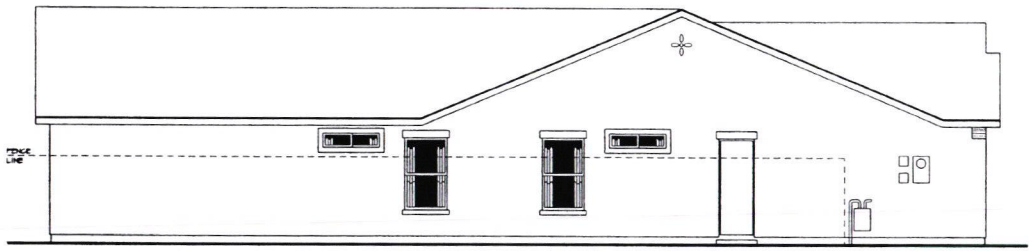
Tuscan

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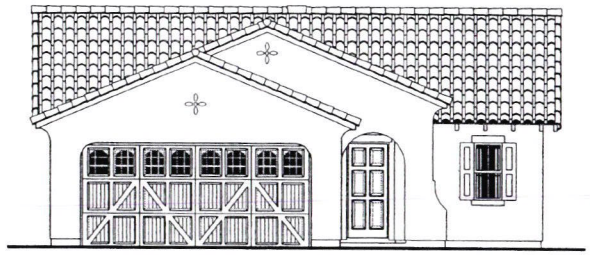
North Douglas RD-7

KB HOME
North Bay Division

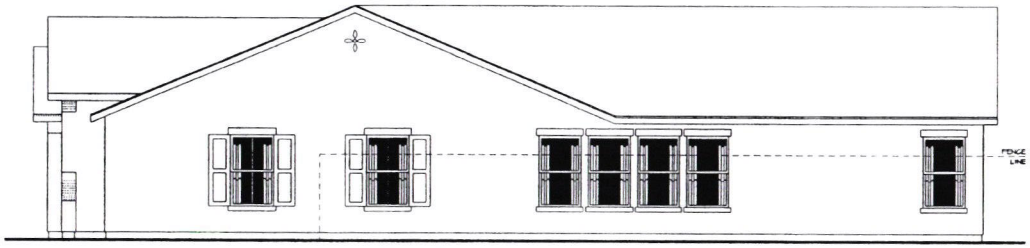
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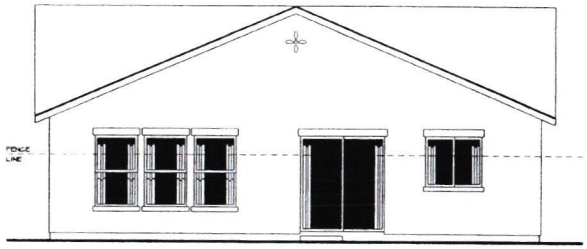
Left Elevation



Front Elevation



Right Elevation Spanish



Rear Elevation

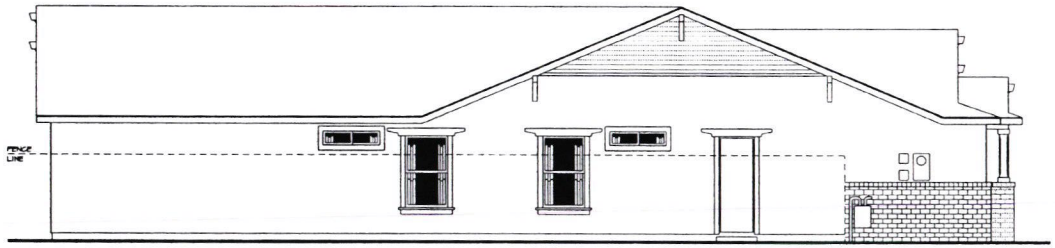
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KB HOME

North Douglas RD-7

KB HOME
North Bay Division

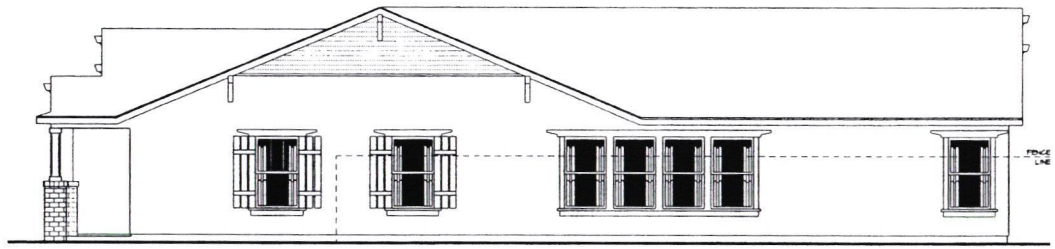
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Left Elevation

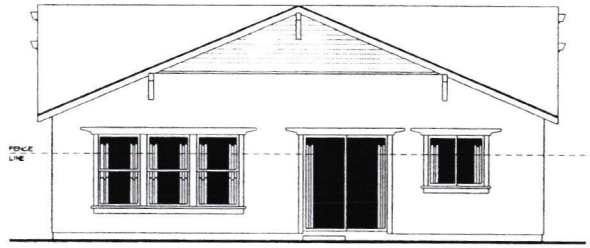


Front Elevation



Right Elevation

Craftsman



Rear Elevation

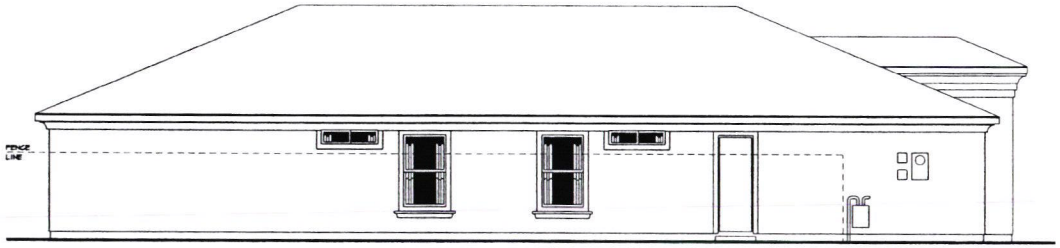
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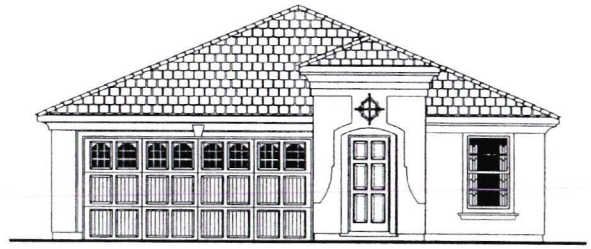
North Douglas RD-7

KB HOME
North Bay Division

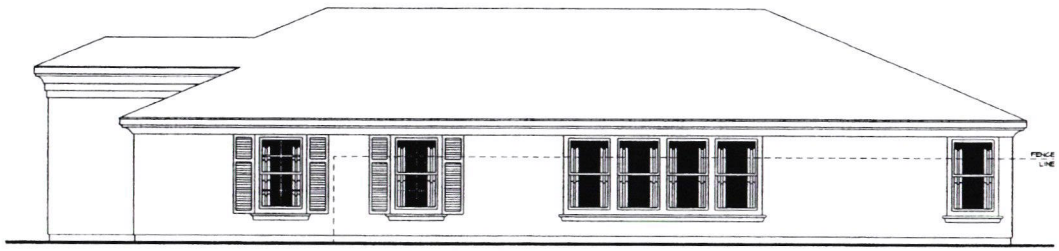
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Left Elevation

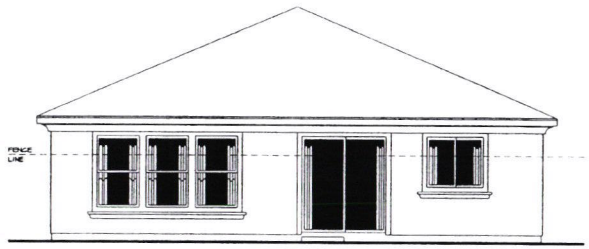


Front Elevation



Right Elevation

Italianate



Rear Elevation

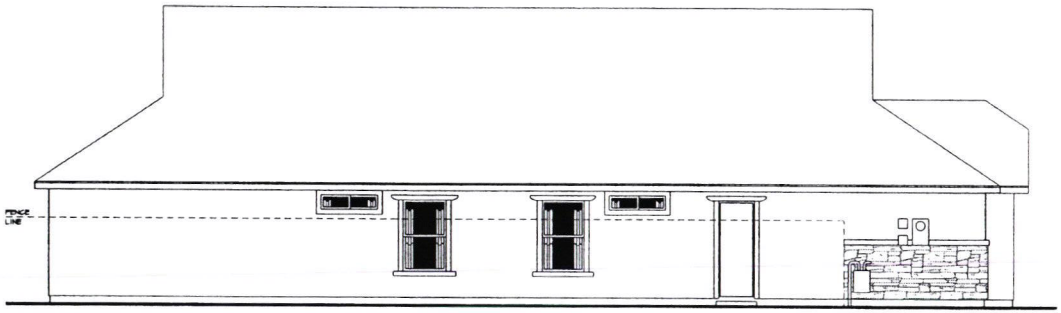
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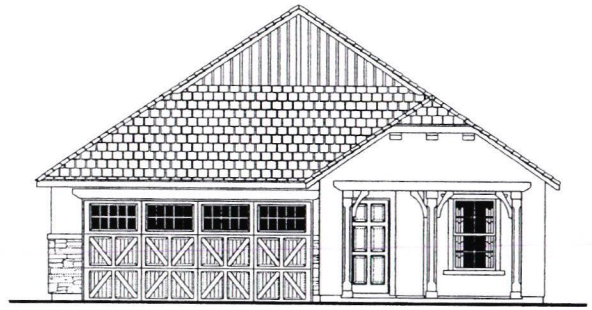
North Douglas RD-7

KB HOME
North Bay Division

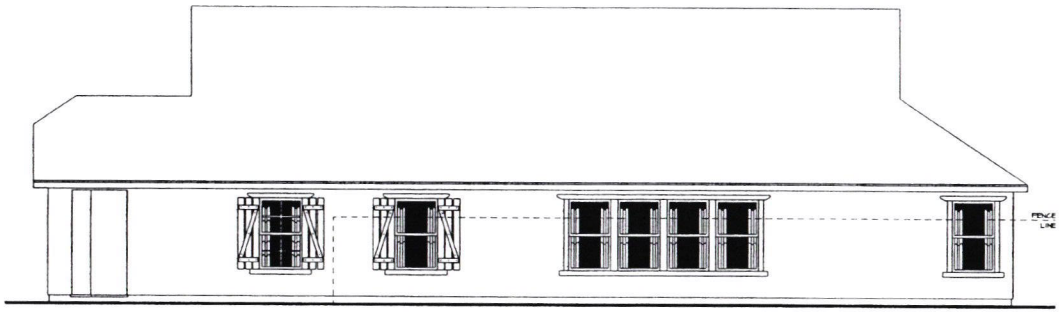
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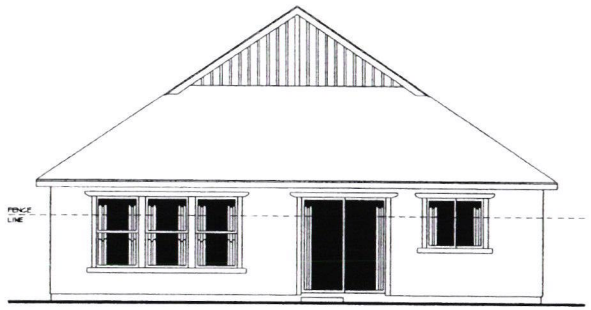
Left Elevation



Front Elevation



Right Elevation French



Rear Elevation

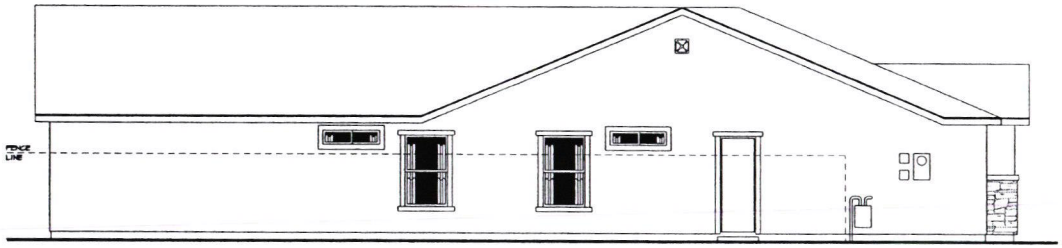
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KB HOME

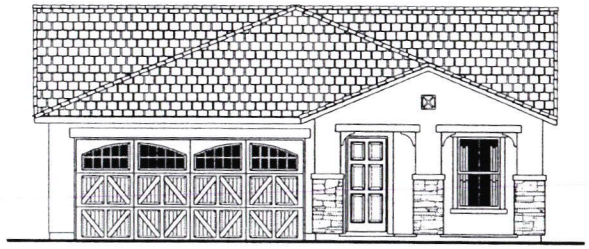
North Douglas RD-7

KB HOME
North Bay Division

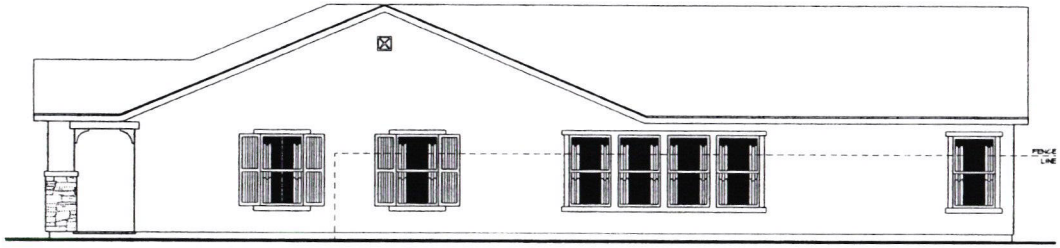
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Left Elevation

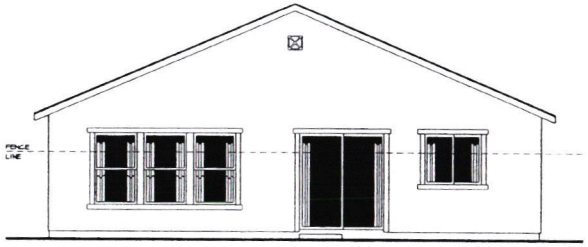


Front Elevation



Right Elevation

Tuscan



Rear Elevation

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KB HOME

North Douglas RD-7

KB HOME
North Bay Division

Plan:	135.1797
Project:	500999:59
Date:	07/15/05
Spec. Level:	2

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the Design Review Package (Exhibit A) attached to City Council Resolution No. XX-2005 dated August 11, 2005.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director. The Planning Director may approve minor alterations to the designs of the proposed residential buildings, but reserves the right to submit those changes to the Planning Commission. All subsequent phases shall be reviewed and approved by the Planning Director.	Prior to Building Permit	Planning	
4.	Internally illuminated address numbers shall be displayed on all residential units within the project site. The following standards shall apply: • The house number shall be displayed on the closest architectural element facing the street. • Address numbers shall be a minimum of four inches in height. • The internally illuminated numbers shall be from a common electrical source using low-voltage electrical current. • The numbers shall be from the same manufacturer and with the same model number used on each residential unit. • Instructions on how to change the bulb should be provided to the	Prior to Building Permit	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	homeowner.			
5.	Each phase of the development will be pre-plotted and approved before sale of residence within the proposed phase. The criteria used for the approval of these phases will be as follows: • No more than three, two stories will be placed in a row and a minimum of two single-story homes in a row shall flank the three two-stories on at least one side. • Two of the same architectural style or color scheme will not be placed next to each other. • Two of the same floor plans that are side by side must have different elevations. • The Planning Director will review the final plotting of homes on the lots for building offset at front property lines.	Prior to Building Permit	Planning	
	Prior to Final Inspection and Utility Release			
6.	Submit final site landscaping plan and fence plans for review and approval by the Planning Director prior to installation. Landscaping shall be installed prior to final inspection.	Prior to Final Inspection	Planning	
7.	All street trees shall be approved by the City's Engineer and Planning Director.	Prior to Final Inspection	Planning	
8.	Obtain appropriate permit from Public Works and provide adequate drain facilities into the established flood control system, in accordance with the Sacramento County Improvement Standards.	Prior to Final Inspection	Water Resources	

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
August 11, 2005

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, August 11, 2005 in the City Council Chambers located at 3121 Gold Canal Drive, Rancho Cordova, CA, 95670. Planning Commission Chair Art Smith called the meeting to order at 6:00 p.m.

Staff Present: Principal Planner, William Campbell; Assistant Planner, Kathleen Franklin; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Burke, Moe, Savorn, Smith, Vance, Wentz
Commissioners Absent: Konarski

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda** – The Planning Commission reviewed the Agenda of the August 11, 2005 Meeting of the Planning Commission.

Action: Vice Chair Vance moved, second by Commissioner Wentz, to approve the agenda of the August 11, 2005 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the Minutes of the July 28, 2005 Meeting of the Planning Commission.

Action: Commissioner Wentz moved, second by Vice Chair Vance, to approve the Minutes of the July 28, 2005 Meeting of the Planning Commission as written. Motion was approved unanimously.

2. **PUBLIC COMMENT** – There were no public comments heard at this meeting.

3. **PUBLIC HEARING**

A. **Consideration of the Rezone, Conditional Use Permit, and Design Review for FOLSOM LAKE IMPORTS – RC-05-158 (THIS ITEM IS CONTINUED FROM JULY 28, 2005).**

Request: Applicant is requesting a Rezone from LC (Limited Commercial) to GC (General Commercial), a Conditional Use Permit to allow the sale of used autos, and Design Review for the remodel of the existing building for use as the sales office/showroom.
Project Applicant: Folsom Lake Imports, 7324 Folsom Blvd., Suite E, Sacramento, CA 95826
Project Location: APN: 058-0261-039, 1950 Zinfandel Drive

Assistant Planner Kathleen Franklin presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the environmental document, prepared in compliance with the California Environmental Quality Act (CEQA), is adequate and complete and adopt the Negative Declaration; forward a recommendation to adopt an ordinance approving a Rezone from Limited Commercial to General Commercial; and recommend the City Council deny the request for the Conditional Use Permit and for the Design Review for Folsom Lake Imports, RC-05-158, subject to the attached Findings, Evidence, and Design Review Package. Chair Smith opened the public hearing and took testimony from Essie Mohaddess, project applicant.

The Commissioners had the following concerns and comments:

- Is there an excess of parking spaces? The parking requirement for this site is 4.5 for every 1 thousand square feet of office space and showroom area.
- Commissioner Savorn is in favor of moving the building instead of remodeling to help with revitalization of the area.
- The commission is concerned with approving the Conditional Use Permit prior to the Design Review approval. Staff informed the commission that the Use Permit cannot go forward due to the denial status and no COA's.
- The applicant addressed the letter from the Pizza Guys restaurant in support of this project which was submitted to the Commission for their review.
- Public Comment from Lori Soldano supporting this project.
- Public Comment from Chris Kraft supporting this project.
- Commissioner Wentz supports the use permit in order to move forward on the financing of the business.

Action:

Motion 1: Commissioner Vance moved, seconded by Commissioner Wentz, to recommend the Planning Commission forward a recommendation to the City Council to find the environmental document, prepared in compliance with the California Environmental Quality Act (CEQA), is adequate and complete and adopt the Negative Declaration and recommend the City Council adopt an ordinance approving the Rezone from Limited Commercial to General Commercial for APN 058-0261-039.

Vote on the Motion:

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

There being 5 Ayes, 0 Noes, 0 Abstains, 1 Absentees, 1 Recuse, the motion is hereby declared to be passed.

Motion 2: Commissioner Burke moved, seconded by Commissioner Savorn, to recommend the Planning Commission continue the request for the Conditional

Use Permit and Design Review for Project No. RC-05-158 at 1950 Zinfandel Drive to its September 22, 2005 meeting.

Vote on the Motion:

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

There being 5 Ayes, 0 Noes, 0 Abstains, 1 Absentees, 1 Recuse, the motion is hereby declared to be passed.

This item has been continued to the September 22, 2005 Regular Planning Commission meeting.

B. **Consideration of the Design Review for NORTH DOUGLAS, VILLAGE 6 – RC-05-165.**

Request: Applicant is requesting Design Review for construction of approximately 75 RD-7 units comprised of three different plans.
Project Applicant: KB Home North Bay, 2420 Del Paso Road, Suite 220, Sacramento, CA 95834
Project Location: APN: 072-0300-003, 072-0300-004, and 072-0370-016, North of Douglas Road in the Sunridge Specific Plan.

Assistant Planner Kathleen Franklin presented the staff report and recommended the Planning Commission determine the Mitigated Negative Declaration prepared for the North Douglas Subdivisions and adopted by the City of Rancho Cordova City Council, adequately addresses the environmental impacts for the project and adopt Resolution No. 43-2005 approving the Design Review for North Douglas Village 6, project No. RC-05-165, subject to the Findings, Design review package, and Conditions of Approval. Chair Smith opened the public hearing and took testimony from Lonnie Ellisor of KB Home, project applicant.

The Commissioners had the following concerns and comments:

- Where is Security Park in relationship to this project? It is located southwest of the project site.
- Commissioner Burke is concerned that the elevation of the one-story plan shows too much garage door and roof.
- Will there be solar roofing offered? The applicant isn't sure at this time.

Action:

Motion 1: Commissioner Wentz moved, seconded by Commissioner Savorn, to determine the Mitigated Negative Declaration prepared for the North Douglas Subdivision adequately addresses any environmental issues for this project.

Vote on the Motion:

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

There being 6 Ayes, 0 Noes, 0 Abstains and 1 Absentees, the motion is hereby declared to be passed.

Motion 2: Commissioner Savorn moved, seconded by Vice Chair Vance, to adopt Resolution No. 43-2005 approving the Design Review for the North Douglas Village 6 subdivision subject to the Findings, Design Review Package (Exhibit A), and Conditions of Approval (Exhibit B).

Vote on the Motion:

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

There being 6 Ayes, 0 Noes, 0 Abstains and 1 Absentees, the motion is hereby declared to be passed.

C. **Consideration of the Design Review for LAUREATE AT KAVALA RANCH – RC-05-164.**

Request: Applicant is requesting Design Review for model homes in Anatolia III, Village 18. The models will consist of five floor plans and three different architectural styles.
Project Applicant: US Home Corporation, 2366 Gold Meadow Way #200, Gold River, CA 95670
Project Location: APN: 067-0030-017, Sunrise Blvd. and Kiefer

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and II, adopted by the Sacramento County Board of Supervisors, adequately addresses the environmental impacts for the project and adopt Resolution 42-2005 approving the Design Review for Laureate at Kavala Ranch (Anatolia III, Village 18), Project No. RC-05-164, subject to the Findings, Design Review Package, and Conditions of Approval. Chair Smith opened the public hearing and took testimony from Mark Bleth with US Home, project applicant.

The Commissioners had the following concerns and comments:

- Vice Chair Vance was concerned about how a homeowner would be able to get into the small one car garage on plan 4A. Staff informed the commission that it's a common use for a home office or other habitable space use.
- Are there separated sidewalks on the plan? Yes.
- Have bike lanes been proposed? Yes.

- Commissioner Savorn would like to strongly encourage solar energy be installed with subdivisions now and in the near future.
- Staff suggested that the Commission put this item (requiring solar compliance) on the next agenda to find a more aggressive way to move forward.
- What is the price rage of the houses? The applicant does not know, but estimates it could be in the $1 million range.

Action:

Motion: Commissioner Wentz moved, seconded by Commissioner Burke, to determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and adopt Resolution No. 42-2005 approving the Design Review for Laureate at Kavala Ranch (Anatolia III, Village 18), Project RC-05-164, subject to the findings, Design Review package, and Conditions of Approval.

Vote on the Motion:

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

There being 6 Ayes, 0 Noes, 0 Abstains and 1 Absentees, the motion is hereby declared to be passed.

D. **Consideration of the Tentative Subdivision Map, Mitigated Negative Declaration, and Draft Development Agreement for SUNRIDGE PARK, PHASE II – RC-04-096 (THIS ITEM HAS BEEN CONTINUED TO AUGUST 25, 2005).**

Request: Due to an error in public noticing, staff is requesting that the project be continued to the August 25, 2005 Planning Commission meeting to allow time for complete noticing.
Project Applicant: River West Investments, 7700 College Town Drive, Suite 21, Sacramento, CA 95826
Project Location: APN: 067-0040-014 and 067-0040-015, South side of Douglas Road, east of Jaeger Road, within the Sunridge Specific Plan.

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission continue the item to the August 25, 2005 Planning Commission meeting.

The Commissioners had the following concerns and comments:

- There were no comments from the Commission on this item.

Action:

Motion: Vice Chair Vance moved, seconded by Commissioner Savorn, to continue the item to the August 25, 2005 Planning Commission meeting.

Vote on the Motion:

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

There being 6 Ayes, 0 Noes, 0 Abstains and 1 Absentees, the motion is hereby declared to be passed.

E. **Consideration of the DESIGN GUIDELINES.**

Request: Consider the Draft Rancho Cordova Design Guidelines and associated Zoning Code Amendments
Project Location: Citywide

Project Manager Pam Johns presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to adopt the Draft Design Guidelines (dated July 8, 2005) with the addendum described and attached herein.

The Commissioners had the following concerns and comments:

- Chair Smith would like to know if the trees planted along Folsom Blvd. will eventually have a tree canopy that would cover Folsom Blvd. Yes, it's the hope to plant enough trees to make that happen.
- Commissioner Savorn would like trees that are planted to be large and full, providing a shade canopy. Staff commented that some stores would prefer the trees not to be full to not cover their stores. The Guidelines address clustering of trees to allow visibility for businesses.
- Has staff been looking at placement of trash receptacles, either in the garage or in the side yard? No, staff has not historically looked at this, but it is something that will be addressed in the future.
- How will the Design Guidelines Checklists being distributed? A CD or any suggestion can be accommodated by staff.
- Can the checklist be included in the staff report as an evaluation to the Commission? Yes.
- Commissioner Savorn would like to know if it would be possible to adopt an ordinance to require enclosure of trash receptacles? It may not be possible to control or enforce this issue.
- Commission Burke would like to encourage poles be installed in certain locations to hang decorative banners or signs for upcoming events in the City.
- Vice Chair Vance inquired about the possibility of a provision added to require street furniture (tables and benches) and/or water feature for along bike/pedestrian paths.

- Commissioner Savorn would like to encourage adding Solar 911 boxes along Sunrise Blvd.
- How will the zoning amendments compare with other Cities? It's very comparable.
- Will there be different fire department standards for higher density housing? Yes, they are looking into requiring home sprinklers as a condition of allowing longer, narrower streets.
- Commissioner Savorn would like to see some way of regulating the exterior color of buildings of a specific square footage. Staff advised the Commission that if there was enough support, they could look into pursuing it.

Action:

Motion: Vice Chair Vance moved, seconded by Commissioner Burke, to forward a recommendation to the City Council to adopt the Design Guidelines and associated Zoning Code Amendments.

Vote on the Motion:

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

There being 6 Ayes, 0 Noes, 0 Abstains and 1 Absentees, the motion is hereby declared to be passed.

4. REGULAR CALENDAR

A. Planning Commission Training – There was no Planning Commission Training at the meeting.

B. Discussion and Review of Development Projects

- There was no review of development projects at this meeting.

5. ACTION ITEMS

- There were no action items.

6. STAFF/COMMISSION COMMENTS

- Solar panels - Commissioner Moe would like to have financial analysis of cost/benefits before solar panels become mandatory.
- Chair Smith would like to know what the options are and how broad can these options be?
- Commissioner Savorn would like to have a partnership with SMUD for various solar projects.
- The Commission would like to be informed when and if a program is in the works.

- Staff would like direction from the Commission as to how to proceed. The Commission would like staff to do the research necessary and have it brought back to the Commission.
- The Commission expressed interest in having SMUD give presentation at a future meeting and address the economics.

7. FUTURE AGENDA ITEMS

- There were no Future Agenda Items scheduled at this meeting.

8. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:25 p.m., August 11, 2005, to the next scheduled meeting.

Art Smith, Planning Commission Chair

Paul Junker, Planning Director

ATTEST:

Brenda Lehr, Commission Clerk

MEMORANDUM

DATE: **September 19, 2005**

TO: **City Council**

FROM: **William Campbell, Project Planner**

SUBJECT: **LAUREATE AT KAVALA RANCH (ANATOLIA III, VILLAGE 18) DESIGN REVIEW**

OWNER / APPLICANT:	**ARCHITECTS:**
US Home Corp., a Lennar Company 2366 Gold Meadow Way #200 Gold River, CA 95670	The Design Collaborative 3907 Park Drive El Dorado Hills, CA 95762

PROJECT:	Laureate at Kavala Ranch (Anatolia III, Village 18) Design Review
FILE:	RC-05-164
LOCATION:	East of Sunrise Blvd. and north of Keifer Road within the Anatolia III Subdivision
APN:	067-0030-017
PLANNER:	William Campbell, Principal Planner

REQUEST

- Design Review for 94 residential units in Village 18 of the Anatolia III Subdivision in the Sunridge Specific Plan.

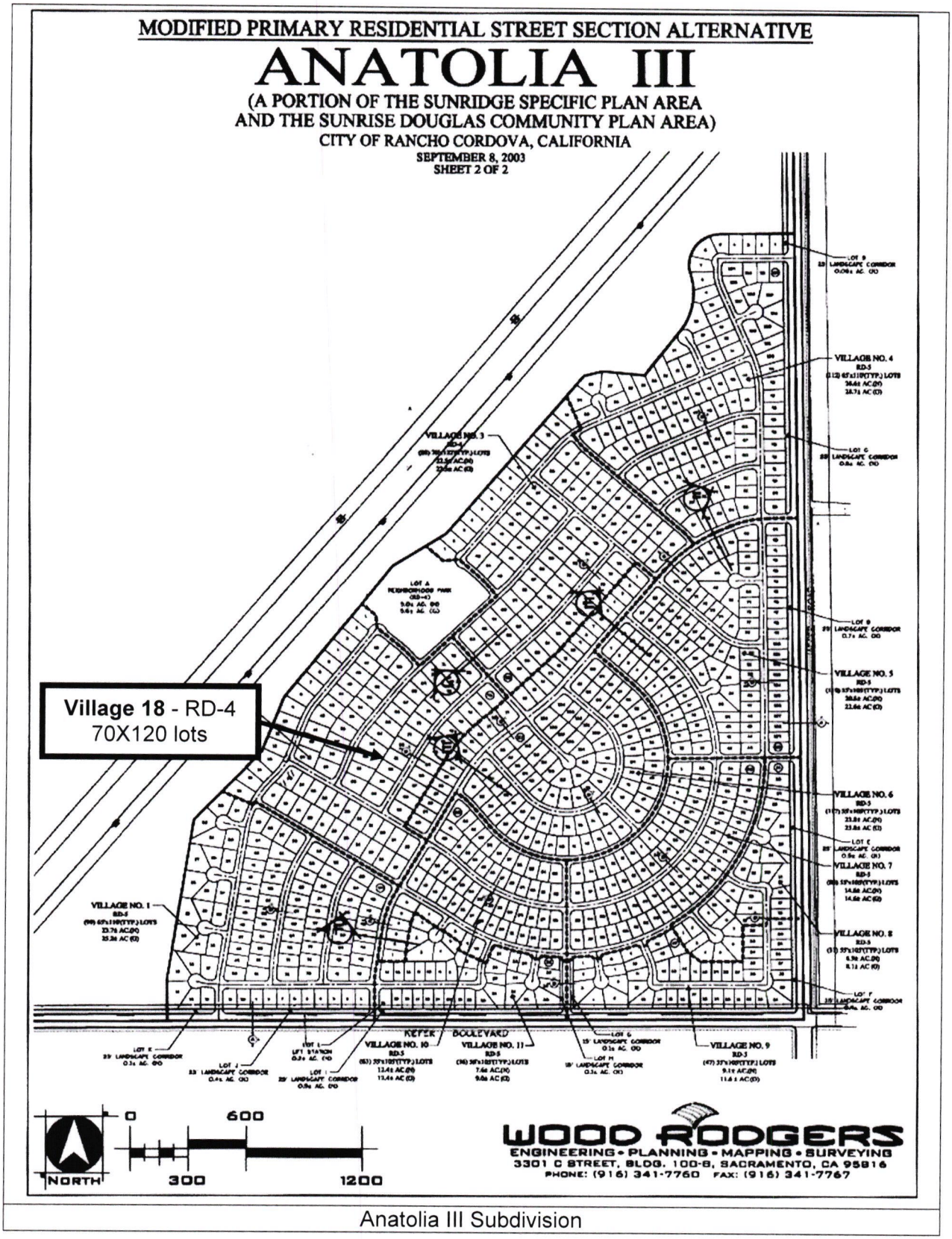
STAFF RECOMMENDATION

Staff recommends the City Council determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III, adopted by the Sacramento County Board of Supervisors, adequately addresses the environmental impacts for the project and review and take appropriate action for the Design Review of Laureate at Kavala Ranch Anatolia III, Village 18.

BACKGROUND

The project was approved by the Planning Commission on August 11, 2005 and subsequent to the approval, the approval was requested to be heard by the City Council, by Councilmember Budge. The applicant has prepared the same package of design materials that was presented to the Planning Commission for City Council consideration and will be prepared to respond to suggested changes the City Council may wish to make to the plans.

AGENDA ITEM # 18



Anatolia III Subdivision

ANALYSIS

Design Review

The applicant has acquired 94 lots, known as Village 18, in the Anatolia III subdivision in the Sunridge Specific Plan Area. The zoning for this village is RD-4 with an average lot size of 70 X 120 (8,400 square feet), which is consistent with the required development standards for this zoning. The applicant has submitted 5 floor plans with three distinct exterior elevation styles to create individuality within this neighborhood, for a total of 15 different combinations of single-family homes. The square footage of the proposed residential units ranges from 2,630 to 4,730 square feet. Floor plans 1, 2 and 3 are single-story and floor plans 4 and 5 are two-story homes.

The proposed designs are a new product line for US Home in the Sacramento region, therefore no pictures of existing developments are available for review. The two story models are the largest homes in the Anatolia III development to date. The architect for this project is the same architecture group that did the designs for Village 17 in Anatolia III and the Sundance development on the southwest corner of Sunrise Blvd and Douglas Road. Their adherence to design detail is commendable on these models and in conjunction with Village 17 the over all design of Anatolia III has been elevated well above the product in the two previous Anatolia's.

The following descriptions of the proposed elevations are provided.

Italianate
The use of low-pitched roofs and cement plaster walls are used with simple massing for efficiency. Open windows and doorways are covered with decorative wrought iron or grilles and the major windows are cased with heavy wood trim. The eave details are finished with gentle curved rafter tails and profile gutters designed to emulate the softer lines of this style. The home has added dimension by recessing or deep setting the windows and the use of a combination of materials, including stucco and roofing tile. The color samples proposed for this style are complimentary and will give this neighborhood an added level of contrast from the other projects that have over-used the beige color.

Colonial
The "Colonial" style is simple in nature and represents a key component of American housing. The emphasis of front facing gable roofs and simplistic forms is the foundation for this style and its character. This design should be again recognized as a major improvement to the quality of the architecture in the Anatolia III subdivision, like the design in Village 17, for its use of horizontal siding on all side. Appropriate scaled columns supporting the porch roof, classically detailed wood elements and shutters are all appropriate features to this style. The proposed palette of colors for these homes is appropriate for this style. The *Colonial* and *European Country* will have the same roof pitch, and the *Italianate* will have a lower pitch roof and roofing material to contrast these styles.

European Country
The "Country" style is derived from homes found in the rural areas of France such as Provence. The style uses a combination of materials such as stucco and stone to enhance its rich style. Other details found with the style are arched windows in key locations, louvered shutters, and wrought iron railings. Doors and windows are detailed with a simple lintel and sill trim. The style is further defined by predominately gabled, high-pitched roofs accented with villa roof tile for added texture.

Planning staff reviewed the US Homes submittal and found the project met the intent of the Design Review Ordinance. Staff had requested minimal changes, which were mainly topical in nature dealing with garage door detail, gable treatment, continued use of architectural detail on all building faces, etc. Many of the same design concerns addressed in Village 17 were discussed and modifications were made by US Homes. The applicant has provided another product line that should be used as a measure for subsequent Design Reviews in the Anatolia III development.

Garage Alternatives

As previously stated, the proposed product offers five plans, all plans meet the City's policy. Plans 1, 3 and 4 provide separated front walk from the street to the entry of the home and plans 2 and 5 place the entry walk within the driveway due to the front door off the side load garage apron. Floor plan #5 presents a different approach that the City has not seen before in the other design review packages. The floor plan places the two car garage deep into the lot and reverses the access to the single car garage, which faces the two car garage. In order to accommodate the turning maneuver into the single car garage, the common driveway area will need to be expanded to the side yard property line. This approach will certainly mask the appearance of the two car garage doors from the street, but the turning motion to head into the single car space will be difficult, unless this unit is placed on a corner lot.

The table below indicates the design options utilized to meet the garage orientation policy.

	Plan 1	Plan 2	Plan 3	Plan 4	Plan 5
Habitable/porch forward	*	*			
Deep set garage				*	
Porch/side load garage			*	*	
Single car side load					*

Public Comment

On September 7, 2005, a public hearing notice for the City Council review was published in the Grapevine Newspaper and notices were mailed to all property owners bordering the project site. At the time of preparation of this report, no comments from the public had been received.

CONCLUSION:

The applicant has presented a Design Review Package for Village 18 of Anatolia III that is consistent with the design guidelines of the Sunridge Specific Plan and the City's Design Review Ordinance. The design of the project will complement the other projects in the area with architecturally compatible styles; therefore staff is recommending approval of the Design Review.

ENVIRONMENTAL ANALYSIS:

The Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III, adopted by the Sacramento County Board of Supervisors, adequately addresses the environmental impacts for the project.

FINANCIAL IMPLICATIONS TO CITY:

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

RECOMMENDED MOTION:

Move the City Council determine the Mitigated Negative Declaration prepared for the Anatolia Subdivisions I, II, and III adequately addresses any environmental issues for this project and take one of the following actions:

1. Affirm the Planning Commissions approval and adopt the draft Resolution 115-2005 with attached exhibits and Conditions of Approval.
2. Make changes to the plans and incorporate them into the plans and conditions, then approve draft Resolution 115-2005 as amended.
3. Determine the project is not meeting the stated design principals as provided in Section 110-84(b) of the Zoning Code and instruct staff to prepare a resolution denying the design review for US Homes RC-05-164.

ATTACHMENTS:

1. Resolution 115-2005 with attached Design Review Package (Exhibit A) and Conditions of Approval (Exhibit B).
2. Design Review Package including elevations, floor plans, roof plans, and color scheme.

RESOLUTION # 115-2005

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF RANCHO CORDOVA
APPROVING DESIGN REVIEW FOR
LAUREATE AT KAVALA RANCH (ANATOLIA III, VILLAGE 18)
PROJECT # RC-05-164**

WHEREAS, US Home (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for Laureate at Kavala Ranch (Anatolia III, Village18); and

WHEREAS, the Planning Commission reviewed and approved the project on August 11, 2005; and subsequent to that action, the item was requested to be reviewed by the City Council per Section 110-83(e) of the Zoning Code ; and

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

WHEREAS, the project site was previously analyzed as a part of the Sunridge Specific Plan EIR and further analyzed within the Mitigated Negative Declaration for the Tentative Subdivision Maps for Anatolia I, II and III adopted in March 2003 by the County of Sacramento Board of Supervisors, thereby satisfying the requirements for the California Environmental Quality Act; and

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

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

Findings:

1. CEQA

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

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

2. 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. 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:

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

Evidence: The following justifies the findings above:

1. The developer has presented a Design Review Package which includes five different floor plans that will have three elevations per plan, for a total of fifteen basic architectural configurations. There are three color combinations for each of the three exterior designs. The elevations provide trim molding around the windows and doors on all sides. The developer has introduced classic architectural styles and has honored one of styles by installing horizontal siding on all sides of the home, instead of transitioning the siding to stucco on the side elevations at some arbitrary distance from the front of the home.

2. The applicant has proposed two, one-story models and three, two-story models each with three elevations. Plans 1, 3, and 5 provide living space in some form forward of the garage and Plan 4 provides only a single car garage rear elevation to the front streetscape and a rear set two car garage. Staff has reviewed the color samples proposed for the homes and the body colors are nicely varied with harmonizing trim and accent colors to match the various architectural designs.

3. The Developer has not provided a pre-plotted subdivision for initial review; therefore Conditions of Approval have been developed to mix the size and mass of the new homes. Floor Plans 1 and 2 are single story with three different elevations and a tandum garage. Plans 4 and 5 provides the living area and front entrance to the

street and the garage set back from the closest living area to the street. All five plans meet the City's policy for garage orientation.

4. The Applicant has submitted preliminary landscape plans with the Design Review Package that are consistent with the City's guidelines and the Design Guidelines produced by the Master Developer for the Anatolia project. Front yard and street side yard for corner lots will be landscaped prior to the occupancy of the home.

5. The model homes include two single story and three two-story models that will provide a range of prices and sizes of homes in Village 18. The Design Review Package indicates the base model, with options to up-grade exterior and interior finishes of the home.

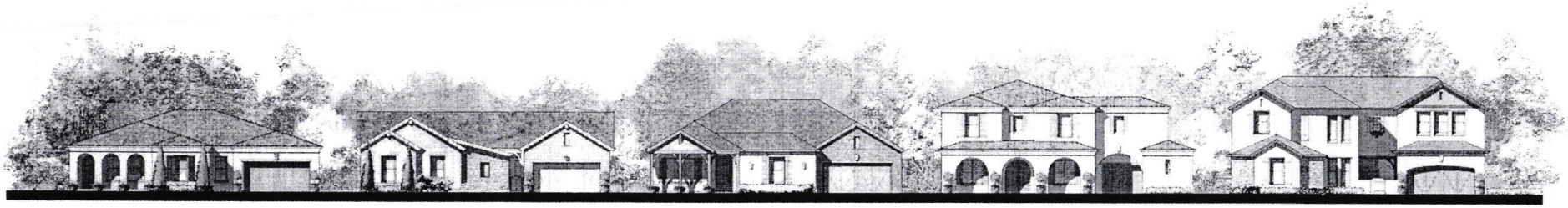
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19th day of September, 2005.

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
KEN COOLEY, MAYOR
CITY OF RANCHO CORDOVA

ATTEST:

_____
LILLIAN HARE
CITY CLERK



1A - ITALIANATE | 2B - COLONIAL | 3C - EUROPEAN COUNTRY | 4A - ITALIANATE | 5C - EUROPEAN COUNTRY

US HOME

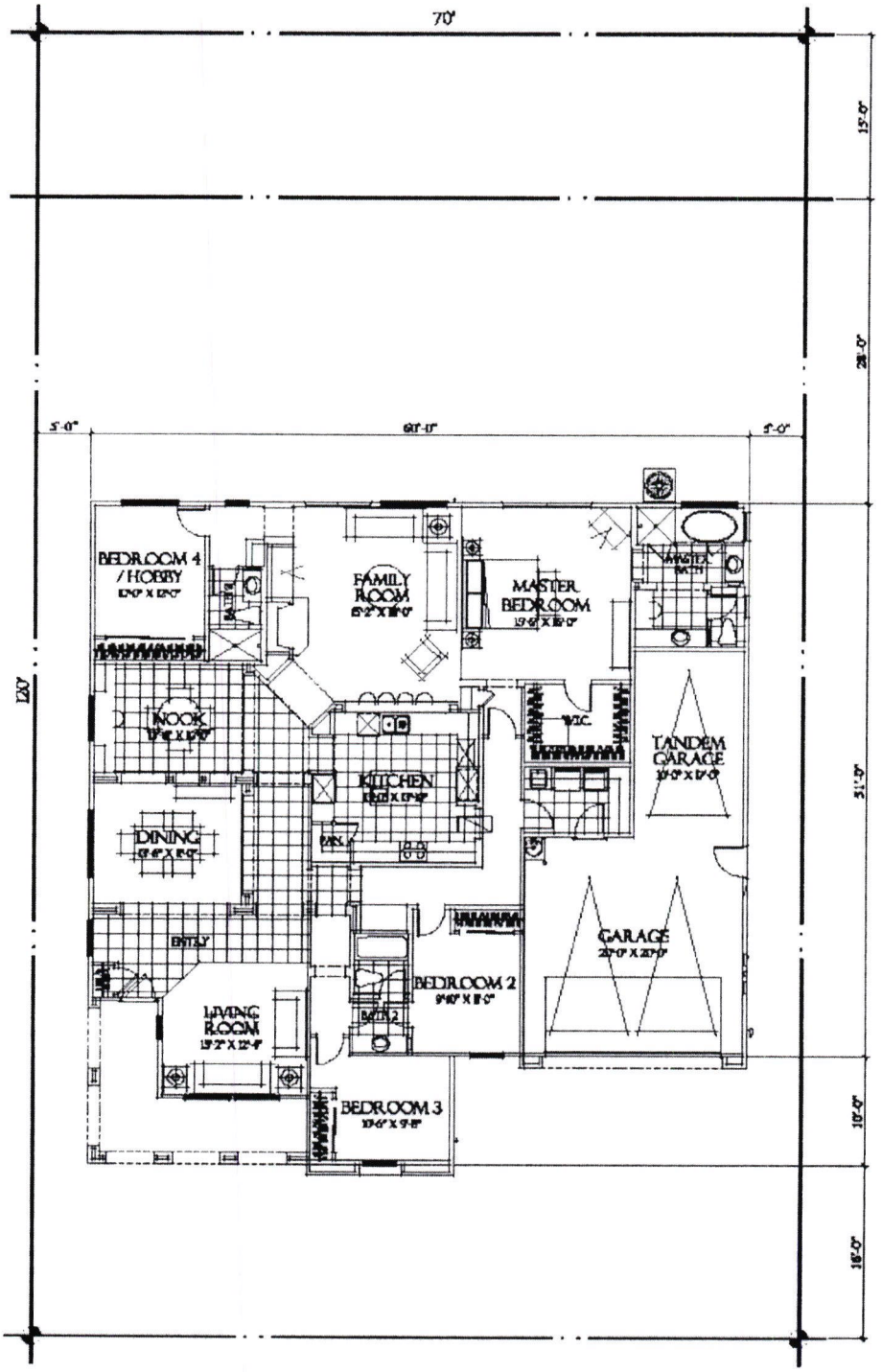
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LAUREATE AT KAVALA RANCH

DESIGN DEVLOPMENT STREETSCENE ELEVATIONS

IDC Weston

Exhibit A



PLAN 1

2,629 sq. ft.

4 BED
3 BATH
3 CAR TANDEM GARAGE

04.08.05
03.21.05
02.24.05
02.10.05

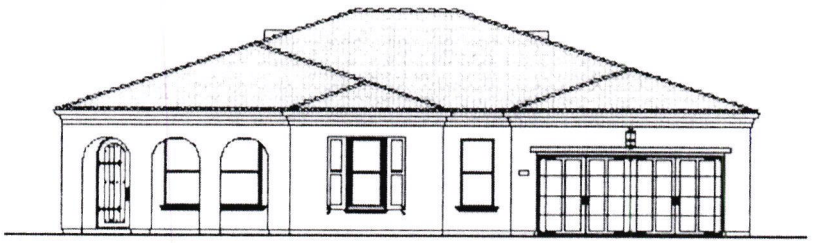
US HOME

LAURBATE AT KAVALA RANCH

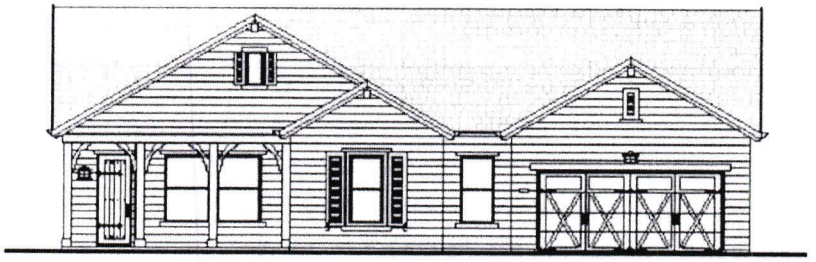
MASTER PRODUCT

70' WIDE SFD

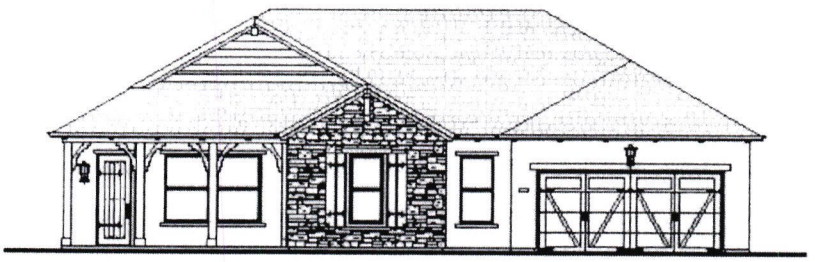
DESIGN DEVELOPMENT FLOOR PLAN



FRONT ELEVATION 'A' - ITALIANATE



FRONT ELEVATION 'B' - COLONIAL



FRONT ELEVATION 'C' - EUROPEAN COUNTRY

PLAN 1

2,629 sq. ft.

4 BED
3 BATH
3 CAR TANDEM GARAGE

US HOME

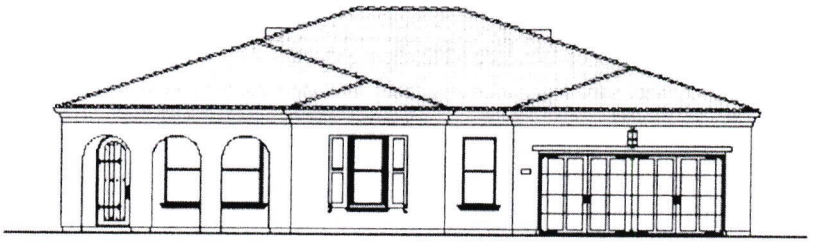
LAUREATE AT KAVALA RANCH

MASTER PRODUCT

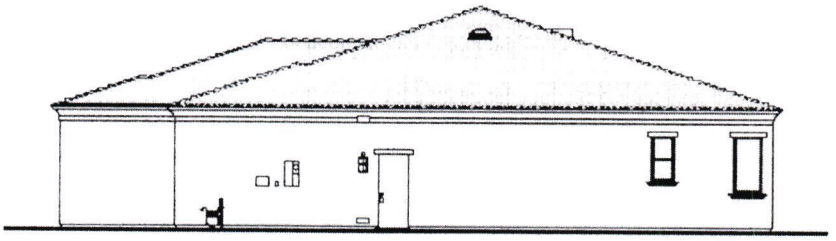
70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

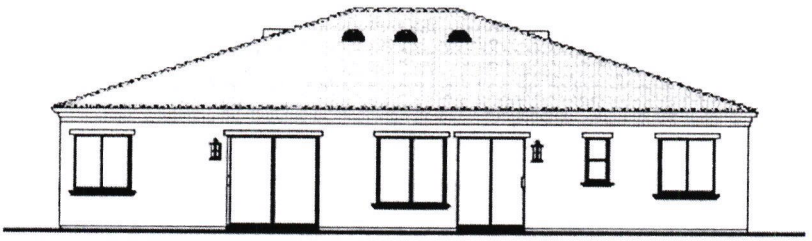
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02.10.05



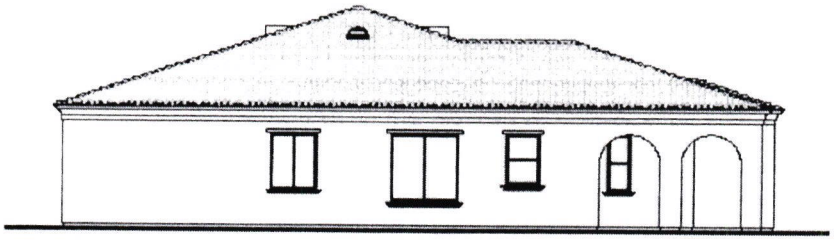
FRONT ELEVATION 'A' - ITALIANATE



RIGHT ELEVATION 'A' - ITALIANATE



REAR ELEVATION 'A' - ITALIANATE



LEFT ELEVATION 'A' - ITALIANATE

PLAN 1

2,629 sq. ft.

4 BED
3 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

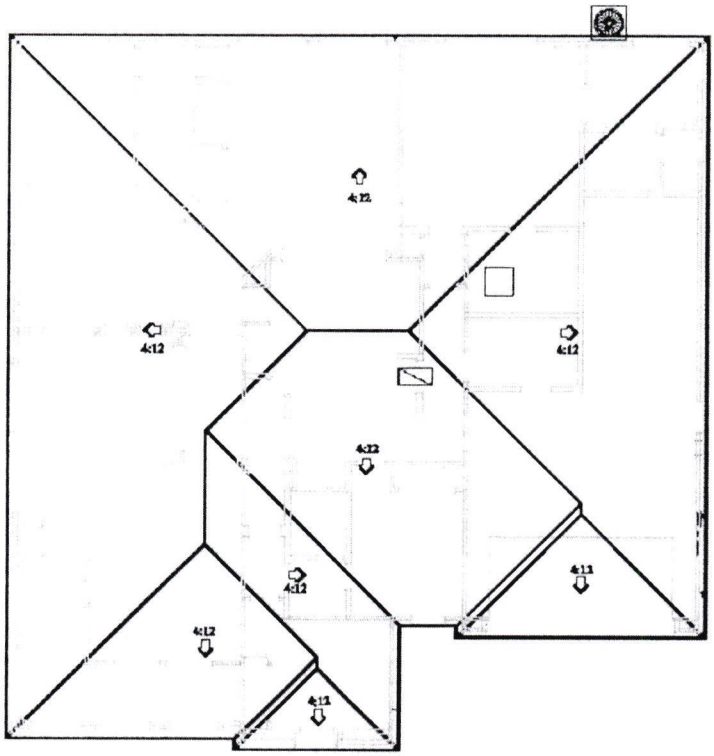
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.05.05
05.21.05
02.24.05
02.10.05

IDC MASTER



ROOF PLAN 'A'

PLAN 1

2,629 sq. ft.

4 BED
3 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

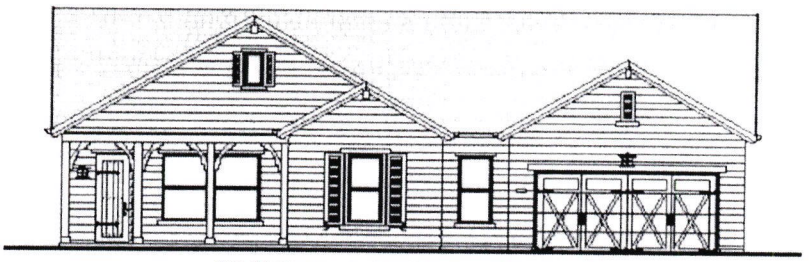
MASTER PRODUCT

70' WIDE SFD

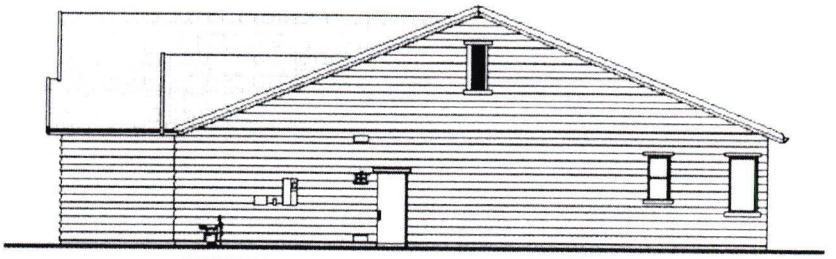
DESIGN DEVELOPMENT ROOF PLAN

04.05.05
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01.24.05
02.10.05

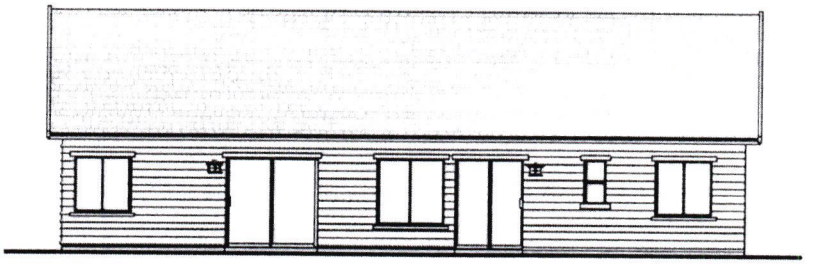
IDC WESTCO



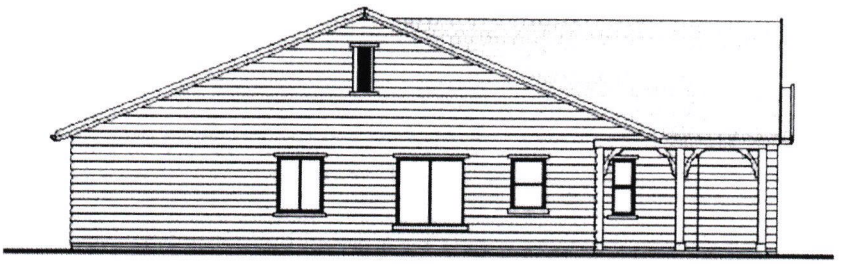
FRONT ELEVATION 'B' - COLONIAL



RIGHT ELEVATION 'B' - COLONIAL



REAR ELEVATION 'B' - COLONIAL



LEFT ELEVATION 'B' - COLONIAL

PLAN 1

2,629 sq. ft.

4 BED
3 BATH
3 CAR TANDEM GARAGE

US HOME

LAUREATE AT KAVALA RANCH

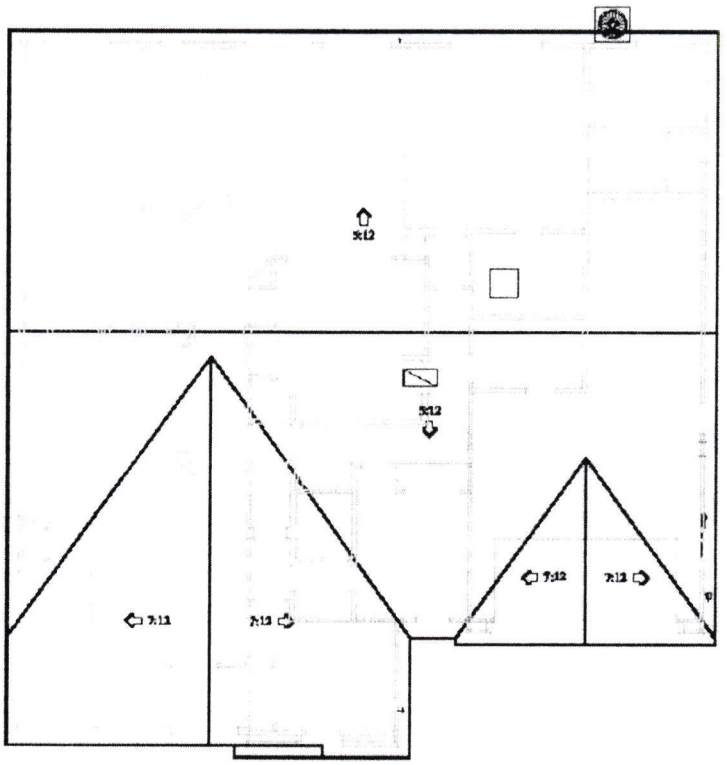
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.02.05
03.21.05
02.24.05
02.10.05

IDC



ROOF PLAN 'B'

PLAN 1

2,629 sq. ft.

4 BED
3 BATH
3 CAR TANDEM GARAGE

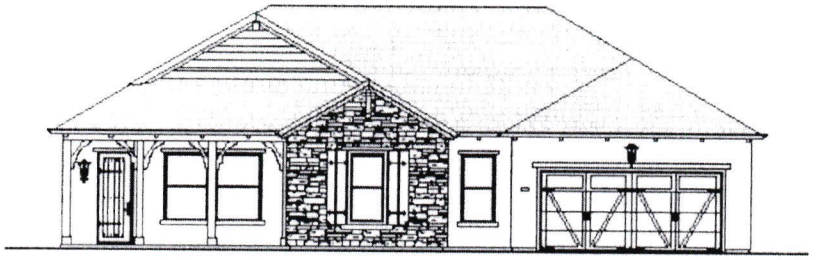
US HOME

US HOME
LAUREATE AT KAVALA RANCH
MASTER PRODUCT
70' WIDE SFD

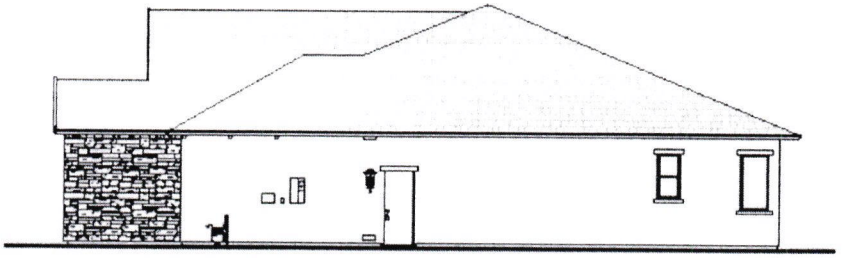
DESIGN DEVELOPMENT ROOF PLAN

04.05.05
03.31.05
03.24.05
02.10.05

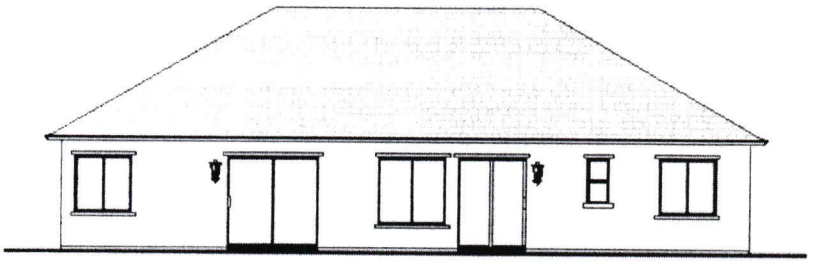
IDC WESTCOR



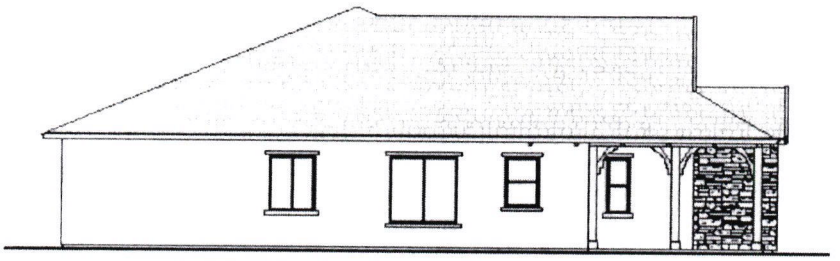
FRONT ELEVATION 'C' - EUROPEAN COUNTRY



RIGHT ELEVATION 'C' - EUROPEAN COUNTRY



REAR ELEVATION 'C' - EUROPEAN COUNTRY



LEFT ELEVATION 'C' - EUROPEAN COUNTRY

PLAN 1

2,629 sq. ft.

4 BED
3 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

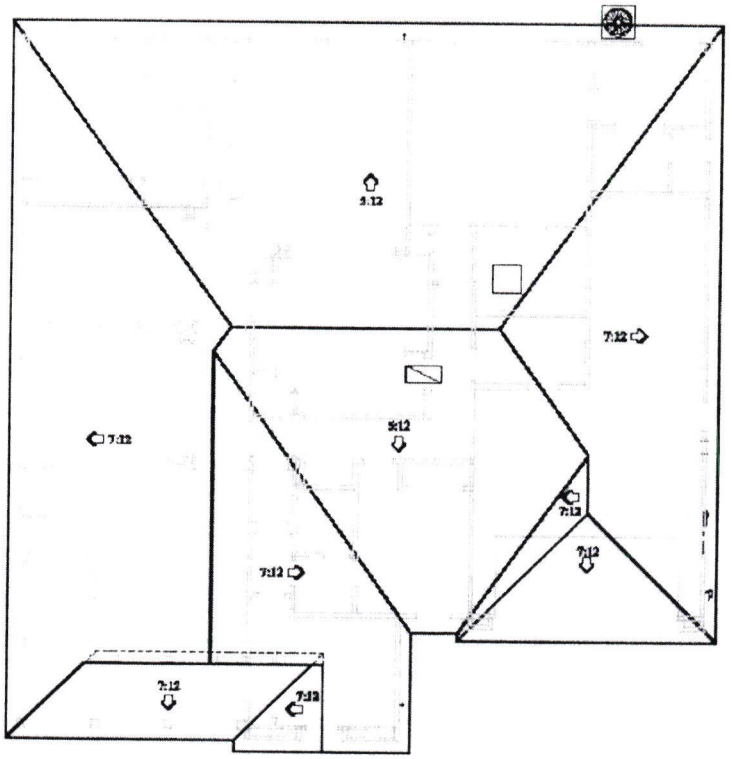
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.05.05
05.21.05
02.24.05
02.10.05

IDC Weston



ROOF PLAN 'C'

PLAN 1

2,629 sq. ft.

4 BED
3 BATH
3 CAR TANDEM GARAGE

US HOME

LAUREATE AT KAVALA RANCH

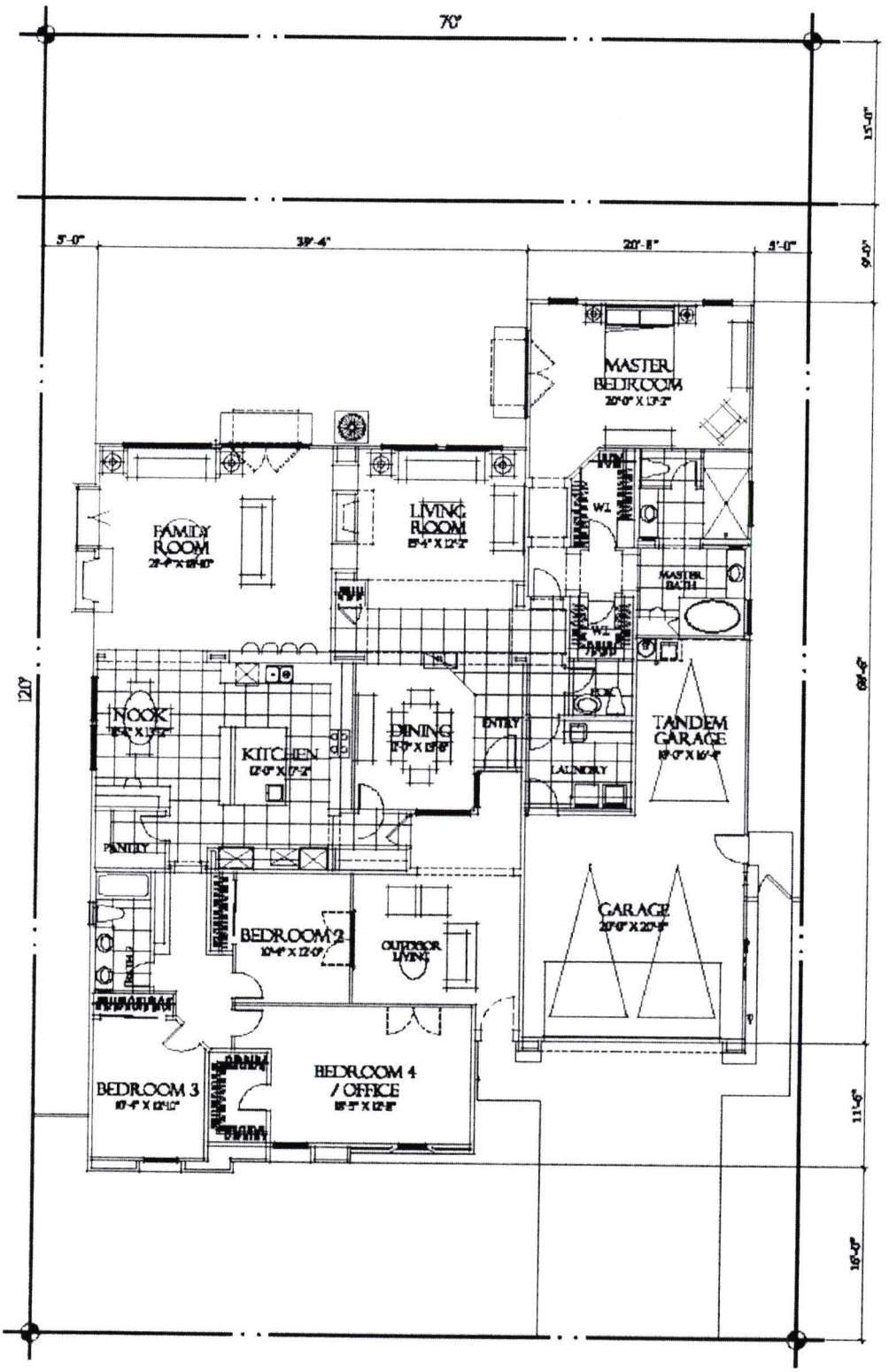
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ROOF PLAN

04.05.05
05.21.05
05.24.05
06.10.05

TDC AUSTIN



PLAN 2

3,081 sq. ft.

4 BED
2.5 BATH
3 CAR TANDEM GARAGE

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

70' WIDE SFD

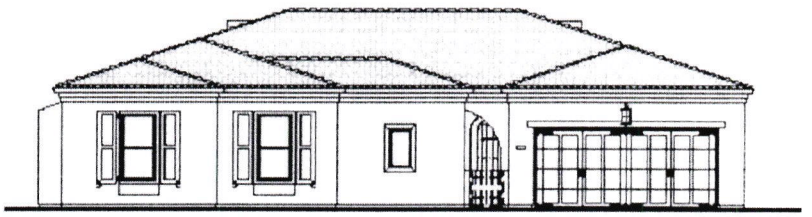
DESIGN DEVELOPMENT FLOOR PLAN

1/8" = 1'-0"

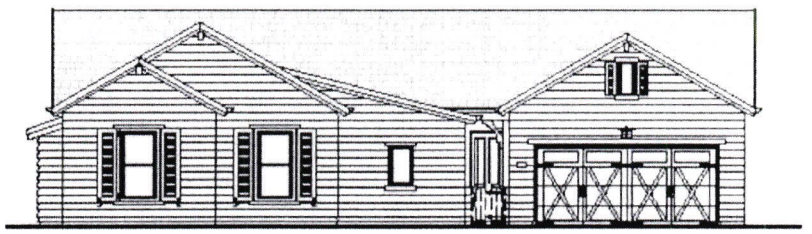
04.06.05
03.21.05
03.24.05
03.10.05

US HOME

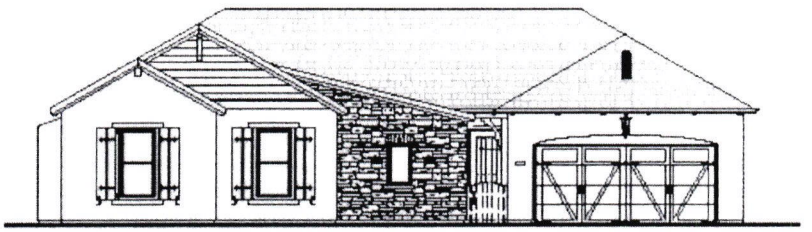
IDC Weston



FRONT ELEVATION 'A' - ITALIANATE



FRONT ELEVATION 'B' - COLONIAL



FRONT ELEVATION 'C' - EUROPEAN COUNTRY

PLAN 2

3,081 sq. ft.

4 BED
2.5 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

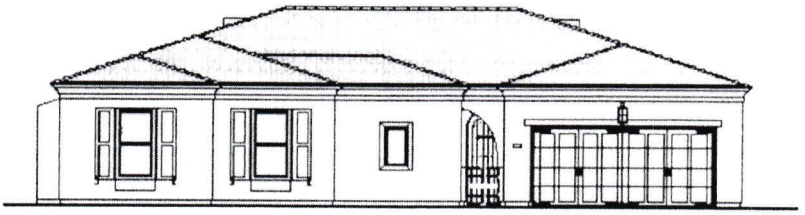
70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

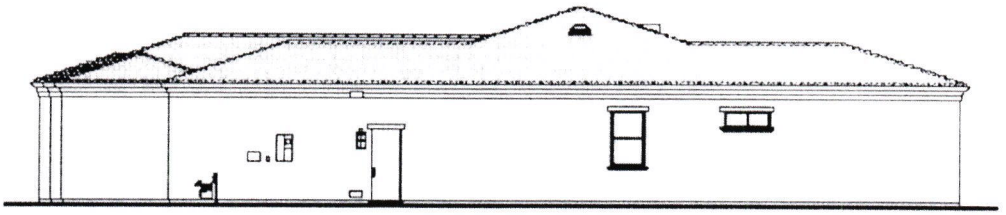
1/8" = 1'-0"

04.06.05
05.31.05
02.24.05
02.10.05

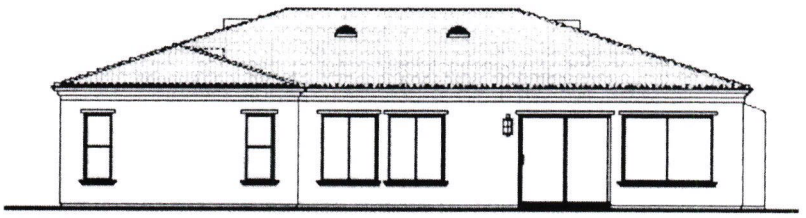
IDC Westcor



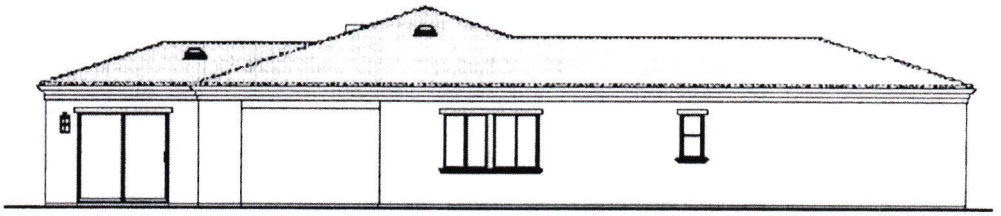
FRONT ELEVATION 'A' - ITALIANATE



RIGHT ELEVATION 'A' - ITALIANATE



REAR ELEVATION 'A' - ITALIANATE



LEFT ELEVATION 'A' - ITALIANATE

PLAN 2

3,081 sq. ft.

4 BED
2.5 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

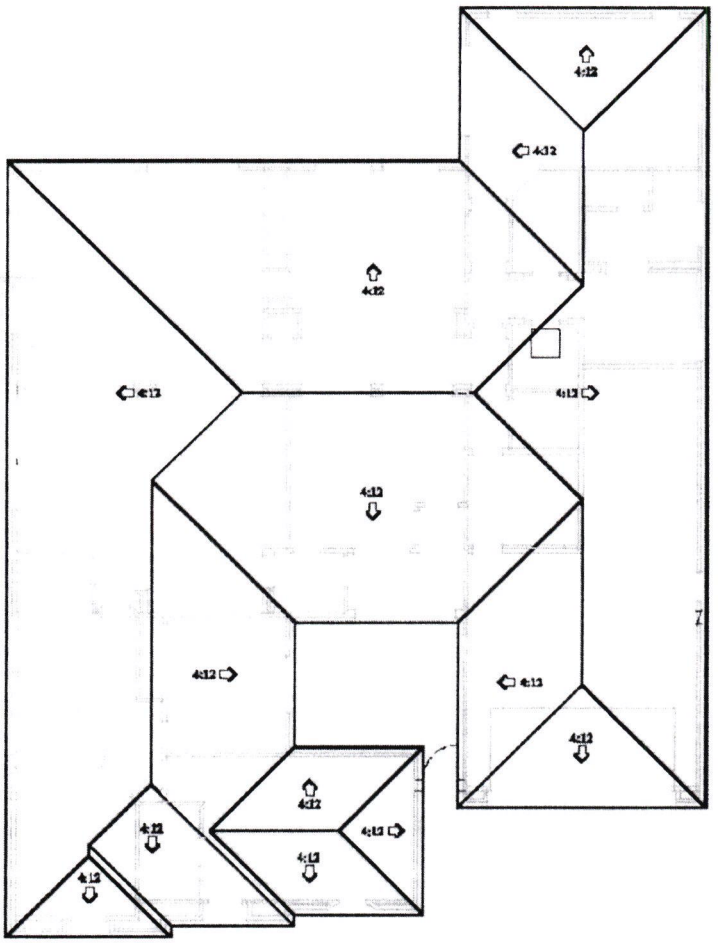
70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

1/8" = 1'-0"

04.05.05
05.21.05
02.24.05
02.10.05

IDC



ROOF PLAN 'A'

PLAN 2

3,081 sq. ft.

4 BED
2.5 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

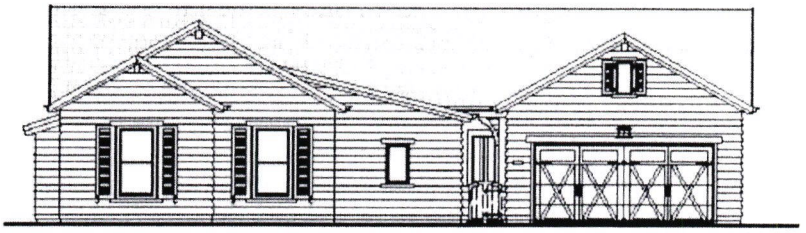
MASTER PRODUCT

70' WIDE SFD

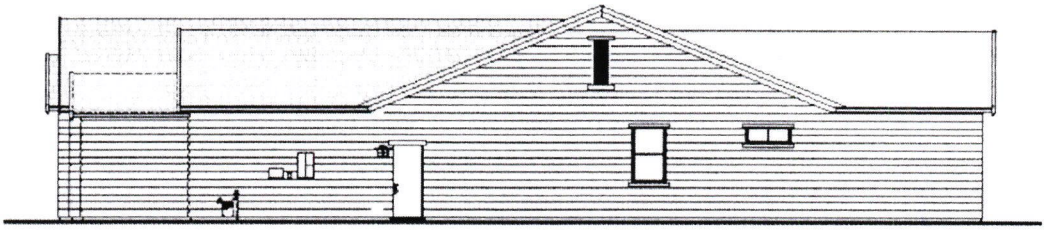
DESIGN DEVELOPMENT ROOF PLAN

04.08.05
05.21.05
05.26.05
06.10.05

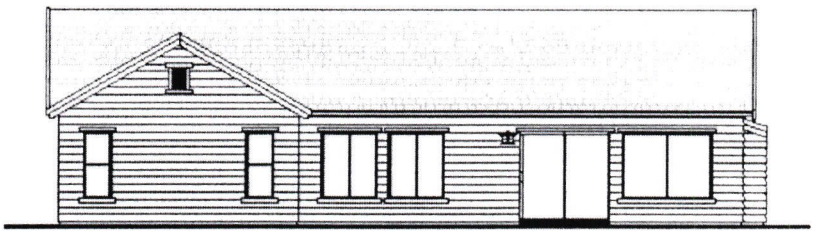
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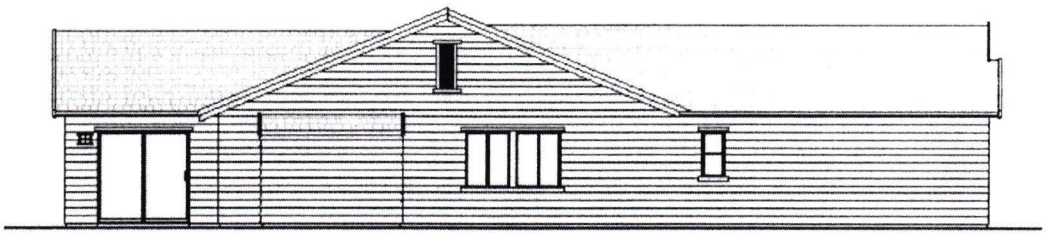
FRONT ELEVATION 'B' - COLONIAL



RIGHT ELEVATION 'B' - COLONIAL



REAR ELEVATION 'B' - COLONIAL



LEFT ELEVATION 'B' - COLONIAL

PLAN 2

3,081 sq. ft.

4 BED
2.5 BATH
3 CAR TANDEM GARAGE

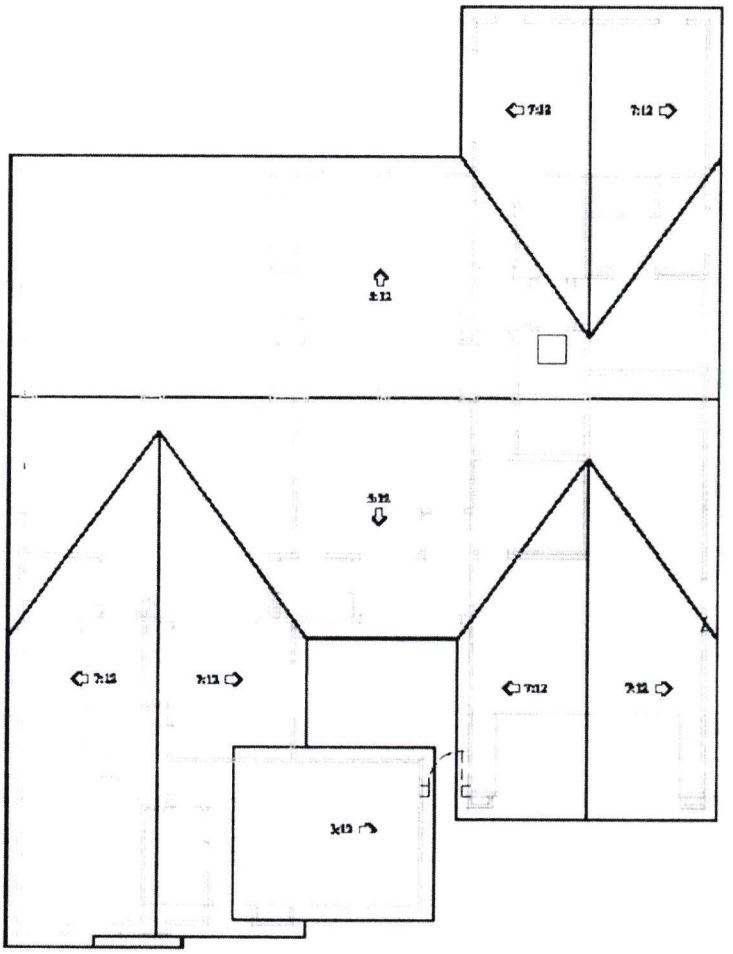
US HOME

US HOME
LAUREATE AT KAVALA RANCH
MASTER PRODUCT
70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.06.05
05.21.05
08.24.05
09.10.05

IDC DESIGN



ROOF PLAN 'B'

PLAN 2

3,081 sq. ft.

4 BED
2.5 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

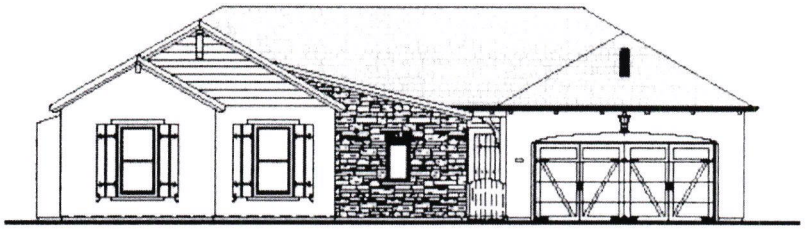
MASTER PRODUCT

70' WIDE SFD

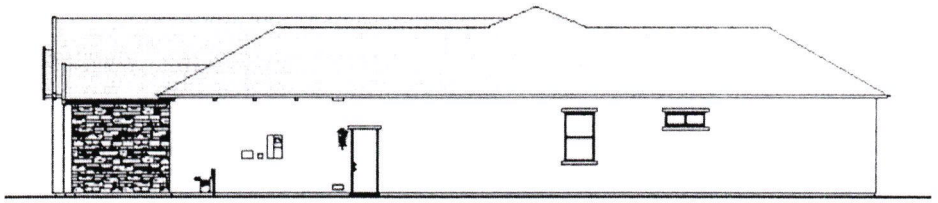
DESIGN DEVELOPMENT ROOF PLAN

04.08.05
03.21.05
03.14.05
02.10.05

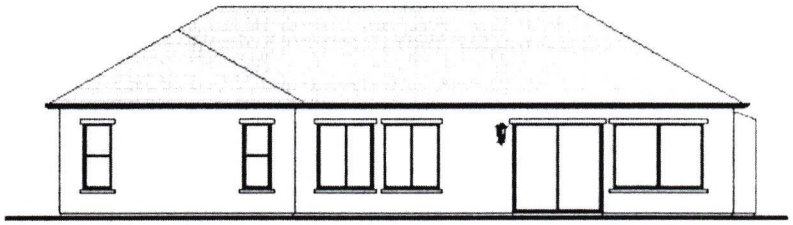
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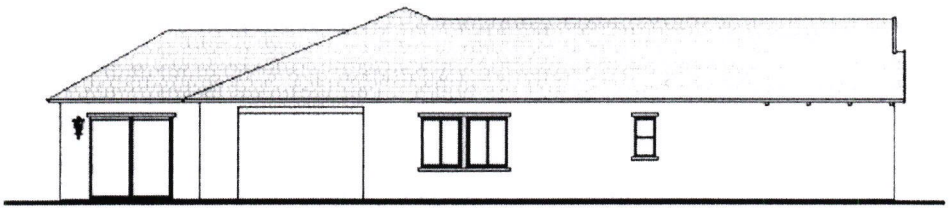
FRONT ELEVATION 'C' - EUROPEAN COUNTRY



RIGHT ELEVATION 'C' - EUROPEAN COUNTRY



REAR ELEVATION 'C' - EUROPEAN COUNTRY



LEFT ELEVATION 'C' - EUROPEAN COUNTRY

PLAN 2

3,081 sq. ft.

4 BED
2.5 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

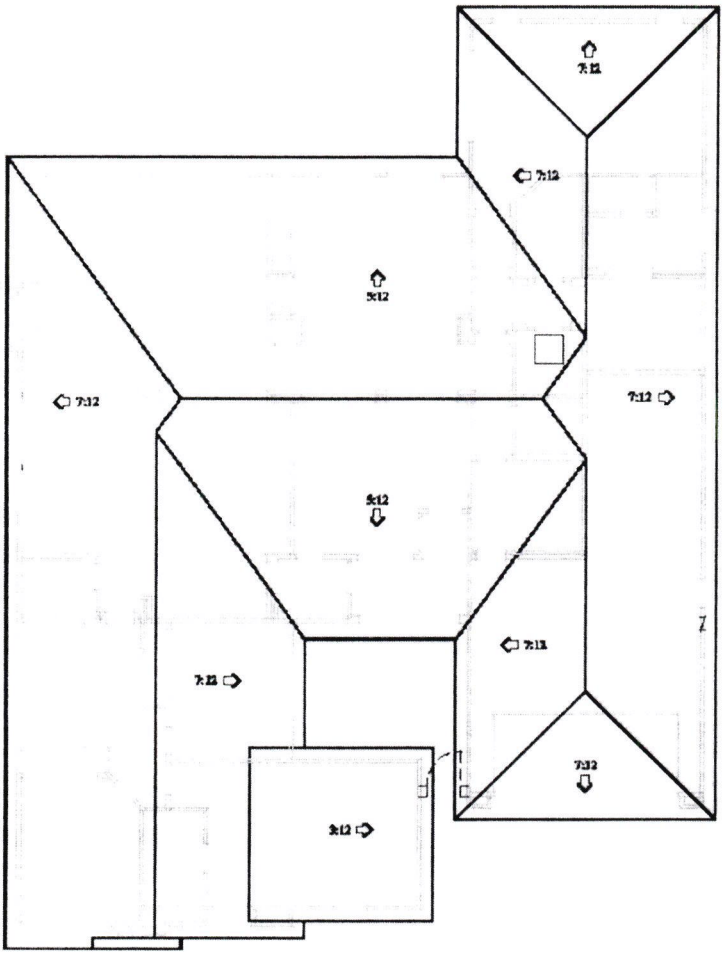
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.06.05
03.31.05
02.24.05
02.10.05

IDC West



ROOF PLAN 'C'

PLAN 2

3,081 sq. ft.

4 BED
2.5 BATH
3 CAR TANDEM GARAGE

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

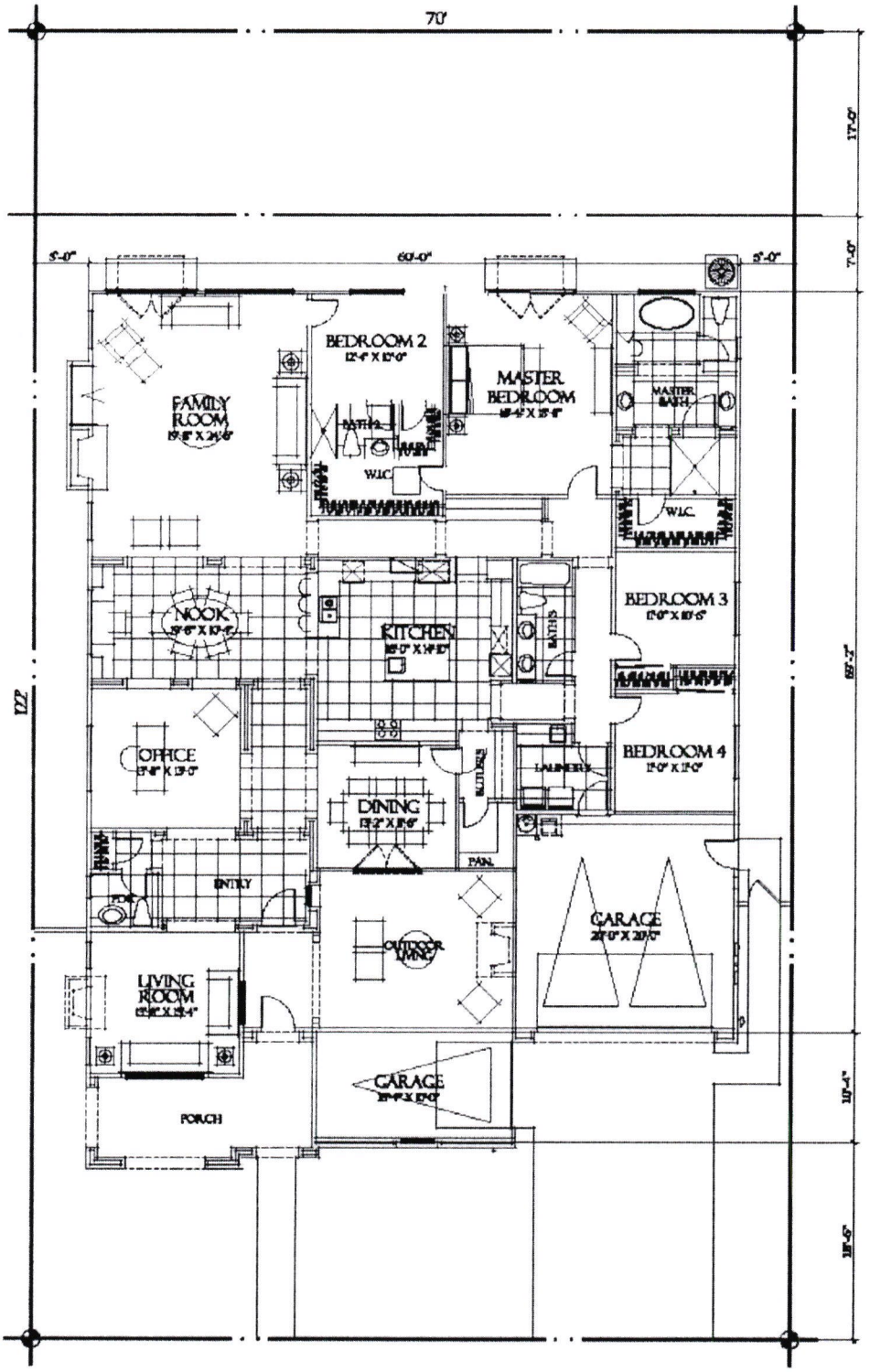
70' WIDE SFD

DESIGN DEVELOPMENT ROOF PLAN

1/8" = 1'-0"

04.08.05
03.21.05
03.14.05
02.10.05

TDC AUSTIN



PLAN 3

3,448 sq. ft.

4 BED
3.5 BATH
3 CAR TANDEM GARAGE

US HOME

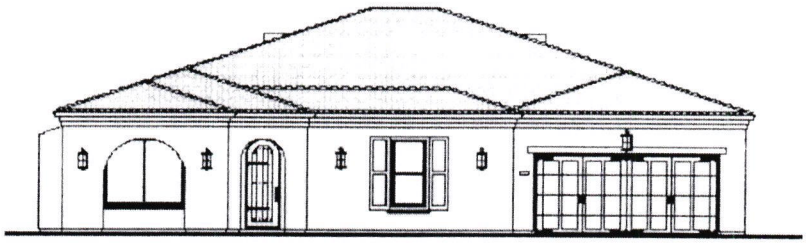
LAURBATE AT KAVALA RANCH

MASTER PRODUCT
70' WIDE SFD

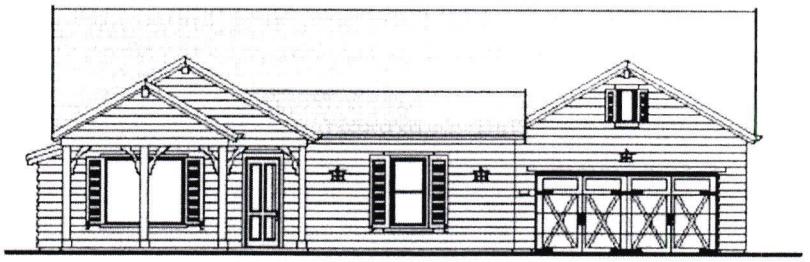
DESIGN DEVELOPMENT FLOOR PLAN
1/4" = 1'-0"

04.06.05
03.21.05
02.25.05
02.10.05

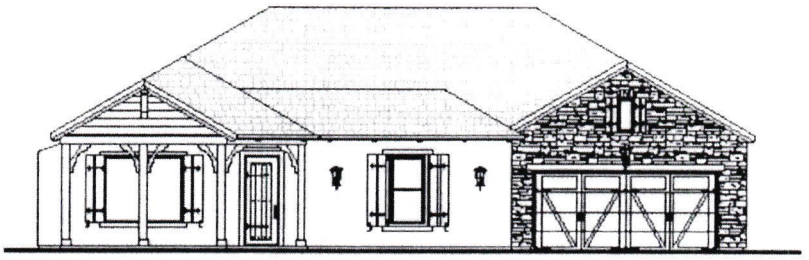
IDC westex



FRONT ELEVATION 'A' - ITALIANATE



FRONT ELEVATION 'B' - COLONIAL



FRONT ELEVATION 'C' - EUROPEAN COUNTRY

PLAN 3

3,448 sq. ft.

4 BED
3.5 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

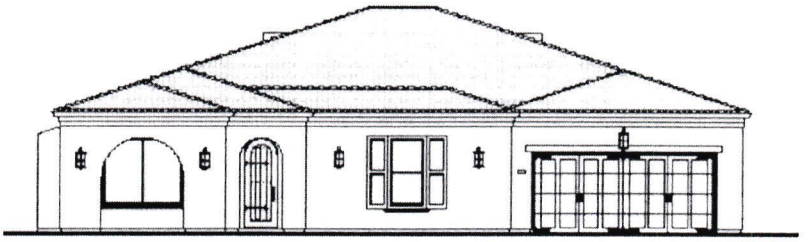
70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

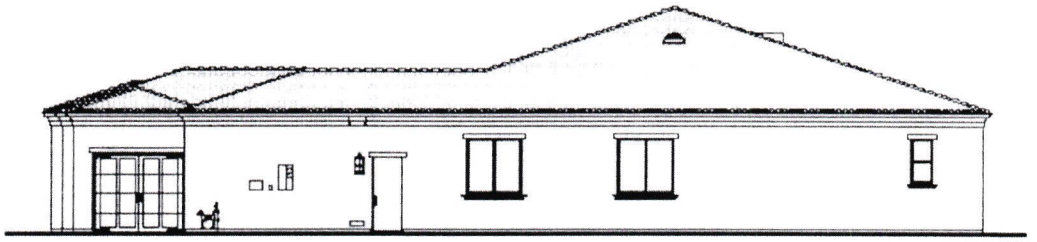
1/8" = 1'-0"

04.06.05
05.31.05
02.24.05
02.10.05

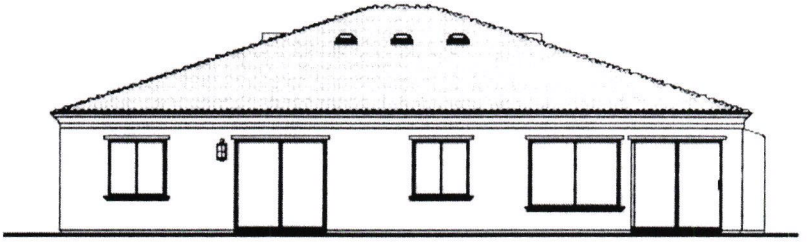
IDC MUSTO



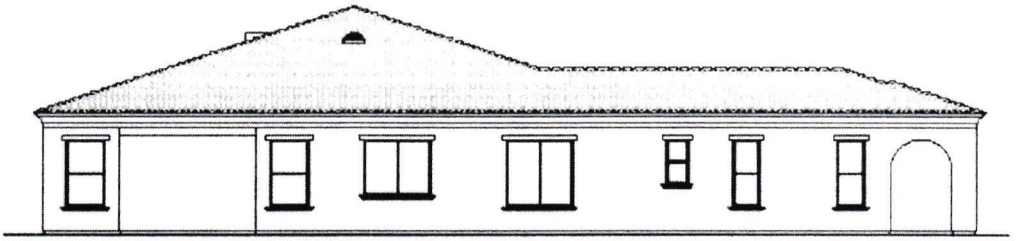
FRONT ELEVATION 'A' - ITALIANATE



RIGHT ELEVATION 'A' - ITALIANATE



REAR ELEVATION 'A' - ITALIANATE



LEFT ELEVATION 'A' - ITALIANATE

PLAN 3

3,448 sq. ft.

4 BED
3.5 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAURBATE AT KAVALA RANCH

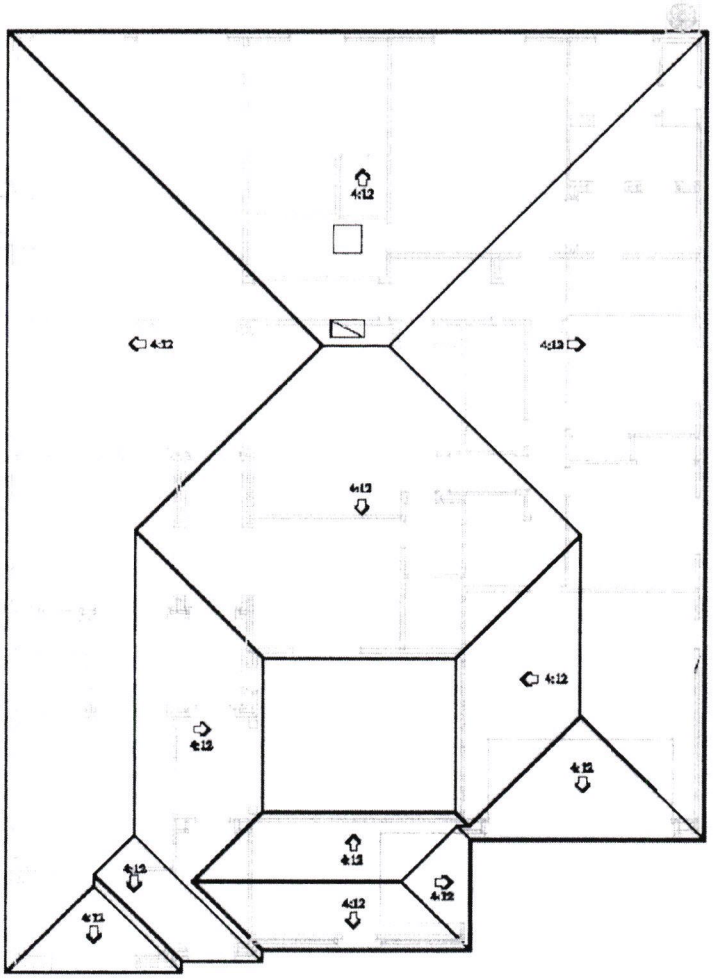
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.05.05
03.21.05
02.24.05
02.10.05

IDC WESTCO



ROOF PLAN 'A'

PLAN 3

3,448 sq. ft.

4 BED
3.5 BATH
3 CAR TANDEM GARAGE

US HOME

LAUREATE AT KAVALA RANCH

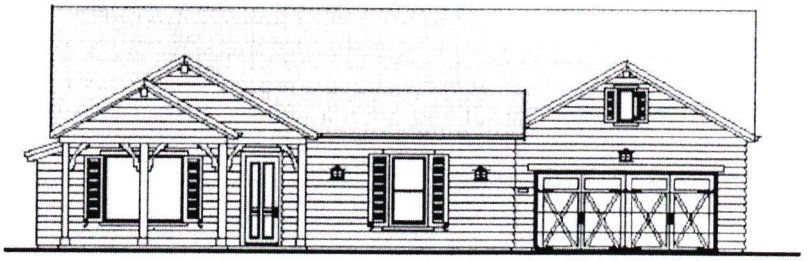
MASTER PRODUCT

70' WIDE SFD

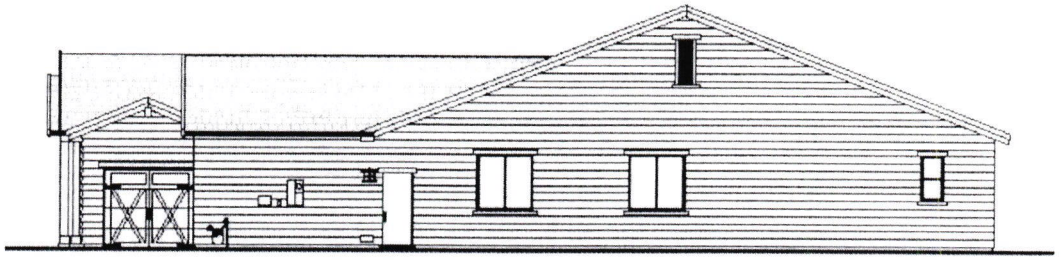
DESIGN DEVELOPMENT ROOF PLAN

04.08.05
03.21.05
03.14.05
02.10.05

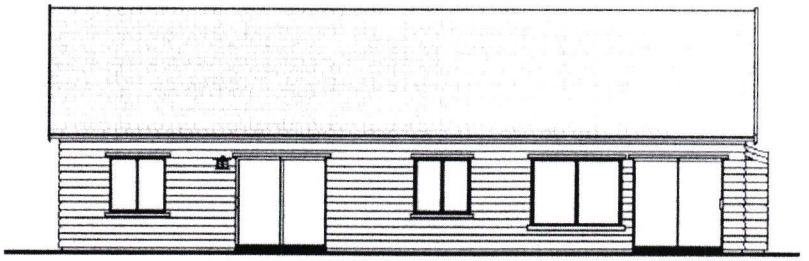
IDC WESTON



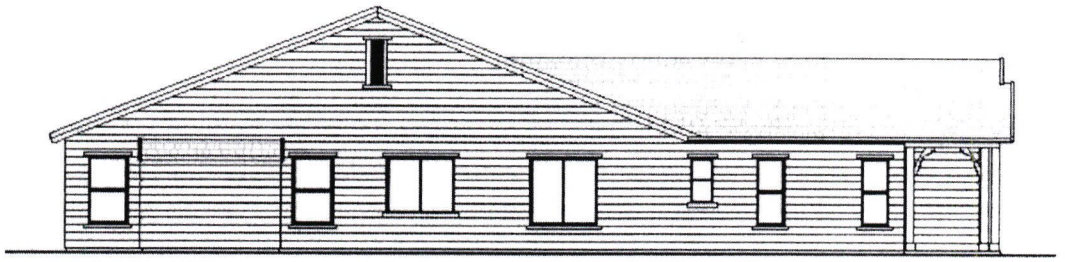
FRONT ELEVATION 'B' - COLONIAL



RIGHT ELEVATION 'B' - COLONIAL



REAR ELEVATION 'B' - COLONIAL



LEFT ELEVATION 'B' - COLONIAL

PLAN 3

3,448 sq. ft.

4 BED
3.5 BATH
3 CAR TANDEM GARAGE

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

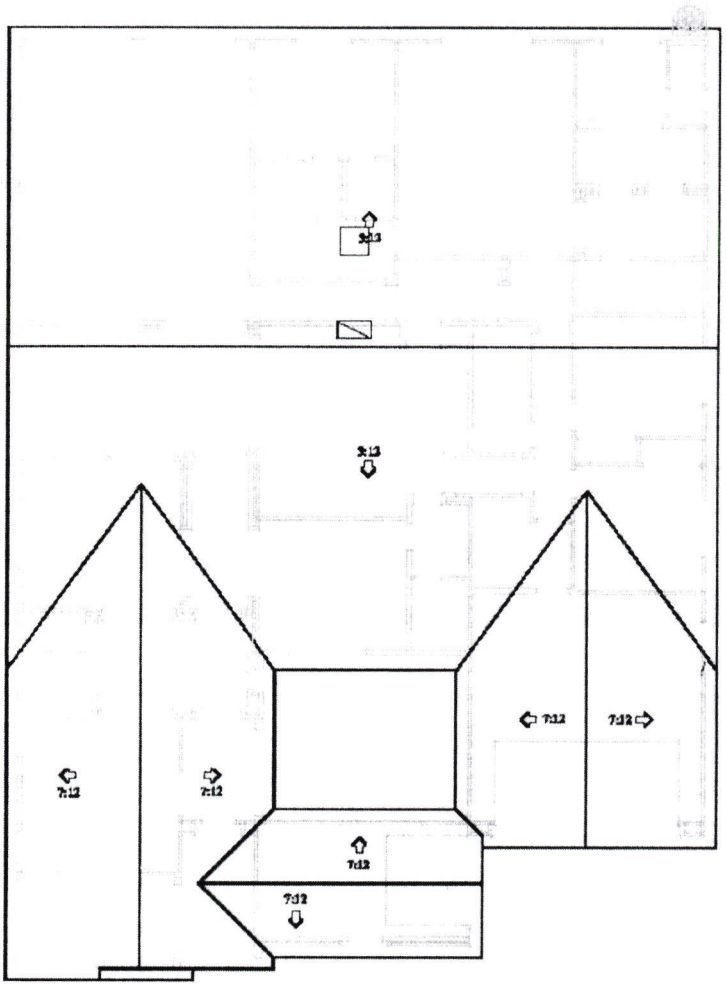
70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

1/8" = 1'-0"

04.05.05
09.21.05
02.24.05
02.10.05

IDC



ROOF PLAN 'B'

PLAN 3

3,448 sq. ft.

4 BED
3.5 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

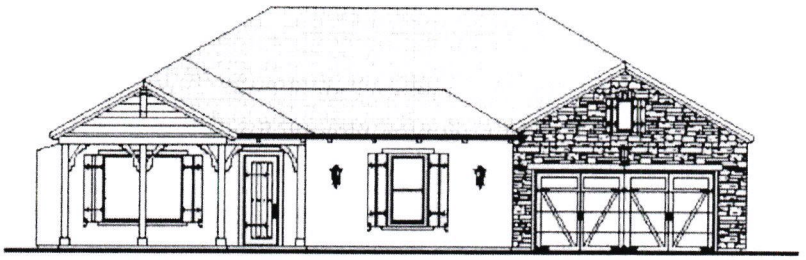
MASTER PRODUCT

70' WIDE SFD

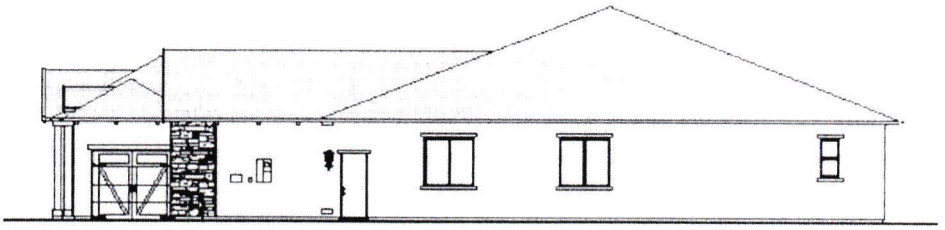
DESIGN DEVELOPMENT ROOF PLAN

04.08.05
03.21.05
03.14.05
02.10.05

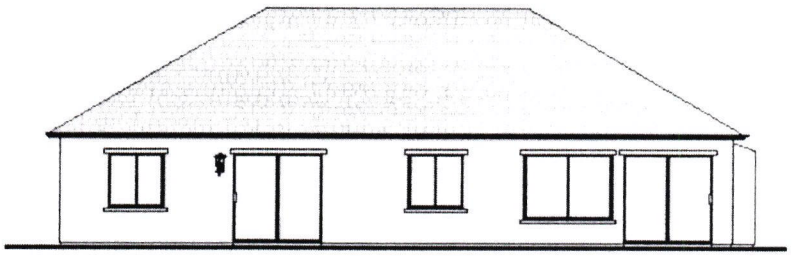
IDC



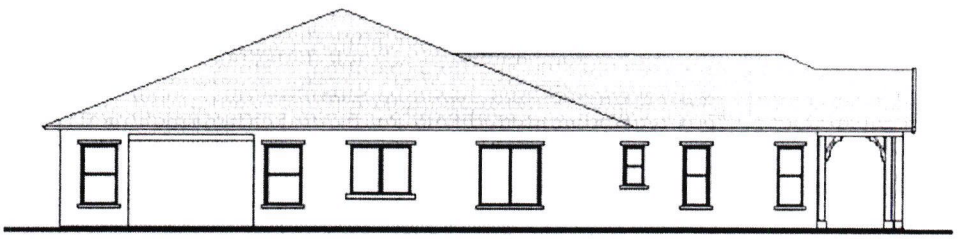
FRONT ELEVATION 'C' - EUROPEAN COUNTRY



RIGHT ELEVATION 'C' - EUROPEAN COUNTRY



REAR ELEVATION 'C' - EUROPEAN COUNTRY



LEFT ELEVATION 'C' - EUROPEAN COUNTRY

PLAN 3

3,448 sq. ft.

4 BED
3.5 BATH
3 CAR TANDEM GARAGE

US HOME

US HOME

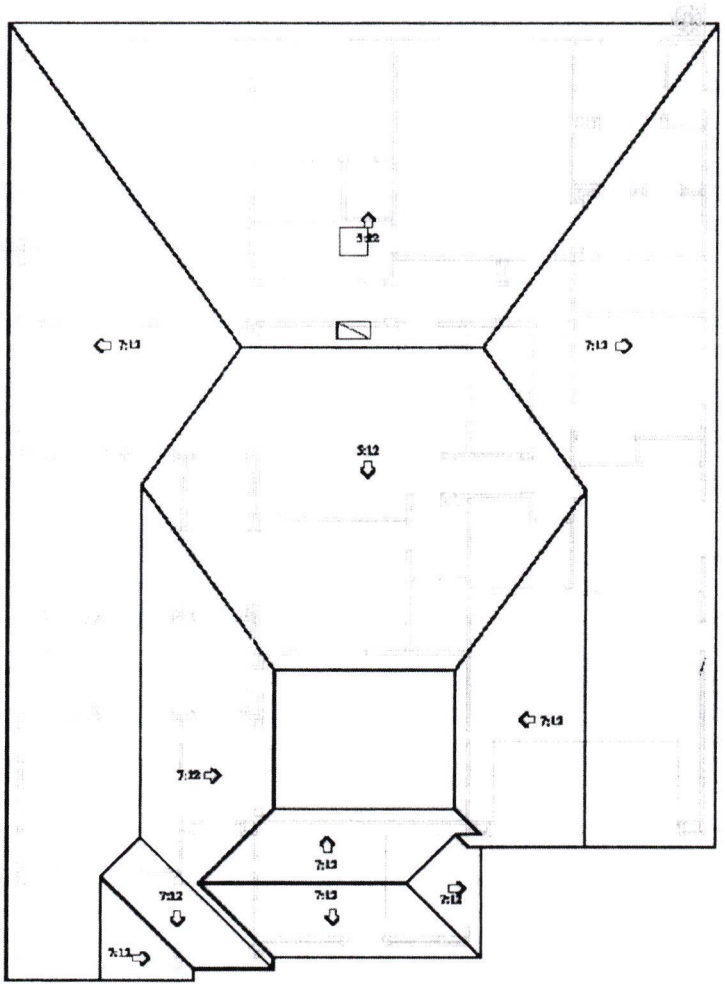
LAUREATE AT KAVALA RANCH

MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.05.05
05.21.05
02.24.05
02.10.05



ROOF PLAN 'C'

PLAN 3

3,448 sq. ft.

4 BED
3.5 BATH
3 CAR TANDEM GARAGE

US HOME

LAUREATE AT KAVALA RANCH

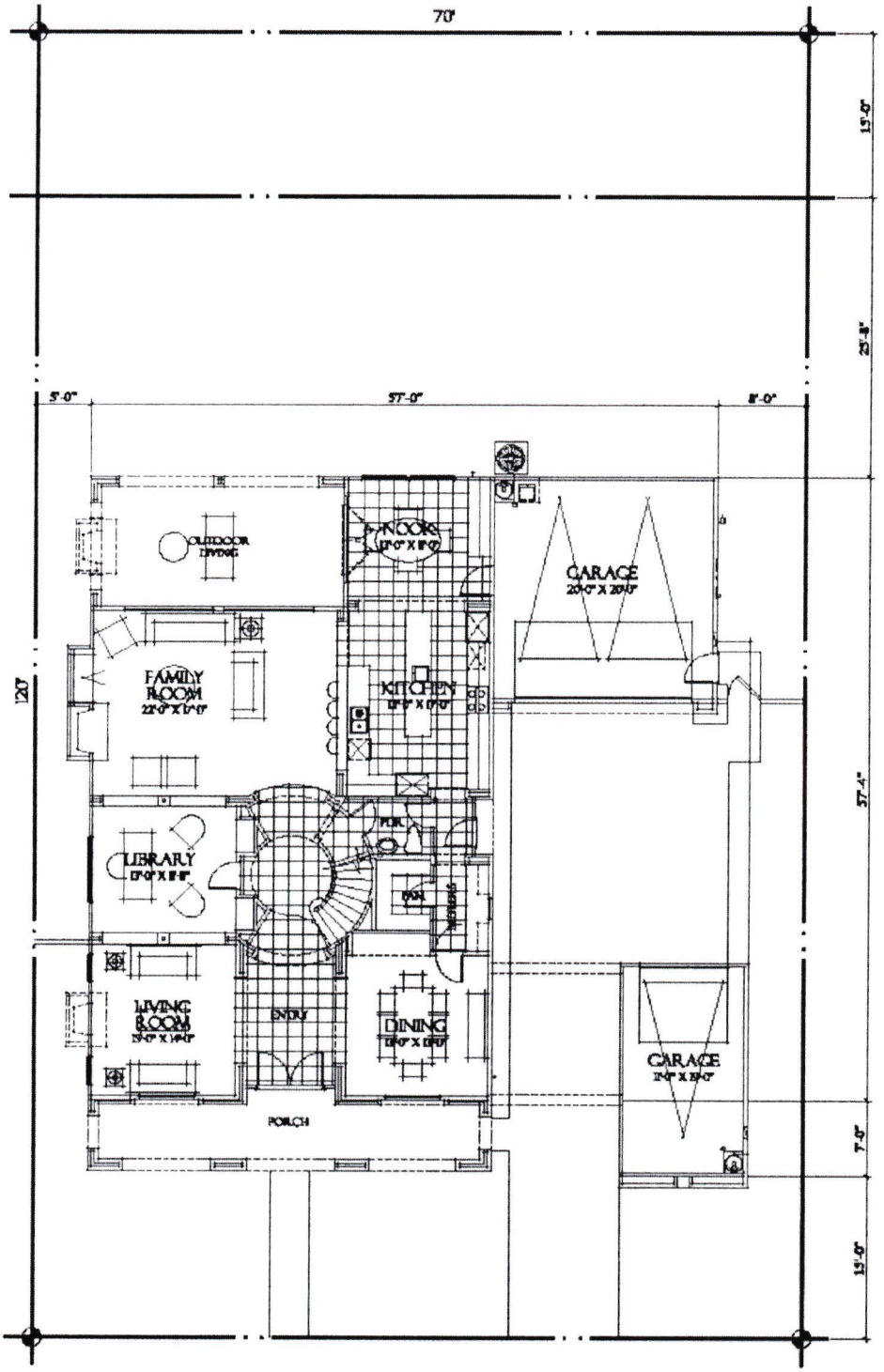
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ROOF PLAN

04.08.05
03.21.05
03.14.05
02.10.05

TDC AUSTIN



PLAN 4

4,042 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

LOWER FLOOR PLAN
1,812 sq. ft.

04.06.05
03.21.05
02.24.05
02.10.05

US HOME

LAUREATE AT KAVALA RANCH

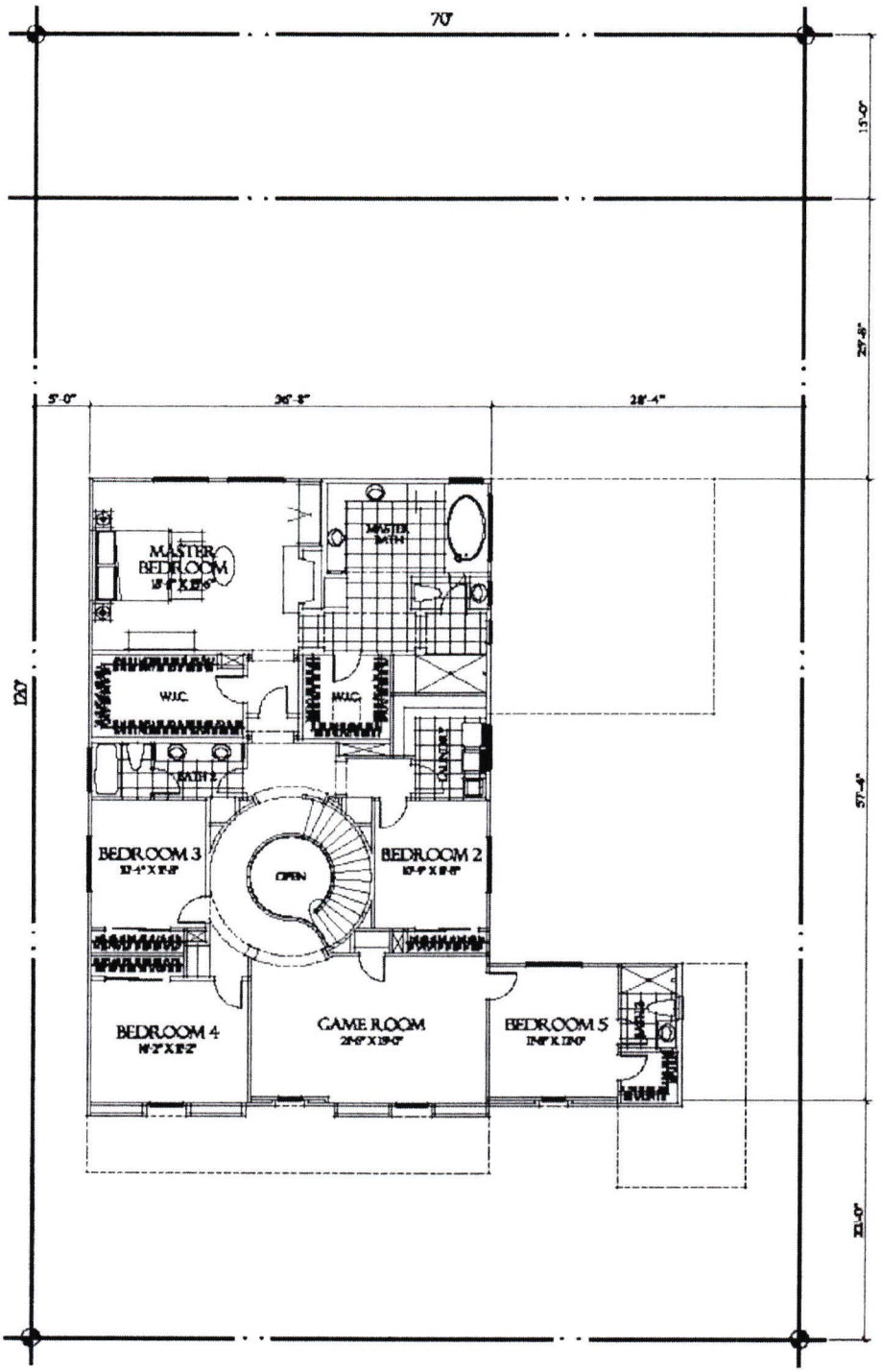
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT FLOOR PLAN

1/4" = 1'-0"

IDC westcor



PLAN 4

4,042 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

UPPER FLOOR PLAN

2,230 sq. ft.

04.06.05
05.21.05
02.24.05
08.10.05

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

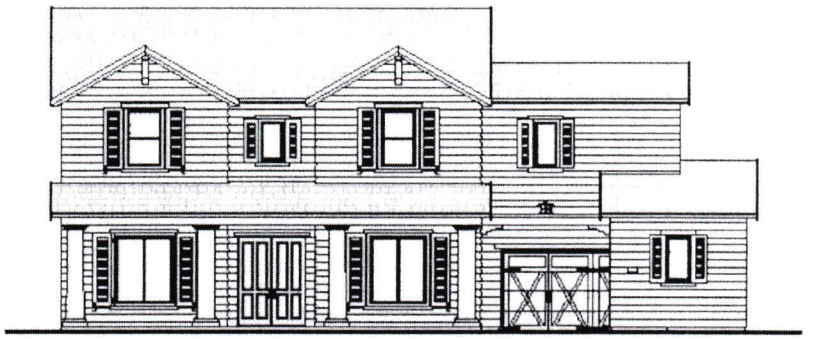
70' WIDE SFD

DESIGN DEVELOPMENT FLOOR PLAN

IDC



FRONT ELEVATION 'A' - ITALIANATE



FRONT ELEVATION 'B' - COLONIAL



FRONT ELEVATION 'C' - EUROPEAN COUNTRY

PLAN 4

4,042 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

70' WIDE SFD

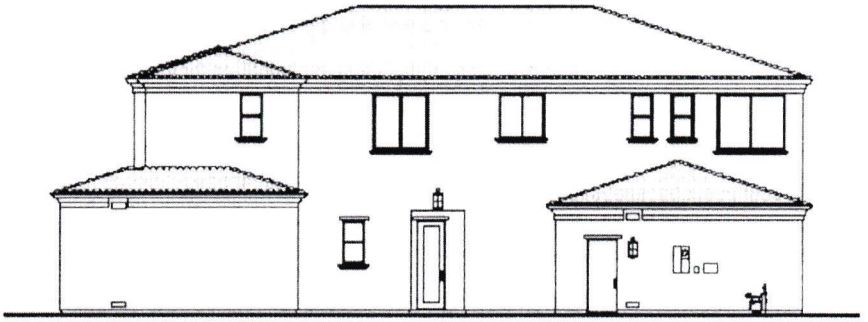
DESIGN DEVELOPMENT ELEVATIONS

04.05.05
05.11.05
02.24.06
02.10.06

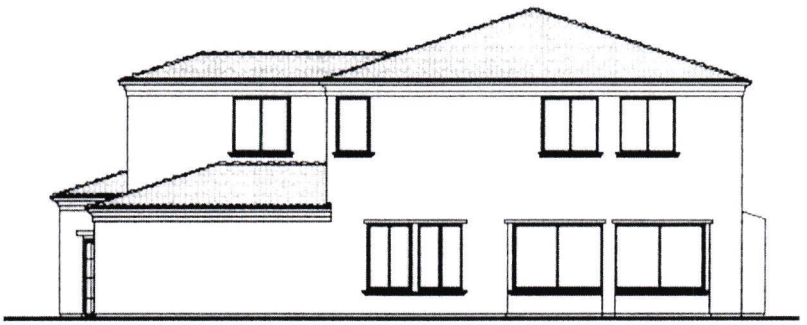
TDC AUSTIN



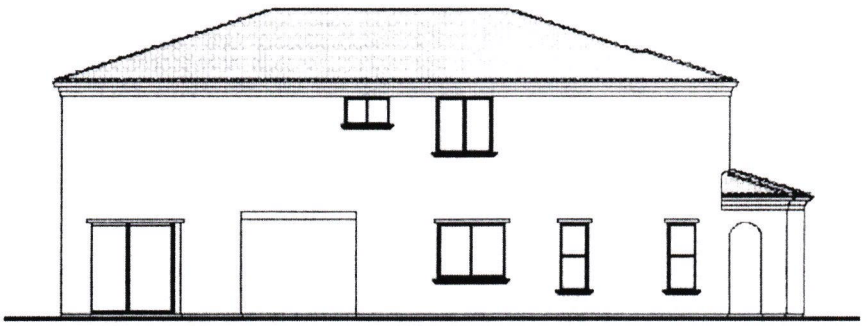
FRONT ELEVATION 'A' - ITALIANATE



RIGHT ELEVATION 'A' - ITALIANATE



REAR ELEVATION 'A' - ITALIANATE



LEFT ELEVATION 'A' - ITALIANATE

PLAN 4

4,042 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

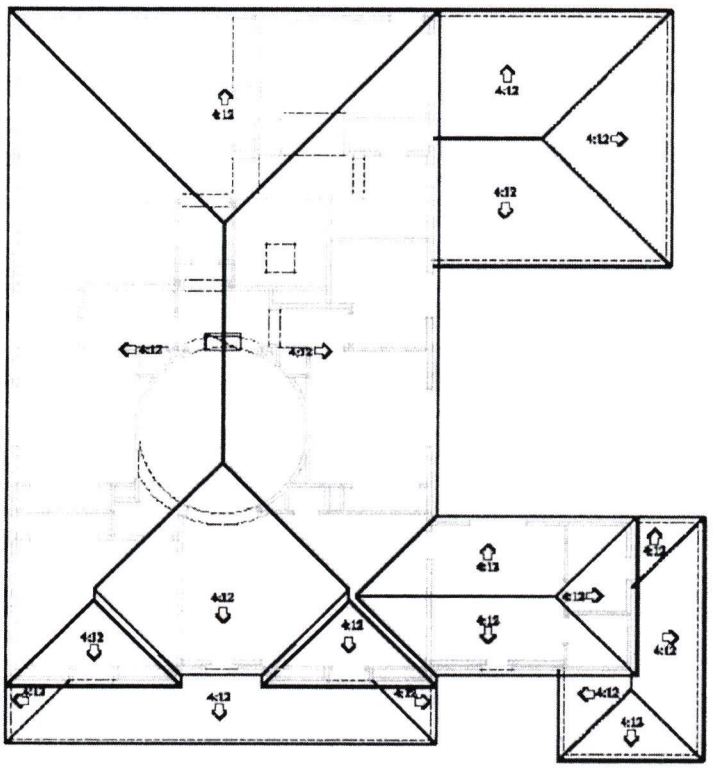
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.06.05
03.21.05
02.24.05
02.10.05

IDC MESTO



ROOF PLAN 'A'

PLAN 4

4,042 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

70' WIDE SFD

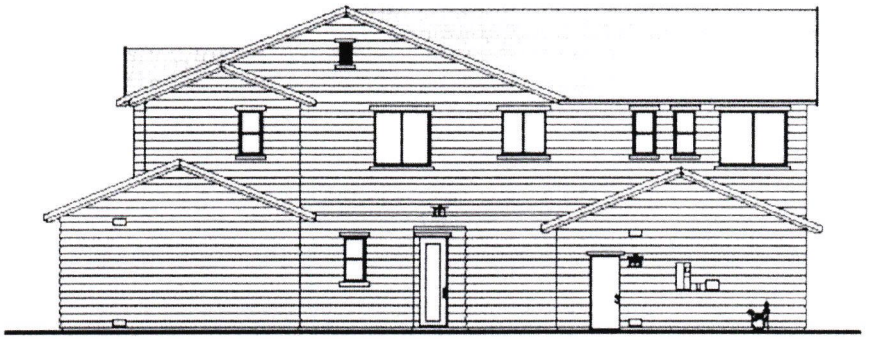
DESIGN DEVELOPMENT ROOF PLAN

04.08.05
03.21.05
03.14.05
02.10.05

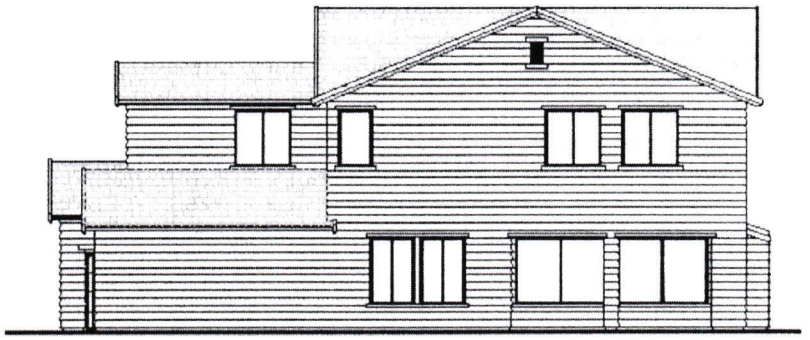
IDC



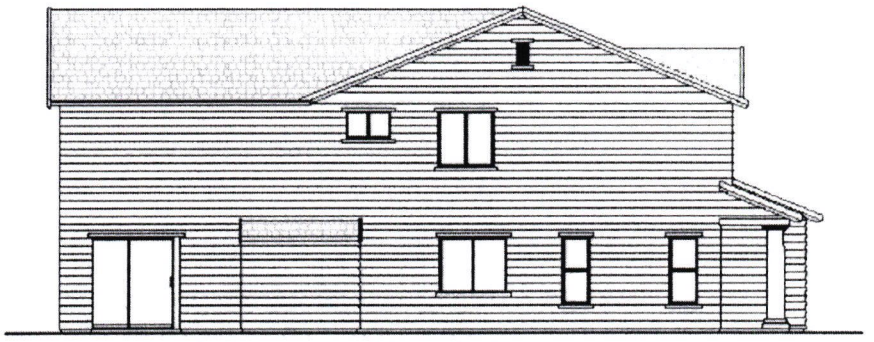
FRONT ELEVATION 'B' - COLONIAL



RIGHT ELEVATION 'B' - COLONIAL



REAR ELEVATION 'B' - COLONIAL



LEFT ELEVATION 'B' - COLONIAL

PLAN 4

4,042 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

LAUREATE AT KAVALA RANCH

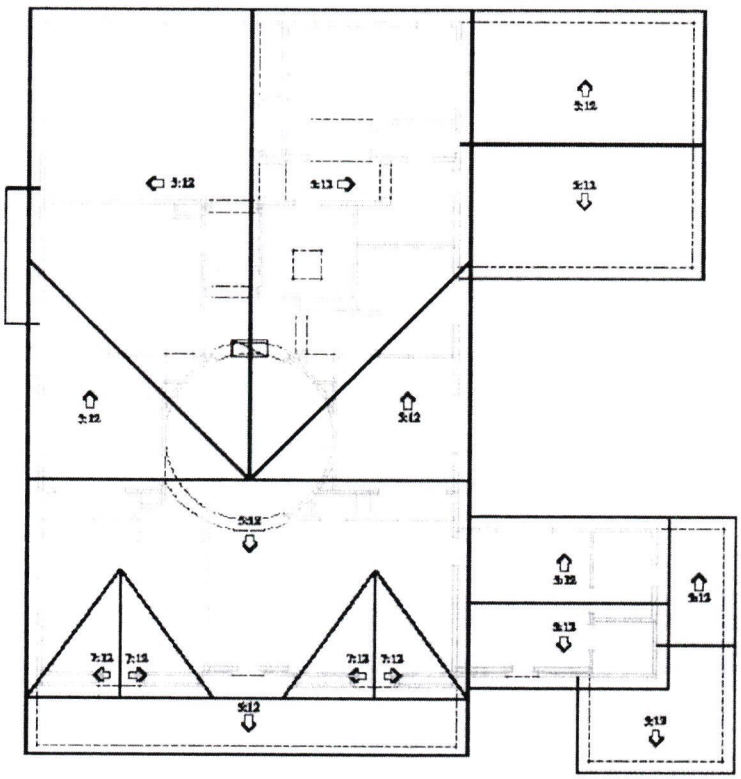
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.06.05
03.31.05
03.24.05
02.10.05

IDC Master



ROOF PLAN 'B'

PLAN 4

4,042 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

LAUREATE AT KAVALA RANCH

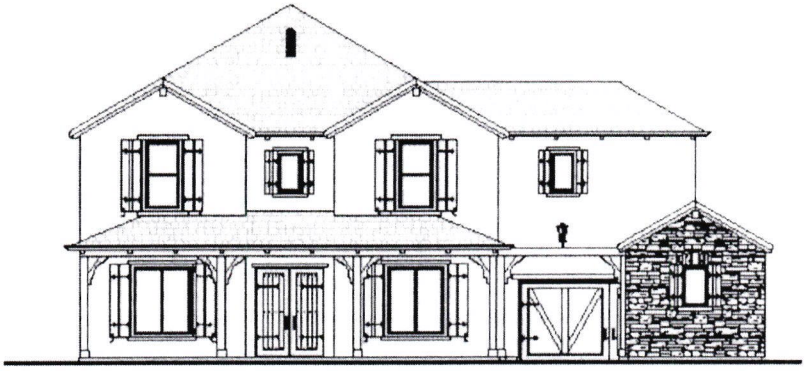
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ROOF PLAN

04.08.05
05.21.05
03.24.05
02.10.05

IDC WESTON



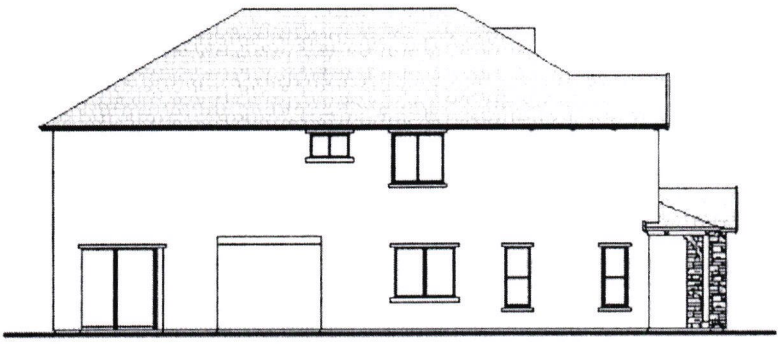
FRONT ELEVATION 'C' - EUROPEAN COUNTRY



RIGHT ELEVATION 'C' - EUROPEAN COUNTRY



REAR ELEVATION 'C' - EUROPEAN COUNTRY



LEFT ELEVATION 'C' - EUROPEAN COUNTRY

PLAN 4

4,042 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

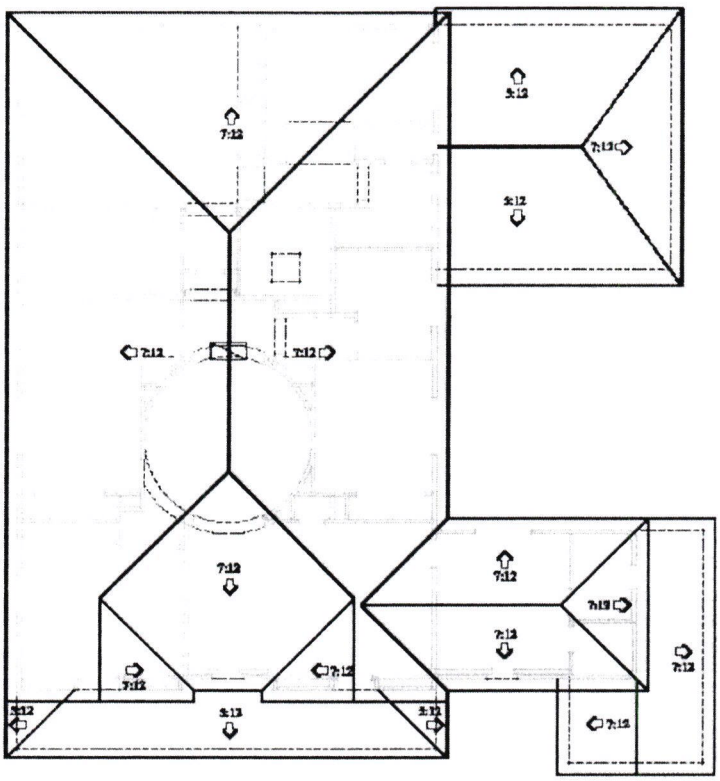
MASTER PRODUCT

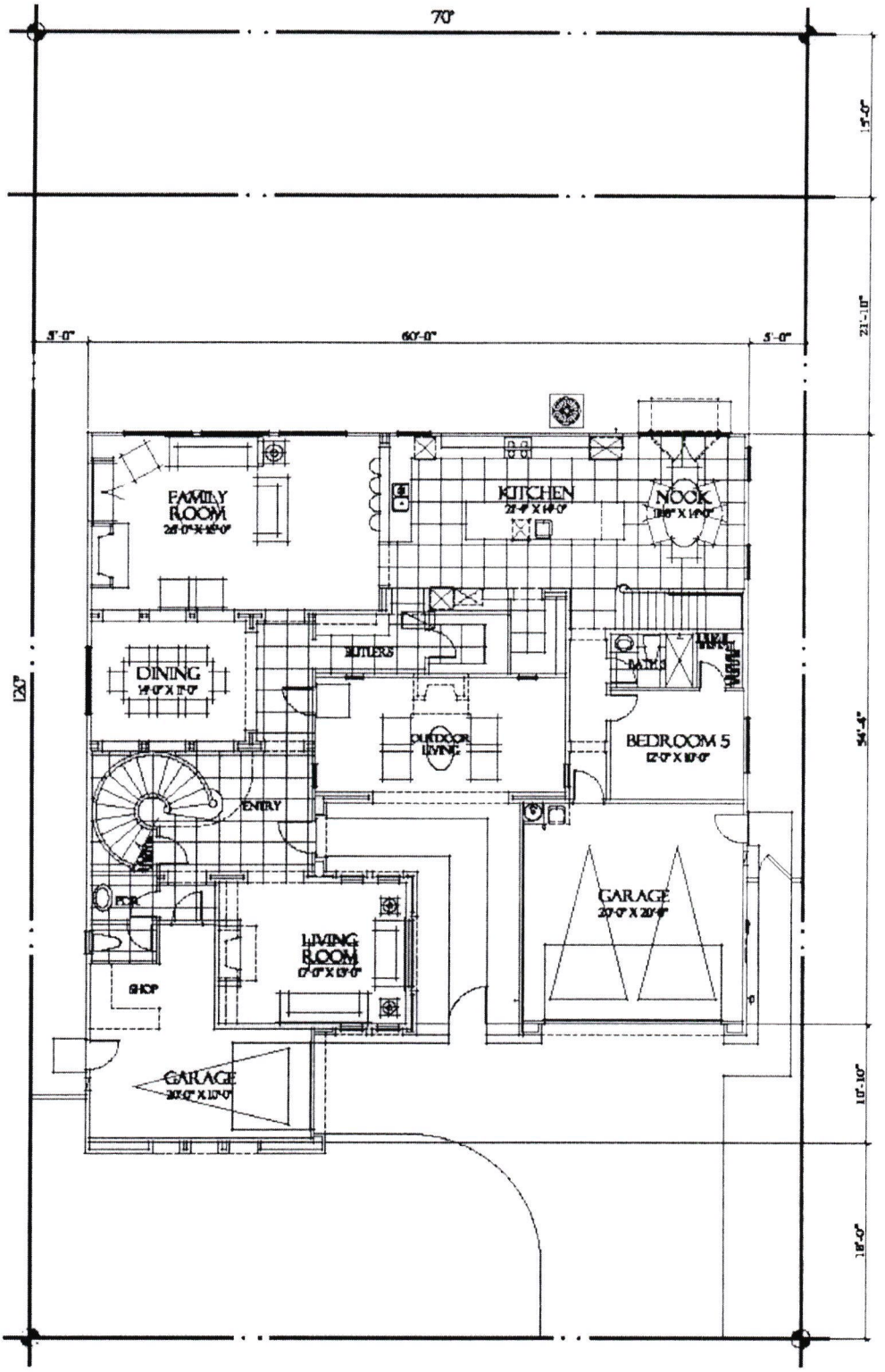
70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.06.05
03.21.05
03.14.05
02.10.05

TDC


5:12
7:12
7:13
5:12
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7:12
7



PLAN 5

4,732 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

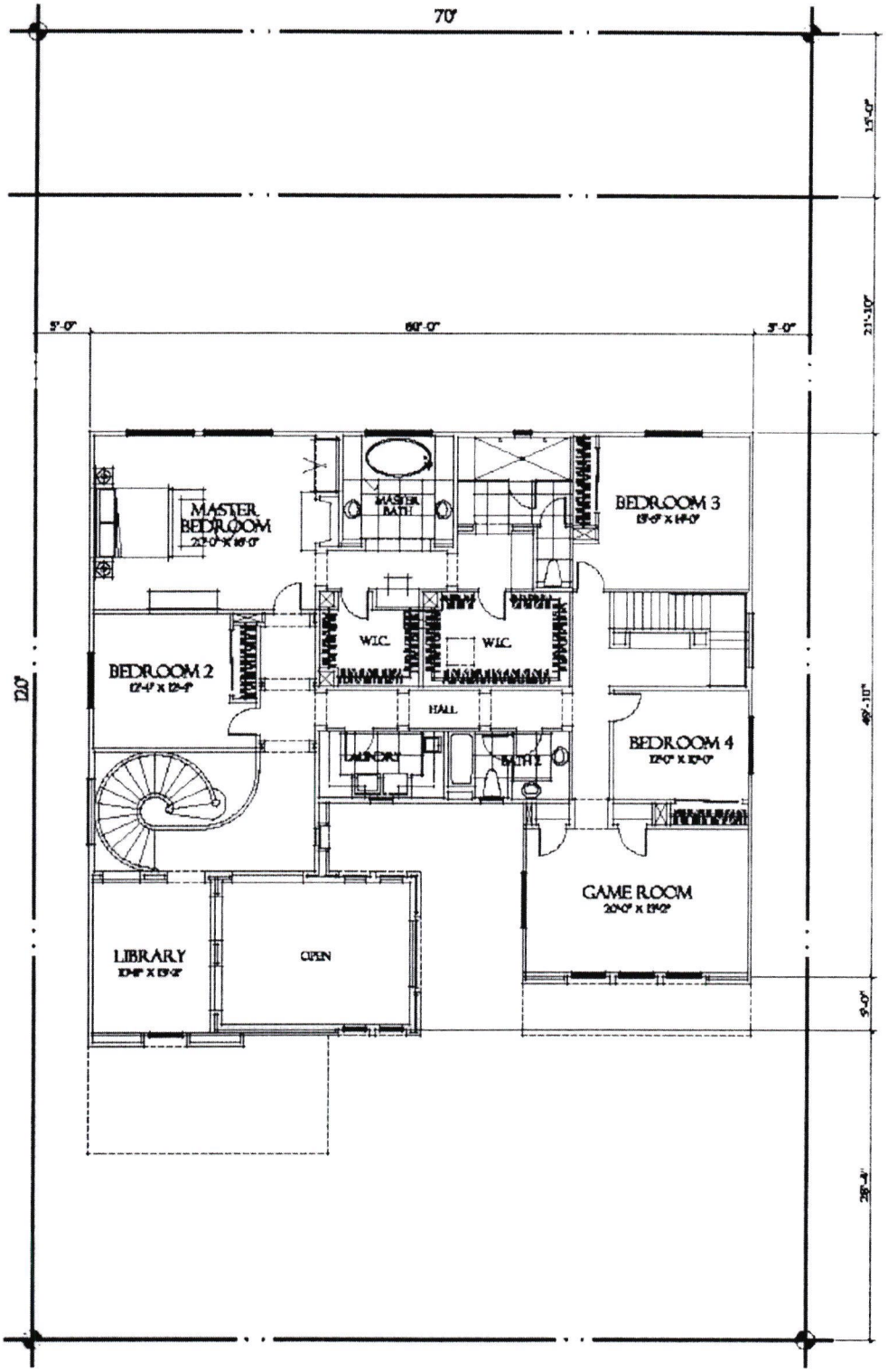
70' WIDE SFD

DESIGN DEVELOPMENT FLOOR PLAN

LOWER FLOOR PLAN

2,244 sq. ft.

04.06.05
03.21.05
03.14.05
02.10.05



PLAN 5

4,732 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

70' WIDE SHD

DESIGN DEVELOPMENT FLOOR PLAN

UPPER FLOOR PLAN

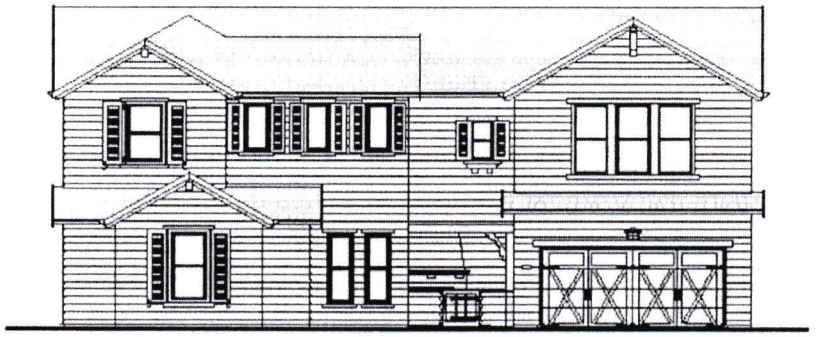
2,488 sq. ft.

04.08.05
03.21.05
02.24.05
02.10.05

IDC



FRONT ELEVATION 'A' - ITALIANATE



FRONT ELEVATION 'B' - COLONIAL



FRONT ELEVATION 'C' - EUROPEAN COUNTRY

PLAN 5

4,732 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

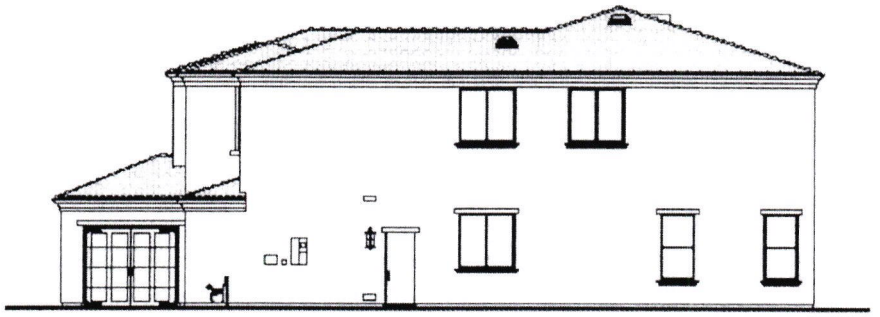
70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

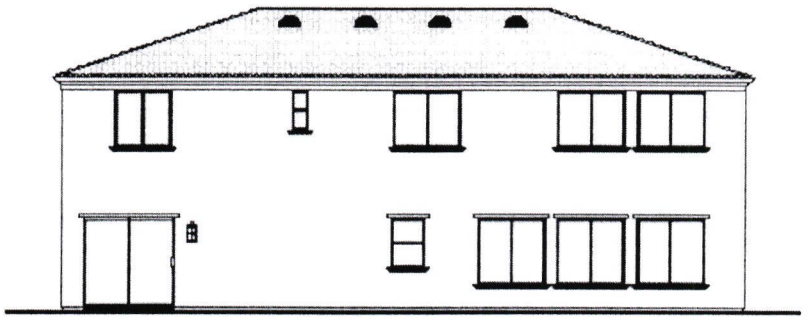
04.06.05
05.21.05
02.24.05
02.10.05



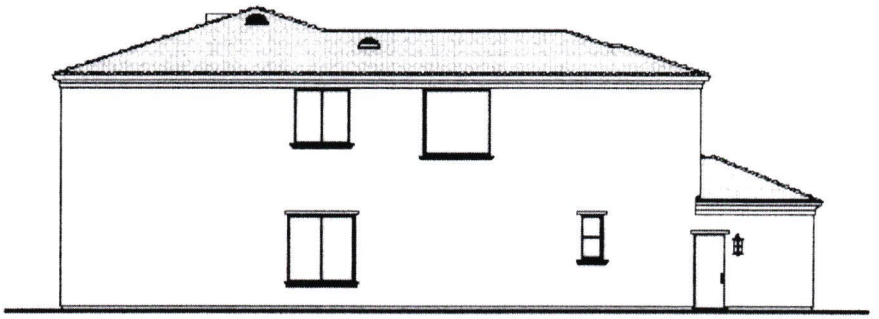
FRONT ELEVATION 'A' - ITALIANATE



RIGHT ELEVATION 'A' - ITALIANATE



REAR ELEVATION 'A' - ITALIANATE



LEFT ELEVATION 'A' - ITALIANATE

PLAN 5

4,732 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

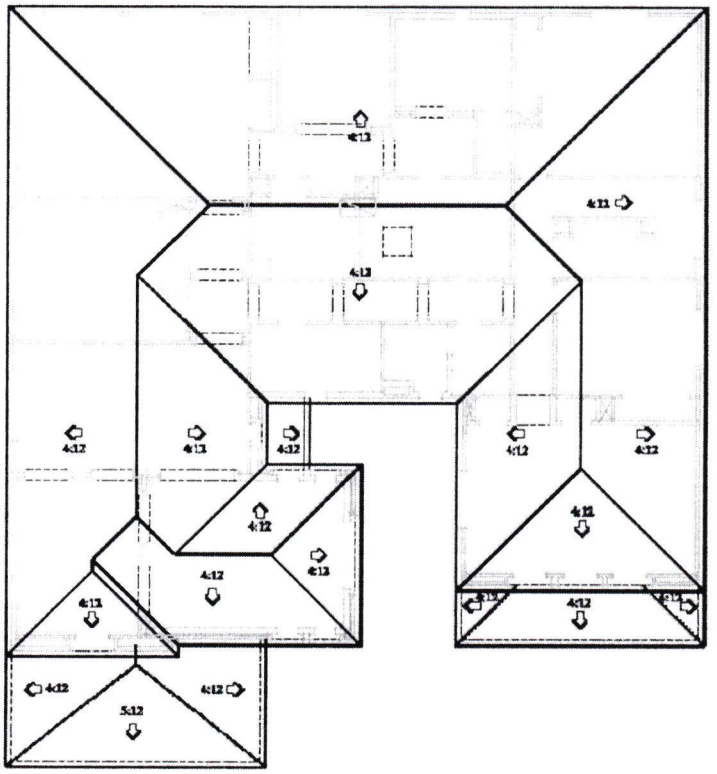
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.06.05
05.31.05
02.24.05
08.10.05

IDC



ROOF PLAN 'A'

PLAN 5

4,732 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

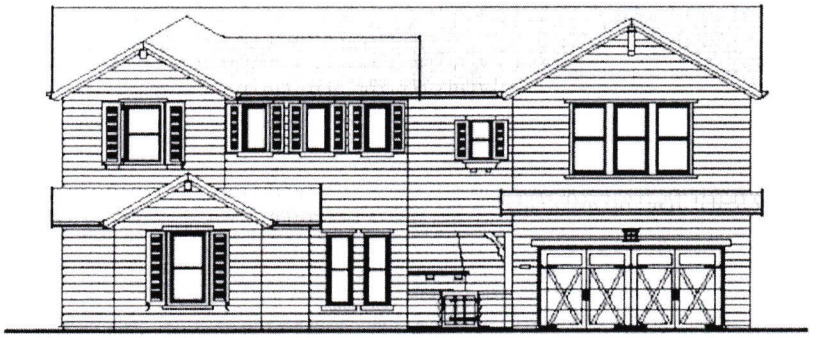
US HOME

LAUREATE AT KAVALA RANCH
MASTER PRODUCT
70' WIDE SFD

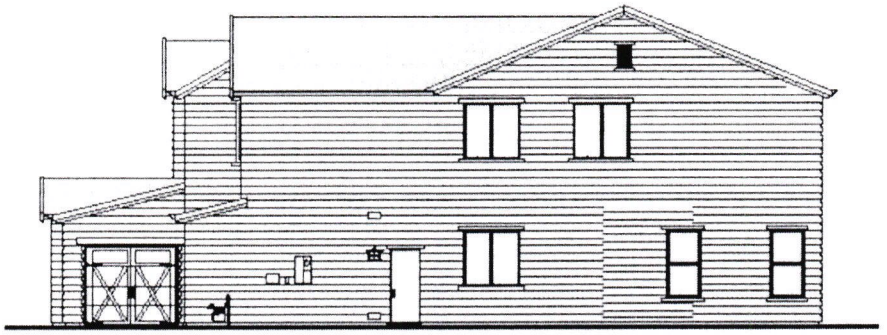
DESIGN DEVELOPMENT ROOF PLAN

04.08.05
03.21.05
03.14.05
02.10.05

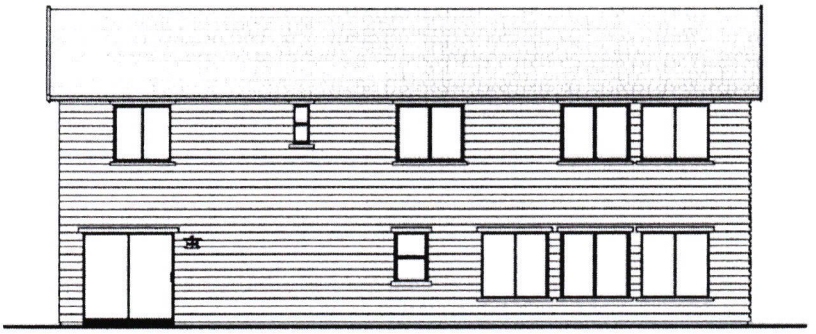
IDC WESTON



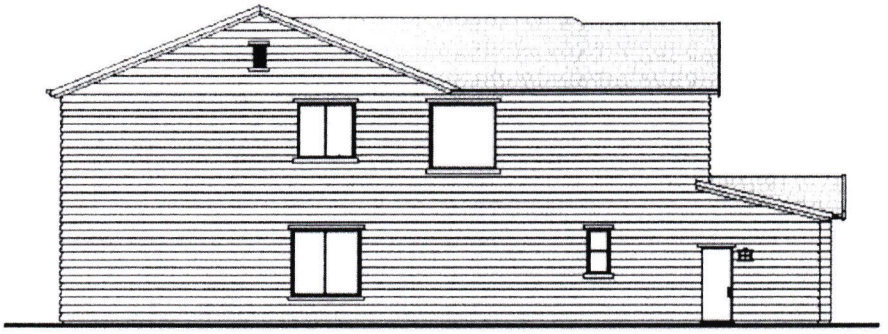
FRONT ELEVATION 'B' - COLONIAL



RIGHT ELEVATION 'B' - COLONIAL



REAR ELEVATION 'B' - COLONIAL



LEFT ELEVATION 'B' - COLONIAL

PLAN 5

4,732 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

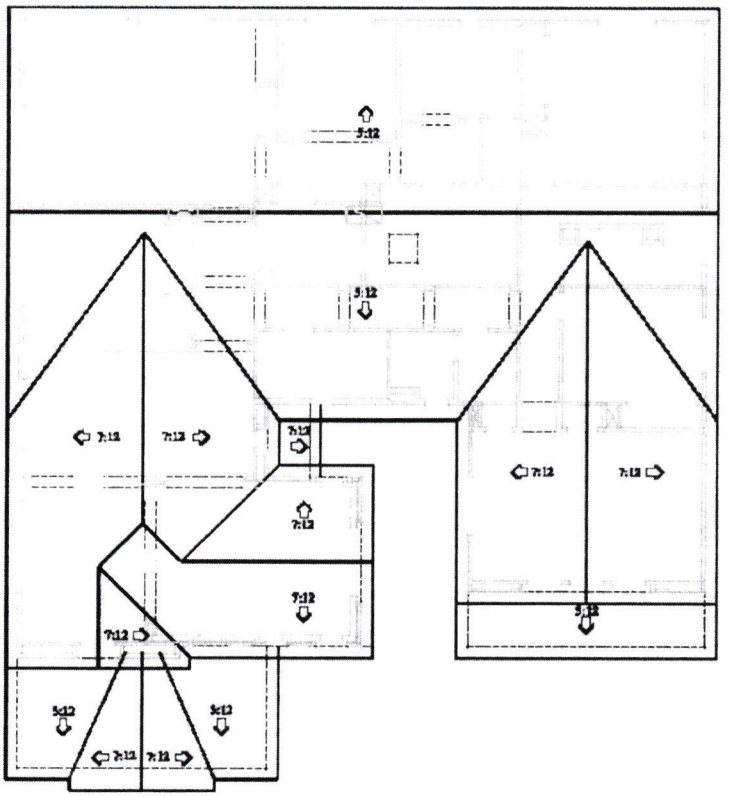
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATIONS

04.06.05
03.31.05
02.24.05
01.10.05

IDC WESTCO



ROOF PLAN 'B'

PLAN 5

4,732 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

US HOME
LAUREATE AT KAVALA RANCH
MASTER PRODUCT
70' WIDE SFD

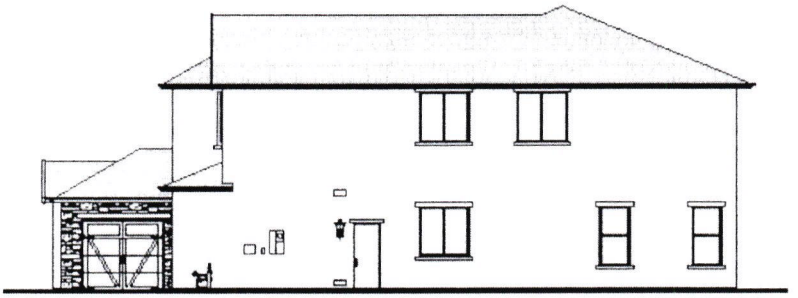
DESIGN DEVELOPMENT ROOF PLAN
1/8"=1'-0"

04.08.03
05.21.03
05.24.03
06.10.03

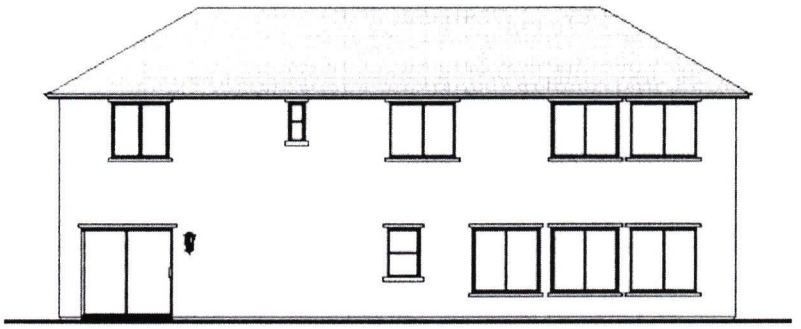
IDC MASTER



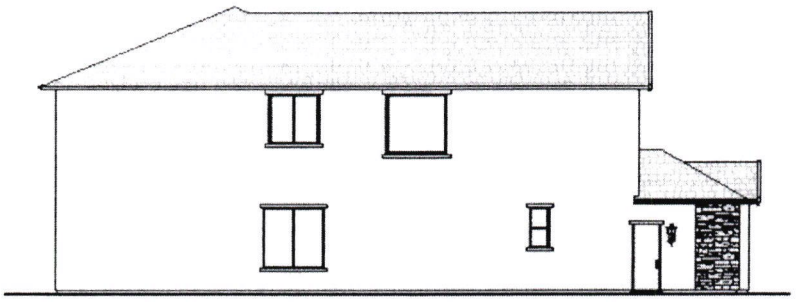
FRONT ELEVATION 'C' - EUROPEAN COUNTRY



RIGHT ELEVATION 'C' - EUROPEAN COUNTRY



REAR ELEVATION 'C' - EUROPEAN COUNTRY



LEFT ELEVATION 'C' - EUROPEAN COUNTRY

PLAN 5

4,732 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

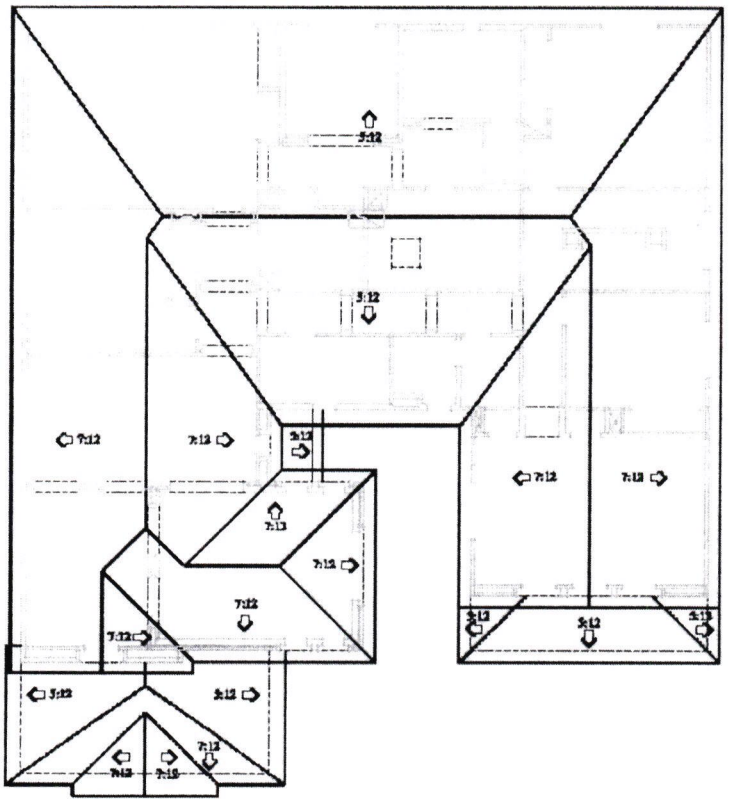
MASTER PRODUCT

70' WIDE SFD

DESIGN DEVELOPMENT ELEVATION

04.05.05
03.21.05
03.14.05
02.10.05

TDC MUSTER



ROOF PLAN 'C'

PLAN 5

4,732 sq. ft.

5 BED
3.5 BATH
3 CAR GARAGE

US HOME

US HOME

LAUREATE AT KAVALA RANCH

MASTER PRODUCT

70' WIDE SFD

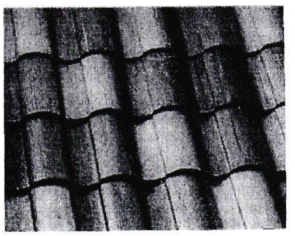
DESIGN DEVELOPMENT ROOF PLAN

04.08.05
03.21.05
03.14.05
02.10.05

TDC WESTON

LAUREATE AT KAVALA RANCH

		Paint by Sherwin Williams				Roofing by Monierlifetile	Stone Veneer by Cultured Stone
ELEVATION	SCHEME	BODY	TRIM	ACCENT	SIDING	ROOF	VENEER
A Italianate	1	Creamy SW 7012	Macadamia SW 6142	Dapper Tan SW 6144	Imperfect Smooth Stucco	Espana California Mission Blend 1ESCS6464	n/a
	2	Bagel SW 6114	Biscuit SW 6112	Smokey Topaz SW 6117	"	"	"
	3	Golden Fleece SW 6388	Napery SW 6386	Artichoke SW 6179	"	"	"
	4	Camelback SW 6122	Believable Buff SW 6120	Serious Gray SW 6256	"	"	"
B Colonial	1	Tony Taupe SW 7038	Extra White SW 7006	Hot Cocoa SW 6047	Hardi Plank "smooth" 10 3/4"	Shake Charcoal Brown Blend 1FBCA1132	"
	2	Svelte Sage SW 6164	"	Garden Gate SW 6167	"	"	"
	3	Biscuit SW 6112	"	Iron Ore SW 7069	"	"	"
	4	Humble Gold SW 6380	"	Artichoke SW 6179	"	"	"
C European Country	1	Aesthetic White SW 7035	Tony Taupe SW 7038	Favorite Tan SW 6157	Imperfect Smooth Stucco	Slate Charcoal 1FACS1130	80% Bucks County Southern Ledgestone (CSV-2056) with 20% Bucks County Dressed Fieldstone (CSV-2030) TF
	2	Sands of Time SW 6101	Portabello SW 6102	Brevity Brown SW 6068	"	"	"
	3	Perfect Greige SW 6073	Spalding Gray SW 6074	Turkish Coffee SW 6076	"	"	"
	4	Chamois SW 6131	Tea Chest SW 6103	Foggy Day SW 6235	"	"	"



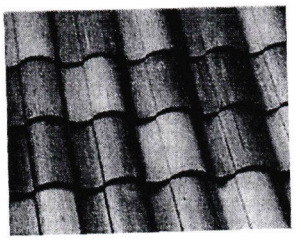
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ACCENT
DAPPER TAN
SW 6144

A1



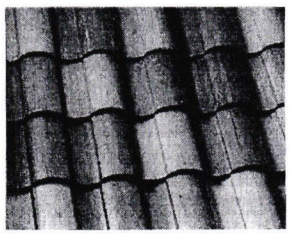
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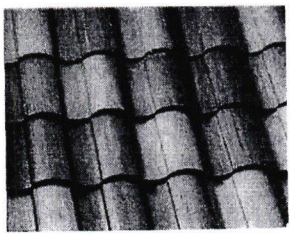
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ARTICHOKE
SW 6179

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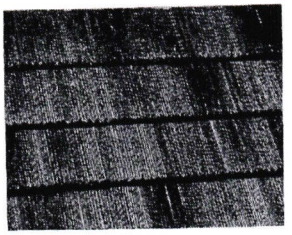
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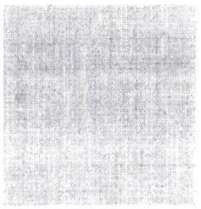
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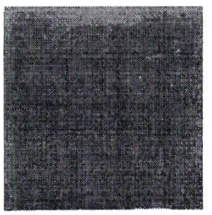


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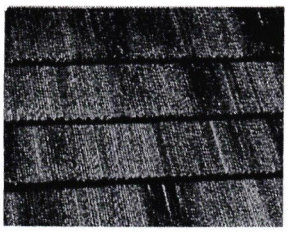
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B1



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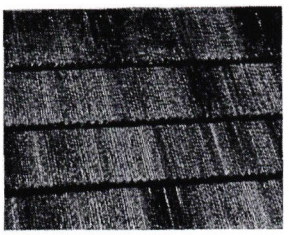
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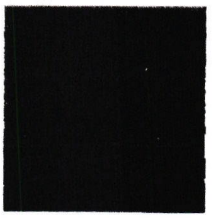
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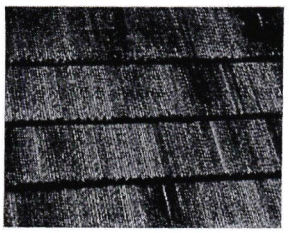
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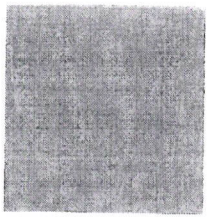


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B3



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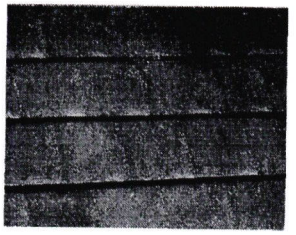


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ACCENT
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SW 6179

B4

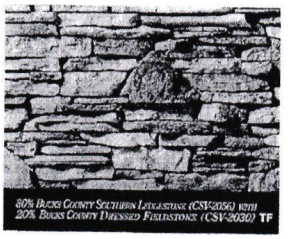


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CHARCOAL
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BODY
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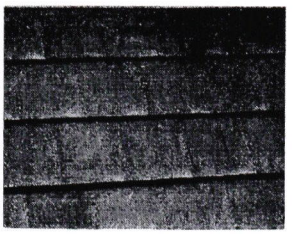
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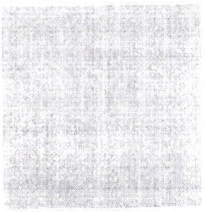


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LEDGESTONE (CSV-2056)
WITH
20% BUCKS COUNTY DRESSED
FIELDSTONE (CSV-2030) TF

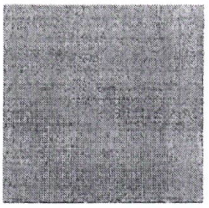
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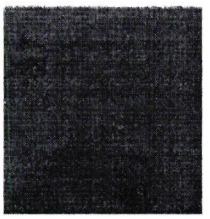
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BODY
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SW 6101



TRIM
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SW 6102

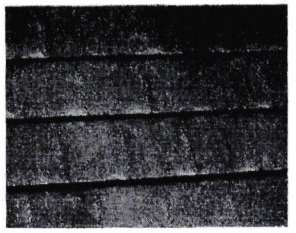


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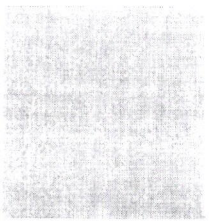


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LEDGESTONE (CSV-2056)
WITH
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FIELDSTONE (CSV-2030) TF

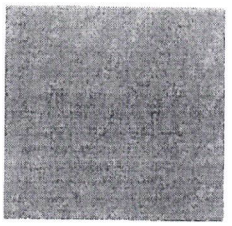
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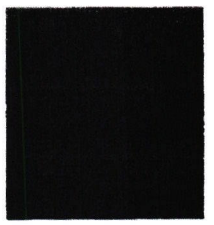
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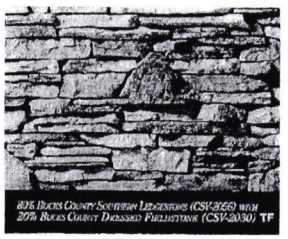
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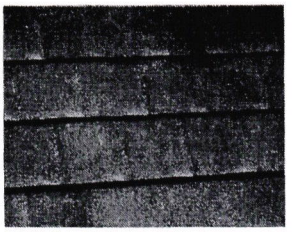


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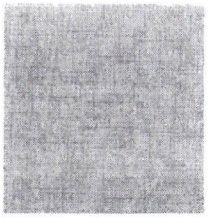


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C3



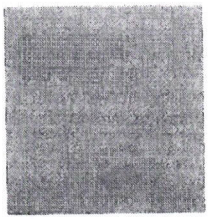
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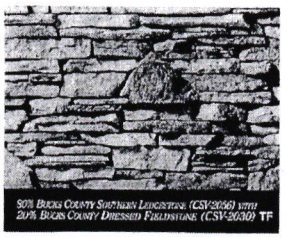
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FOGGY DAY
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STONE VENEER
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LEDGESTONE (CSV-2056)
WITH
20% BUCKS COUNTY DRESSED
FIELDSTONE (CSV-2030) TF

C4

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the Design Review Package (Exhibit A) attached to Planning Commission Resolution No. 42-2005 dated August 11, 2005. Architectural plan check costs will be applied to the remainder of the Design Review deposit, if additional costs are applied to the project, the applicant will be required to deposit additional funds necessary to complete the project review.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director. The Planning Director may approve minor alterations to the designs of the proposed residential buildings, but reserves the right to submit those changes to the Planning Commission. All subsequent phases shall be reviewed and approved by the Planning Director.	Prior to Building Permit	Planning	
4.	Internally illuminated address numbers shall be displayed on all residential units within the project site. The following standards shall apply: • The house number shall be displayed on the closest architectural element facing the street. • Address numbers shall be a minimum of four inches in height. • The internally illuminated numbers shall be from a common electrical source using low-voltage electrical current.	Prior to Building Permit	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	• The numbers shall be from the same manufacturer and with the same model number used on each residential unit. • Instructions on how to change the bulb should be provided to the homeowner.			
5.	Each phase of the development will be pre-plotted and approved before sale of residence within the proposed phase. The criteria used for the approval of these phases will be as follows: • No more than three, two stories will be placed in a row and a minimum of two single-story homes in a row shall flank the three two-stories on at least one side. • Two of the same architectural style or color scheme will not be placed next to each other. • Two of the same floor plans that are side by side must have different elevations. • The Planning Director will review the final plotting of homes on the lots for building offset at front property lines. • All required fences and walls shall be shown on the plot plan, within the building permit application package.	Prior to Building Permit	Planning	
	Prior to Final Inspection and Utility Release			
6.	Submit final site landscaping plan and fence plans for review and approval by the Planning Director prior to installation. Landscaping shall be installed prior to final inspection. All lots that adjoin the open space preserve shall install open metal fence (no chain link) to the satisfaction of the Planning Director.	Prior to Final Inspection	Planning	
7.	All street trees shall be approved by the City's Engineer and Planning Director.	Prior to Final Inspection	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
8.	Obtain appropriate permit from Public Works and provide adequate drain facilities into the established flood control system, in accordance with the Sacramento County Improvement Standards.	Prior to Final Inspection	Water Resources	

ATTACHMENT 2

Reference to the Design Review Package consists of 11x17 color renderings identical to Exhibit A contained within Resolution No.115--2005. This attachment is available for review in the Planning Department.

Memorandum

Date: 9/13/2005

To: City Council Members

From: William Campbell, Principal Planner

Subject: Summerset Condominiums RC-04-143

This item was continued from the August 1, 2005 City Council meeting to the September 19, 2005 meeting. The applicant has not been able to complete the re-design to be presented at the September 19th meeting. Staff requests this item be tabled and re-noticed when the project is completed at the next available meeting.

AGENDA ITEM # 19

MEMORANDUM

DATE: **September 19, 2005**

TO: **The Mayor and City Council Members**

FROM: **Anne Hersch, Assistant Planner**

SUBJECT: **SPLASH & DASH CARWASH DESIGN REVIEW**

OWNER / APPLICANT:	**REPRESENTATIVE:**
Three Oaks Properties LLC Charles L. Hagopian 8186 Caribbean Way Sacramento, CA 95826	Splash & Dash Carwash, LLC Jason S. Johnson 6505 Fair Oaks Blvd. Carmichael, CA 95608

PROJECT:	Splash & Dash Carwash Design Review
FILE:	RC-05-171
LOCATION:	3050 Sunrise Blvd.
APN:	072-0260-044
PLANNER:	Anne Hersch, Assistant Planner

REQUEST

The applicant has requested the Design Review for a fully automatic carwash with self-serve vacuum/shampooers. The facility is approximately 3,790 sq. ft. and will include tile roof, painted stucco exterior, and exterior fountains. The lot size is approximately 1.2 acres

STAFF RECOMMENDATION

Planning Commission recommends City Council determine the project is Categorically Exempt from review by the California Environmental Quality Act under Section 15332, Infill Development Projects, and forward a recommendation to the City Council to adopt a resolution approving Design Review for Project No. RC-05-171 for the construction of the Splash & Dash Carwash located at 3050 Sunrise Blvd., subject to the Findings, Design Review Package, and Conditions of Approval.

Site Location

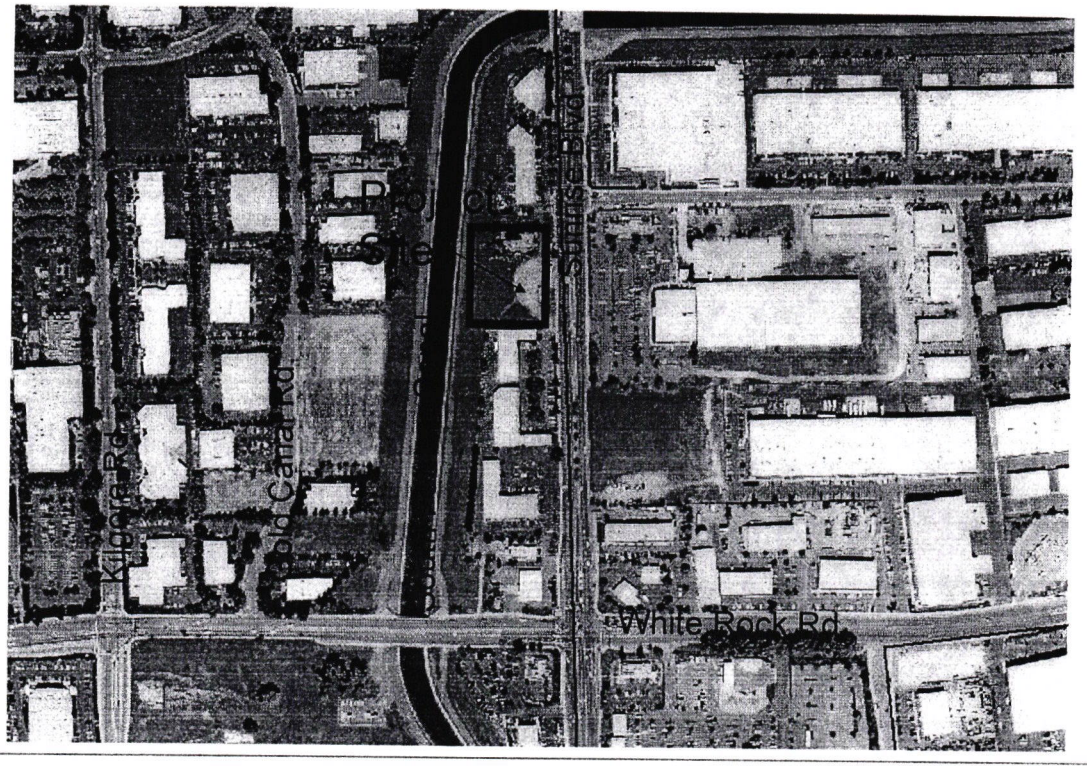


Figure 1. Site Location

	General Plan Land Use Designation	Zoning	Existing Land Use
Subject Property	Sunrise Blvd. South Planning Area	M1	Vacant
North	Sunrise Blvd. South Planning Area	M1	Jack in the Box Restaurant
East	Sunrise Blvd. South Planning Area	M2	Bedrossian Tile
South	Sunrise Blvd. South Planning Area	GC	Commercial Center
West	Sunrise Blvd. South Planning Area	N/A	Folsom South Canal

ANALYSIS

The project site is located in the Sunrise Boulevard South Planning Area where permitted uses include industrial, office mixed use, and commercial mixed use. The proposed site is zoned M-1, light industrial. Adjacent properties include Jack in the Box Restaurant to the north and a commercial business center to the south. The Folsom South Canal borders the west side of the property.

The building will face the street with the glass enclosure as the predominant feature. Appropriate signage is also included with the plans. Self-serve facilities will be located behind the building and shall include vacuums and shampoo equipment. Figure 2 shows exterior renderings with notes of entrance and exit location.

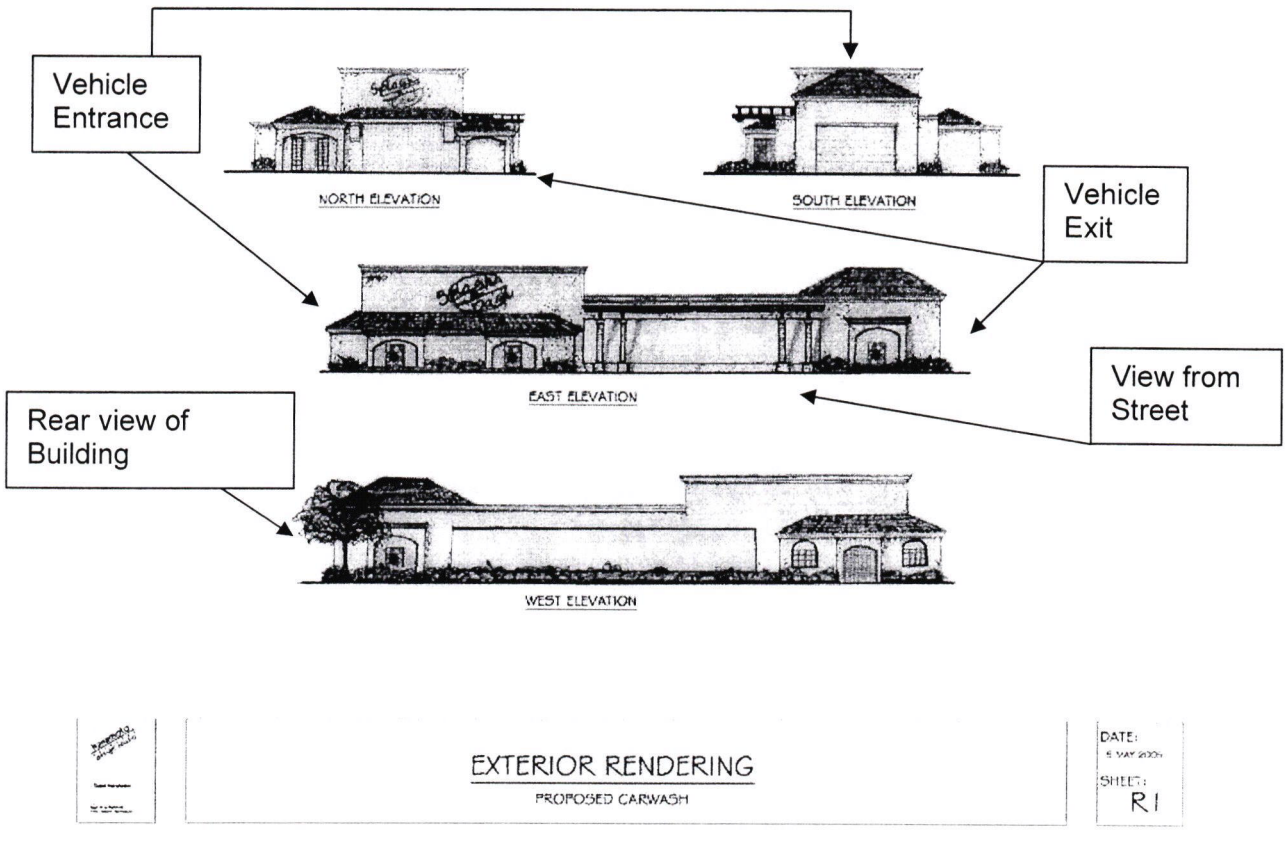


Figure 2. Exterior Renderings and Elevations

Staff has reviewed this project based on the architectural design guidelines for new commercial buildings and in context with the surrounding buildings in the Sunrise Blvd. corridor. Staff requested several changes to the original design. The resulting plan will compliment the architectural interests of the existing area and provide additional aesthetic appeal.

Drivers entering Splash & Dash will make a right turn into the facility from the west side (southbound direction) of Sunrise Blvd. A U-turn is permitted at Sunrise Park Drive. Vehicles will enter on the north side and proceed around the west side of the property. Vehicle stacking will occur on the west side of the project site, not visible from Sunrise Blvd. The applicant has indicated that 10-12 cars will stack on site. Vehicles will make a right turn to exit the facility and proceed southbound on Sunrise Blvd. A U-turn is permitted at White Rock Rd.

The applicant has provided a cross-access agreement. In addition, there is a frontage road that will ease entry and exit from the project site. Figure 3 shows a rendering of traffic flow of the proposed project.

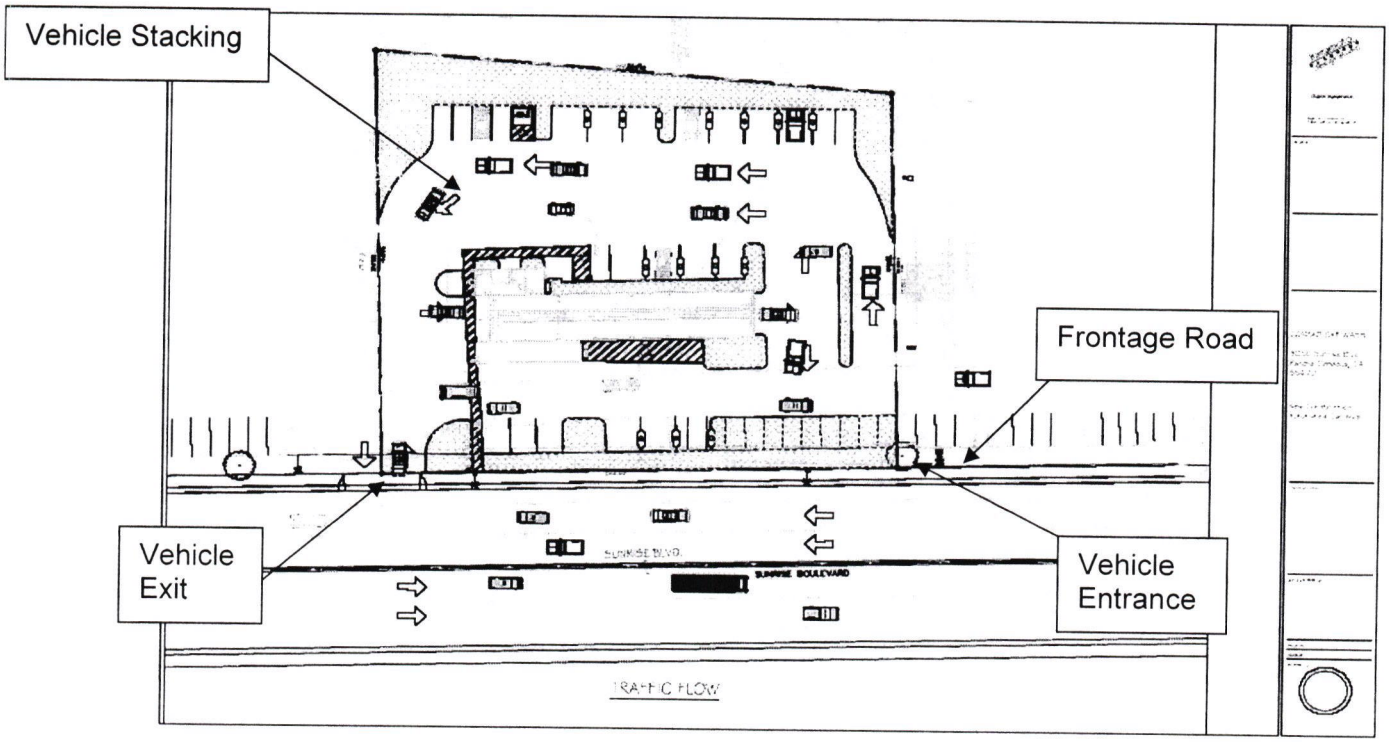


Figure 3. Traffic flow for Splash & Dash Carwash



Figure 3. Neighboring building facing South



Figure 4. Neighboring building facing North

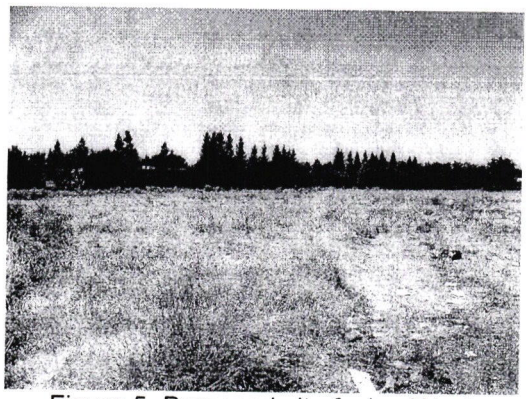


Figure 5. Proposed site facing West

The basis for the review of this project is provided in the City's Design Review Ordinance and staff's reasons for recommending approval are described as follows:

Design Review

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 proposed building exterior will be stucco and will include a tile roof and exterior fountains. The combination of these materials for the proposed project will provide interest to the building. The building faces Sunrise Blvd. with a glass enclosure as the predominant feature.

b) The design provides a landscaped pedestrian path with water fountain alcoves. The scale and style are conducive to pedestrian activity, even though the use is predominantly oriented to vehicles.

c) The proposed design is consistent with elevations of surrounding buildings and is properly integrated into the existing corridor. The scale of the building is consistent with surrounding buildings as most are one-story tall. The use of materials is consistent with existing buildings in the area.

d) (See "c" above)

e) The design features a stucco exterior and tile roof borrowing from the Spanish Colonial Revival architecture style. Windows will be accented with aluminum mullions. The east elevation will have column details accenting the front façade.

f) Extensive landscaping is being proposed which will enhance the appearance of the proposed building. The front and rear property lines will receive extensive landscaping. The perimeter of the building will also be landscaped as well as planters within the parking lot. A monument sign will be located to face Sunrise Blvd.

Public Notice

On August 12, 2005, a Public Hearing Notice was published in the Grapevine Newspaper and notices were mailed to all property owners within 500' of the project site. At the time of publication of the staff report, no comments were received.

PLANNING COMMISSION COMMENTS

The Planning Commission reviewed this project at the August 25, 2005 public hearing. The building design was well received by Commission members and was noted as an improvement to the existing corridor. The Commission concurred that the project will bring a much needed service the South Sunrise Blvd. Planning Area. The Commission recommended approval to City Council with a 4-1 vote. (See Attachment 3)

CONCLUSION

The applicant has worked with City staff to submit a well designed building and appropriate landscape plan. The proposed architecture will enhance corridor appearance and provide a high quality building to the Sunrise Blvd. South area. The project is located in the Sunrise Blvd. South Planning Area and is in accordance with the General Plan.

Sunrise Blvd. is the major thoroughfare in Rancho Cordova. The General Plan calls for industrial uses, office mixed uses, and commercial mixed uses in the specific planning area. The Splash & Dash Carwash is a good vehicular use for the corridor and will provide services that are appropriate with the General Plan designation. This project fits with surrounding uses. The building will be a positive addition to the existing Sunrise corridor.

The Planning Commission reviewed the project and determined that the design of the proposed buildings meets the intent of the City's Design Review Ordinance for Office/Industrial buildings. The Planning Commission has forwarded a recommendation of approval for the project to the City Council.

ENVIRONMENTAL ANALYSIS

The project is Categorically Exempt from review under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act guidelines.

Findings:

A. CEQA

Findings
The project proposes the construction of a building within an urbanized area and is categorically exempt under Section 15332, In-Fill Development Projects, of the CEQA Guidelines.

Evidence
Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

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 efforts relating to traffic, noise, air quality, or water quality.
e) The site can be 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

"I move City Council find the project exempt from review by the California Environmental Quality Act under Section 15332, In-Fill Development Projects of the CEQA Guidelines, and adopt a resolution approving Design Review for Splash & Dash, project number RC-05-171, according to the plans and Conditions of Approval."

ATTACHMENTS

1. Resolution 113-2005 including Design Review Package (Exhibit A) and Conditions of Approval (Exhibit B).
2. Meeting Minutes from August 25, 2005 Planning Commission meeting.
3. Design Review Package including elevations, site plan, and landscape plan.

RESOLUTION NO. 113-2005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING DESIGN REVIEW FOR SPLASH & DASH CARWASH PROJECT # RC-05-171

WHEREAS, Splash & Dash Carwash LLC, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for the construction of a carwash located at 3050 Sunrise Blvd. (Assessor's Parcel Number 072-0260-044); and

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

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

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

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

1. That the project site was adequately analyzed according to the Guidelines of the California Environmental Quality Act.

   Findings
   The project proposes the construction of a building within an urbanized area and is categorically exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act Guidelines.

   Evidence
   Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

   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 efforts relating to traffic, noise, air quality, or water quality.
   e) The site can be adequately served by all required utilities and public services.

2. Approve the Design Review, subject to the Design Package (see Exhibit A) and the Conditions of Approval (see Exhibit B); supported by the following Findings and Evidence:

   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 proposed building exterior will be stucco and will include a tile roof and exterior fountains. The combination of these materials for the proposed project will provide interest to the building. The building faces Sunrise Blvd. with a glass enclosure as the predominant feature.

b) The design provides a landscaped pedestrian path with water fountain alcoves. The scale and style are conducive to pedestrian activity, even though the use is predominantly oriented to vehicles.

c) The proposed design is consistent with elevations of surrounding buildings and is properly integrated into the existing corridor. The scale of the building is consistent with surrounding buildings as most are one-story tall. The use of materials is consistent with existing buildings in the area.

d) (See "c" above)

e) The design features a stucco exterior and tile roof borrowing from the Spanish Colonial Revival architecture style. Windows will be accented with aluminum mullions. The east elevation will have column details accenting the front façade.

f) Extensive landscaping is being proposed which will enhance the appearance of the proposed building. The front and rear property lines will receive extensive landscaping. The perimeter of the building will also be landscaped as well as planters within the parking lot. A monument sign will be located to face Sunrise Blvd.

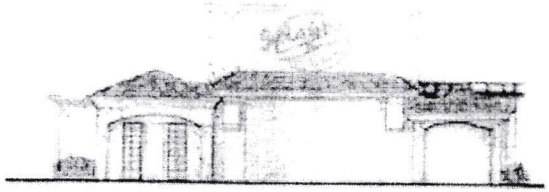
PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 19 September, 2005.

AYES:
NOES:
ABSENT:
ABSTAIN:

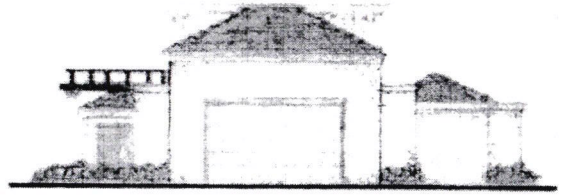
_____
KEN COOLEY, MAYOR of the
CITY OF RANCHO CORDOVA

ATTEST:

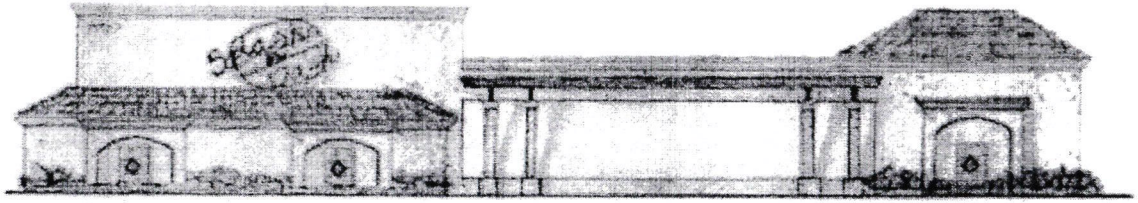
_____
LILLIAN HARE
CITY CLERK



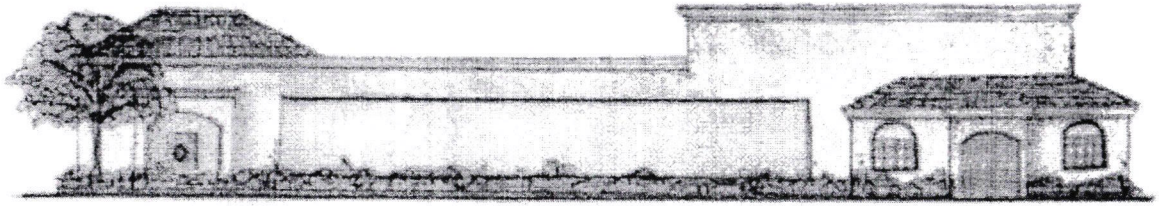
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

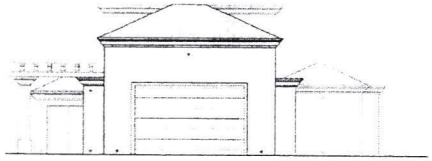
EXTERIOR RENDERING

PROPOSED CARWASH

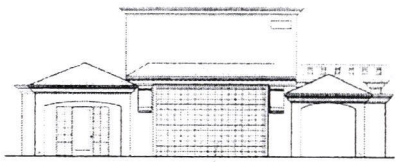
DATE:
6 MAY 2009

SHEET:
R1

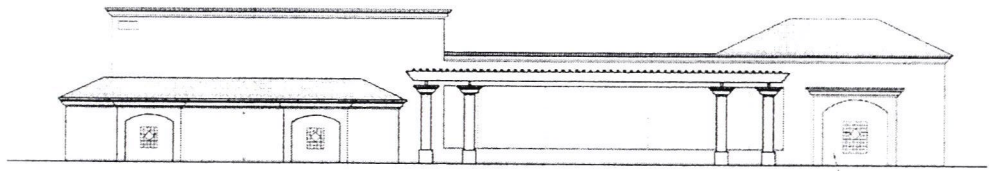
Exhibit A



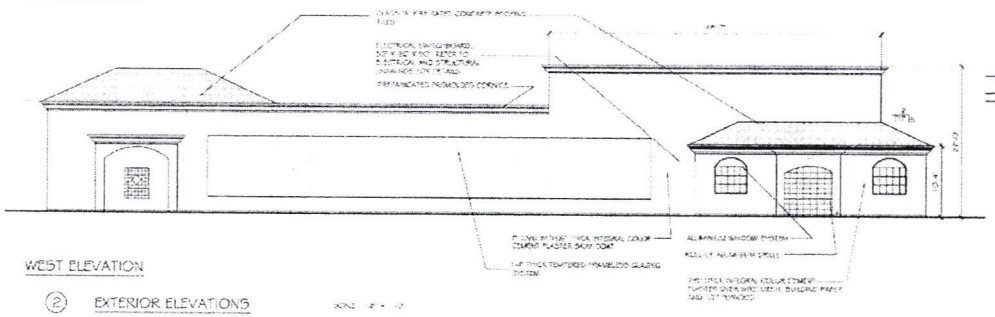
NORTH ELEVATION



SOUTH ELEVATION

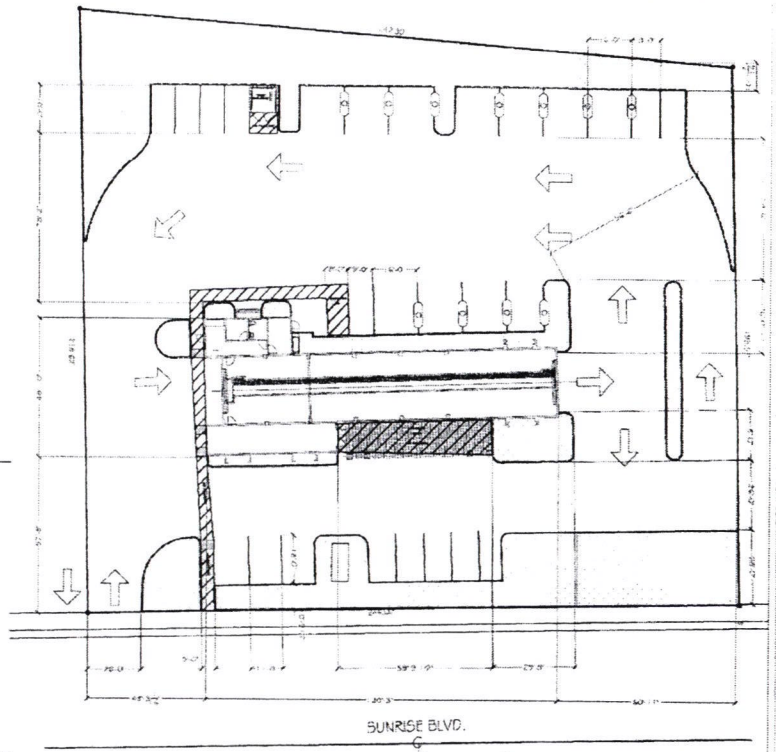


EAST ELEVATION



WEST ELEVATION

② EXTERIOR ELEVATIONS



SUNRISE BLVD.

① PROPOSED SITE PLAN

PARKING ANALYSIS

PARKING SPACE MIN REQUIRED FOR CAR WASH AS A BASED ON (PER) USE OF OCCUPANCY FACTORS

CAR WASH TREATMENT AREA : 3,05 (SF)
3051 / 800 = 3 OCCUPANTS

EQUIPMENT ROOM : 400 SF
400 / 800 = 2 OCCUPANTS

OFFICE AREA : 488 SF
432 / 100 = 4 OCCUPANTS

TOTAL OCCUPANTS = 9

TOTAL SPACES REQUIRED = 5 PARKING SPACES FOR EVERY 1000 SF OF BUILDING
5000 / 1000 = 5 (1) = 5

TOTAL PARKING SPACES PROVIDED = 14 AT VACUUM AREA
6 STANDARD
2 VAN DETAIL
6 AT DETAIL
25 TOTAL

HANDICAP SPACES PROVIDED =

ZONING M-1

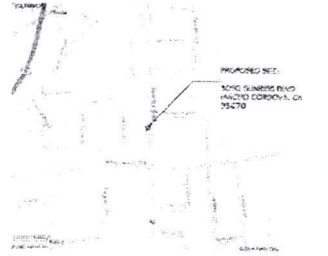
FRONT SETBACK 30'-0"

SIDE SETBACK 30'-0" (LANDSCAPE REQUIRED TO BE 20'-0" MINIMUM PROVIDED EACH OF ADDITIONAL 30% LANDSCAPE AREA FOR EVERY 10' PLANTER AREA WHEN ADJACENT TO RESIDENTIAL ZONE

REAR SETBACK 0'-0"

PLANTERS 3'-0" WIDE PLANTER IS 3 TREES PLANTED AT 3'-0" HIGH X 2'-0" FOR EVERY 50'-0" OF FRONTAGE
TREES TO BE PLANTED 50'-0" TRUNK CAL. 15" 50' SAWN HIGH
PANELS OF "ROSEMARY"
8'-0" TREES MAY SPREAD OUT (BENDS)

HOURS OF OPERATION SHALL BE LIMITED TO 8:00 AM TO 10:00 PM



③ VICINITY MAP

hanamoto design studio

Blake Hanamoto

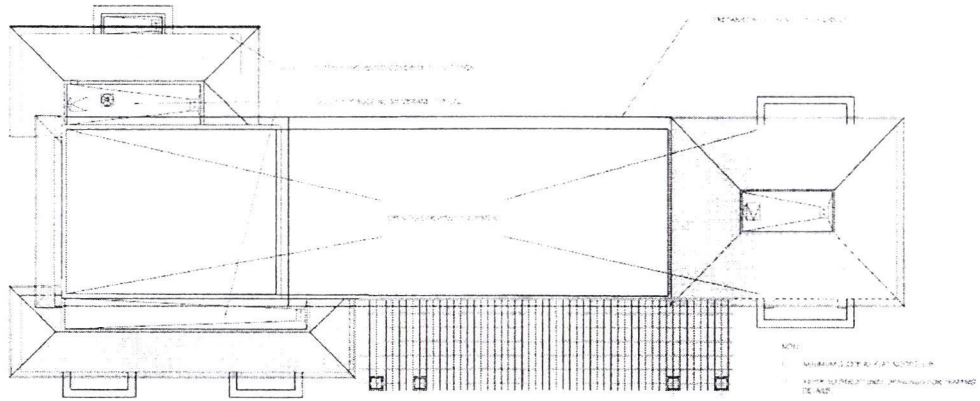
CONRAD CAR WA

3050 Sunrise Blv
Rancho Cordova,
95670

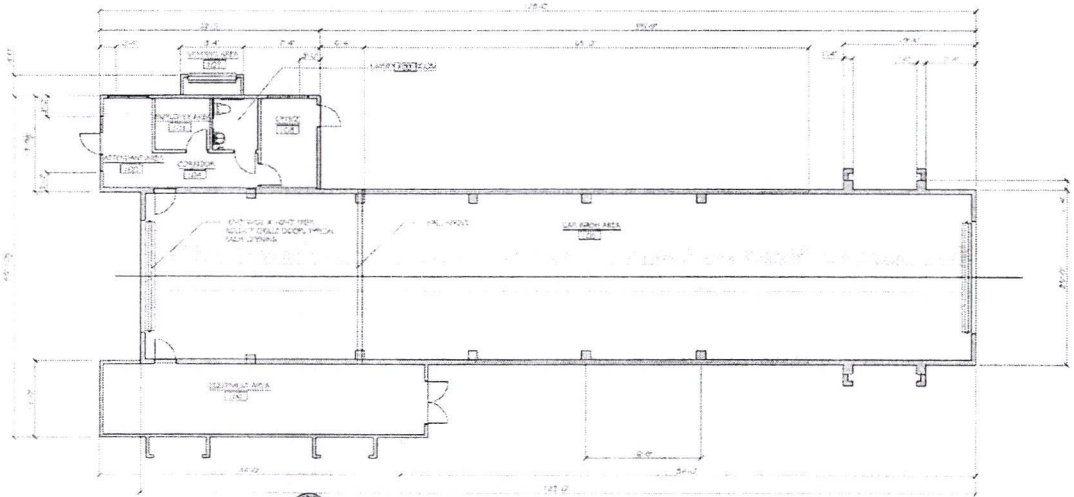
New Construction
Automated Car W

SITE PLAN, SITE ANALYSIS, EXTERIOR ELEVATIONS

A1.1



② ROOF PLAN



① FLOOR PLAN

hanamoto design studio

CONRAD CAR W

3050 Sunrise Bl
Rancho Cordova,
95670

New Construction
Automated Car W

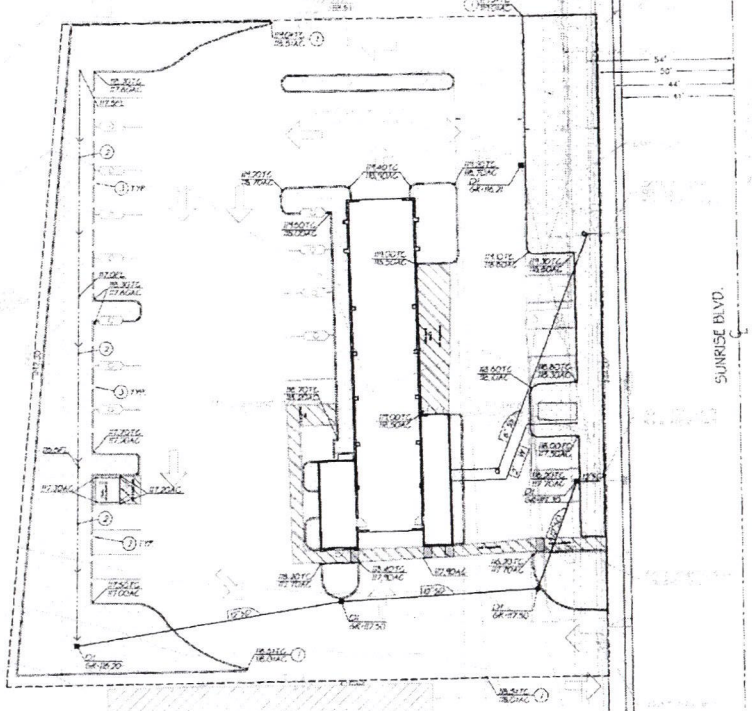
FLOOR PLAN, AN
ROOF PLAN

A2.1

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.



○ CONSTRUCTION NOTES

1. MATCH EXISTING HEADER ELEVATION
2. PROVIDE GRASS LINED SWALE
3. PROVIDE CURB WITH 24" OPENINGS AT 8 FEET ON CENTER

SPLASH & DASH CARWASH

3050 Sunrise Blvd
Rancho Cordova, CA
95742

New Construction
Automated Car Wash

GRADING AND UTILITY PLAN

C2.1

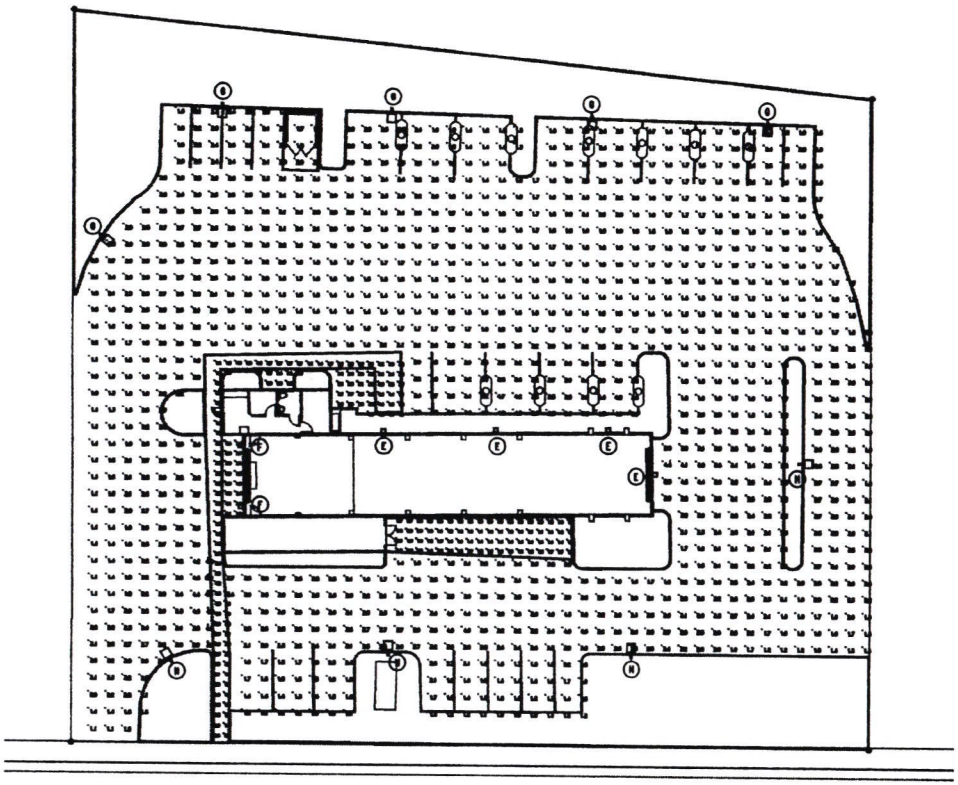
LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER & CATALOG No.	LAMP	VOLTS / VA	MOUNTING	REMARKS	QTY	TOTAL
A						7	434
B							
C							
D							
E							
F							
G							
H							

TOTAL = 434

GENERAL PHOTOMETRIC NOTES:

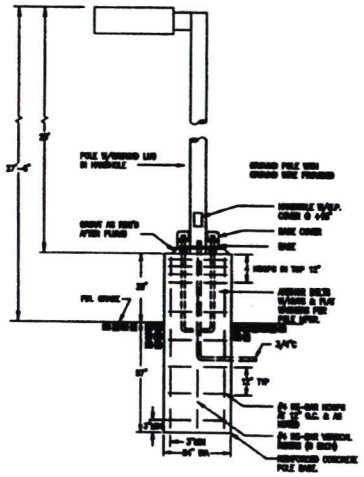
1. PROVIDE ALL FLUORESCENT FIXTURES WITH ENERGY SAVING ELECTRONIC BALLASTS.
2. ALL BALLASTS SHALL BE C.E.C. CERTIFIED.
3. QUANTITIES LISTED ARE FOR TITLE 24 CROSSCHECK ONLY. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN TAKEOFF QUANTITIES FOR THE PLANS.



PHOTOMETRIC SITE PLAN
SCALE 1/16" = 1'-0"

POLE BASE DETAIL

NO SCALE



PLANNING DEPARTMENT SUBMITTAL ONLY

SPLASH & DASH CAR WASH
3050 Sunrise Blvd.
Rancho Cordova, CA

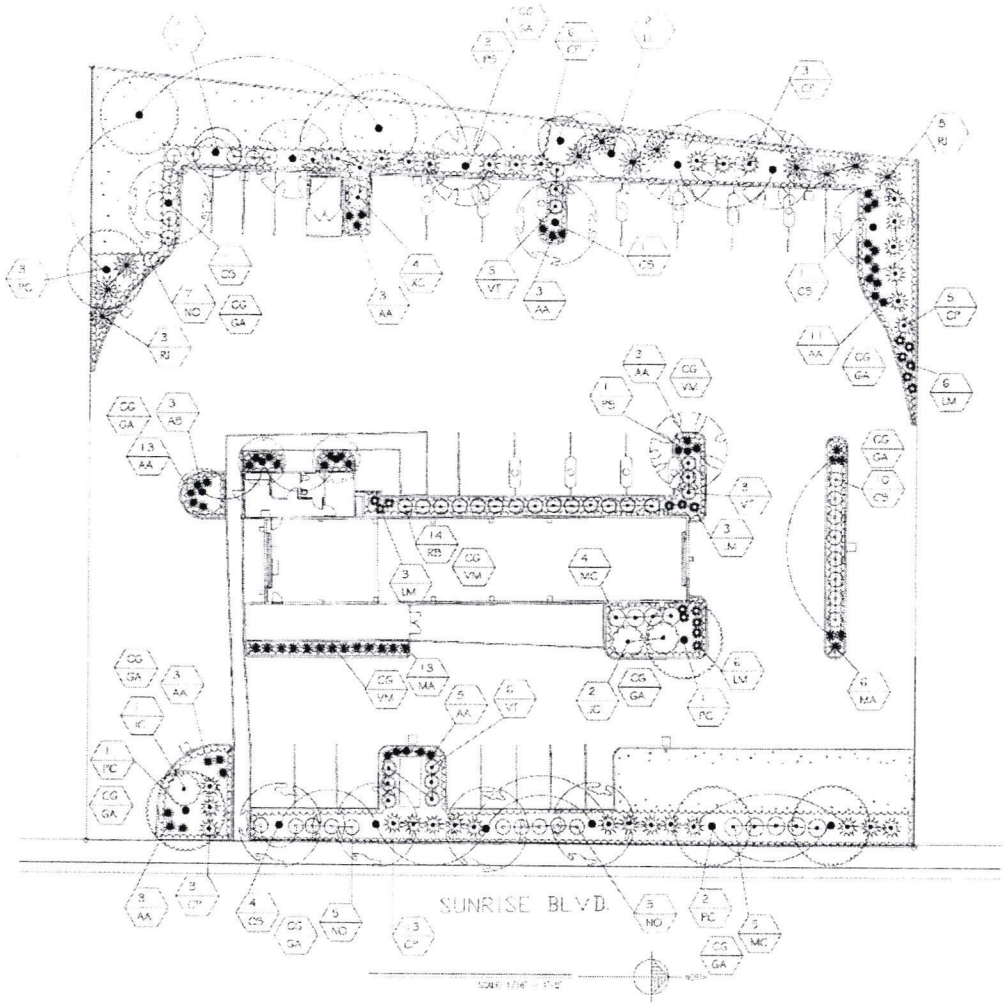
New Construction
Automated Car Wash

revisions

sheet title:
PHOTOMETRIC SITE PLAN

scale: AS NOTED
date: 4 MAY 2005
sheet no

E1.1



PLANT LEGEND

TURF

AMOUNT
PLANT KEY

TREE

KEY	AMT	SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE
CS	7		Cassia sisherae	Common Shower tree	24in	10'Ht.x5'w
PS	4		Pistacia chinensis	Chinese Pistache	24in	10'Ht.x5'w
XC	3		Xylosma congestum	Xylosma Shrub	24in	10'Ht.x8'w
RJ	8		Leptospermum rubra	Waterwise pink Myrtle	24in	10'Ht.x10'w
PC	3		Pyrus calleryana	Aristocrat Pear	24in	10'Ht.x5'w

SHRUBS

KEY	AMT	SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE
AA	44		Agapanthus africanus	Dwarf Lily	5gal	2'Ht.x2'w
AB	13		Arbutus	Marina Arbutus	15gal	8'Ht.x8'w
MA	14		Myrsine	White Butterfly Bush	15gal	8'Ht.x8'w
MC	8		Muhlenbergia capillaris	Deer Muhly	5gal	3'Ht.x4'w
RB	17		Rhaphiolepis indica	Indian Hawthorn	5gal	3'Ht.x3'w
RB	14		Rhaphiolepis indica	Ballerina	5gal	3'Ht.x3'w
VT	12		Viburnum tinus	Spring Bouquet	5gal	8'Ht.x8'w
CP	30		Carissa grandiflora	Compact Natal Plum	5gal	4'Ht.x4'w
JC	5		Jungerma chlorocephala	Rum Island Jewelflower	5gal	3'Ht.x3'w
RJ	11		Rhaphiolepis indica	Enchantress	5gal	3'Ht.x3'w
XC	4		Xylosma congestum	Xylosma	24in	10'Ht.x8'w
					5gal	3'Ht.x4'w

GROUNDCOVER

GC KEY
GROUNDCOVER

KEY	AMT	SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SIZE
GA	flats		Gazania	Sunset Yellow 4" pot o/c		
VM	flats		Vinca Minor	Dwarf Running Myrtle 12" o/c		

Shading Calculations

Tree Key	Full			3/Qtr			Half			Qtr		
	100%			75%			50%			25%		
	# Trees	SF /Tree	Total SF	# Trees	SF /Tree	Total SF	# Trees	SF /Tree	Total SF	# Trees	SF /Tree	Total SF
CS Cassia sinensis	0	962	0	0	721	0	2	481	962	0	240	0
PS Pistacia Chinensis	0	962	0	0	721	0	3	481	1,443	1	240	240
Total Area in SF			0			0			2,405			240

Project Shading Total in SF	2,645
Parking Lot Area Total in SF	4,200
Percent Shaded	63%
Shading Requirement	50%

Water Use Calculation

Water Use	Plant Key	Square Feet of Planting Area	Water Use Factor	Use Value in Square Feet
High:	TURF	4,125	1.6	1900
Medium:	0	0	1.0	0
Low:	CS,PS,PC,L,AB,AA,LM, GA,MA,MC,NO,RB,VT, CP,JC,RJ,XC	7,680	0.4	3072
	Totals	11,800		4,992

LANDSCAPE PLAN

RUDY YADAO
Landscape Architect

PROJECT: SPLASH & DASH CAR WASH
3050 SUNRISE BLVD
RANCHO CORDOVA, CALIFORNIA

Drawn By: Yadao
Scale: 1" = 10'
Date: 04-14-05
Job #: 05-05
Sheet: L-1

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review Package (Attachment 2) for the Splash & Dash Carwash, RC-05-171.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Issuance of Building Permits			
3.	Incorporate stormwater quality measures in conformance with applicable County ordinances and standards, and state and federal law pursuant to Table 2-1 of the County of Sacramento "Guidance Manual for On-Site Stormwater Quality Control Measures."	Prior to Building Permit	Water Resources	
4.	Flood resistant materials shall be used below the 100 yr. Floodplain.	Prior to Building Permit	Water Resources	
5.	The applicant shall provide drainage easements and install facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards, including any fee required by the Sacramento County Water Agency Code.	Prior to Building Permit	Water Resources	
6.	Impact fees for CSD-1 shall be paid prior to the issuance of Building Permits.	Prior to Building Permit	CSD-1	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
7.	Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.	Prior to Building Permit	CSD-1	
8.	Each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Prior to Building Permit	CSD-1	
9.	Provide public water service to each building.	Prior to Building Permit	Sacramento County Water Agency	
10.	Dedicate maintenance easements in all public and private streets over all water lines to the satisfaction of Sacramento County Water Agency prior to Final Map Approval.	Prior to Building Permit	Sacramento County Water Agency	
11.	Require water intensive commercial and industrial building permit applicants to conduct a water use efficiency review and submit the findings in required environmental documentation for the project.	Prior to Building Permit	Sacramento County Water Agency	
12.	Require efficient cooling systems, re-circulating pumps for fountains and ponds, and water recycling systems for vehicle washing as a condition of service.	Prior to Building Permit	Sacramento County Water Agency	
13.	The project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Sacramento County Water Agency Ordinance No. 18.	Prior to Building Permit	Sacramento County Water Agency	
14.	The project shall conform to the specific provisions of the Sacramento County Landscape Water Conservation Ordinance (Chapter 14.10 of the Sacramento County Code) to the satisfaction of the County landscape/Oak Tree Coordinator.	Prior to Building Permit	Sacramento County Water Agency	
15.	Fire hydrant assemblies shall be located and installed as specified on the approved improvement plans on file in this office. It approval has not been obtained for the improvement plans, then construction should not	Prior to Building Permit	Sacramento Metropolitan Fire	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	be started.			
16.	Every building shall be accessible to Fire District apparatus by means of an all-weather driving surface capable of supporting the imposed loads of the vehicle. **The access is to be a minimum of twenty (20) feet wide and have a minimum turning radius of fifty-eight (60) feet outside and thirty-eight (40) feet inside.** The minimum vertical clearance acceptable is thirteen feet, six inches (13'6"). The access roadway is to be extended to within one hundred fifty (150) feet of all portions of the exterior walls of the first story. Dead end fire department access roads longer than one hundred fifty (150) feet shall be provided with an approved turn-around facility for fire department apparatus. Said access is to be provided prior to any combustible materials being brought on to the site.	Prior to Building Permit	Sacramento Metropolitan Fire	
17.	The minimum required fire flow for commercial developments is outlined in the Uniform Fire Code, Table A-III-A-1, but shall not be less than 1500 gallons per minute at 20 pounds per square inch residual.	Prior to Building Permit	Sacramento Metropolitan Fire	
18.	Fire District plan reviews are required per Sacramento County Code and such plans shall be submitted to the Fire District and the Building Department simultaneously. Pertinent architectural, site, fire sprinkler, fire alarm are required to be reviewed by the Fire District. The turn around time for such reviews may take up to twenty days. Permits and/or fees are required to be paid at the time of plan submittal.	Prior to Building Permit	Sacramento Metropolitan Fire	
19.	The carwash will require a sand and oil separator connected to the sanitary sewer.	Prior to Building Permit	Building Department	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
20.	The site and building shall be designed in such a way as to avoid rainwater from entering the sewer.	Prior to Building Permit	Building Department	
21.	Obtain or provide cross-access agreement with parcels APN: 072-0260-027 & 072-0260-043.	Prior to Building Permit	Public Works	
22.	The number, size and location of driveways are subject to review and approval by the Public Works Department.	Prior to Building Permit	Public Works	
	Prior to Issuance of Occupancy Permit			
23.	The exterior building elevations shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Occupancy Permits	Planning	
24.	Ensure that addressing for the project's buildings is clearly indicated. 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.	Prior to Occupancy Permits	Sacramento Metropolitan Fire	
25.	The installation of roadway gates or devices that may impede fire district access to buildings or grounds will necessitate the installation "KNOX" access devices and plan prior to submittal prior to installation.	Prior to Occupancy	Sacramento Metropolitan Fire	
26.	Final landscape plans shall be reviewed by the Director of Planning to insure consistency with proposed plans.	Prior to Occupancy	Planning	

CITY OF RANCHO CORDOVA

Minutes of Meeting of the Planning Commission
August 25, 2005

1. **CALL MEETING TO ORDER**

The meeting of the Planning Commission of the City of Rancho Cordova was held on Thursday, August 25, 2005 in the City Council Chambers located at 3121 Gold Canal Drive, Rancho Cordova, CA, 95670. Planning Commission Chair Art Smith called the meeting to order at 6:00 p.m.

Staff Present: Principal Planner, William Campbell; Assistant Planner, Anne Hersch; Commission Clerk, Brenda Lehr

Role Call:

Commissioners Present: Burke, Konarski, Savorn, Smith, Vance
Commissioners Absent: Moe, Wentz

A. **Flag Salute** – Pledge of Allegiance was conducted.

B. **Approval of Agenda** – The Planning Commission reviewed the Agenda of the August 25, 2005 Meeting of the Planning Commission.

Action: Commissioner Vance moved, second by Commissioner Savorn , to approve the agenda of the August 25, 2005 Planning Commission Meeting. Motion was approved unanimously.

C. **Minutes** – The Planning Commission reviewed the Minutes of the August 11, 2005 Meeting of the Planning Commission.

Action: Commissioner Savorn moved, second by Commissioner Burke, to approve the Minutes of the August 11, 2005 Meeting of the Planning Commission as written. Motion was approved unanimously.

2. **PUBLIC COMMENT** – There were no public comments heard at this meeting.

3. **PUBLIC HEARING**

A. **Consideration of the Special Development Permit for 10527 GEORGETOWN DRIVE – RC-05-175.**

Request: Applicant is requesting a Special Development permit to allow an over-height detached garage at 10527 Georgetown Drive.
Project Applicant: James P. Mariano, 10527 Georgetown Drive, Rancho Cordova, CA 95670
Project Location: APN: 056-0182-009, 10527 Georgetown Drive

Assistant Planner Anne Hersch presented the staff report and recommended the Planning Commission determine the project is exempt under Section 15061

(b)(3) of the California Environmental Quality Act (CEQA) and adopt resolution No. 45-2005 approving the Special Development Permit for 10527 Georgetown Drive, project No. RC-05-175, subject to the Findings, Project plans, and Conditions of Approval. Chair Smith opened the public hearing and took testimony from Mr. Jim Mariano, project applicant.

The Commissioners had the following concerns and comments:

- Has construction on the garage started? Yes and the building department determined it was over the height limit and stopped construction.
- If project was denied, would it be a financial loss to the applicant? Yes.
- Was there a permit issued for the renovation of the house? Yes and a separate permit for the garage.
- Is there an exemption in the zoning code that states if something is missed during plan checking, that it can be fixed? No. There are no exemptions.
- Could a neighbor build a garage to the same level without exemption? No, there is discretionary approving authority for individual projects.
- Is construction continuing on the house? Yes.
- How much out of pocket expense has occurred during the delay? Approximately $25,000.00
- Public Comment:
    - Leonard Walker – Wants to know who reviewed the plans prior to approval? The plans were approved by the building department. Design Review is not required with Planning Commission approval on single-family homes. Mr. Walker believes that the house is over-built and not harmonious to the neighborhood. Staff has determined that it is in compliance with the standards of a residential neighborhood.
    - Scott Hurkins – neighbor - is in favor of the project and would like the Commission to approve this project.
    - Mary Rucker – 2198 Panteges Circle – is in favor of the project and would like the Commission to approve this project.
- Will the Commission need to review the project again if it became habitable space. No, it would be under review by the building department again.

Commissioner Konarski joined the meeting at 6:17 p.m.

Action:

Motion: Commissioner moved Savorn, seconded by Commissioner Konarski, to recommend the Planning Commission find the project is exempt under Section 15061 (b)(3) of the California Environmental Quality Act (CEQA) and adopt Resolution 45-2005 approving the Special Development Permit for 10527 Georgetown Drive, Project No. RC-05-175 as submitted in the project plans and according to the Conditions of Approval.

Vote on the Motion:

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

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

B. **Consideration of the Design Review for NORTH DOUGLAS, VILLAGE 8 – RC-05-166 (THIS ITEM HAS BEEN CONTINUED TO SEPTEMBER 8, 2005).**

Request: Applicant is requesting Design Review for construction of approximately 62 RD-10 Residential units consisting of 3 different plans, each with 3 elevation possibilities. Special Development Permit to reduce the rear yard setback from 15 feet to 13 feet in the North Douglas Subdivision, Village 8, within the Sunridge Specific Plan.
Project Applicant: KB Home North Bay, 2420 Del Paso Road, Suite 220, Sacramento, CA 95834
Project Location: APN: 072-0300-003, 072-0300-004, and 072-0370-016, North of Douglas Road in the Sunridge Specific Plan.

Principal Planner William Campbell presented the staff report and recommended the Planning Commission continue the item to the September 8, 2005 meeting. Chair Smith opened the public hearing and took testimony from Lonnie Ellisor of KB Homes, project applicant.

The Commissioners had the following concerns and comments:

- There were no comments from the Planning Commissioners.

Action:

Motion: Vice Chair Vance moved, seconded by Commissioner Savorn, to continue the item to the September 8, 2005 Planning Commission meeting.

Vote on the Motion:

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

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

C. **Consideration of the Design Review for NORTH DOUGLAS, VILLAGES 2, 3, & 5 – RC-05-167 (THIS ITEM HAS BEEN CONTINUED TO SEPTEMBER 8, 2005).**

Request: Applicant is requesting Design Review for 229 residential units within the RD-5 zones of Villages 2, 3, and 5 of the North Douglas Subdivision, within the Sunridge Specific Plan.
Project Applicant: KB Home North Bay, 2420 Del Paso Road, Suite 220, Sacramento, CA 95834

Project Location: APN: 072-0300-003, 072-0300-004, and 072-0370-016, North of Douglas Road in the Sunridge Specific Plan.

Principal Planner William Campbell presented the staff report and recommended the Planning Commission continue the item to the September 8, 2005 meeting. Chair Smith opened the public hearing and took testimony from Lonnie Ellisor of KB Homes, project applicant.

The Commissioners had the following concerns and comments:

- There were no comments from the Planning Commissioners.

Action:

Motion: Vice Chair Vance moved, seconded by Commissioner Savorn, to continue the item to the September 8, 2005 Planning Commission meeting.

Vote on the Motion:

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

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

D. **Consideration of the Design Review for SPLASH & DASH CARWASH – RC-05-171.**

Request: The applicant is requesting Design Review for a fully automatic carwash with self-serve vacuum/shampooers. The facility is approximately 3,790 sf and will include tile roof, painted stucco exterior, and exterior fountains. The lot size is approximately 1.2 acres.
Project Applicant: Three Oaks Properties LLC, 8186 Caribbean Way, Sacramento, CA 95826. Splash & Dash Carwash, 6505 Fair Oaks Blvd., Carmichael, CA 95608.
Project Location: APN: 072-0260-044, 3050 Sunrise Blvd.

Assistant Planner Anne Hersch presented the staff report and recommended the Planning Commission determine the project is Categorically Exempt from review by the California Environmental Quality Act (CEQA) under Section 15332, In-Fill Development Projects and forward a recommendation to the City Council to adopt a resolution approving the Design Review for Project No. RC-05-171 for the construction of the Splash & Dash Carwash located at 3050 Sunrise Blvd., subject to the Findings, Design Review Package, and Conditions of Approval. Chair Smith opened the public hearing and took testimony from Jason Johnston, project applicant.

The Commissioners had the following concerns and comments:

- Have there been any proposed applications for this site yet and is this the best area for this type of project? Yes, this is a permitted use in the M-1 Zone and provides additional services to the area.
- How large is the lot? 1.2 acres.
- Will there be other roads installed or additional exits? There is a cross-access agreement and there will be an additional entrance installed. The cars will inter from the south end of the site and exit at the North end.
- Will there be stacking on Sunrise Blvd.? No.
- How many cars will stack on-site? 10-12 cars.
- Does the customer stay in the car while going through the wash line? Yes, the cars move through the conveyor quickly.
- Will there be detailing or is it exterior only? Yes, this is an exterior only express car wash.
- Will the landscaping be adequate for this site? Yes, the applicant feels that it's too their advantage to include adequate landscaping.
- How do the customers pay for the wash? There's a small office at the beginning of the wash to take payment.
- What are the hours of operation? 8 a.m. to 7 p.m.
- Commissioner Savorn would like projects of this nature be reviewed by the economic development director to make sure that this type of project is suitable to the area. This project was routed to the director for his review and no comments were submitted to the Planning Department.

Action:

Motion: Commissioner Burke moved, seconded by Commissioner Savorn, to recommend the Planning Commission forward a recommendation to the City Council to find the project exempt from review by the California Environmental Quality Act (CEQA) under Section 15332, In-Fill Development Projects, of the CEQA Guidelines and forward a recommendation to the City Council to adopt a resolution approving the Design Review for Splash & Dash Carwash, project Number RC-05-171, subject to the Findings, Design Review Package, and Conditions of Approval.

Vote on the Motion:

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

There being 4 Ayes, 1 Noes, 0 Abstains and 2 Absentees, the motion is hereby declared to be passed.

E. **Consideration of the Tentative Subdivision Map for SUNRIDGE PARK, PHASE II – RC-04-096.**

Request: The applicant is requesting a Tentative Subdivision Map to create 151 single family lots on 78.8 acres, within the Sunridge Park Subdivision. Sunridge

Park Phase II project will subdivide the remainder lot of Sunridge Park Phase I into single family lots, a 10 acre elementary school lot, a 7.4 acre park, a 5.7 acre Commercial Mixed Use site, a 12.7 acre Dentention/Water Quality Basin, a 6.5 acre SMUD substation lot, 8 landscape corridor lots and a 6.4 acre wetland preserve.

Project Applicant: River West Investment, 7700 College Town Drive, #107, Sacramento, CA 95826

Project Location: The project is bordered by Douglas Road to the north and Jaeger Road to the west, with Americanos Road to the east and the proposed "Preserve project" to the south. The power line corridor and extension of the wetlands preserve borders the southeastern edge of the project area. Security Park is immediately north of the project area.

Principal Planner William Campbell presented the staff report and recommended the Planning Commission adopt Resolution No. 44-2005 approving a Tentative Subdivision Map for the Sunridge Park Phase II, according to the map and subject to the findings and Conditions of Approval. Chair Smith opened the public hearing and took testimony from Brian Vail, Project Applicant.

The Commissioners had the following concerns and comments:

- Will there be any structures built under the power line corridor? No. It will be used for trails or recreation.
- Did the developer release the land under the power line corridor? Yes.
- Parking can also be used under the power line corridor.
- Commissioner Savorn would like to recommend that this project be advertised with increased connectivity between communities in the surrounding area.
- Commissioner Savorn would like to see a solar energy program developed for this project.
- Agency Comment: Justin Cole, Sacramento County Department of Water Resources Agency. New conditions being presented. Bullet 1, 5 and 6 are included in the COA's, but the others are not and need to be included in the COA's.
- According to the applicant the conditions are not included because these conditions are subject to zoning conditions required of the tentative subdivision map and were conditions set forth in Phase I.
- Staff feels that the 2nd condition should be included in the COA's.
- Chair Smith is satisfied with the conditions that already exist.

Action:

Motion: Commissioner Konarski moved seconded by Commissioner Burke, the Planning Commission find the Subsequent Mitigated Negative Declaration for Sunridge Park, Phase II is adequate for the environmental review, under California Environmental Quality Act (CEQA) and adopt Resolution No. 44-2005 approving Phase II of the Sunridge Park according to the Tentative Subdivision Map and subject to the findings and Conditions of Approval. Chair Smith opened the public hearing and took testimony from Brian Vail, Project Applicant.

Vote on the Motion:

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

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

4. REGULAR CALENDAR

A. Planning Commission Training – There was no Planning Commission Training at the meeting.

B. Discussion and Review of Development Projects

- There was no review of development projects at this meeting.

5. ACTION ITEMS

- There were no action items.

6. STAFF/COMMISSION COMMENTS

- Commissioner Savorn asked the opinion of Bill Campbell to assess the decision making efforts of the Planning Commission. Mr. Campbell replied with several accolades and advised the Commission that they are still green, but are raising the right issues/ideas and have the best interest of the community in mind.
- Chair Smith is concerned that the Commission is rubber stamping Design Review projects and comments that he does not want that for the City. Mr. Campbell replied by letting the Commission know that this is still a new City and that we are still experiencing growing pains.
- Commissioner Burke would like to know if a project status report can be put into place for the community to view and know what is going on in the City. Mr. Campbell advised the Commission that the City has also hired a Public Information Officer.

7. FUTURE AGENDA ITEMS

- There were no Future Agenda Items scheduled at this meeting.

8. ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 8:08 p.m., August 25, 2005, to the next scheduled meeting.

Art Smith, Planning Commission Chair

Paul Junker, Planning Director

ATTEST:

Brenda Lehr, Commission Clerk

ATTACHMENT 3

Reference to the Design Review Package consists of full size/color renderings identical to Exhibit A contained within Resolution No. 113-2005. This attachment is for review by staff and the Council Members only.

MEMORANDUM

DATE: **September 19, 2005**

TO: **City Council Members**

FROM: **Paul Junker, Planning Director**

SUBJECT: **Open Space Performance Standards**

BACKGROUND

The City has been in the process of developing Open Space Performance Standards for the past six months. This effort has included an initial Open Space Workshop (attended by two Council members and three Planning Commissioners), preparation of an initial draft set of standards (prepared by MIG in consultation with City staff), and presentation draft open space standards on September 6, 2005.

Staff had anticipated that a possible outcome of the September 6, 2005 Council meeting would be direction to return to the Council for a formal hearing on September 19, 2005. Therefore, a public hearing notice was published before the September 6 meeting to retain the option of formal Council consideration on September 19, 2005.

Based on Council direction on September 6, an additional workshop is being scheduled that will include the full City Council, the Planning Commission and the Board of the Cordova Recreation and Parks District.

This item will not be discussed at the September 19, 2005 meeting, but rather will return following the joint meeting and further consultation with the development community.

STAFF RECOMMENDATION

Table this item until such time as current efforts have been completed and the Draft Open Space Performance Standards are prepared for City Council review.

AGENDA ITEM # 21

MEMORANDUM

DATE: September 19, 2005

TO: Honorable City Council

FROM: Paul Junker, Planning Director
Adam Lindgren, Assistant City Attorney

SUBJECT: Adoption of a Resolution Approving the Proposed Park Development Impact Fee Nexus Study for the Sunrise Douglas Community Plan; RC 04-023.

RECOMMENDATIONS

Adopt the Resolution No. 122-2005 approving the Proposed Sunrise Douglas Community Plan Park Development Impact Fee Nexus Study Update, and making several nexus findings.

BACKGROUND

The Sunridge Specific Plan (SRSP) and the associated Public Facilities Financing Plan (PFFP) were approved by the Sacramento County Board of Supervisors in July 2002. Development of the SRSP area was required to include certain infrastructure and facilities, such as roadway improvements, transit shuttle service, offsite water facilities, interim sewer facilities, park facilities, and library facilities. The conditions of approval for the SRSP required that an umbrella Sunrise Douglas Community Plan (SDCP) Development Impact Fee Program ("Fee Program") be established prior to issuance of any building permits in the area. The SDCP Park Development Impact Fee ("Park Fee" or ("SDCP Park Impact Fee") is one component of this fee program.

The Fee Program, including the SDCP Park Development Fee, was adopted by the City on June 21, 2004, by Ordinance No. 24-2004, and added Chapter 16.83 to Title 16 of the Rancho Cordova City Code relating to establishment of development impact fees to finance the cost of public facilities within the SDCP area. In order to adopt the SDCP Fee Program in 2004, the City retained Goodwin Consulting Group, Inc. to study needed park facilities and their costs, and to ensure that a rational nexus existed between future development in the SDCP area and the use of and need for the proposed park facilities. Goodwin ultimately prepared the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study ("Nexus Study"), which developed this nexus.

It is this Nexus Study that the Council should now revise and update by adopting the attached resolution approving the SDCP Park Development Impact Fee Nexus Study Update ("Nexus Study Update"). The Nexus Study Update was prepared by Economic & Planning Systems, Inc. ("EPS"), retained by CRPD in order to revise the park component of the SDCP Fee Program.

The Nexus Study Update focuses strictly on parks within the SRSP area, which is a portion of the Sunrise Douglas Community Plan (SDCP) area. The SDCP area is generally bordered by Sunrise Boulevard, Douglas Road, Grant Line Road, and Jackson Highway, in the City of Rancho Cordova. The SDCP area consists of approximately 6,100 acres for residential and

AGENDA ITEM #22

commercial development, of which approximately 43 percent or 2,632 acres fall within the SRSP area. The Nexus Study Update, like the original 2004 Nexus Study, addresses only the land uses and facilities necessary to develop the SRSP area. A copy of the Nexus Study Update is on file with the City Clerk.

The original Nexus Study and the resolution adopting it contemplated that the SDCP development impact fees, such as the SDCP Park Impact Fee would be adjusted in the future to reflect: inclusion of the remaining future development and infrastructure in the SDCP area, revised facility standards, receipt of funding from alternative sources (i.e., state or federal grants), revised facilities costs, or changes in demographics or the SDCP development land use plan.

ANALYSIS

The remainder of this staff report discusses the justification of the increased SDCP Park Impact Fee.

The Nexus Study Update

As referenced, the Nexus Study Update focuses on the land uses in the SRSP that create a need for park facilities in the SRSP area. The Nexus Study Update reflects changes to one of the four components of the SDCP Park Impact Fee—i.e., the on-site park cost component. (The other three components are: off-site park costs, trail costs and administration costs.)

The specific change to the SDCP Park Impact Fee, reflected by the Update, is the addition of four new parks and park facilities, totaling approximately 36 acres, for which the Cordova Recreation and Park District (CRPD) will be the service provider. The Update studies the necessity of an increase in the SDCP Park Impact Fee to fund the following four parks:

- Park A – a 20.5-acre community park with an estimated cost of $6.0 million;
- Park B – a 5.7-acre neighborhood park with an estimated cost of $1.7 million;
- Park C – a 3.7-acre neighborhood park with an estimated cost of $1.9 million; and
- Park E – a 6.7-acre neighborhood park with an estimated cost of $2.0 million.

This approximately $11.5 million total park development cost includes both "hard" and "soft" development costs, but does not include an administrative component of 3.75%, for reasonable administrative costs. With administrative costs, the estimated total park cost is approximately $12 million. Staff has determined that the current proposed 3.75% administrative component is insufficient to cover administrative costs of both the CRPD and the City. Accordingly, Staff anticipates that it is likely that a "cleanup" ordinance will be brought to the City Council at the next Council meeting, to recommend raising this administrative fee percentage. However, staff did not wish to delay the Council's approval of the Nexus Study Update and increased SDCP Park Impact Fee at this time, due to the necessity of extending the urgency resolution by which the City has been imposing a temporary park impact fee for the SRSP area.

"Hard" costs include the costs of the park improvements, which are summarized in Appendix A to the Nexus Study Update. "Soft" costs include costs such as civil, surveying, and geotechnical costs, permitting, fees, and inspection, as well as a 15% contingency. Soft costs also include the cost of preparing the Park Master Plans, forming the Fee Program, and an allowance for

updates to the Park Master Plan and Fee Program, which are incorporated into the total park costs via the administrative fee (described above).

Due to the addition of the four parks, the on-site park fee component of the Park Fee will increase approximately 90 percent for a single-family residence, as described in the Nexus Study Update.

The SDCP Park Impact Fee, and the park improvements and facilities funded thereby, will benefit a proposed 2,593 single-family units in the Anatolia I, II, III and Anatolia Commons subdivisions. Some of these units effectively will be exempt from the fee, however, because they are within a subdivision that is subject to a development agreement (DA) between the City and the owner or developer of the subdivision, which locks in the fee at the rate provided in the DA (approximately $3,000). For example, the proposed Park Fee increase is not anticipated to apply at all to Anatolia III or Anatolia Commons, both of which are subject to DAs with the City. Further, the fee will not apply to certain subdivisions within Anatolia I and II that are subject to DAs.

In all, approximately 1,295 building permits have already been pulled within the SRSP area subject to the SDCP Park Impact Fee and the proposed increase to the Park Fee. Of the building permits outstanding in the SRSP (approximately 1,300), approximately half will be exempt due to the preemptive effective of the DAs.

The revised Park Fee would go into effect 30 days after adoption of the resolution approving of Nexus Study Update. As is currently the practice, the Fee will be due at the time of building permit issuance and will continue to be adjusted annually, based on a predetermined inflation index.

Nexus Findings

California Government Code Sections 66000, *et seq.* ("AB-1600") require that, in imposing a development impact fee, the local agency shall establish that there is a reasonable relationship between the amount of the fee imposed, and the cost of the public facility attributable to the development on which the fee is imposed. The local agency is required to make this and related findings prior to adopting a fee, in order to establish the "fee nexus", as enumerated by statute.

Staff has reviewed the Nexus Study Update and has concluded that the requirements of AB 1600 have been met.

REQUESTED MOTIONS

"Move that the City Council adopt the attached resolution relating to the Sunrise Douglas Community Plan Park Development Impact Fee, approving the Nexus Study Update, and making the nexus findings required by statute."

ATTACHMENTS

Resolution No. 122-2005 approving the Sunrise Douglas Community Plan Park Development Fee Nexus Study Update

RESOLUTION NO. 122-2005

RESOLUTION APPROVING THE SUNRISE DOUGLAS COMMUNITY PLAN PARK DEVELOPMENT FEE NEXUS STUDY UPDATE AND THE ADOPTION OF A NEW FEE SCHEDULE

WHEREAS, on June 19, 2002, the Board of Supervisors of the County of Sacramento certified as adequate and complete the Final Environmental Impact Report for the Sunrise Douglas Community Plan (SDCP) and Sunridge Specific Plan (SRSP), which comprises a portion of the SDCP area; and

WHEREAS, on July 17, 2002, the Board of Supervisors took a number of additional actions relating to the SRSP, including approval of the Public Facilities Financing Plan for the SRSP (the "Financing Plan"), which calls for the implementation of a Sunrise Douglas Community Plan fee program to finance roadways, transit shuttle, supplemental offsite water, interim sewer, park, and library facilities needed to serve development of the SRSP; and

WHEREAS, the City of Rancho Cordova in 2004 engaged the Goodwin Consulting Group, Inc., which worked with staff and Sunridge property owners and prepared a report entitled "Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study; and

WHEREAS, on June 21, 2004, after a public hearing, the City Council of the City of Rancho Cordova adopted Resolution 79-2004, approving the SDCP Development Impact Fee Program Nexus Study, and adopted Ordinance 24-2004, which added Chapter 16.83 to Title 16 of the Rancho Cordova City Code relating to establishment of development impact fees to finance the cost of public facilities within the SDCP area (the "SDCP Fee Program"); and

WHEREAS, the Sunrise Douglas Community Plan Park Development Impact Fee ("Park Fee" or "SDCP Park Impact Fee") is one component of the SDCP Fee Program; and

WHEREAS, the City consulted with the Cordova Park and Recreation District ("CRPD"), which determined that the Park Fee should be revised to reflect the need for additional park facilities within the SRSP area, and retained Economic & Planning Systems, Inc. ("EPS") in order to study the costs of the proposed park improvements within the SRSP; and

WHEREAS, EPS prepared that certain Park Development Fee Nexus Study Update – Sunrise Douglas Community Plan ("Nexus Study Update"), dated September 19, 2005, incorporated by reference herein, which studied the needed park facilities and their costs, and ensured that a rational nexus existed between future development in the SDCP area and the use of and need for the proposed facilities, and proposed revisions to the SDCP Fee Program, specifically, to add four parks within the SRSP area, totaling approximately 36 acres, and costing approximately $12 million; and

WHEREAS, due to the addition of the four parks described and discussed in the Nexus Study Update, the on-site park fee component of the SDCP Park Impact Fee will increase, resulting in an increase to the Fee, as described in the Nexus Study Update; and

WHEREAS, the City now wishes to approve the Study and adopt a new Park Fee that would apply to all areas within the SRSP area that are not already subject to a development agreement between the City and the owner or developer of the subdivision, and for which a

building permit has not been issued as of the effective date of this resolution; and

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

WHEREAS, on September 19, 2005, the Council commenced a public hearing on the Nexus Study Update and revised Park Fee; and

WHEREAS, notice of said public hearing as required by the Statute has been duly and properly given; and

WHEREAS, all written and oral presentations have been duly considered by the Council.

NOW, THEREFORE, be it resolved by the Council as follows:

1. The above recitals are true and correct and the Council so finds and determines.

2. The Council finds and determines that:

a) The purpose of the SDCP Park Impact Fee, as revised by the Nexus Study, is to finance park improvements necessary to ensure that development in the Sunridge Specific Plan area will be provided with adequate levels of park facilities, as well as to finance updates to, and the administration of, the Park Fee.

b) The use of the SDCP Park Impact Fee is to fund park facilities adequate to accommodate the demand for such existing and future park facilities in the SRSP portion of the SDCP area, resulting from new residential and nonresidential development.

c) There is a reasonable relationship between the use of the SDCP Park Impact Fee and the type of development projects on which the fees are imposed, because the Park Fee is only imposed upon development projects that will generate increased demand for park facilities, as further explained in the Nexus Study Update, and the Park Fee collected from such development projects will be used to fund park facilities to serve the demand resulting from such development projects.

d) There is a reasonable relationship between the need for the identified public facilities and the type of development projects on which the Park Fee will be imposed because the Park Fee is only imposed upon development projects that will generate increased demand for park facilities, which the identified park facilities will serve. The need for the public facilities increases with each new residential and nonresidential development project that generates increased demand for the facilities, and it is these development projects that are required to pay the Park Fee.

e) There is a reasonable relationship between the amount of the Park Fee and the cost of identified public facilities or portion of the identified public facilities attributable to the development on which the fees are imposed because each development that increases the demand for park facilities will be required to pay a Park Fee in an amount that is proportionate to the demand caused by that specific type of development, as explained further in the Nexus Study Update.

3. The Council hereby approves the Sunrise Douglas Community Plan Park Development Impact Fee Nexus Study Update, and increases the SDCP Park Impact Fee in the amount identified on the Nexus Study Update, effective October 19, 2005.

PASSED AND ADOPTED, this 19th day of September, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Ken Cooley, Mayor

ATTEST:

_____
Lillian Hare, City Clerk

APPROVED AS TO FORM:

_____
Adam U. Lindgren
Assistant City Attorney



Economic & Planning Systems

Public Finance
Real Estate Economics
Regional Economies
Land Use Policy

DRAFT HEARING REPORT

PARK DEVELOPMENT FEE NEXUS STUDY UPDATE— SUNRISE DOUGLAS COMMUNITY PLAN

Prepared for:

Cordova Recreation and Park District

Prepared by:

Economic & Planning Systems, Inc.

August 24, 2005

EPS #14667

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CONTACT INFORMATION

Park Development Fee Nexus Study Update—Sunrise Douglas Community Plan
August 24, 2005

This draft hearing report was prepared by Economic & Planning Systems, Inc., (EPS) a firm specializing in real estate economics, regional economics, public finance, and land use policy. The report (EPS #14667) was commissioned by the Cordova Recreation and Park District.

Tim Youmans served as principal-in-charge and oversaw all aspects of the assignment. Paul Woods served as project manager and conducted the draft hearing report.

The analyses, opinions, recommendations, and conclusions of this report are EPS's informed judgment based on market and economic conditions as of the date of this report. Changes in the market conditions or the economy could change or invalidate the conclusions contained herein. The contents of this report are based, in part, on data from secondary sources. While it is believed that these sources are accurate, EPS cannot guarantee their accuracy. The findings herein are based on economic considerations and, therefore, should not be construed as a representation or as an opinion that government approvals for development can be secured. Conclusions and recommended actions contained in this report should not be relied upon as sole input for final business decisions regarding current and future development and planning, nor utilized for purposes beyond the scope and objectives of the current study.

Questions regarding the information contained herewith should be directed to:

Tim R. Youmans
Principal-in-Charge

or

Russ Powell
Project Manager

ECONOMIC & PLANNING SYSTEMS, INC.

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TABLE OF CONTENTS

I. EXECUTIVE SUMMARY 1

Purpose of the Study 1

Authority 1

Park Development Fee Summary 2

Organization of the Report 3

II. FUTURE DEVELOPMENT AND FACILITY NEEDS 9

Land Use 9

Facility Needs and Estimated Costs 9

III. COST ALLOCATION AND FEE CALCULATIONS 10

Allocation of Estimated Park Improvement Costs 10

Fee Calculations 11

IV. IMPLEMENTATION 12

Implementing Ordinances/Resolutions 12

Fee Collection and Exemptions 12

Reimbursements, Fee Credits, and Adjustments 13

Fee Credit/Reimbursement to Developers 13

Annual Inflation Adjustment and Periodic Fee Review 15

Fee Administration 16

V. NEXUS FINDINGS 17

Authority 17

Findings for Park Development Fee Nexus 17

Appendix A: Park Cost Estimates

LIST OF TABLES

Table 1	Estimation of Single-Family Units	4
Table 2	Allocation of Park Development Costs	5
Table 3	Summary of Total On-Site Park Development Costs	6
Table 4	Calculation of Percent Increase of Proposed Park Fee	7
Table 5	Calculation of Percent Increase in Park Fee for Other Land Uses	8

I. EXECUTIVE SUMMARY

The Cordova Recreation and Park District (CRPD) Park Development Fee Nexus Study Update (Nexus Study) updates the on-site component of the current park fee. This update is needed to fund a shortfall in funds to meet current park standards for the Sunrise Douglas Community Plan (SDCP) and takes into account current development conditions.

PURPOSE OF THE STUDY

The purpose of this study is to establish the nexus between new development that is expected to occur in the SDCP and the need for four new park facilities for which CRPD is the service provider.

In establishing the nexus, this report calculates the SDCP Park Development Fee to be levied for each land use in the SDCP, based upon the proportionate share of the total facility use for each land use. The SDCP Park Development Fee Program (Fee Program) is divided into the following four components:

- Off-Site Park Costs;
- Trail Costs;
- On-Site Park Costs; and
- Administration.

This Nexus Study calculates on-site park costs only. Off-site park costs and trail costs were established in the "Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study," dated June 21, 2004.

AUTHORITY

This study establishes the development impact fee programs for park facilities in accordance with the procedural guidelines as codified in California Government Section 66000 *et seq*. This code section sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship, or nexus, must exist between a governmental exaction and the purpose of the condition."[1] Specifically, each local agency imposing a fee must perform the following tasks:

[1] *Public Needs & Private Dollars*, William Abbott et al., p. 109.

- Identify the purpose of the fee;
- Identify how the fee is to be used;
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed;
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed; and
- Demonstrate a reasonable relationship exists between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

The development impact fee to be collected for each land use is calculated based upon the proportionate share of the total facility use that each land use represents. This Nexus Study contains these calculations for park facilities in the SDCP area. The City of Rancho Cordova (City) ordinance and the accompanying resolution and Nexus Study will implement the updated Park Development Fee.

PARK DEVELOPMENT FEE SUMMARY

On June 21, 2004, a Park Development Fee was established to fund park improvements for the SDCP. The purpose of this study is to update the Park Fee to fund these items:

- Park A—a 20.5-acre community park with a cost of $6.0 million;
- Park B—a 5.7-acre neighborhood park with a cost of $1.7 million;
- Park C—a 3.7-acre neighborhood park with a cost of $1.9 million; and
- Park E—a 6.7-acre neighborhood park with a cost of $2.0 million.

The park development costs estimates include "hard" development costs, including basic park improvement costs as well as other park improvements, which are summarized in **Appendix A**. The total costs also include soft costs such as civil, surveying, and geotechnical costs; permitting, fees, and inspection; and a 15-percent contingency. In addition, soft costs include the cost of the Park Master Plans, Fee Program formation, and an allowance for Park Master Plan and Fee Program updates, which is included in a 4-percent administrative component (with 3 percent going to CRPD and 1 percent going to the City).

Table 1 shows the proposed 2,593 single-family units benefiting from the park improvements in this study. **Table 2** shows the allocation of the $12.0 million total on-site park cost to each single-family unit. **Table 3** summarizes the cost of each park

covered in this study. **Table 4** shows the updated single-family park development fee and compares it to the existing fee. As shown in **Table 4**, the proposed park fee with the updated on-site cost component represents a 92-percent increase over the current park fee. **Table 5** takes this 92-percent increase and applies it to current rates for multifamily, office, and commercial fees to get an updated proposed rate for these land uses.

The necessary findings and calculations for the proposed Park Development Fee are presented in the following chapters. The Park Development Fee will be collected by the City at the time of building permit.

The proposed Park Development Fee presented in this report is based on the best available cost estimates and land use information at this time. If costs change significantly in either direction, if land use assumptions change significantly, or if other funding to construct the facilities becomes available, the fee would be adjusted accordingly. CRPD periodically will conduct a review of improvement costs and will make adjustments to the Fee Program as necessary.

The cost estimates presented in this report are in constant 2005 dollars. In years when CRPD does not update the fee after reviewing facility costs, land uses, and the role of other funding, CRPD automatically will adjust the cost estimates and resulting fees for inflation. The fee will be updated each year as follows:

1. A "mean" index will be computed by averaging the index for 20 United States cities with the Construction Cost Index for San Francisco from the January issue of the *Engineering News Record* for the year in which the calculation is being made.
2. An adjustment factor shall be computed by dividing that year's mean index by the previous January's mean index.

The new SDCP park development fee shall be calculated by multiplying the adjustment factor, as calculated in Step 2, by the SDCP park development fee in place before the annual adjustment.

ORGANIZATION OF THE REPORT

This report is divided into five chapters including this Executive Summary. **Chapter II** describes future development and facility needs. **Chapter III** provides cost allocations and fee calculations for the park facilities. **Chapter IV** describes how the fee will be implemented and updated. **Chapter V** provides the nexus findings for the CRPD Park Development Fee. **Appendix A** provides detailed cost estimates for the park facilities.

Table 1
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Estimation of Single-Family Units

Item	Number of Units
Single-Family Units	2,593
	"units"

DRAFT

Table 2
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Allocation of Park Development Costs

Land Use	Total Units	Persons per Household	EDU Factor	Total EDUs	Allocation Percentage	Park Cost	Plus: Admin. 4%	Total Park Cost	On-Site Park Fee per Unit
Single-Family Units	2,593	2.76	1.00	2,593	100.0%	$11,516,342	$460,654	**$11,976,995**	**$4,619**
Total				**2,593**	**100%**	**$11,516,342**	**$460,654**	**$11,976,995**	

"cost_alloc"

Table 3
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Summary of Total On-Site Park Development Costs

Park	On-Site Cost
Park A	$5,964,390
Park B	$1,658,930
Park C	$1,880,088
Park E	$2,012,933
Subtotal On-Site Park Development Costs	**$11,516,342**

"onsite_costs"

Source: Foothill Associates

Table 4
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Calculation of Percent Increase of Proposed Park Fee

Item	Amount
Current Single-Family Park Fee	**$3,249**
Proposed Single-Family Fee	
Off-Site Component	$1,363
Trail Component	$272
Proposed On-Site Component	$4,619
Total Proposed Fee	**$6,254**
Percent Increase of Single-Family Park Fee	**92%**

"total_fee"

Table 5
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Calculation of Percent Increase in Park Fee for Other Land Uses

Item	Amount
Single-Family Park Fee Percent Increase	**92%**
Current Multifamily Fee	$2,538
Proposed Multifamily Fee	**$4,886**
Current Office Fee	$0.43
Proposed Office Fee	**$0.83**
Current Commercial Fee	$0.30
Proposed Commercial Fee	**$0.57**

"other_fees"

II. FUTURE DEVELOPMENT AND FACILITY NEEDS

This chapter describes the amount of growth projected to occur from planned SDCP development and the park facilities necessary to serve this new development.

LAND USE

The SDCP is bordered by Sunrise Boulevard, Douglas Road, Grant Line Road, and Jackson Highway in the City. As shown in **Table 1**, 2,593 single-family units are expected to benefit from the improvements described in this Nexus Study.

The costs in this nexus study have been spread out over all 2,593 of the units deemed to benefit from the park facilities. Because permits for approximately 1,295 of these units have already been pulled, however, the park fee will not be able to be collected for those units. They must be included in the analysis, however, because there would not be a nexus for spreading all costs over only remaining units with no building permits if other units would benefit from the improvements.

The development program must be closely monitored to avoid under- or over-funding of the fee program.

FACILITY NEEDS AND ESTIMATED COSTS

The following paragraphs provide a general description of the facilities planned to be funded with the proposed SDCP Park Development Fee.

Appendix A contains the detailed on-site park facility cost estimates. The cost estimates shown were prepared by Foothill Associates. As shown in **Table 3**, the total on-site park improvement cost for Park A, Park B, Park C, and Park E is estimated at $11.5 million. A 4-percent administration component is added to this park cost, with 3 percent going to CRPD and 1 percent going to the City. This brings the total on-site cost to $12.0 million.

The tables in **Appendix A** break costs down into "hard" development costs, which include basic park improvement costs, as well as other park improvements. The soft costs include surveying and geotechnical costs; permitting, fees, and inspection; and a 15-percent contingency. In addition, soft costs include the cost of the Park Master Plans, the Fee Program formation, and an allowance for updates to both Park Master Plans and Fee Program, for which Economic & Planning Systems, Inc., (EPS) has included in a 4-percent contingency (3 percent for CRPD and 1 percent for the City). Foothill Associates prepared the park development costs.

III. COST ALLOCATION AND FEE CALCULATIONS

This chapter describes the cost allocation methodology and calculates the proposed fee to fund park facilities. Calculating the proposed fee involves the following five-step process:

1. Determine the amount of new development in the SDCP that benefits from the proposed park improvements (summarized in the previous chapter).
2. Determine the park improvements needed to serve the new development (included in the previous chapter).
3. Determine the cost of facilities to be funded by the SDCP Park Development Fee (included in the previous chapter).
4. Allocate the cost of facilities per dwelling unit equivalent (DUE) for park improvements for park facilities (shown in this chapter).
5. Add an allowance to the cost allocation in each park component for administration of the fee program.

ALLOCATION OF ESTIMATED PARK IMPROVEMENT COSTS

The purpose of allocating certain improvement costs among the various land uses is to provide an equitable method of funding required infrastructure. The keys to apportioning the cost of regional improvements to different land uses are the assumptions that the demands placed on public facilities are related to land use type and that such demands can be stated in relative terms for all particular land uses. It is by relating demand for facilities to land use types that reasonable nexus, or relationship, can be established to apportion the "fair share" costs to that land use.

A DUE is a common use factor that allows the allocation of improvement costs among residential and nonresidential land uses. A DUE is defined as the amount of facility use for each land use type relative to a single-family unit, so the DUE for a single-family unit is 1.0.

The DUE factors used in this study are based on park use factors contained in many other park development impact fee programs throughout the Sacramento region. Total DUEs by land use are calculated by multiplying the appropriate DUE factor by the applicable amount of projected new development in the SDCP. The cost allocation used to allocate the on-site park improvement costs is shown in **Table 2.**

FEE CALCULATIONS

The SDCP Park Development Fee presented in this Nexus Study is based on the best available cost estimates and land use information at this time. If costs, land use assumptions, or other assumptions change significantly, or if other funding to construct the facilities becomes available, the Park Development Fee would be adjusted accordingly. CRPD periodically will review park facility improvement costs and will update the fee programs if necessary.

IV. IMPLEMENTATION

The proposed fee presented in this report is based on the best development cost estimates, administrative cost estimates, and land use information available at this time. If costs change significantly in either direction, if the type or amount of new projected development changes, if other assumptions significantly change, or if other funding becomes available, the fee program should be updated accordingly.

After the fee presented in this report is established, CRPD should conduct periodic reviews of SDCP facility costs and other assumptions used as the basis of this Nexus Study. Based on these reviews, CRPD may make necessary updates to the fee program.

The cost estimates presented in this report are in constant 2005 dollars. When CRPD does not update the fee by reviewing facility costs or other assumptions, the costs and fees will be adjusted automatically for inflation as outlined in this chapter.

IMPLEMENTING ORDINANCES/RESOLUTIONS

The proposed fee update needs to be adopted by CRPD through one or more ordinances authorizing collection of the fee and through one or more fee resolutions establishing the fee. The fee will be effective 60 days after the City's final action on the ordinances authorizing collection of the fee and on the fee resolutions establishing the fee. The new ordinances or resolutions should reference the automatic inflation adjustment factor discussed in this chapter.

FEE COLLECTION AND EXEMPTIONS

All new development that occurs in the SDCP, except as specifically exempted herein, shall pay the proposed fee at the time of building permit.

EXEMPTIONS FROM THE FEE

Existing development is exempt from the proposed fee. In addition, with written approval from the CRPD, any or all portions of the proposed fees may be waived if it can be determined that a proposed project will not impact any facility for which the fees are collected. Written fee waivers may be available on a case-by-case basis for certain temporary structures such as a mobile home used for construction management purposes.

REIMBURSEMENTS, FEE CREDITS, AND ADJUSTMENTS

As is typical with development impact fee programs, many of the public infrastructure facilities are needed up-front, in advance of when adequate revenue from the fee collection would be available to fund such improvements. Consequently, some type of private funding is necessary to pay for the public improvements when they are needed. This private financing may be in the form of land-secured bonds, developer equity, or other forms of private financing.

When this situation occurs, development impact fee programs need a mechanism to address situations in which developers privately fund public facilities that would normally be funded by the fee program. To address this issue, the Nexus Study enables fee credits and reimbursements to provide the necessary link between collection of the SDCP Park Development Fee and the private construction and dedication of eligible park improvements.

Developers/Landowners who fund construction of park facilities included in this Nexus Study will be eligible for fee credits/reimbursements against the appropriate fee or fees. Fee credits/reimbursements will be available for the facility construction cost as shown in this Nexus Study or actual costs if the Fee Program is updated to include actual costs. Fee credits/reimbursements will be adjusted annually by the inflation factor used to adjust the fee programs. Once fee credits have been determined, they will be used at the time the respective fees would be due.

CRPD reserves the authority to reduce the Park Development Fees for properties under certain circumstances if necessary. Any reduction in the fees will be based upon CRPD's independent analysis and review of the particular property.

FEE CREDIT/REIMBURSEMENT TO DEVELOPERS

Fee Credit/Reimbursements for constructing park facilities in the CRPD will be provided under the following conditions.

1. Developer-installed/acquired improvements shall be considered for reimbursement from the Fee Program. The various CRPD park fee accounts shall not be commingled to reimburse a developer.
2. The value of any developer-installed/acquired improvements for reimbursement/fee credit purposes shall not exceed the total cost estimate (as adjusted for inflation) used to establish the amount of the fees in this Nexus Study or actual costs if the Fee Program is updated to include actual costs.

3. The use of accumulated fee revenues shall be used in the following priority order: 1) critical projects, 2) repayment of inter-fund loans, and 3) repayment of accrued reimbursement to private developers. A project is deemed to be a "critical project" when failure to complete the project prohibits further development from occurring.

Once all criteria are met, fee credits may be taken against fees when payable at building permit. To obtain fee credits, the park improvement projects must meet all criteria, and developers must apply to CRPD before payment of fees on the first unit associated with a final subdivision map. CRPD maintains the flexibility to allocate fee credits in a manner it chooses. Fee credits granted shall be on a per-unit basis for single-family and multifamily development or on a per-building-square-foot basis for nonresidential development projects.

Reimbursements will be due to developers who have advance funded a facility (or facilities) in excess of their fair share of that park facility cost (or those facilities costs). In this instance, developers would first obtain fee credits, up to their fair share requirement for a facility, and then await reimbursement from fee revenue collections from other fee payers.

Reimbursement priority will be determined on a first-in/first-out basis. For each park improvement type, CRPD anticipates prioritizing CRPD-accepted public facilities on a month-by-month basis. For example, if one neighborhood park capital improvement project receives CRPD approval on the second of the month while another receives CRPD approval on the twentieth of the same month, each of the projects have equal weighting in terms of priority for reimbursement.

When funds are available, reimbursements will be paid to the first developer or group of developers awaiting reimbursement until that developer is paid in full. Then reimbursements accrue to the next developer or group of developers awaiting reimbursement until paid in full.

To obtain reimbursements, developers must enter into a reimbursement agreement with CRPD. When funds are available, reimbursements will be paid quarterly, semi-annually, or as otherwise determined by CRPD. As noted, reimbursements will be paid only after CRPD acceptance of park improvements. It is important to note that reimbursements are an obligation of the CRPD Park Development Fee and not an obligation of the CRPD General Fund or other operating funds.

In each fee component, excluding administration, developers will be eligible for fee credits/reimbursements up to 100 percent of the fee. Eligible public facility costs, which

are used to determine fee credits/reimbursements, will be based on cost schedules in this Nexus Study or actual construction costs if the fees are updated to include the actual costs.

Cost schedules in the Nexus Study will be adjusted annually automatically by the inflation factor described in this chapter.

ANNUAL INFLATION ADJUSTMENT AND PERIODIC FEE REVIEW

The proposed fee will be adjusted by CRPD annually to account for the inflation of construction and acquisition costs. (For ease of administration, the ordinance(s) and resolution(s) adopted to exact the fee should reference the automatic annual inflation adjustment.)

The cost estimates presented in this report are in constant 2005 dollars. In years when CRPD does not update the fee after reviewing facility costs, land uses, and the role of other funding, CRPD automatically will adjust the cost estimates and resulting fees for inflation. The fee will be updated each year as follows:

1. A mean index will be computed by averaging the index for 20 United States cities with the Construction Cost Index for San Francisco from the January issue of the *Engineering News Record* for the year in which the calculation is being made.
2. An adjustment factor shall be computed by dividing that year's mean index by the previous January's mean index.
3. The new SDCP park development fee shall be calculated by multiplying the adjustment factor, as calculated in Step 2, by the SDCP park development fee in place before the annual adjustment.

The proposed fee is subject to periodic update based on changes in developable land, cost estimates, or outside funding sources. CRPD periodically will review the costs and fee to determine if any updates to the fee are warranted. During the periodic reviews, CRPD will analyze these items:

- Changes to the required facilities listed in the Nexus Study;
- Changes in the cost to update or administer the fee;
- Changes in costs greater than inflation;

- Changes in assumed land uses; and
- Changes in other funding sources.

Any fee changes based on the periodic update will be presented to CRPD for approval before an increase or decrease in the fee.

FEE ADMINISTRATION

The proposed fee will be collected by the City at the time of building permit. CRPD may use the fees when collected by the City and transferred to CRPD or may wait until a sufficient fund balance can be accrued. Per Government Code Section 66006, CRPD is required to deposit, invest, account for, and expend the fees in a prescribed manner.

FIVE-YEAR REVIEW

The fifth fiscal year following the first deposit into the fee account or fund, and every 5 years thereafter, CRPD is required to make all the following findings with respect to that portion of the accounts or funds remaining unexpended:

- Identify the purpose for which the fee is to be put;
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
- Identify all sources and amounts of funding anticipated to complete financing in incomplete plan area improvements; and
- Designate the approximate dates that the funding referred to in the above paragraph is expected to be deposited in the appropriate account or fund.

CRPD must refund the unexpended or uncommitted revenue portion for which a need could not be demonstrated in the above findings unless the administrative costs exceed the amount of the refund.

V. NEXUS FINDINGS

AUTHORITY

This report has been prepared to establish the CRPD Park Development Fee. This fee is established in accordance with the procedural guidelines codified in California Government Section 66000 *et seq.* These code sections set forth the procedural requirements for establishing and collecting development impact fees. These procedures require that "a reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition."[2] Specifically, each local agency imposing a fee must perform the following tasks:

- Identify the purpose of the fee;
- Identify how the fee is to be used;
- Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed;
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed; and
- Demonstrate a reasonable relationship between the amount of the fee and the cost of public facility or portion of the public facility attributable to the development on which the fee is imposed.

FINDINGS FOR PARK DEVELOPMENT FEE NEXUS

PURPOSE OF FEES

The proposed fee will help develop 4.87 acres of park land per 1,000 residents in the SDCP. New development in the SDCP will increase the population in the SDCP, which is the basis for the standard set forth in the original nexus study.

The proposed fee will fund the improvements necessary to accommodate new residential and nonresidential development in the SDCP. These fee programs are described in more detail in **Chapter II**.

[2] *Public Needs & Private Dollars*, William Abbott *et al.*, p. 109.

USE OF FEES

Fees from new development in the SDCP will be used to fund additions and improvements to park facilities to accommodate future park facilities demand resulting from new residential and nonresidential development. On-site park improvements include these items:

- Park A: a 20.5-acre community park;
- Park B: a 5.7-acre neighborhood park;
- Park C: a 3.7-acre neighborhood park;
- Park E: a 6.7-acre neighborhood park; and
- Surveying and geotechnical costs; permitting, fees, and inspection; a 15-percent contingency; and fee program administration of 4 percent.

RELATIONSHIP BETWEEN USE OF FEES AND TYPE OF DEVELOPMENT

The development of new residential and nonresidential land uses in the SDCP will generate additional need for park and recreation services and the associated need for park facilities. The fees will be used to develop park land to serve new development.

RELATIONSHIP BETWEEN NEED FOR FACILITY AND TYPE OF PROJECT

Each new residential and nonresidential development project will generate additional demand for park and recreation services and the associated need for park and recreation facilities. To maintain the park dedication requirements of 4.87 park acres per thousand residential population with improved park land, the CRPD must develop 4.87 acres of park land per thousand residential population of new development.

Economic & Planning Systems

Public Finance
Real Estate Economics
Regional Economics
Land Use Policy

APPENDIX A

PARK COST ESTIMATES

Table A-1 Park A—20.5 Acres

Table A-2 Park B—5.7 Acres (PDA Scope)

Table A-3 Park C—3.7 Acres (PDA Scope)

Table A-4 Park E—6.7 Acres (PDA Scope)

Table A-1
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Park Cost Estimate PARK A - 20.5 ACRES

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
		Basic Park Improvements						
A	1	Layout, Earthwork, Const. Fencing	Ac	20.5	$17,000.00	**$348,500**		
A	2	Berm Construction and Fine Grading	CY	20,000.0	$8.00	**$160,000**		
A	3	Erosion Control	Ac	20.5	$4,000.00	**$82,000**		
A	4	Sewer Flushing Branch and Cleanout	EA	1	$1,500.00	**$1,500**		
A	5	Sewer MH, 48"	EA	2	$3,500.00	**$7,000**		
A	6	Sewer Pipe 4"	LF	630	$40.00	**$25,200**		
A	7	Sewer Pipe 6"	LF	106	$45.00	**$4,770**		
A	8	Sewer Pipe 8"	LF	200	$60.00	**$12,000**		
A	9	Storm Drain 6"	LF	0	$8.00	**$0**		
A	10	Storm Drain 8"	LF	1,793	$16.00	**$28,688**		
A	11	Storm Drain 10"	LF	2,409	$18.00	**$43,362**		
A	12	Storm Drain 12"	LF	814	$24.00	**$19,536**		
A	13	Storm Drain System Connection	EA	3	$2,000.00	**$6,000**		
A	14	Drain Inlets w/ grate	EA	30	$1,680.00	**$50,400**		
A	15	Water Connection Construction	EA	1	$1,000.00	**$1,000**		
A	16	Water Meter (4") Fee	EDU	16	$7,487.00	**$119,792**		
A	17	Water Development Fee	Ac	20.5	$1,233.00	**$25,277**		
A	18	4" SCH 40 PVC Water Pipe (domestic)	LF		$12.00	**$0**		
A	19	3" SCH 40 PVC Water Pipe (domestic)	LF		$9.00	**$0**		
A	20	2" SCH 40 PVC Water Pipe (domestic)	LF	500	$4.60	**$2,300**		
A	21	1.5" SCH 40 PVC Water Pipe (domestic)	LF	750	$2.50	**$1,875**		
A	22	1" SCH 40 PVC Water Pipe (domestic)	LF	1,500	$3.60	**$5,400**		
A	23	2" Gate Valve (domestic)	EA	4	$550.00	**$2,200**		
A	24	1.5" Gate Valve (domestic)	EA	6	$440.00	**$2,640**		
A	25	1" Gate Valve (domestic)	EA	10	$350.00	**$3,500**		
A	26	Post and Cable along OS and Sunrise Blvd.	LF	1,966	$16.00	**$31,456**		
A	27	Domestic BFP (2")	EA	1	$2,300.00	**$2,300**		
A	28	6' x 8' SMUD pull box and excavation	LS	1	$7,500.00	**$7,500**		
A	29	2 - 4" primary conduits, trenching and backfill	LF	500	$50.00	**$25,000**		
A	30	2 - 4" secondary conduits, trenching and backfill	LF	1,200	$50.00	**$60,000**		
A	31	Drinking Fountain W/ Sump	EA	3	$4,300.00	**$12,900**		
A	32	Drinking Fountain connected to sewer line	EA	2	$4,000.00	**$8,000**		
A	33	Electrical, SMUD Transformer Pad	EA	1	$3,000.00	**$3,000**		
A	34	Electrical, 200 Amp Metering Pedestal and pad	EA	1	$10,000.00	**$10,000**		
A	35	Electrolier -- Light Standard	EA	12	$3,000.00	**$36,000**		
A	36	Concrete Sidewalk - 6'	LF	1902	$45.00	**$85,590**		
A	37	Concrete Sidewalk - 8'	LF	3115	$56.00	**$174,440**		
A	38	Concrete Sidewalk - 10'	LF	0	$70.00	**$0**		
A	39	Brushed Concrete	SF	4000	$7.00	**$28,000**		
A	40	Concrete Curb - Type 3	LF	415	$20.00	**$8,300**		
A	41	Concrete Mowing Strip (12")	LF	1638	$14.00	**$22,932**		
A	42	Concrete Pad (5.5")	SF	5715	$8.00	**$45,720**		
A	43	Concrete Battered Planter/Seat Walls	LF	0	$245.00	**$0**		
A	44	Bollards -- Removable	EA	5	$900.00	**$4,500**		
A	45	Park Sign Wall with Precast Concrete Cap	LF	15	$580.00	**$8,700**		
A	46	Park Sign Wall Pilasters	EA	2	$1,500.00	**$3,000**		
A	47	Park Bench w/ Concrete Pad	EA	10	$1,200.00	**$12,000**		
A	48	7' Picnic Table w/ Concrete Pad	EA	0	$3,000.00	**$0**		
A	49	9' Picnic Tables w/ Concrete Pad	EA	0	$4,000.00	**$0**		
A	50	Trash Receptacles	EA	10	$550.00	**$5,500**		
A	51	BBQ Grill, Group	EA	1	$3,000.00	**$3,000**		
A	52	BBQ Grill, Family	EA	2	$1,000.00	**$2,000**		
A	53	Bike Rack (6 bikes)	EA	6	$1,200.00	**$7,200**		
A	54	Irrigation Backflow Preventer (4")	EA	1	$3,500.00	**$3,500**		
A	55	Flow Sensors and Enclosure	LS	1	$2,500.00	**$2,500**		
A	56	Booster Pump Assembly (3")	LS	1	$16,000.00	**$16,000**		
A	57	Irrigation Rotor System Pop Up	SF	610000	$0.75	**$457,500**		
A	58	Irrigation Spray System Pop Up	SF	87000	$1.00	**$87,000**		
A	59	Controller (Satellite System), number of stations	LS	1	$18,000.00	**$18,000**		
A	60	Soil Preparation and Amendments	SF	697000	$0.25	**$174,250**		
A	61	Turf Planting - Hydroseeding	SF	610000	$0.25	**$152,500**		
A	62	Trees -- 15 Gallon	EA	337	$120.00	**$40,440**		
A	63	Shrubs -- 15 Gallon	EA	50	$100.00	**$5,000**		
A	64	5 Gallon Shrubs	EA	658	$25.00	**$16,450**		
A	65	1 Gallon Shrubs/Ground Cover/Vines	EA	5483	$10.00	**$54,830**		
A	66	Bark w/ Weed Fabric	SF	65800	$0.75	**$49,350**		
A	67	Maintenance Period -- 90 Days	Ac	20.5	$2,400.00	**$49,200**		
							Basic Park Improvements	**$2,686,497.50**

Table A-1
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Park Cost Estimate PARK A - 20.5 ACRES

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
		Basic Park Improvements						
B	1	Concrete Play Area Curb	LF	522	$20.00	$10,440		
B	2	Concrete Play Area Ramp	EA	2	$1,500.00	$3,000		
B	3	Tot Lot	EA	1	$60,000.00	$60,000		
B	4	Children's Play Area	EA	1	$90,000.00	$90,000		
B	5	Play Area Fiber	CY	292	$40.00	$11,680		
B	6	Sand Play Area with Barrier Fabric and Drain	SF	0	$20.00	$0		
							Tot Lot	$175,120.00
C	1	Basketball Standard	EA	2	$3,800.00	$7,600		
C	2	Basketball Court Curb	LF	240	$13.00	$3,120		
C	3	Basketball Court (Asphalt)	SF	4700	$3.25	$15,275		
C	4	Basketball Court Surfacing	SF	4700	$1.25	$5,875		
C	5	Basketball Court Striping	LS	1	$750.00	$750		
C	6	Basketball Court 10' Chain Link Fence	LF	240	$81.00	$19,440		
							Basketball Full Court	$52,060.00
D	1	9' Picnic Tables for Shade Shelters	EA	8	$1,500.00	$12,000		
D	2	Group Picnic Shelter (for 8 tables)	EA	1	$80,000.00	$80,000		
D	3	Group Picnic Shelter Columns	EA	7	$2,300.00	$16,100		
D	4	Group Picnic Shelter Column w/Electric Service	EA	1	$2,500.00	$2,500		
							Large Group Picnic Area	$110,600.00
E	1	Restroom (Standard, 6 units each) w/Room	EA	1	$125,000.00	$125,000		
							Restroom	$125,000.00
F	1	Tennis Court Curb	LF	450	$13.00	$5,850		
F	2	Tennis Court (Asphalt)	SF	25181	$3.25	$81,838		
F	3	Tennis Court Surfacing	SF	25181	$1.25	$31,476		
F	4	Tennis Court Striping	LS	1	$2,000.00	$2,000		
F	5	Tennis Court 10' Chain Link Fence	LF	782	$81.00	$63,342		
F	6	Electrolier – Tennis Light Standard	EA	4	$12,000.00	$48,000		
							Tennis Courts	$232,506.50
G	1	Curb Cuts and Type A-7 Conc. Driveway	EA	2	$6,000.00	$12,000		
G	2	Access Road - 2 Lane (24')	LF	288	$96.00	$27,648		
G	3	Parking Lot Concrete Curb (Type 5)	LF	1,844	$20.00	$36,880		
G	4	Parking Spaces	EA	148	$1,000.00	$148,000		
G	5	Parking Lot Access Gates	EA	2	$6,500.00	$13,000		
G	6	Parking Lot Signage	LS	1	$3,000.00	$3,000		
							Parking Lot	$240,528.00
H	1	Soccer Goals	EA	4	$3,000.00	$12,000		
							Soccer Field Regulation	$12,000.00
I	1	Soccer Goals	EA	4	$3,000.00	$12,000		
							Soccer Field Youth	$12,000.00
J	1	Softball Fields -- 6' Chain Link Fence	LF	0	$55.00	$0		
J	2	Softball Backstop	EA	4	$30,000.00	$120,000		
J	3	Hardball Backstop	EA	0	$40,000.00	$0		
J	4	Player's Bench	EA	16	$1,200.00	$19,200		
J	5	Bleachers	EA	8	$6,000.00	$48,000		
J	6	Ball Field Mix	LS	4	$10,000.00	$40,000		
J	7	Electrolier – Softball Light Standard	EA	16	$23,000.00	$368,000		
							Baseball Fields -- Lighted	$595,200.00
K	1	Water Spray Park	EA	1	$110,000.00	$110,000		
							Water Feature	$110,000.00
L	1	Street Frontage	LF	1,680	$250.00	$420,000		
							Street Frontage	$420,000.00
		SUBTOTAL All Categories				**$4,771,512.00**		**$4,771,512.00**
		2% Surveying and Geotechnical				$95,430.24		$95,430.24
		8% Permitting, Fees and Inspection				$381,720.96		$381,720.96
		15% Contingency				$715,726.80		$715,726.80
		TOTAL ESTIMATED COST				**$5,964,390.00**		**$5,964,390.00**
		07/25/2005 Park Development Agreement						

Source: Foothill Associates.

Table A-2
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Park Cost Estimate PARK B - 5.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
		Basic Park Improvements						
A	1	Layout, Earthwork, Const. Fencing	Ac	5.7	$17,000.00	$96,900		
A	2	Berm Construction and Fine Grading	CY	6,000	$8.00	$48,000		
A	3	Erosion Control	Ac	5.7	$4,000.00	$22,800		
A	4	Sewer Flushing Branch and Cleanout	EA	0	$1,500.00	$0		
A	5	Sewer MH, 48"	EA	0	$3,500.00	$0		
A	6	Sewer Pipe 4"	LF	0	$40.00	$0		
A	7	Sewer Pipe 6"	LF	0	$45.00	$0		
A	8	Sewer Pipe 8"	LF	0	$60.00	$0		
A	9	Storm Drain 6"	LF	0	$8.00	$0		
A	10	Storm Drain 8"	LF	800	$16.00	$12,800		
A	11	Storm Drain 10"	LF	0	$18.00	$0		
A	12	Storm Drain 12"	LF	0	$24.00	$0		
A	13	Storm Drain Connection at Play Area	EA	2	$2,000.00	$4,000		
A	14	Storm Drain Inlets w/ grate	EA	5	$1,680.00	$8,400		
A	15	Water Connection Construction	EA	1	$1,000.00	$1,000		
A	16	Water Meter (3") Fee	EDU	9	$7,487.00	$67,383		
A	17	Water Development Fee	Ac	5.7	$1,233.00	$7,028		
A	18	4" SCH 40 PVC Water Pipe (domestic)	LF	0	$12.00	$0		
A	19	3" SCH 40 PVC Water Pipe (domestic)	LF	0	$9.00	$0		
A	20	2" SCH 40 PVC Water Pipe (domestic)	LF	150	$4.50	$675		
A	21	1.5" SCH 40 PVC Water Pipe (domestic)	LF	100	$2.50	$250		
A	22	1" SCH 40 PVC Water Pipe (domestic)	LF	425	$3.60	$1,530		
A	23	2" Gate Valve (domestic)	EA	3	$550.00	$1,650		
A	24	1.5" Gate Valve (domestic)	EA	0	$440.00	$0		
A	25	1" Gate Valve (domestic)	EA	0	$350.00	$0		
A	26	Post and Cable along OS	LF	217	$16.00	$3,472.00		
A	27	Domestic BFP (2")	LS	1	$2,300.00	$2,300.00		
A	28	Drinking Fountain W/ Sump	EA	2	$4,300.00	$8,600.00		
A	29	Drinking Fountain connected to sewer line	EA	0	$4,000.00	$0.00		
A	30	6' x 8' SMUD pull box and excavation	LS	1	$7,500.00	$7,500		
A	31	2 - 4" primary conduits, trenching and backfill	LF	125	$50.00	$6,250		
A	32	2 - 4" secondary conduits, trenching and backfill	LF	145	$50.00	$7,250		
A	33	SMUD Transformer Pad	EA	1	$3,000.00	$3,000		
A	34	200 Amp Metering Pedestal and pad	EA	1	$10,000.00	$10,000		
A	35	Electrolier -- Light Standard	EA	9	$2,600.00	$23,400.00		
A	36	Concrete Sidewalk -- 6'	LF	500	$45.00	$22,500.00		
A	37	Concrete Sidewalk/Path - 8'	LF	1445	$56.00	$80,920.00		
A	38	Concrete Curb - Type 3	LF	184	$20.00	$3,680.00		
A	39	Concrete Mowing Strip (12")	LF	307	$14.00	$4,298.00		
A	40	Concrete Pad (5.5"")	SF	2670	$8.00	$21,360.00		
A	41	Concrete Battered Planter/Seat Walls	LF	0	$245.00	$0.00		
A	42	Bollards -- Removable	EA	3	$900.00	$2,700.00		
A	43	Park Sign Wall with Precast Concrete Cap	LF	15	$580.00	$8,700.00		
A	44	Park Sign Wall Pilasters	EA	2	$1,500.00	$3,000.00		
A	45	Park Bench w/ Concrete Pad	EA	4	$1,000.00	$4,000.00		
A	46	7' Picnic Table w/ Concrete Pad	EA	0	$3,000.00	$0.00		
A	47	Trash Receptacles	EA	4	$550.00	$2,200.00		
A	48	Bike Rack (6 bikes)	EA	1	$1,200.00	$1,200.00		
A	49	Irrigation Back Flow Preventer (3")	EA	1	$3,000.00	$3,000.00		
A	50	Flow Sensor and Enclosure	EA	1	$2,500.00	$2,500.00		
A	51	Booster Pump Assembly (3")	LS	1	$16,000.00	$16,000.00		
A	52	Irrigation Rotor System Pop Up	SF	128371	$0.75	$96,278.25		
A	53	Irrigation Spray System Pop Up	SF	44597	$1.00	$44,597.00		
A	54	Controller (Satellite System), number of stations	LS	1	$18,000.00	$18,000.00		
A	55	Soil Preparation and Amendments	LS	172968	$0.25	$43,242.00		
A	56	Turf Planting - Hydroseeding	SF	153250	$0.25	$38,312.50		
A	57	15 Gallon Trees	EA	94	$120.00	$11,280.00		
A	58	5 Gallon Shrubs	EA	320	$25.00	$8,000.00		
A	59	1 Gallon Shrubs/Ground Cover/Vines	EA	2384	$10.00	$23,840.00		
A	60	Bark w/ Weed Fabric	SF	19718	$0.75	$14,788.50		
A	61	Maintenance Period -- 90 Days	Ac	5.7	$2,400.00	$13,680.00		
							Basic Park Improvements	$832,264.35
B	1	Concrete Play Area Curb	LF	465	$20.00	$9,300.00		
B	2	Concrete Play Area Ramp	EA	2	$1,500.00	$3,000.00		
B	3	Tot Lot	EA	1	$50,000.00	$50,000.00		
B	4	Children's Play Area	EA	1	$70,000.00	$70,000.00		
B	5	Concrete Play Area Critters	EA	0	$4,000.00	$0.00		
B	6	Stamped Concrete (Critter Theme)	LF	0	$12.00	$0.00		
B	7	Colored Concrete (Critter Theme)	SF	0	$12.00	$0.00		
B	8	Play Area Fiber	CY	237	$40.00	$9,480.00		
B	9	Sand Play Area with Barrier Fabric and Drain	SF	0	$20.00	$0.00		
							Tot Lot	$141,780.00

Table A-2
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Park Cost Estimate PARK B - 5.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
		Basic Park Improvements						
C	1	Group Picnic Shelter (for 4 tables)	EA	1	$50,000.00	**$50,000.00**		
C	2	Group Picnic Shelter Columns	EA	7	$2,300.00	**$16,100.00**		
C	3	Group Picnic Shelter Columns w/ Electric Service	EA	1	$2,500.00	**$2,500.00**		
							Small Group Picnic Area	**$68,600.00**
D	1	BBQ Grill, Group	EA	2	$3,000.00	**$6,000.00**		
D	2	BBQ Grill, Family	EA	2	$1,000.00	**$2,000.00**		
							Group Area Barbeques, sink & counter	**$8,000.00**
E	1	7' Picnic Table for Shade Shelter	EA	4	$1,500.00	**$6,000.00**		
							Group Area Tables	**$6,000.00**
F	1	Basketball Standard	EA	0	$3,800.00	**$0.00**		
F	2	Basketball Court Curb	LF	0	$13.00	**$0.00**		
F	3	Basketball Court (Asphalt)	SF	0	$3.25	**$0.00**		
F	4	Basketball Court Surfacing	SF	0	$1.25	**$0.00**		
F	5	Basketball Court Striping	LS	0	$500.00	**$0.00**		
F	6	Basketball Court 10' Chain Link Fence	LF	0	$81.00	**$0.00**		
							Basketball -- Half Court	**$0.00**
G	1	Soccer Goals	EA	0	$3,000.00	**$0.00**		
							Soccer Fields Youth	**$0.00**
H	1	Softball Backstop	EA	0	$30,000.00	**$0.00**		
H	2	Player's Bench	EA	0	$1,200.00	**$0.00**		
							Softball Field	**$0.00**
I	1	Street Frontage	LF	1,082	$250.00	**$270,500**		
							Street Frontage	**$270,500.00**
		SUBTOTAL All Categories				**$1,327,144.35**		**$1,327,144.35**
		2% Civil, Surveying and Geotechnical				**$26,542.89**		**$26,542.89**
		8% Design, Permitting, Fees and Inspection				**$106,171.55**		**$106,171.55**
		15% Contingency				**$199,071.65**		**$199,071.65**
		TOTAL ESTIMATED COST				**$1,658,930.44**		**$1,658,930.44**
		7/25/2005						

Source: Foothill Associates.

Table A-3
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Park Cost Estimate PARK C - 3.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT
	A	Basic Park Improvements				
A	1	Clearing, Grubbing, Grading, Construction Fencing	Ac	3.7	$20,000.00	$74,000.00
A	2	Mass Excavation and Grading	CY	10300	$8.00	$82,400.00
A	3	Erosion Control	Ac	3.7	$4,000.00	$14,800.00
A	4	Sewer Flushing Branch and Cleanout	EA	1	$1,500.00	$1,500.00
A	5	Sewer VCP 4"	LF	24	$40.00	$960.00
A	6	Sewer VCP 6"	LF	348	$45.00	$15,660.00
A	7	Sewer MH, 48"	EA	2	$3,500.00	$7,000.00
A	8	Storm Drain, 12" HDPE Pipe	LF	84	$24.00	$2,016.00
A	9	Storm Drain, 12" PVC SDR-35 Pipe	LF	73	$24.00	$1,752.00
A	10	Storm Drain, 8" PVC SDR-35 Pipe	LF	348	$16.00	$5,568.00
A	11	Storm Drain Connection at Play Area	EA	2	$1,000.00	$2,000.00
A	12	Storm Drain System Connection	EA	2	$1,000.00	$2,000.00
A	13	Storm Drain Inlet, Christy U218	EA	2	$1,680.00	$3,360.00
A	14	Storm Drain Inlet, Christy V64	EA	1	$1,160.00	$1,160.00
A	15	Storm Manhole, 48"	EA	1	$3,100.00	$3,100.00
A	16	Water Connection Construction	EA	1	$1,000.00	$1,000.00
A	17	Water Meter (3") Fee	EDU	9	$7,487.00	$67,383.00
A	18	Water Development Fee	Ac	3.7	$1,233.00	$4,562.10
A	19	Water Pipe, 3" Sch 40 PVC	LF	24	$8.90	$213.60
A	20	Water Pipe, 2" Sch 40 PVC	LF	247	$2.30	$568.10
A	21	Water Pipe, 1.5" Sch 40 PVC	LF	27	$4.60	$124.20
A	22	Water Pipe, 1" Sch 40 PVC	LF	80	$3.60	$288.00
A	23	Backflow Preventer, 2", Potable	EA	1	$2,300.00	$2,300.00
A	24	Gate Valve, 2", Potable	EA	1	$550.00	$550.00
A	25	Gate Valve, 1.5", Potable	EA	1	$440.00	$440.00
A	26	Gate Valve, 1", Potable	EA	1	$350.00	$350.00
A	27	Drinking Fountain	EA	1	$4,000.00	$4,000.00
A	28	Electrical, 6x8 SMUD pull box and excavation	LS	1	$7,500.00	$7,500.00
A	29	2-4" primary conduits, trenching and backfill	LF	260	$50.00	$13,000.00
A	30	2-4" secondary conduits, trenching and backfill	LF	90	$50.00	$4,500.00
A	31	Electrical, SMUD Transformer Pad	EA	1	$3,000.00	$3,000.00
A	32	Electrical, 200AMP Metering Pedestal and Pad	EA	1	$10,000.00	$10,000.00
A	33	Electrolier -- Park Standard	EA	18	$3,000.00	$54,000.00
A	34	Parking Lot Concrete Curb	LF	92	$20.00	$1,840.00
A	35	Parking Lot Spaces	EA	7	$1,000.00	$7,000.00
A	36	Parking Lot Signage	LS	1	$1,000.00	$1,000.00
A	37	Concrete Sidewalk -- Attached to Curb and Gutter	SF	2559	$5.50	$14,074.50
A	38	Concrete Sidewalk -- 4'	LF	28	$30.00	$840.00
A	39	Concrete Sidewalk -- 5'	LF	79	$38.00	$3,002.00
A	40	Concrete Sidewalk -- 6'	LF	597	$45.00	$26,865.00
A	41	Concrete Sidewalk -- 8'	LF	644	$56.00	$36,064.00
A	42	Concrete Sidewalk -- 10'	LF	12	$70.00	$840.00
A	43	Concrete Curb -- Type 3	LF	193	$20.00	$3,860.00
A	44	Concrete Mowband -- 12"	LF	60	$14.00	$840.00
A	45	Concrete Play Area Curb	LF	358	$20.00	$7,160.00
A	46	Tot Lot	EA	1	$33,100.00	$33,100.00
A	47	Children's Play Area	EA	1	$63,100.00	$63,100.00
A	48	Sand Play Area with Barrier Fabric and Drain	SF	94	$20.00	$1,880.00
A	49	Bollards -- Removable	EA	7	$900.00	$6,300.00
A	50	Park Sign Wall with Precast Concrete Cap	LF	15	$580.00	$8,700.00
A	51	Park Sign Wall Pilasters	EA	2	$1,500.00	$3,000.00
A	52	Park Bench w/Concrete Pad	EA	2	$1,200.00	$2,400.00
A	53	Trash Receptacles	EA	5	$550.00	$2,750.00
A	54	BBQ Grill, Family	EA	2	$1,000.00	$2,000.00
A	55	Bike Rack	EA	1	$1,200.00	$1,200.00
A	56	Irrigation Backflow Preventer (3")	EA	1	$2,800.00	$2,800.00
A	57	Flow Meter and Enclosure	EA	1	$2,500.00	$2,500.00
A	58	Booster Pump Assembly	LS	1	$16,000.00	$16,000.00

Table A-3
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Park Cost Estimate PARK C - 3.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT
	A	**Basic Park Improvements**				
A	59	Irrigation Controller Assembly (Satellite System)	LS	1	$12,000.00	**$12,000.00**
A	60	Irrigation Pop-up Rotor System	SF	62340	$0.75	**$46,755.00**
A	61	Irrigation Pop-up Sprinkler System	SF	11700	$1.00	**$11,700.00**
A	62	Soil Amendments, Soil Preparation	SF	74040	$0.25	**$18,510.00**
A	63	Trees -- 15 Gallon	EA	50	$100.00	**$5,000.00**
A	64	Shrubs -- 15 Gallon	EA	6	$80.00	**$480.00**
A	65	Shrubs -- 5 Gallon	EA	40	$25.00	**$1,000.00**
A	66	Groundcovers -- 1 Gallon	EA	60	$10.00	**$600.00**
A	67	Hydroseeding -- Turf Grass	SF	63400	$0.25	**$15,850.00**
A	68	Bark with Weed Fabric	SF	6228	$0.75	**$4,671.00**
A	69	Maintenance Period -- 90 Days	Ac	3.7	$2,400.00	**$8,880.00**
		SUBTOTAL A				**$765,616.50**
	B	**New Park Standards**				
B	1	Concrete Pad (5.5")	SF	3630	$8.00	**$29,040.00**
B	2	9' Picnic Tables for Shade Shelters	EA	5	$1,500.00	**$7,500.00**
B	3	Group Picnic Shelter (for 5 tables)	EA	1	$52,000.00	**$52,000.00**
B	4	Restroom	EA	1	$84,000.00	**$84,000.00**
		SUBTOTAL B				**$172,540.00**
	C	**Other Improvements**				
C	1	Park Entry Arch	EA	2	$15,000.00	**$30,000.00**
C	2	Spray Park	EA	1	$100,000.00	**$100,000.00**
C	3	Poured Concrete Seat Walls	LF	136	$120.00	**$16,320.00**
C	4	10' Chain Link Fence	LF	474	$81.00	**$38,394.00**
C	5	Tennis Court Paving, Surfacing, Painting, Nets	EA	2	$40,000.00	**$80,000.00**
C	6	Basketball Asphalt Court	EA	1	$17,500.00	**$17,500.00**
C	7	24" Box Specimen Trees	EA	12	$300.00	**$3,600.00**
C	8	Electrolier -- Type 1 (Tennis Side Court)	EA	4	$5,000.00	**$20,000.00**
C	9	Electrolier -- Type 2 (Tennis Mid-Court)	EA	4	$9,400.00	**$37,600.00**
		SUBTOTAL C				**$343,414.00**
	D	**Street Frontage**				
D	1	Street Frontage	LF	890	$250.00	**$222,500**
		SUBTOTAL D				**$222,500**
		SUB TOTAL A,B,C,D				**$1,504,070.50**
		2% Civil, Surveying and Geotechnical				**$30,081.41**
		8% Permitting, Fees and Inspection				**$120,325.64**
		15% Contingency				**$225,610.58**
		TOTAL ESTIMATED COST				**$1,880,088.13**
		7/25/2005				

Source: Foothill Associates.

Table A-4
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Park Cost Estimate PARK E - 6.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
A		Basic Park Improvements						
A	1	Layout, Earthwork, Const. Fencing	Ac	6.7	$17,000.00	$113,900		
A	2	Berm Construction and Fine Grading	CY	8,000	$8.00	$64,000		
A	3	Erosion Control	Ac	6.7	$4,000.00	$26,800		
A	4	Sewer Flushing Branch and Cleanout	EA	0	$1,500.00	$0		
A	5	Sewer MH, 48"	EA	0	$3,500.00	$0		
A	6	Sewer Pipe 4"	LF	0	$40.00	$0		
A	7	Storm Drain 6"	LF	95	$8.00	$760		
A	8	Storm Drain 8"	LF	1,247	$16.00	$19,952		
A	9	Storm Drain Connection at Play Area	EA	2	$1,000.00	$2,000		
A	10	Storm Drain System Connection	EA	1	$1,000.00	$1,000		
A	11	Drain Inlets w/ grate	EA	6	$1,680.00	$10,080		
A	12	Water Connection Construction	EA	1	$1,000.00	$1,000		
A	13	Water Meter (3") Fee	EDU	9	$7,487.00	$67,383		
A	14	Water Development Fee	Ac	6.7	$1,233.00	$8,261		
A	15	2" SCH 40 PVC Water Pipe (domestic)	LF	650	$2.50	$1,625		
A	16	1.5" SCH 40 PVC Water Pipe (domestic)	LF	150	$4.60	$690		
A	17	2" Gate Valve (domestic)	EA	3	$550.00	$1,650		
A	18	Domestic BFP (2")	EA	1	$2,300.00	$2,300		
A	19	Drinking Fountain W/ Sump	EA	2	$4,300.00	$8,600.00		
A	20	6' x 8' SMUD pull box and excavation	LS	1	$7,500.00	$7,500		
A	21	2 - 4" primary conduits, trenching and backfill	LF	650	$50.00	$32,500		
A	22	2 - 4" secondary conduits, trenching and backfill	LF	650	$50.00	$32,500		
A	23	SMUD Transformer Pad	EA	1	$3,000.00	$3,000		
A	24	200 Amp Metering Pedestal and pad	EA	1	$10,000.00	$10,000		
A	25	Electrolier -- Light Standard	EA	8	$3,000.00	$24,000.00		
A	26	Concrete Sidewalk - 6'	LF	525	$45.00	$23,625.00		
A	27	Concrete Sidewalk - 8'	LF	1,366	$56.00	$76,496.00		
A	28	Concrete Curb - Type 5	LF	0	$20.00	$0.00		
A	29	Concrete Curb - Type 3	LF	130	$20.00	$2,600.00		
A	30	Concrete Mowing Strip (12")	LF	160	$14.00	$2,240.00		
A	31	Concrete Pad (5.5")	SF	2,800	$8.00	$22,400.00		
A	32	Concrete Battered Planter/Seat Walls	LF	100	$245.00	$24,500.00		
A	33	Bollards -- Removable	EA	3	$900.00	$2,700.00		
A	34	Park Sign Wall with Precast Concrete Cap	LF	15	$580.00	$8,700.00		
A	35	Park Sign Wall Pilasters	EA	2	$1,500.00	$3,000.00		
A	36	Park Bench w/ Concrete Pad	EA	6	$1,200.00	$7,200.00		
A	37	7' Picnic Table w/ Concrete Pad	EA	2	$3,000.00	$6,000.00		
A	38	Trash Receptacles	EA	6	$550.00	$3,300.00		
A	39	Bike Rack (6 bikes)	EA	1	$1,200.00	$1,200.00		
A	40	Irrigation Backflow Preventer (3")	LS	1	$2,800.00	$2,800.00		
A	41	Flow Sensor and Enclosure	LS	1	$2,500.00	$2,500.00		
A	42	Booster Pump Assembly (3")	LS	1	$16,000.00	$16,000.00		
A	43	Irrigation Rotor System Pop Up	SF	200,275	$0.75	$150,206.25		
A	44	Irrigation Spray System Pop Up	SF	13,075	$1.00	$13,075.00		
A	45	Controller (Satellite System), number of stations	LS	1	$16,000.00	$16,000.00		
A	46	Soil Preparation and Amendments	SF	213,350	$0.25	$53,337.50		
A	47	Turf Planting - Hydroseeding	SF	200,275	$0.25	$50,068.75		
A	48	15 Gallon Trees	EA	107	$120.00	$12,840.00		
A	49	5 Gallon Shrubs	EA	150	$25.00	$3,750.00		
A	50	1 Gallon Shrubs/Ground Cover/Vines	EA	715	$10.00	$7,150.00		
A	51	Bark w/ Weed Fabric	SF	13,075	$0.75	$9,806.25		
A	52	Maintenance Period -- 90 Days	Ac	6.7	$2,400.00	$16,080.00		
							Basic Park Improvements	$977,075.85
B	1	Concrete Play Area Curb	LF	325	$20.00	$6,500.00		
B	2	Concrete Play Area Ramp	EA	2	$1,500.00	$3,000.00		
B	3	Tot Lot	EA	1	$65,000.00	$65,000.00		
B	4	Children's Play Area	EA	1	$80,000.00	$80,000.00		
B	5	Play Area Fiber	CY	140	$40.00	$5,600.00		
B	6	Road-cut Climbing Wall/Fence	LS	0	$70,000.00	$0.00		
							Tot Lot	$160,100.00
C	1	Group Picnic Shelter (for 4 tables)	EA	1	$50,000.00	$50,000.00		
C	2	Group Picnic Shelter Columns	EA	7	$2,300.00	$16,100.00		
C	3	Group Picnic Shelter Columns w/ Electric Service	EA	1	$2,500.00	$2,500.00		
							Small Group Picnic Area	$68,600.00
D	1	BBQ Grill, Group	EA	0	$3,000.00	$0.00		
D	2	BBQ Grill, Family	EA	2	$1,000.00	$2,000.00		
							Group Area Barbeques, sink & counter	$2,000.00

Table A-4
Park Development Fee Nexus Study Update
Sunrise Douglas Community Plan
Park Cost Estimate PARK E - 6.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
	A	Basic Park Improvements						
E	1	9' Picnic Tables for Shade Shelters	EA	4	$1,500.00	$6,000.00		
							Group Area Tables	$6,000.00
F	1	Soccer Goals	EA	0	$3,000.00	$0.00		
							Soccer Fields Youth	$0.00
G	1	Basketball Standard	EA	1	$3,800.00	$3,800.00		
G	2	Basketball Court Curb	LF	97	$13.00	$1,261.00		
G	3	Basketball Court (Asphalt)	SF	2,345	$3.25	$7,621.25		
G	4	Basketball Court Surfacing	SF	2,345	$1.25	$2,931.25		
G	5	Basketball Court Striping	LS	1	$500.00	$500.00		
G	6	Basketball Court 10' Chain Link Fence	LF	147	$81.00	$11,907.00		
							Basketball -- Half Court	$28,020.50
H	1	Softball Backstop	EA	1	$30,000.00	$30,000.00		
H	2	Player's Bench	EA	4	$1,200.00	$4,800.00		
							Softball Field	$34,800.00
I	1	Street Frontage	LF	1,335	$250.00	$333,750		
							Street Frontage	$333,750.00
Y	1	Curb Cuts and Type A-7 Conc. Driveway	EA	0	$6,000.00	$0.00		
Y	2	Access Road – 2 Lane (24')	LF	0	$96.00	$0.00		
Y	3	Parking Spaces	EA	0	$1,000.00	$0.00		
Y	4	Parking Lot Access Gates	EA	0	$6,500.00	$0.00		
Y	5	Parking Lot Signage	LS	0	$1,000.00	$0.00		
Y	6	Storage/Restroom (2 Fixtures)	EA	0	$80,000.00	$0.00		
Y	7	Four Square/Hopscotch Curb	LF	0	$13.00	$0.00		
Y	8	Four Square/Hopscotch (Asphalt)	SF	0	$3.25	$0.00		
Y	9	Four Square/Hopscotch Surfacing	SF	0	$1.25	$0.00		
Y	10	Four Square/Hopscotch Striping	LS	0	$250.00	$0.00		
							Master Plan Items	$0.00
		SUBTOTAL All Categories				**$1,610,346.35**		**$1,610,346.35**
		2% Civil, Surveying and Geotechnical				$32,206.93		$32,206.93
		8% Design, Permitting, Fees and Inspection				$128,827.71		$128,827.71
		15% Contingency				$241,551.95		$241,551.95
		TOTAL ESTIMATED COST				**$2,012,932.94**		**$2,012,932.94**
		7/25/2005						

Source: Foothill Associates.

MEMORANDUM

DATE: September 19, 2005

TO: Mayor and Council Members

FROM: Paul Junker, Planning Director

SUBJECT: **ADOPTION OF INTERIM PARK DEVELOPMENT IMPACT FEES FOR A PORTION OF THE SUNRIDGE SPECIFIC PLAN AREA (ANATOLIA I, II and ANATOLIA COMMONS)**

RECOMMENDATION

Adopt Urgency Resolution No. 121-2005 establishing interim Park Development Impact Fees for Anatolia I, II, and Anatolia Commons in the Sunridge Specific Plan Area effective immediately.

BACKGROUND

On August 1, 2005, the City Council adopted Resolution 105-2005 and 106-2005 urgency measures establishing and extending interim Park Development Impact Fees for Anatolia I, II and Anatolia Commons in the Sunridge Specific Plan Area. Those interim fees will expire on September 29, 2005 unless a new interim Park Development Impact Fee is adopted. Since August, a draft Nexus Study for the permanent Park Development Fee for the Sunrise Douglas Community Plan has been drafted. The nexus study and a draft resolution adopting the permanent Park Development Fee are the next item on this City Council agenda. If adopted by the City Council, the permanent fee would go into effect on October 19, 2005 (30 days after adoption). The City Council therefore needs to adopt this Urgency Resolution establishing interim Park Development Impact Fees for Anatolia I, II and Anatolia Commons in order for interim fees in the amount previously adopted by the City Council on August 1, 2005 to remain in effect until the permanent fee increase becomes effective.

The balance of this staff report repeats details and additional background previously provided to the City Council in the staff report for the August 1 Resolutions.

The Request to Increase Programmed Park Costs and Park Development Impact Fees in the Sunridge Specific Plan Area

A property owner and master developer in the Sunridge Specific Plan Area, and the Cordova Recreation and Park District, have requested that the City update its programmed costs for development of Parks A, B, C and E in the Anatolia I and II communities. Such a request is consistent with Section 16.83.175 of the Rancho Cordova Municipal Code, which allows property owners to apply for updates of the Sunrise Douglas Community Plan (SDCP) Development Impact Fee Program to cover cost overruns for public facilities they are required to build.[1]

[1] The rezoning of the 2,605-acre Sunridge Specific Plan Area was conditioned upon the developer's delivery of "turnkey parks" to the Cordova Recreation and Park District. Finance Condition No. 4, Exhibit C, of Ordinance No. SZC 2002-014 states:

AGENDA ITEM #23

The original SDCP Development Impact Program Nexus Study adopted by the City Council on June 21, 2004, also envisions that development fees may "be adjusted in future years to reflect revised facility costs or standards, receipt of funding from alternative sources (i.e., state or federal grants), or changes in demographics or the land use plan." (SDCP Nexus Study, Section 12)

The original programmed costs for the amenities planned for Parks A, B, C and E was $5,915,839, according to data provided by River Rock Development Company, which is a consultant to the master developer/applicant, SunRidge-Anatolia, LLC. These same facilities are now estimated to cost $11,976,995 (including a 4% administrative fee), based on updated costs submitted by Foothill Associates on behalf of Sunridge-Anatolia, LLC. A list of the facilities appears in the attached Tables A-1 through A-4, along with the revised cost estimates.

The City has not imposed any new park standards on Parks A, B, C and E in the Anatolia communities, so the increase in facility costs is due largely to the dramatic rise in the cost of park construction during the past 24 months (concrete and steel costs have risen, for example, according to the applicant), combined with the fact that some of the park facility costs were initially underestimated.

In an effort to address a portion of the funding shortfall, the applicant is proposing that the City update its Park Development Impact Fees to reflect the updated park cost estimates. For purposes of this interim urgency measure, the application of the revised fees would be limited to the Anatolia I, II and Anatolia Commons communities because they are the only subdivisions expected to apply for building permits and pay park impact fees before the nexus study for a permanent fee proposal is complete.

Proposed Interim Fee Amounts

Economic and Planning Systems (EPS), a consultant to the Cordova Recreation and Park District, prepared an analysis to determine a reasonable interim fee amount that would apply to the Anatolia I, II and Anatolia Commons subdivisions. EPS took the most up-to-date construction estimates for the development of 36.6 acres of parkland (the $11,976,995 estimate prepared by Foothill Associates for an equivalent 36.6-acre area), and distributed those costs among 2,593 dwelling units, which represents the number of dwellings that would benefit from the 36.6 acres of parkland if a 5-acre per 1,000-resident standard was applied.[2] That calculation resulted in a fee of $4,619 per dwelling unit for the "on-site park" component of the SDCP fee program.

> "Park sites shall be improved by the developer in conjunction with project development and as required by the Cordova Recreation and Park District prior to turning park sites over to the local park district ("turnkey" park development); turnkey parks will be accompanied by credits against the Quimby Act or Finance Plan park fee component."

[2] The average household occupancy is assumed to be 2.76 persons.

As a result, the proposed interim fees involve two changes: (1) an increase in the on-site park component from approximately $1,742 to $4,619 per single family residence (some lots covered by development agreements now pay only $1,715 per single family residence, and such lots may be legally entitled to continue to pay lower fees under their contracts with the City); and (2) an increase in the multi-use trail component from $144 to $272 per residence.[3] The off-site park component would remain the same. With adoption of these interim fee increases, the Park Development Impact Fee for a single-family residence in Anatolia I, II and Anatolia Commons would increase from $3,249 to $6,254. The attached urgency resolution would make this fee effective immediately for public health, safety and welfare reasons, as described in the attached Urgency Resolution.

The methodology used to develop the proposed interim fee amount will be re-evaluated as part of the preparation of the nexus study for a permanent fee.

If the permanent Park Development Impact Fee later adopted by the City Council is less than the interim fee amount, those units that paid the higher interim fee would be eligible for a refund, as described in Section 2 of Urgency Resolution No. 105-2005.

Addressing the Park Funding Shortfall

Even with the interim adjustment in the Park Development Impact Fees, a significant funding shortfall presently expected for construction of Parks A, B, C and E in the Sunridge Specific Plan Area. This shortfall arises because approximately 1,300 building permits have already been issued based on the outdated cost estimates. In addition, some of the lots in the Anatolia communities are covered by development agreements and may not be subject to the higher fees, which would further exacerbate the shortfall. For this reason, pursuant to authorization from the City Council staff is continuing to work with the Sunridge Specific Plan Area builders, as well as the Cordova Recreation and Park District, to try and identify creative funding solutions.

ATTACHMENTS

1. Resolution No. 121-2005
2. Table 4: Calculation of Percent Increase of Proposed Park Fee
3. Tables A-1 through A-4: Updated Park Cost Estimates for Parks A, B, C and E

[3] Although detailed plans and cost estimates have not been completed for the multi-use trail, the trail component was increased by 92% based on the assumption that inflation factors for the trail would be similar to the cost increases for the four parks since they incorporate many of the same elements.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 121-2005

AN URGENCY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ESTABLISHING INTERIM PARK DEVELOPMENT IMPACT FEES FOR ANATOLIA I, II and ANATOLIA COMMONS BASED ON AN UPDATE OF PROGRAMMED PARK COSTS

WHEREAS, on July 17, 2002, the Board of Supervisors of the County of Sacramento approved the General Plan Amendment for the Sunridge Specific Plan by Resolution No. 2002-0900, approved the Sunridge Specific Plan and amended the Cordova and Southeast (Consumnes) Community Plans by Resolution No. 2002-0901, adopted the Sunridge zoning conditions by Ordinance No SCZ-2002-0014, incorporated the provisions of the Sunridge Specific Plan into Title VI of the Sacramento County Zoning Code by Ordinance No. SZC-2002-0015, and approved the Public Facilities Financing Plan for the Sunridge Specific Plan (the "Financing Plan"); and

WHEREAS, the Board of Supervisors of the County of Sacramento also certified as adequate and complete a Final Environmental Impact Report (Control No's. 93-SFB-GPB-CZB-0243 and 97-SDB-0037) for the Sunrise Douglas Community Plan ("SDCP") and Sunridge Specific Plan on June 19, 2002; and

WHEREAS, the City Council approved Resolution No. 79-2004 on June 7, 2004, for the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study that contains the required nexus findings for utilizing a development impact fee program to finance the required roadway, transit shuttle, supplemental offsite water, interim sewer, park, and library facilities in the Sunridge Specific Plan ("SRSP") area; and

WHEREAS, Section 12 of the SDCP Impact Fee Program Nexus Study permits the City to adjust fees to reflect revised facility costs or standards, changes in demographics or the land use plan, receipt of funding from alternative sources, and adjustments based on annual changes in the Engineering News Record magazine Construction Cost Index; and

WHEREAS, the City Council adopted Ordinance No. 24-2004 on June 21, 2004, adding Chapter 16.83 to Title 16 of the Rancho Cordova City Code Relating to the Establishment of Development Impact Fees to Finance the Cost of Public Facilities within the SDCP Area; and

WHEREAS, City Code Section 16.83.175 allows property owners to apply for updates of the SDCP Impact Fee Program to cover cost overruns for public facilities in excess of current programmed costs; and

WHEREAS, a property owner/master developer in the Sunridge Specific Plan area has requested that the City update the SDCP Impact Fee Program to reflect increased cost estimates for roadway, interim sewer, and offsite water improvements; and

WHEREAS, in response to the foregoing request, the City Council heard and acted upon Resolution No. 93-2005 on August 1, 2005, which adopted the "Update of the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study" (SDCP Nexus Study Update) and increased development impact fees for roadway, sewer, and offsite water facilities; and

WHEREAS, the same property owner/master developer has requested that the City update the SDCP Park Development Impact Fees for a subset of the Sunridge Specific Plan Area based on revised cost estimates prepared by Foothill Associates for Parks A, B, C and E; and

WHEREAS, an analysis was prepared by the Cordova Recreation and Park District's consultant, Economic and Planning Systems (EPS), in response to the master developer's request and the submission of the revised cost estimates; and

WHEREAS, the EPS analysis indicates that a fee increase for the "on-site" portion of the Park Development Impact Fee is necessary because revised cost estimates for the four sample parks are approximately 92% higher than the programmed costs; and

WHEREAS, EPS has now completed a complete nexus study on the potential fee increase, the Park Development Nexus Study Update – Sunrise Douglas Community Plan that confirms the previous indications of the EPS analysis; and

WHEREAS, the City will consider adoption of a permanent increase to the Park Development Impact Fee based on the Nexus Study, but permanent fee will not become immediately effective; and

WHEREAS, it is the City Council's desire to adopt a reasonable increase to the on-site portion of the Park Development Impact Fee, consistent with the provisions of City Municipal Code Section 16.83.175 and Section 12 of the original SDCP Impact Fee Program Nexus Study, so that additional funding will be available to address projected facility cost overruns; and

WHEREAS, the City Council desires to make the interim Park Development Impact Fee apply to the approximately 1,910 units in Anatolia I, II and Anatolia Commons in order to immediately address the park funding shortfall that would otherwise be exacerbated if building permits for those units continued to be issued based on outdated fees during the period when a permanent fee increase was being studied; and

WHEREAS, the City Council desires to make the interim Park Development Impact Fee increases effective immediately in order to protect the public health, safety and welfare; and

WHEREAS, the Park Development Impact Fees may need to be further adjusted once a revised Capital Improvement Program and Nexus Study are implemented; and

WHEREAS, Section 2 of this resolution sets forth an adjustment mechanism that will allow interim fees paid by applicants to be adjusted if the permanent Park Development Impact Fee later adopted is less than the interim fee; and

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

WHEREAS, a public hearing was held on September 19, 2005, so that the City Council could consider all written and oral testimony prior to taking action on this matter;

NOW, THEREFORE, the City Council of the City of Rancho Cordova does hereby adopt the findings in Section 1 below, and take the actions innumerated under Section 2 below.

Section 1. Findings

1. The foregoing recitals and the accompanying Staff Report dated September 19, 2005, are true and correct, and are hereby incorporated by reference.

2. The purpose of the SDCP Impact Fee Program is to ensure that development within the Sunrise Douglas Community Plan, including the Sunridge Specific Plan Area, is capable of being provided, within a reasonable period of time, with adequate levels of roadway, transit shuttle, supplemental offsite water, interim sewer, park, and library facilities and improvements.

3. Unprecedented development pressures, combined with higher-density growth patterns, have intensified the need for park and recreation facilities throughout the City of Rancho Cordova.

4. The City Council finds it necessary to impose the increased Park Development Impact Fee on the Anatolia I, II and Anatolia Commons developments because a failure to do would present an immediate and current threat to the public's health, safety and welfare. Without the imposition of the increased Park Development Impact fees, the more than 7,000 residents of the Anatolia neighborhoods may experience a significant shortage of the facilities planned for their neighborhood parks. Such facilities include basketball courts, soccer fields, tennis courts, softball fields, children's play areas, tot lots and group picnic

facilities. Collectively, these facilities advance public health, safety and welfare by providing residents of all ages with the elements essential to engaging in and maintaining an active and healthy lifestyle.

5. The provision of sufficient parks and recreational activities in a community also promotes the public health, safety and welfare by providing youth with structured, interesting activities, which may reduce juvenile delinquency. The Juvenile and Gang Violence Prevention, Detention and Public Protection Act of 1988 makes funds available to nonprofit agencies through the California Department of the Youth Authority for the purpose of acquiring and constructing youth centers that offer, among other things, recreation and fitness classes for children and adults ages 6 through 21. (See California Youth Authority, http://www.cya.ca.gov/juvenile/youthcenters.html). In communities across the nation, recreation programs for youth have proven successful at reducing crime, including a 26% reduction in gang related crime in Fort Worth, Texas, and a 52% reduction in crime during after-school summer programs in Tucson, Arizona (as reported in an article entitled "Advancing Community Policing in Redlands," by James R. Bueermann, August 5, 1997, which is on file with the City).

6. The list of amenities for Parks, A, B, C and E, which serves as the basis for the revised cost estimates prepared by Foothill Associates, is consistent with the approved Sunrise Douglas Community Plan, the Sunridge Specific Plan, the Public Facilities Financing Plan for the Sunridge Specific Plan, and the Park Development Agreement between Sunridge Anatolia LLC and the Cordova Recreation and Park District, all of which are hereby incorporated by reference. The list of amenities for Parks A, B, C and E has not been upgraded to reflect the City's new park and open space standards adopted in the spring of this year.

7. A primary purpose of the Park Development Impact Fees is to meet the demand of, and to offset the environmental impacts associated with, new residential development in the Sunridge Specific Plan area.

8. There is a reasonable relationship between the use of the Park Development Impact Fees and the type of development projects subject to the fee because residential development projects generate or contribute to the need for the park and recreation facilities.

9. There is a reasonable relationship between the amount of the Park Development Impact Fees and the cost of the facilities attributable to the residential development projects subject to the fee.

10. Under the proposed interim fee increase, no lot in Anatolia I, II or Anatolia Commons is being asked to bear a disproportional share of the burden of financing parks facilities, even though some lots covered

by Development Agreements may pay lower fees if they are so lawfully entitled. Any difference between the actual amount of the Park Development Impact Fee, and the amount paid by a lot covered by a Development Agreement, shall be considered a funding shortfall to be addressed as part of ongoing consultations and coordination with the development community and the Cordova Recreation and Park District.

11. The Park Development Impact Fees for Anatolia I, II and Anatolia Commons do not exceed the estimated reasonable cost of providing the park facilities for approximately 36.6 acres, which is the amount necessary to serve neighborhood residents. The increased fees are the result of up-to-date cost estimates submitted by a master developer responsible for constructing parks in the Sunridge Specific Plan Area.

12. This project is statutorily exempt from the California Environmental Quality Act (CEQA) under Pub. Res. Code Section 21080(b)(8)(D) and CEQA Guidelines Section 15273(a)(4) because it involves the establishment of a public agency fee for the purpose of obtaining funds for capital projects necessary to maintain services that are already planned for the Sunridge Specific Plan area.

Section 2. Action

The City of Rancho Cordova, by a 4/5ths vote of its City Council, does hereby approve and adopt the following:

1. The interim Park Development Impact Fee amounts shown on Table 4 for a subset of the Sunridge Specific Plan Area known as the Anatolia I, II and Anatolia Commons developments and consisting of approximately 1,910 residences.

2. The interim fees shall be paid at the time of issuance of a building permit and shall otherwise be administered consistent with City Municipal Code Section 16.83.175.

3. The interim fees shall go into effect immediately and remain in effect until October 19, 2005, pursuant to Government Code Section 66017(b).

4. Should the amount of the interim Park Development Impact Fee exceed the amount of the permanent Park Development Impact 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. Any claim that a violation of state or federal law has occurred as a result of the imposition of the interim Park Development Impact 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

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 by the City Council of the City of Rancho Cordova on the 19th day of September 2005.

AYES:

NOES:

ABSENT
:
ABSTAIN:

_____
KEN COOLEY, MAYOR

ATTEST:

_____
LILLIAN HARE, CITY CLERK

Table 4
Cordova Recreation and Park District
Sunrise Douglas Community Plan
Park Development Impact Fee Update
Calculation of Percent Increase of Proposed Park Fee

Item	Amount
Current Single-Family Park Fee	**$3,249**
Proposed Single-Family Fee	
Off-Site Component	$1,363
Trail Component	$272
Proposed On-Site Component	$4,619
Total Proposed Fee	**$6,254**
Percent Increase of Single-Family Park Fee	**92%**

"total_fee"

Table A-1
Cordova Recreation and Park District
Sunrise Douglas Community Plan
Park Development Impact Fee Update
Park Cost Estimate
PARK A - 20.5 ACRES

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
	A	Basic Park Improvements						
A	1	Layout, Earthwork, Const. Fencing	Ac	20.5	$17,000.00	$348,500		
A	2	Berm Construction and Fine Grading	CY	20,000.0	$8.00	$160,000		
A	3	Erosion Control	Ac	20.5	$4,000.00	$82,000		
A	4	Sewer Flushing Branch and Cleanout	EA	1	$1,500.00	$1,500		
A	5	Sewer MH, 48"	EA	2	$3,500.00	$7,000		
A	6	Sewer Pipe 4"	LF	630	$40.00	$25,200		
A	7	Sewer Pipe 6"	LF	106	$45.00	$4,770		
A	8	Sewer Pipe 8"	LF	200	$60.00	$12,000		
A	9	Storm Drain 6"	LF	0	$8.00	$0		
A	10	Storm Drain 8"	LF	1,793	$16.00	$28,688		
A	11	Storm Drain 10"	LF	2,409	$18.00	$43,362		
A	12	Storm Drain 12"	LF	814	$24.00	$19,536		
A	13	Storm Drain System Connection	EA	3	$2,000.00	$6,000		
A	14	Drain Inlets w/ grate	EA	30	$1,680.00	$50,400		
A	15	Water Connection Construction	EA	1	$1,000.00	$1,000		
A	16	Water Meter (4") Fee	EDU	16	$7,487.00	$119,792		
A	17	Water Development Fee	Ac	20.5	$1,233.00	$25,277		
A	18	4" SCH 40 PVC Water Pipe (domestic)	LF		$12.00	$0		
A	19	3" SCH 40 PVC Water Pipe (domestic)	LF		$9.00	$0		
A	20	2" SCH 40 PVC Water Pipe (domestic)	LF	500	$4.60	$2,300		
A	21	1.5" SCH 40 PVC Water Pipe (domestic)	LF	750	$2.50	$1,875		
A	22	1" SCH 40 PVC Water Pipe (domestic)	LF	1,500	$3.60	$5,400		
A	23	2" Gate Valve (domestic)	EA	4	$550.00	$2,200		
A	24	1.5" Gate Valve (domestic)	EA	6	$440.00	$2,640		
A	25	1" Gate Valve (domestic)	EA	10	$350.00	$3,500		
A	26	Post and Cable along OS and Sunrise Blvd.	LF	1,966	$16.00	$31,456		
A	27	Domestic BFP (2")	EA	1	$2,300.00	$2,300		
A	28	6' x 8' SMUD pull box and excavation	LS	1	$7,500.00	$7,500		
A	29	2 - 4" primary conduits, trenching and backfill	LF	500	$50.00	$25,000		
A	30	2 - 4" secondary conduits, trenching and backfill	LF	1,200	$50.00	$60,000		
A	31	Drinking Fountain W/ Sump	EA	3	$4,300.00	$12,900		
A	32	Drinking Fountain connected to sewer line	EA	2	$4,000.00	$8,000		
A	33	Electrical, SMUD Transformer Pad	EA	1	$3,000.00	$3,000		
A	34	Electrical, 200 Amp Metering Pedestal and pad	EA	1	$10,000.00	$10,000		
A	35	Electrolier -- Light Standard	EA	12	$3,000.00	$36,000		
A	36	Concrete Sidewalk - 6'	LF	1902	$45.00	$85,590		
A	37	Concrete Sidewalk - 8'	LF	3115	$56.00	$174,440		
A	38	Concrete Sidewalk - 10'	LF	0	$70.00	$0		
A	39	Brushed Concrete	SF	4000	$7.00	$28,000		
A	40	Concrete Curb - Type 3	LF	415	$20.00	$8,300		
A	41	Concrete Mowing Strip (12")	LF	1638	$14.00	$22,932		
A	42	Concrete Pad (5.5")	SF	5715	$8.00	$45,720		
A	43	Concrete Battered Planter/Seat Walls	LF	0	$245.00	$0		
A	44	Bollards -- Removable	EA	5	$900.00	$4,500		
A	45	Park Sign Wall with Precast Concrete Cap	LF	15	$580.00	$8,700		
A	46	Park Sign Wall Pilasters	EA	2	$1,500.00	$3,000		
A	47	Park Bench w/ Concrete Pad	EA	10	$1,200.00	$12,000		
A	48	7' Picnic Table w/ Concrete Pad	EA	0	$3,000.00	$0		
A	49	9' Picnic Tables w/ Concrete Pad	EA	0	$4,000.00	$0		
A	50	Trash Receptacles	EA	10	$550.00	$5,500		
A	51	BBQ Grill, Group	EA	1	$3,000.00	$3,000		
A	52	BBQ Grill, Family	EA	2	$1,000.00	$2,000		
A	53	Bike Rack (6 bikes)	EA	6	$1,200.00	$7,200		
A	54	Irrigation Backflow Preventer (4")	EA	1	$3,500.00	$3,500		
A	55	Flow Sensors and Enclosure	LS	1	$2,500.00	$2,500		
A	56	Booster Pump Assembly (3")	LS	1	$16,000.00	$16,000		
A	57	Irrigation Rotor System Pop Up	SF	610000	$0.75	$457,500		
A	58	Irrigation Spray System Pop Up	SF	87000	$1.00	$87,000		
A	59	Controller (Satellite System), number of stations	LS	1	$18,000.00	$18,000		
A	60	Soil Preparation and Amendments	SF	697000	$0.25	$174,250		
A	61	Turf Planting - Hydroseeding	SF	610000	$0.25	$152,500		
A	62	Trees -- 15 Gallon	EA	337	$120.00	$40,440		
A	63	Shrubs -- 15 Gallon	EA	50	$100.00	$5,000		
A	64	5 Gallon Shrubs	EA	658	$25.00	$16,450		
A	65	1 Gallon Shrubs/Ground Cover/Vines	EA	5483	$10.00	$54,830		
A	66	Bark w/ Weed Fabric	SF	65800	$0.75	$49,350		
A	67	Maintenance Period -- 90 Days	Ac	20.5	$2,400.00	$49,200		
							Basic Park Improvements	$2,686,497.50
B	1	Concrete Play Area Curb	LF	522	$20.00	$10,440		
B	2	Concrete Play Area Ramp	EA	2	$1,500.00	$3,000		

Table A-1
Cordova Recreation and Park District
Sunrise Douglas Community Plan
Park Development Impact Fee Update
Park Cost Estimate
PARK A - 20.5 ACRES

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
	A	Basic Park Improvements						
B	3	Tot Lot	EA	1	$60,000.00	$60,000		
B	4	Children's Play Area	EA	1	$90,000.00	$90,000		
B	5	Play Area Fiber	CY	292	$40.00	$11,680		
B	6	Sand Play Area with Barrier Fabric and Drain	SF	0	$20.00	$0		
							Tot Lot	$175,120.00
C	1	Basketball Standard	EA	2	$3,800.00	$7,600		
C	2	Basketball Court Curb	LF	240	$13.00	$3,120		
C	3	Basketball Court (Asphalt)	SF	4700	$3.25	$15,275		
C	4	Basketball Court Surfacing	SF	4700	$1.25	$5,875		
C	5	Basketball Court Striping	LS	1	$750.00	$750		
C	6	Basketball Court 10' Chain Link Fence	LF	240	$81.00	$19,440		
							Basketball Full Court	$52,060.00
D	1	9' Picnic Tables for Shade Shelters	EA	8	$1,500.00	$12,000		
D	2	Group Picnic Shelter (for 8 tables)	EA	1	$80,000.00	$80,000		
D	3	Group Picnic Shelter Columns	EA	7	$2,300.00	$16,100		
D	4	Group Picnic Shelter Column w/Electric Service	EA	1	$2,500.00	$2,500		
							Large Group Picnic Area	$110,600.00
E	1	Restroom (Standard, 6 units each) w/Room	EA	1	$125,000.00	$125,000		
							Restroom	$125,000.00
F	1	Tennis Court Curb	LF	450	$13.00	$5,850		
F	2	Tennis Court (Asphalt)	SF	25181	$3.25	$81,838		
F	3	Tennis Court Surfacing	SF	25181	$1.25	$31,476		
F	4	Tennis Court Striping	LS	1	$2,000.00	$2,000		
F	5	Tennis Court 10' Chain Link Fence	LF	782	$81.00	$63,342		
F	6	Electrolier – Tennis Light Standard	EA	4	$12,000.00	$48,000		
							Tennis Courts	$232,506.50
G	1	Curb Cuts and Type A-7 Conc. Driveway	EA	2	$6,000.00	$12,000		
G	2	Access Road - 2 Lane (24')	LF	288	$96.00	$27,648		
G	3	Parking Lot Concrete Curb (Type 5)	LF	1,844	$20.00	$36,880		
G	4	Parking Spaces	EA	148	$1,000.00	$148,000		
G	5	Parking Lot Access Gates	EA	2	$6,500.00	$13,000		
G	6	Parking Lot Signage	LS	1	$3,000.00	$3,000		
							Parking Lot	$240,528.00
H	1	Soccer Goals	EA	4	$3,000.00	$12,000		
							Soccer Field Regulation	$12,000.00
I	1	Soccer Goals	EA	4	$3,000.00	$12,000		
							Soccer Field Youth	$12,000.00
J	1	Softball Fields – 6' Chain Link Fence	LF	0	$55.00	$0		
J	2	Softball Backstop	EA	4	$30,000.00	$120,000		
J	3	Hardball Backstop	EA	0	$40,000.00	$0		
J	4	Player's Bench	EA	16	$1,200.00	$19,200		
J	5	Bleachers	EA	8	$6,000.00	$48,000		
J	6	Ball Field Mix	LS	4	$10,000.00	$40,000		
J	7	Electrolier -- Softball Light Standard	EA	16	$23,000.00	$368,000		
							Baseball Fields -- Lighted	$595,200.00
K	1	Water Spray Park	EA	1	$110,000.00	$110,000		
							Water Feature	$110,000.00
L	1	Street Frontage	LF	1,680	$250.00	$420,000		
							Street Frontage	$420,000.00
		SUBTOTAL All Categories				$4,771,512.00		$4,771,512.00
		2% Surveying and Geotechnical				$95,430.24		$95,430.24
		8% Permitting, Fees and Inspection				$381,720.96		$381,720.96
		15% Contingency				$715,726.80		$715,726.80
		TOTAL ESTIMATED COST				$5,964,390.00		$5,964,390.00
		07/25/2005 Park Development Agreement						

Source: Foothill Associates.

Table A-2
Cordova Recreation and Park District
Sunrise Douglas Community Plan
Park Development Impact Fee Update
Park Cost Estimate
PARK B - 5.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
	A	Basic Park Improvements						
A	1	Layout, Earthwork, Const. Fencing	Ac	5.7	$17,000.00	$96,900		
A	2	Berm Construction and Fine Grading	CY	6,000	$8.00	$48,000		
A	3	Erosion Control	Ac	5.7	$4,000.00	$22,800		
A	4	Sewer Flushing Branch and Cleanout	EA	0	$1,500.00	$0		
A	5	Sewer MH, 48"	EA	0	$3,500.00	$0		
A	6	Sewer Pipe 4"	LF	0	$40.00	$0		
A	7	Sewer Pipe 6"	LF	0	$45.00	$0		
A	8	Sewer Pipe 8"	LF	0	$60.00	$0		
A	9	Storm Drain 6"	LF	0	$8.00	$0		
A	10	Storm Drain 8"	LF	800	$16.00	$12,800		
A	11	Storm Drain 10"	LF	0	$18.00	$0		
A	12	Storm Drain 12"	LF	0	$24.00	$0		
A	13	Storm Drain Connection at Play Area	EA	2	$2,000.00	$4,000		
A	14	Storm Drain Inlets w/ grate	EA	5	$1,680.00	$8,400		
A	15	Water Connection Construction	EA	1	$1,000.00	$1,000		
A	16	Water Meter (3") Fee	EDU	9	$7,487.00	$67,383		
A	17	Water Development Fee	Ac	5.7	$1,233.00	$7,028		
A	18	4" SCH 40 PVC Water Pipe (domestic)	LF	0	$12.00	$0		
A	19	3" SCH 40 PVC Water Pipe (domestic)	LF	0	$9.00	$0		
A	20	2" SCH 40 PVC Water Pipe (domestic)	LF	150	$4.50	$675		
A	21	1.5" SCH 40 PVC Water Pipe (domestic)	LF	100	$2.50	$250		
A	22	1" SCH 40 PVC Water Pipe (domestic)	LF	425	$3.60	$1,530		
A	23	2" Gate Valve (domestic)	EA	3	$550.00	$1,650		
A	24	1.5" Gate Valve (domestic)	EA	0	$440.00	$0		
A	25	1" Gate Valve (domestic)	EA	0	$350.00	$0		
A	26	Post and Cable along OS	LF	217	$16.00	$3,472.00		
A	27	Domestic BFP (2")	LS	1	$2,300.00	$2,300.00		
A	28	Drinking Fountain W/ Sump	EA	2	$4,300.00	$8,600.00		
A	29	Drinking Fountain connected to sewer line	EA	0	$4,000.00	$0.00		
A	30	6' x 8' SMUD pull box and excavation	LS	1	$7,500.00	$7,500		
A	31	2 - 4" primary conduits, trenching and backfill	LF	125	$50.00	$6,250		
A	32	2 - 4" secondary conduits, trenching and backfill	LF	145	$50.00	$7,250		
A	33	SMUD Transformer Pad	EA	1	$3,000.00	$3,000		
A	34	200 Amp Metering Pedestal and pad	EA	1	$10,000.00	$10,000		
A	35	Electrolier -- Light Standard	EA	9	$2,600.00	$23,400.00		
A	36	Concrete Sidewalk -- 6'	LF	500	$45.00	$22,500.00		
A	37	Concrete Sidewalk/Path - 8'	LF	1445	$56.00	$80,920.00		
A	38	Concrete Curb - Type 3	LF	184	$20.00	$3,680.00		
A	39	Concrete Mowing Strip (12")	LF	307	$14.00	$4,298.00		
A	40	Concrete Pad (5.5"")	SF	2670	$8.00	$21,360.00		
A	41	Concrete Battered Planter/Seat Walls	LF	0	$245.00	$0.00		
A	42	Bollards -- Removable	EA	3	$900.00	$2,700.00		
A	43	Park Sign Wall with Precast Concrete Cap	LF	15	$580.00	$8,700.00		
A	44	Park Sign Wall Pilasters	EA	2	$1,500.00	$3,000.00		
A	45	Park Bench w/ Concrete Pad	EA	4	$1,000.00	$4,000.00		
A	46	7' Picnic Table w/ Concrete Pad	EA	0	$3,000.00	$0.00		
A	47	Trash Receptacles	EA	4	$550.00	$2,200.00		
A	48	Bike Rack (6 bikes)	EA	1	$1,200.00	$1,200.00		
A	49	Irrigation Back Flow Preventer (3")	EA	1	$3,000.00	$3,000.00		
A	50	Flow Sensor and Enclosure	EA	1	$2,500.00	$2,500.00		
A	51	Booster Pump Assembly (3")	LS	1	$16,000.00	$16,000.00		
A	52	Irrigation Rotor System Pop Up	SF	128371	$0.75	$96,278.25		
A	53	Irrigation Spray System Pop Up	SF	44597	$1.00	$44,597.00		
A	54	Controller (Satellite System), number of stations	LS	1	$18,000.00	$18,000.00		
A	55	Soil Preparation and Amendments	LS	172968	$0.25	$43,242.00		
A	56	Turf Planting - Hydroseeding	SF	153250	$0.25	$38,312.50		
A	57	15 Gallon Trees	EA	94	$120.00	$11,280.00		
A	58	5 Gallon Shrubs	EA	320	$25.00	$8,000.00		
A	59	1 Gallon Shrubs/Ground Cover/Vines	EA	2384	$10.00	$23,840.00		
A	60	Bark w/ Weed Fabric	SF	19718	$0.75	$14,788.50		
A	61	Maintenance Period -- 90 Days	Ac	5.7	$2,400.00	$13,680.00		
							Basic Park Improvements	$832,264.35
B	1	Concrete Play Area Curb	LF	465	$20.00	$9,300.00		
B	2	Concrete Play Area Ramp	EA	2	$1,500.00	$3,000.00		
B	3	Tot Lot	EA	1	$50,000.00	$50,000.00		
B	4	Children's Play Area	EA	1	$70,000.00	$70,000.00		
B	5	Concrete Play Area Critters	EA	0	$4,000.00	$0.00		
B	6	Stamped Concrete (Critter Theme)	LF	0	$12.00	$0.00		

Table A-2
Cordova Recreation and Park District
Sunrise Douglas Community Plan
Park Development Impact Fee Update
Park Cost Estimate
PARK B - 5.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
	A	Basic Park Improvements						
B	7	Colored Concrete (Critter Theme)	SF	0	$12.00	$0.00		
B	8	Play Area Fiber	CY	237	$40.00	$9,480.00		
B	9	Sand Play Area with Barrier Fabric and Drain	SF	0	$20.00	$0.00		
							Tot Lot	$141,780.00
C	1	Group Picnic Shelter (for 4 tables)	EA	1	$50,000.00	$50,000.00		
C	2	Group Picnic Shelter Columns	EA	7	$2,300.00	$16,100.00		
C	3	Group Picnic Shelter Columns w/ Electric Service	EA	1	$2,500.00	$2,500.00		
							Small Group Picnic Area	$68,600.00
D	1	BBQ Grill, Group	EA	2	$3,000.00	$6,000.00		
D	2	BBQ Grill, Family	EA	2	$1,000.00	$2,000.00		
							Group Area Barbeques, sink & counter	$8,000.00
E	1	7' Picnic Table for Shade Shelter	EA	4	$1,500.00	$6,000.00		
							Group Area Tables	$6,000.00
F	1	Basketball Standard	EA	0	$3,800.00	$0.00		
F	2	Basketball Court Curb	LF	0	$13.00	$0.00		
F	3	Basketball Court (Asphalt)	SF	0	$3.25	$0.00		
F	4	Basketball Court Surfacing	SF	0	$1.25	$0.00		
F	5	Basketball Court Striping	LS	0	$500.00	$0.00		
F	6	Basketball Court 10' Chain Link Fence	LF	0	$81.00	$0.00		
							Basketball -- Half Court	$0.00
G	1	Soccer Goals	EA	0	$3,000.00	$0.00		
							Soccer Fields Youth	$0.00
H	1	Softball Backstop	EA	0	$30,000.00	$0.00		
H	2	Player's Bench	EA	0	$1,200.00	$0.00		
							Softball Field	$0.00
I	1	Street Frontage	LF	1,082	$250.00	$270,500		
							Street Frontage	$270,500.00
		SUBTOTAL All Categories				$1,327,144.35		$1,327,144.35
		2% Civil, Surveying and Geotechnical				$26,542.89		$26,542.89
		8% Design, Permitting, Fees and Inspection				$106,171.55		$106,171.55
		15% Contingency				$199,071.65		$199,071.65
		TOTAL ESTIMATED COST				$1,658,930.44		$1,658,930.44
		7/25/2005						

Source: Foothill Associates.

Table A-3
Cordova Recreation and Park District
Sunrise Douglas Community Plan
Park Development Impact Fee Update
Park Cost Estimate
PARK C - 3.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT
	A	Basic Park Improvements				
A	1	Clearing, Grubbing, Grading, Construction Fencing	Ac	3.7	$20,000.00	$74,000.00
A	2	Mass Excavation and Grading	CY	10300	$8.00	$82,400.00
A	3	Erosion Control	Ac	3.7	$4,000.00	$14,800.00
A	4	Sewer Flushing Branch and Cleanout	EA	1	$1,500.00	$1,500.00
A	5	Sewer VCP 4"	LF	24	$40.00	$960.00
A	6	Sewer VCP 6"	LF	348	$45.00	$15,660.00
A	7	Sewer MH, 48"	EA	2	$3,500.00	$7,000.00
A	8	Storm Drain, 12" HDPE Pipe	LF	84	$24.00	$2,016.00
A	9	Storm Drain, 12" PVC SDR-35 Pipe	LF	73	$24.00	$1,752.00
A	10	Storm Drain, 8" PVC SDR-35 Pipe	LF	348	$16.00	$5,568.00
A	11	Storm Drain Connection at Play Area	EA	2	$1,000.00	$2,000.00
A	12	Storm Drain System Connection	EA	2	$1,000.00	$2,000.00
A	13	Storm Drain Inlet, Christy U218	EA	2	$1,680.00	$3,360.00
A	14	Storm Drain Inlet, Christy V64	EA	1	$1,160.00	$1,160.00
A	15	Storm Manhole, 48"	EA	1	$3,100.00	$3,100.00
A	16	Water Connection Construction	EA	1	$1,000.00	$1,000.00
A	17	Water Meter (3") Fee	EDU	9	$7,487.00	$67,383.00
A	18	Water Development Fee	Ac	3.7	$1,233.00	$4,562.10
A	19	Water Pipe, 3" Sch 40 PVC	LF	24	$8.90	$213.60
A	20	Water Pipe, 2" Sch 40 PVC	LF	247	$2.30	$568.10
A	21	Water Pipe, 1.5" Sch 40 PVC	LF	27	$4.60	$124.20
A	22	Water Pipe, 1" Sch 40 PVC	LF	80	$3.60	$288.00
A	23	Backflow Preventer, 2", Potable	EA	1	$2,300.00	$2,300.00
A	24	Gate Valve, 2", Potable	EA	1	$550.00	$550.00
A	25	Gate Valve, 1.5", Potable	EA	1	$440.00	$440.00
A	26	Gate Valve, 1", Potable	EA	1	$350.00	$350.00
A	27	Drinking Fountain	EA	1	$4,000.00	$4,000.00
A	28	Electrical, 6x8 SMUD pull box and excavation	LS	1	$7,500.00	$7,500.00
A	29	2-4" primary conduits, trenching and backfill	LF	260	$50.00	$13,000.00
A	30	2-4" secondary conduits, trenching and backfill	LF	90	$50.00	$4,500.00
A	31	Electrical, SMUD Transformer Pad	EA	1	$3,000.00	$3,000.00
A	32	Electrical, 200AMP Metering Pedestal and Pad	EA	1	$10,000.00	$10,000.00
A	33	Electrolier -- Park Standard	EA	18	$3,000.00	$54,000.00
A	34	Parking Lot Concrete Curb	LF	92	$20.00	$1,840.00
A	35	Parking Lot Spaces	EA	7	$1,000.00	$7,000.00
A	36	Parking Lot Signage	LS	1	$1,000.00	$1,000.00
A	37	Concrete Sidewalk -- Attached to Curb and Gutter	SF	2559	$5.50	$14,074.50
A	38	Concrete Sidewalk -- 4'	LF	28	$30.00	$840.00
A	39	Concrete Sidewalk -- 5'	LF	79	$38.00	$3,002.00
A	40	Concrete Sidewalk -- 6'	LF	597	$45.00	$26,865.00
A	41	Concrete Sidewalk -- 8'	LF	644	$56.00	$36,064.00
A	42	Concrete Sidewalk -- 10'	LF	12	$70.00	$840.00
A	43	Concrete Curb -- Type 3	LF	193	$20.00	$3,860.00
A	44	Concrete Mowband -- 12"	LF	60	$14.00	$840.00
A	45	Concrete Play Area Curb	LF	358	$20.00	$7,160.00
A	46	Tot Lot	EA	1	$33,100.00	$33,100.00
A	47	Children's Play Area	EA	1	$63,100.00	$63,100.00
A	48	Sand Play Area with Barrier Fabric and Drain	SF	94	$20.00	$1,880.00
A	49	Bollards -- Removable	EA	7	$900.00	$6,300.00
A	50	Park Sign Wall with Precast Concrete Cap	LF	15	$580.00	$8,700.00
A	51	Park Sign Wall Pilasters	EA	2	$1,500.00	$3,000.00
A	52	Park Bench w/Concrete Pad	EA	2	$1,200.00	$2,400.00
A	53	Trash Receptacles	EA	5	$550.00	$2,750.00
A	54	BBQ Grill, Family	EA	2	$1,000.00	$2,000.00
A	55	Bike Rack	EA	1	$1,200.00	$1,200.00
A	56	Irrigation Backflow Preventer (3")	EA	1	$2,800.00	$2,800.00
A	57	Flow Meter and Enclosure	EA	1	$2,500.00	$2,500.00
A	58	Booster Pump Assembly	LS	1	$16,000.00	$16,000.00
A	59	Irrigation Controller Assembly (Satellite System)	LS	1	$12,000.00	$12,000.00
A	60	Irrigation Pop-up Rotor System	SF	62340	$0.75	$46,755.00
A	61	Irrigation Pop-up Sprinkler System	SF	11700	$1.00	$11,700.00
A	62	Soil Amendments, Soil Preparation	SF	74040	$0.25	$18,510.00

Table A-3
Cordova Recreation and Park District
Sunrise Douglas Community Plan
Park Development Impact Fee Update
Park Cost Estimate
PARK C - 3.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT
	A	Basic Park Improvements				
A	63	Trees – 15 Gallon	EA	50	$100.00	$5,000.00
A	64	Shrubs – 15 Gallon	EA	6	$80.00	$480.00
A	65	Shrubs -- 5 Gallon	EA	40	$25.00	$1,000.00
A	66	Groundcovers – 1 Gallon	EA	60	$10.00	$600.00
A	67	Hydroseeding – Turf Grass	SF	63400	$0.25	$15,850.00
A	68	Bark with Weed Fabric	SF	6228	$0.75	$4,671.00
A	69	Maintenance Period -- 90 Days	Ac	3.7	$2,400.00	$8,880.00
		SUBTOTAL A				$765,616.50
	B	New Park Standards				
B	1	Concrete Pad (5.5")	SF	3630	$8.00	$29,040.00
B	2	9' Picnic Tables for Shade Shelters	EA	5	$1,500.00	$7,500.00
B	3	Group Picnic Shelter (for 5 tables)	EA	1	$52,000.00	$52,000.00
B	4	Restroom	EA	1	$84,000.00	$84,000.00
		SUBTOTAL B				$172,540.00
	C	Other Improvements				
C	1	Park Entry Arch	EA	2	$15,000.00	$30,000.00
C	2	Spray Park	EA	1	$100,000.00	$100,000.00
C	3	Poured Concrete Seat Walls	LF	136	$120.00	$16,320.00
C	4	10' Chain Link Fence	LF	474	$81.00	$38,394.00
C	5	Tennis Court Paving, Surfacing, Painting, Nets	EA	2	$40,000.00	$80,000.00
C	6	Basketball Asphalt Court	EA	1	$17,500.00	$17,500.00
C	7	24" Box Specimen Trees	EA	12	$300.00	$3,600.00
C	8	Electrolier -- Type 1 (Tennis Side Court)	EA	4	$5,000.00	$20,000.00
C	9	Electrolier -- Type 2 (Tennis Mid-Court)	EA	4	$9,400.00	$37,600.00
		SUBTOTAL C				$343,414.00
	D	Street Frontage				
D	1	Street Frontage	LF	890	$250.00	$222,500
		SUBTOTAL D				$222,500
		SUB TOTAL A,B,C,D				$1,504,070.50
		2% Civil, Surveying and Geotechnical				$30,081.41
		8% Permitting, Fees and Inspection				$120,325.64
		15% Contingency				$225,610.58
		TOTAL ESTIMATED COST				$1,880,086.13
		7/25/2005				

Source: Foothill Associates.

Table A-4
Cordova Recreation and Park District
Sunrise Douglas Community Plan
Park Development Impact Fee Update
Park Cost Estimate
PARK E - 6.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
	A	Basic Park Improvements						
A	1	Layout, Earthwork, Const. Fencing	Ac	6.7	$17,000.00	$113,900		
A	2	Berm Construction and Fine Grading	CY	8,000	$8.00	$64,000		
A	3	Erosion Control	Ac	6.7	$4,000.00	$26,800		
A	4	Sewer Flushing Branch and Cleanout	EA	0	$1,500.00	$0		
A	5	Sewer MH, 48"	EA	0	$3,500.00	$0		
A	6	Sewer Pipe 4"	LF	0	$40.00	$0		
A	7	Storm Drain 6"	LF	95	$8.00	$760		
A	8	Storm Drain 8"	LF	1,247	$16.00	$19,952		
A	9	Storm Drain Connection at Play Area	EA	2	$1,000.00	$2,000		
A	10	Storm Drain System Connection	EA	1	$1,000.00	$1,000		
A	11	Drain Inlets w/ grate	EA	6	$1,680.00	$10,080		
A	12	Water Connection Construction	EA	1	$1,000.00	$1,000		
A	13	Water Meter (3") Fee	EDU	9	$7,487.00	$67,383		
A	14	Water Development Fee	Ac	6.7	$1,233.00	$8,261		
A	15	2" SCH 40 PVC Water Pipe (domestic)	LF	650	$2.50	$1,625		
A	16	1.5" SCH 40 PVC Water Pipe (domestic)	LF	150	$4.60	$690		
A	17	2" Gate Valve (domestic)	EA	3	$550.00	$1,650		
A	18	Domestic BFP (2")	EA	1	$2,300.00	$2,300		
A	19	Drinking Fountain W/ Sump	EA	2	$4,300.00	$8,600.00		
A	20	6' x 8' SMUD pull box and excavation	LS	1	$7,500.00	$7,500		
A	21	2 - 4" primary conduits, trenching and backfill	LF	650	$50.00	$32,500		
A	22	2 - 4" secondary conduits, trenching and backfill	LF	650	$50.00	$32,500		
A	23	SMUD Transformer Pad	EA	1	$3,000.00	$3,000		
A	24	200 Amp Metering Pedestal and pad	EA	1	$10,000.00	$10,000		
A	25	Electrolier -- Light Standard	EA	8	$3,000.00	$24,000.00		
A	26	Concrete Sidewalk - 6'	LF	525	$45.00	$23,625.00		
A	27	Concrete Sidewalk - 8'	LF	1,366	$56.00	$76,496.00		
A	28	Concrete Curb - Type 5	LF	0	$20.00	$0.00		
A	29	Concrete Curb - Type 3	LF	130	$20.00	$2,600.00		
A	30	Concrete Mowing Strip (12")	LF	160	$14.00	$2,240.00		
A	31	Concrete Pad (5.5")	SF	2,800	$8.00	$22,400.00		
A	32	Concrete Battered Planter/Seat Walls	LF	100	$245.00	$24,500.00		
A	33	Bollards -- Removable	EA	3	$900.00	$2,700.00		
A	34	Park Sign Wall with Precast Concrete Cap	LF	15	$580.00	$8,700.00		
A	35	Park Sign Wall Pilasters	EA	2	$1,500.00	$3,000.00		
A	36	Park Bench w/ Concrete Pad	EA	6	$1,200.00	$7,200.00		
A	37	7' Picnic Table w/ Concrete Pad	EA	2	$3,000.00	$6,000.00		
A	38	Trash Receptacles	EA	6	$550.00	$3,300.00		
A	39	Bike Rack (6 bikes)	EA	1	$1,200.00	$1,200.00		
A	40	Irrigation Backflow Preventer (3")	LS	1	$2,800.00	$2,800.00		
A	41	Flow Sensor and Enclosure	LS	1	$2,500.00	$2,500.00		
A	42	Booster Pump Assembly (3")	LS	1	$16,000.00	$16,000.00		
A	43	Irrigation Rotor System Pop Up	SF	200,275	$0.75	$150,206.25		
A	44	Irrigation Spray System Pop Up	SF	13,075	$1.00	$13,075.00		
A	45	Controller (Satellite System), number of stations	LS	1	$16,000.00	$16,000.00		
A	46	Soil Preparation and Amendments	SF	213,350	$0.25	$53,337.50		
A	47	Turf Planting - Hydroseeding	SF	200,275	$0.25	$50,068.75		
A	48	15 Gallon Trees	EA	107	$120.00	$12,840.00		
A	49	5 Gallon Shrubs	EA	150	$25.00	$3,750.00		
A	50	1 Gallon Shrubs/Ground Cover/Vines	EA	715	$10.00	$7,150.00		
A	51	Bark w/ Weed Fabric	SF	13,075	$0.75	$9,806.25		
A	52	Maintenance Period -- 90 Days	Ac	6.7	$2,400.00	$16,080.00		
							Basic Park Improvements	$977,075.85
B	1	Concrete Play Area Curb	LF	325	$20.00	$6,500.00		
B	2	Concrete Play Area Ramp	EA	2	$1,500.00	$3,000.00		
B	3	Tot Lot	EA	1	$65,000.00	$65,000.00		
B	4	Children's Play Area	EA	1	$80,000.00	$80,000.00		
B	5	Play Area Fiber	CY	140	$40.00	$5,600.00		
B	6	Road-cut Climbing Wall/Fence	LS	0	$70,000.00	$0.00		
							Tot Lot	$160,100.00
C	1	Group Picnic Shelter (for 4 tables)	EA	1	$50,000.00	$50,000.00		
C	2	Group Picnic Shelter Columns	EA	7	$2,300.00	$16,100.00		
C	3	Group Picnic Shelter Columns w/ Electric Service	EA	1	$2,500.00	$2,500.00		
							Small Group Picnic Area	$68,600.00
D	1	BBQ Grill, Group	EA	0	$3,000.00	$0.00		
D	2	BBQ Grill, Family	EA	2	$1,000.00	$2,000.00		
							Group Area Barbeques, sink & counter	$2,000.00
E	1	9' Picnic Tables for Shade Shelters	EA	4	$1,500.00	$6,000.00		
							Group Area Tables	$6,000.00
F	1	Soccer Goals	EA	0	$3,000.00	$0.00		
							Soccer Fields Youth	$0.00

Table A-4
Cordova Recreation and Park District
Sunrise Douglas Community Plan
Park Development Impact Fee Update
Park Cost Estimate
PARK E - 6.7 ACRES (PDA Scope)

CAT.	I. NO.	DESCRIPTION	UNIT	APPR QUANT	UNIT PRICE	AMOUNT	PARK DEVELOPMENT AGREEMENT LINE ITEM	COST
	A	**Basic Park Improvements**						
G	1	Basketball Standard	EA	1	$3,800.00	**$3,800.00**		
G	2	Basketball Court Curb	LF	97	$13.00	**$1,261.00**		
G	3	Basketball Court (Asphalt)	SF	2,345	$3.25	**$7,621.25**		
G	4	Basketball Court Surfacing	SF	2,345	$1.25	**$2,931.25**		
G	5	Basketball Court Striping	LS	1	$500.00	**$500.00**		
G	6	Basketball Court 10' Chain Link Fence	LF	147	$81.00	**$11,907.00**		
							Basketball – Half Court	**$28,020.50**
H	1	Softball Backstop	EA	1	$30,000.00	**$30,000.00**		
H	2	Player's Bench	EA	4	$1,200.00	**$4,800.00**		
							Softball Field	**$34,800.00**
I	1	Street Frontage	LF	1,335	$250.00	**$333,750**		
							Street Frontage	**$333,750.00**
Y	1	Curb Cuts and Type A-7 Conc. Driveway	EA	0	$6,000.00	**$0.00**		
Y	2	Access Road – 2 Lane (24')	LF	0	$96.00	**$0.00**		
Y	3	Parking Spaces	EA	0	$1,000.00	**$0.00**		
Y	4	Parking Lot Access Gates	EA	0	$6,500.00	**$0.00**		
Y	5	Parking Lot Signage	LS	0	$1,000.00	**$0.00**		
Y	6	Storage/Restroom (2 Fixtures)	EA	0	$80,000.00	**$0.00**		
Y	7	Four Square/Hopscotch Curb	LF	0	$13.00	**$0.00**		
Y	8	Four Square/Hopscotch (Asphalt)	SF	0	$3.25	**$0.00**		
Y	9	Four Square/Hopscotch Surfacing	SF	0	$1.25	**$0.00**		
Y	10	Four Square/Hopscotch Striping	LS	0	$250.00	**$0.00**		
							Master Plan Items	**$0.00**
		SUBTOTAL All Categories				**$1,610,346.35**		**$1,610,346.35**
		2% Civil, Surveying and Geotechnical				**$32,206.93**		**$32,206.93**
		8% Design, Permitting, Fees and Inspection				**$128,827.71**		**$128,827.71**
		15% Contingency				**$241,551.95**		**$241,551.95**
		TOTAL ESTIMATED COST				**$2,012,932.94**		**$2,012,932.94**
		7/25/2005						

Source: Foothill Associates.

STAFF REPORT

DATE: September 19, 2005

TO: Honorable City Council

FROM: Thomas L. Trimberger, Chief Building Official

SUBJECT: Status Report – 10461 Folsom Blvd (Old Stagger Inn)

Background

The Commercial Building located at 10461 Folsom Blvd, also known as the former location of the Stagger Inn, was purchased in February 2004 by Mohan and Malkiat Singh. Since that date, it has been the intention of the Singhs to renovate the property and bring new businesses to the location. Despite this intention, the building is still boarded up and remains in a dilapidated condition.

In April of 2005, the City's Code Enforcement Department issued a letter to the owners directing them to repair the building or abatement action would be initiated. An administrative hearing date was set in July of 2005; however, the Singhs cleaned up weeds and rubbish on the property and submitted updated design plans prior to that date. The hearing was subsequently continued to a later date to monitor the rehabilitation effort.

The Singhs have two active permit applications for the building. First, they are seeking an interior building permit that will allow them to improve the inside of the building and make it suitable for tenants. After several attempts to submit incomplete plans and not hiring appropriate professional assistance, the current plans are now almost ready for permit issuance.

The second permit application is to renovate the exterior of the building. This remodel would, of course, require Design Review approval by the City. The owners have shown the City various plans and have met numerous times with the Planning Department for guidance. The most recent proposal appears to be a credible design that would add to the front of the building with a colonnade structure and corner tower to the front, provide a single-load parking isle and code required landscaping in front of the building and additional parking in the rear of the lot. The exterior would also be significantly redesigned for a whole new look. It is anticipated the renovation plans will be resubmitted for Planning Department review and preparation of the design review report to the Planning Commission would follow soon thereafter.

AGENDA ITEM # 24

Summary

The new owners have good intentions, but due to their lack of construction experience and unfamiliarity with City's requirements for plans and designs, they have yet to make meaningful progress or improvements. The building may be contributing to neighborhood blight, but it is not unsafe to a point that the City could take abatement action and order the demolition of a privately-owned building. The Singhs have made progress recently "on paper" and if they are able to follow through with their plans, then the building could provide a significant upgrade to the neighborhood.

RECOMMENDATION

Receive and file the staff report.

MEMORANDUM

DATE: September 19, 2005

TO: Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **Report of Resolution for Public Concern of Waste Collection Services Contract.**

RECOMMENDATION

Staff recommends the City Council receive and file report addressing concerns regarding waste collection services.

BACKGROUND

The City of Rancho Cordova and Allied Waste Systems of North America, LLC (formerly BFI Waste Systems of North America, Inc.) entered into a Collection Services Contract for residential solid waste collection services beginning February 1, 2005.

As part of the terms and conditions of the contract, Allied Waste is to provide Large Item Collection Services to all residential service units. The service recipient shall be entitled up to three (3) large item collections of up to ten (10) cubic years per collection per year. Residents are to contact Allied Waste to schedule the large item collections, and Allied Waste is required to provide service within forty-eight (48) hours of a call from a resident.

Several incidents have been brought to the City's attention involving piles of trash remaining on residential streets for extended periods of time. The majority of these incidents resulted from residents leaving unscheduled piles in front their residences. This is likely the result of the change to an "on-call" program, and many residents are not aware of the requirement to call Allied to request service.

Staff met with representatives from Allied Waste to resolve these issues and other waste collection concerns of the City.

The following items were agreed upon during the discussions with Allied Waste:

- Allied Waste will provide an insert in their next billing focusing on the new Large Item Collection Program. The literature will be in three languages, English, Spanish and Russian and will detail the

correct procedure for scheduling the large item collection and outline the size and material limitations.

- Allied Waste will provide the large item collection service within (forty eight) 48 hours of receipt of the request to remain compliant with the contract.

- If, while Allied Waste is servicing a scheduled large item collection, unscheduled large item piles are present in the vicinity, Allied Waste will pick up these unscheduled piles. This unscheduled pick up will be recorded and counted as one of the three allotted large item collections for that resident. The resident will receive notification of the pick up and information of the proper procedure.

- Allied Waste will provide all new residents of Rancho Cordova a 'Start up Packet' containing detailed information and procedures for all the service provided to residential customers. These packets will also be in three languages.

- Allied Waste will respond within forty-eight (48) hours of receipt of a request from the City to collect and dispose of any material of unknown origin (illegal dumping) up to four hundred and eighty (480) cubic yards per year. If the City requests an excess of 480 cubic yards, Allied Waste shall bill the City at an agreed upon rate. Allied Waste will submit a monthly report detailing the location and amount of material of unknown origin collected.

- The City will work with Allied Waste to attempt to facilitate service inquires and complaints by looking into establishing a direct telephone link from the City to Allied Waste for expedited handling of customer service calls.

MEMORANDUM

DATE: **September 19, 2005**

TO: **City Council Members**

FROM: **Paul Junker, Planning Director**

SUBJECT: **Swainson's Hawk Ordinance**

BACKGROUND

The Swainson's hawk is a locally occurring raptor that is afforded protection under both state and federal law. The Swainson's hawk is listed as an endangered species under the California Endangered Species Act (CESA) and is offered further protection under the Migratory Bird Treaty Act (MBTA). Due to these protections, the City must address the impacts to Swainson's hawk during the development review process and implement mitigation measure to reduce the impacts that result during the construction of new development.

The City currently has no set standards for Swainson's hawk mitigation. Therefore, developers seeking to begin new construction projects that affect Swainson's hawk must consult with the California Department of Fish and Game to determine appropriate mitigation. This item is intended to outline the options available to the City for Swainson's hawk mitigation and to request general direction from the City Council on strategies and options for adopting Swainson's hawk mitigation standards.

STAFF RECOMMENDATION

Staff offers the following recommendations to the City Council:

1. Consider and discuss staff's presentation on options for Swainson's hawk mitigation
2. Direct staff to prepare an Interim Swainson's Hawk Fee Ordinance

ANALYSIS

The Swainson's hawk is a raptor currently afforded protection under the Migratory Bird Treaty Act (MBTA), due to its migratory nature, and under the California Endangered Species Act (CESA) due to its state-listed Threatened status. According to the California Department of Fish and Game (CDFG), "the primary cause of the decline in Swainson's Hawk's population size is believed to be habitat destruction." Continued expansion of urban uses into open lands without mitigation reduces foraging habitat needed by these birds. The California Environmental Quality Act (CEQA) requires that all feasible mitigation be taken to reduce significant impacts to the environment, which includes impacts to habitat of species listed under CESA. Per CDFG, "about 95 percent of the Swainson's Hawk territories in the Central Valley are on privately held lands. Thus, cooperation from the landowners will be necessary to achieve population stability."

At the time of incorporation, the City adopted the County of Sacramento's County Code. This included the Swainson's Hawk Impact Mitigation Fees Ordinance, which was intended to provide developers with a simple option for mitigating for the loss of Swainson's Hawk foraging habitat, as required by CEQA. All Ordinances adopted at the time of incorporation were

AGENDA ITEM # 26

required to be renewed after one year (July 2004) or else become staledated. The Swainson's Hawk Impact Mitigation Fees Ordinance was not renewed in July 2004, so there is currently no Ordinance that specifies appropriate mitigation for impacts to Swainson's hawk that occur within the City of Rancho Cordova.

Neither CEQA nor CESA require that an Ordinance be in effect to mitigate impacts to Swainson's Hawk foraging habitat. However, by adopting an Ordinance the City establishes a locally applicable set of mitigation requirement that are then administered by the City. Such an Ordinance would provide a framework for when and how Swainson's Hawk foraging habitat should be mitigated, and thereby reduce time spent determining feasible mitigation and negotiating with outside resource agencies on each new development project. The Ordinance also enables the City to determine standard mitigation that will keep in line with the vision for the City and allow development to move forward while decreasing impacts to the species.

Lacking an Ordinance, impacts to Swainson's hawk habitat can still be mitigated on a case by case basis, with mitigation measures developed through the Environmental Document process for each new project. Typically, these measures are complicated, and require individual negotiation with CDFG which often results in the project applicant purchasing their own mitigation lands at CDFG's approval. The City could thereby lose authority in determining how and where Swainson's hawk mitigation occurs. Additionally, mitigation timing and costs would be less predictable, thus making development costs and timelines less certain.

OPTIONS FOR SWAINSON'S HAWK ORDINANCE

Due to the desire to provide a locally established mitigation standard that allows the City to administer Swainson's hawk mitigation, the Planning Department recommends that a new Swainson's Hawk Ordinance be adopted by the City. Staff proposes to work jointly with CDFG, other jurisdictions which have gone through multiple iterations of such an Ordinance, the development community, and conservation groups to design an Ordinance that will fit the specific needs of Rancho Cordova.

The Planning Department has compiled the following options that might be implemented under a City Swainson's Hawk Ordinance. These options will be discussed within staff's presentation and general direction from the City Council will be requested. It is likely the City's Ordinance will include a combination of these options and possibly additional measures not yet identified.

Strategy 1: Payment of Fee

The project applicant shall pay mitigation fees directly to the City. The fees will be established by the City and will be enough to adequately mitigate all habitat impacted by the project. The City will be responsible for setting up a program to effectively use fees in a timely fashion to mitigate for the loss of habitat. This program may include some of the other strategies listed below, and may be developed with coordination from conservation groups.

Strategy 2: Dedication of Land and/or Easements

The project applicant shall purchase lands or easements to mitigate all habitat impacted by the project. Land or easement purchase will be approved by the City in consultation with the Department of Fish and Game (DFG), and shall require preservation of the land as habitat in perpetuity.

Strategy 3: Habitat Enhancement

The project applicant shall enhance existing marginal habitat to prime habitat conditions. Restored land shall be preserved as habitat in perpetuity.

Strategy 4: Mitigate Under CDFG Direction

The project applicant shall work directly with Department of Fish and Game to mitigate for all impacts to habitat caused by the project.

Strategy 5: Independent Entity
The project applicant shall work directly with an approved Conservation Group to mitigate for all impacts to habitat caused by the project. All mitigation solutions reached under this scenario shall be approved by the City in consultation with DFG.

Strategy 6: Case-by-Case Review
Mitigation will be determined by the City on a case by case basis for each project. The City will determine mitigation requirements based on the quality of the habitat at the project site and the distance of the nearest Swainson's hawk nest to the project site.

Assuming Council direction to proceed, staff will consult with CDFG, the development community, and appropriate independent entities to further develop these options. It is likely staff will require two to three months to complete these discussions, prepare a draft Ordinance and return to the City Council for action.

INTERIM SWAINSON'SHAWK FEE ORDINANCE

As it will take time to prepare, review and adopt an Ordinance specifically designed to fit Rancho Cordova, staff recommends the City adopt an interim fee, which would allow projects that have already been approved and have no feasible mitigation alternative to continue to move forward. With the cost of land increasing over the past few years, staff believes the previously adopted fee amount of $2,500 per acre of land to be inadequate, and therefore proposes to formulate a new fee. This is supported by the recent approval of significant fee increases by other local jurisdictions for the same reason.

In order for the interim fee to be effective, it must be adopted quickly and must be high enough to purchase mitigation lands. Staff's goal is to work quickly with CDFG and the development community and to attempt to bring forward an Interim Swainson's Hawk Mitigation Fee for Council consideration on October 3, 2005. To meet this schedule, staff proposes to consider use fiscal analyses recently completed by Sacramento County, the City of Elk Grove and the Building Industry Association. Due to the lower quality of the habitat in Rancho Cordova as compared to the County and Elk Grove, we propose to modify the per acre fee adopted by the County and Elk Grove to reflect these habitat differences. Based on our preliminary review, the operations and management fee and administrative fee will be the same as those adopted by the County and the City of Elk Grove, $2375 per acre and $500 flat fees, respectively. However, the price of land acquisition and the ratio of required land would be adjusted accordingly.

CONCLUSION

In conclusion, the staff recommends that the City Council direct staff to begin preparing comprehensive Swainson's Hawk Ordinance. Additionally, staff requests Council direction to prepare an Interim Swainson's Hawk Fee Ordinance to guide mitigation until the full Swainson's Hawk Ordinance is completed.

Nothing has been provided in the Agenda Packet for Item 27 – School District Boundary Changes – Presentation from Folsom Cordova Unified School District Representatives

MEMORANDUM

DATE: **September 19, 2005**

TO: **City Council Members**

FROM: **Paul Junker, Planning Director**

SUBJECT: **Planning Commission Compensation**

BACKGROUND

Members for the Planning Commission have requested that the City Council consider providing compensation for their attendance at City functions, primarily the regular Planning Commission meetings. Staff of the Planning Department have conferred with the City Manager and propose compensation as described below.

STAFF RECOMMENDATION

Introduce and waive first reading of Ordinance 21-2005, establishing guidelines for the compensation of members of the Planning Commission.

ANALYSIS

At the request of the Commission, staff has discussed the appropriateness of providing compensation to the Planning Commission for their service to the City. Staff has conducted a review of local agencies to inform this dialogue, with the following results:

City of Sacramento.....$100.00 per meeting, not to exceed $400.00 per month
2 regular meetings per month and occasional special meeting

City of Folsom.....$50.00 per meeting
2 regular meetings per month and occasional special meeting

City of Rocklin.....$300.00 per month (no limit on # of meetings attended)
2 regular meetings per month and occasional special meeting

City of Roseville.....No compensation
2 regular meetings per month and occasional special meeting

City of Citrus Heights.....$70.00 per meeting
2 regular meetings per month and occasional special meeting

RECOMMENDATION FOR COMPENSATION

After an internal discussion staff recommends the following compensation be offered to the members of the Planning Commission:

AGENDA ITEM # 28

- Each Commissioner receive $150 per month stipend while serving as a member in good standing on the Planning Commission

- The City may, at the discretion of the City Manager, provide further compensation for direct expenses incurred by a Commissioner while in the service of the City

- The Planning Commission meeting stipend shall be retroactive to July1 , 2005

Staff offers the following explanation in support of these recommendations:

- A flat monthly rate has been recommended in order to streamline the administrative process of providing compensation (as compared to a basis of meetings attended). The meeting stipend is based upon a rate of $75 per meeting and an expectation of two regular meetings per month.

- In reality, the Commissioners have often attended more than two meeting in a month, including one month earlier this year that required attendance at six individual meetings.

- The Planning Commission members have traveled on behalf of the City on numerous occasions and therefore staff considers it appropriate to provide compensation for real expenses incurred by a Commissioner while fulfilling the duties of his or her role as a Commissioner.

- The dialogue on Planning Commissioner compensation began in the spring of 2005, but this recommendation was delayed for a variety of reasons. The City's FY 2005-06 budget includes compensation for the Planning Commissioners. Therefore, staff recommends the compensation be retroactive to July 1, 2005.

CONCLUSION

The members of the Planning Commission have been diligent and dedicated in there service to the City. In addition to their role as Planning Commissioners, they have also provided important service as members of the General Plan Advisory Committee. Based upon this dedication to service, staff strongly supports the provision of compensation to Planning Commission.

ATTACHMENTS

Ordinance No. 21-2005 amending Title 2, Chapter 2.30 of the City of Rancho Cordova Municipal Code Regarding the Establishment and Functions of the Planning Commission.

CITY OF RANCHO CORDOVA

ORDINANCE NO. 21-2005

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING TITLE 2, CHAPTER 2.30 OF THE CITY OF RANCHO CORDOVA MUNICIPAL CODE REGARDING THE ESTABLISHMENT AND FUNCTIONS OF THE PLANNING COMMISSION

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

SECTION 1: Purpose and Authority

The purpose of this Ordinance is to amend the City of Rancho Cordova Municipal Code to establish regulations for the members of the Rancho Cordova Planning Commission.

SECTION 2: Findings and Determinations

The City Council hereby finds and determines:

A. **The amendment to the Rancho Cordova Municipal Code establishing regulations pertaining to the Planning Commission is exempt from the California Environmental Quality Act under CEQA Guideline Section 15061**. The proposed amendment to establish regulations pertaining to the Planning Commission will not have the potential to degrade the quality of the environment. Establishment and function of the Planning Commission will alter the process for review of project applications, but will not alter the criteria for such reviews. Therefore, such regulations will not negatively impact the environment.

SECTION 3: Title 2, Chapter 2.30 of the Rancho Cordova Municipal Code is hereby amended by the addition of the following:

The City Council hereby adds Title 2, Chapter 2.30, Section 130 as follows:

Chapter 2.30 PLANNING COMMISSION OF THE CITY

Sections:
2.30.130 Compensation.
Each member of the Planning Commission shall receive compensation for services on as follows:

1. Each member of the Commission shall receive one hundred fifty dollars compensation for each partial or full month during which the member serves upon the Planning Commission.
2. The City may, at the discretion of the City Manager, approve payment to a member for necessary and actual expenses incurred by a member acting in an official capacity as a member of the Planning Commission.
3. In recognition of past services, the City Council authorizes retroactive payment to each member of the Planning Commission as of the effective date of this ordinance for services provided since July 1, 2005.

SECTION 4: Effective Date and Publication

Within fifteen (15) days from and after adoption, this Ordinance shall be published in accordance with California Government Code Section 36933(a) and shall take effect and be enforced thirty (30) days after its adoption.

* * * * *

PASSED AND ADOPTED this _____ day of _____, 2005, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Overview of Redevelopment Process and Practice

Presentation to
City of Rancho Cordova
Joint Study Session
Monday, September 19, 2005

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Overview

- What is Redevelopment?
- Reasons to Adopt a Redevelopment Plan
- Basic Redevelopment Requirements
- Basic Redevelopment Concepts
- Plan Adoption Process
- Redevelopment Program

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What is redevelopment?

- Redevelopment is a process created to assist local governments to revitalize an area.
- About 400 cities and counties throughout California have adopted about 800 redevelopment plans.
- California Community Redevelopment Law governs the adoption and implementation of redevelopment projects.

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Why Should Rancho Cordova Adopt a Redevelopment Plan?

- Encourage revitalization of areas like Folsom Boulevard and Coloma Avenue.
- Implement the updated General Plan.
- Preserve and enhance residential neighborhoods.
- Clean up a brownfield area.
- Stimulate development that cannot be accomplished by the private sector acting alone.

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How Can Redevelopment Help Achieve the City's Goals?

- Redevelopment is California's most effective tool to alleviate conditions which inhibit business and neighborhood revitalization.
- Redevelopment will provide the City with tax increment revenues to invest in its revitalization efforts.

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Redevelopment Qualification Requirements

1. Predominately urbanized.
2. Pervasive adverse economic and physical conditions (blight).
3. Redevelopment program must be used to alleviate blight.
4. Private sector and public sector acting alone or together cannot alleviate adverse conditions without redevelopment.

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Redevelopment Housing Requirements

- 20% of tax increment dedicated to affordable housing preservation, development and rehabilitation (Housing Set-Aside)
- Replacement of housing at affordable cost to occupants affected by redevelopment actions
- At least 15% of all new or substantial rehabilitated housing affordable to households at or below moderate income (Inclusionary Housing)

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Redevelopment Financial Requirements

- Base property tax revenues continue to go to all affected taxing entities.
- Agency must pay a mandated portion of tax increment to taxing entities (statutory pass-throughs).
- Agency must adhere to certain time and fiscal limits.
  - 20 years to incur debt
  - 30 years to undertake activities
  - 45 years to collect TI
  - Specified limit on outstanding principal for bond debt
  - No limit on TI collection

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Basic Redevelopment Concepts

- Redevelopment Agency
- Typical Powers of Agency
- Tax Increment Financing
- Redevelopment Plan
- Project Area

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What is a Redevelopment Agency?

- A Redevelopment Agency plans and implements a Redevelopment Plan.
- Often members of the legislative body also serve as the governing board for the Agency.
- The Agency Board is a distinct legal entity with specified powers under the CRL.
- In Rancho Cordova, members of the City Council also serve as the Agency Board.

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What are typical powers of a Redevelopment Agency?

- Improve dilapidated facilities,
- Construct public infrastructure,
- Buy and sell land (unique power to buy and sell land for private purposes),
- Mitigate environmental impacts,
- Financially assist affordable housing, and
- Use tax increment financing.

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What is tax increment financing?

- When a Legislative Body adopts a Redevelopment Plan, the total assessed value of property within the project area is established (called the frozen base or base assessed value).
- For up to 45 years, most of the property tax revenues generated from increases in the assessed value above the frozen base will be allocated to the Redevelopment Agency.
- These revenues are called tax increment.

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Establishment of Frozen Base

When a redevelopment plan is adopted, the County Auditor-Controller establishes the total value of taxable property within the boundaries of a redevelopment project area. This value is often called the:

- base year assessment roll,
- base assessed value, or
- frozen base.

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How is Property Tax Increment Generated in a Project Area?

- Tax increment equals the local property tax rate (e.g. 1%) multiplied by the increase in assessed value (incremental value) generated within a redevelopment project area above the frozen base.
- Example: 1% X $50,000,000 = $500,000 in tax increment to Agency.

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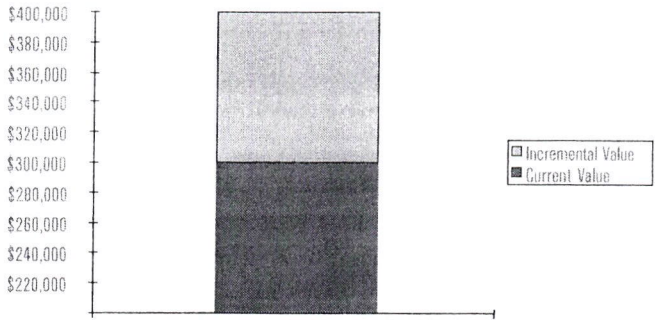
When Does Assessed Value Increase Above the Frozen Base?

- If a property owner rehabilitates or adds value to a property,
- If a property owner sells a property to someone else, and
- If new development occurs
  (Increment generated from increase in value above the prior assessed value).

Plus annual inflationary growth on property that remains in same ownership.

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Incremental Value from Sale of a Property



*Incremental Property Taxes or Tax Increment = $100,000 * 1% or $1,000*

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How will property taxes be distributed once a Redevelopment Plan is adopted?

- Each taxing entity in a project area, such as the County, schools or a special district, continues to receive its proportionate share of property taxes generated from the frozen base.
- In addition, each entity receives a portion of the tax increment generated from increases in assessed value over the frozen base.
- These additional payments are called pass-throughs.

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Will property taxes be raised as a result of redevelopment?

No!

Redevelopment does not increase property taxes nor add any new tax obligations to property owners in a project area.

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Investment of Tax Increment

- The Agency continually invests tax increment to revitalize a designated area by encouraging new development, aiding existing businesses and property owners and eliminating adverse physical and economic conditions.

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What is a Redevelopment Plan?

- A Redevelopment Plan provides a legal framework for planning and implementing revitalization activities in a redevelopment project area.
- It also establishes a financing method to fund these initiatives, called tax increment financing.
- Tax increment revenues generated by investment in the project area are reinvested to catalyze revitalization.

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What does a good Redevelopment Plan do?

- Sets the basic goals, powers and limitations within which the redevelopment agency must conduct its activities over the life of the project.
- Is broad and flexible, setting forth basic powers and limitations and providing a general statement of redevelopment objectives and techniques.
- Does not prescribe a detailed, rigid course of actions to achieve those goals, but clearly establishes how the Agency intends to alleviate blight in the project area.

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What is a Project Area?

- A project area is a designated area that qualifies for redevelopment assistance within a community. The project area must first be approved by the Planning Commission and adopted by the Legislative Body and the Redevelopment Agency Board.

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Legal Definition of a Project Area

"Project Area" means . . . a predominantly urbanized area of a community which is a blighted area, the redevelopment of which is necessary to effectuate the public purposes [of the CRL].

CRL Section 33320.1 (a)

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Clarifications to Project Area Definition

- Area may be either contiguous or non-contiguous.
- An unblighted area may be included if it is necessary for effective redevelopment.
- An unblighted area cannot be "included for purposes of obtaining tax increment without other substantial justification for its inclusion."

CRL Section 33320.2

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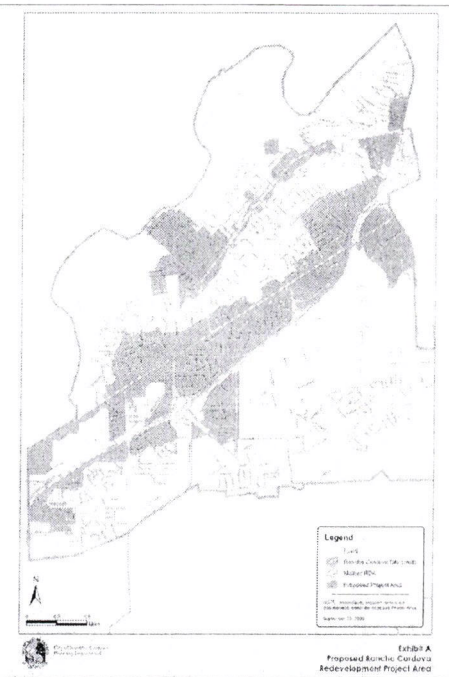
Necessary for Effective Redevelopment for Affordable Housing

- Inclusion of non-contiguous unblighted area is expressly allowed for affordable housing purposes if that area is being used predominately for:
  - Relocation of owners or tenants from a redevelopment project area within the community
  - Construction and rehabilitation of low-or moderate income housing.

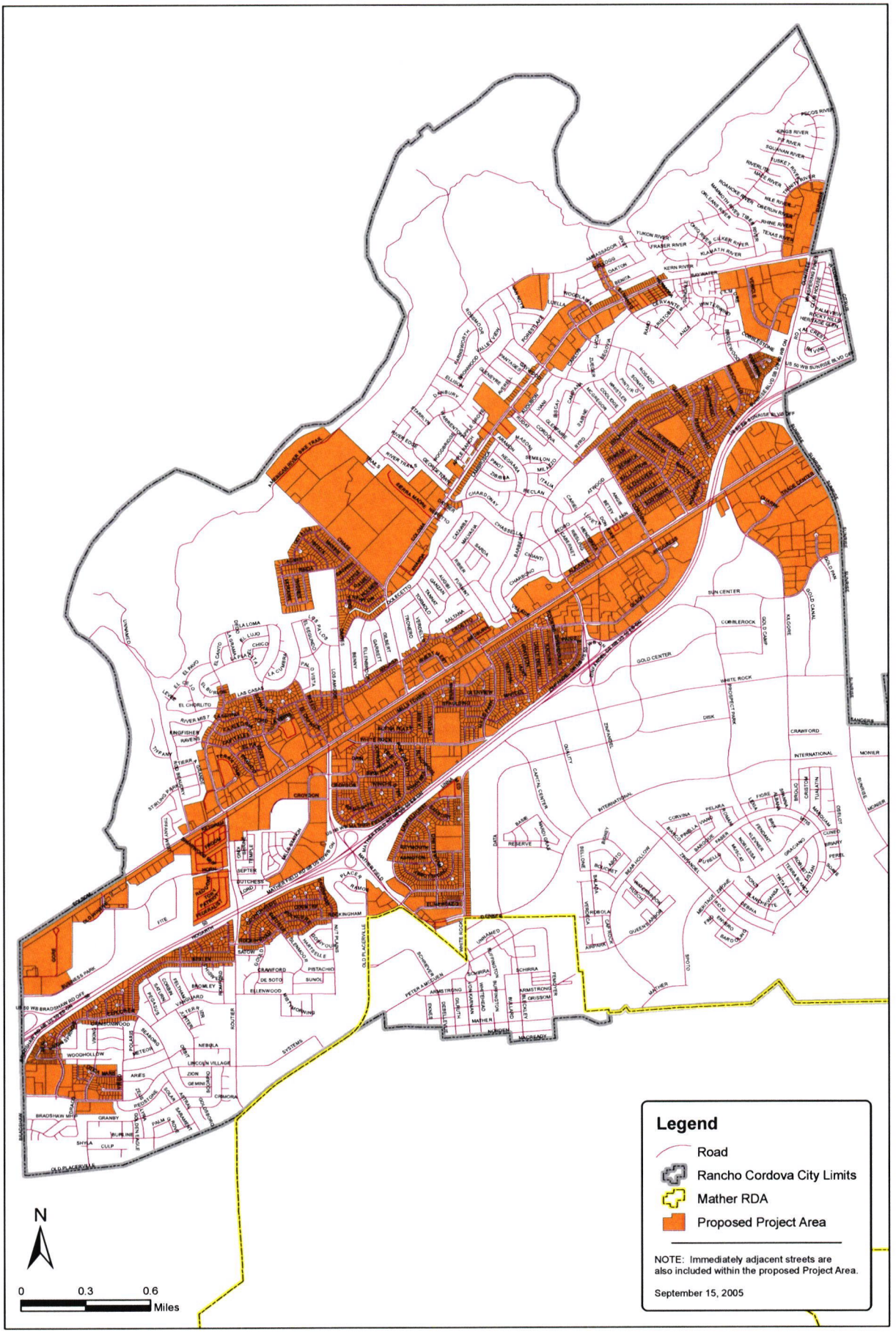
CRL Section 33320.2(a)

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Proposed Rancho Cordova Project Area



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City of Rancho Cordova
Planning Department

Exhibit A
Proposed Rancho Cordova Redevelopment Project Area

Project Area Legal Test:

- Is it predominantly urbanized?
- Does it exhibit adverse physical and economic conditions (blight)?
- Can the Agency document the need for redevelopment?
- Will programs alleviate adverse conditions?

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Definition of Predominantly Urbanized

"Predominantly urbanized" means that not less than 80 percent of the land in a project area:

- Has been or is developed for urban uses; or
- Consists of subdivided lots of irregular form and shape and inadequate size in multiple ownership; or
- Is an integral part of one or more areas developed for urban uses or substantially surrounded by parcels developed for urban uses.

CRL Section 33320.1(b)

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CRL Definition of Blighted Area

An area that is characterized by either:

1) One or more adverse physical and one or more adverse economic conditions, or
2) Subdivided lots of irregular form and shape and inadequate size for proper usefulness, in multiple ownership.

A blighted area may also contain the conditions described above and, in addition, be characterized by inadequate public improvements, parking facilities or utilities.

CRL Section 33030(b) and (c)

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Physical Conditions

- Unsafe or unhealthy buildings
- Factors hindering economically viable use of buildings or lots
- Adjacent or nearby incompatible uses
- Irregular lots in multiple ownership

Economic Conditions

- Depreciated/stagnant values or impaired investments
- Abnormally high vacancies, low lease rates etc.
- Lack of neighborhood commercial facilities
- Residential overcrowding
- Excess of problem businesses
- High crime rate

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Blight Factors Observed in Proposed Project Area in Rancho Cordova

- Aging or physically deteriorated commercial and residential buildings.
- Property potentially contaminated by hazardous materials.
- Vacant and underutilized commercial buildings and lots, often with poor access.
- Residential overcrowding.
- High crime rate.

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Rancho Cordova Plan Adoption Process

- Basic Steps and Schedule
- Technical Documents

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Basic Steps in Rancho Cordova Plan Adoption Process

Already Accomplished

1. The Legislative Body adopts a survey area encompassing portions of the community which might benefit from redevelopment. (January 2005)
2. Agency staff/consultants study survey area to recommend project area boundaries. (Spring/Summer 2005)

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Basic Steps in Rancho Cordova Plan Adoption Process (cont.)

Fall 2005

3. After the survey area is adopted, the Planning Commission selects a project area, coterminous with or smaller than the survey area.
4. The Planning Commission also adopts a Preliminary Plan which outlines the basic goals and objectives of the proposed redevelopment project and contains a legal description of the project area.
5. The Preliminary Plan is then accepted by the Agency Board and transmitted to County Auditor/Assessor, State Board of Equalization and all taxing entities which receive property taxes from the project area, required by Health & Safety Code (HSC) Section 33327.

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Basic Steps in Rancho Cordova Plan Adoption Process (cont.)

Winter 2005/06

6. Agency receives report required by HSC 33328 from County Auditor/Assessor (60 days).
7. After the Preliminary Plan is adopted, the Agency begins to prepare a series of technical documents required by State law, such as the Preliminary Report and environmental documentation.
8. The Agency also develops a Draft Redevelopment Plan.
9. The Agency then circulates the Preliminary Report, Draft Redevelopment Plan and Draft EIR.

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Basic Steps in Rancho Cordova Plan Adoption Process (cont.)

Spring/Summer 2006

10. The Agency consults with affected taxing entities and the community.
11. Comments are received from reviewing entities on Draft EIR. .
12. Notices joint public hearing via neighbor notice letter, newspaper notice, etc.

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Basic Steps in Rancho Cordova Plan Adoption Process (cont.)

Spring/Summer 2006

13. The Agency prepares the Final EIR, Report to the Legislative Body and Final Proposed Redevelopment Plan.
14. The Legislative Body/Agency call for a public hearing on the proposed redevelopment plan.
15. The EIR is certified and the Redevelopment Plan is adopted (or amended).

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Technical Documents

- Preliminary Plan
- Redevelopment Plan
- Preliminary Report
- Implementation Plan
- Report on the Plan
- Environmental Documentation (EIR)

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Preliminary Plan

Provides the first formal statement of the purpose and scope of the proposed redevelopment program:

- Project area boundaries
- Land uses
- Street layout
- Population densities
- Building intensities
- Development standards
- How redevelopment serves the purposes of the CRL
- How it conforms to the community's General Plan
- The neighborhood impact of the proposed redevelopment project

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Redevelopment Plan

The redevelopment plan addresses a legally prescribed set of topics, including the following:

- Project area boundary description
- Redevelopment goals and objectives
- Redevelopment Program
- Development techniques to achieve plan objectives
- Permitted land use and land use controls applicable to project area
- Methods for financing the redevelopment program
- Supporting actions by the community
- Enforcement mechanisms
- Plan duration
- Procedures for plan amendment

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Implementation Plan

a. Background
b. Project Description
c. Objectives of The Redevelopment Plan
d. Five-Year Action Program for Non-Housing Redevelopment Activities
e. Relationship of Projects to Elimination of Blight
f. Affordable Housing Requirements
g. Affordable Housing Production Obligations
h. Affordable Housing Objectives And Programs

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How Could the City most Effectively use Redevelopment?

- Economic Development
- Circulation and Landscaping Improvements
- Building and Façade Rehabilitation
- Historic Preservation Efforts
- Public Infrastructure and Community Facility

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Redevelopment Program (cont.)

- Property Acquisition
- Parking Improvements
- Residential Development
- Transit and Railroad Improvements
- Hazardous Materials Clean-up

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Conclusion– Redevelopment Focuses Private and Public Resources to:

- Improve business,
- Create jobs,
- Stimulate private investment,
- Rehabilitate housing, and
- Construct new affordable, mixed income and market rate housing.

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Q&A and Discussion
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