CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/ RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, May 21, 2007

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

AGENDA

REGULAR MEETING – CALL TO ORDER

Call to Order

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

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

1. Pastor Mark Shetler, First Covenant Church, will give the invocation.

Presentation(s)

2. Introduction of the following New City Employees: Tim Watson, Facilities Maintenance Worker, Building and Safety Department; Daren Grilley, Senior Civil Engineer, Public Works Department; Donna Silva, Finance Director, Finance Department.
3. Introduction of the following Rancho Cordova Leadership Group Graduates: Cyrus Abhar, Katherine Cooley, Melody Granger-Mayer, Mark Hanson, Brian Haworth, Brandon Ivie, Annie Kile, Shannon Loveless, Perry Mansch, Conrade Mayer, Chrishana McDonald, Reuben Meeks, Craig Osborn, Michael Rizzo and Stuart Van Horn.

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4. Presentation of Proclamation to Teacher Cameron Bellechi and Certificates of Recognition to the following Cordova High School Mock Trial Student Achievers: Nori Aquino, Cathen Bell, Kelsey Rae Ann Brogna, Amanda Coronado, Rebekah Fear, Joe Frei, Richard Gangwer, Sulma Herrera, Roger Huddle, Aleyna Marie Jones, Susie Kelber, Courtney Leonard-Maye, Kyle Matson, Donte Mayer, Mary Odufuwa, Antwanette Page, Kayla Scott, Elham Sharif, Amal Sharif, Aaron Skaarup, Khanh Tran, Leah Walker, Stefani Walker, and Nicolya Rene Washington.
5. 2007 Air Show Presentation by Cheryl Marcell.
6. Sacramento County Airport Report on "All Things at Mather" by Monica Newhouse.
7. Strong Neighborhood Initiative Update by Economic Development Director Curt Haven.
8. Cordova Community Council 2007 Fourth of July Celebration Update by Mayor Sander.

ORAL COMMUNICATIONS

9. **Public Comment**

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CONSENT CALENDAR ITEM

10. **Subject:** Minutes of City Council Meetings:
    a. Special Meeting of April 30, 2007
    b. Special and Regular Meeting of May 7, 2007

    Recommendation: Adopt Minutes.

CONSENT PUBLIC HEARING ITEMS

11. **Subject:** Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments for Rancho Cordova Road Maintenance Assessment District.
    Recommendation: Adopt Resolution No. 37-2007.
    Result of Recommended Action: The recommended action is required as part of the process to continue the annual levy and collection of assessments in the District to provide for the maintenance and operation costs of certain streets and street lighting services.
    Staff Report: Cyrus Abhar, Public Works Department
    Advances Goals: 4 and 11

12. **Subject:** Resolution Approving the Street Name Change of Jaeger Road to Rancho Cordova Parkway Between Douglas Road and Kiefer Boulevard.
Recommendation: Adopt Resolution No. 47-2007.
Result of Recommended Action: Approval of this recommended action will result in the permanent renaming of Jaeger Road between Douglas Road and Kiefer Boulevard to Rancho Cordova Parkway. City staff will assure new signage is placed and emergency services and property owners affected by the name change will be notified in writing.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2, 4 and 7

13. **Subject:** Creekside Commerce Center, Project No. 06-262, Tentative Subdivision Map and Design Review (Located on the Southwest Corner of Zinfandel Drive and North Mather Boulevard).
Recommendation: Adopt Resolution No. 49-2007.
Result of Recommended Action: The recommended action will approve planning entitlements necessary to construct a 28-acre light industrial complex with sixteen one-story buildings, and related site improvements.
Staff Report: Jeff Beiswenger, Planning Department
Advances Goals: 1, 2, 6, 8 and 9

14. **Subject:** New Hope Baptist Church, Project No. 07-283, Design Review (Located at 1950 Zinfandel Drive).
Recommendation: Adopt Resolution No. 50-2007.
Result of Recommended Action: The recommended action will allow applicant to remodel a vacant commercial building for use as a church, including offices and classrooms.
Staff Report: Katja Irvin, Planning Department
Advances Goal: 1

15. **Subject:** Sunrise Palms Plaza, Project No. 06-218, Design Review (Located on the Northeast Corner of Monier Circle and Sunrise Boulevard).
Recommendation: Adopt Resolution No. 51-2007.
Result of Recommended Action: The addition of the Sunrise Palms Plaza will significantly enhance the South Sunrise corridor, as well as provide necessary services for residents of Sunridge Specific Plan, Villages of Zinfandel, and surrounding businesses.
Staff Report: William Campbell, Planning Department
Advances Goals: 1 and 9
Fosters Strong Neighborhood Initiative

PUBLIC HEARING ITEM

16. **Subject:** Ordinance Establishing Rules and Regulations for the Operation and Maintenance of Kilgore Cemetery.
Recommendation: Waive first reading and introduce Ordinance No. 09-2007. **(Roll Call Vote)**
Result of Recommended Action: The recommended action will enable the City to begin interment at Kilgore Cemetery and directs the establishment of fees, which pay for interment and long term care of the interment site.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 4, 8 and 10

*7:00 P.M. - BREAK

REGULAR CALENDAR ITEMS

None

CITY MANAGER'S REPORT

Planning Department Update.

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

ADDITIONAL INFORMATION

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CITYWIDE GOALS - (Adopted March 20, 2006)	
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UPCOMING MEETINGS	
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Monday, July 16, 2007	***4:00 p.m. Study Session TBD*** ***5:30 p.m. Regular Meeting***
Tuesday, July 24, 2007	***5:30 p.m. Work Session TBD***

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CERTIFICATION OF POSTING OF AGENDA

I, Anna Olea-Moger, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the May 21, 2007 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on May 17, 2007 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 17th day of May 2007 at Rancho Cordova, California.

Anna Olea-Moger

Anna Olea-Moger, CMC, City Clerk

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AMENDED AGENDA

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Planning Department Update.

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ADJOURN TO CLOSED SESSION

Closed Session Item

17. Conference with Legal Counsel – Anticipated Litigation Government Code Section 54956.9 (b) (one case).

OPEN SESSION – REPORT FROM CLOSED SESSION

Closed Session Report

18. The City Attorney will report on action taken in Closed Session

ADJOURNMENT

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CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/
RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
David B. Roberts Council Chambers
2729 Prospect Park Drive, Rancho Cordova

Monday, May 21, 2007
5:30 P.M. – Regular Meeting

2nd AGENDA AMENDMENT

Presentations on the Regular City Council Meeting Agenda for Monday, May 21, 2007 have been amended as follows:

PRESENTATIONS

2. Introduction of the following New City Employees: Tim Watson, Facilities Maintenance Worker, Building and Safety Department; Daren Grilley, Senior Civil Engineer, Public Works Department; Donna Silva, Finance Director, Finance Department.
3. Introduction of the following Rancho Cordova Leadership Group Graduates: Cyrus Abhar, Katherine Cooley, Melody Granger-Mayer, Mark Hanson, Brian Haworth, Brandon Ivie, Annie Kile, Shannon Loveless, Perry Mansch, Conrade Mayer, Chrishana McDonald, Reuben Meeks, Craig Osborn, Michael Rizzo and Stuart Van Horn.
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5. 2007 Air Show Presentation by Cheryl Marcell.
6. Sacramento County Airport Report on "All Things at Mather" by Monica Newhouse.
7. Cordova Community Council 2007 Fourth of July Celebration Update by Mayor Sander.
8. Presentation by Congressman Dan Lungren on Washington D.C. Update.

8a. Presentation by Assembly Member Alan Nakanishi on State Budget.

CERTIFICATION OF POSTING OF AGENDA AMENDMENT

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CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/
RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
David B. Roberts Council Chambers
2729 Prospect Park Drive, Rancho Cordova

Monday, May 21, 2007
5:30 P.M. – Regular Meeting

AGENDA AMENDMENT

The following item has been added to the Regular City Council Meeting on Monday, May 21, 2007:

CLOSED SESSION

Council will Meet in Closed Session for the Following Purpose:

17. Conference with Legal Counsel – Anticipated Litigation Government Code Section 54956.9 (b) (one case).

CERTIFICATION OF POSTING OF AGENDA AMENDMENT

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SPECIAL JOINT MEETING
CITY COUNCIL & PLANNING COMMISSION

City Hall
American River Room - North
2729 Prospect Park Drive, Rancho Cordova

Monday, April 30, 2007

5:30 p.m. - Work Session

MINUTES

WORK SESSION

Call to Order

Mayor Sander called the special meeting to order in the American River North Community Room at 5:35 p.m.

Present:	Council Members Cooley (present for Item # 1 only), Skoglund, McGarvey, Budge and Mayor Sander Planning Commissioners Burke, Cummings, Savorn, Smith, Vance, Moe and Chairman Konarski
Staff Present	Gaebler, Olea-Moger, Lindgren, Chapman, Abhar, Chinn, Salerno, Flory, Haworth, Haven, Johns, Simpson, Beiswenger, Junker

Work Session Items

1. **Subject:** Economic and Neighborhood Development Strategy.
   Recommendation: Discussion only; provide direction to staff as appropriate.
   Result of Recommended Action: Staff will bring the final Economic and Neighborhood Development Strategy to a future Council meeting for formal approval.
   Staff Report: Brian Haworth and Curt Haven, Economic Development Department

ACTION: No action taken, discussion item only. Handout discussed.

AT THIS POINT, the Council took a brief recess. Council reconvened sans Council Member Cooley.

AGENDA ITEM # 1D

2. **Subject:** Zoning Code Update – Issue Summary, Code Outline and Entitlement Procedures.
   Recommendation: Discussion only; provide direction to staff related to zoning code strategies, organizational system and entitlement procedures.
   Result of Recommended Action: Discussion and reaction will allow City staff to complete work on Task 2 of the Zoning Code Update – Project and Document Set-up and initiate work on Task 3 – Special Zoning Code Considerations.
   Staff Report: Jeffrey Beiswenger and Pam Johns, Planning Department

ACTION: No action taken, discussion item only. Handout at meeting on "Designated Approval Authority Matrix" discussed.

Oral Communications

3. None

ADJOURNMENT

Mayor Sander adjourned the meeting at 9:25 p.m.

_____
Anna Olea-Moger, CMC, City Clerk

CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/ RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, May 7, 2007

4:00 P.M. – Study Session
Special Joint Meeting
City Council and Planning Commission

5:30 P.M. – Regular Meeting

MINUTES

SPECIAL JOINT MEETING - STUDY SESSION

Call to Order

Mayor Sander called the special joint meeting to order in the American River Community Room at 4:10 p.m.

Present:	Council Members Cooley, McGarvey, Budge and Mayor Sander Planning Commissioners Burke, Cummings, Savorn, Vance, Moe and Chair Konarski
Absent:	Council Member Skoglund and Planning Commissioner Smith
Staff Present:	Androlowicz, Gaebler, Olea-Moger, Junker, Thomas, Johns, Lindgren, Foell, Abhar, Chinn, and Irvin

Public Comment

None

Study Session Item

1. **Subject:** Rio del Oro Parks and Open Space.
   Recommendation: Consider the updated information on Rio del Oro parks and open space and provide input or direction as appropriate.
   Result of Recommended Action: Inform Council regarding progress on Rio del Oro Specific Plan project with an emphasis on key policy issues and staff recommendations regarding parks and open space, including trails and pedestrian routes, and the Rancho Cordova Parkway segment through the preserve.
   Staff Report: Pam Johns, PMC, Project Manager

ACTION: No action taken, discussion item only.

ADJOURNMENT

Mayor Sander adjourned the special joint meeting at 5:27 p.m.

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor Sander called the regular meeting to order in the Dave B. Roberts Council Chambers at 5:43 p.m. and announced the cablecast playback schedule.

Present: Council Members Cooley, Skoglund, McGarvey, Budge and Mayor Sander
Staff Present: Androlowicz, Gaebler, Lindgren, Chinn, Meeks, Olea-Moger, Sparkman, Salerno, Oliver, Simpson, Haven, Abhar, Snyder, and Trimberger

Pledge of Allegiance

Police Chief Meeks led the Pledge of Allegiance.

Invocation

2. Pastor Jeff Koons, First Covenant Church, gave the invocation.

Presentation(s)

3. Certificates of Recognition for Rancho Cordova Police Officers honored for their heroism were given to the following individuals:
    - Brian Wade, Life Saving Medal for Effort and Dedication.
    - Gregory Saunders, Life Saving Medal for Effort and Dedication.
    - Mark Atkins, Life Saving Medal for Effort and Dedication.
    - Zachary Hatch, Purple Heart Medal for Effort and Serious Injury Sustained.
    - Aaron Marino, Bronze Star Medal for Performance and Bravery.
    - Anthony Turnbull, Bronze Star Medal for Performance and Bravery.
    - Jeffrey Wallace, Bronze Star Medal for Performance and Bravery.
    - James Hatfield, Bronze Star Medal for Performance and Bravery.
    - Michael Rogers, Silver Star for Performance and Conspicuous Bravery.
    - Christopher Bittle, Silver Star for Performance and Conspicuous Bravery.
4. Certificate of Recognition to Rancho Cordova Police Officer Wayne Stephens for his four years of dedicated service to the Weed and Seed Program as well as helping to reduce crime in the city.
5. Proclamation for Older American's Month.
6. Proclamation Honoring Council Member McGarvey for his Accomplishments in Support of the Sacramento Child Care Coalition.
7. Proclamation for Public Service Week.
8. Proclamation for Bike to Work Month.
9. Weed and Seed Update was continued to June 4th. Not presented at this meeting and continued.

ORAL COMMUNICATIONS

10. **Public Comment**
    The following individual addressed the Council:

- Scottie Moore spoke on Be Kind to Animals Week.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Cooley and carried by a 5:0 roll call vote, the Consent Calendar was approved, except for Item #13 which was pulled for separate discussion.

11. **Subject:** Minutes of City Council Meetings:
    a. Special Meeting of March 27, 2007
    b. Regular Meeting of April 2, 2007
    c. Regular Meeting of April 16, 2007

    Recommendation: Adopt Minutes.

12. **Subject:** Ordinance Amending Title 16 of the Rancho Cordova Municipal Code, Adding Chapter 16.19 Relating to Maintenance of Boarded and Vacant Buildings.
    Recommendation: Waive second reading and adopt Ordinance No. 11-2007. **(Roll Call Vote)**
    Result of Recommended Action: Adoption of this ordinance will establish enforceable minimum standards for vacant buildings and provide a self-supporting program for enforcing these standards.
    Staff Report: Kerry Simpson, Neighborhood Services Department, and Curt Haven, Economic Development Department

14. **Subject:** Resolution Amending Resolution No. 05-2007 to Utilize the State of California's Citizens Option For Public Safety Program Funds (COPS).
    Recommendation: Adopt Resolution No. 41-2007.
    Result of Recommended Action: This action will amend Resolution No. 05-2007 increasing the 2006-07 allocation from $100,000 to $109,688.
    Staff Report: Sandy Salerno, Finance Department
    Advances Goals: 4, 6 and 11

15. **Subject:** Quarterly Treasurer's Report.
    Recommendation: Receive and file report.
    Result of Recommended Action: This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
    Staff Report: Sandy Salerno, Finance Department

The following item was pulled for separate discussion:

13. **Subject:** Resolution Authorizing the City Manager to Execute a Sub-Grant Agreement between the City and the Cordova Recreation and Park District for the Renovation of the Cordova Senior Center.
    Recommendation: Adopt Resolution No. 44-2007.
    Result of Recommended Action: The City applied for federal funds to be used by the Cordova Recreation and Park District (CRPD) for renovating the kitchen at the Cordova Senior Center, and will be able to expedite the process needed to pass through the funds to CRPD.
    Staff Report: Stephanie Snyder, City Manager's Department

ACTION: Motion by Budge second by Cooley, and unanimously carried, Council adopted Resolution No. 44-2007.

CONSENT PUBLIC HEARING ITEM

Mayor Sander opened the Consent Public Hearing comment period. There were no speakers. Mayor Sander closed the Consent Public Hearing comment period.

16. **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for Landscape and Lighting District No. 2005-1.
Recommendation: Staff recommends that Council:
a) Adopt Resolution 42-2007 calling for the preparation of an Engineer's Report; and
b) Adopt Resolution 36-2007 preliminary approving the Engineer's Report and initiating the proceedings for the annual levy and collection of assessments for Landscape and Lighting District No. 2005-1
Result of Recommended Action: The recommended actions are required as part of the process to continue the annual levy and collection of assessments in the District in the same amounts as charged in previous years. There are no new impacts to existing or new residents.
Staff Report: Cyrus Abhar, Public Works Department

ACTION: Motion by Budge second by Cooley and carried by a 5:0 roll call vote, the Consent Public Hearing Item was approved.

BREAK & ADJOURN INTO CLOSED SESSION

AT THIS POINT, the Council adjourned into Closed Session regarding the following item:

Council met in Closed Session for the following purpose:

A. Conference with Legal Counsel – Anticipated Litigation – Government Code Section 54956.9(b): One case

Present in closed session were: All Council Members, City Manager Ted Gaebler, Assistant City Manager Joe Chinn and City Attorney Adam Lindgren

RECONVENE INTO OPEN SESSION

AT THIS POINT, the full Council reconvened to Open Session.

PUBLIC HEARING ITEMS

17. **Subject:** Adoption of the Community Development Block Program (CDBG) 2007-08 Action Plan for Submittal to HUD on May 17, 2007.
Recommendation: Staff recommends that Council:
1. Adopt Resolution No. 45-2007 authorizing the submission of the following documents, due to HUD on May 17:
   a) The Action Plan, which serves as the CDBG budget for July 1, 2007 to June 30, 2008 (FY2007-08) and amends the 2006-07 Action Plan.
   b) Standard Form 424 (application for grant funds); and
   c) Various certifications required by HUD.

2. Approve the allocation of $702,906 CDBG funds for budget year 2007, starting July 1, 2007 to June 30, 2008 as outline in the Action Plan.
Result of Recommended Action: This action will qualify the City to receive $702,906 in CDBG funding for the FY 2007-08 City budget and to reallocate $155,850 of unspent funds from the 2006-07 program year.
Staff Report: Sarah Bontrager, Grants Specialist PMC, and Reed Flory, Housing Services Administrator

Mayor Sander opened the public hearing on Item #17. The following individuals addressed the Council:

- Beth Hassett, Executive Director of Weave, in support of the item.
- Conrad Mayer wants park or a park setting for the Cordova Villa area.

Mayor Sander closed the public hearing on Item #17.

ACTION: Motion by Budge second by McGarvey and carried by 5:0 roll call vote, Council adopted Resolution No. 45-2007.

BREAK & ADJOURN INTO CLOSED SESSION

AT THIS POINT, the Council adjourned into Closed Session to continue discussion on noticed topic.

Present in closed session were: All Council Members, City Manager Ted Gaebler, Assistant City Manager Joe Chinn and City Attorney Adam Lindgren

RECONVENE INTO OPEN SESSION

AT THIS POINT, the full Council reconvened to Open Session.

18. **Subject:** Annexation - Prezoning the City's Sphere of Influence.
Recommendation: Staff recommends that Council:
- Waive first reading and introduce Ordinance No. 12-2007.
- Certify the Initial Study/Negative Declaration for the Annexation Prezoning as complete and adequate.

Result of Recommended Action: The proposed prezoning of the City's Sphere of Influence is a required component of the City's application to the Local Agency Formation Commission (LAFCo) to annex the area. With the Council's approval of the prezoning, staff will complete and submit the City's application to the LAFCo, beginning that agency's process of review and approval.
Staff Report: Paul Junker and Eric Norris, Planning Department

Mayor Sander opened the public hearing on Item #18. There were no speakers.
Mayor Sander closed the public hearing on Item #18.

ACTION: Motion by Cooley second by Budge and carried by 5:0 roll callvote, Council waived the first reading and introduced Ordinance No. 12-2007.

REGULAR CALENDAR ITEM

19. **Subject:** Upper Laguna Creek Collaborative – Status Report.

Recommendation: Receive and file report.
Result of Recommended Action: Council will receive a status report on the current efforts of the Upper Laguna Creek Collaborative and how the City of Rancho Cordova may participate in the future. The Upper Laguna Creek water shed connects the City to the jurisdictions to the south (Elk Grove and the County) and will serve as a major corridor for non-vehicular access, as well as protecting habitat associated with the creek.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 8, and 13
Fosters Strong Neighborhood Initiative

Mayor Sander opened the public comment period on Item #19. The following individual addressed the council:

- Sam Miller representing the Waegell Family in support of the item.

Mayor Sander closed the public comment period.

ACTION: No action taken, discussion item only.

CITY MANAGER'S REPORT

Building Department Update.

CORRESPONDENCE

Council Members reported on various correspondence since last meeting.

COUNCIL REPORTS

Council Members reported on various events and activities since last meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Mayor Sander requested a Strong Neighborhood Initiative Update at the next regular meeting.

ADJOURNMENT

Mayor Sander adjourned the regular meeting at 9:52 p.m. in memory of former California Assemblyman Lou Papan, Kevin (Kojak) Davis of the Navy Blue Angels and Rancho Cordova long-time resident Bill Jarvey.

_____
Anna Olea-Moger, CMC, City Clerk

MEMORANDUM

DATE: May 21, 2007

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR RANCHO CORDOVA ROAD MAINTENANCE ASSESSMENT DISTRICT**

RECOMMENDATION

Staff recommends that the City Council Adopt Resolution No. 37-2007 (**Attachment 1**) Initiating the proceedings for the annual levy and collection of assessments for the Road Maintenance Assessment District

RESULT OF RECOMMENDED ACTION

The recommended actions are required as part of the process to continue the annual levy and collection of assessments in the District to provide for the maintenance and operation costs of certain streets and street lighting services.

BACKGROUND

The Rancho Cordova Road Maintenance Assessment District (hereinafter "the District") was formed in June 2006 the City Council to create a financial mechanism to provide street and street lighting operations and maintenance services for public improvements created as a result of new development.

State law requires an Engineer's Report to be prepared each year and to hold a public hearing on the report and the levy of the annual assessment. The Engineer's Report has been prepared, placed on file with the City Clerk, a copy of which is attached as **Exhibit A** to the Resolution.

The Engineer's Report prepared by Harris & Associates includes diagrams of the assessment areas, a description and costs estimates of the operations and maintenance services to be provided, a description of the property to be benefited, and the amount of the assessment to each individual property. The services performed within and funded by the District include ongoing maintenance, operation and street improvements and appurtenant facilities street lighting and appurtenance facilities at the locations described in the Engineer's Report. The proposed Fiscal Year 2007-2008 assessment rates per Zone for Fiscal Year 2007-2008 are shown in Table 1 on the next page.

AGENDA ITEM # 11

Table 1

ZONE 1 – CAPITAL VILLAGE					
	Parcels	Acres	Street Assessment	Lighting Assessment	Total FY 07/08 Assessment
No Alley					
COM	13	24.88	$ 87,491.39	$ 4,759.44	$ 92,250.83
PARK	3	6.93	$ 6,231.39	$ 874.61	$ 7,079.00
SFR-H	1		$ 199.82	$ 27.18	$ 227.00
SFR-M	1		$ 249.78	$ 33.98	$ 283.76
Alley/Aisle					
SFR-H	1		$ 268.76	$ 43.13	$ 311.89
SFR-M	1		$ 335.90	$ 53.93	$ 389.83
SFR-L	1		$ 376.26	$ 60.39	$ 436.65

ZONE 4 - SUNDANCE					
	Parcels	Acres	Street Assessment	Lighting Assessment	Total FY 07/08 Assessment
VAC		11.82	$ 1,793.35	$ 138.99	$ 1,932.34

ZONE 5 – ANTHOLOGY AT ANATOLIA					
	Parcels	Acres	Street Assessment	Lighting Assessment	Total FY 07/08 Assessment
SFR	1		$ 275.37	$ 16.36	$ 297.73

Based on the above assessment rates, the Fiscal Year 2007-2008 revenues for the existing zones of benefit are as follows:

Zone 1 – Total Estimated Assessments:	$ 352,928.89
Zone 4 – Total Estimated Assessments:	$ 1,932.34
Zone 5 – Total Estimated Assessments:	$ 34,424.14
TOTAL	$ 389,285.37

The funds will be used to pay for routine maintenance and operations costs, cover District administration costs, and build up the reserve for the 7 year slurry seal as well as build the reserve for the eventual overlay and replacement costs.

In order to proceed with the levy of assessments, it is appropriate for the Council to adopt **Resolution No. 37-2007**, also attached as **Attachment 1**, which approves the Engineer's Report and declares the Council's intention to levy assessments for Fiscal Year 2007-2008. It also sets June 18, 2007, at 5:30 pm or as soon thereafter as possible, as the date and time for a public hearing on the issue of the levy of Fiscal Year 2007-2008 assessments. Notice of the public hearing will be given by publication.

ATTACHMENTS

1. Resolution No. 37-2006 including Engineer's Report (Exhibit A).

RESOLUTION NO. 37-2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA INITIATING THE PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS, APPROVING AN ENGINEER'S REPORT AND DECLARING ITS INTENTION TO LEVY AN ANNUAL ASSESSMENT THEREON, AND TAKING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City Council of the City of Rancho Cordova, California has previously formed a public street and street lighting maintenance assessment district pursuant to the provisions of the "Benefit Assessment Act of 1982," being Chapter 6.4 of Part 1 of Division 2 of Title 5 of the California Government Code (commencing with Section 54703) (the "Act") and in accordance with Article XIIID of the California Constitution and the Proposition 218 Omnibus Implementation Act (commencing with Section 53750 of the California Government Code), that is known and designated as:

RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT

(hereinafter referred to as the "District"); and

WHEREAS, the Assessment Engineer, Harris & Associates, has filed with the City Clerk of the City and the City Clerk has presented to the City Council a report dated May 4, 2007 (the "Engineer's Report") regarding the annual levy of assessments for the District; and

WHEREAS, the Engineer's Report **(Exhibit A)** has been duly presented by the City Clerk for consideration and this City Council has now carefully examined and reviewed the Engineer's Report as presented, and is satisfied with each and all of the items and documents set forth therein, and is satisfied that the assessments on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed as set forth in said Engineer's Report; and

WHEREAS, at this time, this City Council is desirous to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of public streets and street lighting within the boundaries of the District; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The above recitals are true and correct.

Section 2. The Engineer's Report, including the plans, specifications, general descriptions, estimate of the cost of the preservation, improvement, servicing, financing and maintenance of public street lighting, streets, roads, and highways (the "Improvements") and incidental expenses in connection therewith and the proposed assessments, is hereby approved as filed [or modified] and incorporated herein by this reference and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 3. The City Council hereby finds that the public interest, necessity and convenience require the preservation, improvement, servicing, financing and maintenance of the Improvements and this City Council hereby declares its intention to levy assessments within the Rancho Cordova Road Maintenance Assessment District.

Section 4. The purpose of the District is to fund the preservation, improvement, servicing, financing and maintenance of public street lighting, streets, roads, and highways and appurtenant equipment and facilities of benefit to the Property within the District. All improvements and work to be funded by the District shall be done in accordance with the Engineer's Report on file in the office of the City Clerk and which is hereby referred to and by this reference incorporated herein and made a part hereof. The Engineer's Report and its exhibits contain a full and detailed description of the Improvements and the maintenance thereof which may be funded by the District, the boundaries of the District and the proposed assessments upon the assessable properties in the District.

Section 5. As set forth in the Engineer's Report, each year the maximum annual assessment rate will be increased for cost of living according to the change in McGraw-Hill Engineering News Record Construction Cost Index.

Section 6. The City Council has determined that the total estimated cost of the proposed Improvements to be funded by the District is greater than can be conveniently raised from a single annual assessment and proposes that the estimated cost of any one Improvement may be determined to be collected in installments over a period not to exceed five (5) fiscal years from its initial funding, as provided in the annual Engineer's Report for any given year.

Section 7. The City Council appoints June 18, 2007 at 5:30 p.m., or as soon thereafter as possible, in the Council Chambers, 2729 Prospect Park Drive, Rancho Cordova, California, or as soon thereafter as the matter may be heard, as the time and place for hearing protests to the proposed Improvements and maintenance thereof, the proposed levy of assessments, the amount of the individual assessments, and related matters as set forth in the Engineer's Report, and any interested person may appear and object to the Improvements, or to the extent of the District or to said proposed assessments.

Section 8. The City Clerk is hereby authorized and directed to publish, pursuant to Government Code Section 6066, a notice of the Public Hearing in a newspaper of general circulation within said City, said initial publication to be not less than ten (10) days before the date set for said Public Hearing.

Section 9. The City Clerk is further directed to cause a copy of the Resolution of Intention and said notice to be posted upon the official bulletin board customarily used for the posting of notices.

Section 10. The City Council designates Dennis Anderson, Harris & Associates to answer inquiries regarding the assessment proceedings, the assessments or the District. The Engineer's Report and other written material about the District may also be reviewed at the office of the City Clerk, 2729 Prospect Park Drive, Rancho Cordova, California, during regular business hours.

Section 11. This resolution shall take effect immediately.

Section 12. The City Clerk shall certify to the passage and adoption of this resolution; shall cause the same to be entered in the book of resolutions of the City, and shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of the City in the minutes of the meeting at which the same is presented.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of May, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk



Exhibit A

Engineer's Report

for the

Road Maintenance Assessment District
(Fiscal Year 2007-08)

Prepared under the provisions of the Benefit Assessment Act of 1982

For the

CITY OF RANCHO CORDOVA
Sacramento County, California

Prepared by:

Harris & Associates

May 4, 2007

ENGINEER'S REPORT

CITY OF RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT

FISCAL YEAR 2007-08

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CITY OF RANCHO CORDOVA

FISCAL YEAR 2007-08

ENGINEER'S REPORT (Modified)
PREPARED PURSUANT TO THE PROVISIONS OF THE
BENEFIT ASSESSMENT ACT OF 1982
ARTICLE 4, CHAPTER 6.4
OF THE CALIFORNIA GOVERNMENT CODE

Pursuant to Part 1, Division 2 of Title 5 of the Government of the State of California, and in accordance with the Resolution of Initiation adopted by the City Council of the City of Rancho Cordova, State of California, in connection with the proceedings for:

CITY OF RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT

Hereinafter referred to as the "Assessment District" or "District", I, Joan E. Cox, P.E., the authorized representative of Harris & Associates, the duly appointed ASSESSMENT ENGINEER, submit herewith the "Report" consisting of five (5) parts as follows:

PART A
PLANS AND SPECIFICATIONS

Plans and specifications for the existing and ultimate improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

PART B
ESTIMATE OF COST

The estimated cost to be funded by the District for the operation, servicing and maintenance of the improvements for fiscal year 2007-08, including incidental costs and expenses in connection therewith.

PART C
METHOD OF APPORTIONMENT

The method of apportionment of assessments indicates the proposed assessment of the net amount of the costs and expenses of the maintenance and/or servicing of the existing and ultimate improvements to be assessed upon the several lots and parcels of land within the Assessment District in proportion to the estimated special benefits to be received by such lots and parcels.

PART D
BOUNDARY MAP

The Boundary Map, which shows the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District, is attached hereto and is incorporated herein by reference and is on file in the Office of the City Clerk.

The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Sacramento for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART E
ASSESSMENT ROLL

An assessment of the estimated cost of maintenance and/or servicing of the existing improvements on each benefited lot or parcel of land within the Assessment District for the fiscal year to which this report applies are on file in the Office of the City Clerk and incorporated herein by reference.

The undersigned respectfully submits the enclosed report as directed by the City Council. The undersigned certifies that she is a Professional Engineer, registered in the State of California.

DATED: May 4, 2007

Harris & Associates



BY: Joan E. Cox, P.E.
R.C.E. No. 41965

PART A
PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Rancho Cordova, and those which may be subsequently constructed, will be serviced and maintained as generally described as follows:

DESCRIPTION OF IMPROVEMENTS FOR THE CITY OF RANCHO CORDOVA ROAD MAINTENANCE ASSESSMENT DISTRICT FISCAL YEAR 2007-08

Streets and Appurtenant Facilities

Improvements include but are not limited to: sidewalks, curb and gutter, curb ramps, pavement, marking and striping, street furniture, traffic signs, hardscape, street monumentation, traffic signals, traffic signal interconnect and appurtenant facilities as required in public rights-of-way and dedicated easements within the boundaries of said Assessment District.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the street improvements or appurtenant facilities including the cleaning, sandblasting, and painting of the improvements to remove or cover graffiti.

Operating and servicing means the administration of all aspects of the maintenance and the District.

Lighting and Appurtenant Facilities

Improvements include but are not limited to: poles and fixtures, bulbs, conductors, equipment including guys, anchors, posts and pedestals, metering devices, controllers and appurtenant facilities as required to provide lighting in public rights-of-way and dedicated easements within the boundaries of said Assessment District.

The public lighting system shall be maintained to provide adequate illumination. Electricity for streetlights shall be furnished and it shall be adequate for the intended purpose. Rates for power shall be those authorized by the California Public Utilities Commission.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the public lighting improvements or appurtenant facilities including the cleaning, sandblasting, and painting of light poles and other improvements to remove or cover graffiti.

Operating and servicing means the furnishing of electric energy for the public lighting improvements or appurtenant facilities, the operation of controllers and the administration of all aspects of the maintenance and the District.

The City will not maintain the streetlights until the streetlights are transferred to the City for maintenance from CSA No. 1.

The plans and specifications for the improvements, showing the general nature, location and the extent of the improvements, are on file in the office of the City Engineer and are by reference herein made a part of this report.

PART B
ESTIMATE OF COST

The City's maximum budget for the operation, maintenance and servicing of streets and street lighting details the estimated costs for Fiscal Year 2007-08 as available at the time of preparation of this report, and includes reserves, engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with the district proceedings.

Funds raised by the assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments or maintenance may be deferred to reduce the overall annual cost, which in turn would reduce the assessment, as the City Council deems appropriate annually.

Any balance or deficit remaining on July 1 must be carried over to the next fiscal year.

The following assumptions were used in developing the estimated costs:

Street Maintenance	Unit Costs
Residential/Collector	
Slurry Seal	$0.62 / SF
Overlay	$3.09 / SF
Slab Replacement	$9.28 /SF
Arterial	
Overlay	$3.09 / SF
Other Improvements	
Curb & Gutter Replacement	$10.32 / LF
Sidewalk Replacement	$21.66 / SF
Annual Traffic Signal Maint.	$4,641.75 / EA

Street Light Maintenance	Unit Costs
Single Fixture Annual Maint	$154.73 / EA
Double Fixture Annual Maint	$232.09 / EA
Single Fixture Capital Replacement	$2,578.75 / EA
Double Fixture Capital Replacement	$3,094.50 / EA

The pavement unit cost above also includes the cost of re-marking and re-striping the roadway after pavement maintenance is complete.

Street lighting maintenance costs were reduced by 50% to account for energizing of lights mid-year.

ZONE 1 – CAPITAL VILLAGE

Street Maintenance
FY 2007-08 Maximum Estimated Cost

Annual Street Maintenance	Estimated Cost
Aisles and Alleys	$55,081
Streets (Incl. A, B & C)	$151,886
Disk Drive / Data Drive	$38,039
Prospect Park Drive	$24,521
Zinfandel Drive	$36,297
International Drive	$78,214
	$384,039
Traffic Signal Maintenance (5 Signals)	$23,209
Measure A & Gas Tax Contribution for General Benefit	($100,140)
Sub-Total	$307,107
Capital Reserve	$76,995
Administration Expenses	$3,000
Fund Balance as of June 30	($74,644)
Capital Expenditures	$0
Annual Update of Pavement Management System	$1,000
Street Maintenance Grand Total	**$313,459**

ZONE 1 – CAPITAL VILLAGE

Street Light Maintenance
FY 2007-08 Maximum Estimated Cost

Lighting Benefit Area 1

Annual Maintenance	Quantity	Total
Single Fixture Street Lights	192	$14,854
Double Fixture Street Lights	104	$12,069
Sub-Total Annual Maintenance		$26,922
Annual Capital Replacement (75 years)		
Single Fixture Street Lights	192	$6,602
Double Fixture Street Lights	104	$4,291
Sub-Total Annual Capital Replacement		$10,893
City Contribution for General Benefit		($5,733)
Total Maintenance and Capital		$32,082
Capital Reserve		$12,289
Administration Expenses		$2,000
Fund Balance as of June 30		($11,914)
Capital Expenditures		$0
Lighting Area 1 - Grand Total		**$34,457**

Lighting Benefit Area 2

Annual Maintenance	Quantity	Total
Double Fixture Street Lights	12	$1,393
Double Fixture Street Lights	16	$1,857
Sub-Total Annual Maintenance		$3,249
Annual Capital Replacement (75 years)		
Double Fixture Street Lights	12	$495
Double Fixture Street Lights	16	$660
Sub-Total Annual Capital Replacement		$1,155
City Contribution for General Benefit		($1,258)
Total Maintenance and Capital		$3,146
Capital Reserve		$1,367
Administration Expenses		$500
Fund Balance as of June 30		($1,325)
Capital Expenditures		$0
Lighting Area 2 - Grand Total		**$5,013**

For a description of Benefit Areas see Part C of this report.

ZONE 2 – SUN RIDGE LOT J

Development will annex to district at later date.

ZONE 3 – ANATOLIA IV

Development will annex to district at later date.

ZONE 4 – SUNDANCE

Street Maintenance
FY 2007-08 Maximum Estimated Cost

Annual Street Maintenance	Cost
Sunrise Blvd	$2,078
	$2,078
Traffic Signal Maintenance (0.25 Signals)	$461
Measure A & Gas Tax Contribution for General Benefit	($1,269)
	$1,269
Capital Reserve	$801
Administration Expenses	$500
Fund Balance as of June 30	($777)
Capital Expenditures	$0
Annual Update of Pavement Management System	$0
Street Maintenance Grand Total	**$1,793**

Street Light Maintenance
FY 2007-08 Maximum Estimated Cost

Annual Maintenance	Quantity	Total
Single Fixture Street Lights	3	$324
Annual Capital Replacement		
Single Fixture Street Lights	3	$107
		$431
City Contribution for General Benefit		($294)
Total Maintenance and Capital		$137
Capital Reserve		$73
Administration Expenses		$0
Fund Balance as of June 30		($71)
Capital Expenditures		$0
Street Light Maintenance Grand Total		**$139**

ZONE 5 – ANTHOLOGY AT ANATOLIA

Street Maintenance
FY 2007-08 Maximum Estimated Cost

Annual Street Maintenance	Annual
Streets	$26,731
Herodian Drive	$4,741
	$31,472
Traffic Signal Maintenance (0.5 Signals)	$2,321
Measure A & Gas Tax Contribution for General Benefit	($3,531)
	$30,262
Capital Reserve (25%)	$7,566
Administration Expenses	$1,000
Fund Balance as of June 30	($7,335)
Capital Expenditures	$0
Annual Update of Pavement Management System	$1,000
Street Maintenance Grand Total	**$32,493**

Street Light Maintenance
FY 2007-08 Estimated Cost

Annual Maintenance	Quantity	Total
Single Fixture Street Lights	16	$1,238
Annual Capital Replacement		
Single Fixture Street Lights	16	$550
		$1,788
City Contribution for General Benefit		($378)
		$1,410
Capital Reserve (25%)		$682
Administration Expenses		$500
Fund Balance as of June 30		($661)
Capital Expenditures		$0
Street Light Maintenance Grand Total		**$1,931**

PART C
METHOD OF APPORTIONMENT

I. INTRODUCTION

The Benefit Assessment Act of 1982 (hereinafter referred to as the "1982 Act") permits the establishment of assessment districts by cities for the purpose of providing certain public improvements which include the maintenance and operation costs of streets and street lighting services.

"Streets" as defined herein is based on the definitions provided by the Office of the Controller for the State of California in the *Guidelines Relating to Gas Tax Expenditures* published by the Division of Local Government Fiscal Affairs. The state's gas tax program is administered in city agencies, but audited by the Office of the State Controller. The proceeds of the gas tax are statutorily limited to expenditures for streets and roads. Because the funds are restricted to street and road costs, the State Controller has developed "Street Purpose Definitions and Guidelines" based on the *Manual of Uniform Highway Accounting and Financial Management Procedures* developed by the American Association of State Highway Officials. "Streets", as it relates to this District, is defined as the operation or maintenance of facilities within the right-of-way used for street or road purposes.

The 1982 Act requires that maintenance assessments be levied according to benefit. Section 54711 provides that the "amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service". Additionally, Section 54715(c) of the 1982 Act permits the designation of zones of benefit within any individual assessment district "on a parcel, class of improvement to property, or use of property basis, or a combination thereof". Thus, the 1982 Act requires the levy of a true "assessment" rather than a "special tax."

In addition, Proposition 218, which added Article XIIID to the California Constitution, requires that a parcel's assessment may not exceed the reasonable cost for the proportional special benefit conferred on that parcel. Article XIIID provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. It also requires that publicly owned properties which benefit from the improvements be assessed.

This report establishes the formula to be used to distribute the costs of providing the services described in this report to the benefiting parcels within the City.

II. BENEFIT ANALYSIS

Proper maintenance and operation of the streetlights, street trees and street medians provides special benefit to adjacent properties by providing security, safety, and community character and vitality.

A. Street Maintenance

1. **Special Benefit**. The operation, maintenance and servicing of improvements within the street right-of-way along local streets in close proximity to certain lots or parcels provides a special benefit to such lots or parcels by providing: 1) improved ingress and egress from such lots, 2) improved aesthetics, 3) improved local access for emergency vehicles, and 4) improved drainage.

2. **General Benefit**. The City recognizes that a portion of the maintenance, operation and servicing of those Street Improvements that are a part of the City's arterial roadways provide a

general benefit to the public at large, which equates to the higher level of lighting required.

The arterial section of the street is seen as the two center lanes and the median of a 4-lane roadway, the portion used predominantly for through traffic. This amounts to approximately 50% of the right-of-way to be maintained. Therefore, 50% of the street lighting maintenance for arterial roadways is considered to be of general benefit.

3. **Special Benefit Area.** All parcels within the District receive special benefit from the proposed street maintenance improvements.

B. Street Lighting

1. **Special Benefit**. The operation, maintenance and servicing of lighting along local streets in close proximity to certain lots or parcels provides a special benefit to such lots or parcels by providing illumination resulting in: 1) improved security of such lots or parcels, 2) improved ingress and egress from such lots or parcels by illuminating access after sunset, and 3) improved nighttime visibility for the local access of emergency vehicles.

2. **General Benefit**. The City recognizes that a portion of the maintenance, operation and servicing of those Street Lighting Improvements that are a part of the City's arterial lighting improvements provide a general benefit to the public at large, which equates to the higher level of lighting required on arterial roads.

   The general benefits associated with arterial lighting are attributable to the higher level of lighting required for an arterial roadway. That higher level of lighting provides a measure of safety for the additional width of the street. There are also general benefits associated with higher wattage lights at intersections for safety lighting.

   The arterial section of the street is seen as the two center lanes and the median of a 4-lane roadway, the portion used predominantly for through traffic. This amounts to approximately 50% of the right-of-way to be lit by the street lighting system. Therefore, 50% of the street lighting maintenance for arterial roadways is considered to be of general benefit.

3. **Special Benefit Areas.**

   a. **ZONE 1 – CAPITAL VILLAGE**

      Lighting Area 1 encompasses all parcels in the residential area of the development as well as the commercial property on the south side of International Drive and will be assessed for street lighting maintenance costs associated with the residential area.

      Lighting Area 2 encompasses the commercial property on the north side of International Drive and will be assessed for the street lighting maintenance for those streetlights directly adjacent to the property.

   b. **ZONES 4 and 5**

      There are no special benefit areas designated for Zones 4 and 5.

C. Special Benefit Methodology

To establish the benefit to the individual parcels within the District, a Benefit Unit system is proposed. Each parcel of land is assigned Benefit Units in proportion to the estimated benefit the

parcel receives relative to the other parcels within the District from the improvements. Benefit Units are established by considering both a dwelling unit equivalency of a property and the benefits provided, as discussed above.

Basic Formula:
(Equivalent Dwelling Units) x (Benefit Factor) = Benefit Units

In order to allocate benefit fairly between the parcels, an Equivalent Dwelling Unit (EDU) methodology is proposed which equates different types of land uses, thereby allowing a uniform method of assessment.

The number of EDU's to be assigned to each parcel shall be calculated as follows:

The single-family parcel has been selected as the basic unit for calculation of the assessments and is defined as 1.00 Equivalent Dwelling Unit (EDU). Parcels with other land uses receive varying levels of benefit based on parcel usage and size. Equivalency factors have been developed to indicate the amount of benefit received relative to the single-family parcel. All land uses are converted to EDU's in the manner described below.

Benefit Factors are assigned to properties when the special benefit received differs between similar land use types.

1. ZONE 1 – CAPITAL VILLAGE EDU METHODOLOGY

Single Family Residential (SFR). The high-density SFR (**SFR-H**) parcel been selected as the basic unit for calculation of the benefit assessments. This basic unit is set equal to one Equivalent Dwelling Unit (EDU). High-density SFR parcels have been chosen as this basic unit and are those parcels zoned as single family residential and are shown on the map on page 24 of this Report. These units parcels are assessed 1.0 EDU.

Medium-density SFR (**SFR-M**) parcels are those parcels zoned as single family residential and are shown on Exhibit C of this Report. The average size of these buildings is 25% larger than the Townhome high-density buildings, therefore these medium-density SFR parcels are assessed 1.25 EDU's.

Low-density SFR (**SFR-L**) parcels are those parcels zoned as single family residential and are shown on Exhibit C of this Report. The average size of these buildings is 40% larger than the Townhome high-density buildings, therefore these low-density SFR parcels are assessed 1.40 EDU's.

Commercial (COM). Parcels that are designated for non-residential uses, including churches, offices, and industrial uses, are assigned EDUs based on the average single family residential lot area (2,472 sq ft) within the development, which equates to 17.6 EDUs per acre.

Vacant/Parks (VAC/PARK). Parcels that are designated for parks or parcels that are developable but do not have a finalized development map are assessed based upon the acreage of the parcel. These properties receive special benefits based on their land, as this is the basis of their value. Based upon the opinions of professional appraisers, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value. Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. In converting vacant properties to EDU's, the factor used is the District's average single family residential lot area (2,472 sq ft) and the number of lots that

could be subdivided into an acre of land. All properties that are designated as Vacant or Park are therefore assigned 4.5 EDU's per acre or any portion thereof.

Exempt (EXE). Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. Also excepted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements. Also exempt from assessment are public detention/drainage basins, water and sewer pump stations, and electric utility transfer stations.

2. ZONE 1 – CAPITAL VILLAGE BENEFIT FACTORS

Street Benefit Factor (SBF)

- **Local Streets**. All parcels are considered to have a local street benefit. Parcels along arterial roadways are considered to receive local street benefits the same as on local streets, as the costs of the arterial section maintenance have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor of 1.0.

- **Alleys/Aisles**. All parcels that have access via an alley or aisle receive an additional benefit for the maintenance of these alleys and aisles. The maintenance costs for alleys/aisles make up approximately 25% of the total street maintenance costs within the Street Area. Therefore, parcels in this category will be assigned a benefit factor of 1.345. See the table below for the calculation of this factor.

ZONE 1 - CAPITAL VILLAGE
Street Area - SBF for Alley/Aisle Benefit
(based on original Engineer's Report dated June 19, 2006)

Alley/Aisle Maintenance Cost	$53,399			
All Local Street Maintenance	$323,821			
	$377,220			
Alley/Aisle EDUs	737.400			
All Local Street EDUs	807.168			
	1544.568			
Alley/Aisle Cost per EDU	$53,399	/ 737.4	=	$72.42
Local Street Costs to all EDUs	$323,821	/ 1,544.6	=	$209.65
				$282.07
Alley/Aisle Cost Factor	$282.07	/ $209.65	=	1.345

SBF - Alley/Aisle = **1.345**

Street Benefit Assessment Formula:
EDU x SBF = Street Benefit Units (SBU)

Lighting Benefit Factor (LBF)

- **Local Lighting**. A parcel is considered to have a local lighting benefit if there is lighting at standard intervals along the street adjacent to it. Parcels along arterial roadways with standard lighting are considered to receive local lighting benefits the same as on local streets, as the costs of the higher wattages of lights have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor of 1.00.

- **Alley/Aisle Lighting**. Parcels that have standard street lighting on alleys or aisles that also have Local Lighting receive an additional benefit for the lighting in these alleys and aisles. The maintenance costs for alley/aisle lighting make up more than 50% of the total lighting costs within Lighting Area 1. (There are no alleys or aisles in Lighting Area 2, therefore those costs are not included in these calculations.) Therefore, parcels in this category will be assigned a benefit factor of 1.587. See the table below for the calculation of this factor.

ZONE 1 - CAPITAL VILLAGE
Lighting Area 1 - LBF for Alley/Aisle Benefit
(based on original Engineer's Report dated June 19, 2006)

Alley/Aisle Maintenance Cost	$18,333		
All Other Lights	$43,235		
	$61,569		
Alley/Aisle EDUs	733.7		
All other EDUs	281.5		
	1,015.2		
Alley/Aisle Cost per EDU	$18,333 / 733.65	=	$24.99
Other Costs to all EDUs	$43,235 / 1015.2	=	$42.59
			$67.58
Alley/Aisle Cost Factor	$67.58 / $42.59	=	1.587

LBF - Alley/Aisle = **1.587**

Lighting Benefit Assessment Formula:
EDU x LBF = Lighting Benefit Units (LBU)

The following table provides a summary of the land uses, EDUs and Benefit Units for the various parcels within the Zone.

ZONE 1 - CAPITAL VILLAGE

Street Benefit Summary

Landuse	Parcels	Acres	EDU	SBU
No Alley/Aisle Benefit				
COM	13	24.878	437.851	437.851
PARK	3	6.930	31.185	31.185
SFR-H	6		6.000	6.000
SFR-M	91		113.750	113.750
VAC	4	17.260	77.670	77.670
EXE	57		0.000	0.000
Sub-Totals	174	49.068	666.456	666.456

Landuse	Parcels	Acres	EDU	SBU
Alley/Aisle Benefit				
SFR-H	216		216.000	290.520
SFR-L	124		173.600	233.492
SFR-M	225		281.250	378.225
Sub-Totals	565		670.850	902.237
Totals:	**739**	**49.068**	**1,337.306**	**1,568.693**

Light Benefit Summary

Landuse	Parcels	Acres	EDU	LBU
No Alley/Aisle Benefit				
COM	13	24.878	437.851	437.851
PARK	3	6.930	31.185	31.185
SFR-H	6		6.000	6.000
SFR-M	94		117.500	117.500
VAC	4	17.260	77.670	77.670
EXE	57		0.000	0.000
Sub-Totals	177	49.068	670.206	670.206

				LBU
Alley/Aisle Benefit				
SFR-H	216		216.000	342.792
SFR-L	124		173.600	275.528
SFR-M	222		277.500	440.448
Sub-Totals	562		667.100	1,058.768
Totals:	**739**	**49.068**	**1,337.306**	**1,728.974**

Note: The SFR-M alley/aisle parcel count differs between the street benefit and the lighting benefit. This is due to Lots 508, 509, and 510 receiving the alley/aisle benefit for street maintenance but not the alley/aisle benefit from the lighting maintenance. The alleys these three lots are adjacent to do not have any alley lighting.

3. ZONE 1 – CAPITAL VILLAGE ASSESSMENT RATE CALCULATION

The Fiscal Year 2007-08 actual and maximum assessment rates* are calculated as follows:

	FY 2007-08 Est. Cost	Benefit Units		FY 2007-08 Actual Assessment Rate	FY 2007-08 Maximum Assessment Rate*
Street Assessment:	$313,459	/ 1,568.693 SBU	=	$199.82 per SBU	$216.30
Lighting Area 1 Assessment:	$34,457	/ 1,267.768 LBU	=	$27.18 per LBU	$43.92
Lighting Area 2 Assessment:	$5,013	/ 461.206 LBU	=	$10.87 per LBU	$13.88

* The maximum annual maintenance assessment rates will be increased each year by the annual change in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI), as determined by the City Council. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase. The ENR CCI from December 2006 to December 2007 was 3.15%, therefore the maximum assessment rate approved last Fiscal Year has been increased by 3.15%.

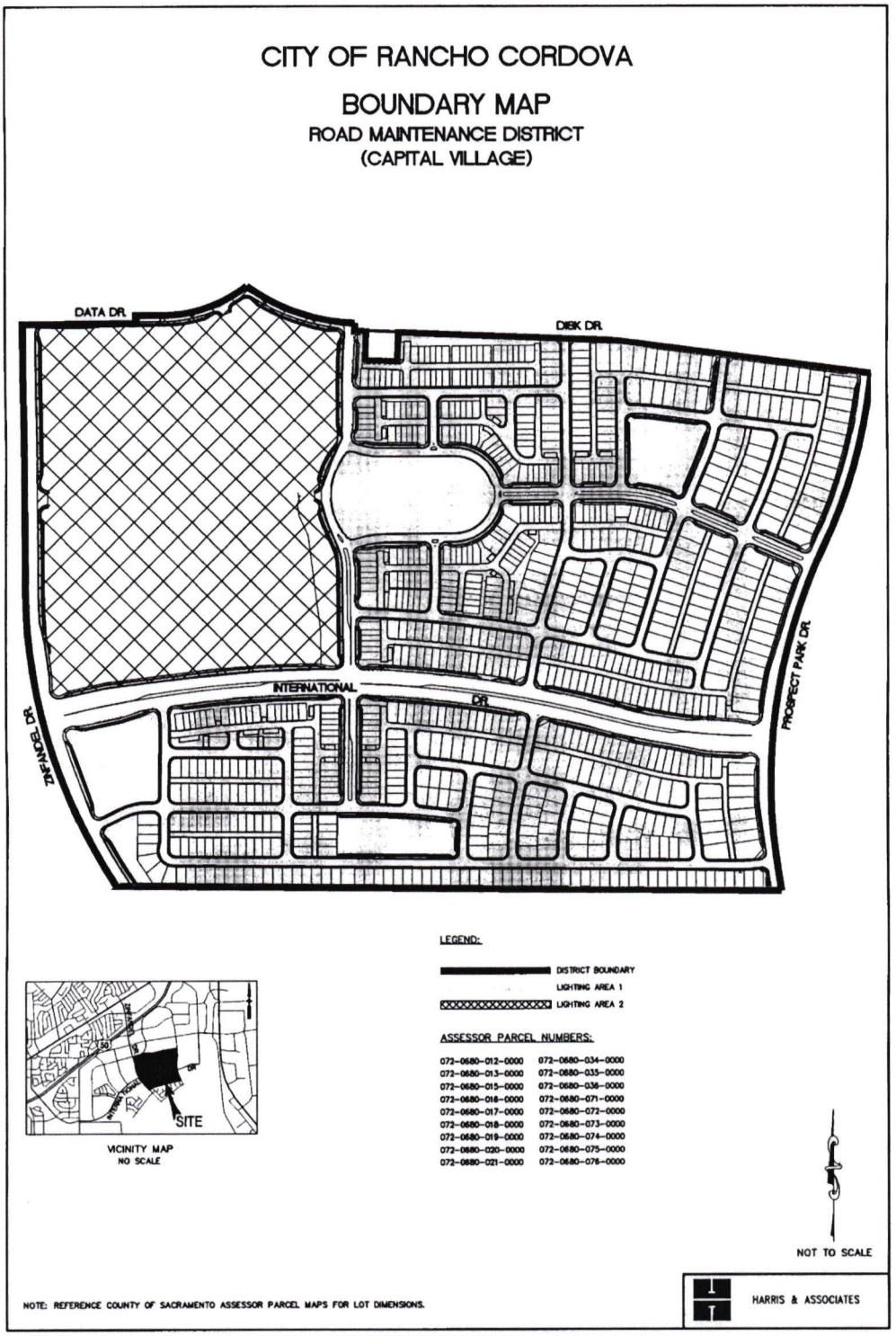
The table below provides sample calculations for various types of parcels within the Zone. Each individual parcel's assessment is the sum of the assessments based on the benefits received for street and lighting maintenance.

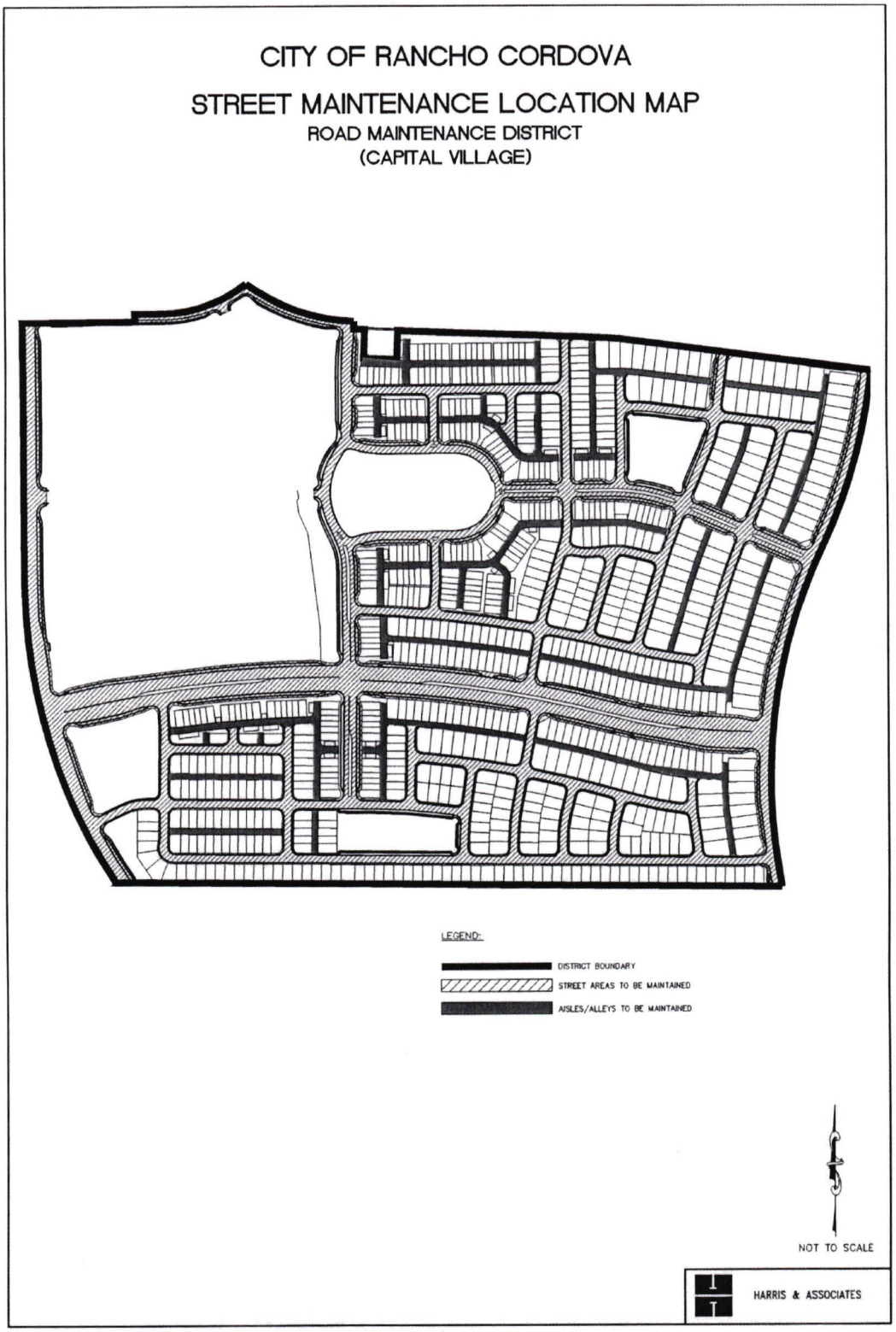
FY 2007-08 Assessment - Sample Calculations
ZONE 1 – CAPITAL VILLAGE

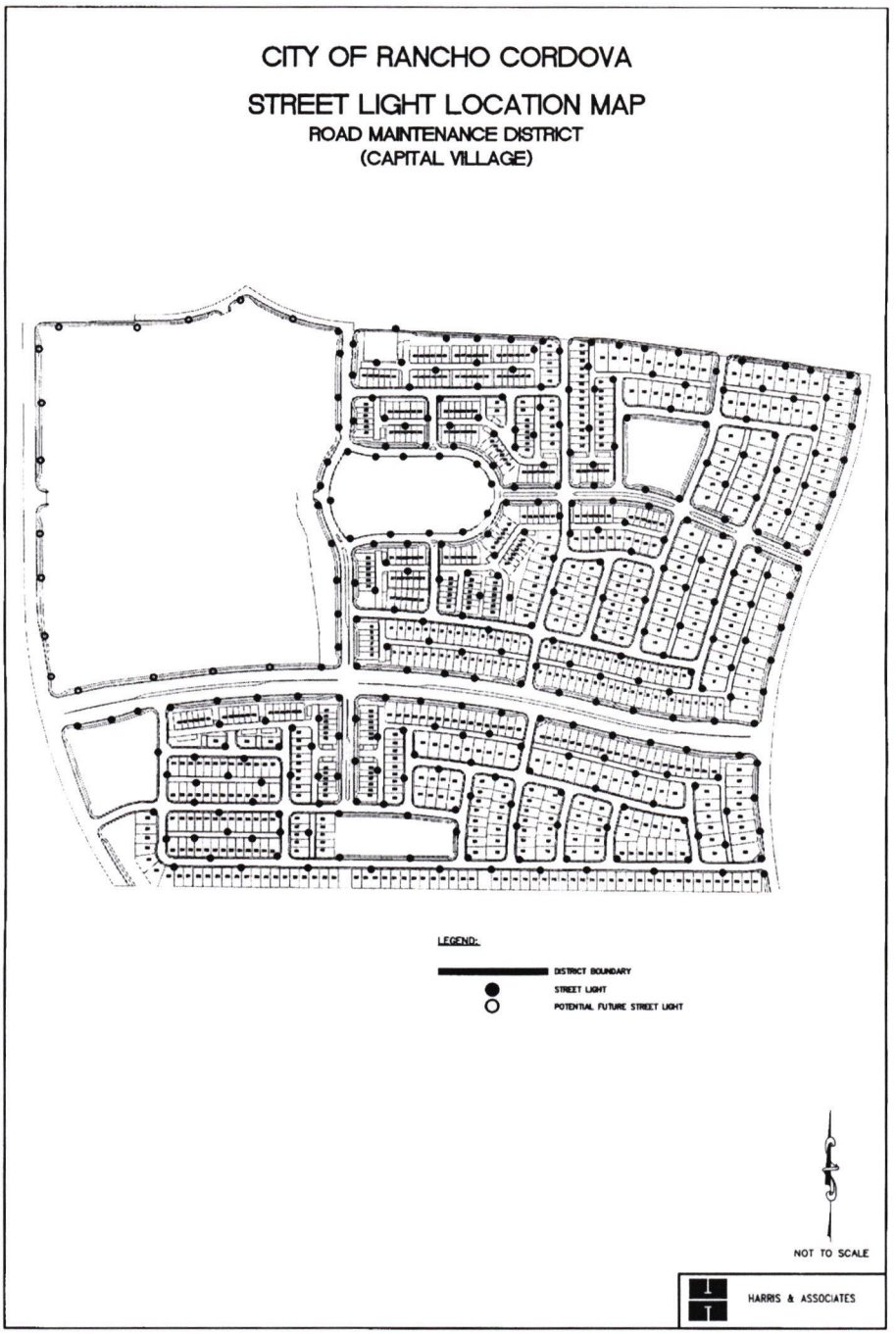
Landuse	Parcels	Acres	EDU	SBU	LBU	FY 2007-08 Street Assessment	FY 2007-08 Lighting Assessment	Total FY 2007-08 Assessment
No Alley/Aisle Benefit								
COM	13	24.88	437.851	437.851	437.851	$87,491.39	$4,759.44	$92,250.83
PARK	3	6.93	31.185	31.185	31.185	$6,231.39	$847.61	$7,079.00
SFR-H	1		1.000	1.000	1.000	$199.82	$27.18	$227.00
SFR-M	1		1.250	1.250	1.250	$249.78	$33.98	$283.76

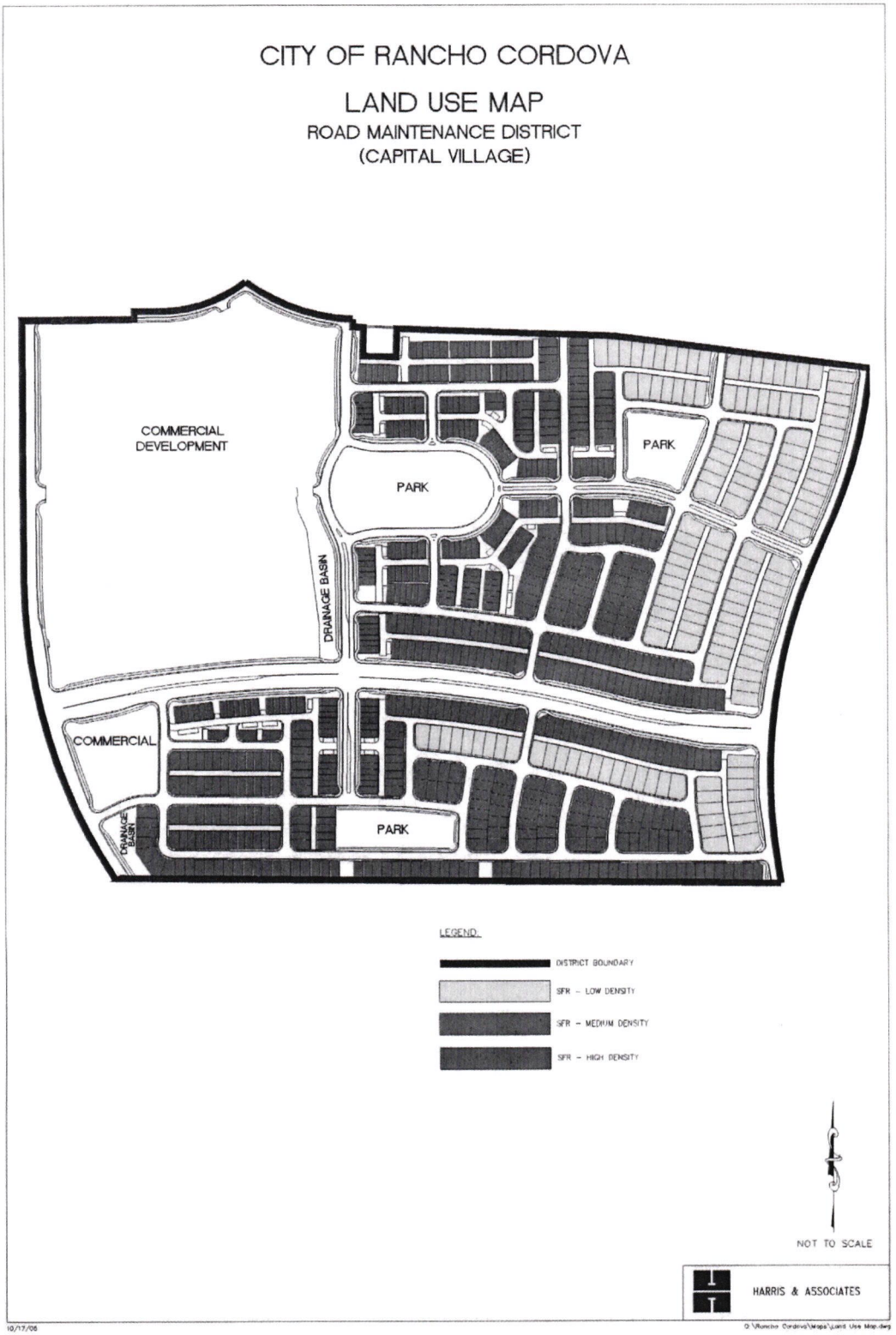
Landuse	Parcels	Acres	EDU	SBU	LBU	FY 2007-08 Street Assessment	FY 2007-08 Lighting Assessment	Total FY 2007-08 Assessment
Alley/Aisle Benefit								
SFR-H	1		1.000	1.345	1.587	$268.76	$43.13	$311.89
SFR-M	1		1.250	1.681	1.984	$335.90	$53.93	$389.83
SFR-L	1		1.400	1.883	2.222	$376.26	$60.39	$436.65

BOUNDARY MAP - ZONE 1 CAPITAL VILLAGE




CITY OF RANCHO CORDOVA
STREET MAINTENANCE LOCATION MAP
ROAD MAINTENANCE DISTRICT
(CAPITAL VILLAGE)
LEGEND:
DISTRICT BOUNDARY
STREET AREAS TO BE MAINTAINED
AISLES/ALLEYS TO BE MAINTAINED
NOT TO SCALE
HARRIS & ASSOCIATES


CITY OF RANCHO CORDOVA
STREET LIGHT LOCATION MAP
ROAD MAINTENANCE DISTRICT
(CAPITAL VILLAGE)
LEGEND:
DISTRICT BOUNDARY
STREET LIGHT
POTENTIAL FUTURE STREET LIGHT
NOT TO SCALE
HARRIS & ASSOCIATES


CITY OF RANCHO CORDOVA
LAND USE MAP
ROAD MAINTENANCE DISTRICT
(CAPITAL VILLAGE)
COMMERCIAL DEVELOPMENT
PARK
PARK
DRAINAGE BASIN
COMMERCIAL
DRAINAGE BASIN
PARK
LEGEND
DISTRICT BOUNDARY
SFR - LOW DENSITY
SFR - MEDIUM DENSITY
SFR - HIGH DENSITY
NOT TO SCALE
HARRIS & ASSOCIATES
10/17/06

4. ZONE 2 – RESERVED for SUNRIDGE LOT J

Development will annex to district at later date.

5. ZONE 3 – RESERVED for ANATOLIA IV

Development will annex to district at later date.

6. ZONE 4 – SUNDANCE EDU METHODOLOGY

Single Family Residential (SFR). The SFR parcel been selected as the basic unit for calculation of the benefit assessments. This basic unit is set equal to one Equivalent Dwelling Unit (EDU). These units parcels are assessed 1.0 EDU.

Commercial (COM). Parcels that are designated for non-residential uses, including churches, offices, and industrial uses, are assigned EDUs based on the average single family residential lot area within the development, which equates to 11.70 EDUs per acre.

Vacant/Parks (VAC/PARK). Parcels that are designated for parks or parcels that are developable but do not have a finalized development map are assessed based upon the acreage of the parcel. These properties receive special benefits based on their land, as this is the basis of their value. Based upon the opinions of professional appraisers, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value. Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. In converting vacant properties to EDU's, the factor used is the District's average single family residential lot area (3,725 sq ft) and the number of lots that could be subdivided into an acre of land. All properties that are designated as Vacant or Park are therefore assigned 2.925 EDU's per acre or any portion thereof.

Exempt (EXE). Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. Also excepted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements. Also exempt from assessment are public detention/drainage basins, water and sewer pump stations, and electric utility transfer stations.

7. ZONE 4 – SUNDANCE BENEFIT FACTORS

Street Benefit Factor (SBF)

- **Local Streets**. All parcels are considered to have a local street benefit. Within the Sundance development area the local streets are private and will be maintained by the owners. Parcels along arterial roadways are considered to receive local street benefits the same as on local streets, as the costs of the arterial section maintenance have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (SBF) of 1.0.

Street Benefit Assessment Formula:
EDU x SBF = Street Benefit Units (SBU)

Lighting Benefit Factor (LBF)

- **Local Lighting**. A parcel is considered to have a local lighting benefit if there is lighting at standard intervals along the street adjacent to it. Parcels along arterial roadways with standard lighting are considered to receive local lighting benefits the same as on local streets, as the costs of the higher wattages of lights have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (LBF) of 1.00.

Lighting Benefit Assessment Formula:
EDU x LBF = Lighting Benefit Units (LBU)

The following table provides a summary of the land uses, EDUs and Benefit Units for the various parcels within the Zone for FY 2007-08.

Zone 4 - SUNDANCE

Street Benefit Summary

Landuse	Parcels	EDU	SBU
VAC	1	34.574	34.574
Totals	**1**	**34.574**	**34.574**

Light Benefit Summary

Landuse	Parcels	EDU	LBU
VAC	1	34.574	34.574
Totals	**1**	**34.574**	**34.574**

8. ZONE 4 – SUNDANCE ASSESSMENT RATE CALCULATION

The Fiscal Year 2007-08 actual and maximum assessment rates* are calculated as follows:

	FY 2007-08 Est. Cost		Benefit Units		FY 2007-08 Actual Assessment Rate	FY 2007-08 Maximum Assessment Rate*
Street Assessment:	$ 1,793.38	/	34.574 SBU	=	$51.87 per SBU	$51.87
Lighting Assessment:	$ 138.89	/	34.574 LBU	=	$4.02 per LBU	$4.02

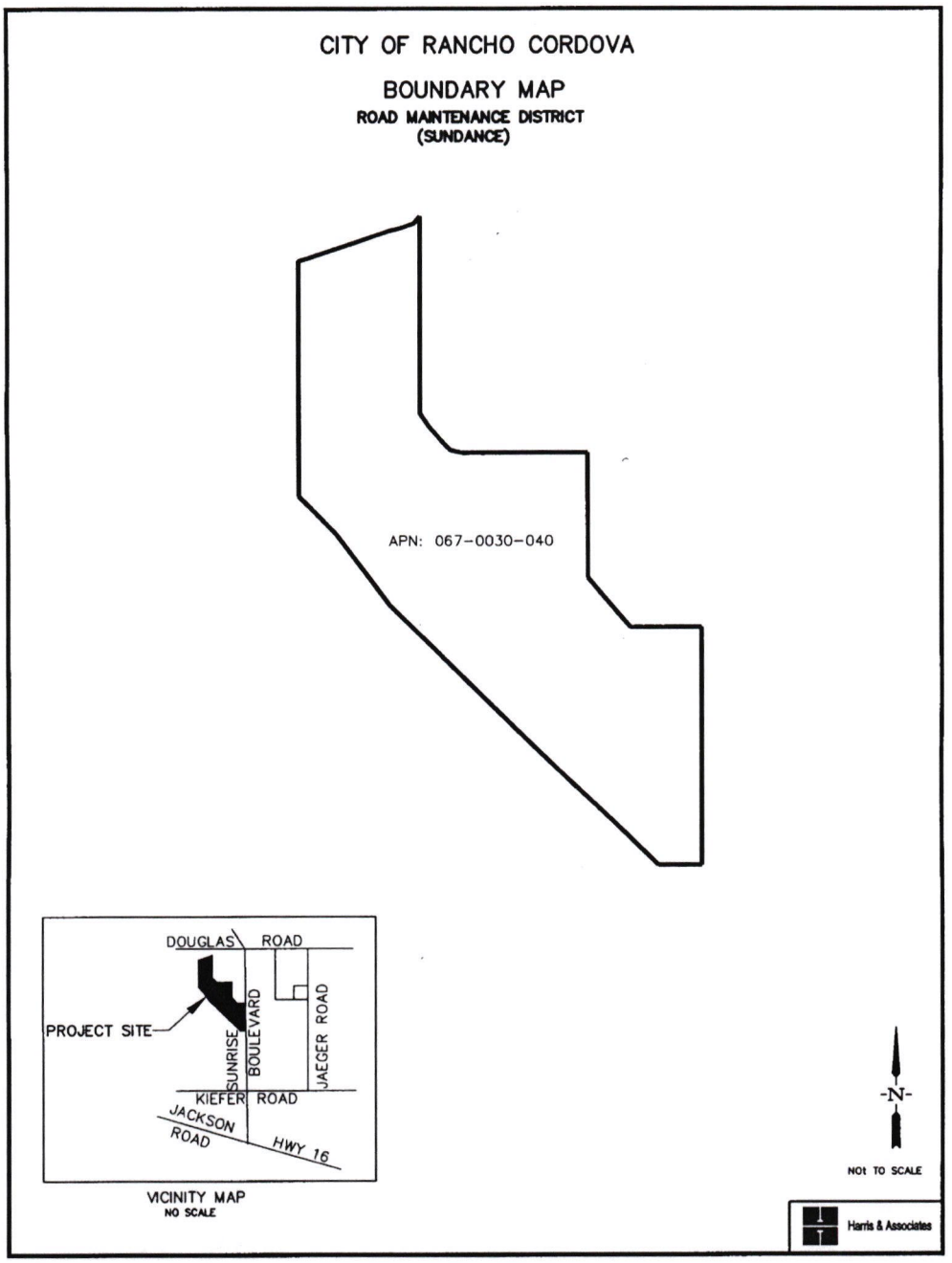
* The maximum annual maintenance assessment rates will be increased each year by the annual change in the McGraw-Hill Engineering News Record Construction Cost Index, as determined by the City Council. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase. The ENR CCI from December 2006 to December 2007 was 3.15%, therefore the maximum assessment rate approved last Fiscal Year has been increased by 3.15%.

The table below provides sample calculations for parcels within the Zone. Each individual parcel's assessment is the sum of the assessments based on the benefits received for street and lighting maintenance.

FY 2007-08 Assessment - Sample Calculations
ZONE 4 – SUNDANCE

Landuse	Acres	EDU	FY 2007-08 Street Assessment	FY 2007-08 Lighting Assessment	Total FY 2007-08 Asmt.
VAC	11.820	34.574	$1,793.35	$138.99	$1,932.34

BOUNDARY MAP – ZONE 4 – SUNDANCE



13. ZONE 5 – ANTHOLOGY AT ANATOLIA EDU METHODOLOGY

Single Family Residential (SFR). The SFR parcel been selected as the basic unit for calculation of the benefit assessments. This basic unit is set equal to one Equivalent Dwelling Unit (EDU). These units parcels are assessed 1.0 EDU.

Commercial (COM). Parcels that are designated for non-residential uses, including churches, offices, and industrial uses, are assigned EDUs based on the average single family residential lot area within the development, which equates to 9.0 EDUs per acre.

Vacant/Parks (VAC/PARK). Parcels that are designated for parks or parcels that are developable but do not have a finalized development map are assessed based upon the acreage of the parcel. These properties receive special benefits based on their land, as this is the basis of their value. Based upon the opinions of professional appraisers, the land value portion of a property typically ranges from 20 to 30 percent of the property's total value. Additionally, the utilization of vacant property is significantly less than improved property and vacant property has a traffic generation rate of 0. In converting vacant properties to EDU's, the factor used is the District's average single family residential lot area (4,835 sq ft) and the number of lots that could be subdivided into an acre of land. All properties that are designated as Vacant or Park are therefore assigned 2.25 EDU's per acre or any portion thereof.

Exempt (EXE). Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts, parkways and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. Also excepted from assessment would be utility rights-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements. Also exempt from assessment are public detention/drainage basins, water and sewer pump stations, and electric utility transfer stations.

14. ZONE 5 – ANTHOLOGY AT ANATOLIA BENEFIT FACTORS

Street Benefit Factor (SBF)

- **Local Streets**. All parcels are considered to have a local street benefit. Parcels along arterial roadways are considered to receive local street benefits the same as on local streets, as the costs of the arterial section maintenance have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (SBF) of 1.00.

Street Benefit Assessment Formula:
EDU x SBF = Street Benefit Units (SBU)

Lighting Benefit Factor (LBF)

- **Local Lighting**. A parcel is considered to have a local lighting benefit if there is lighting at standard intervals along the street adjacent to it. Parcels along arterial roadways with standard lighting are considered to receive local lighting benefits the same as on local streets, as the costs of the higher wattages of lights have been reduced by the general benefit contribution. All parcels in this category will be assigned a benefit factor (LBF) of 1.00.

Lighting Benefit Assessment Formula:
EDU x LBF = Lighting Benefit Units (LBU)

The following table provides a summary of the land uses, EDUs and Benefit Units for the various parcels within the Zone.

ZONE 5 - ANTHOLOGY AT ANATOLIA

Street Benefit Summary

Landuse	Parcels	EDU	SBU
EXE	3	0	0
SFR	118	118	118
Totals	**118**	**118**	**118**

Light Benefit Summary

Landuse	Parcels	EDU	LBU
EXE	3	0	0
SFR	118	118	118
Totals	**118**	**118**	**118**

15. ZONE 5 – ANTHOLOGY AT ANATOLIA ASSESSMENT RATE CALCULATION

The Fiscal Year 2007-08 actual and maximum assessment rates* are calculated as follows:

	FY 2007-08 Est. Cost		Benefit Units		FY 2007-08 Actual Assessment Rate	FY 2007-08 Maximum Assessment Rate*
Street Assessment:	$ 32,493.35	/	118.000 SBU	=	$275.37 per SBU	$400.76
Lighting Assessment:	$ 1,930.54	/	118.000 LBU	=	$16.36 per LBU	$33.26

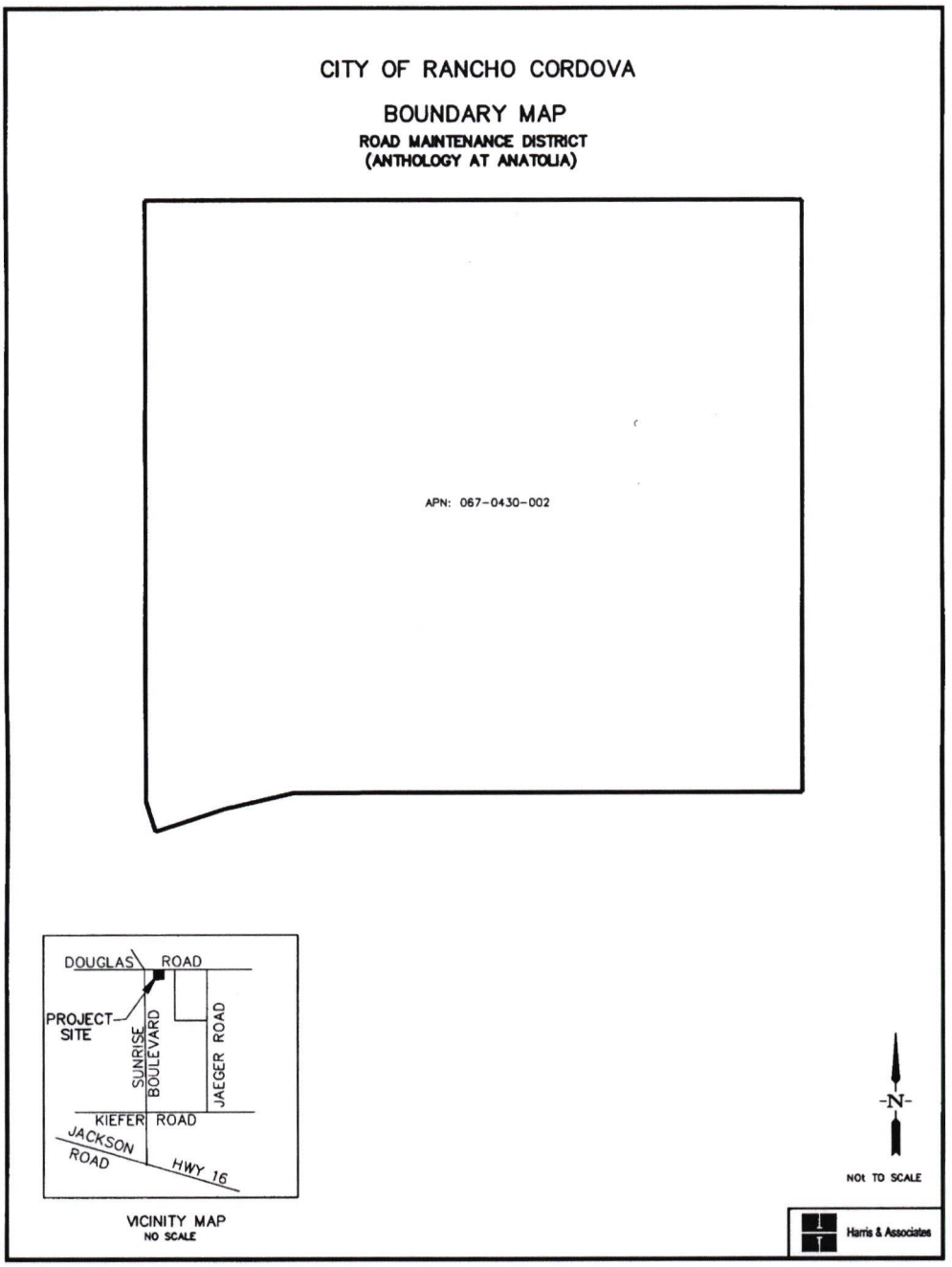
* The maximum annual maintenance assessment rates will be increased each year by the annual change in the McGraw-Hill Engineering News Record Construction Cost Index, as determined by the City Council. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase. The ENR CCI from December 2006 to December 2007 was 3.15%, therefore the maximum assessment rate approved last Fiscal Year has been increased by 3.15%.

The table below provides sample calculations for parcels within the Zone. Each individual parcel's assessment is the sum of the assessments based on the benefits received for street and lighting maintenance.

FY 2007-08 Assessment - Sample Calculations
ZONE 5 – ANTHOLOGY AT ANATOLIA

Landuse	Parcels	EDU	FY 2006-07 Street Assessment	FY 2006-07 Lighting Assessment	Total FY 2006-07 Max. Asmt.
SFR	1	1	$275.37	$16.36	$291.73

BOUNDARY MAP – ZONE 5 – ANTHOLOGY AT ANATOLIA



PART D
BOUNDARY MAP

The boundary maps, showing the exterior boundaries of the each Zone within the District, are provided on pages 21, 28, and 31 in this Report and incorporated herein by reference.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Sacramento for the fiscal year to which this report applies. The Assessor's maps and records are incorporated by reference herein and made part of this report.

PART E
ASSESSMENT ROLL

The total proposed assessment for Fiscal Year 2007-08 and the amount of the total proposed assessment apportioned to each lot or parcel within the District, as shown on the latest assessment roll at the Sacramento County Assessor's Office, are contained in the Assessment Roll on file in the Office of the City Clerk of the City of Rancho Cordova, which is incorporated herein by reference.

The description of each lot or parcel is part of the records of the Assessor of the County of Sacramento and these records are, by reference, made part of this Report.

RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08

Assessor's Parcel No.	Landuse	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0670030040	VAC	4	11.820		34.574	34.574	$1,793.35	34.574	$138.99	$1,932.34
0670920001	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920002	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920003	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920004	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920005	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920006	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920007	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920008	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920009	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920010	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920011	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920012	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920013	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920014	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920015	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920016	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920017	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920018	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920019	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920020	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920021	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920022	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920023	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920024	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920025	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920026	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920027	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920028	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920029	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920030	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920031	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920032	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920033	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920034	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920035	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920036	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920037	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920038	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920039	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920040	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920041	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920042	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920043	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920044	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920045	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920046	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73

RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08

Assessor's Parcel No.	Landuse	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0670920047	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920048	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920049	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920050	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920051	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920052	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920053	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920054	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920055	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920056	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920057	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920058	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920059	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920060	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920061	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920062	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920063	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920064	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920065	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920066	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920067	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920068	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920069	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920070	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920071	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920072	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920073	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920074	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920075	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920076	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920077	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920078	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920079	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920080	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920081	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920082	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920083	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920084	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920085	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920086	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920087	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920088	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920089	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920090	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920091	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920092	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920093	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73

RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08

Assessor's Parcel No.	Landuse	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0670920094	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920095	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920096	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920097	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920098	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920099	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920100	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920101	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920102	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920103	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920104	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920105	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920106	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920107	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920108	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920109	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920110	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920111	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920112	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920113	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920114	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920115	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920116	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920117	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920118	SFR	5		1	1.000	1.000	$275.37	1.000	$16.36	$291.73
0670920119	EXE	5			0.000	0.000	$0.00	0.000	$0.00	$0.00
0670920120	EXE	5			0.000	0.000	$0.00	0.000	$0.00	$0.00
0670920121	EXE	5			0.000	0.000	$0.00	0.000	$0.00	$0.00
0720680034	VAC	1	5.510		24.795	24.795	$4,954.54	24.795	$673.93	$5,628.47
0720680072	VAC	1	5.190		23.355	23.355	$4,666.80	23.355	$253.87	$4,920.67
0720680075	VAC	1	2.410		10.845	10.845	$2,167.05	10.845	$294.77	$2,461.82
0720680079	VAC	1	4.150		18.675	18.675	$3,731.64	18.675	$507.59	$4,239.23
0722970001	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970002	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970003	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970004	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970005	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970006	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970007	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970008	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970009	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970010	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970011	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970012	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970013	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970014	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970015	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83

RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08

Assessor's Parcel No.	Landuse	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0722970016	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970017	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970018	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970019	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970020	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970021	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970022	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970023	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970024	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970025	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970026	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970027	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970028	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970029	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970030	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970031	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970032	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970033	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970034	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970035	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970036	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970037	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970038	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970039	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970040	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970041	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970042	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970043	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970044	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970045	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970046	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970047	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970048	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970049	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970050	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970051	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970052	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970053	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970054	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970055	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970056	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970057	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970058	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970059	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970060	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970061	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722970062	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83

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0722970063	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970064	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970065	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970066	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970067	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970068	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970069	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970070	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970071	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970072	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970073	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970074	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970075	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970076	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970077	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970078	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970079	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970080	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970081	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970082	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970083	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970084	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970085	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970086	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970087	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970088	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970089	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970090	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970091	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970092	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970093	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970094	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970095	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970096	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970097	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970098	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970099	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970100	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970101	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970102	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970103	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970104	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970105	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970106	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970107	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970108	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970109	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89

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0722970110	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970111	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970112	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970113	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970114	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970115	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970116	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970117	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970118	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970119	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970120	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970121	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970122	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970123	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970124	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970125	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970126	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970127	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970128	SFR-H	1		1	1.000	1.000	$199.82	1.000	$27.18	$227.00
0722970129	SFR-H	1		1	1.000	1.000	$199.82	1.000	$27.18	$227.00
0722970130	SFR-H	1		1	1.000	1.000	$199.82	1.000	$27.18	$227.00
0722970131	SFR-H	1		1	1.000	1.000	$199.82	1.000	$27.18	$227.00
0722970132	SFR-H	1		1	1.000	1.000	$199.82	1.000	$27.18	$227.00
0722970133	SFR-H	1		1	1.000	1.000	$199.82	1.000	$27.18	$227.00
0722970134	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970135	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970136	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970137	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970138	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970139	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970140	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970141	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970142	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970143	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970144	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970145	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970146	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970147	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970148	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970149	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970150	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970151	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970152	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970153	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970154	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970155	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970156	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89

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0722970157	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722970158	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970159	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970160	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970161	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970162	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970163	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970164	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970165	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970166	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0722970167	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970168	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970169	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970170	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970171	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970172	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970173	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970174	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970175	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970176	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970177	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970178	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970179	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970180	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970181	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970182	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722970183	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722980001	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980002	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980003	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980004	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980005	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980006	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980007	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980008	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980009	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980010	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980011	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980012	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980013	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980014	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980015	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980016	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980017	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980018	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980019	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980020	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83

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0722980021	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980022	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980023	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980024	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980025	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980026	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980027	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980028	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980029	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980030	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980031	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980032	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980033	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980034	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980035	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980036	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980037	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980038	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980039	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980040	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980041	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980042	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980043	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980044	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980045	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980046	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980047	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980048	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980049	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980050	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980051	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980052	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980053	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980054	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980055	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980056	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722980057	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980058	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980059	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980060	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980061	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980062	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980063	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980064	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980065	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980066	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980067	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65

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0722980068	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980069	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980070	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980071	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980072	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980073	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980074	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980075	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980076	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980077	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980078	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980079	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980080	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980081	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980082	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980083	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980084	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980085	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980086	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980087	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980088	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980089	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722980090	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722980091	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990001	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990002	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990003	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990004	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990005	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990006	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990007	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990008	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990009	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990010	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990011	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990012	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990013	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990014	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990015	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990016	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990017	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990018	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990019	PARK	1	3.570		16.065	16.065	$3,210.11	16.065	$436.65	$3,646.76
0722990020	PARK	1	1.700		7.650	7.650	$1,528.62	7.650	$207.93	$1,736.55
0722990021	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990022	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990023	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00

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0722990024	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990025	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990026	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990027	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990028	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990029	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990030	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990031	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990032	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990033	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0722990034	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990035	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990036	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990037	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990038	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990039	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990040	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990041	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990042	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990043	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990044	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990045	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990046	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990047	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990048	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990049	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990050	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990051	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990052	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990053	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990054	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990055	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990056	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990057	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990058	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990059	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990060	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990061	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990062	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990063	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990064	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990065	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990066	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990067	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990068	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990069	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990070	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89

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0722990071	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990072	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990073	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990074	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990075	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990076	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990077	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990078	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990079	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990080	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990081	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990082	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990083	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990084	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990085	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990086	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990087	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990088	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990089	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990090	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990091	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990092	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990093	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990094	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990095	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990096	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990097	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990098	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990099	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990100	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990101	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990102	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990103	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990104	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990105	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990106	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990107	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990108	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990109	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990110	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990111	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990112	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990113	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990114	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990115	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990116	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0722990117	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89

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0722990118	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990119	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990120	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990121	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990122	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990123	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990124	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990125	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990126	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990127	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990128	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990129	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990130	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990131	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990132	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990133	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990134	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990135	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990136	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990137	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990138	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990139	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990140	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990141	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990142	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990143	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990144	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990145	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990146	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990147	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990148	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990149	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990150	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990151	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990152	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990153	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990154	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990155	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990156	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990157	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990158	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0722990159	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990160	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990161	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990162	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990163	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990164	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00

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0722990165	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990166	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990167	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990168	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990169	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990170	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990171	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990172	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990173	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990174	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0722990175	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723000001	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000002	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000003	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000004	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000005	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000006	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000007	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000008	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000009	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000010	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000011	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000012	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000013	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000014	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000015	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000016	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000017	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000018	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000019	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000020	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000021	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000022	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000023	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000024	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000025	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000026	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000027	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000028	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000029	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000030	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000031	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000032	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000033	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000034	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000035	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000036	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65

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0723000037	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000038	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000039	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000040	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000041	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000042	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000043	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000044	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000045	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000046	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000047	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000048	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000049	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000050	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000051	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000052	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723000053	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723000054	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723010001	COM	1	11.380		200.288	200.288	$40,021.55	200.288	$2,177.13	$42,198.68
0723010002	COM	1	0.889		15.646	15.646	$3,126.38	15.646	$170.07	$3,296.45
0723010003	COM	1	1.060		18.656	18.656	$3,727.84	18.656	$202.79	$3,930.63
0723010004	COM	1	0.992		17.459	17.459	$3,488.66	17.459	$189.78	$3,678.44
0723010005	COM	1	0.919		16.174	16.174	$3,231.89	16.174	$175.81	$3,407.70
0723010006	COM	1	0.769		13.534	13.534	$2,704.36	13.534	$147.11	$2,851.47
0723010007	COM	1	0.800		14.080	14.080	$2,813.47	14.080	$153.05	$2,966.52
0723010008	COM	1	1.640		28.864	28.864	$5,767.60	28.864	$313.75	$6,081.35
0723010009	COM	1	1.520		26.752	26.752	$5,345.58	26.752	$290.79	$5,636.37
0723010010	COM	1	1.150		20.240	20.240	$4,044.36	20.240	$220.01	$4,264.37
0723010011	COM	1	1.800		31.680	31.680	$6,330.30	31.680	$344.36	$6,674.66
0723010012	COM	1	1.580		27.808	27.808	$5,556.59	27.808	$302.27	$5,858.86
0723010013	COM	1	0.379		6.670	6.670	$1,332.80	6.670	$72.50	$1,405.30
0723050001	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050002	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050003	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050004	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050005	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050006	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050007	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050008	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050009	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050010	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050011	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050012	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050013	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050014	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050015	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050016	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89

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0723050017	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050018	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050019	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050020	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050021	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050022	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050023	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050024	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050025	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050026	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050027	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050028	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050029	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050030	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050031	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050032	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050033	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050034	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050035	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050036	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050037	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050038	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050039	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050040	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050041	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050042	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050043	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050044	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050045	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050046	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050047	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050048	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050049	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050050	SFR-M	1		1	1.250	1.681	$335.90	1.250	$33.98	$369.88
0723050051	SFR-M	1		1	1.250	1.681	$335.90	1.250	$33.98	$369.88
0723050052	SFR-M	1		1	1.250	1.681	$335.90	1.250	$33.98	$369.88
0723050053	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050054	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050055	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050056	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050057	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050058	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050059	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050060	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050061	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050062	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050063	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83

RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08

Assessor's Parcel No.	Landuse	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0723050064	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050065	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050066	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050067	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050068	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050069	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050070	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050071	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050072	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050073	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050074	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050075	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050076	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050077	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050078	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050079	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050080	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050081	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050082	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050083	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050084	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050085	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050086	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050087	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050088	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050089	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050090	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050091	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050092	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050093	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050094	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050095	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050096	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050097	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050098	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050099	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050100	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050101	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050102	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050103	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050104	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050105	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050106	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050107	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050108	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050109	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050110	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76

RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08

Assessor's Parcel No.	Landuse	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0723050111	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050112	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050113	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050114	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050115	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050116	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050117	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050118	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050119	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050120	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050121	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050122	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050123	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050124	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050125	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050126	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050127	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050128	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050129	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050130	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050131	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050132	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050133	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050134	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050135	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050136	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050137	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050138	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050139	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050140	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050141	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050142	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050143	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050144	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050145	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050146	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050147	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050148	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050149	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050150	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050151	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050152	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050153	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050154	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050155	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050156	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76
0723050157	SFR-M	1		1	1.250	1.250	$249.78	1.250	$33.98	$283.76

RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08

Assessor's Parcel No.	Landuse	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0723050158	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723050159	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723050160	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723050161	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723050162	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723050163	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723050164	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723050165	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723050166	SFR-L	1		1	1.400	1.883	$376.26	2.222	$60.39	$436.65
0723050167	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050168	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050169	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050170	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050171	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050172	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050173	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050174	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050175	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050176	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050177	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050178	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050179	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050180	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050181	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050182	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050183	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050184	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050185	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050186	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050187	SFR-H	1		1	1.000	1.345	$268.76	1.587	$43.13	$311.89
0723050188	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050189	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050190	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050191	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050192	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050193	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050194	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050195	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050196	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050197	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050198	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050199	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050200	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050201	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050202	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050203	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83
0723050204	SFR-M	1		1	1.250	1.681	$335.90	1.984	$53.93	$389.83

RANCHO CORDOVA
ROAD MAINTENANCE ASSESSMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL - FY 2007-08

Assessor's Parcel No.	Landuse	Zone	Area (Acres)	Dwelling Units	Equivalent Dwelling Units	Street Benefit Units	Street Asmt	Lighting Benefit Units	Lighting Asmt	Total Assessment Fiscal Year 2007-08
0723050205	PARK	1	1.660		7.470	7.470	$1,492.66	7.470	$203.03	$1,695.69
0723050206	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050207	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050208	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050209	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050210	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050211	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050212	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050213	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050214	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050215	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050216	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050217	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050218	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
0723050219	EXE	1			0.000	0.000	$0.00	0.000	$0.00	$0.00
861							**$347,744.61**		**$41,540.76**	**$389,285.37**

MEMORANDUM

DATE: May 21, 2007

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION NO. 47-2007 APPROVING THE STREET NAME CHANGE OF JAEGER ROAD TO RANCHO CORDOVA PARKWAY BETWEEN DOUGLAS ROAD AND KIEFER BOULEVARD**

RECOMMENDATION

Submitted herewith for approval is **Resolution No. 47-2007 (Attachment 1**) approving the street name change of Jaeger Road to Rancho Cordova Parkway between Douglas Road and Kiefer Boulevard.

RESULT OF RECOMMENDED ACTION

Approval of this recommended action will result in the permanent renaming of Jaeger Road between Douglas Road and Kiefer Boulevard to Rancho Cordova Parkway **(Exhibit A)**. City staff will assure new signage is placed and emergency services and property owners affected by the name change will be notified in writing.

BACKGROUND

Jaeger Road extension to Highway 50 was first contemplated in the mid 90's to relieve traffic on Sunrise Boulevard. City staff started using the generic name of Sunrise Reliever for the road and in the interchange applications submitted to Caltrans in 2004. The City requested that this generic name be used for the time being until a suitable name was officially selected by the city. Other options included Alta Sunrise originally chosen by county staff, Salisbury Road suggested by Aerojet, and Jaeger Road suggested by the development community.

At the council meeting of May 16, 2005, several Council members expressed an interest in using the name Rancho Cordova Boulevard or Parkway for this road. In further discussion among staff, it was recommended that the Parkway designation be used. Council was noticed in the Friday Memo dated May 20, 2005 that city staff will formally name this road as "Rancho Cordova Parkway". The approved City General Plan designates this future road as "Rancho Cordova Parkway".

The proposed road is the northerly extension of the existing Jaeger Road. Changing Jaeger Road to Rancho Cordova Parkway will provide continuity with the future extension.

Pursuant to the Streets and Highways Code Section 970.5; Police, Fire and the Post Office have concurred to changing the street name and the property owners abutting Jaeger Road or having a mailing address to Jaeger Road have been notified by certified letter of the city's intent.

ATTACHMENT

1 – Resolution No. 47-2007 including **(Exhibit A)**

AGENDA ITEM # 12

CITY OF RANCHO CORDOVA

RESOLUTION NO. 47- 2007

A RESOLUTION OF THE CITY COUNCIL APPROVING THE STREET NAME CHANGE OF JAEGER ROAD TO RANCHO CORDOVA PARKWAY BETWEEN DOUGLAS ROAD AND KIEFER BOULEVARD

WHEREAS, the City of Rancho Cordova's General Plan designates a future major road named "Rancho Cordova Parkway" meandering north of Douglas Road to Highway 50

WHEREAS, proposed Rancho Cordova Parkway is the extension of Jaeger Road

WHEREAS, changing the name of Jaeger Road to Rancho Cordova Parkway from Douglas Road to Kiefer Boulevard will provide continuity.

WHEREAS, pursuant to the Streets and Highways Code Section 970.5; Police, Fire and the Post Office have concurred to changing the street name and the property owners abutting Jaeger Road or having a mailing address to Jaeger Road have been notified by certified letter of the City's intent.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council resolves to approve changing Jaeger Road to Rancho Cordova Parkway (Exhibit A) between Douglas Road and Kiefer Boulevard.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of May, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
David M. Sander, Mayor

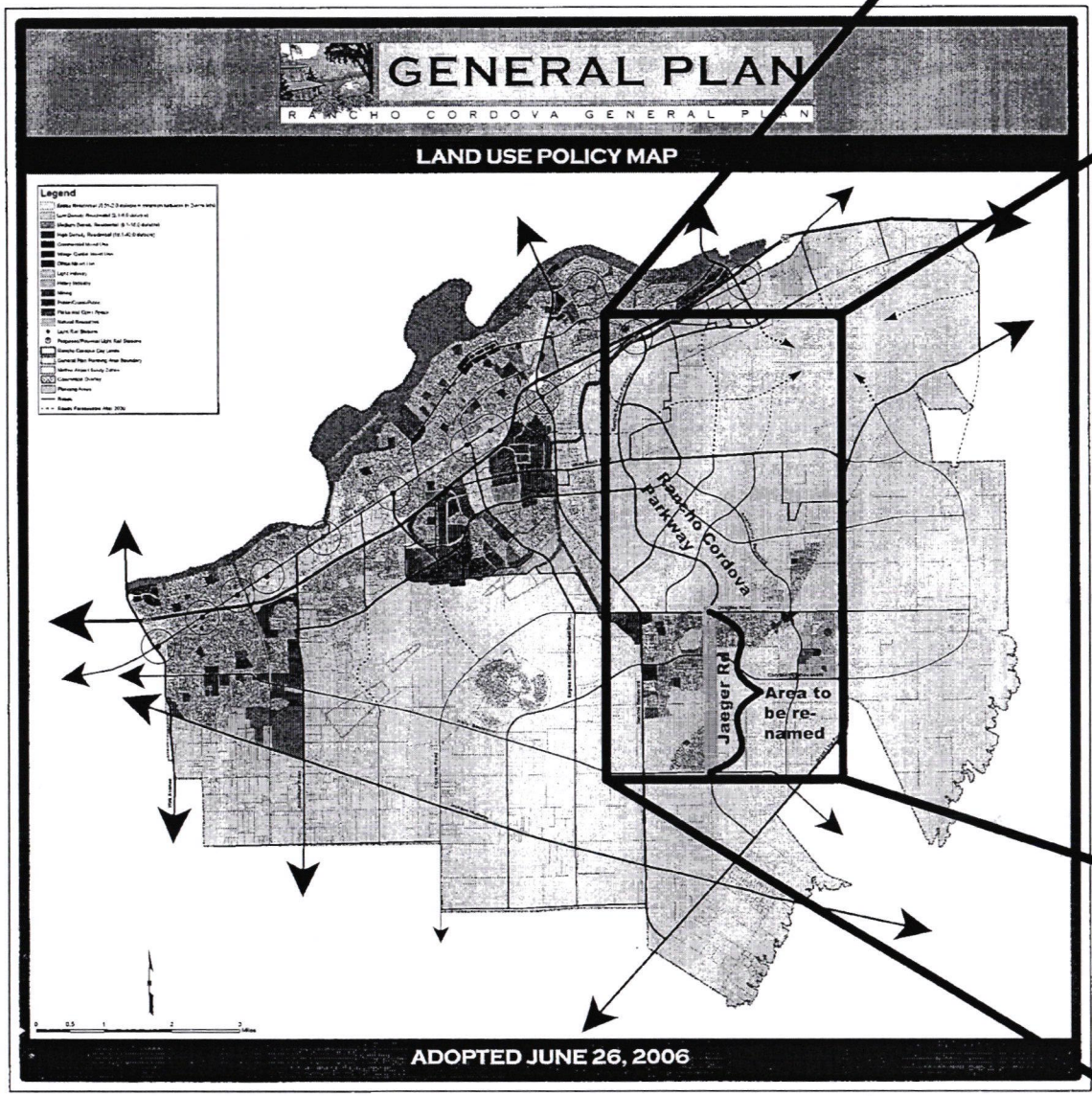
ATTEST:

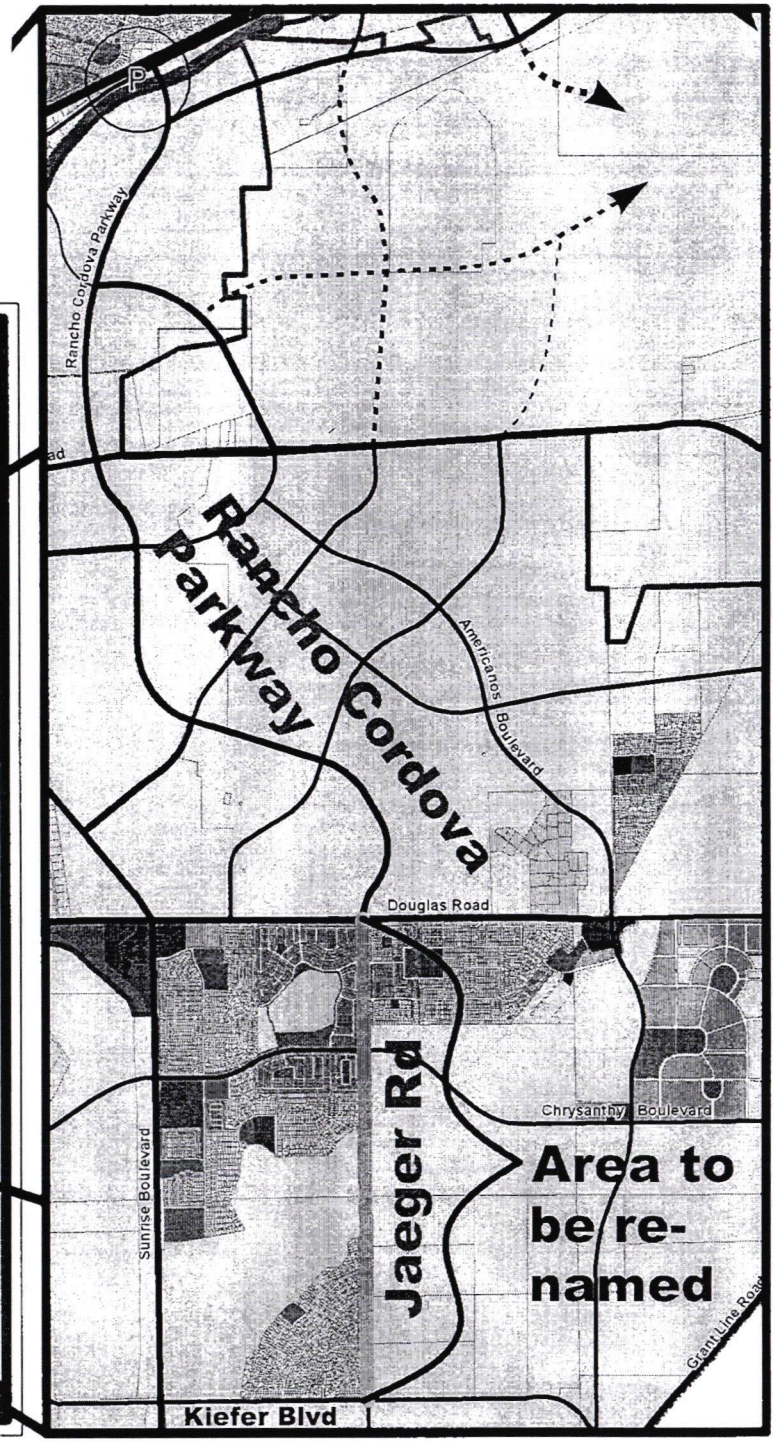
_____
Anna Olea-Moger, CMC, City Clerk

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

Jaeger Rd Street Name Change Exhibit

EXHIBIT "A"





MEMORANDUM

DATE: May 21, 2007

TO: Honorable Mayor and Council Members

FROM: Jeff Beiswenger, AICP, Senior Planner JSB

SUBJECT: **CREEKSIDE COMMERCE CENTER, TENTATIVE SUBDIVISION MAP AND DESIGN REVIEW**

OWNER / APPLICANT:

Creekside Commerce Center, LLC
Contact: David MacMillan, MacMillan Partners, Inc.
151 Ashridge Court
Granite Bay, CA 95746

PROJECT:	Creekside Commerce Center, Tentative Subdivision Map and Design Review
FILE:	RC-06-262
LOCATION:	Southwest Corner of Zinfandel Drive and North Mather Boulevard
APN:	072-2860-001
PLANNER:	Jeff Beiswenger, AICP, Senior Planner

RECOMMENDATION

Determine that the EIR prepared for the Villages of Zinfandel SPA adequately addresses project impacts and adopt Resolution 49-2007 approving the Creekside Commerce Center Tentative Subdivision Map (Exhibit A), Design Review package (Exhibit B1) and Master Sign Criteria (Exhibit B2), subject to the Conditions of Approval (Exhibit C).

RESULT OF RECOMMENDED ACTION

Approve planning entitlements necessary to develop a 28.0 acre light industrial complex with sixteen one-story buildings, and related site improvements.

AGENDA ITEM #13

BACKGROUND

The site is located on the southern part of the Villages of Zinfandel, Special Planning Area (Stone Creek). The property is also located within the Mather airfield approach and departure area, which restricts the range of land use types that can be permitted in the Light Industrial (LI) districts.

Figure 1 - Site Location

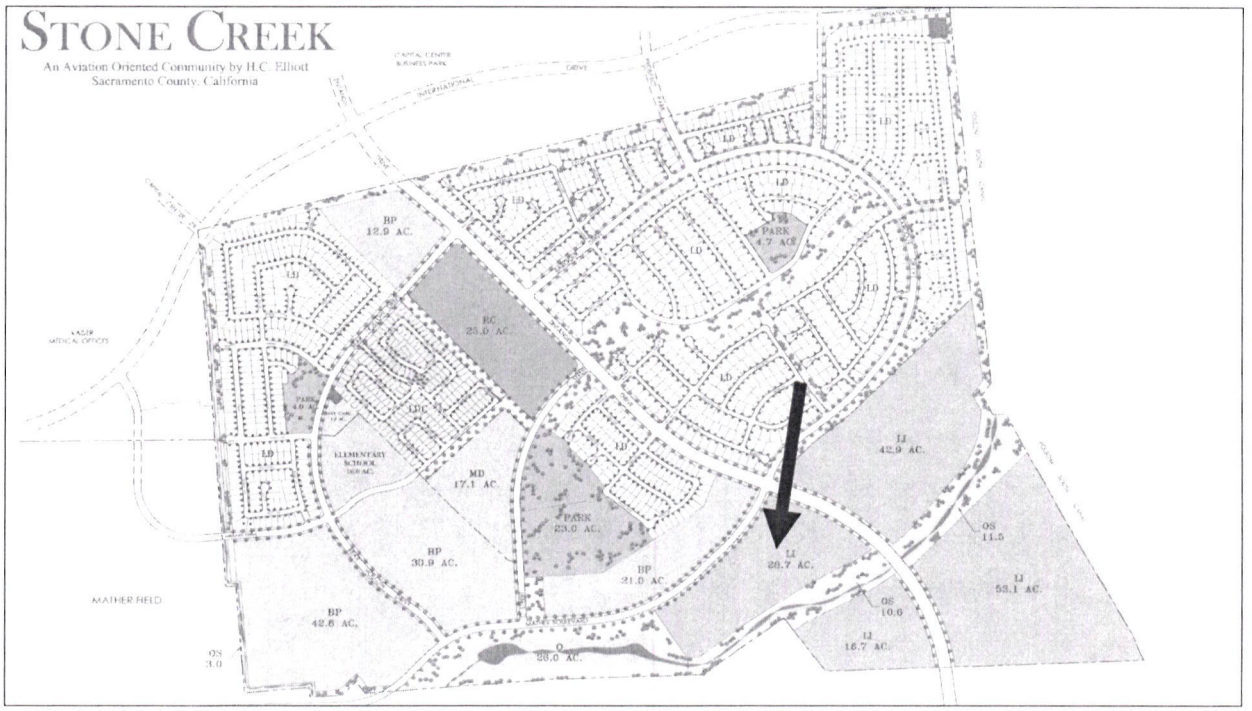


Table 1 – Land Use

	Zoning Designations	Current Use
Project Site	LI - Light Industrial	vacant
North	BP – Business Park	vacant
South	LI - Light Industrial / Open Space	vacant / trail and drainage facility
East	LI - Light Industrial	vacant
West	Open Space	trail and drainage facility

ANALYSIS

The applicant is requesting approval of a Tentative Subdivision Map to divide a 28.0 acre parcel into sixteen parcels ranging in size from 1.01 acres to 4.23 acres. The project will be designed as a small industrial park with a total building square footage of 321,720 square feet. The project proposes sixteen buildings ranging in size from 10,536 square feet to 41,757 square feet. The twelve smaller buildings will have access to enclosed service yard areas that will be screened from view from the perimeter. The four larger buildings will have loading docks at the rear. All parcels will have access to a connected perimeter parking area. The twelve smaller buildings are 18'-0" tall and the four larger buildings at 24'0" in height.

The project was distributed to all City departments for comment and proposed conditions and comments received have been incorporated into the Conditions of Approval for the project.

Table 2 - Building / Parcel Data

Bldgs	Sq.ft.	Parcel	Acres	Service Yard
1	10,536	1	1.24	Yard
2	10,536	2	1.01	Yard
3	21,084	3	2.06	Yard
4	10,536	4	1.07	Yard
5	10,536	5	1.14	Yard
6	39,049	6	2.55	Dock
7	21,084	7	2.30	Yard
8	13,084	8	1.43	Yard
9	13,084	9	1.01	Yard
10	13,084	10	1.03	Yard
11	13,084	11	1.08	Yard
12	13,084	12	1.13	Yard
13	13,084	13	1.13	Yard
14	41,757	14	3.16	Dock
15	39,049	15	4.23	Dock
16	39,049	16	2.37	Dock
Total	321,720		28.0	

The site meets zoning code requirements for minimum parcel size, shade coverage, and parking, as listed in Table 3 below:

Table 3 – Zoning Requirements

	Required	Provided
Parcel size (Min.)	10,000 sf	> 1.01 acres
Shade Coverage (Min.)	50%	53%
Parking (Min.)	563 spaces	563 spaces
Height (Max.)	40'-0"	32'-0"

The project has been reviewed for compliance with the General Plan, Subdivision Map Act, Villages of Zinfandel SPA and City Design Guidelines. The project is consistent with all of these documents, subject to the adoption of the conditions of approval.

General Plan Consistency

Finding: The project is consistent with the General Plan, Light Industrial designation and meets the following goals and policies:

Goal LU.1: Achieve a balanced and integrated land use pattern throughout the community.

> Policy LU.1.2 – Develop a fiscally sound strategy to encourage a mix of uses that meets the City's needs and provides sufficient tax base to maintain desired community service levels.
>
> Action LU.1.2.2 – Establish a comprehensive plan for an economically viable mix of land uses in and around Mather Airport.

Goal ED.1: Diversify Rancho Cordova's economy by facilitating and encouraging land uses that provide substantial and sustainable fiscal benefits to the City and residents.

Policy E.D.1.3 – Retain and expand the existing industrial and warehouse uses in the City.

Policy E.D.1.2 – Encourage investment of existing office and retail space and the construction of new office and retail space that serves the current and future need of the community.

Action E.D.1.2.4 – Actively promote new office development with smaller individual and cooperative space to provide new opportunities for an expanding demand currently unmet in the City (e.g. business incubators, flex space, etc.).

Evidence: The zoning of the property is Light Industrial designation within the Village of Zinfandel SPA. This is consistent with the General Plan. Since this property is within the flight path of Mather Airport, the range of allowable land uses is restricted by the airport's Comprehensive Land Use Plan (CLUP). Light manufacturing, warehousing and other lower intensity uses are an effective use of this property. The design of this property consists of smaller buildings on multiple properties. This serves the need, specified in the General Plan, for smaller space for smaller and new businesses.

Subdivision Approval Findings

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

a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
c. That the site is not physically suitable for the type of development.
d. That the site is not physically suitable for the proposed density of development.
e. That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

a. The proposed map is consistent with the General Plan designation.
b. The design or improvements of the proposed map are consistent with the General Plan and the requirements of the Villages of Zinfandel SPA.
c. The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code. The location of the property within the Mather

Airport over-flight area requires that land uses are restricted. The uses proposed are consistent with these restrictions.

d. The site is physically suitable for the proposed density of development.
e. The EIR prepared for the Villages of Zinfandel SPA adequately addresses the environmental impacts for this project and therefore is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
f. The property is zoned for light-industrial and is not likely to cause serious public health problems. Adequate separation from nearby residential uses is provided. Mitigation measures to control potential methane gas emissions from the nearby abandoned land fill have been incorporated into the project approvals.
g. There is no conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision. The project will provide access for public utilities as needed to serve the site. The project is providing roadway improvements as required. The project will also enhance an adjacent multi-use (bicycle/pedestrian) path by providing a safe at-grade crossing of Zinfandel Drive.

Design Review Ordinance

All projects must address relevant provisions of the City's adopted Design Review Ordinance, and the design concepts for the various types of development. This project meets the design concepts as follows:

Non-Residential Design Concepts

1. *High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.*

   Staff Comment: The project provides quality building design consisting of durable and maintainable materials. The design of the building fits in with the context of the area. Building materials include concrete walls with integrated window and doors systems. The composition of materials results in a clean, attractive look. Blank walls that face public streets are avoided with changes in wall depth, inset windows and doors, significant percentage of windows on facades facing the street and architecture elements to provide visual interest.

2. *Building designs that maintain human scale and interest.*

   Staff Comment: The sides of buildings visible from public streets are designed with windows, a variety of materials, textures, and massing which provides a human scale and interest to the buildings. A horizontal roof element is provided at the building entries to provide weather protection and scale down the building at this location. The design of the façade, through the use of windows and decorative breaks in the concrete walls helps break-down long and high walls into a more human scale.

   Site elements are also provided, including plaza areas with seating, special paving and landscaping. This provides small comfortable "outdoor rooms" on the site for employees' breaks, customer waiting areas and building entrance plazas.

3. *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.*

Staff Comment: Site buildings have a consistent architectural style and theme. Buildings that are visible from the public streets are designed to a higher level of detail.

4. *Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.*

   Staff Comment: The site and building design is compatible with adjacent residential development. The site is located with the Villages of Zinfandel SPA and is close to residential and commercial areas within this development. The site and building design fit in with the neighborhood. The project ties into the sidewalk and regional trail system. Project landscaping is also consistent with the surrounding neighborhood.

5. *Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.*

   Staff Comment: The combination of building materials, forms and architectural elements provide visual relief to the facades. The façades have an acceptable level of articulation with building off-sets, horizontal details above doorways.

6. *Incorporate quality site design, including landscaping, signage and other elements of site design.*

   Staff Comment: The site and landscape plan meet the design requirements. The landscape plan includes canopy trees to provide for the required parking lot shading. Additional landscaping is provided to add visual interest and color in well designed compositions. Small plazas, connections to the off-street bicycle trail and bus stop are provided at key project entry points to help integrate the project with the surrounding neighborhood and to encourage non-vehicular trips to the site. A signage plan has been submitted that is consistent with the project architecture and complies with the zoning code requirements.

   Proposed site lighting does not comply with the design guidelines. The light standards are too tall and the concrete bases are bulky and lack visual interest or design details. A condition of approval requires that a follow-up light plan be provided which corrects this deficiency.

Zinfandel Special Planning Area

The property is within the Village of Zinfandel Special Planning Area (SPA) and is subject to the provisions contained within this document. Section 4 provides Site Planning and Design standards, and the project is consistent with those standards and is summarized as follows:

1. Site Planning
   - *Entries to office and public space should orient to streets, parks, plazas, and pedestrian corridors/pathways. Secondary entrances may orient to parking lots or garages. Buildings which layout in a 'U' or 'L' shape and create courtyards or define the perimeter of a block are preferred to those with long setbacks from the street.*
   - *Where location of a parking area or lot directly adjacent to a public street cannot be avoided, cars will be screened from view by berms, walls, hedges and density of plant materials.*

- *Trail or pathway linkages to the pedestrian system should be provided.*
- *Building orientation and architecture should protect the privacy of adjacent developments. Landscape buffers and walls are required between residential and non-residential uses where backyards and parking or loading areas abut.*
- *Screening of loading areas, trash enclosures and utilities should be provided.*

Staff Comment: The site plan meets all of the above requirements. Connections have been provided to the adjacent street, sidewalk and trail networks. Parking areas have been screened with landscaping. The site is well landscaped. Loading, trash and utility areas are screened from view.

2. *Lighting*
   - *Specialized lighting fixtures that follow a consistent design hierarchy and lend a distinctive design character to the Plan Area are encouraged.*
   - *Building-mounted fixtures will be compatible with the building facades.*

   Staff Comment: This requirement has not been met by the proposal. Proposed lighting fixtures are too tall and not decorative in nature. A project condition of approval is recommended to require a follow-up revision of the lighting plan by the applicant to address concerns with the lighting plan.

3. *Signs*
   - *A consistent theme and character to identification signs should be established. The identification signs should follow a design hierarchy proportionate to the hierarchy of community entries, project entries and neighborhood identification, and be consistent and of a thematic design.*

   Staff Comment: The proposed sign program (see Exhibit B2) meets the requirements of the zoning code and is designed to integrate in with the architecture of the site. A project entry sign is provided at the corner as specified in the Villages of Zinfandel SPA.

4. *Architecture*
   - *Building form should avoid long, flat surfaces. Architecture on non-residential buildings should include columns, indentations, overhangs, patios, trellises, and surface textures, on all elevations visible off-site. Large areas of blank walls with few openings or details should be avoided on facades facing streets or public spaces.*
   - *Exterior materials and architectural details should have a consistent and harmonious relationship. Frequent changes in materials on a singular structure should be avoided. Changes in materials or colors should be located at changes in plane. Contrasting materials should be off-set and should intersect with an architectural feature. Materials or color changes at the outside corners of building should be avoided.*
   - *Colors should be selected to provide for internal compatibility as well as compatibility with the neighboring area.*
   - *Building elevations must be attractively designed on all four sides. Backs and sides of buildings visible from public streets should incorporate window and door openings.*
   - *All roof-mounted mechanical and utility equipment shall be screened from view with material similar to the architectural design of the project. The screening method should be treated as an integral part of the elevation.*

Staff Comment: The buildings meet the architectural guidelines. The building design breaks up long flat surfaces with building details, exterior materials have a harmonious relationship, colors are compatible, building elevations are designed on all four sides, and roof-mounted equipment is screened from view by an extended roof parapet.

5. *Landscaping*
   - *The landscape concept for the project area shall provide for the careful ordering of trees, shrubs and groundcovers to achieve: identification and aesthetic appeal of the project area; orientation with the community; ease of surveillance to security personnel; and comfort and safety to pedestrians and bicyclists. Major street intersections should be given a distinct sub-identity. The treatment of these intersections will define major neighborhood segments of the project and provide a distinct identity.*

Staff Comment: The landscape plan meets this requirement. A combination of trees, shrubs and ground cover has been proposed that provides the required shade and enhances the appearance of the site. Small plazas areas have been provided at key project entries. The intersection of Mather and Zinfandel has a special design treatment that includes landscaping and project signage – providing a "project entry" at this location.

CONDITIONS OF APPROVAL SUMMARY

The Conditions of Approval for this project provide a method to ensure the development meets City requirements during the construction of the project, provides a mechanism for checking consistency with the approved design review submittal, and requires some minor amendments to the design review package to conform to the City's Design Review Ordinance and the Villages of Zinfandel Special Planning Area.

Minor amendments to the conditions have been made to those reviewed by the Planning Commission to address the SRCSD interceptor project which is expected to be built along Zinfandel Drive.

CONCLUSION

The proposed project is consistent with the Rancho Cordova General Plan, land use designations in the Villages of Zinfandel SPA, the Subdivision Map Act and City of Rancho Cordova, Design Review requirements. The project has been reviewed by City Departments and affected agencies and Conditions for project approval have been prepared. Staff recommends approval of the project with conditions.

ATTACHMENTS

1. Resolution 49-2007 including Tentative Subdivision Map (Exhibit A), Design Review Package (Exhibit B1), Master Sign Criteria (Exhibit B2) and Conditions of Approval (Exhibit C) with IOD Exhibit (Exhibit C1) and SCRSD approved tree list (Exhibit C2).
2. Agency and Department Comments
3. SRCSD Letter dated May 11, 2007
4. 500' Radius Map and Labels
5. April 26, 2007 Planning Commission Meeting Minutes Item C (Draft)

CITY OF RANCHO CORDOVA

RESOLUTION NO. 49-2006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING A TENTATIVE SUBDIVISION MAP AND COMMERCIAL DESIGN REVIEW FOR ASSESSOR PARCEL NUMBER 072-2860-001 FOR THE CREEKSIDE COMMERCE CENTER PROJECT NO. RC-06-262, SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL

WHEREAS, Creekside Commerce Center, LLC. of Granite Bay, California (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Tentative Subdivision Map and Commercial Design Review; and

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

WHEREAS, the project is consistent with the Villages of Zinfandel EIR and therefore is consistent with the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the City Council considered the Applicant's request at a duly published public hearing on May 21, 2007 and received a staff report and public testimony at the public hearing.

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

1. That the project site was adequately analyzed according to the Guidelines of the California Environmental Quality Act.

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

   Evidence: The EIR for the Villages of Zinfandel was prepared for the entire project and mitigation measures developed reduce potential environmental impacts to less than significant levels. On the basis of the EIR, comments received, and the whole record, there is no substantial evidence the project would have a significant adverse impact on the environment.

2. Approve the Tentative Subdivision Map (Exhibit A), Commercial Design Review Submittal (Exhibit B1), Master Sign Criteria (Exhibit B2), subject to the Conditions of Approval (Exhibit C), based on the following findings:

   A. Subdivision Map Act

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

1) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
2) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3) That the site is not physically suitable for the type of development.
4) That the site is not physically suitable for the proposed density of development.
5) That the designs of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7) That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

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

1) The proposed map is consistent with the General Plan designation.
2) The design or improvements of the proposed map are consistent with the General Plan and the requirements of the Villages of Zinfandel SPA.
3) The site is physically suitable for the development of industrial uses and densities of the City of Rancho Cordova Zoning Code. The location of the property within the Mather Airport over-flight area requires that land uses are restricted. The uses proposed are consistent with these restrictions.
4) The site is physically suitable for the proposed density of development.
5) The EIR prepared for the Villages of Zinfandel SPA adequately addresses the environmental impacts for this project and therefore is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6) The property is zoned for light-industrial and is not likely to cause serious public health problems. Adequate separation from nearby residential uses is provided. Mitigation measures to control potential methane gas emissions from the nearby abandoned land fill have been incorporated into the project approvals.
7) There is no conflict with easements acquired by the public at large, for access through or use of property within the proposed subdivision. The project will provide access for public utilities as needed to serve the site. The project is providing roadway improvements as required. The project will also enhance an adjacent multi-use (bicycle/pedestrian) path by providing a safe at-grade crossing of Zinfandel Drive.

B. Commercial Design Review

Finding. All projects must address relevant provisions of the City's adopted Design Review Ordinance, and the design concepts for the various types of development. This project meets the design concepts as follows:

1) High quality building designs that consist of durable and maintainable materials and that provide diversity to the community.

2) Building designs that maintain human scale and interest.
3) 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.
4) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
5) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
6) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence: The project meets the required design criteria as follows:

1) The project provides quality building design consisting of durable and maintainable materials. The design of the building fits in with the context of the area. Building materials include concrete walls with integrated window and doors systems. The composition of materials results in a clean, attractive look. Blank walls that face public streets are avoided with changes in wall depth, inset windows and doors, significant percentage of windows on facades facing the street and architecture elements to provide visual interest.
2) The sides of buildings visible from public streets are designed with windows, a variety of materials, textures, and massing which provides a human scale and interest to the buildings. A horizontal roof element is provided at the building entries to provide weather protection and scale down the building at this location. The design of the façade, through the use of windows and decorative breaks in the concrete walls helps break-down long and high walls into a more human scale.
3) Site elements are also provided, including plaza areas with seating, special paving and landscaping. This provide small comfortable "outdoor rooms" on the site for employees breaks, customer waiting areas and building entrance plazas. Site buildings have a consistent architectural style and theme. Buildings that are visible from the public streets are designed to a higher level of detail.
4) The site and building design is compatible with adjacent residential development. The site is located with the Villages of Zinfandel SPA and is close to residential and commercial areas within this development. The site and building design fit in with the neighborhood. The project ties into the sidewalk and regional trail system. Project landscaping is also consistent with the surrounding neighborhood.
5) The combination of building materials, forms and architectural elements provide visual relief to the facades. The façades have an acceptable level of articulation with building off-sets, horizontal details above doorways.
6) The site and landscape plan meet the design requirements. The landscape plan includes canopy trees to provide for the required parking lot shading. Additional landscaping is provided to add visual interest and color in well designed compositions. Small plazas, connections to the off-street bicycle trail and bus stop are provided at key project entry points to help integrate the project with the surrounding neighborhood and to encourage non-vehicular trips to the site. A signage plan has been submitted that is consistent with the project architecture and complies with the zoning code requirements.

C. Zinfandel Special Planning Area

Finding: The property is within the Village of Zinfandel Special Planning Area (SPA) and is subject to the provisions contained within this document. Section 4 provides Site Planning and Design standards, and the project is consistent with those standards and is summarized as follows:

1) Site Planning
   - Entries to office and public space should orient to streets, parks, plazas, and pedestrian corridors/pathways. Secondary entrances may orient to parking lots or garages. Buildings which layout in a 'U' or 'L' shape and create courtyards or define the perimeter of a block are preferred to those with long setbacks from the street.
   - Where location of a parking area or lot directly adjacent to a public street cannot be avoided, cars will be screened from view by berms, walls, hedges and density of plant materials.
   - Trail or pathway linkages to the pedestrian system should be provided.
   - Building orientation and architecture should protect the privacy of adjacent developments. Landscape buffers and walls are required between residential and non-residential uses where backyards and parking or loading areas abut.
   - Screening of loading areas, trash enclosures and utilities should be provided.

2) Lighting
   - Specialized lighting fixtures that follow a consistent design hierarchy and lend a distinctive design character to the Plan Area are encouraged.
   - Building-mounted fixtures will be compatible with the building facades.

3) Signs
   - A consistent theme and character to identification signs should be established. The identification signs should follow a design hierarchy proportionate to the hierarchy of community entries, project entries and neighborhood identification, and be consistent and of a thematic design.

4) Architecture
   - Building form should avoid long, flat surfaces. Architecture on non-residential buildings should include columns, indentations, overhangs, patios, trellises, and surface textures, on all elevations visible off-site. Large areas of blank walls with few openings or details should be avoided on facades facing streets or public spaces.
   - Exterior materials and architectural details should have a consistent and harmonious relationship. Frequent changes in materials on a singular structure should be avoided. Changes in materials or colors should be located at changes in plane. Contrasting materials should be off-set and should intersect with an architectural feature. Materials or color changes at the outside corners of building should be avoided.
   - Colors should be selected to provide for internal compatibility as well as compatibility with the neighboring area.

- Building elevations must be attractively designed on all four sides. Backs and sides of buildings visible from public streets should incorporate window and door openings.
- All roof-mounted mechanical and utility equipment shall be screened from view with material similar to the architectural design of the project. The screening method should be treated as an integral part of the elevation.

5) Landscaping
   - The landscape concept for the project area shall provide for the careful ordering of trees, shrubs and groundcovers to achieve: identification and aesthetic appeal of the project area; orientation with the community; ease of surveillance to security personnel; and comfort and safety to pedestrians and bicyclists. Major street intersections should be given a distinct sub-identity. The treatment of these intersections will define major neighborhood segments of the project and provide a distinct identity.

Evidence: The project meets the requirements of the Villages of Zinfandel, Special Planning Area, as follows:

1) The site plan meets all of the above requirements. Connections have been provided to the adjacent street, sidewalk and trail networks. Parking areas have been screened with landscaping. The site is well landscaped. Loading, trash and utility areas are screened from view.
2) This requirement has not been met by the proposal. Proposed lighting fixtures are too tall and not decorative in nature. A project condition of approval is recommended to require a follow-up revision of the lighting plan by the applicant to address concerns with the lighting plan.
3) The proposed sign program (see Exhibit B2) meets the requirements of the zoning code and is designed to integrate in with the architecture of the site. A project entry sign is provided at the corner as specified in the Villages of Zinfandel SPA.
4) The buildings meet the architectural guidelines. The building design breaks up long flat surfaces with building details, exterior materials have a harmonious relationship, colors are compatible, building elevations are designed on all four sides, and roof-mounted equipment is screened from view by an extended roof parapet.
5) The landscape plan meets this requirement. A combination of trees, shrubs and ground cover has been proposed that provides the required shade and enhances the appearance of the site. Small plazas areas have been provided at key project entries. The intersection of Mather and Zinfandel has a special design treatment that includes landscaping and project signage – providing a "project entry" at this location.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 21st of May, 2007.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
David M. Sander, Mayor

ATTEST:

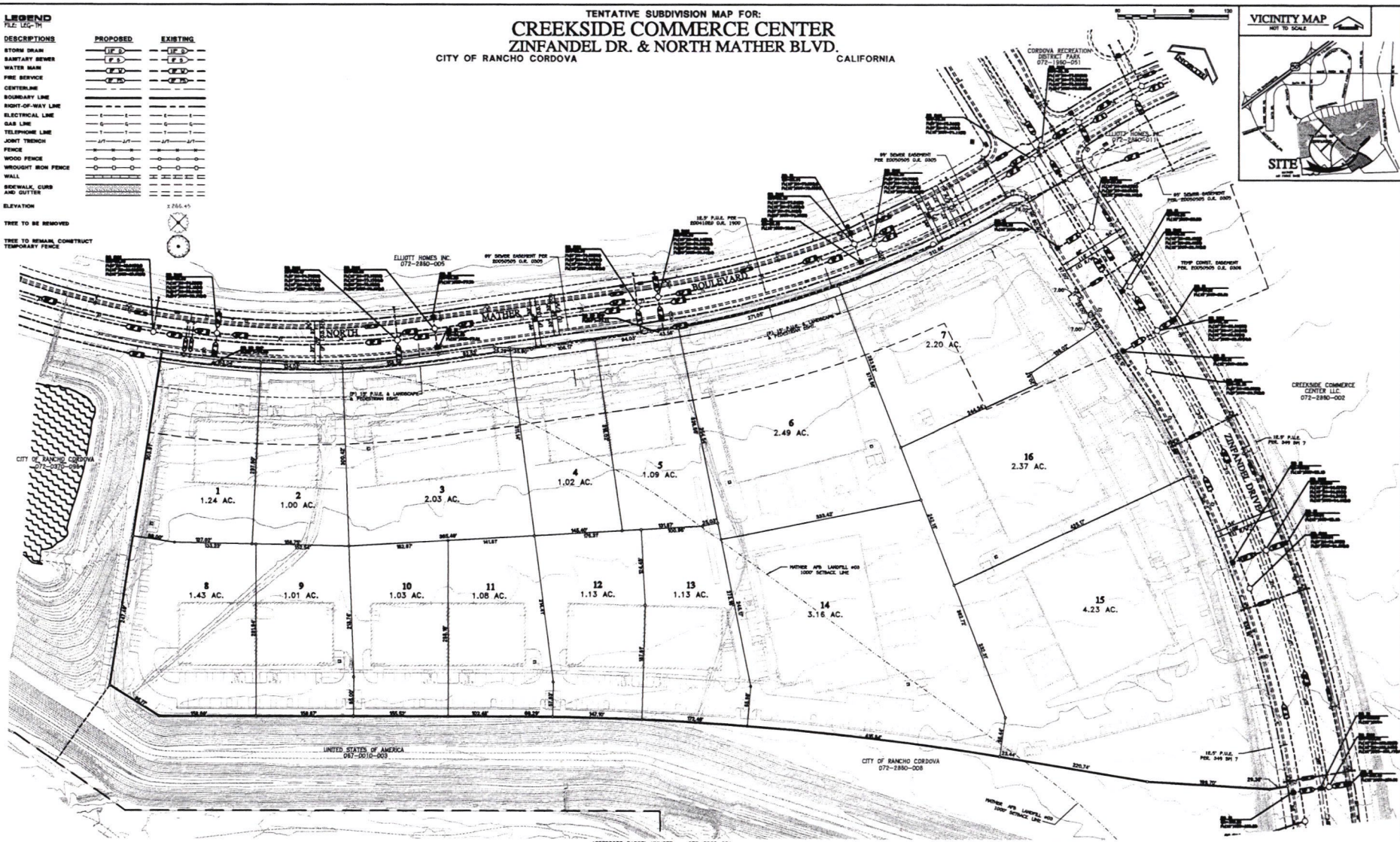
_____
Anna Olea-Moger, CMC, City Clerk

TENTATIVE SUBDIVISION MAP FOR:

CREEKSIDE COMMERCE CENTER

ZINFANDEL DR. & NORTH MATHER BLVD.

CITY OF RANCHO CORDOVA CALIFORNIA



ABBREVIATIONS

FILE: ABBREVIATIONS

AB	AGGREGATE BASE	EG	EXISTING GRADE	M	MANIFOLD
AC	ASPHALT CONCRETE	EL	ELEVATION	MH	MANHOLE
ACP	ASBESTOS CEMENT PIPE	EB	MAILBOX	SDE	SETBACK LINE
ASB	AGGREGATE SUB-BASE	EPH	ELECTRICAL MANHOLE	MW	STORM DRAIN EASEMENT
AV	AIR & VACUUM RELIEF VALVE	EP	EDGE OF PAVEMENT	MEC	MONITORING WELL
BC	BEGIN CURVE	EPB	ELECTRICAL PULLBOX	NGF	SIDEWALK
BM	BENCH MARK	EPED	ELECTRICAL PEDESTAL	NTS	SEWER MANHOLE
BNDY	BOUNDARY	ESMT	ELECTRICAL RISER	OLR	STATION
BO	BLOW OFF VALVE	(E)	EASEMENT	P	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	EVC	EXISTING	PB	STANDARD
BW	BOTTOM OF WALL	EVC	END VERTICAL CURVE	PCC	OVERLAND RELEASE
BWF	BARBED WIRE FENCE	FB	END CURVE	PCCP	STREET LIGHT
C&G	CURB & GUTTER	FDC	FLUSHMER BRANCH	PED	EASEMENT
CD	CHANNEL DRAIN	FF	FIRE DEPARTMENT CONNECTION	PI	PROPOSED
CL	CENTERLINE	FG	FINISHED FLOOR	PIV	STORM SEWER
CLF	CHAIN LINK FENCE	FH	FINISHED GRADE	P.O.C.	PULLBOX
CMP	CORRUGATED METAL PIPE	FL	FIRE HYDRANT	PVI	POINT OF CURVATURE
CONST	CONSTRUCT	FS	FLOW LINE	PVT	POINT OF CONCENTRIC CURVATURE
CO	CLEAN OUT	FSD	FINISHED SURFACE	RCCP	PLASTIC CORRUGATED PIPE
COTG	CLEAN OUT TO GRADE	GFI	GRADE BREAK	RPB	PEDESTRIAN
CONC	CONCRETE	GMH	GAS METER	RPC	SMOOTH WIRE FENCE
CP	CONCRETE PIPE	GV	GAS RISER	RPI	TOP BACK OF CURB
CR @T	CURB RETURN, RIGHT SIDE	HC	GAS VALVE	SAN	POST INDICATOR VALVE
CR LT	CURB RETURN, LEFT SIDE	HGL	HANDICAP	SDE	TEMPORARY BENCH MARK
CTVPB	CABLE T.V. PULLBOX	HP	HYDRAULIC GRADE LINE	SMH	POINT OF CONNECTION
CTVPED	CABLE T.V. PEDESTAL	IMP'S	HIGH POINT	SSE	TOP BACK OF WALL
CTVR	CABLE T.V. RISER	INTX	IMPROVEMENTS	STA	POINT OF VERTICAL INTERSECTION
D	DRAIN	JP	INTERSECTION	STD	PROPERTY LINE
DI	DRAIN INLET	JT	(RELI) ITEM TO BE RELOCATED	STL	TELEPHONE MANHOLE
DIP	DUCTILE IRON PIPE	LE	JOINT POLE	TBC	POWER POLE
DMH	DRAIN MANHOLE	LF	JOINT TRENCH	TBM	TOE OF SLOPE
DWG	DRAWING	LIP	LANDSCAPE EASEMENT	TOB	PEDESTRIAN PUSH BUTTON
(E) EXIST	EXISTING	LP	LINEAR FEET	TOC	POINT OF REVERSE CURVATURE
			LIP OF GUTTER	TP	TELEPHONE POLE
			LOW POINT	TPB	TELEPHONE PULLBOX
				TPED	TELEPHONE PEDESTAL
				TR	TELEPHONE RISER
				TSB	TRAFFIC SIGNAL BOX(CONTROLLER)
				TSPB	TRAFFIC SIGNAL PULLBOX
				TW	TOP OF WALL
				TYP	TYPICAL
				VCT	VARIABLE CURB FACE
				VCP	VITRIFIED CLAY PIPE
				W	WATER LINE
				WF	WOOD FENCE
				WM	WATER METER
				WV	WATER VALVE
				S/S	SEWER SERVICE
				SBL	SETBACK LINE
				SDE	STORM DRAIN EASEMENT
				SDWK	SIDEWALK
				SMH	SEWER MANHOLE
				STA	STATION
				STD	STANDARD
				STLT	STREET LIGHT
				STS	STORM SEWER
				SLPB	STREET LIGHT PULLBOX
				SUBD	SUBDIVISION
				SWF	SMOOTH WIRE FENCE
				TBC	TOP BACK OF CURB
				TBM	TEMPORARY BENCH MARK
				TBW	TOP BACK OF WALL
				TC	TOP OF CURB
				TMH	TELEPHONE MANHOLE
				TOE	TOE OF SLOPE
				TOP	TOP OF SLOPE
				TP	TELEPHONE POLE
				TPB	TELEPHONE PULLBOX
				TPED	TELEPHONE PEDESTAL
				TR	TELEPHONE RISER
				TSB	TRAFFIC SIGNAL BOX(CONTROLLER)
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				TW	TOP OF WALL
				TYP	TYPICAL
				VCT	VARIABLE CURB FACE
				VCP	VITRIFIED CLAY PIPE
				W	WATER LINE
				WF	WOOD FENCE
				WM	WATER METER
				WV	WATER VALVE

ASSESSORS PARCEL NUMBER 072-2860-001

EXISTING ZONING	SPA
EXISTING USE	VACANT
PROPOSED ZONING	SPA
PROPOSED USE	L-1
OWNER	MAC MILLAN PARTNERS INC. 151 ASHBRIDGE CT. GRANITE BAY, CA. 95746 DAVID MAC MILLAN (916) 788-8100
ENGINEER	BURRELL CONSULTING GROUP 1001 ENTERPRISE WAY, ST. 100 ROSEVILLE, CA. 95678 ATTN.: JERRY APLASS (916) 783-8898
DEVELOPER	MAC MILLAN PARTNERS INC. 151 ASHBRIDGE CT. GRANITE BAY, CA. 95746 DAVID MAC MILLAN (916) 788-8100
UTILITY DISTRICTS	
SEWER	SACRAMENTO COUNTY CSD-1
ELECTRIC	SMUD
GAS	PG&E
TELEPHONE	SBC
DRAINAGE	SACRAMENTO COUNTY WATER AGENCY
IMPROVEMENTS	SACRAMENTO COUNTY
WATER	GOLDEN STATE WATER COMPANY

PUBLIC SERVICES

PARK DISTRICT	RANCHO CORDOVA PARK DISTRICT
FIRE DISTRICT	SACRAMENTO METRO FIRE DISTRICT
SCHOOL DISTRICT	SAN JUAN UNIFIED SCHOOL DISTRICT

NUMBER OF EXISTING LOTS	1
NUMBER OF PROPOSED LOTS	16
SIZE OF LOTS	SEE MAP
GROSS ACREAGE	28.008 ac.

NOTES:

ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS.

ALL KNOWN EASEMENTS HAVE BEEN PLOTTED AND ACCOUNTED FOR AND SIGNED.

ALL TREES WITHIN THE PUBLIC RIGHT-OF-WAY TO BE REMOVED UNLESS OTHERWISE INDICATED.

THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. THE LOCATION OF THE PROPERTY LINES HAVE NOT BEEN DETERMINED AT THIS TIME. PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.

LOT DENSITY

PROPOSED LIMITS	GROSS AREA	NET AREA
LOT 1	1.25 AC.±	1.24 AC.±
LOT 2	1.01 AC.±	1.00 AC.±
LOT 3	2.06 AC.±	2.03 AC.±
LOT 4	1.07 AC.±	1.02 AC.±
LOT 5	1.14 AC.±	1.09 AC.±
LOT 6	2.55 AC.±	2.49 AC.±
LOT 7	2.30 AC.±	2.20 AC.±
LOT 8	1.43 AC.±	1.43 AC.±
LOT 9	1.01 AC.±	1.01 AC.±
LOT 10	1.03 AC.±	1.03 AC.±
LOT 11	1.08 AC.±	1.08 AC.±
LOT 12	1.13 AC.±	1.13 AC.±
LOT 13	1.13 AC.±	1.13 AC.±
LOT 14	3.16 AC.±	3.16 AC.±
LOT 15	4.23 AC.±	4.23 AC.±
LOT 16	2.37 AC.±	2.37 AC.±
TOTAL UNITS	GROSS AREA	NET AREA
16	28.00 AC±	27.65 AC.±

DATE MAP DRAWN	10/20/06
LATEST REVISION ON MAP	04/18/07
CHECKED BY	

SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION

PREPARED UNDER THE DIRECTION OF:
TODD BERNARDY
NO. 84533
EXP.09-30-08
CIVIL
STATE OF CALIFORNIA

NOTE: DO NOT USE FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER

NO	BY	DATE	REVISIONS
			DRAWN MCT
			DESIGNED JML
			CHECKED BY JML
			SCALE HORIZ. 1"=60' VERT. N/A

BENCHMARK INFORMATION
ELEVATION: 0.00 FEET, NAVD 88
DESCRIPTION: SURVEY PK IN TOP OF CONCRETE MONUMENT, 0.5' NORTH OF CENTERLINE OF MATHER BLVD., 0.5' WEST OF CENTERLINE OF ZINFANDEL DR., 0.5' EAST OF CENTERLINE OF FIRST ACCESS ROAD, 0.5' SOUTH OF CENTERLINE OF MATHER BLVD.

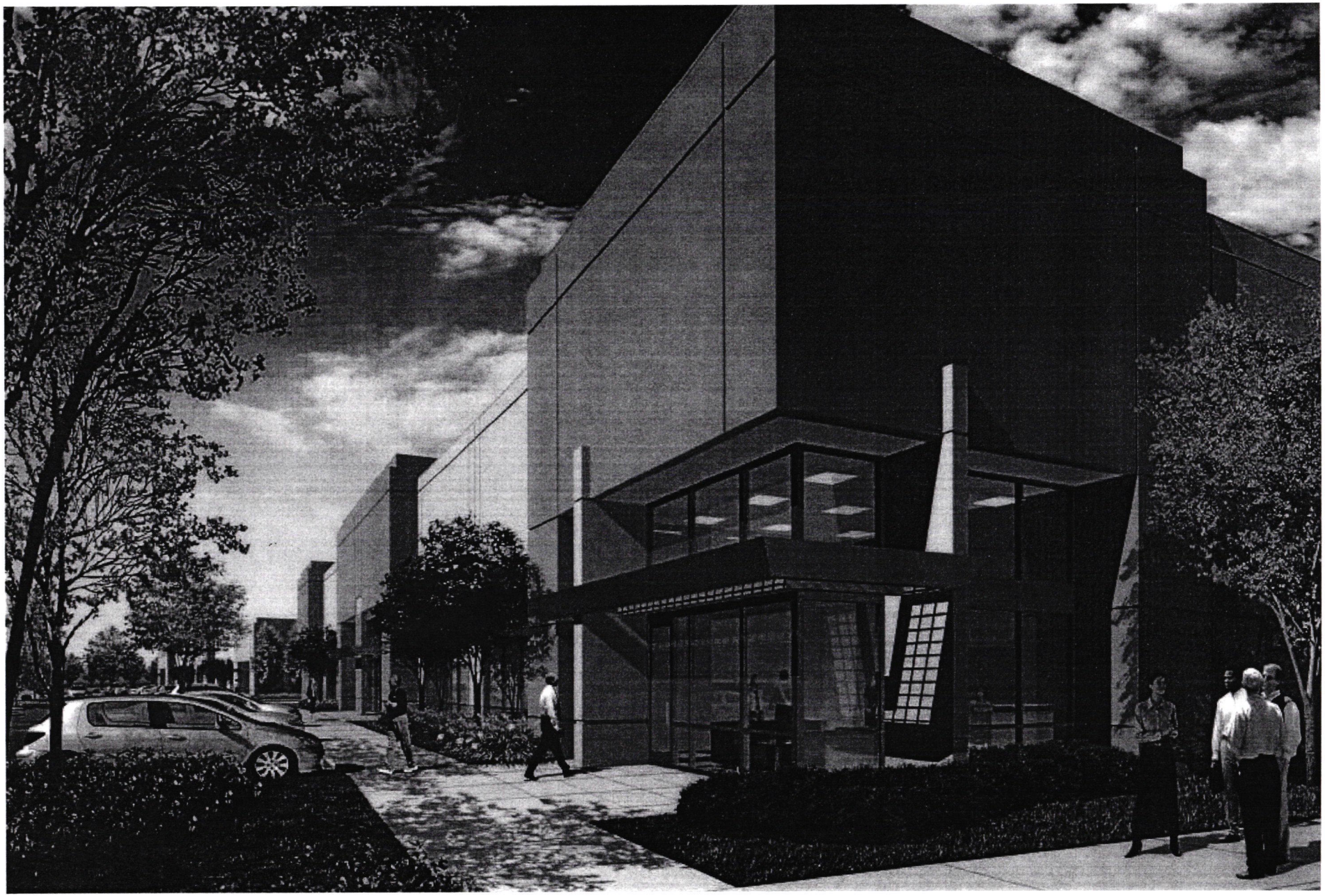
BURRELL CONSULTING GROUP, INC.
3301 Douglas Blvd., Suite 200 Roseville, CA. 95661 (916) 783-8898

TENTATIVE SUBDIVISION MAP FOR:
CREEKSIDE COMMERCE CENTER
APN 072-2860-001
ZINFANDEL DR. & NORTH MATHER BLVD.
CITY OF RANCHO CORDOVA CALIFORNIA

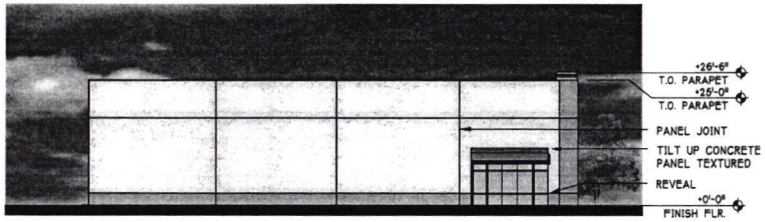
SHEET 1 OF 1

JOB NO. LSD1-36.0750

FILE NO. P07SPB2396







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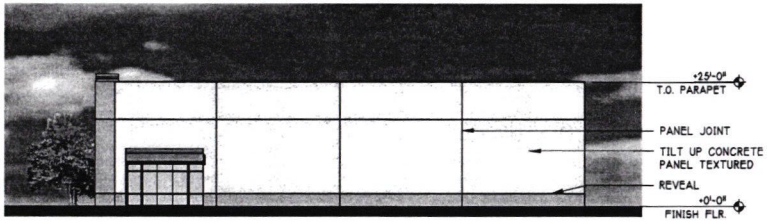
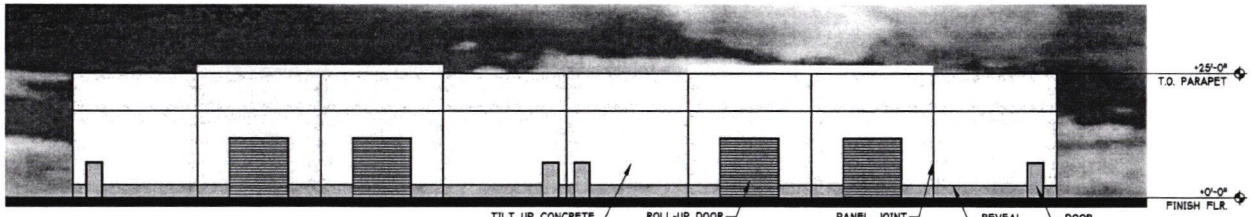


EXTERIOR ELEVATION - SOUTH



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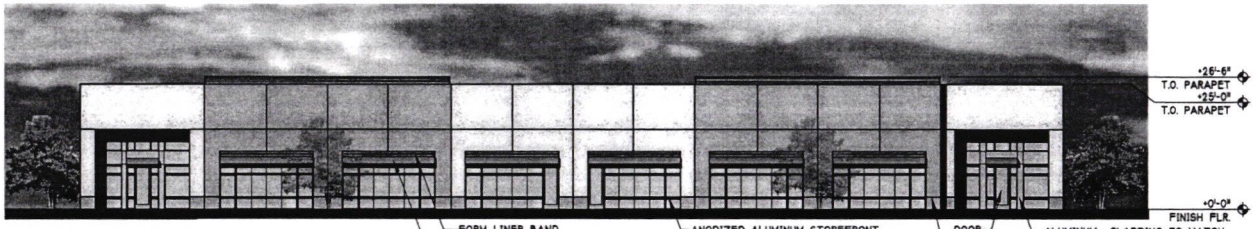


EXTERIOR ELEVATION - WEST

PAINT COLOR:
ICI MP#50GY 31/023
PLYMOUTH ROCK (1038)

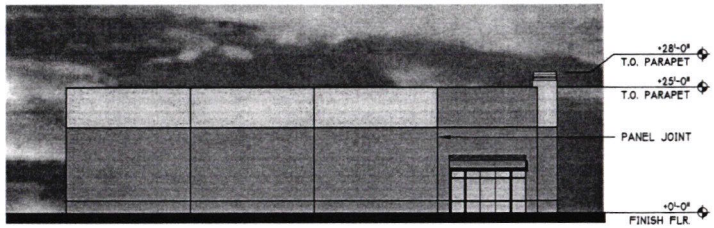
PAINT COLOR:
ICI MP#30YY 63/024
SILVER CLOUD (646)

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

MAC MILLAN PARTNERS, INC.

BUILDING #1

VITAE
ARCHITECTURE
PLANNING
INTERIORS



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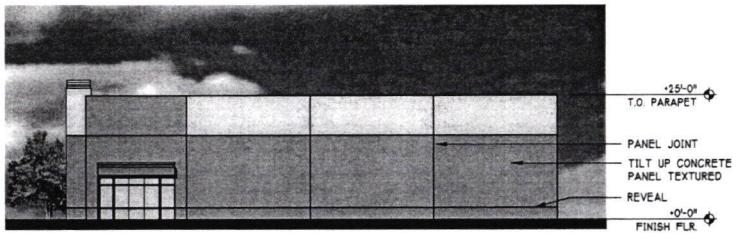

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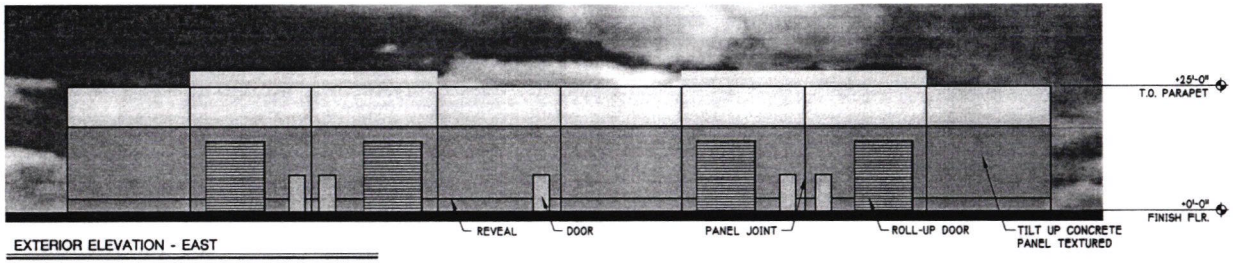
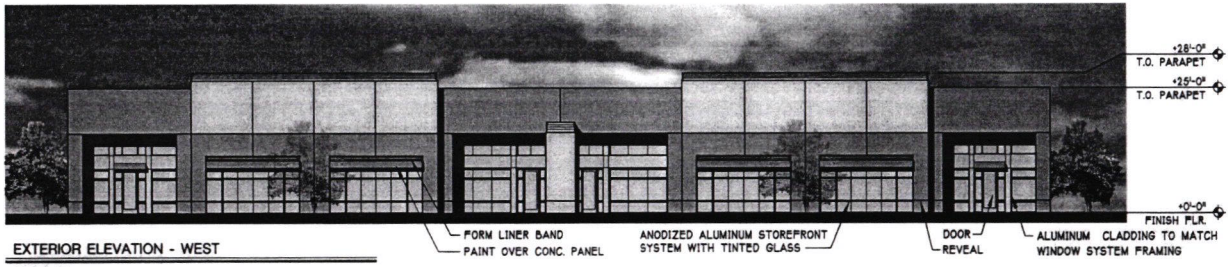


EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

PAINT COLOR:
ICI MP#90YY 35/169
PACIFIC PINES (911)

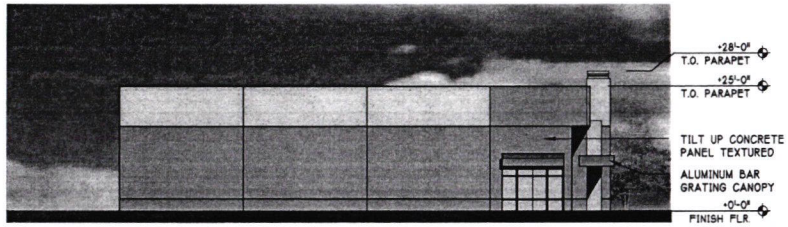
PAINT COLOR:
ICI MP#30YY 67/084
EUROPEAN WHITE (653)

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

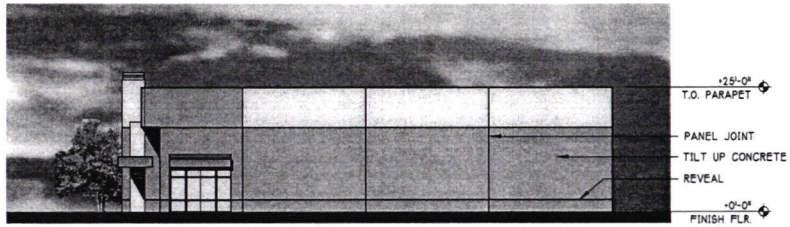
MAC MILLAN PARTNERS, INC.

BUILDING #2

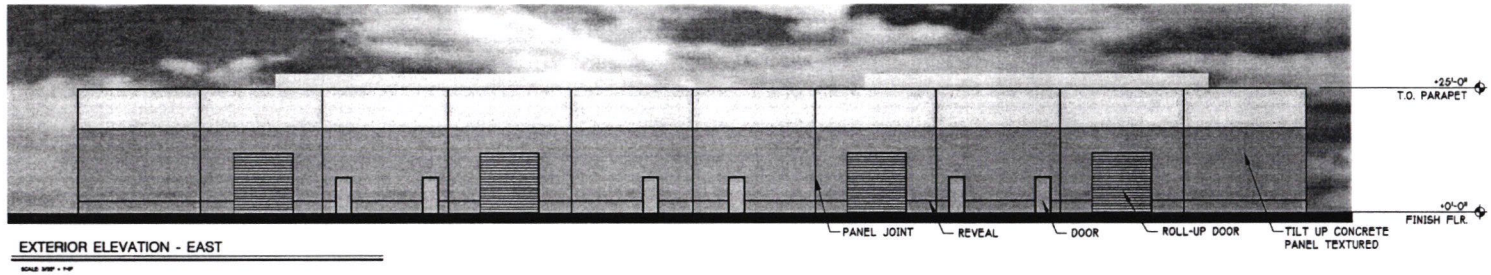
VITAE
ARCHITECTURE
PLANNING
INTERIORS



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



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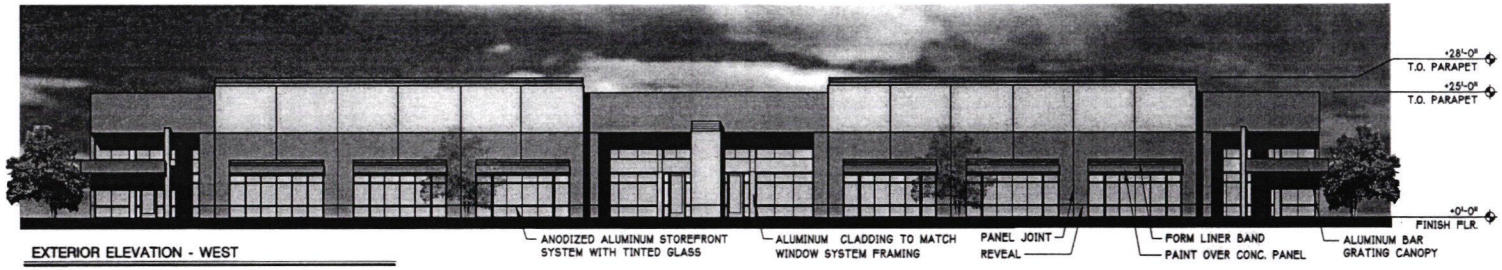


EXTERIOR ELEVATION - WEST

PAINT COLOR:
ICI MP#90YY 35/169
PACIFIC PINES (911)

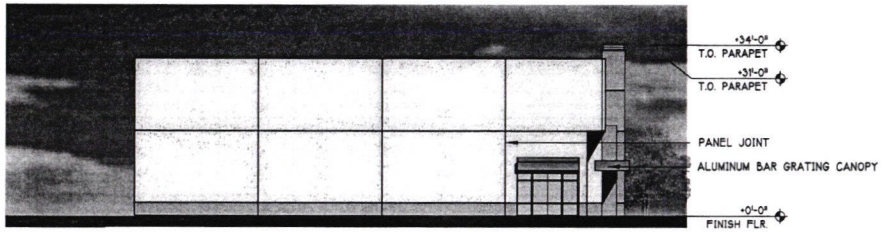
PAINT COLOR:
ICI MP#30YY 67/084
EUROPEAN WHITE (653)

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

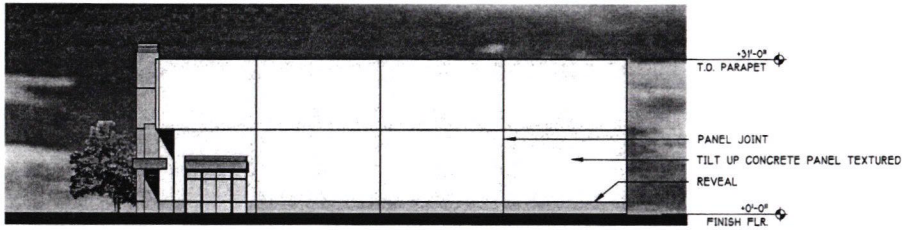
MAC MILLAN PARTNERS, INC.

BUILDING #3

VITAE
ARCHITECTURE
PLANNING
INTERIORS



EXTERIOR ELEVATION - NORTH



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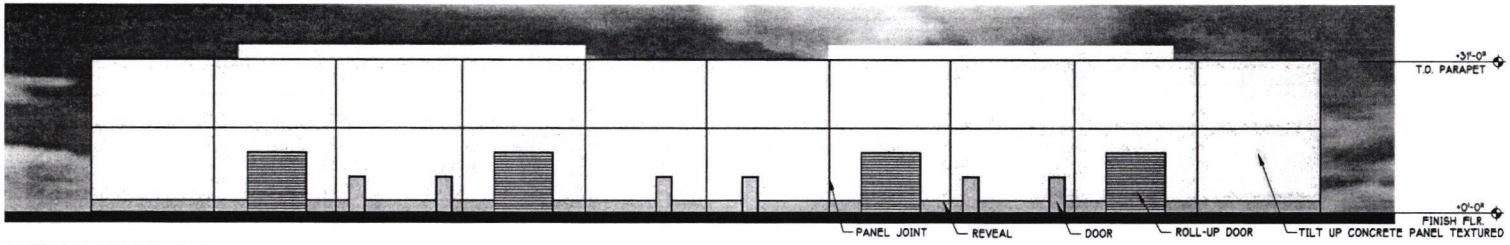

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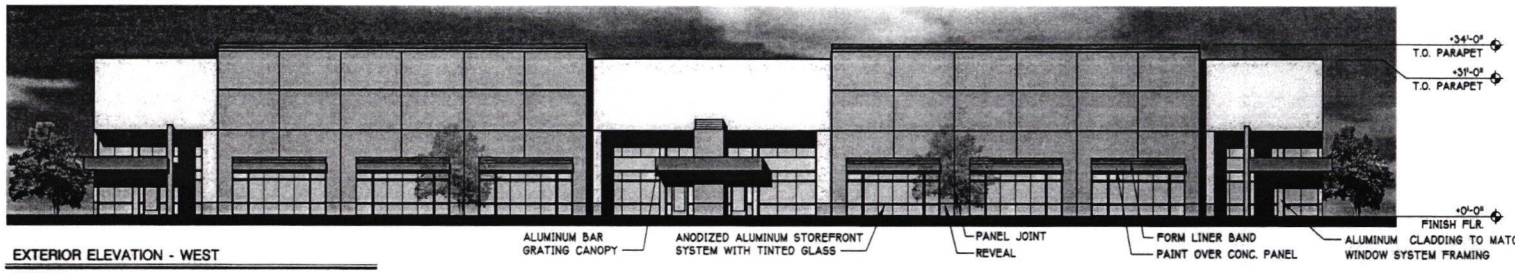


EXTERIOR ELEVATION - WEST

PAINT COLOR:
ICI MP#50GY 31/023
PLYMOUTH ROCK (1038)

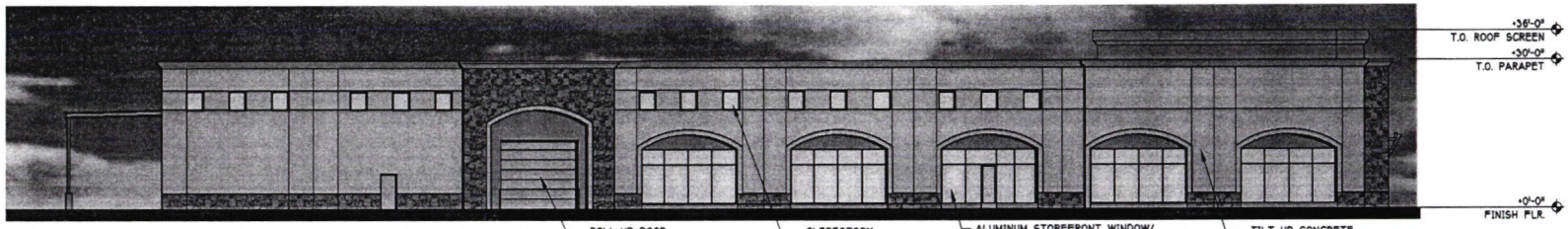
PAINT COLOR:
ICI MP#30YY 63/024
SILVER CLOUD (646)

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

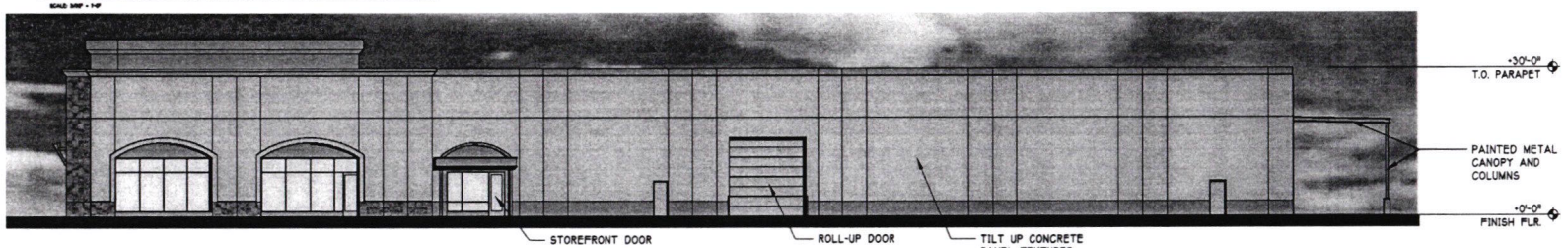
MAC MILLAN PARTNERS, INC.

BUILDING #4

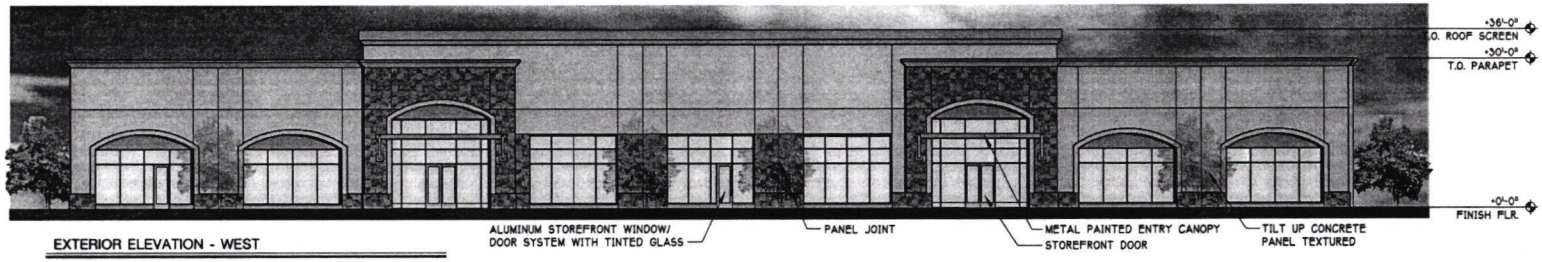
VITAE
ARCHITECTURE
PLANNING
INTERIORS



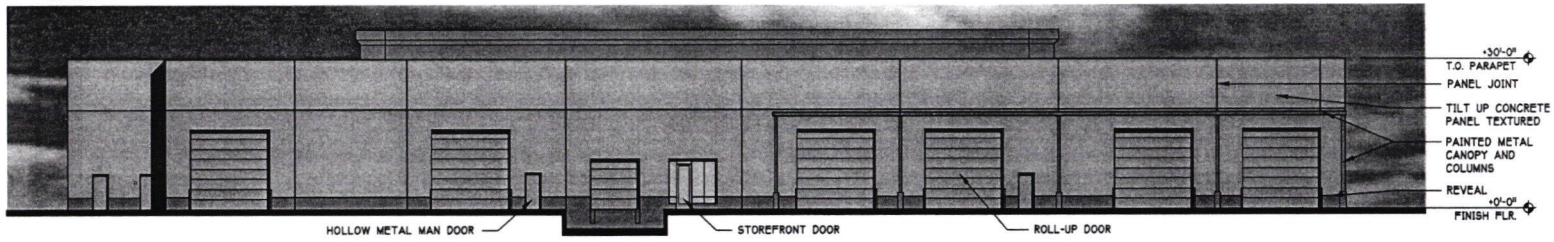
EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST

TILE: ARIZONA TILE
"SANTA FE COLLECTION"
PRODUCT: RUSTIC GOLD

CONC. PANELS, FRAZEE
"WOODLET" 86750

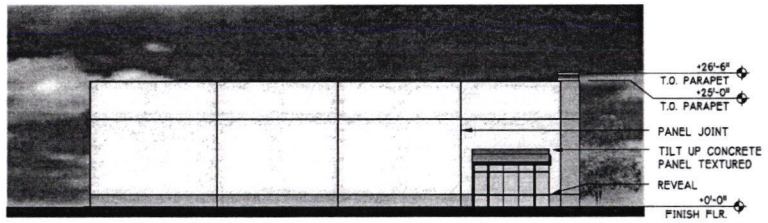
PAINT COLOR:
SHERWIN WILLIAMS
WINSOR GREIGE SW2065

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

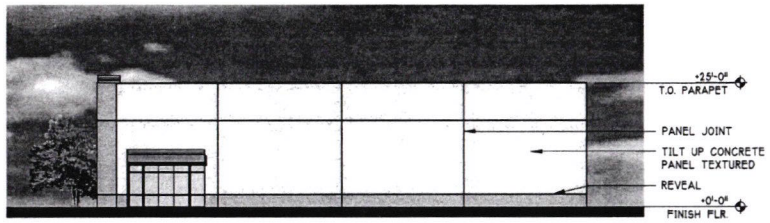
MAC MILLAN PARTNERS, INC.

BUILDING #5 - ARIZONA TILE

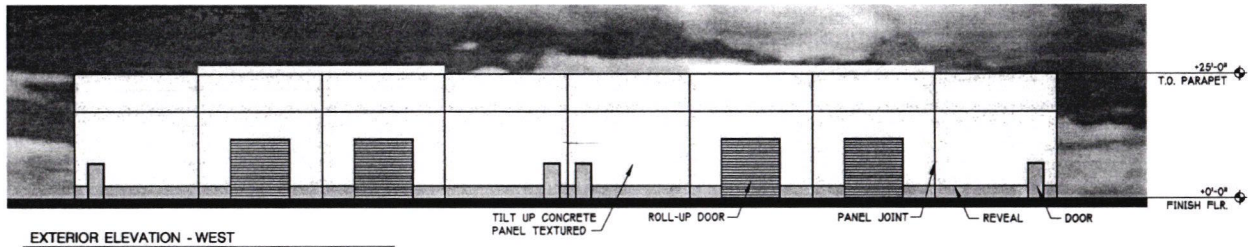
VITAE
ARCHITECTURE
PLANNING
INTERIORS



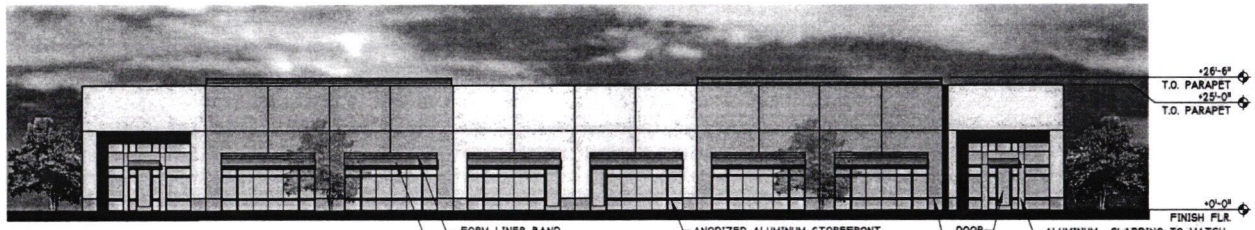
EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - EAST

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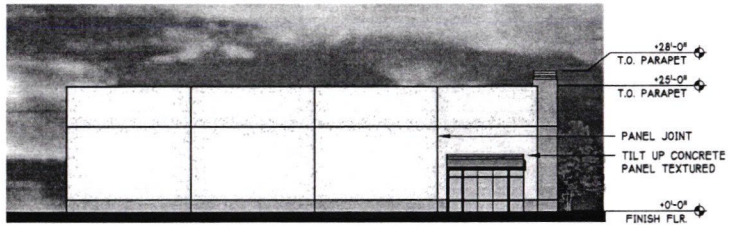
ICI MP#50GY 31/023
PLYMOUTH ROCK (1038)

PAINT COLOR:
ICI MP#30YY 63/024
SILVER CLOUD (646)



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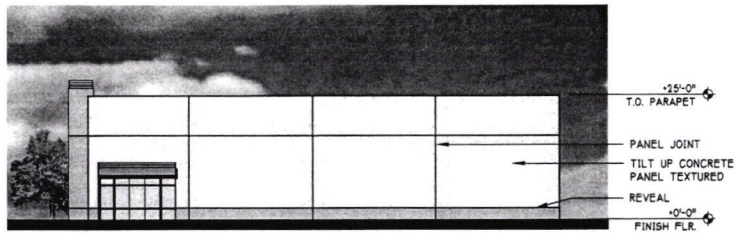
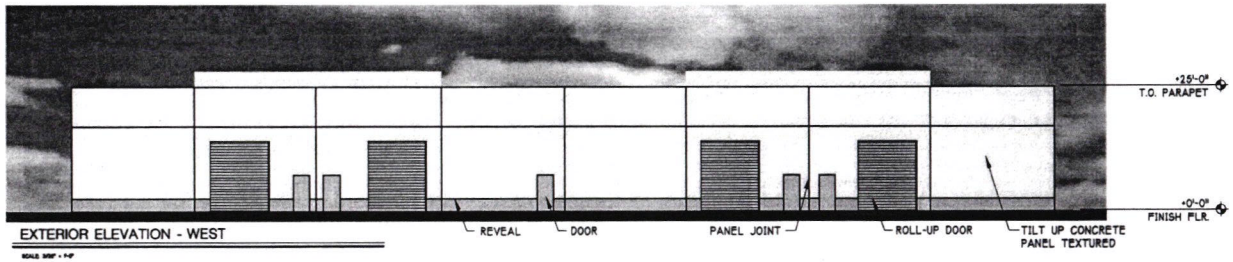
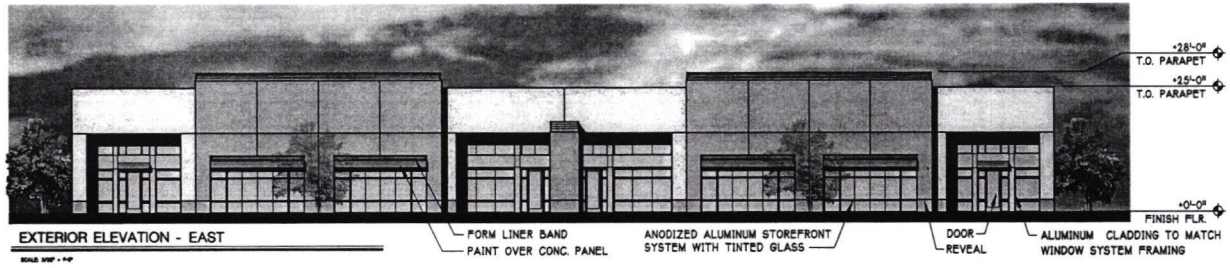


EXTERIOR ELEVATION - NORTH



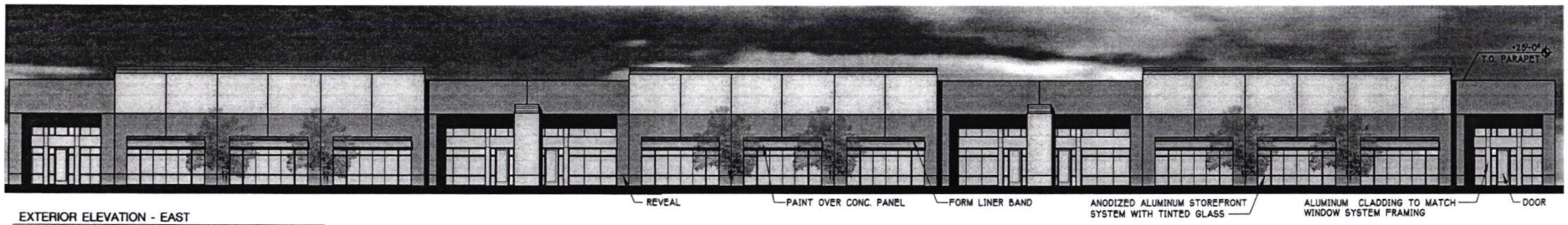
EXTERIOR ELEVATION - WEST



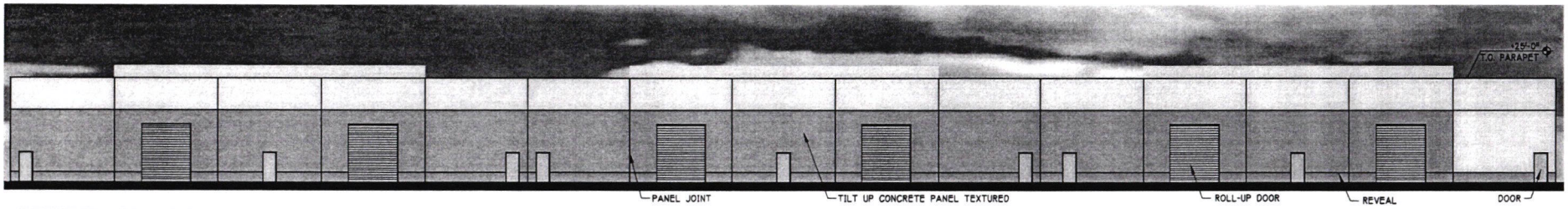
EXTERIOR ELEVATION - EAST

PAINT COLOR:
ICI MP#50GY 31/023
PLYMOUTH ROCK (1038)

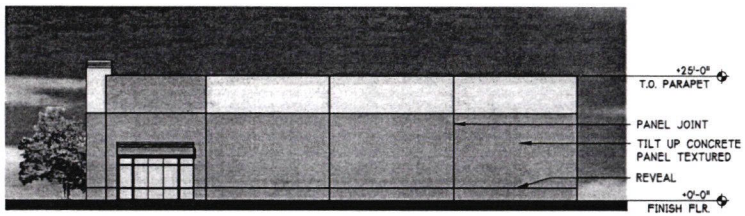
PAINT COLOR:
ICI MP#30YY 63/024
SILVER CLOUD (646)



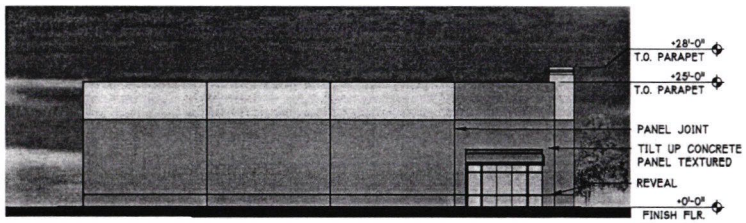
EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST



EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH

PAINT COLOR:
ICI MP#90YY 35/169
PACIFIC PINES (911)

PAINT COLOR:
ICI MP#30YY 67/084
EUROPEAN WHITE (653)

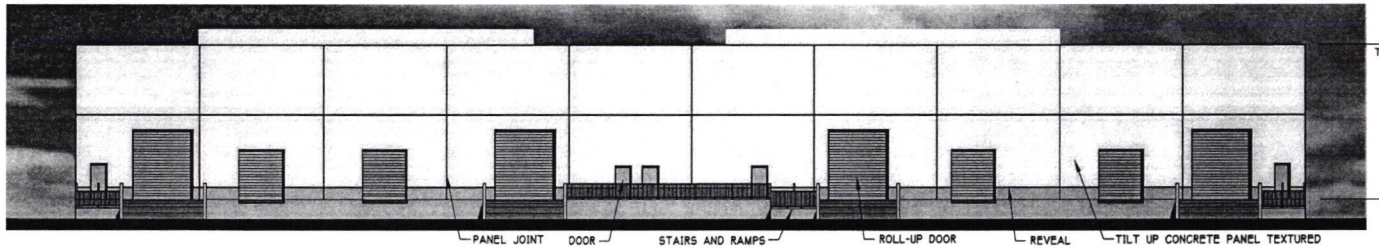
CREEKSIDE COMMERCE CENTER

RANCHO CORDOVA, CALIFORNIA.

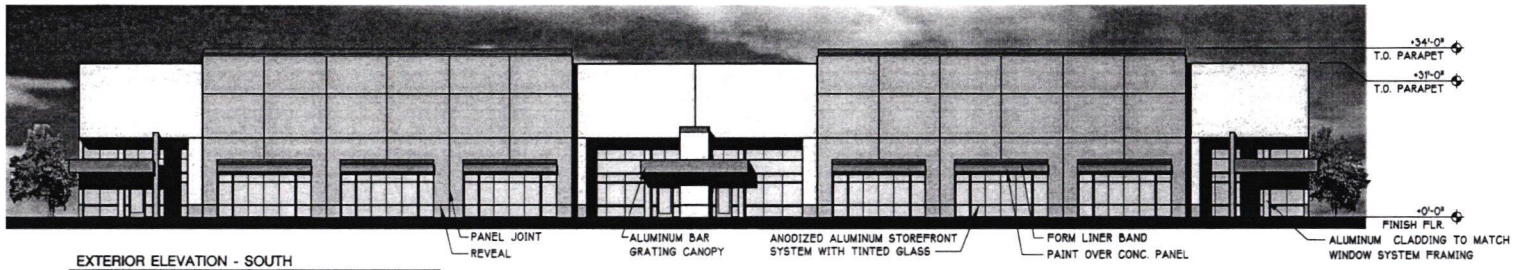
MAC MILLAN PARTNERS, INC.

BUILDING #8

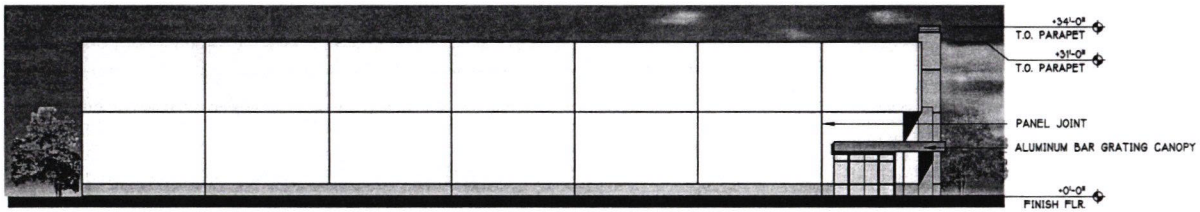
VITAE
ARCHITECTURE
PLANNING
INTERIORS



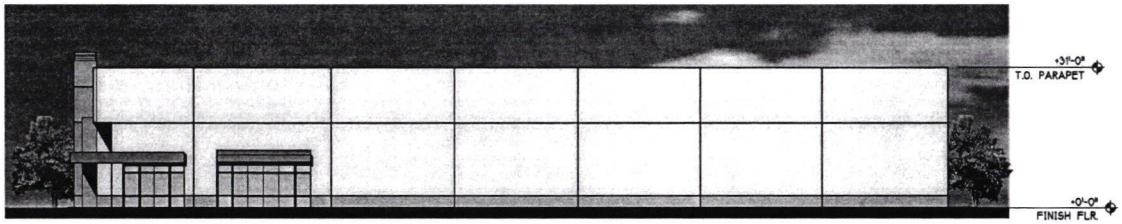
EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

PAINT COLOR:
ICI MP#50GY 31/023
PLYMOUTH ROCK (1038)

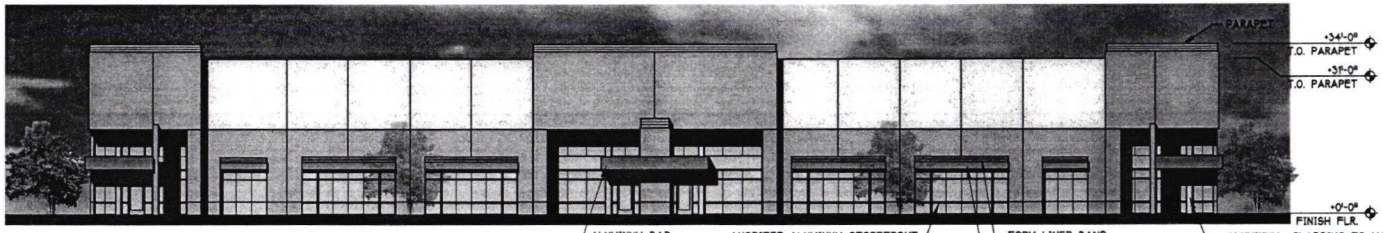
PAINT COLOR:
ICI MP#30YY 63/024
SILVER CLOUD (646)

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

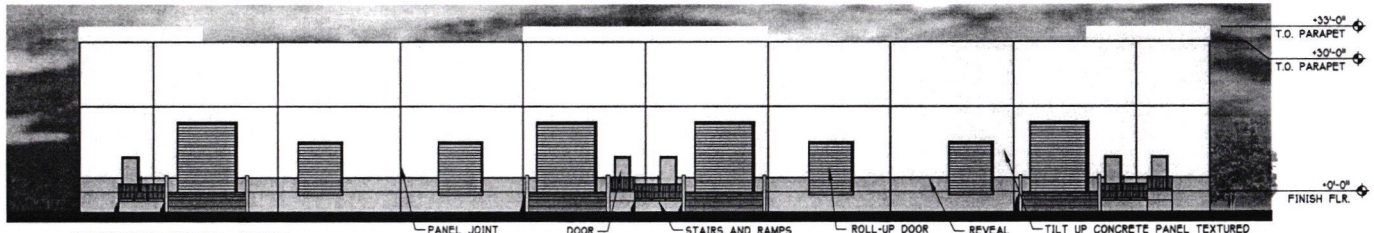
MAC MILLAN PARTNERS, INC.

BUILDING #9

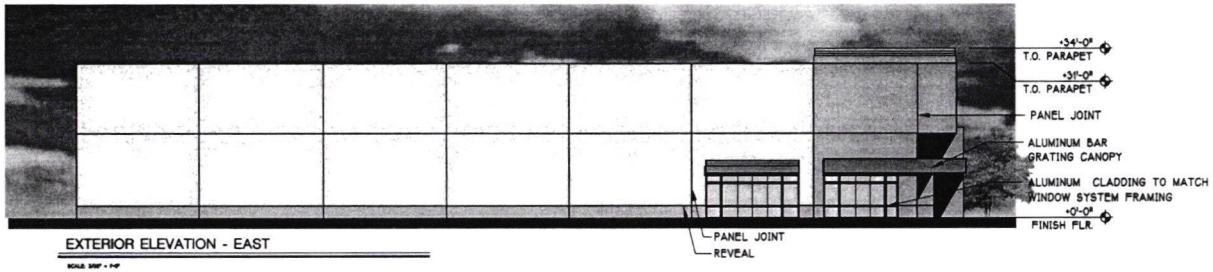
VITAE
ARCHITECTURE
PLANNING
INTERIORS



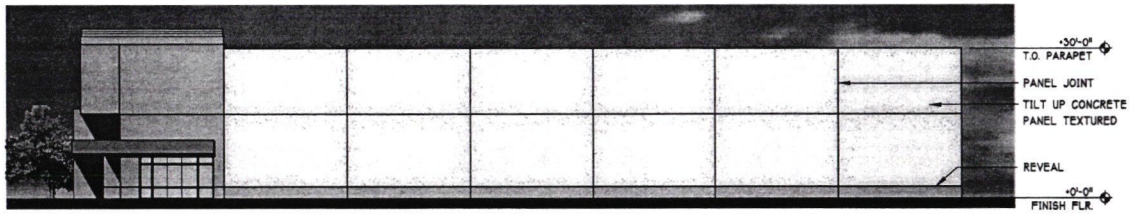
EXTERIOR ELEVATION - NORTH



EXTERIOR ELEVATION - SOUTH



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - WEST

PAINT COLOR:
ICI MP#50GY 31/023
PLYMOUTH ROCK (1038)

PAINT COLOR:
ICI MP#30YY 63/024
SILVER CLOUD (646)

CREEKSIDE COMMERCE CENTER RANCHO CORDOVA, CALIFORNIA

MAC MILLAN PARTNERS, INC.

BUILDING # 10

VITAE
ARCHITECTURE
PLANNING
INTERIORS



CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BOULEVARD
RANCHO CORDOVA, CA.

RECEIVED
MAR 16 2007
RANCHO CORDOVA
PLANNING

PROJECT DIRECTORY

OWNER: MAC MILLAN PARTNERS, INC.
151 ASHRIDGE COURT
GRANITE BAY, CA 95746
TEL: (916) 788-8100
FAX: (916) 788-8181
CONTACT: DAVID MAC MILLAN

ARCHITECT: VITAE ARCHITECTURE PLANNING INTERIORS
1451 RIVER PARK DR. SUITE 210
SACRAMENTO, CA 95815
TEL: (916) 921-6584
FAX: (916) 921-6586
CONTACT: BRENDAN KOON

GENERAL CONTRACTOR: PANATTONI CONSTRUCTION, INC.
8775 FOLSOM BLVD. SUITE 100
SACRAMENTO, CA 95826
TEL: (916) 340-2400
FAX: (916) 340-0565
CONTACT: PAT MASTIE

CIVIL ENGINEER: BURRELL CONSULTING GROUP
1001 ENTERPRISE WAY, SUITE 100
ROSEVILLE, CA 95678
TEL: (916) 783-8898
FAX: (916) 783-8222
CONTACT: MICHAEL TIEN

LANDSCAPE ARCHITECT: LAND ARCHITECTURE, INC.
231 VERNON ST.
ROSEVILLE, CA 95678
TEL: (916) 786-2858
FAX: (916) 786-2882
CONTACT: KEVIN LEAMY

SHEET INDEX

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A2.01 BLDG. 1-2 & 4-5 FLOOR PLAN
A2.02 BLDG. 1-2 & 4-5 ROOF PLAN AND SECTION
A3.01 BLDG. 1-2 & 4-5 EXTERIOR ELEVATIONS
A2.01 BLDG. 3 & 7 FLOOR PLAN
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CIVIL:

1 OF 2 PRELIMINARY GRADING PLAN
2 OF 2 PRELIMINARY GRADING PLAN
1 OF 1 TENTATIVE SUBDIVISION MAP

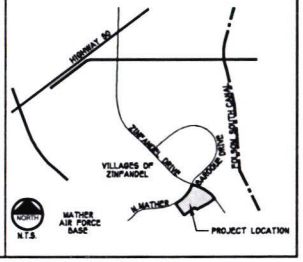
LANDSCAPE:

L1 PRELIMINARY LANDSCAPE PLAN
L2 PRELIMINARY LANDSCAPE PLAN
L3 PRELIMINARY LANDSCAPE PLAN

ELECTRICAL:

E5 SITE PLAN - PHOTOMETRIC PRINT OUT

VICINITY MAP



VITAE ARCHITECTURE PLANNING INTERIORS

Mac Millan Partners, Inc.

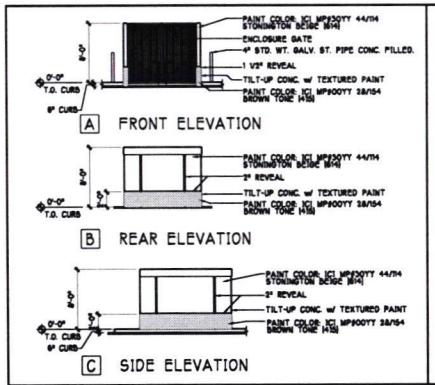
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

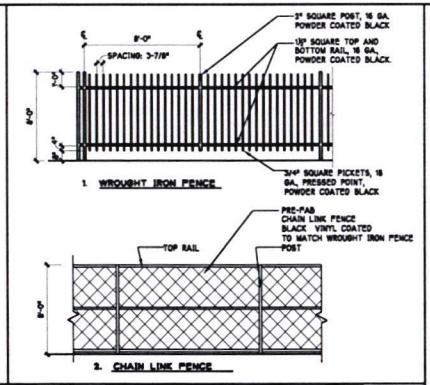
JOB NO.	206132
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	APW, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

TITLE SHEET

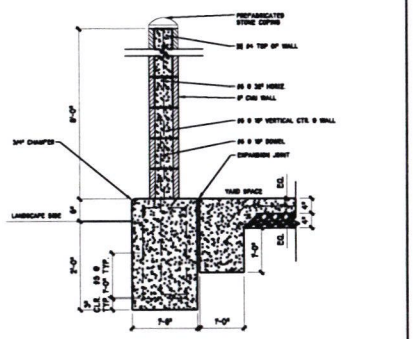
A 0.01



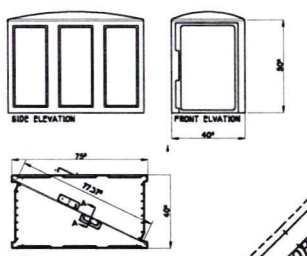
A TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



B FENCE ELEVATION
SCALE: N.T.S.



C SPLIT FACE CMU WALL FENCE
SCALE: 3/4"=1'-0"



D BICYCLE LOCKER
NTS

PROJECT DATA

JURISDICTION:	CITY OF RANCHO CORDOVA
PLANNING ZONE:	M1 (LIGHT INDUSTRIAL ZONE)
BUILDING CODE:	2001 CALIFORNIA BUILDING CODE
BUILDING USE:	OFFICE AND INDUSTRIAL/WAREHOUSE

SITE AREA: 1,318,533 S.F.

BUILDING AREA

BUILDING 1	10,536 S.F.	BUILDING 9	13,084 S.F.
BUILDING 2	10,536 S.F.	BUILDING 10	13,084 S.F.
BUILDING 3	21,072 S.F.	BUILDING 11	13,084 S.F.
BUILDING 4	10,536 S.F.	BUILDING 12	13,084 S.F.
BUILDING 5	10,536 S.F.	BUILDING 13	13,084 S.F.
BUILDING 6	36,048 S.F.	BUILDING 14	41,757 S.F.
BUILDING 7	21,072 S.F.	BUILDING 15	36,048 S.F.
BUILDING 8	13,084 S.F.	BUILDING 16	36,048 S.F.

TOTAL BUILDING AREA: 321,686 S.F. = 26.37%

PARK'G REQ. 1.75/1000 S.F.: 563 STALLS
HANDICAP REQ. 11 STALLS

PARKING PROVIDED: 563 STALLS
F.A.R.: 26
STANDARD 530 STALLS
HANDICAP 33 STALLS -30 H.C.
-3 VAN ACCESSIBLE

SITE AREA COVERAGE

TOTAL BUILDING AREA	321,686 S.F.	=26.37%
PARKING AREA:	467,751 S.F.	= 36.36%
LANDSCAPE AREA:	240,912 S.F.	=18.75%
YARD/STORAGE SPACE AREA:	188,536 S.F.	=15.53
TOTAL	1,318,3556 S.F.	=100%

1 MASTER SITE PLAN

ARCHITECTURE PLANNING INTERIORS VITAE ©
640 2nd Street 2nd Floor San Francisco, CA 94107 415.284.4400
1451 River Park Dr. #216 Sacramento, CA 95815 916.921.6644

Mac Millan Partners, Inc.

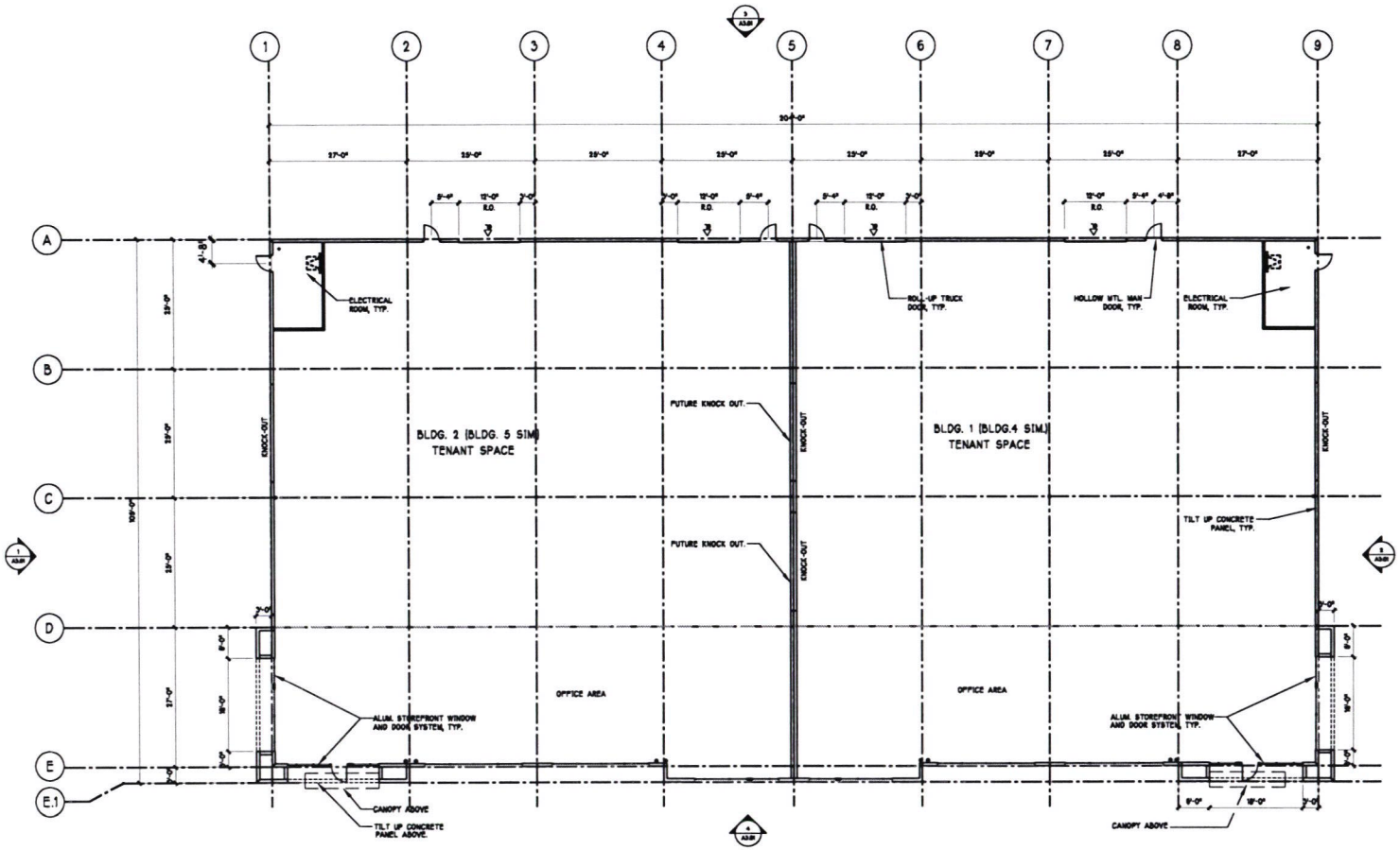
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	204133
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARW, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

MASTER SITE PLAN

A 1.01



1 FLOOR PLAN - BUILDING 1-2 & 4-5

SCALE: 3/32" = 1'-0"

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ARCHITECTURE
PLANNING
INTERIORS

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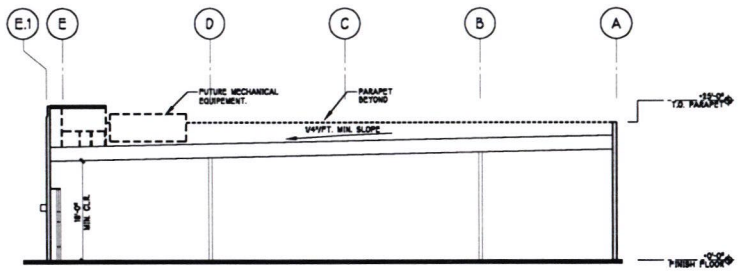
ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	3941.01
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARM, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

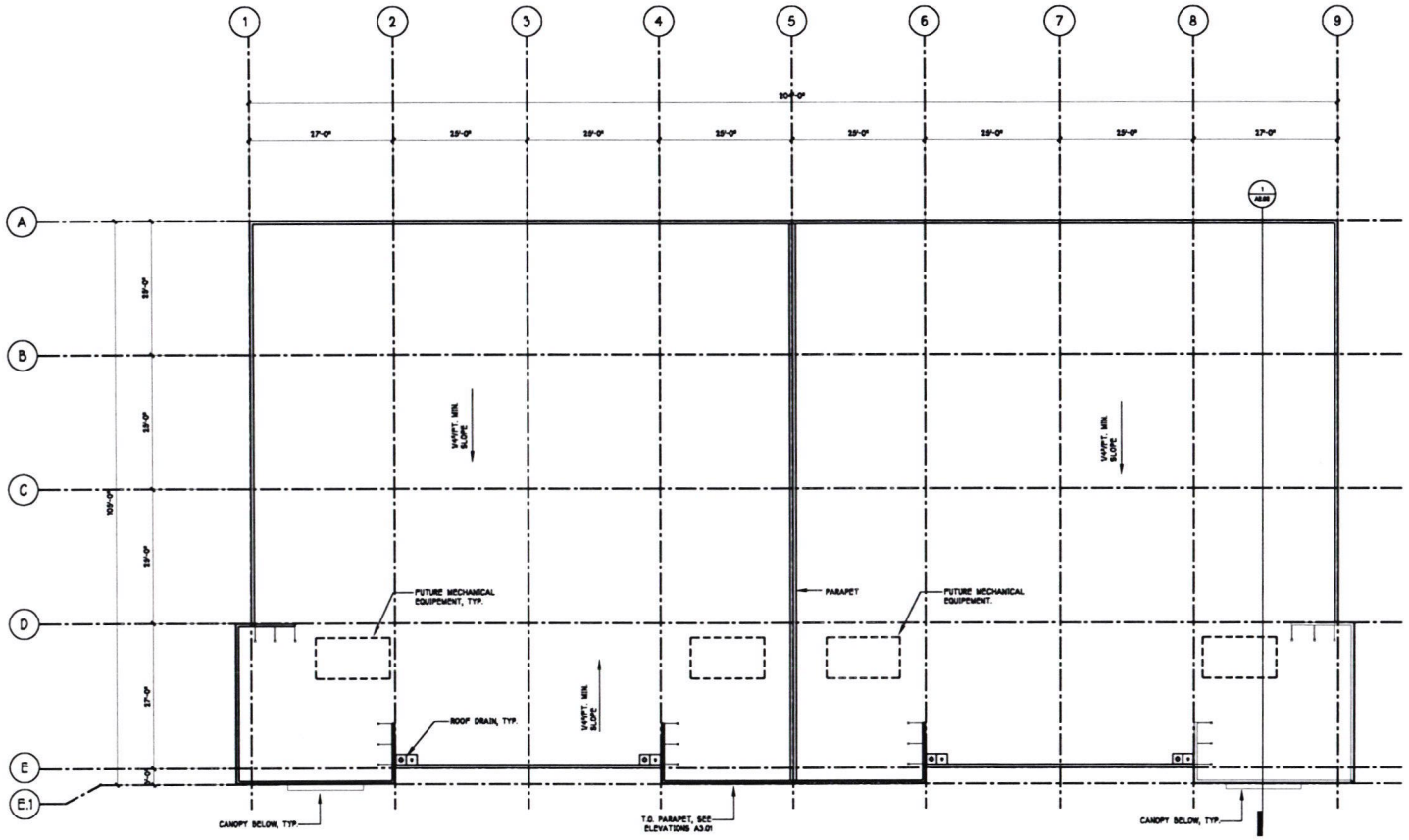
BLDG. 1-2 & 4-5 FLOOR PLAN

A 2.01



1 SECTION - BUILDING 1-2 & 4-5

SCALE: 3/32" = 1'-0"



2 ROOF PLAN - BUILDING 1-2 & 4-5

SCALE: 3/32" = 1'-0"

ARCHITECTURE
PLANNING
INTERIORS
VITAE

Mac Millan Partners, Inc.

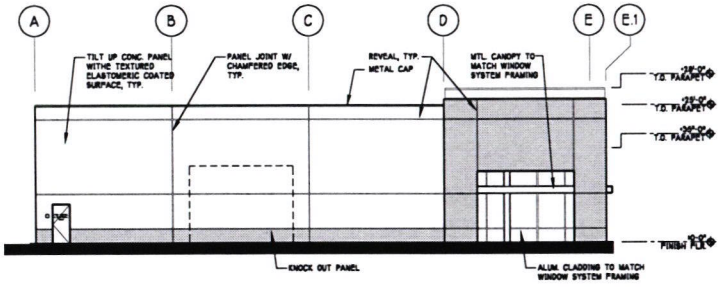
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

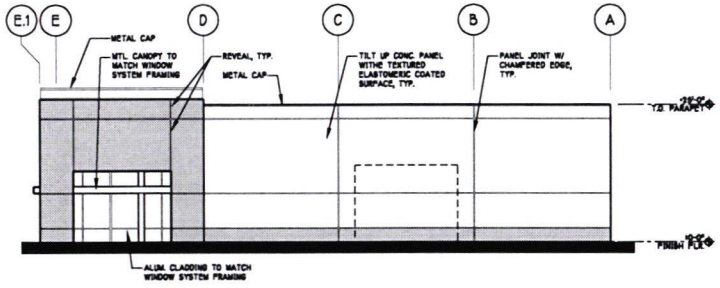
JOB NO.	3041.03
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARM, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

BLDG. 1-2 & 4-5 ROOF PLAN AND SECTION

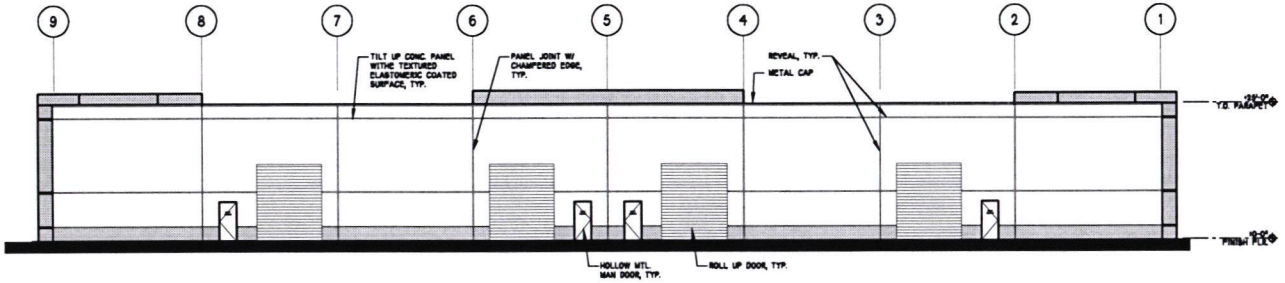
A 2.02



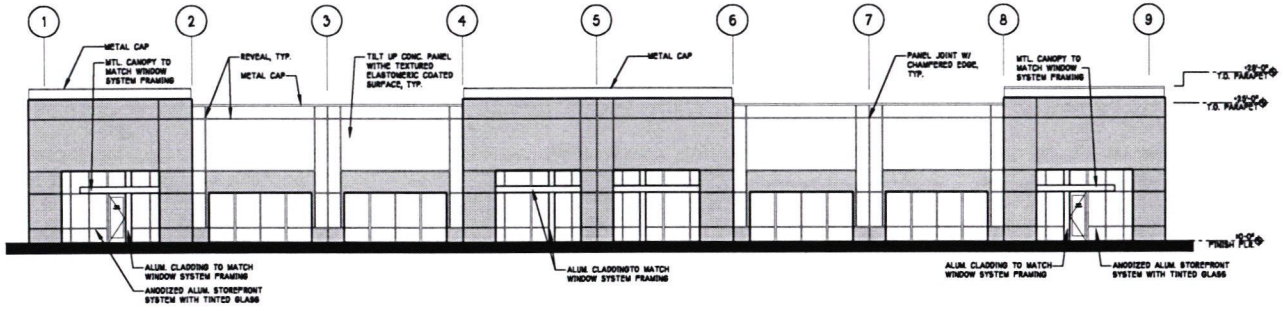
1 EXTERIOR ELEVATION - NORTH



2 EXTERIOR ELEVATION - SOUTH



3 EXTERIOR ELEVATION - EAST



4 EXTERIOR ELEVATION - WEST

LEGEND	
P1	PAINT COLOR: ICI WP500YY 28/154 BROWN TONE (415)
P2	PAINT COLOR: ICI WP530YY 44/114 STONINGTON BEIGE (614)

ARCHITECTURE
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INTERIORS
VITAE

Mac Millan Partners, Inc.

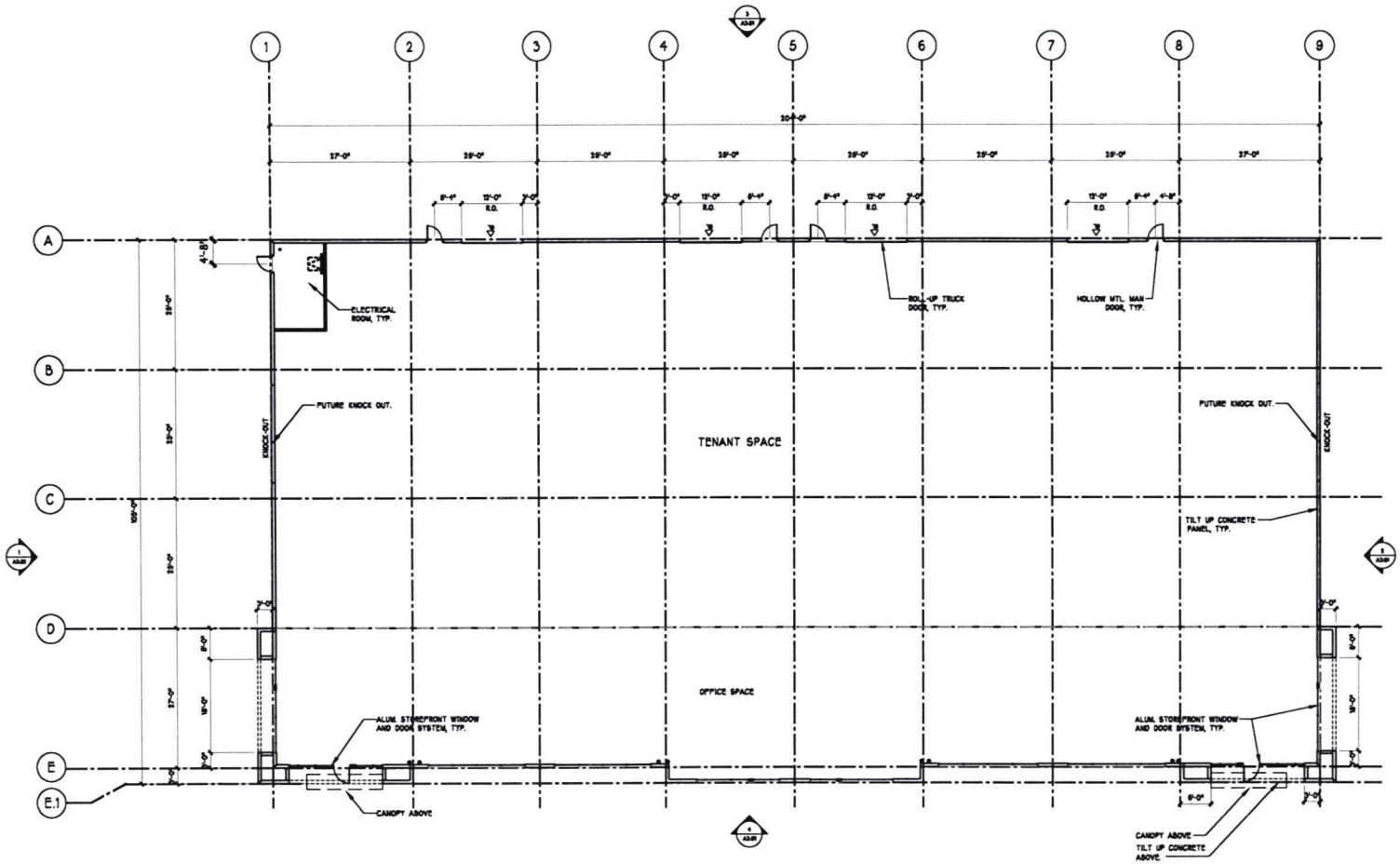
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	3961.02
SCALE	AS NOTED
DATE	03/1/2007
CHECKED BY	BE
DRAWN BY	ARM, AS
03/1/2007	PLANNING DEPARTMENT SUBMITTAL

BLDG. 1-2 & 4-5 EXTERIOR ELEVATIONS

A 3.01



1 FLOOR PLAN - BUILDING 3 & 7

SCALE: 3/32" = 1'-0"

VITAE
ARCHITECTURE
PLANNING
INTERIORS

Mac Millan Partners, Inc.

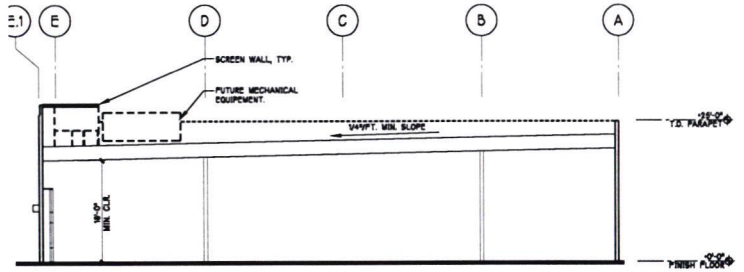
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	306132
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARM, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

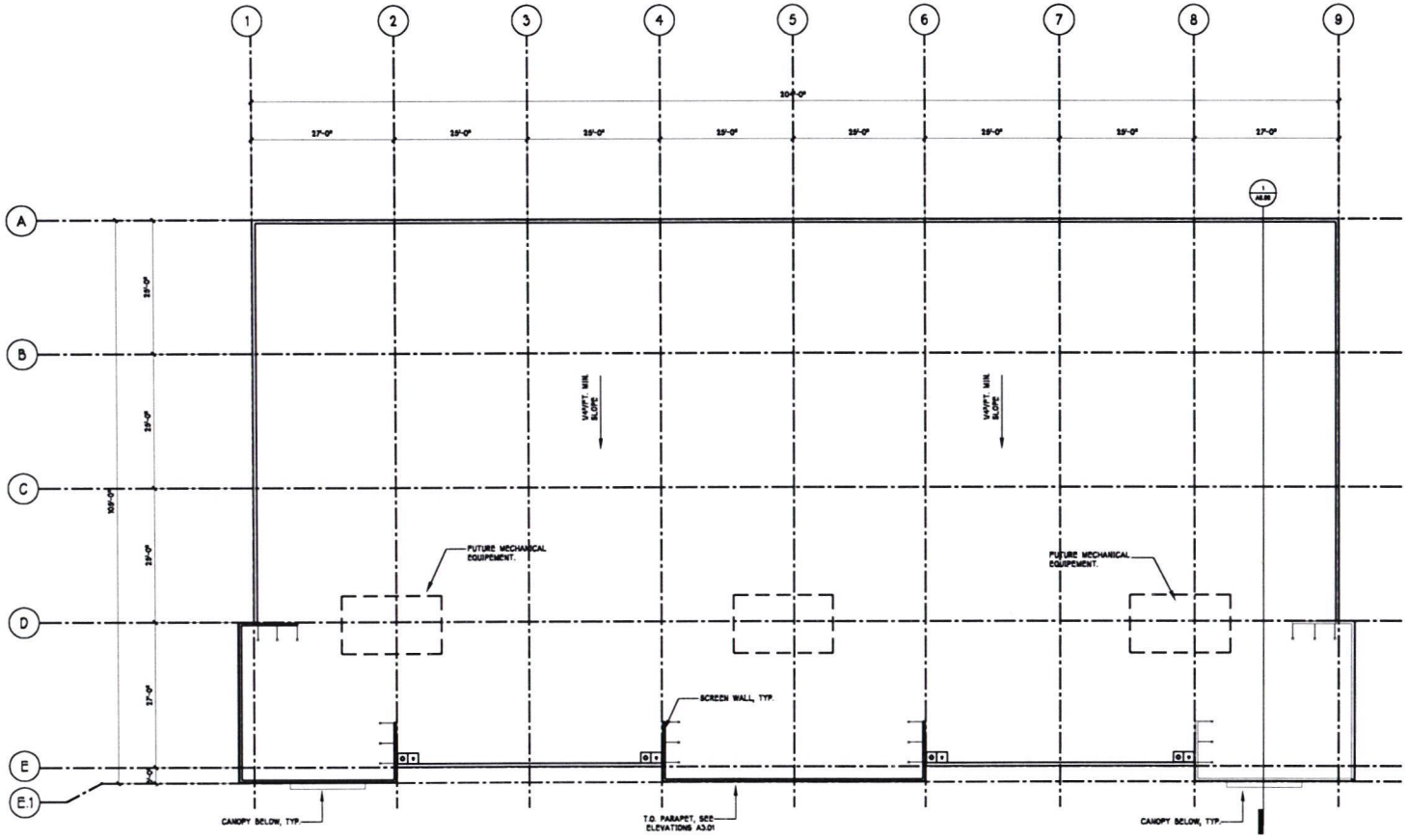
BLDG. 3 & 7
FLOOR PLAN

A 2.01



1 SECTION - BUILDING 3 & 7

SCALE: 3/32" = 1'-0"



2 ROOF PLAN - BUILDING 3 & 7

SCALE: 3/32" = 1'-0"

ARCHITECTURE
PLANNING
INTERIORS
VITAE ©

642 2nd Street, 2nd Floor San Francisco, CA 94107 415.284.4400
1451 River Park Dr. #310 Sacramento, CA 95815 916.924.4044

Mac Millan Partners, Inc.

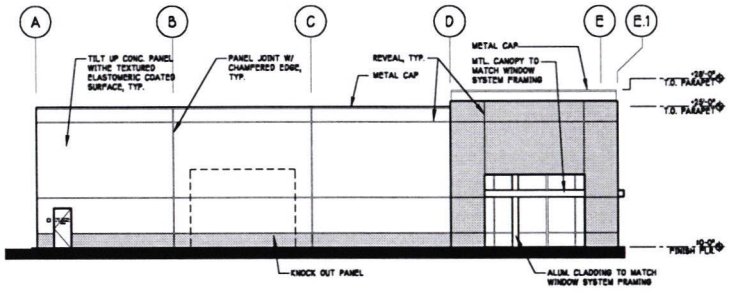
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

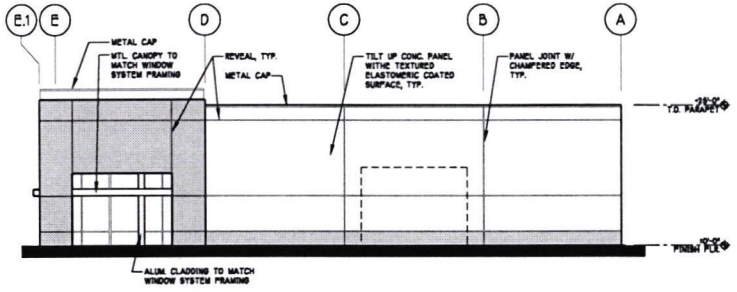
JOB NO.	356132
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARW, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

BLDG. 3 & 7 ROOF PLAN AND SECTION

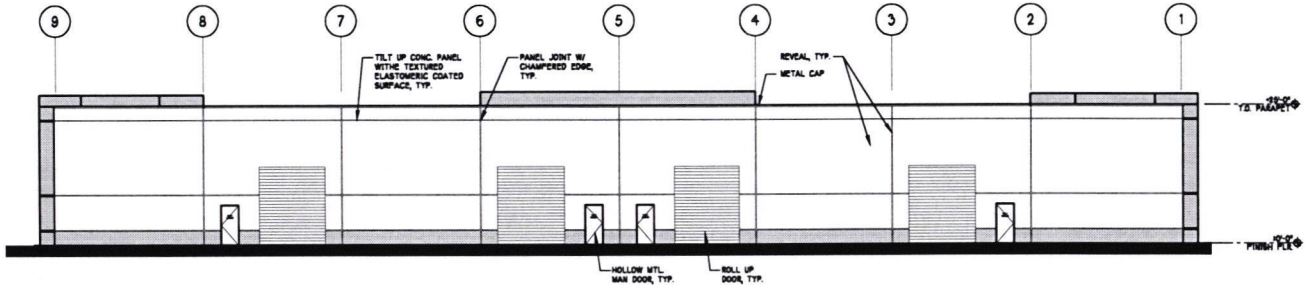
A 2.02



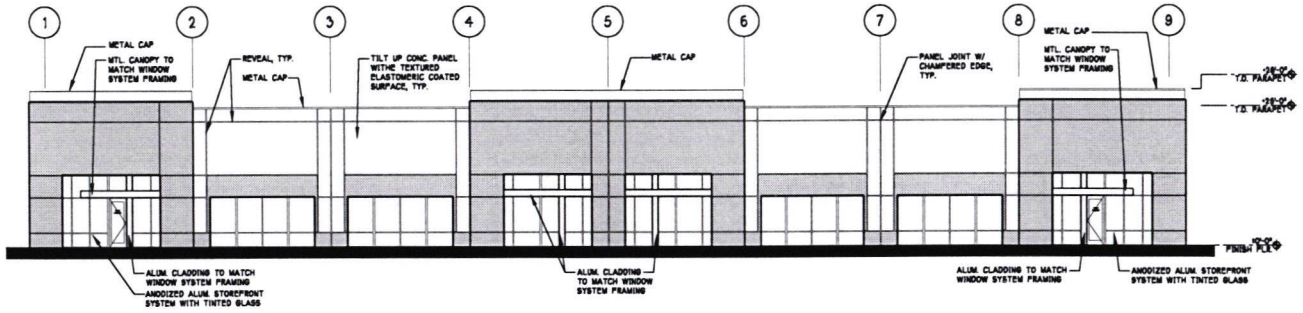
1 EXTERIOR ELEVATION - NORTH



2 EXTERIOR ELEVATION - SOUTH



3 EXTERIOR ELEVATION - EAST



4 EXTERIOR ELEVATION - WEST

LEGEND

P1 PAINT COLOR: ICI MP#30YY 44/114 STONINGTON BEIGE (614)

P2 PAINT COLOR: ICI MP#20YY 60/104 ALENCON LACE (560)

ARCHITECTURE
PLANNING
INTERIORS
VITAE

Mac Millan Partners, Inc.

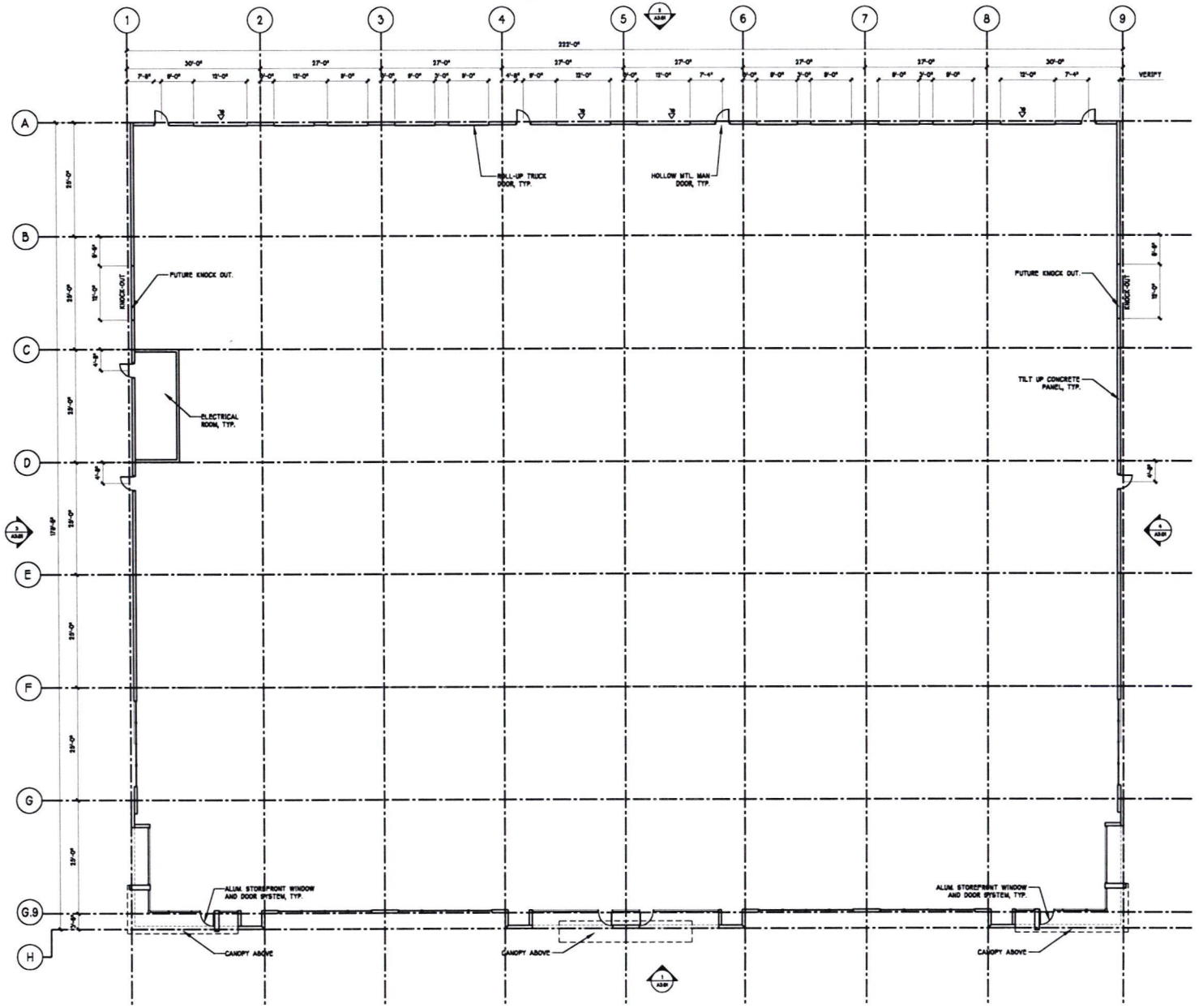
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO. 306132
SCALE AS NOTED
DATE 03/13/07
CHECKED BY BK
DRAWN BY ARW, AS
03/13/07 PLANNING DEPARTMENT SUBMITTAL

BLDG. 3 & 7 EXTERIOR ELEVATIONS

A 3.01



1 FLOOR PLAN - BUILDING 6, 15 & 16

SCALE: 3/32" = 1'-0"

REF NORTH

ARCHITECTURE
PLANNING
INTERIORS
VITAE

Mac Millan Partners, Inc.

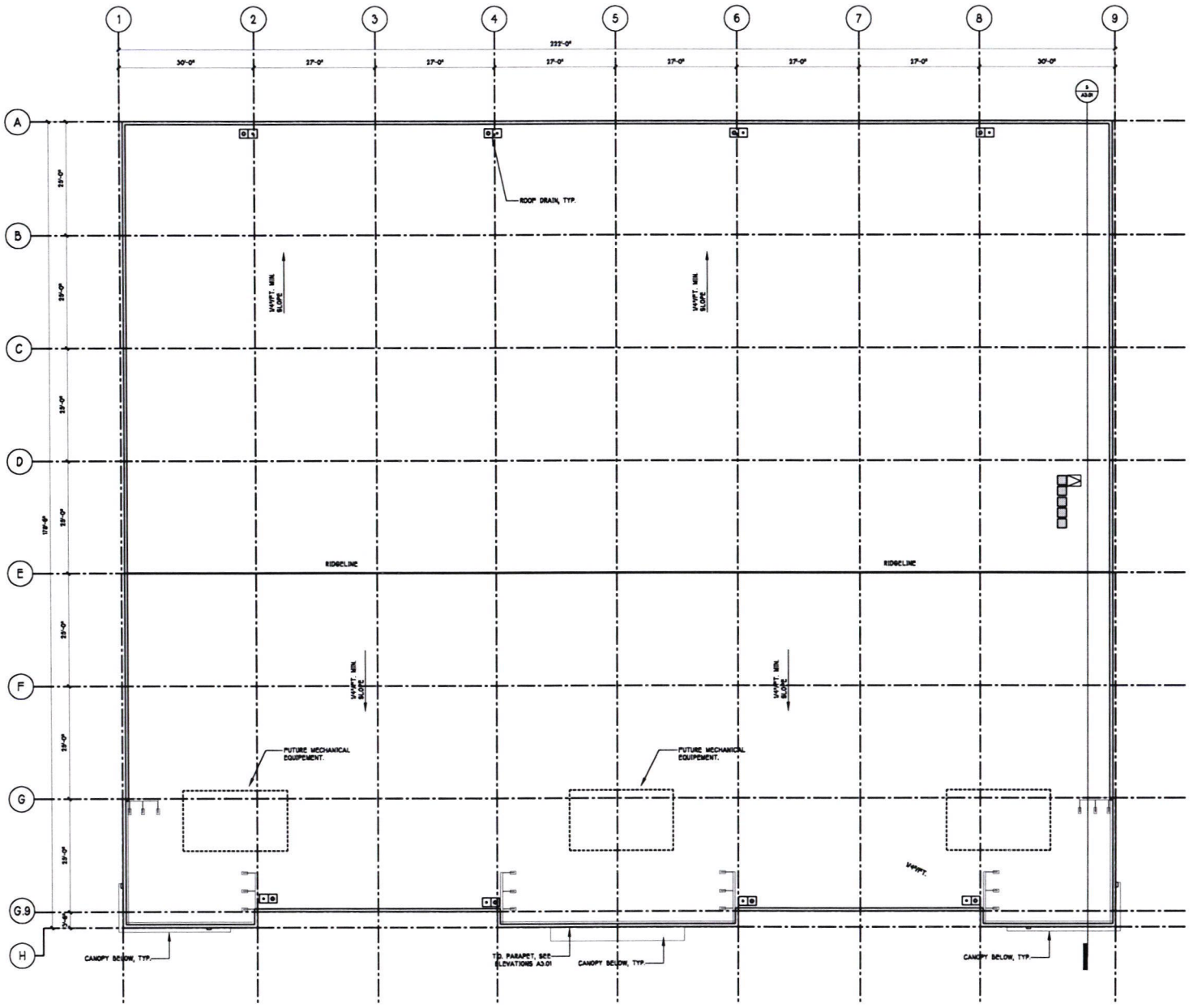
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	306132
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARW, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

BLDG. 6, 15 & 16 FLOOR PLAN

A 2.01



1 ROOF PLAN - BUILDING 6, 15 & 16

SCALE: 3/32" = 1'-0"

ARCHITECTURE
PLANNING
INTERIORS
VITAE ©

Mac Millan Partners, Inc.

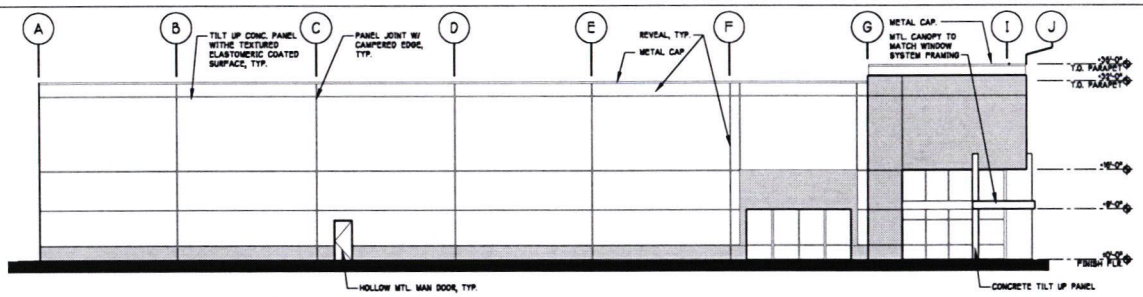
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	2061.01
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARM, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

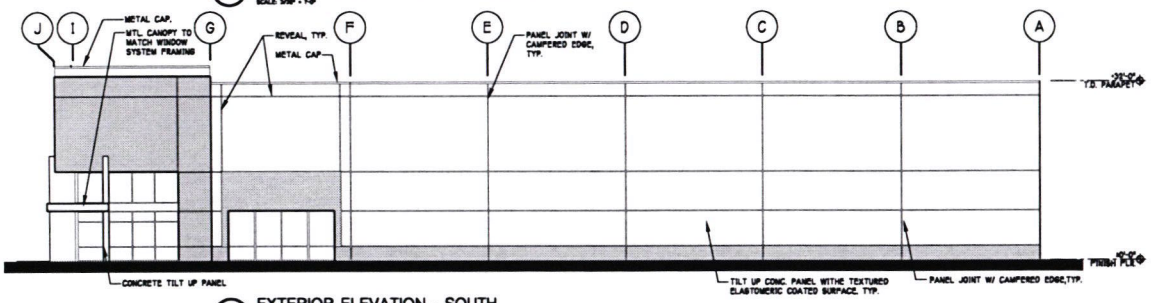
BLDG. 6, 15 & 16
ROOF PLAN

A 2.02



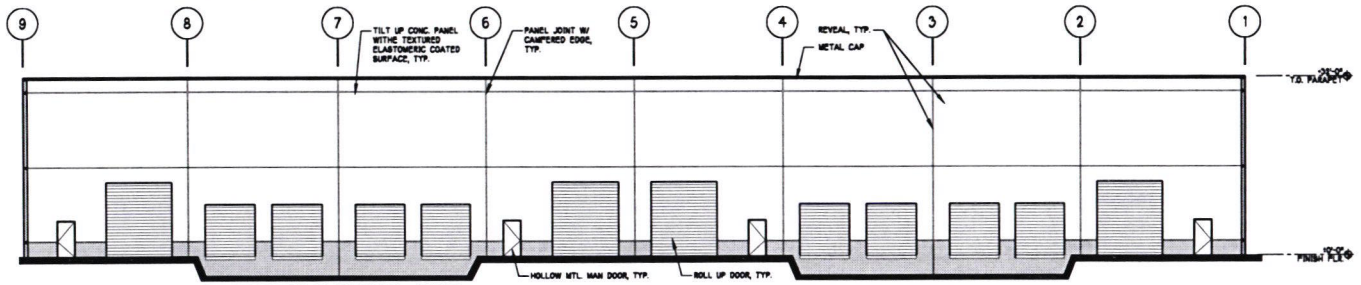
1 EXTERIOR ELEVATION - NORTH

SCALE: 3/32" = 1'-0"



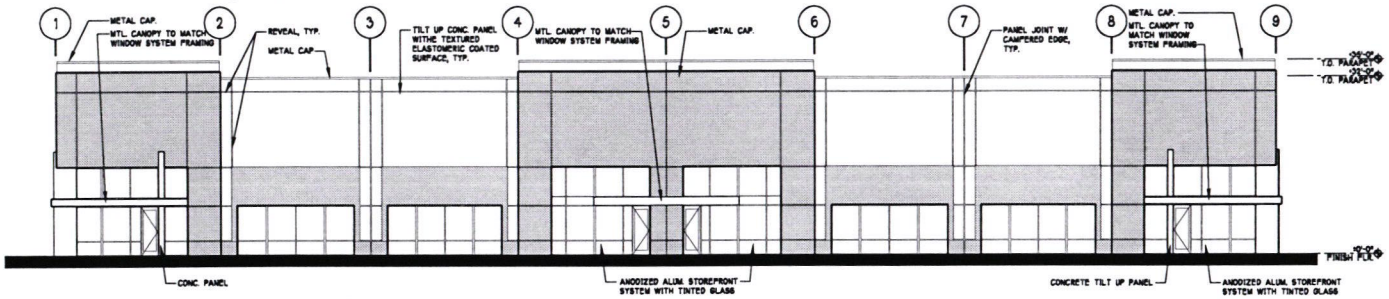
2 EXTERIOR ELEVATION - SOUTH

SCALE: 3/32" = 1'-0"



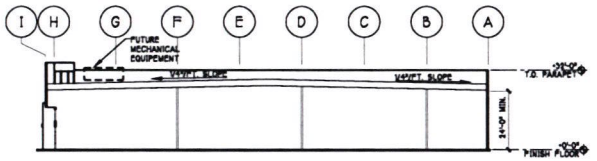
3 EXTERIOR ELEVATION - EAST

SCALE: 3/32" = 1'-0"



4 EXTERIOR ELEVATION - WEST

SCALE: 3/32" = 1'-0"



5 SECTION - BUILDING 6, 15 & 16

SCALE: N.T.S.

LEGEND

BUILDING 6 & 16 SCHEME COLOR

P1 PAINT COLOR: ICI MP490TY 38/154 BROWN TONE [415]

P2 PAINT COLOR: ICI MP490TY 44/114 STONINGTON BC18C [814]

BUILDING 16 SCHEME COLOR

P1 PAINT COLOR: ICI MP490TY 44/114 STONINGTON BC18C [814]

P2 PAINT COLOR: ICI MP490TY 60/104 ALENCON LACE [550]

ARCHITECTURE PLANNING INTERIORS
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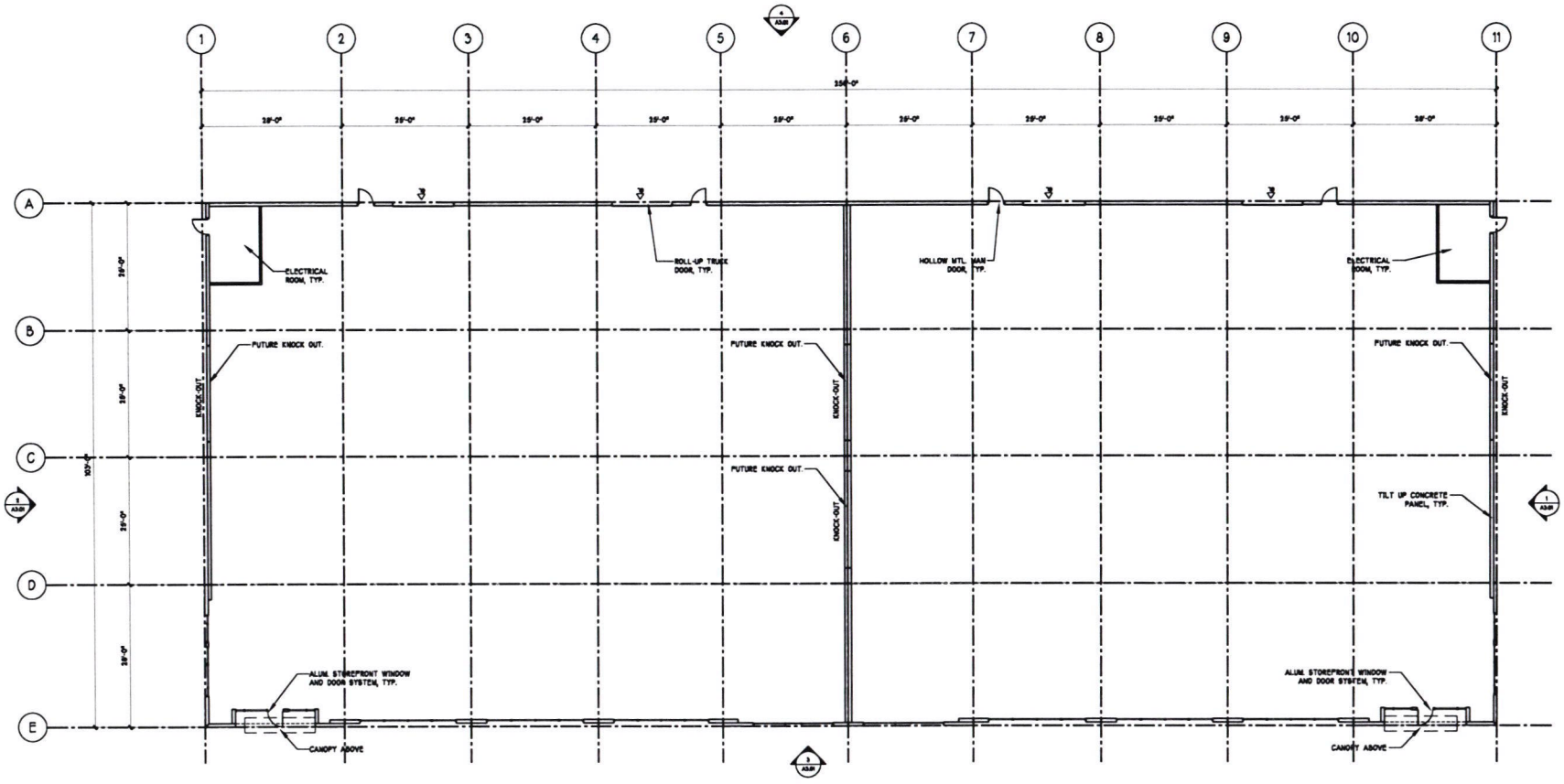
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	206132
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARW, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

BLDG. 6, 15 & 16 EXTERIOR ELEVATIONS

A 3.01



1 FLOOR PLAN - BUILDING 8-9, 10-11 & 12-13

SCALE: 3/32" = 1'-0"

ARCHITECTURE
PLANNING
INTERIORS
VITAE

Mac Millan Partners, Inc.

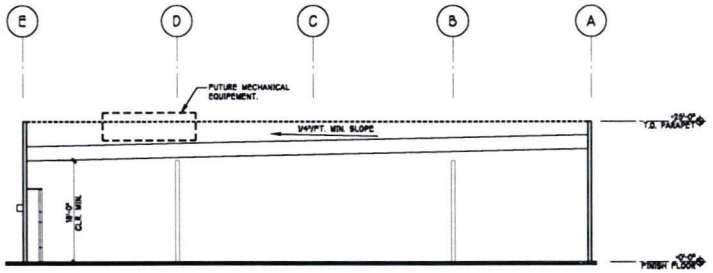
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	306132
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARM, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

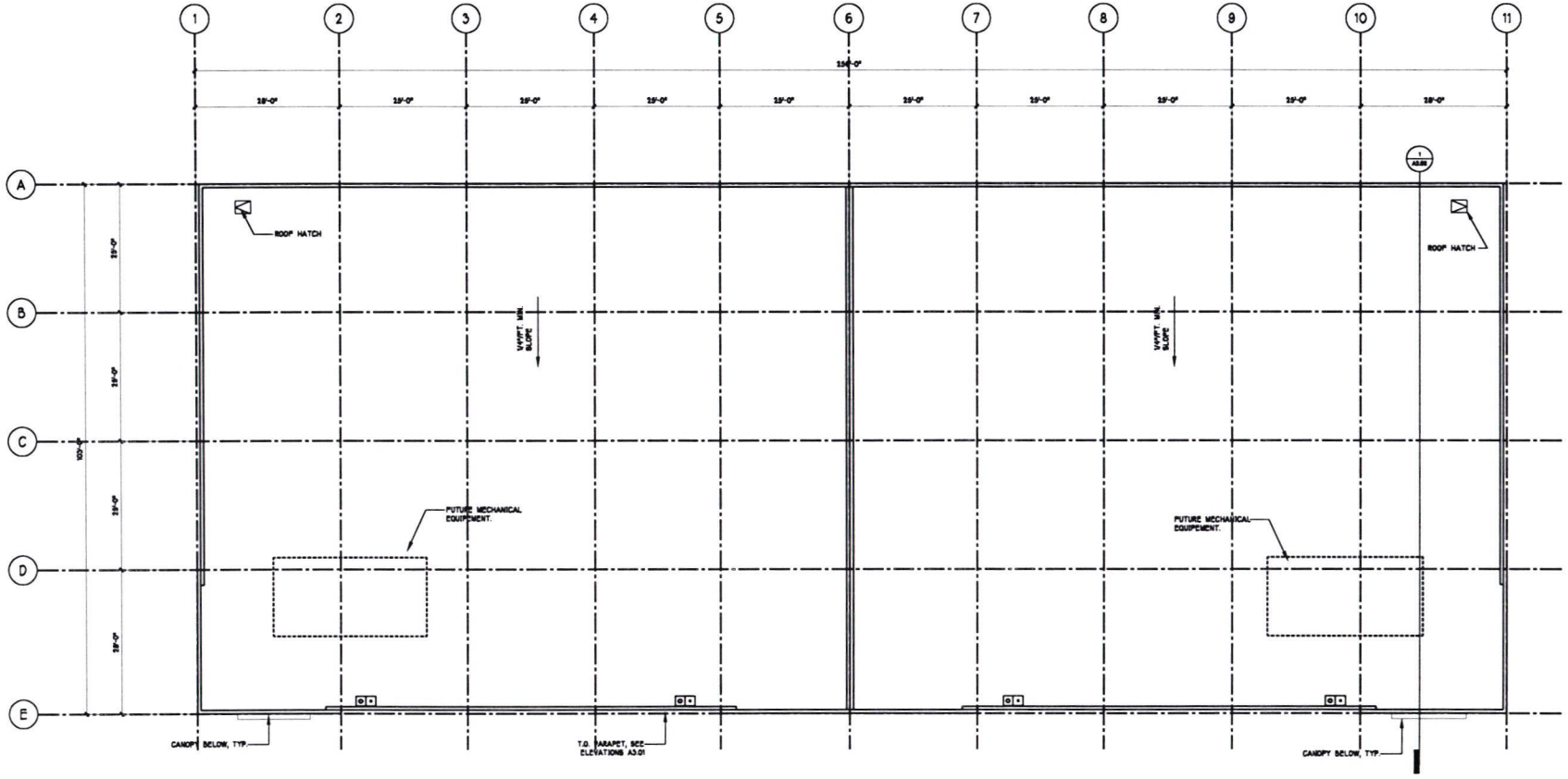
BLDG. 8-9, 10-11 & 12-13 FLOOR PLAN

A 2.01



1 SECTION - BUILDING 8-9, 10-11 & 12-13

SCALE: 3/32" = 1'-0"



2 ROOF PLAN - BUILDING 8-9, 10-11 & 12-13

SCALE: 3/32" = 1'-0"

ARCHITECTURE
PLANNING
INTERIORS
VITAE

Mac Millan Partners, Inc.

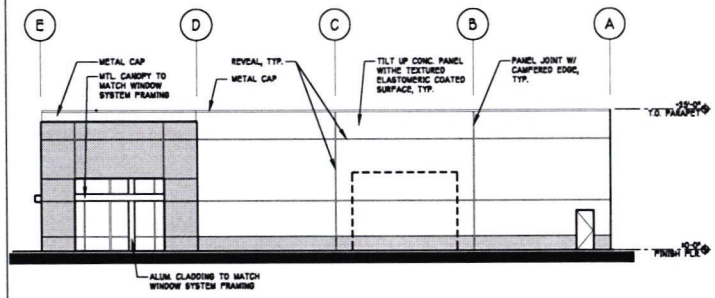
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

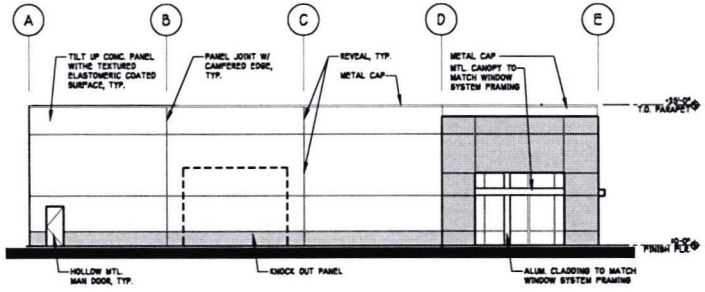
JOB NO.	206132
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARW, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

BLDG. 8-9, 10-11 & 12-13 ROOF PLAN AND SECTION

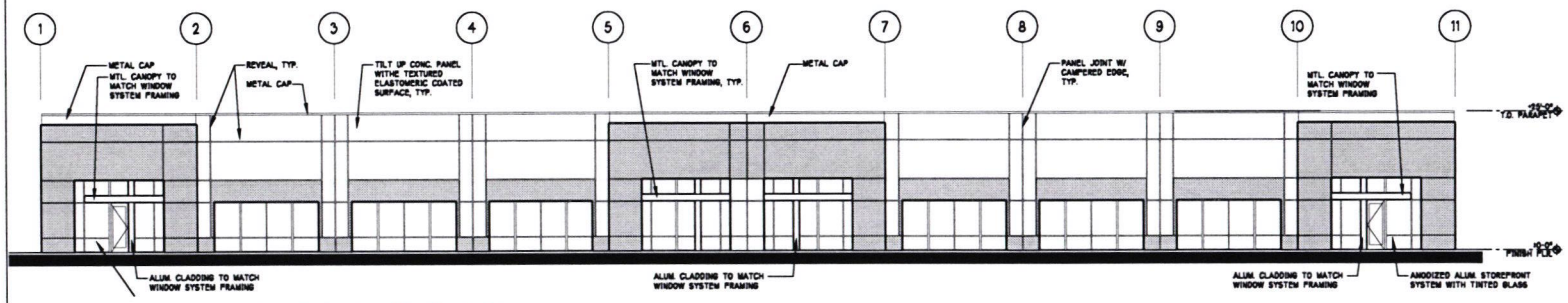
A 2.02



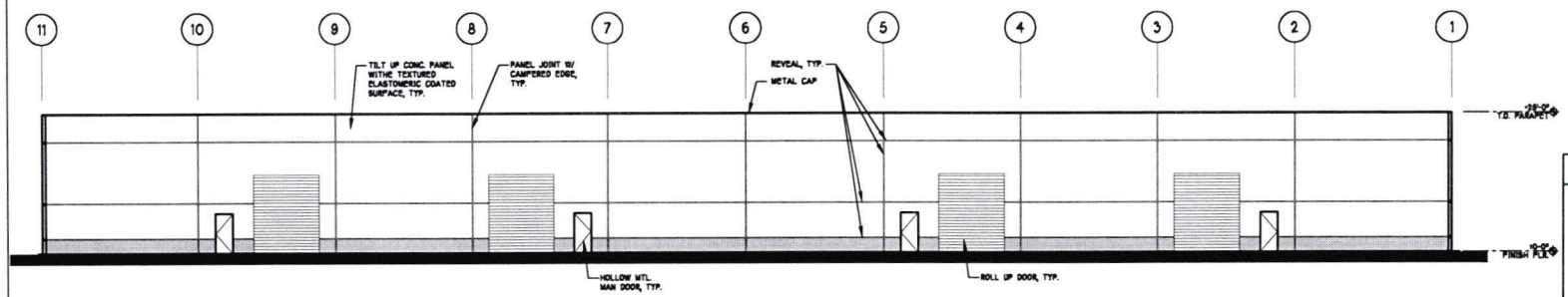
1 EXTERIOR ELEVATION - NORTH



2 EXTERIOR ELEVATION - SOUTH



3 EXTERIOR ELEVATION - EAST



4 EXTERIOR ELEVATION - WEST

LEGEND

BUILDING 8-9 SCHEME COLOR

P1 PAINT COLOR: ICI MP#30YY 44/114 STONINGTON BEIGE [614]

P2 PAINT COLOR: ICI MP#20YY 60/104 ALENCON LACE [560]

BUILDING 10-11 & 12-13 SCHEME COLOR

P1 PAINT COLOR: ICI MP#00YY 28/154 BROWN TONE [415]

P2 PAINT COLOR: ICI MP#30YY 44/114 STONINGTON BEIGE [614]

ARCHITECTURE PLANNING INTERIORS

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Mac Millan Partners, Inc.

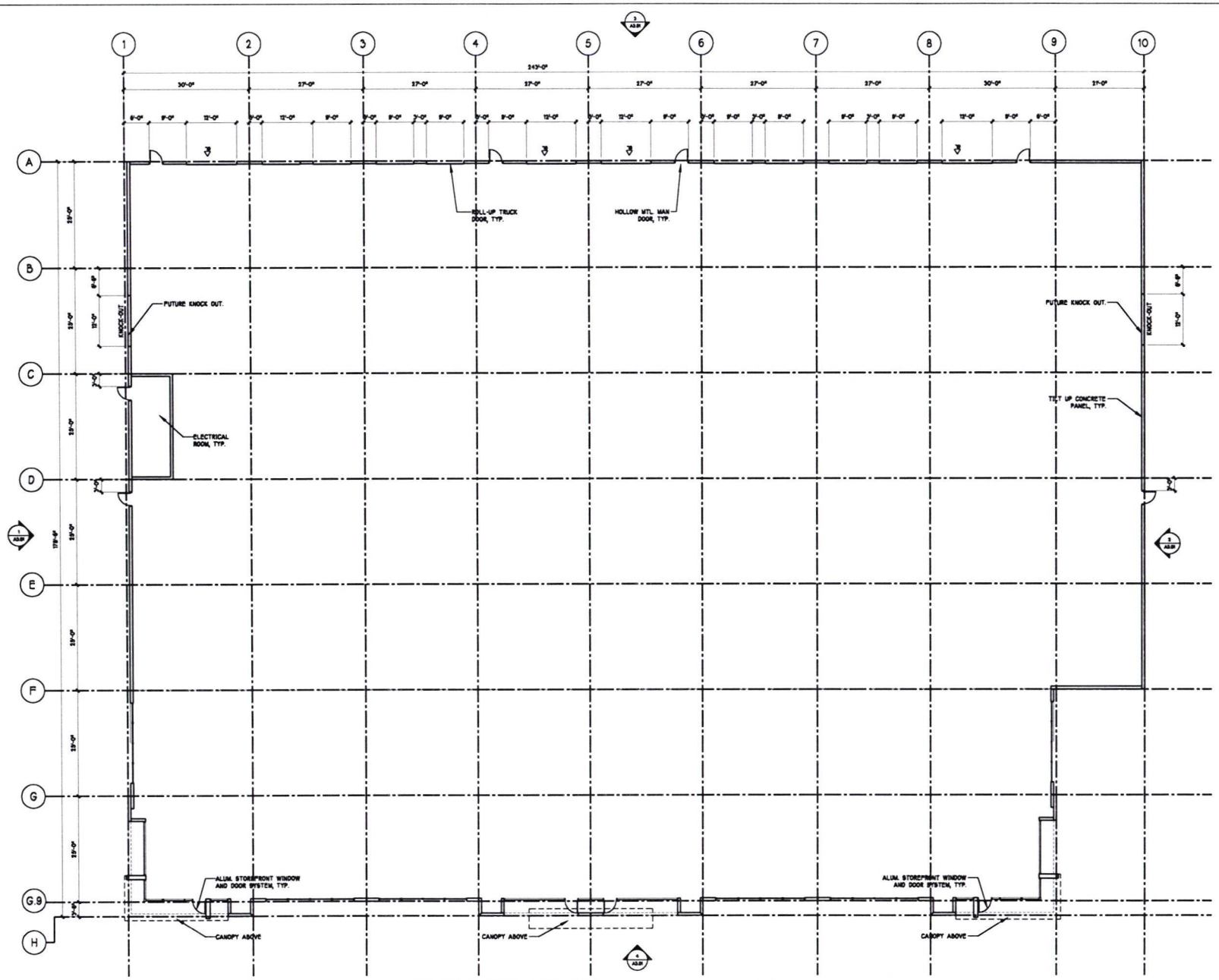
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	206132
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARW, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

BLDG. 8-9, 10-11 & 12-13 EXTERIOR ELEVATIONS

A 3.01



1 FLOOR PLAN - BUILDING 14

SCALE: 3/32" = 1'-0"

ARCHITECTURE
PLANNING
INTERIORS
VITAE

Mac Millan Partners, Inc.

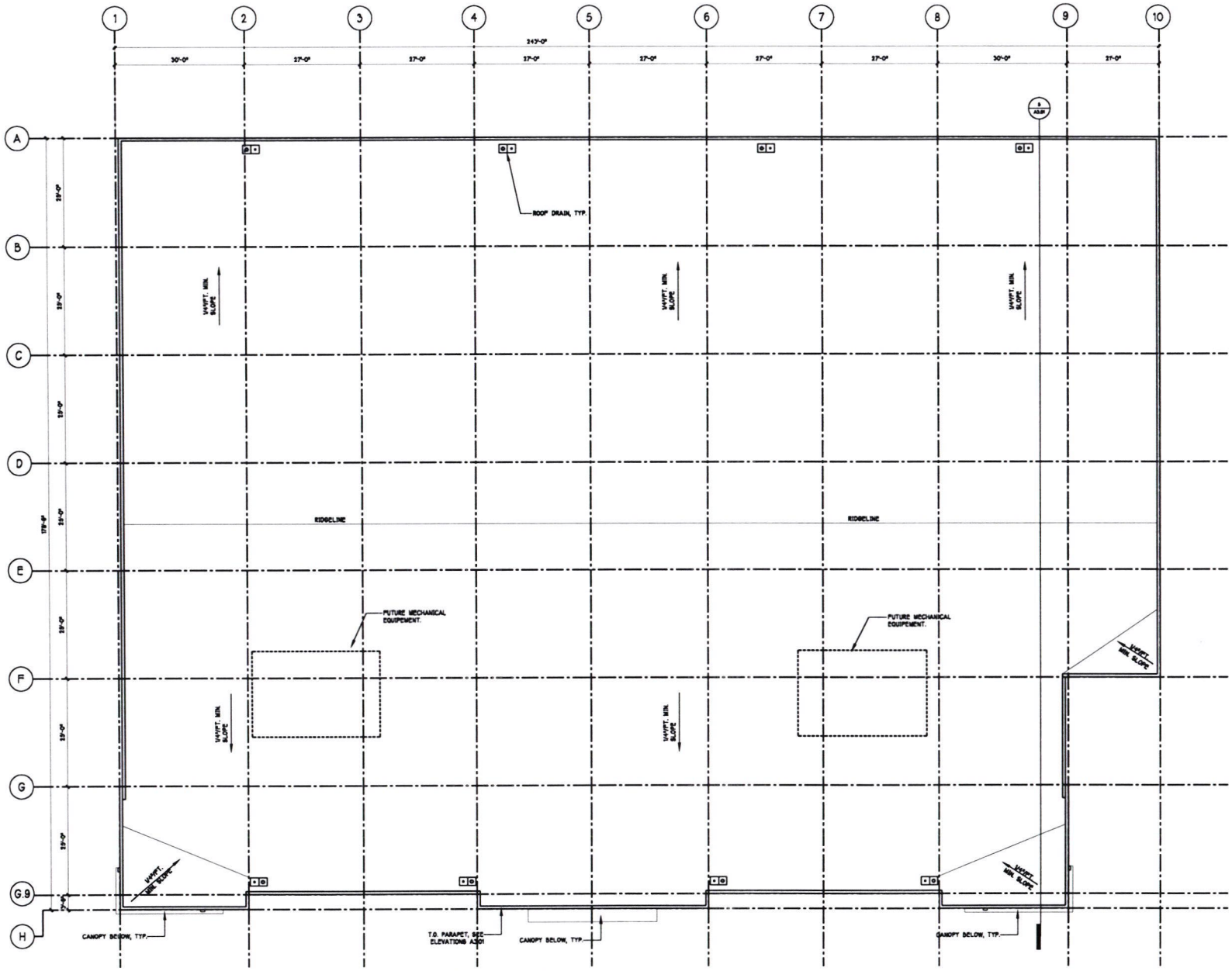
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	3041.32
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARW, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

BLDG. 14
FLOOR PLAN

A 2.01



1 ROOF PLAN - BUILDING 14

SCALE: 3/32" = 1'-0"

ARCHITECTURE
PLANNING
INTERIORS
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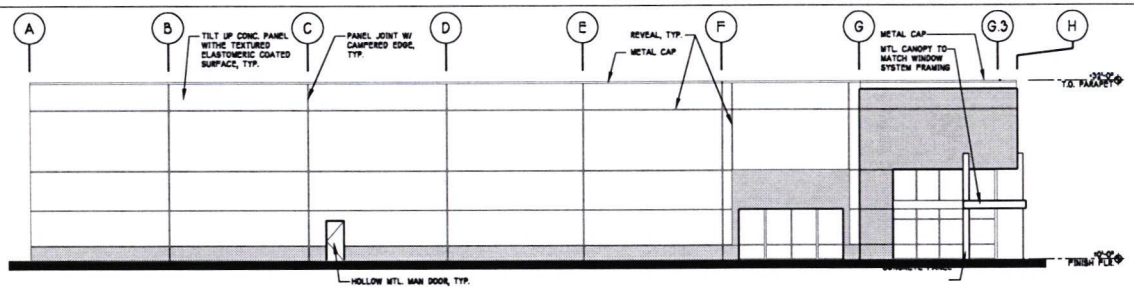
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND
NORTH MATHER BLVD.

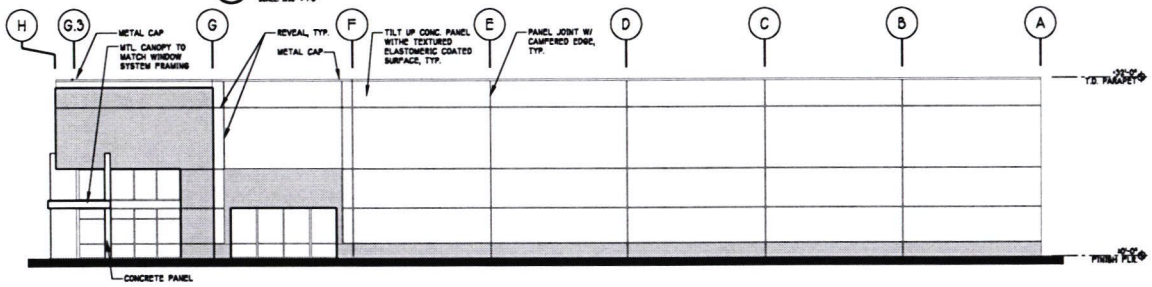
JOB NO.	30613
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BE
DRAWN BY	ARW, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

BLDG. 14 ROOF PLAN

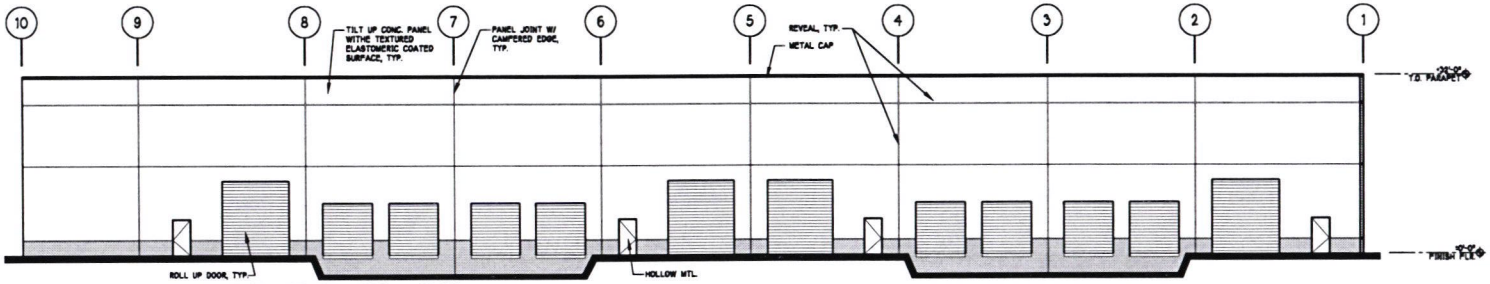
A 2.02



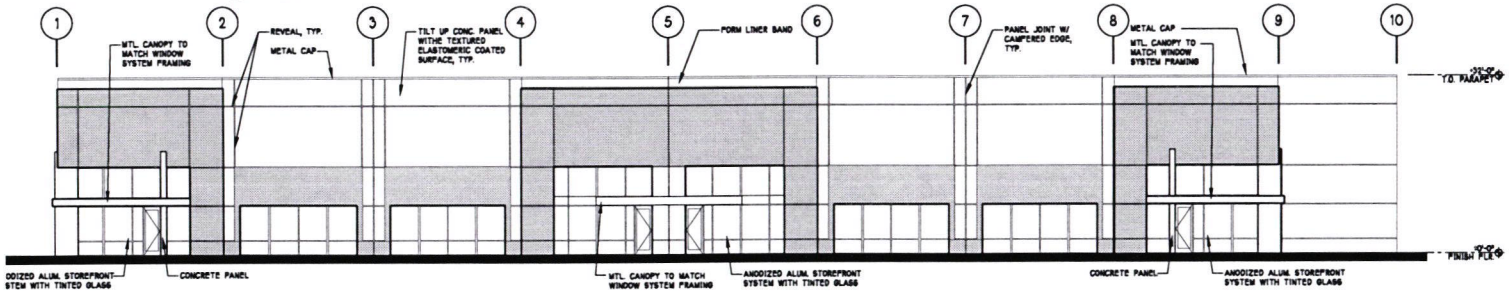
1 EXTERIOR ELEVATION - NORTH



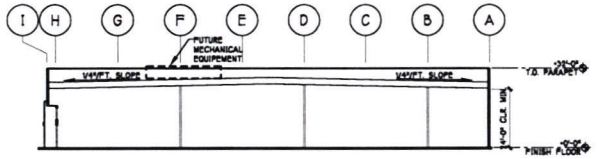
2 EXTERIOR ELEVATION - SOUTH



3 EXTERIOR ELEVATION - EAST



4 EXTERIOR ELEVATION - WEST



5 SECTION - BUILDING 14

SCALE: N.T.S.

LEGEND

BUILDING 16 SCHEME COLOR

P1 PAINT COLOR: ICI MP#30YY 44/114 STONINGTON BEIGE (614)

P2 PAINT COLOR: ICI MP#20YY 60/104 ALENCON LACE (550)

ARCHITECTURE PLANNING INTERIORS

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CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE AND NORTH MATHER BLVD.

JOB NO.	206132
SCALE	AS NOTED
DATE	03/13/07
CHECKED BY	BK
DRAWN BY	ARW, AS
03/13/07	PLANNING DEPARTMENT SUBMITTAL

BLDG. 14 EXTERIOR ELEVATIONS

A 3.01

PRELIMINARY GRADING & UTILITY PLAN FOR:

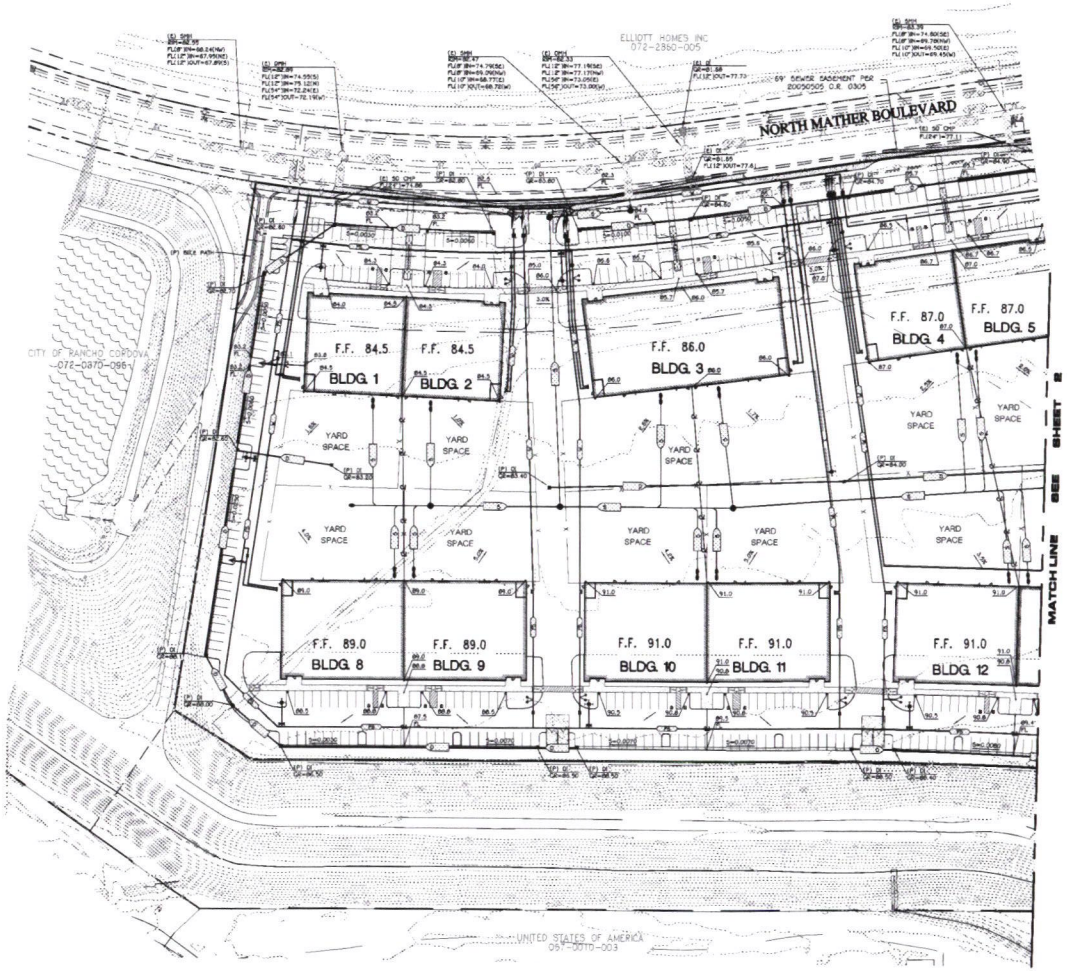
CREEKSIDE COMMERCE CENTER

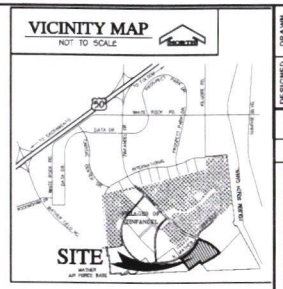
ZINFANDEL DR. & NORTH MATHER BLVD.

CITY OF RANCHO CORDOVA CALIFORNIA

LEGEND
FILE: LEG

DESCRIPTIONS	PROPOSED	EXISTING
STORM DRAIN	12" D	12" D
SANITARY SEWER	8" S	8" S
WATER MAIN	8" W	8" W
FIRE SERVICE	8" FS	8" FS
CENTERLINE		
BOUNDARY LINE		
ELECTRICAL LINE		
GAS LINE		
TELEPHONE LINE		
JOINT TRENCH		
FENCE		
WOOD FENCE		
WROUGHT IRON FENCE		
WALL		
SIDEWALK, CURB AND GUTTER		
VARIABLE CURB FACE		
BARRICADE		
MANHOLE		
DRAIN INLET		
SEWER CLEANOUT		
WATER SERVICE		
METERED WATER SERVICE		
POST INDICATOR VALVE		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
BLOWOFF VALVE		
GATE VALVE		
BUTTERFLY VALVE		
REDUCED PRESSURE BACKFLOW PREVENTOR		
DOUBLE DETECTOR CHECK VALVE		
TYPE 'A' STREET LIGHT		
TYPE 'B' STREET LIGHT		
TRAFFIC LIGHT		
TRANSFORMER		
PULLBOX		
PEDESTAL & SERVICE CAN		
UTILITY SERVICE PEDESTAL		
UTILITY POLE		
GUY WIRE		
4 SIDED STREET SIGN		
SIGN		
DIRECTION OF FLOW		
FLOWLINE		
SWALE		
PAD ELEVATION	000.0	000.0
ELEVATION	123.45	
2:1 SLOPE UNLESS NOTED OTHERWISE		
TREE TO BE REMOVED		
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE		





NOTES:

1) THIS PRELIMINARY GRADING PLAN IS SCHEMATIC ONLY, AND IS INTENDED TO DEPICT THE PROPOSED GENERAL DRAINAGE CONCEPTS AND THE MAGNITUDE OF CUTS AND FILLS. THE FINISHED DESIGN MAY INCORPORATE MINOR REVISIONS DUE TO FINAL DESIGN CONSIDERATIONS.

2) ALL GRADES SHOWN HEREON ARE FINISHED SURFACE GRADES.

3) A RECIPROCAL PARKING AND ACCESS AGREEMENT WILL BE PROVIDED BETWEEN THE PARCELS.

DESIGNED SCC
DRAWN ACH
CHECKED BY TJP
SCALE HORIZ. 1"=60' VERT. N/A

BENCHMARK INFORMATION
ELEVATION 100.545 DATUM NAVD 29 (U.S.G.S.)
DESCRIPTION COSMO BM 18-105
AT ROSS DRIVE CONCRETE CROSSWALK ON THE WEST SIDE OF ROSS DRIVE, 30' SOUTH OF THE CENTERLINE OF ZINFANDEL DR.
STEEL SPIKE #4430 AT INTL. OF INTERNATIONAL DR AND ZINFANDEL DR

NO	REVISIONS	BY	DATE

BURRELL CONSULTING GROUP, INC.
1101 Enterprise Way, Suite 160 Roseville, CA 95678 (916) 783-8898

PRELIMINARY GRADING PLAN FOR:
CREEKSIDE COMMERCE CENTER
APN 072-2860-001
ZINFANDEL DR. & NORTH MATHER BLVD.
CITY OF RANCHO CORDOVA CALIFORNIA

SHEET 1 OF 2 SHEETS

JOB NO 1804-00-784

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PRELIMINARY GRADING & UTILITY PLAN FOR:

CREEKSIDE COMMERCE CENTER

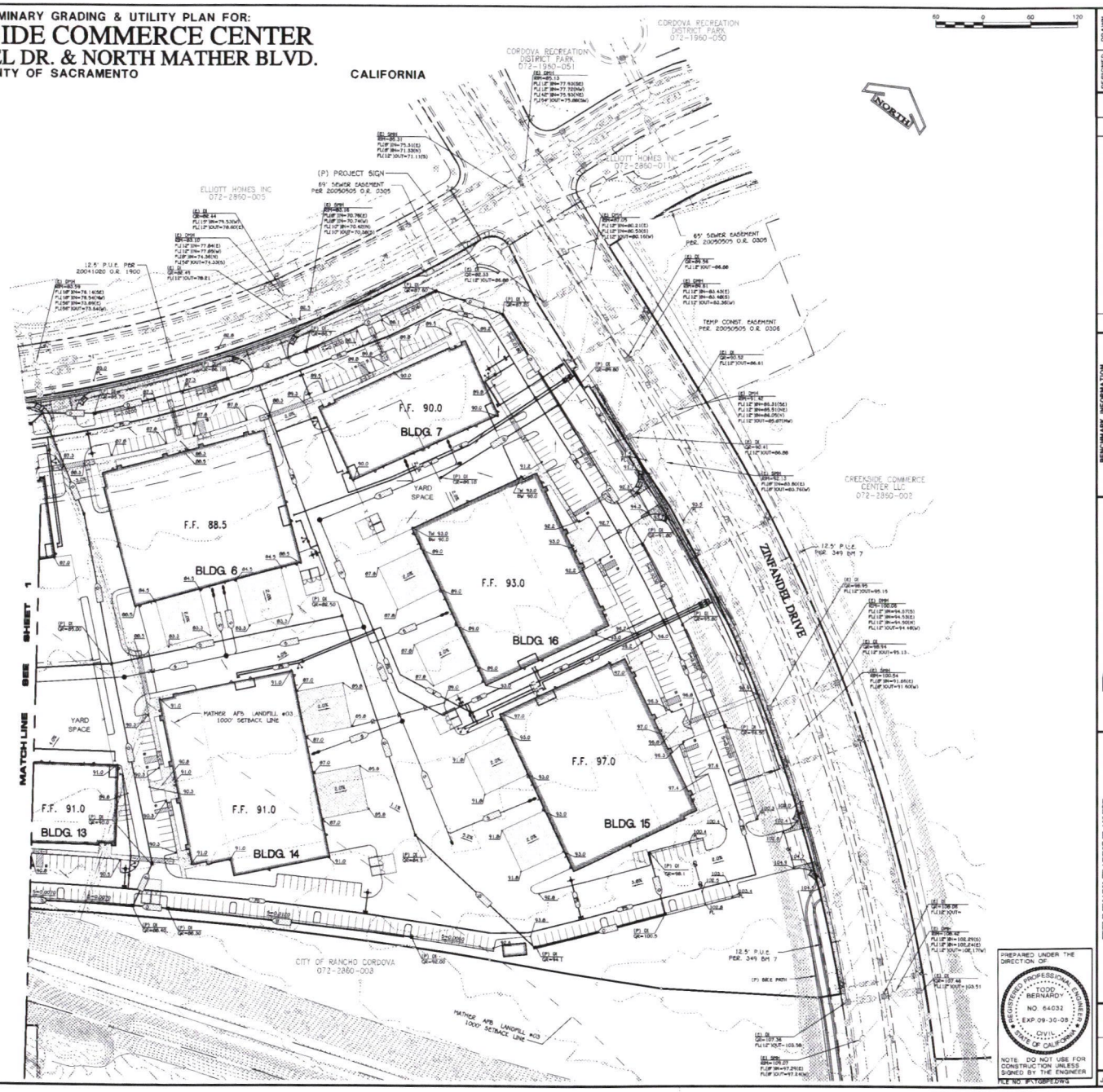
ZINFANDEL DR. & NORTH MATHER BLVD.

CITY OF RANCHO CORDOVA COUNTY OF SACRAMENTO CALIFORNIA

ABBREVIATIONS

FILE: (P)ABBREV1

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
ASB	AGGREGATE SUB-BASE
ARV	AIR & VACUUM RELIEF VALVE
BC	BEGIN CURVE
BM	BENCH MARK
BNDY	BOUNDARY
BO	BLOW OFF VALVE
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
BWF	BARBED WIRE FENCE
C&G	CURB & GUTTER
C.D.	CHANNEL DRAIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CONST	CONSTRUCT
CO	CLEAN OUT
COTG	CLEAN OUT TO GRADE
CONC	CONCRETE
CP	CONCRETE PIPE
CR. RT.	CURB RETURN, RIGHT SIDE
CR. LT.	CURB RETURN, LEFT SIDE
CTVPB	CABLE T.V. PULLBOX
CTVPED	CABLE T.V. PEDESTAL
CTVR	CABLE T.V. RISER
D	DRAIN
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
DWG	DRAWING
(E) EXIST	EXISTING
EG	EXISTING GRADE
EL.	ELEVATION
EMH	ELECTRICAL MANHOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRICAL PULLBOX
EPED	ELECTRICAL PEDESTAL
ER	ELECTRICAL RISER
ESMT	EASEMENT
EC	END CURVE
EVC	END VERTICAL CURVE
FB	FLUSHER BRANCH
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
GM	GAS METER
GASR	GAS RISER
GV	GAS VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HP	HIGH POINT
IMP'S	IMPROVEMENTS
INTX	INTERSECTION
JP	JOINT POLE
JT	JOINT TRENCH
LE	LANDSCAPE EASEMENT
LF	LINEAR FEET
LIP	LIP OF GUTTER
LP	LOW POINT
M	MANIFOLD
MH	MANHOLE
MB	MAILBOX
MW	MONITORING WELL
NG	NATURAL GRADE (EXISTING)
NGF	NATURAL GRADE FOUNDATION
NTS	NOT TO SCALE
OLR	OVERLAND RELEASE
(P)	PROPOSED
PB	PULLBOX
PCC	POINT OF CONCENTRIC CURVATURE
PCP	PLASTIC CORRUGATED PIPE
PED	PEDESTRIAN
PIV	POST INDICATOR VALVE
P.O.C.	POINT OF CONNECTION
PVI	POINT OF VERTICAL INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PPB	PEDESTRIAN PUSH BUTTON
PRC	POINT OF REVERSE CURVATURE
PNT	POINT
PSE	PUBLIC SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
(REL)	ITEM TO BE RELOCATED
R	RADIUS
RL	RESTRAINT LENGTH
RP	RADIUS POINT
RW	RECLAIMED WATER
R/W	RIGHT-OF-WAY
S	SEWER
S/S	SEWER SERVICE
SB	SETBACK LINE
SDE	STORM DRAIN EASEMENT
SDWK	SIDEWALK
SMH	SEWER MANHOLE
STA	STATION
STD	STANDARD
STLT	STREET LIGHT
STS	STORM SEWER
SLPB	STREET LIGHT PULLBOX
SUBD	SUBDIVISION
SWF	SMOOTH WIRE FENCE
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK
TBW	TOP BACK OF WALK
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TP	TELEPHONE POLE
TPB	TELEPHONE PULLBOX
TPED	TELEPHONE PEDESTAL
TR	TELEPHONE RISER
TSB	TRAFFIC SIGNAL BOX(CONTROLLER)
TSPB	TRAFFIC SIGNAL PULLBOX
TW	TOP OF WALL
TYP	TYPICAL
VCF	VARIABLE CURB FACE
VCP	VITRIFIED CLAY PIPE
W	WATER LINE
WF	WOOD FENCE
WM	WATER METER
WV	WATER VALVE



BENCHMARK INFORMATION
ELEVATION:
DESCRIPTION:
SEE SHEET 1
DATUM

NO.	REVISIONS	BY	DATE

DESIGNED: DSC
DRAWN: RCM
CHECKED BY: TJB
SCALE: HORIZ. 1"=60' VERT. N/A

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER TODD BERNARDY NO 64032 EXP 09-30-08 CIVIL STATE OF CALIFORNIA

NOTE: DO NOT USE FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER

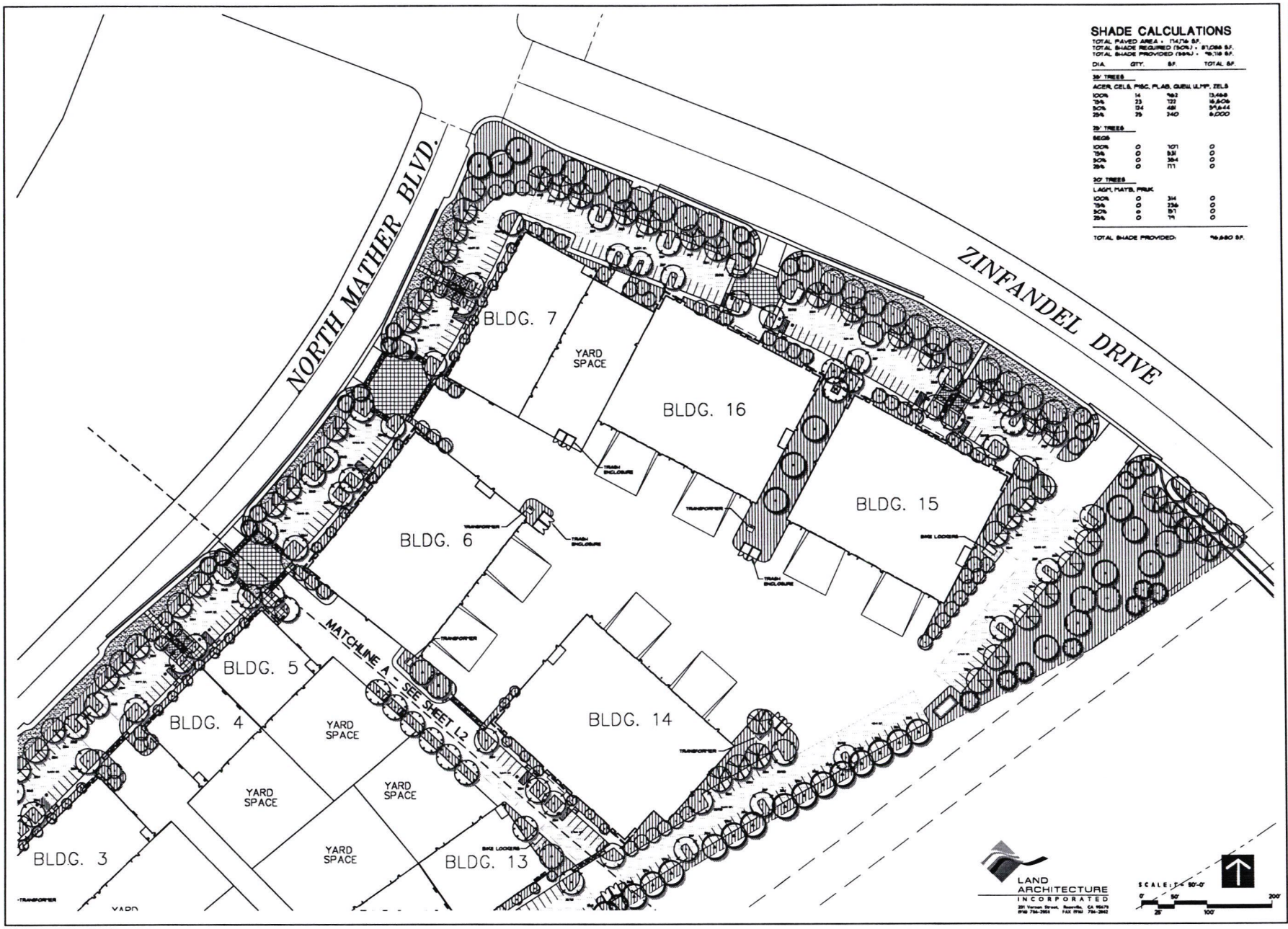
FILE NO. (P)TGBPED.DWG

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 190 Roseville, CA 95678 (916) 783-8896

PRELIMINARY GRADING PLAN FOR:
CREEKSIDE COMMERCE CENTER
APN 072-2860-001
ZINFANDEL DR. & NORTH MATHER BLVD.
CITY OF RANCHO CORDOVA CALIFORNIA

SHEET 2 OF 2 SHEETS

JOB NO 1804-00-782



SHADE CALCULATIONS

TOTAL PAVED AREA = 174,716 S.F.
TOTAL SHADE REQUIRED (50%) = 87,088 S.F.
TOTAL SHADE PROVIDED (55%) = 96,718 S.F.

DIA.	QTY.	S.F.	TOTAL S.F.
35' TREES			
ACER, CELS, PISC, PLAB, QUEW, ULMP, ZELS			
100%	14	962	13,468
75%	23	722	16,606
50%	124	481	59,644
25%	25	240	6,000
25' TREES			
SEQS			
100%	0	707	0
75%	0	531	0
50%	0	354	0
25%	0	177	0
20' TREES			
LAGM, MAYB, PRUK			
100%	0	314	0
75%	0	236	0
50%	0	157	0
25%	0	79	0

TOTAL SHADE PROVIDED: 96,680 S.F.

VITAE

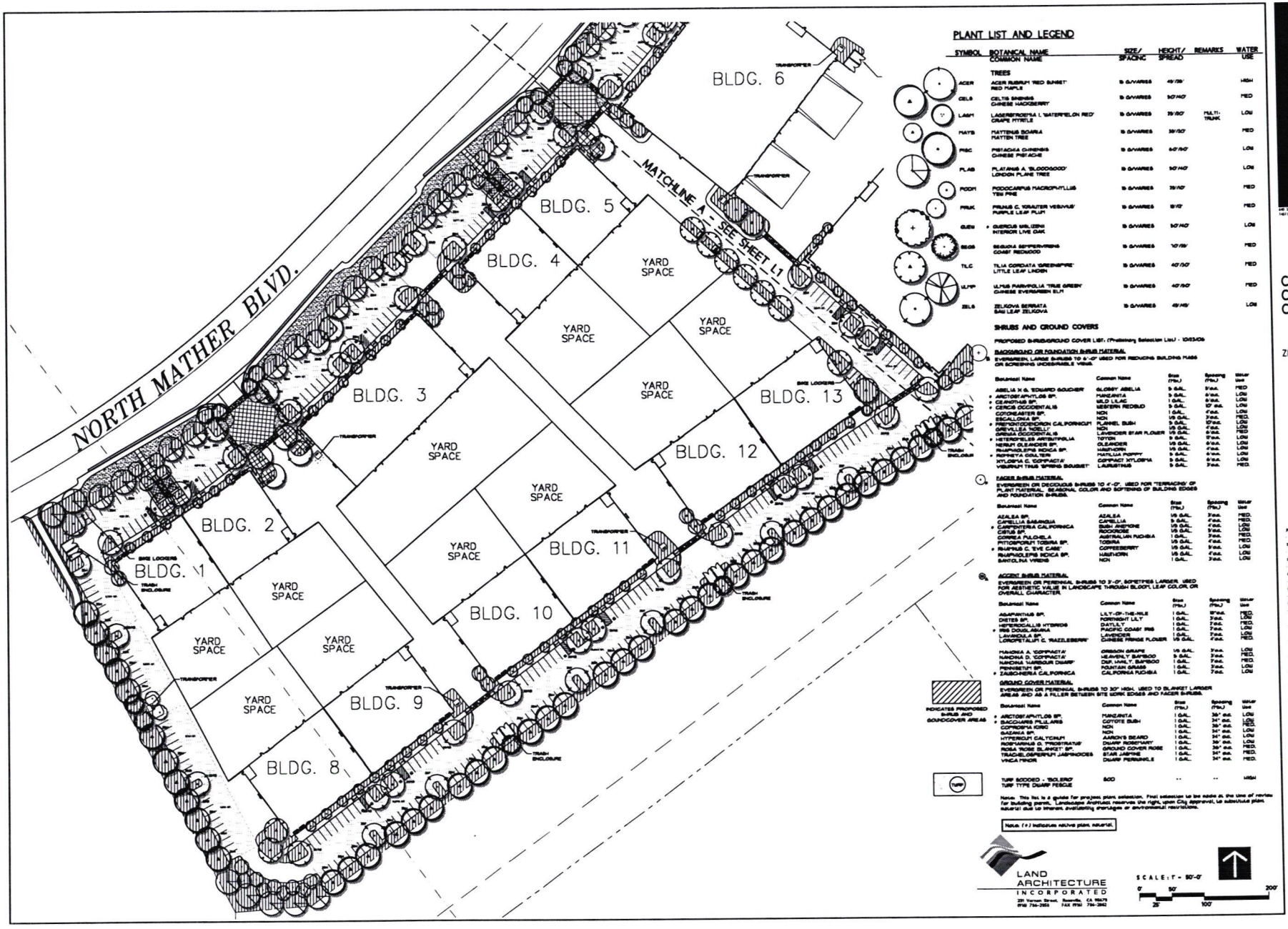
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE

JOB NO. 386132
SCALE 1"=50'-0"
DATE 03/14/07
CHECKED BY KCL
DRAWN BY JR
REVISED

PRELIMINARY LANDSCAPE PLAN

L1



PLANT LIST AND LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE/ SPACING	HEIGHT/ SPREAD	REMARKS	WATER USE
	TREES				
ACER	ACER RUBRUM 'RED SUNSET' RED MAPLE	B &/VARIES	45'/35'		HIGH
CELS	CELTIS SINENSIS CHINESE HACKBERRY	B &/VARIES	50'/40'		MED
LAGM	LAGERSTROEMIA L 'WATERMELON RED' CRAPE MYRTLE	B &/VARIES	25'/20'	MULTI-TRUNK	LOW
MAYB	MAYTENUS BOARIA MAYTEN TREE	B &/VARIES	35'/50'		MED
PISC	PISTACHIA CHINENSIS CHINESE PISTACHE	B &/VARIES	60'/50'		LOW
PLAS	PLATANUS A. 'BLOODGOOD' LONDON PLANE TREE	B &/VARIES	50'/40'		LOW
PODH	PODOCARPUS MACROPHYLLUS YEW PINE	B &/VARIES	35'/20'		MED
PRUK	PRUNUS C. 'KRAUTER VESUVIUS' PURPLE LEAF PLUM	B &/VARIES	15'/12'		MED
QUEV	* QUERCUS WISLIZENI INTERIOR LIVE OAK	B &/VARIES	50'/40'		LOW
SEQS	SEQUOIA SEMPERVIRENS COAST REDWOOD	B &/VARIES	100'/35'		MED
TILC	TILIA CORDATA 'GREENSPIRE' LITTLE LEAF LINDEN	B &/VARIES	40'/30'		MED
ULPP	ULMUS PARVIFOLIA 'TRUE GREEN' CHINESE EVERGREEN ELM	B &/VARIES	40'/30'		MED
ZELS	ZELKOVA SERRATA SAW LEAF ZELKOVA	B &/VARIES	45'/45'		LOW

SHRUBS AND GROUND COVERS

PROPOSED SHRUB/GROUND COVER LIST: (Preliminary Selection List) - 10/03/06

BACKGROUND OR FOUNDATION SHRUB MATERIAL

EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.

Botanical Name	Common Name	Size (TRU)	Spacing (TRU)	Water
ABELIA X G. 'EDWARD GOUCHER'	GLOSSY ABELIA	5 GAL.	5'oc.	MED
* ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL.	5'oc.	LOW
* CEANOTHUS SP.	WILD LILAC	5 GAL.	5'oc.	LOW
CERCIS OCCIDENTALIS	WESTERN REDBUD	5 GAL.	10' oc.	LOW
COTONEASTER SP.	NCN	1 GAL.	3'oc.	MED
ESCALLONIA SP.	NCN	5 GAL.	5'oc.	MED
* FREMONTODENDRON CALIFORNICUM	FLANNEL BUSH	5 GAL.	5'oc.	LOW
GREVILLEA 'NOELLII'	LAVENDER STAR FLOWER	5 GAL.	5'oc.	LOW
GREVILLEA OCCIDENTALIS	NCN	5 GAL.	5'oc.	LOW
* HETERORELES ARBUTIFOLIA	TOYON	5 GAL.	5'oc.	LOW
NERIUM OLEANDER SP.	OLEANDER	5/8 GAL.	5'oc.	MED
PHILADELPHUS INDICA SP.	JASMINORN	5/8 GAL.	5'oc.	MED
* ROMNEYA COULTERI	MATILIJA POPPY	5 GAL.	5'oc.	LOW
SYLOPIA C. 'COMPACTA'	DWARF MYLOPIA	5 GAL.	5'oc.	MED
VIBURNUM TINUS 'SPRING BOUQUET'	LAURISTINUS	5 GAL.	5'oc.	MED

FACER SHRUB MATERIAL

EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL, SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.

Botanical Name	Common Name	Size (TRU)	Spacing (TRU)	Water
AZALEA SP.	AZALEA	1/5 GAL.	3'oc.	MED
* CAMELLIA SASANQUA	CAMELLIA	5 GAL.	3'oc.	MED
CARPENTERIA CALIFORNICA	BUSH ANEMONE	1/5 GAL.	3'oc.	LOW
CISTUS SP.	ROCKROSE	1/5 GAL.	3'oc.	LOW
CORREA PULCHELLA	AUSTRALIAN FUCHSIA	1 GAL.	3'oc.	LOW
PITTOSPORUM TOBIRA SP.	TOBIRA	1/5 GAL.	3'oc.	MED
* RHAS C. 'EL TORO'	HOTTENTOTS	1/5 GAL.	3'oc.	LOW
RHAPHIOLEPIS INDICA SP.	HAWTHORN	1/5 GAL.	3'oc.	MED
SANTOLINA VIRENS	NCN	1 GAL.	3'oc.	MED

ACCENT SHRUB MATERIAL

EVERGREEN OR PERENNIAL SHRUBS TO 3'-0", SOMETIMES LARGER, USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER.

Botanical Name	Common Name	Size (TRU)	Spacing (TRU)	Water
AGAPANTHUS SP.	LILY-OF-THE-NILE	1 GAL.	3'oc.	MED
DIETES SP.	NORTHNIGHT LILY	1 GAL.	3'oc.	LOW
HEMEROCALLIS HYBRIDS	DAYLILY	1 GAL.	3'oc.	MED
* RIBE DOUGLASIANUM	PACIFIC COAST RIBE	1 GAL.	3'oc.	LOW
LAVANDULA SP.	LAVENDER	1 GAL.	3'oc.	LOW
LOROPETALUM C. 'RAZZLEBERRY'	CHINESE FRINGE FLOWER	1/5 GAL.	3'oc.	MED
NANDINA A. 'COMPACTA'	OBRIGON GRAPE	1/5 GAL.	3'oc.	MED
NANDINA D. 'COMPACTA'	HEAVENLY BAMBOO	5 GAL.	3'oc.	MED
NANDINA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	1 GAL.	3'oc.	MED
PENNISETUM SP.	FOUNTAIN GRASS	1 GAL.	3'oc.	MED
* ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL.	3'oc.	LOW

GROUND COVER MATERIAL

EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH, USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

Botanical Name	Common Name	Size (TRU)	Spacing (TRU)	Water
* ARCTOSTAPHYLOS SP.	MANZANITA	1 GAL.	36" oc.	LOW
* BACCHARIS PILULARIS	COYOTE BUSH	1 GAL.	36" oc.	LOW
COTONEASTER SP.	NCN	1 GAL.	36" oc.	MED
GAZANIA SP.	NCN	1 GAL.	36" oc.	MED
HYPERICUM CALYCINUM	AARON'S BEARD	1 GAL.	36" oc.	MED
ROSMARINUS O. 'PROSTRATUS'	DWARF ROSEMARY	1 GAL.	36" oc.	LOW
ROSA 'NOZOMI' SP.	GROUND COVER ROSE	1 GAL.	36" oc.	MED
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.	36" oc.	MED
VINCA MINOR	DWARF PERIWINKLE	1 GAL.	36" oc.	MED
	TURF SODDED - 'BOLERO' TURF TYPE DWARF FESCUE	SOD	--	--	HIGH

Notice: This list is a guide for project plant selection. Final selection to be made at the time of review for building permit. Landscape Architect reserves the right, upon City approval, to substitute plant material due to interest, availability shortages or environmental restrictions.

Note: (*) indicates native plant material.

LAND ARCHITECTURE INCORPORATED
291 Vernon Street, Roseville, CA 95678
916/ 784-2800 FAX 916/ 784-2882

SCALE: 1" = 50'-0"

0' 50' 200'
25' 100'

VITAE

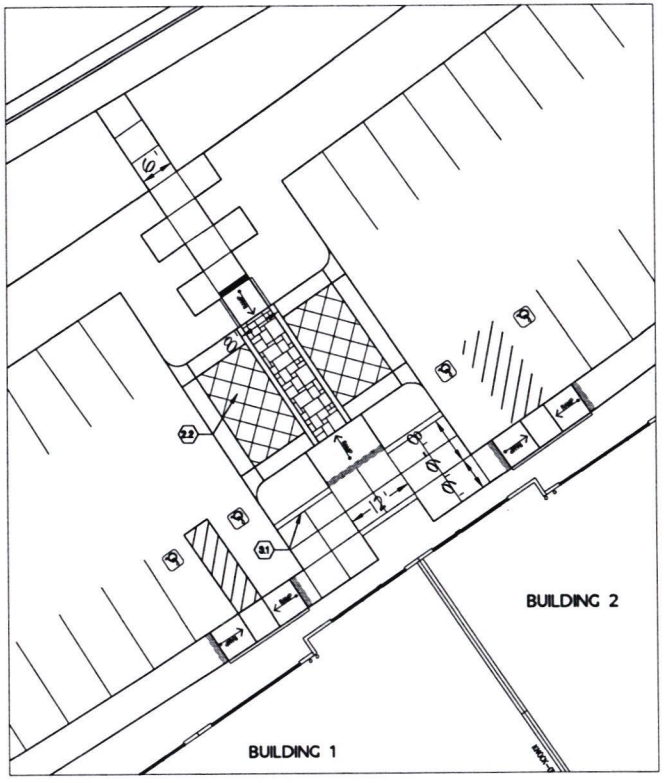
CREEKSIDE COMMERCE CENTER

ZINFANDEL DRIVE

JOB NO. 206132
SCALE 1"=50'-0"
DATE 03/14/07
CHECKED BY RCL
DRAWN BY JK
ISSUED

PRELIMINARY LANDSCAPE PLAN

L 2



A PLAZA BETWEEN BUILDINGS 1 AND 2
SCALE: 1" = 10'-0"

LANDSCAPE CONSTRUCTION KEY NOTES

01-GENERAL KEY NOTES

1.1 TRANSFORMER - SEE ELECTRICAL PLANS.

02-SITE WORK KEY NOTES

2.1 PROVIDE BENCHES W/BACK.

2.2 ACCENT PAVING.

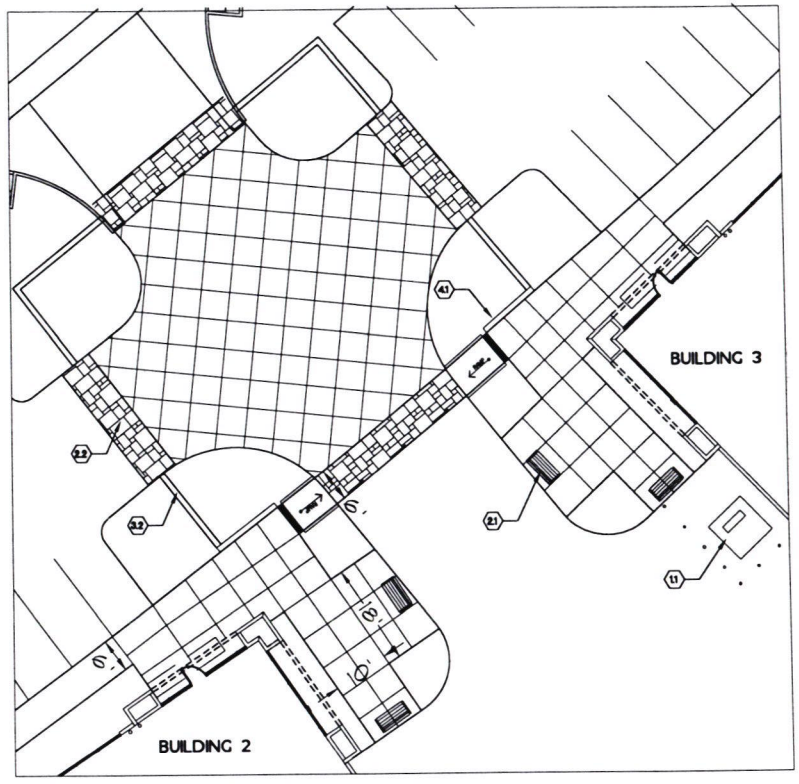
03-CONCRETE KEY NOTES

3.1 PROVIDE 18" CONCRETE SEATWALL.

3.2 CONCRETE MOWSTRIP.

04-MASONRY KEY NOTES

4.1 PROVIDE 36" HEIGHT CMU PLANTER WALL WITH PRE CAST CAP.



B PLAZA BETWEEN BUILDINGS 2 AND 3
SCALE: 1" = 10'-0"

VITAE

CREEKSIDE COMMERCE CENTER

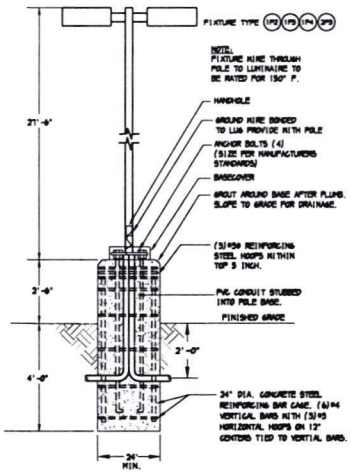
ZINFANDEL DRIVE

PRELIMINARY LANDSCAPE PLAN

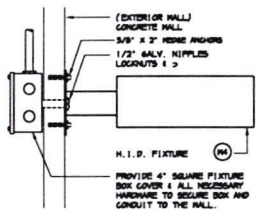
L 3

LAND ARCHITECTURE INCORPORATED

POLE MOUNTED FIXTURE DETAIL NO SCALE

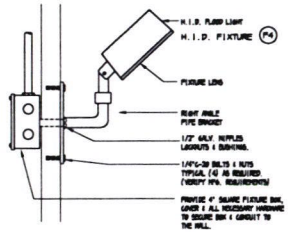


NO SCALE



E BOX. APPLY A BEAD OF SUITABLE HEATHERPROOF SEALANT ALONG HORIZONTAL TOP AND VERTICAL LEFT AND RIGHT EDGES OF CAST MOUNTING PLATE WHERE IT CONTACTS THE WALL TO PREVENT WATER ENTRY.

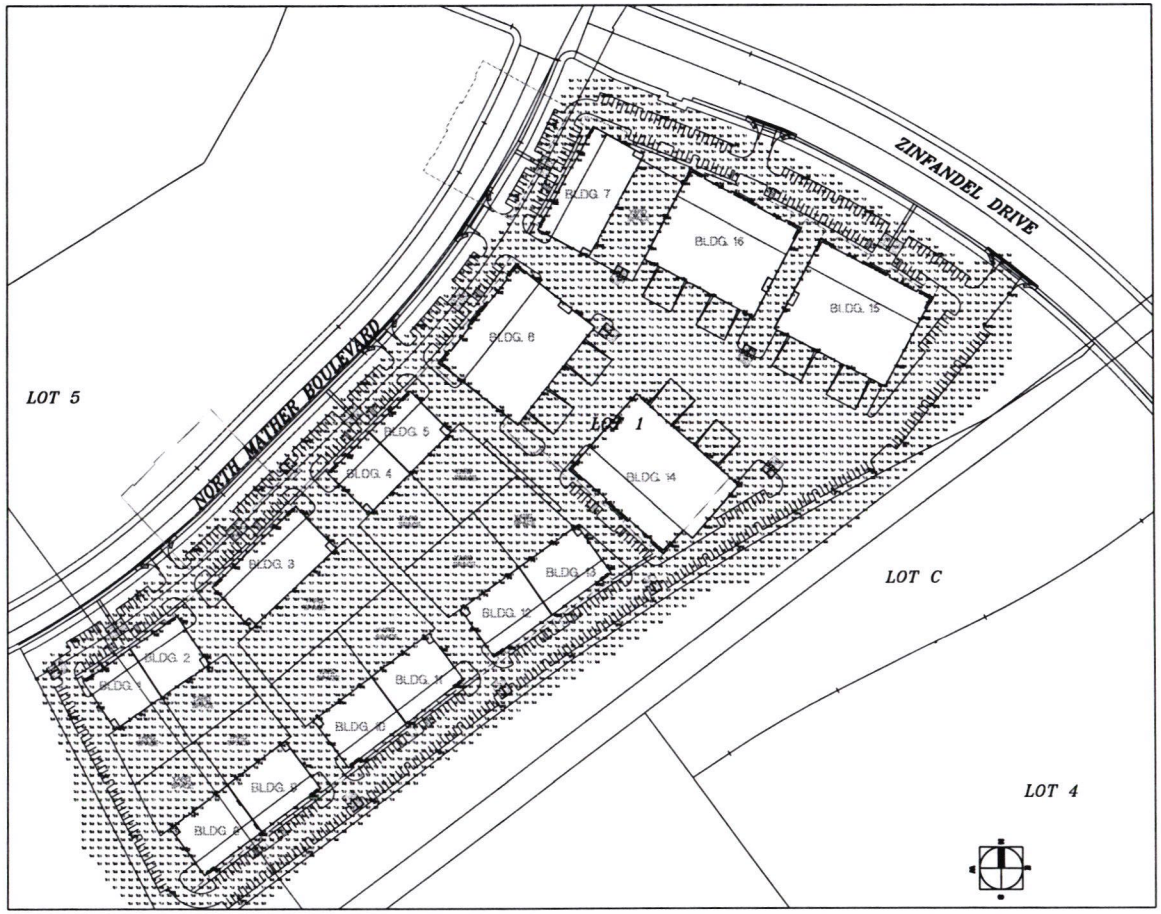
EXTERIOR FLOOD LIGHT WALL MOUNTED DETAIL NO SCALE



NOTE:
DETERMINE MOUNTING LOCATION OF SPLICE BOX. APPLY A BEAD OF SUITABLE HEATHERPROOF SEALANT ALONG HORIZONTAL, TOP AND VERTICAL LEFT AND RIGHT EDGES OF CAST MOUNTING PLATE WHERE IT CONTACTS THE WALL TO PREVENT WATER ENTRY.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
▢	FP2	28	HSP2-400M-PE	AREA LIGHT WITH TYPE 2, SHORT, CUTOFF REFLECTOR, FLAT GLASS LENS	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	98061001.IES	33000	0.81	465
▢	FP3	3	HSP2-400M-PE	AREA LIGHT WITH TYPE 4, CUTOFF REFLECTOR, FLAT GLASS LENS	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	94106001.IES	33000	0.81	465
▢	FP4	9	HSP2-400M-PeSC	AREA LIGHT WITH TYPE 4, CUTOFF REFLECTOR, FLAT GLASS LENS	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	98061001.IES	33000	0.81	465
▢	FP5	44	HSP2-400M-PE	AREA LIGHT WITH TYPE 5, SHORT, CUTOFF REFLECTOR, FLAT GLASS LENS	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	98061001.IES	33000	0.81	465
▢	FP6	15	HSP2-400M-PeSC	AREA LIGHT WITH TYPE 4, CUTOFF REFLECTOR, FLAT GLASS LENS	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	98061001.IES	33000	0.81	465
▢	P4	41	39V-400M-PeNC	HIGH PERFORMANCE FLOODLIGHT, RWE DISTRIBUTION, 400W MH, W CLEAR LAMP IN VERTICAL POSITION.	ONE 400-WATT CLEAR ET-18 METAL HALIDE, VERTICAL BASE-DOWN POSITION.	94106004V.IES	36000	0.81	465
▢	P10	12	39V-1000M-RWE	HIGH PERFORMANCE FLOODLIGHT, RWE DISTRIBUTION, 1000W MH, W CLEAR LAMP IN VERTICAL POSITION.	ONE 1000-WATT CLEAR ET-18 METAL HALIDE, VERTICAL BASE-DOWN POSITION.	94106001V.IES	110000	0.81	1000



SITE PLAN-PHOTOMETRIC PRINT OUT

SCALE: 1" = 100'-0"

BARNUM & CELLLO
ELECTRIC, INC.

THIS IS A DESIGN BUILD PROJECT AND BARNUM & CELLLO ELECTRIC, INC. IS THE DESIGNER AND CONTRACTOR.

Panattoni CONSTRUCTION
8775 FOLSOM
SACRAMENTO, CA 95826

PROJECT

CREEKSIDE COMMERCE CENTER

SHEET

SITE PLAN-PHOTOMETRIC PRINT OUT

DRAWN BY	LHS
CHECKED BY	FTS
DATE	11-8-06
SCALE	AS SHOWN
JOB NO.	XXXX
REVISIONS	

ES

SHT 1 OF 2

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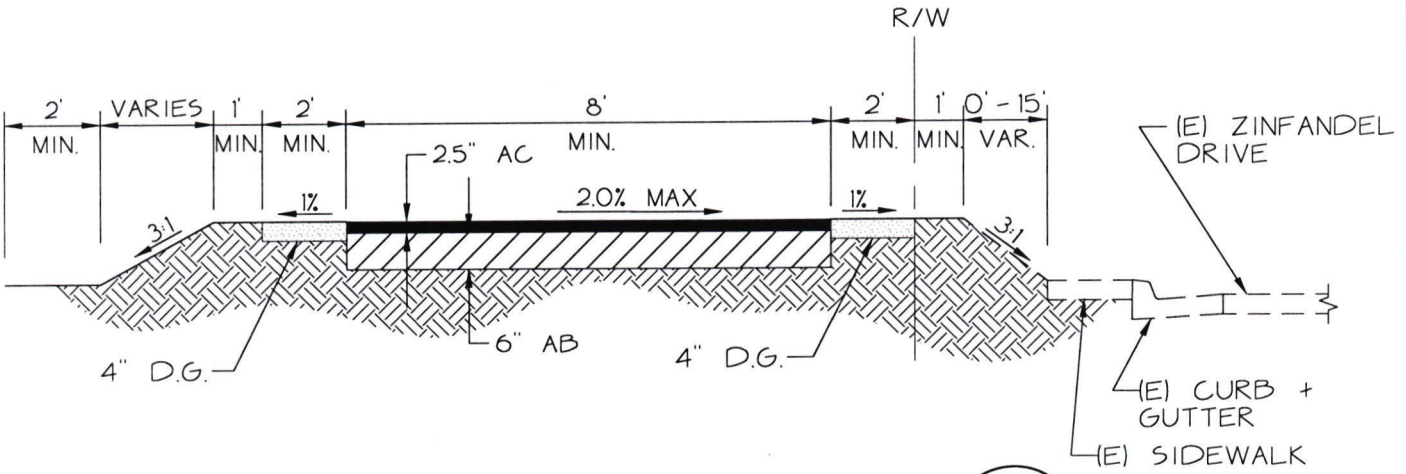
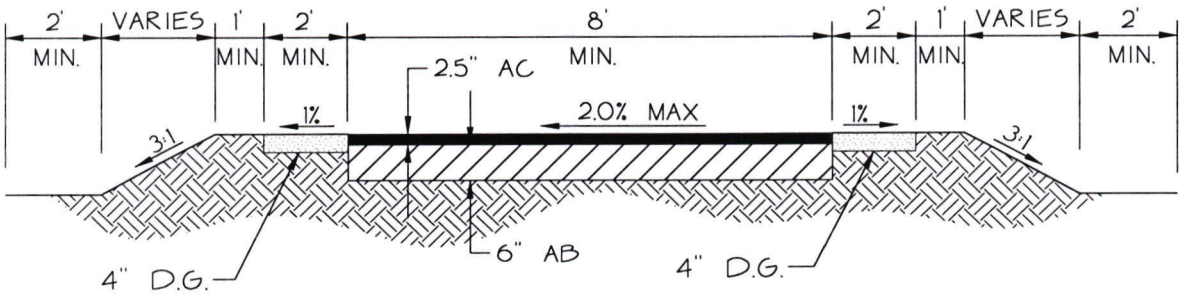


BIKE PATH SECTION

EASTERN CONNECTION N.T.S.

A



BIKE PATH SECTION

WESTERN CONNECTION N.T.S.

B

BIKE PATH SECTION

BURRELL CONSULTING GROUP, INC.

1001 ENTERPRISE WAY, SUITE 100
ROSEVILLE, CA 95678
PH. (916) 783-8898
FAX (916) 783-8222

SCALE: NONE	DATE: 03-08-2007
DRAWN BY: NMC	REVISED:
APPROVED BY:	DWG:
DESIGNED BY: NMC	JOB NO: 1604-00-0903

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Exhibit B2

RECEIVED
MAR 16 2007
RANCHO CORDOVA
PLANNING

Creekside Commerce Center

MASTER SIGN CRITERIA

PLANNED SIGN PROGRAM
Corner of Zinfandale and North Mather
Rancho Cordova, California

Introduction

Objective

The Creekside Commerce Center Master Sign Criteria has been established to provide a professional sign program that is beneficial to the City of Rancho Cordova and to Creekside Commerce Center's tenants and the public. In support of this objective, the following qualities were blended into the design and scope of work within this program:

- Creative and original designs
- Integration with project architecture
- High quality workmanship and materials

Each tenant will be provided with a copy of the Master Sign Criteria as their first step in obtaining signs within the Creekside Commerce Center. This criteria will be entitled "Master Sign Criteria" for the Creekside Commerce Center and will be a part of the tenant lease agreement. Tenants will be required to comply with the sign criteria and with the City of Rancho Cordova zoning codes.

I. General Information

1. Tenant shall submit, before fabrication, four (4) copies of the proposed signs, including one (1) copy, which is to be colored, to Landlord for written approval. The drawing shall show the sign(s) in relationship to the fascia over the storefront. The four (4) copies must include total number, location, size and style of lettering, material, type of illumination (if any), installation details, color selection, logo design and wall graphics, and must comply with the City of Rancho Cordova Sign Requirements.

2. All permits for signs shall be obtained and paid for by Tenant. Tenant shall pay for all signs and their installation and maintenance.

3. Tenant shall be responsible for the fulfillment of all requirements and specifications, and construction shall adhere to all codes and ordinances.

4. The size, location, design, color, texture, lighting and materials of these signs shall in no way detract from the design of the Creekside Commerce Center and the surrounding properties.

5. Signs to be installed within (30) thirty days of delivery of premises to Tenant.

I. Center Identity Wall (refer to Sign Exhibit A)

A. *Materials*

1. The materials and colors, shall be compatible with the buildings.
    a. Indirectly illuminated with ground level flood light system.

B. *Location*

1. The center identity wall shall be set back at least ten (10) feet from all property lines.

2. The center identity wall shall be located on the corner of North Mather Boulevard and Zinfandale Drive.

C. *Height, and Overall Sign Area*

1. The maximum height shall be seven (6) feet with a ten foot setback.

2. The maximum area of the project monument sign excluding the base and/or embellishments shall be no larger than (100) one hundred square feet.

II. Monument Signs (refer to Sign Exhibit B)

A. *Materials*

1. The materials and colors, shall be compatible with the buildings.
    a. Internally Illuminated: Rout out tenant face with 1/2" push through acrylic and applied 3M graphic file or indirectly illuminated with ground level flood light system. 1/2" Thick FCO tenant graphics.

B. *Location*

1. Monument signs shall be set back at least ten (10) feet from all property lines.

2. Signs to be placed in front of buildings 6, 7, 15 & 16 at the entrance walkways from the street that is in the middle of the front elevation.

C. *Height, and Overall Sign Area*

1. The maximum height shall be ten (10) feet with a ten foot setback.

2. The maximum area of the project monument sign excluding the base and/or embellishments shall be no larger than (50) fifty square feet.

D. *Tenant Sign Area, Material and Letter Size*

1. Numbers, letters and logos shall be in contrasting color to the background color and to be approved by the landlord.

2. Typestyle and logos are to be approved by landlord.

III. Directional Sign (refer to Sign Exhibit C)

A. *Materials*

1. Architectural radius post with flush mounted panel. Colors, shall be compatible with the buildings.

B. *Location*

1. Signs sign shall be set back at least ten (10) feet from all property lines.

2. Signs to be placed in front of buildings 1, 2, 3, 4, 5, 6, 7 & 16 at the entrance walkways form the street.

C. *Height, and Overall Sign Area*

1. The maximum height shall be four (4) feet with a ten foot setback.

2. The maximum area shall be no larger than (6) six square feet.

D. *Graphics*

1. Address numerals and directional copy in a uniform and contrasting color to the background are allowed. Tenant names, identification or logos are prohibited.

IV. Wall/Fascia Sign

A. *Number of Wall Signs*

1.The tenants are permitted one (1) sign on the storefront, one (1) sign facing the courtyard (Building 14 only) The total area of sign(s) cannot exceed what is allowed for each tenant.

B. *Location of Wall Signs*

1.Wall signs shall not extend above or below the fascia band and /or wall facade line on which it is placed and shall not interrupt major architectural features on the building, such as doors, windows, tile embellishments and reveal lines.
2.Wall signs shall be centered vertically on the fascia.

C. *Area of Wall Signs*

1. Buildings with a fifty (50) feet or greater set back from the street right of way are allowed a total area of all signs not to exceed three (3) square foot per linear foot of tenant frontage. (3:1 Ratio)

2. Buildings designed with a courtyard entrance or a side of the building other than facing a public street are allowed a total area of all signs not to exceed two (2) square foot per linear foot of tenant frontage. (2:1 Ratio)
3. The length of wall signs shall not exceed seventy percent (75%) of the length of the tenant space facade or building facade.

4. "Area of wall sign" means the total area of the sign contained within a rectangle or square drawn completely around the display surface, or drawn completely around the individual letters or logos.

D. *Size of Wall Signs*

1. Sign characters and or logo's shall have a maximum height of (24) twenty-four inches.

2. An additional 6" (six inches) will be allowed for ascenders and/or descenders.

E. *Wall Sign Construction and Design*

1. All tenant signs shall be of individual letter construction (except when letters, graphic representations, and/or borders are connected and combined to form the company logotype as a single unit).

2. A sign may consist of a company logo and/or company name only. Other wording is permitted at the discretion of Landlord.

3. Fascia signs shall be made up of individual internally illuminated channel letters, Halo illuminated channel letters and or Non-illuminated letters. All signs, and return color shall be approved by Landlord and the City of Rancho Cordova.

Each letter, number or logo shall be designed as follows:

a. Illuminated letters. Return shall be 5" deep, .063 aluminum, with 1" corresponding trim-cap. Internal neon illumination.

b. Halo-illuminated letters. Return shall be 3 1/2" deep, .125 aluminum face, with clear lexan backs. Internal neon illumination.

c. Non- Illuminated letters greater than 8" shall have a minimum thickness of 1". Letters less than 8" shall have a minimum thickness of 1/4".

4. Letter style and letter face color to be Tenant's choice with Landlord's approval.

V. Restrictions

1. Painted, "A-frame", flashing, moving, animated, audible, revolving or other signs that create the illusion of animation are not permitted.

2. No exposed neon shall be used on the building fascia. Exposed bulb signs are not permitted.

3. No exposed junction boxes, lamps, tubing, conduits, raceways or neon crossovers of any type are permitted, unless approved by Landlord and the City of Rancho Cordova.

4. There shall be no roof top signs, or signs, which extend above the parapet wall or the roofline of the building to which they are attached.

5. Vertical copy or signs projecting perpendicular to the building are not permitted.

6. Advertising devices such as attraction boards, posters, banners and flags will not be permitted. Promotional banners are to be utilized on a temporary basis subject to approval by Landlord (which approval shall be in Landlord's sole discretion). Any such banners must comply with the City of Rancho Cordova's Sign Ordinance.

7. No signs that create a traffic safety hazard by interfering with a driver's sight line shall be allowed.

8. No inflated/Lighter-Than-Air signs shall be allowed.

9. No Off-premises signs shall be allowed.

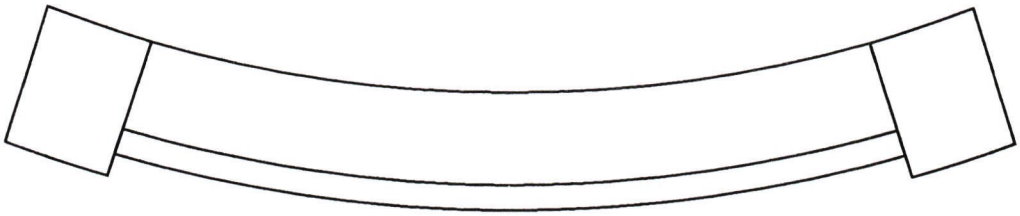
10. No portable signs shall be allowed.

11. No signs on natural features or other structures shall be allowed.

12. No signs without a permit shall be allowed.

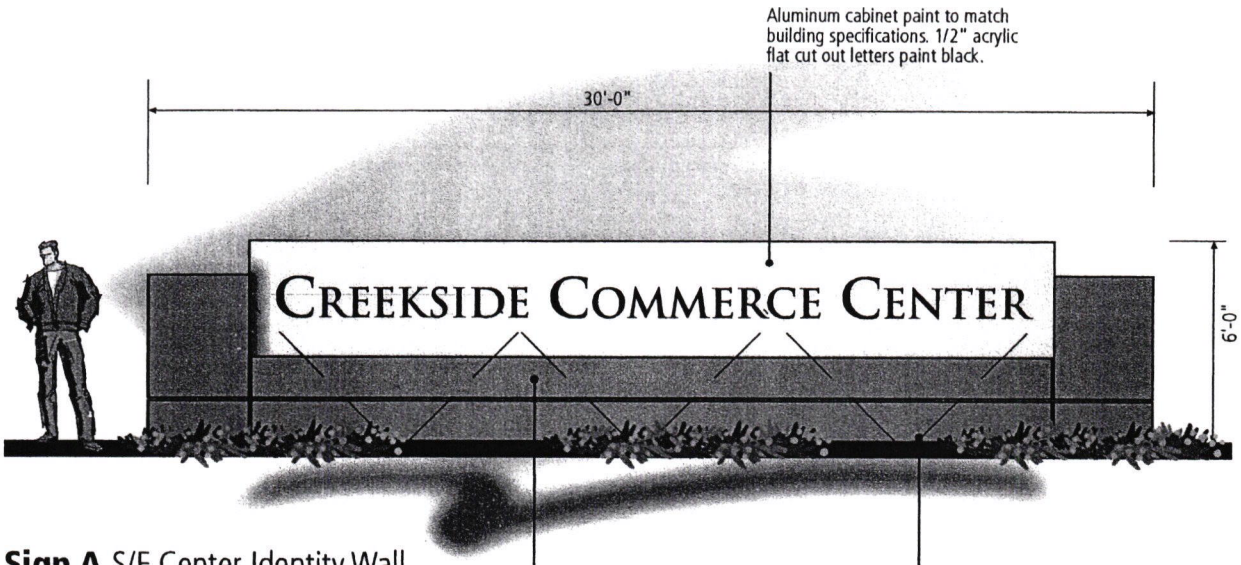
13. No simulated traffic signs shall be allowed.

14. No signs on vehicles, including trailers, when a vehicle is parked or stored on property for the purpose of identifying a business or advertising a product on the same site or a different site, unless the sign is permanently fixed to the vehicle, and the vehicle is used by the business to conduct its daily operations on a regular basis.



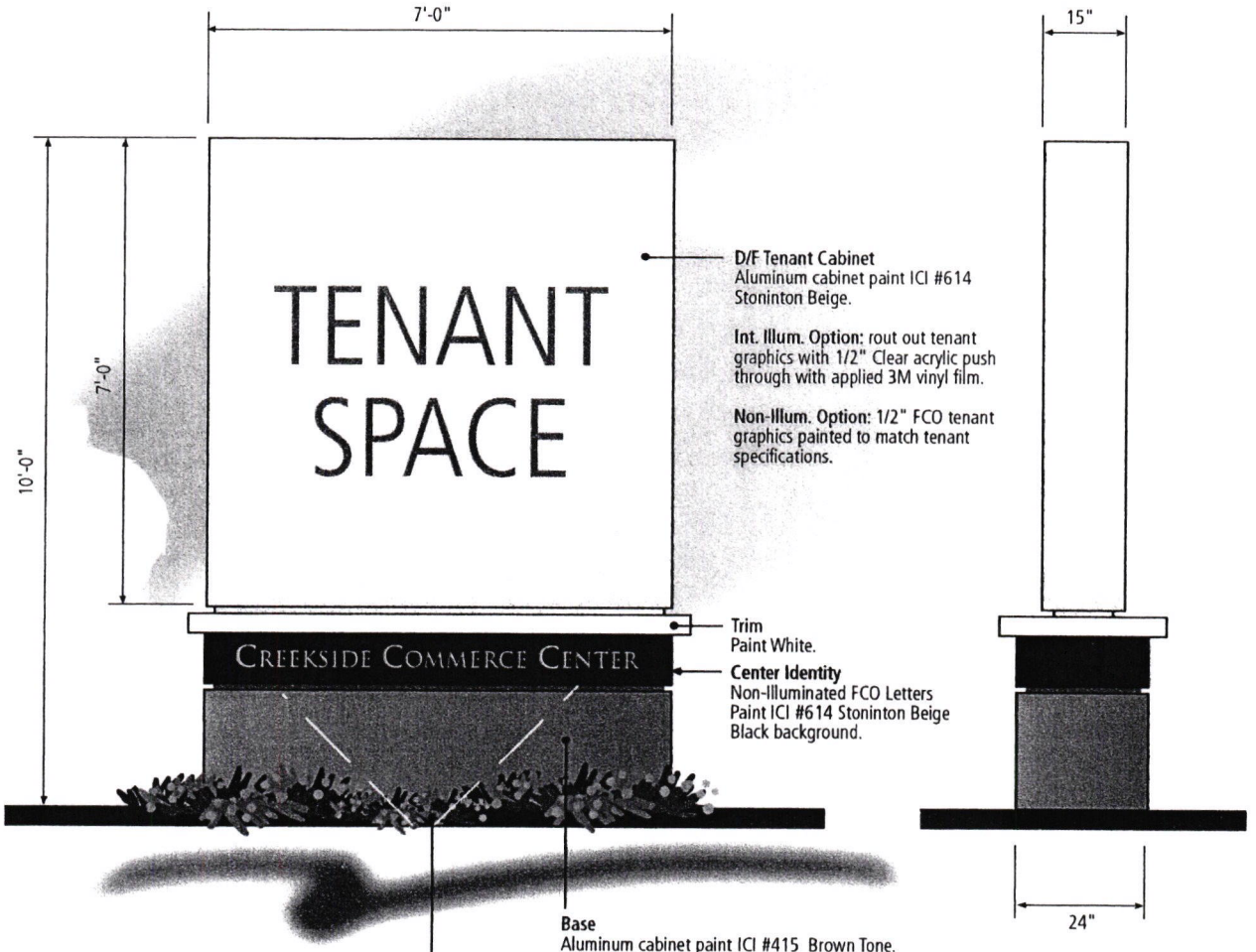
Plan View

Scale 3/16"=1'-0"



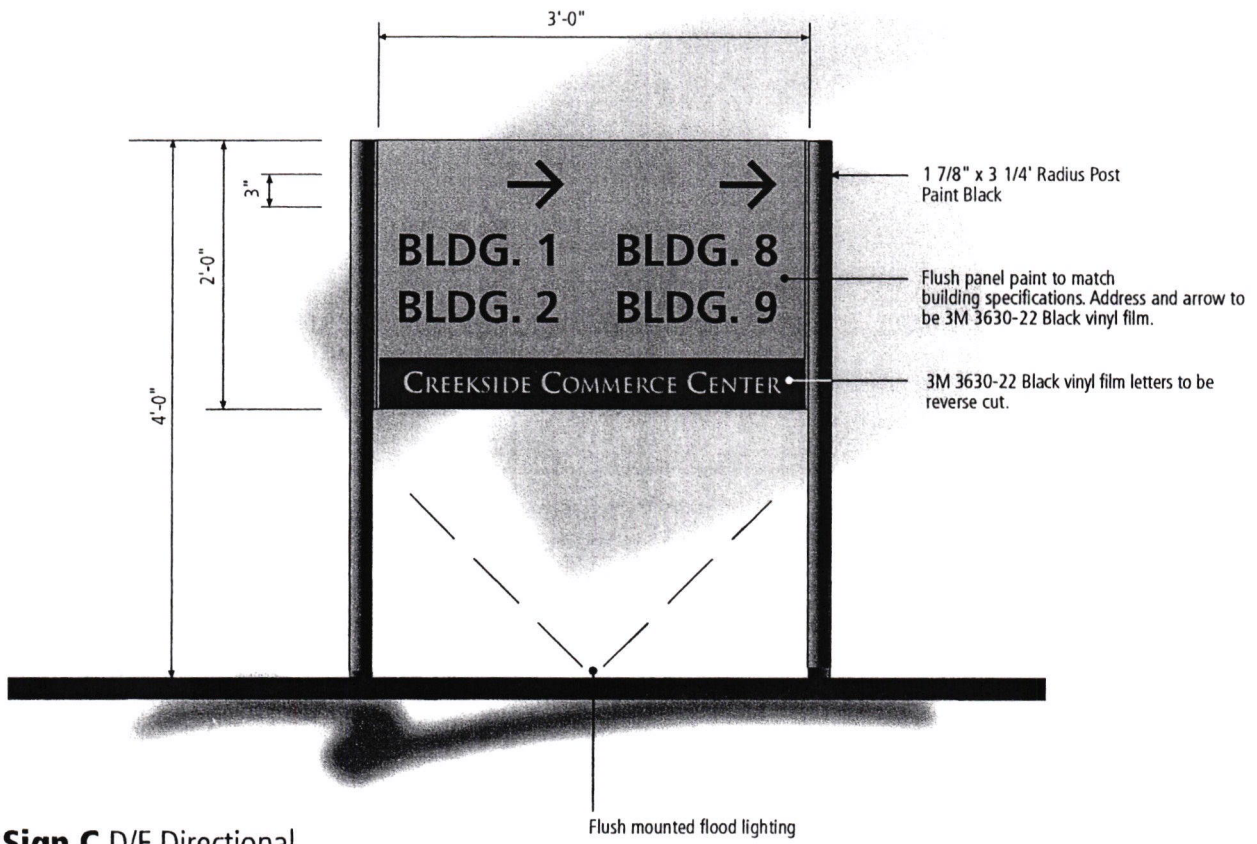
Sign A S/F Center Identity Wall

Scale 3/16"=1'-0"



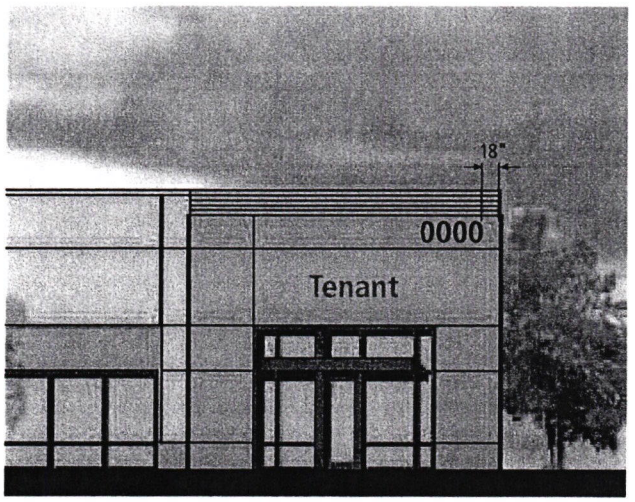
Sign B D/F Monument

Scale 3/8"=1'-0"



Sign C D/F Directional

Scale 3/4"=1'-0"

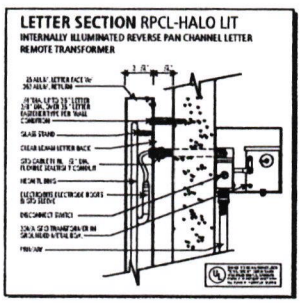


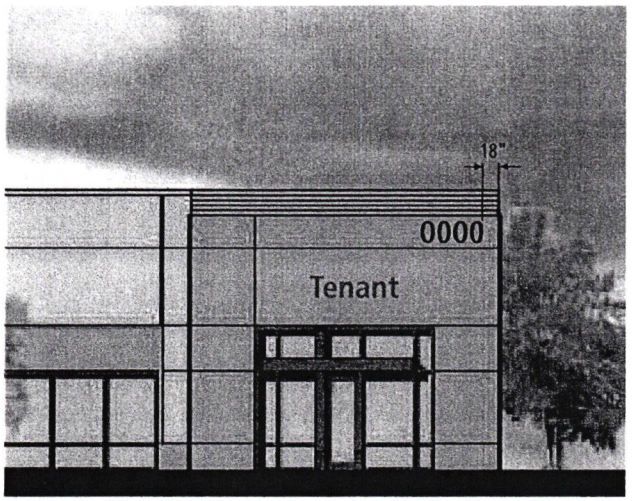


Sign D Halo-Illum. Address Numeral

Scale 1/4"=1'-0"

Rev. Pan Address Numerals
3 1/2" Deep Reverse Pan Channel. Halo Illuminated,
painted 313 Bronze Finish.



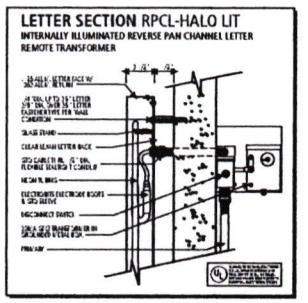




Scale 1/4"=1'-0"

Rev. Pan Tenant Letters
3 1/2" Deep Reverse Pan Channel. Halo Illuminated, Colors per tenant specifications.

Refer to Exhibits and Sign Code for square footage requirements and specifications.

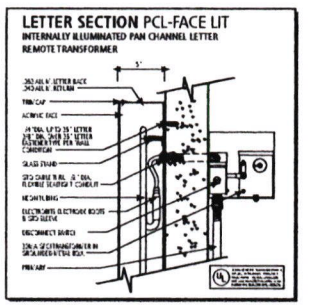


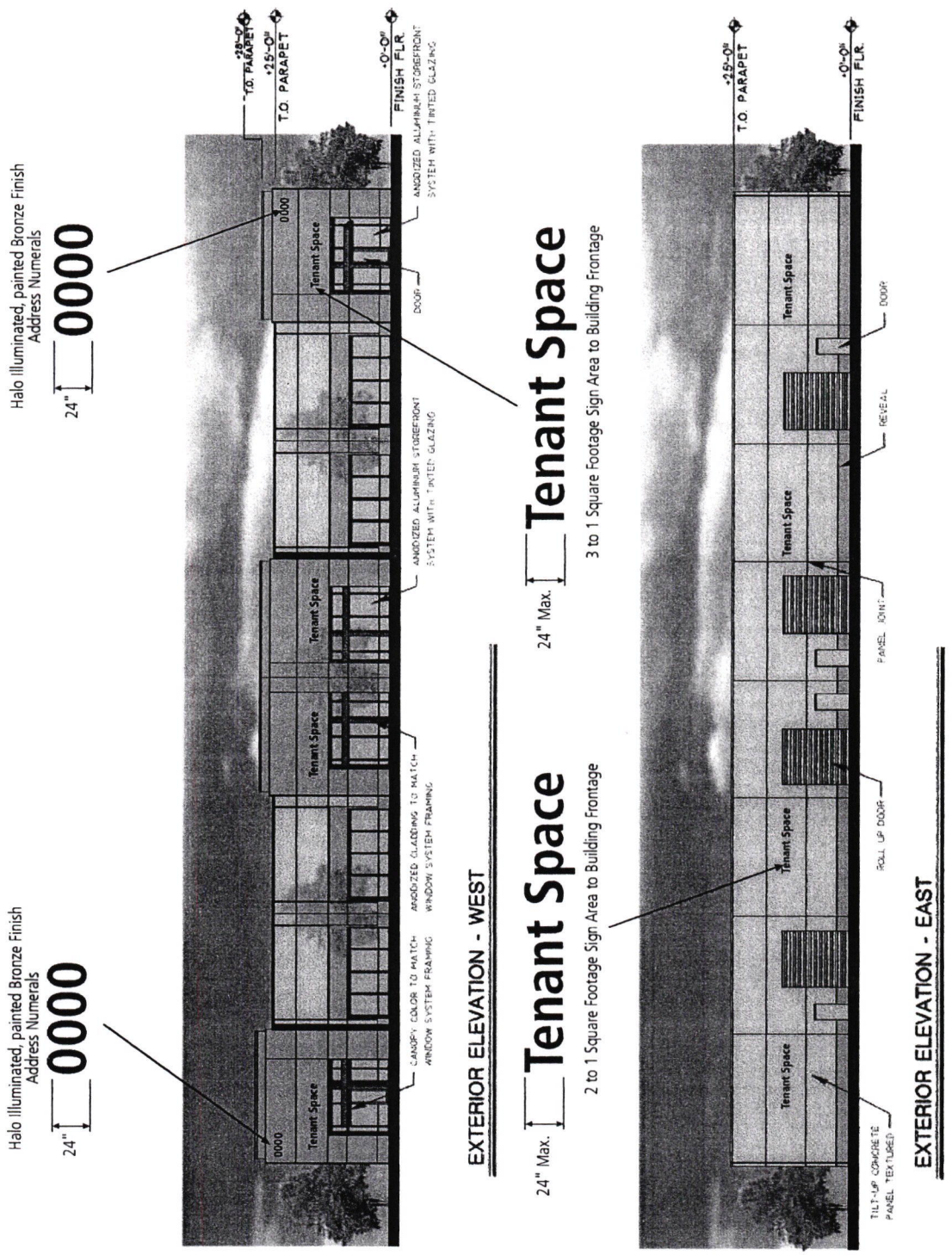


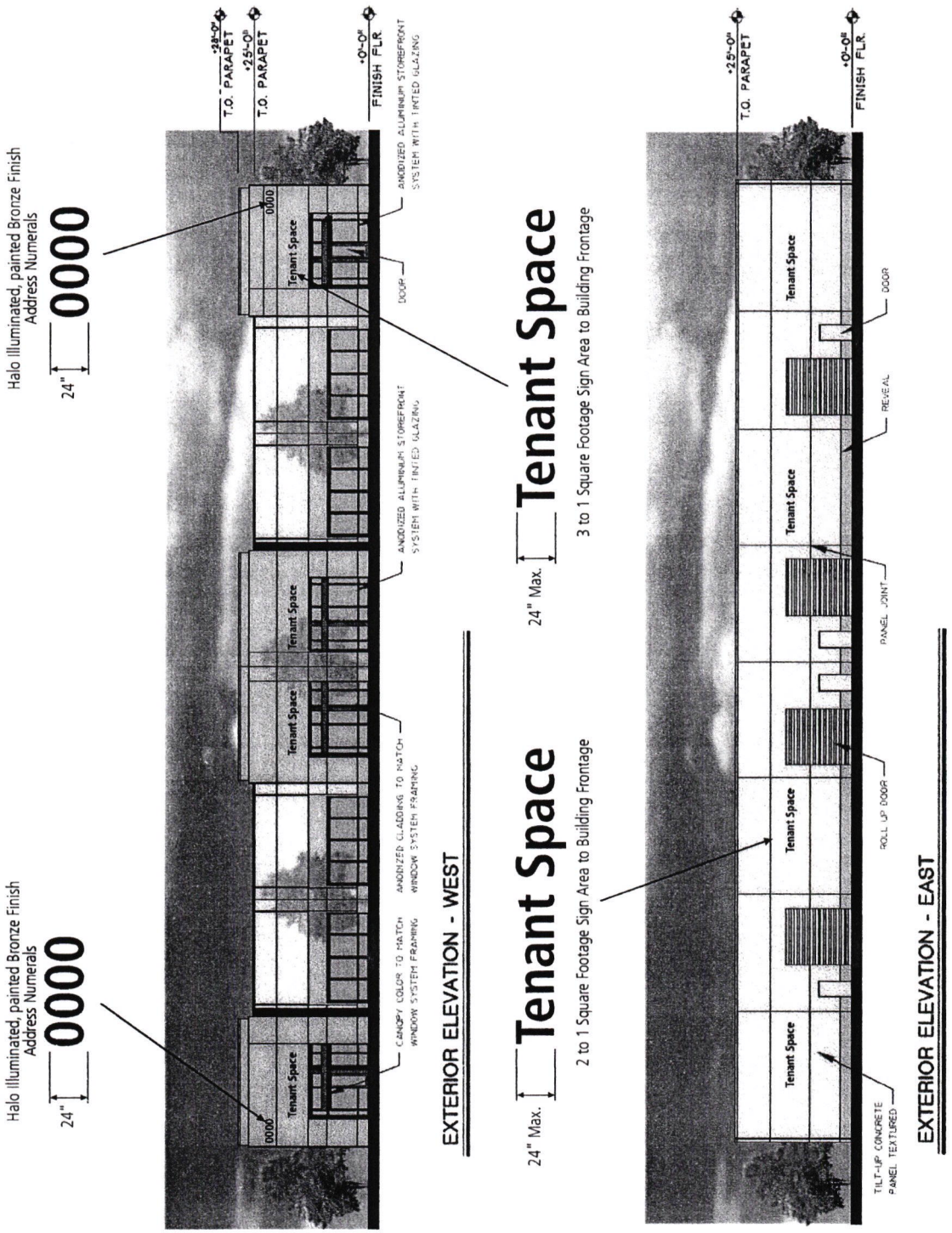
Scale 1/4"=1'-0"

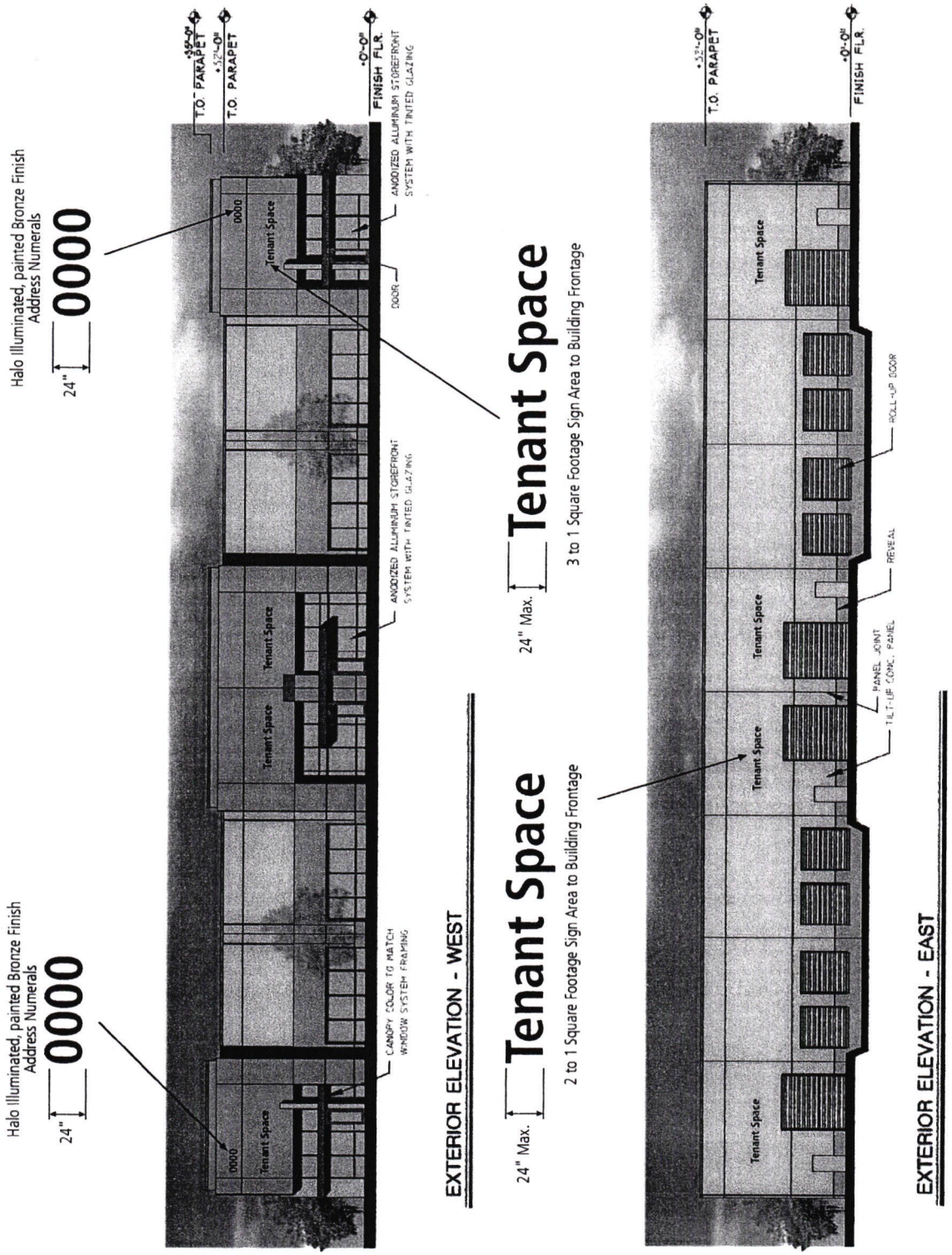
Illum. Tenant Letters
5" Pan Channel letters per tenant specifications.

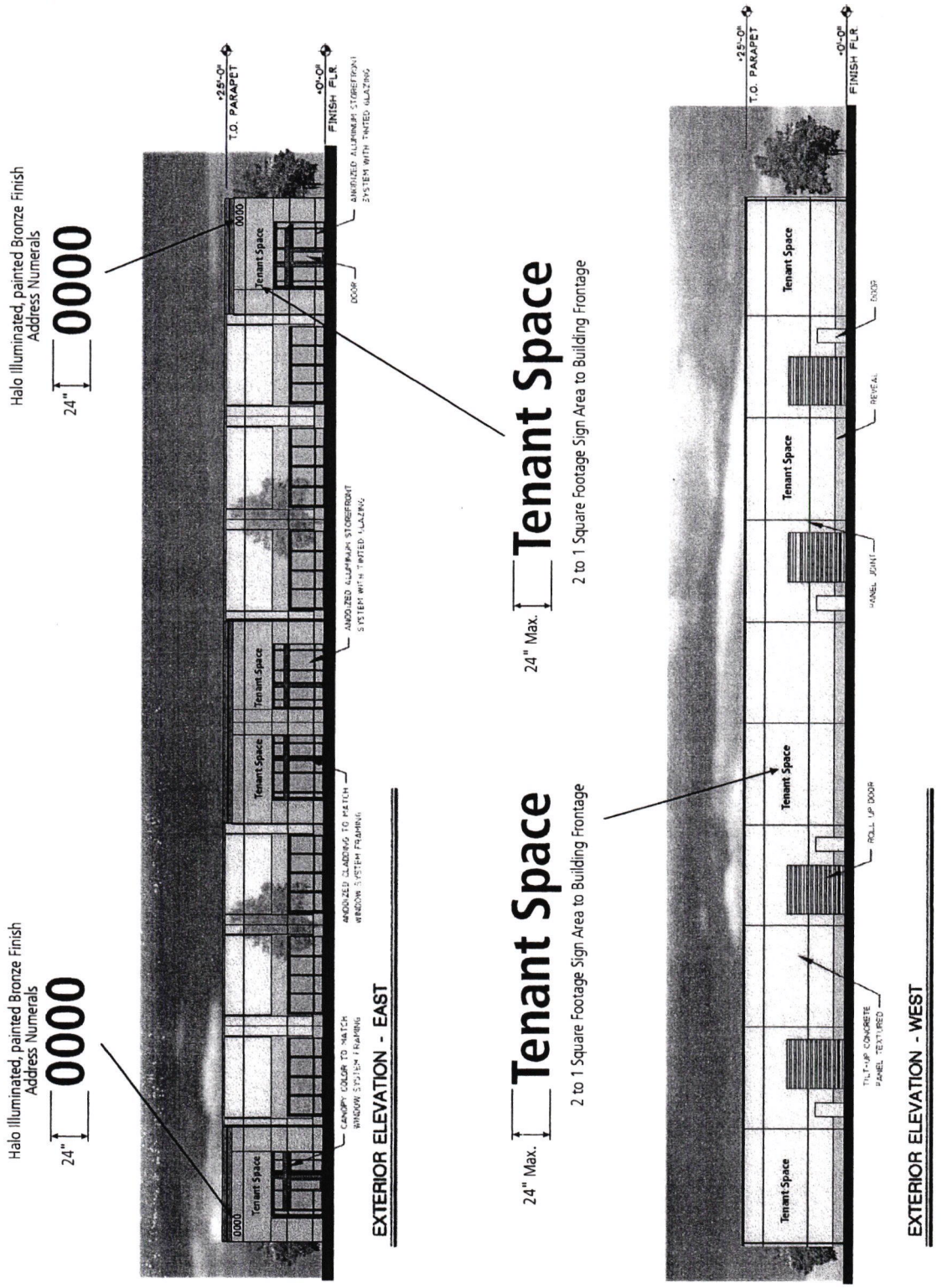
Refer to Exhibits and Sign Code for square footage requirements and specifications.

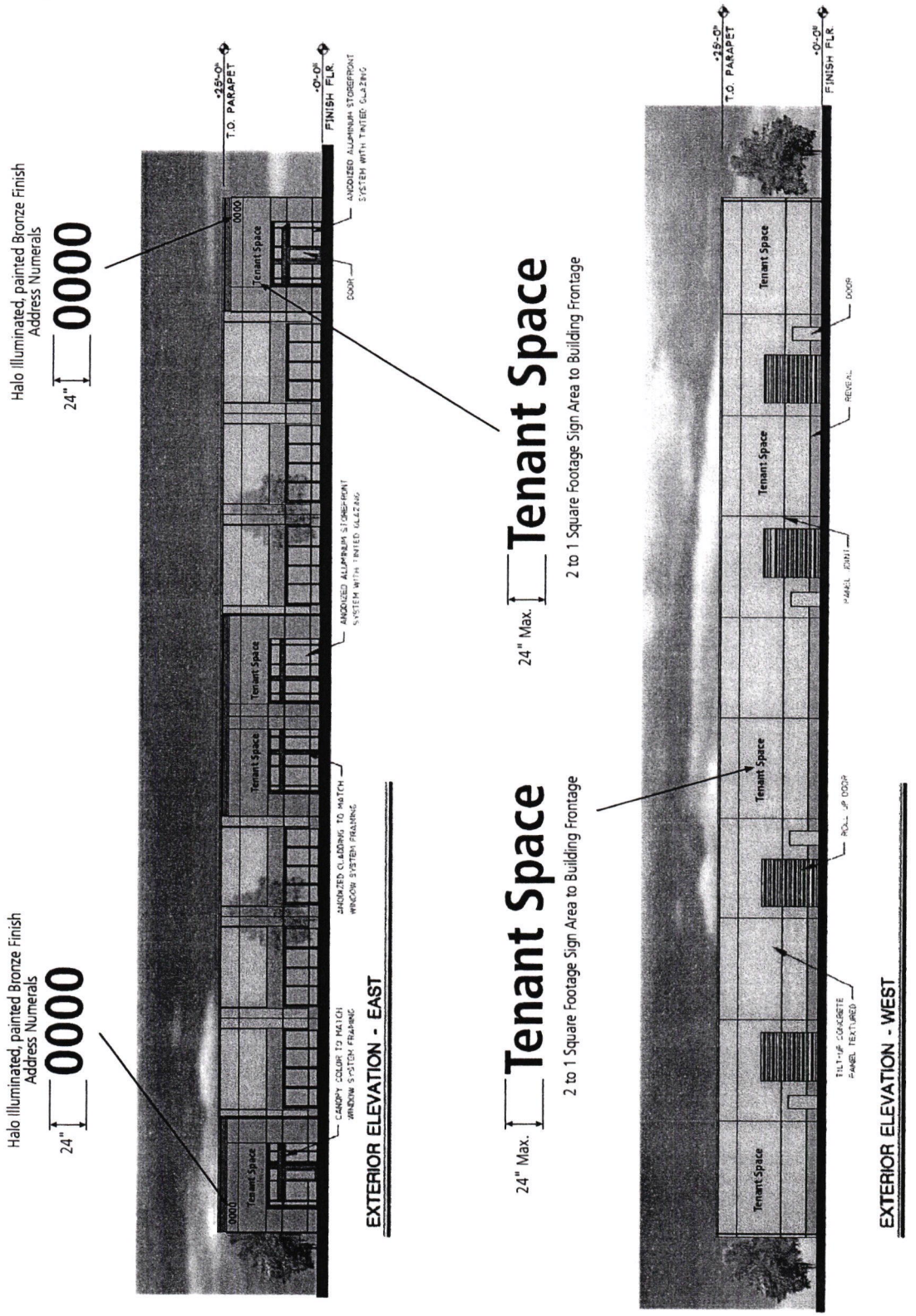


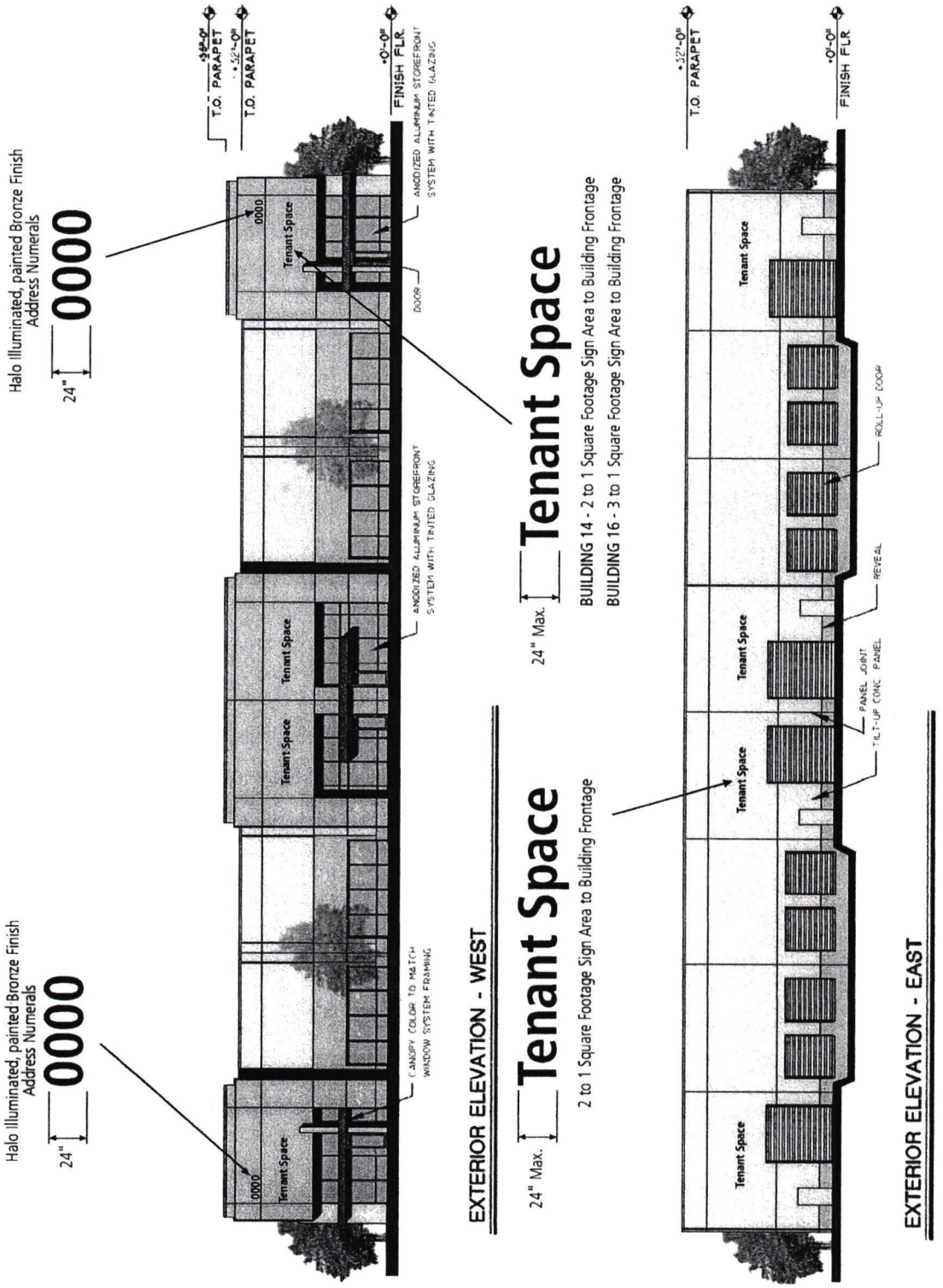

Halo illuminated, painted Bronze Finish
Address Numerals
24"
0000
Halo illuminated, painted Bronze Finish
Address Numerals
24"
0000
T.O. PARAPET
25'-0"
T.O. PARAPET
0'-0"
FINISH FLR.
Tenant Space
Tenant Space
Tenant Space
Tenant Space
CANOPY COLOR TO MATCH ANODIZED CLADDING TO MATCH WINDOW SYSTEM FRAMING
ANODIZED ALUMINUM STOREFRONT SYSTEM WITH TINTED GLAZING
DOOR
EXTERIOR ELEVATION - WEST
24" Max.
Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage
24" Max.
Tenant Space
3 to 1 Square Footage Sign Area to Building Frontage
T.O. PARAPET
25'-0"
T.O. PARAPET
0'-0"
FINISH FLR.
Tenant Space
Tenant Space
Tenant Space
Tenant Space
TILT-UP CONCRETE PANEL TEXTURED
ROLL UP DOOR
PANEL JOINT
REVEAL
DOOR
EXTERIOR ELEVATION - EAST


Halo Illuminated, painted Bronze Finish
Address Numerals
24"
0000
Tenant Space
T.O. PARAPET
+28'-0"
+25'-0"
FINISH FLR.
+0'-0"
CANOPY COLOR TO MATCH WINDOW SYSTEM FRAMING
ANODIZED CLADDING TO MATCH WINDOW SYSTEM FRAMING
ANODIZED ALUMINUM STOREFRONT SYSTEM WITH TINTED GLAZING
DOOR
EXTERIOR ELEVATION - WEST
24" Max.
Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage
3 to 1 Square Footage Sign Area to Building Frontage
TILT-UP CONCRETE PANEL TEXTURED
ROLL UP DOOR
PANEL JOINT
REVEAL
EXTERIOR ELEVATION - EAST

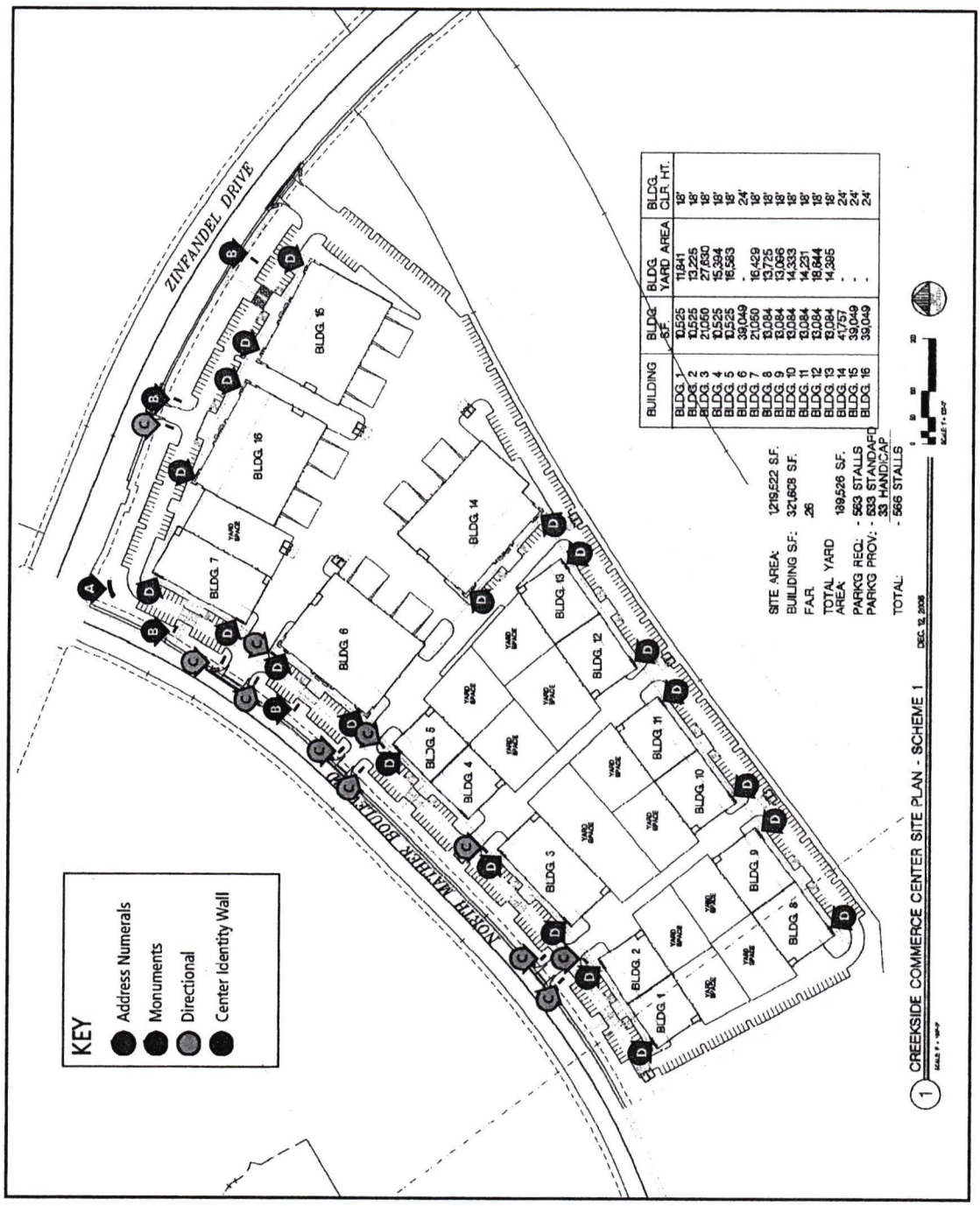

Halo Illuminated, painted Bronze Finish
Address Numerals
24"
0000
T.O. PARAPET
FINISH FLR.
Tenant Space
ANODIZED ALUMINUM STOREFRONT SYSTEM WITH TINTED GLAZING
DOOR
CANOPY COLOR TO MATCH WINDOW SYSTEM FRAMING
EXTERIOR ELEVATION - WEST
24" Max.
Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage
3 to 1 Square Footage Sign Area to Building Frontage
PANEL JOINT
TILT-UP CONC. PANEL
REVEAL
ROLL-UP DOOR
EXTERIOR ELEVATION - EAST


Halo illuminated, painted Bronze Finish
Address Numerals
24"
0000
Tenant Space
T.O. PARAPET
FINISH FLR
DOOR
CANOPY COLOR TO MATCH
WINDOW SYSTEM FRAMING
ANODIZED CLADDING TO MATCH
WINDOW SYSTEM FRAMING
ANODIZED ALUMINUM STOREFRONT
SYSTEM WITH TINTED GLAZING
EXTERIOR ELEVATION - EAST
24" Max.
Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage
TILT-UP CONCRETE
PANEL TEXTURED
ROLL UP DOOR
PANEL JOINT
REVEAL
EXTERIOR ELEVATION - WEST


Halo Illuminated, painted Bronze Finish
Address Numerals
24"
0000
Halo Illuminated, painted Bronze Finish
Address Numerals
24"
0000
T.O. PARAPET
FINISH FLR.
Tenant Space
CANOPY COLOR TO MATCH
WINDOW SYSTEM FRAMING
ANODIZED CLADDING TO MATCH
WINDOW SYSTEM FRAMING
ANODIZED ALUMINUM STOREFRONT
SYSTEM WITH TINTED GLAZING
DOOR
EXTERIOR ELEVATION - EAST
24" Max.
Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage
24" Max.
Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage
T.O. PARAPET
FINISH FLR.
Tenant Space
TILT-UP CONCRETE
PANEL TEXTURED
ROLL UP DOOR
PANEL JOINT
REVEAL
DOOR
EXTERIOR ELEVATION - WEST


Halo Illuminated, painted Bronze Finish
Address Numerals
24"
0000
T.O. PARAPET
FINISH FLR.
Tenant Space
ANODIZED ALUMINUM STOREFRONT SYSTEM WITH TINTED GLAZING
DOOR
CANOPY COLOR TO MATCH WINDOW SYSTEM FRAMING
EXTERIOR ELEVATION - WEST
24" Max.
Tenant Space
2 to 1 Square Footage Sign Area to Building Frontage
BUILDING 14 - 2 to 1 Square Footage Sign Area to Building Frontage
BUILDING 16 - 3 to 1 Square Footage Sign Area to Building Frontage
PANEL JOINT
TILT-UP CONC. PANEL
REVEAL
ROLL-UP DOOR
EXTERIOR ELEVATION - EAST

Site Plan


ZINFANDEL DRIVE
NORTH MARKET BOULEVARD
BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
BLDG. 5
BLDG. 6
BLDG. 7
BLDG. 8
BLDG. 9
BLDG. 10
BLDG. 11
BLDG. 12
BLDG. 13
BLDG. 14
BLDG. 15
BLDG. 16
YARD SPACE
KEY
Address Numerals
Monuments
Directional
Center Identity Wall
BUILDING | BLDG. S.F. | BLDG. YARD AREA | BLDG. CLR. HT.
BLDG. 1 | 10,625 | 11,841 | 18'
BLDG. 2 | 10,625 | 13,225 | 18'
BLDG. 3 | 21,050 | 27,530 | 18'
BLDG. 4 | 10,525 | 15,394 | 18'
BLDG. 5 | 10,525 | 16,583 | 18'
BLDG. 6 | 39,049 | . | 24'
BLDG. 7 | 21,050 | 16,429 | 18'
BLDG. 8 | 10,084 | 13,725 | 18'
BLDG. 9 | 10,084 | 13,066 | 18'
BLDG. 10 | 10,084 | 14,333 | 18'
BLDG. 11 | 10,084 | 14,231 | 18'
BLDG. 12 | 10,084 | 18,844 | 18'
BLDG. 13 | 10,084 | 14,395 | 18'
BLDG. 14 | 41,757 | . . . | 24'
BLDG. 15 | 39,049 | | 24'
BLDG. 16 | 39,049 | | 24'
SITE AREA: 1219,522 S.F.
BUILDING S.F.: 321,608 S.F.
F.A.R. .26
TOTAL YARD AREA 139,526 S.F.
PARKG REQ: - 563 STALLS
PARKG PROV.: - 533 STANDARD
33 HANDICAP
TOTAL: - 566 STALLS
1 CREEKSIDE COMMERCE CENTER SITE PLAN - SCHEME 1
DEC. 12, 2008

Conditions of Approval

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
1.	This approval is for a sixteen building light industrial building complex with a total building area of 321,608 square feet on sixteen parcels with a total site area of 28.0 acres. Approved entitlements include: tentative subdivision map (dated April 18, 2007) and design review package (dated March 16, 2007). The project shall be constructed in substantial compliance with these documents. The Creekside Commerce Center, Master Sign Criteria document dated March 26, 2007 is approved. All signage on the property is subject to the requirements of this document.	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	
3.	The Tentative Subdivision Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	Three years, commencing with date of City Council Approval	Planning	
4.	Repair all damage to City streets associated with construction of the project. Applicant shall repair any damage attributable to the project upon notification from the City.	On-Going	Public Works	

Exhibit C

Conditions of Approval

	Prior to Issuance of Grading or Improvement Plan Approval			
5.	The Application shall implement the Mitigation Measures contained within the Village of Zinfandel EIR (Villages EIR), certified by the County in 1998 (State Clearinghouse #1996042019). A deposit in the amount of $5,000 shall be submitted to the City.	Prior to Improvement Plan or Grading Permit whichever is first	Planning and referenced agencies	
6.	To protect land uses within 1,000 feet of the former land fill site south of the property implement specific measure developed by the California Integrated Waste Management Board (CIWMB). Measures that require physical improvements shall be shown on all improvement and grading plans.	Prior to Improvement Plan or Grading Permit	Planning / Public Works	
7.	Applicant shall pay any outstanding staff costs associated with the preparation and processing of the Tentative Parcel Map, Site Plan, Design Review package and related documents.	Prior to Improvement Plan or Grading Permit	Planning	
8.	A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any construction permit.	Prior to Improvement Plan or Grading Permit	Metro Fire	
9.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	Prior to Improvement Plan approval	Metro Fire	
10.	Install a dual plumbed system (as required by City Resolution 11-2006) with one potable system and one system, a purple pipe system, for irrigation use only in new parks, golf courses, school fields, street medians and commercial/industrial areas. This scenario also includes the installation of the public recycled water distribution systems within new	Prior Improvement Plan approval	Public Works	

Conditions of Approval

	developments. This requirement shall be installed to the satisfaction of the City Engineer, prior to acceptance of the system for public maintenance.			
11.	Enter into a frontage agreement for construction of public improvements to the satisfaction of the Public Works Department.	Prior to approval of improvement plans	Public Works	
12.	Number, size, and location of driveway are subject to approval by the Public Works Department.	Prior to approval of improvement plans	Public Works	
13.	Provide street lighting as required by the City of Rancho Cordova Code. Street Lighting shall conform to all City improvement standards, and necessary easements shall be granted to accommodate those standards.	Prior to approval of improvement plans	Public Works	
14.	Applicant shall photo-document the condition of adjacent streets sidewalks and infrastructure to the satisfaction of the Public Works Department.	Prior to approval of improvement plans	Public Works	
15.	Submit a final site lighting plan that complies with the City Design Guidelines and submit to Planning Director for review and approval, as follows: • Lighting is limited to eighteen feet in height. Some additional height may be permitted at the discretion of the Planning Director for safety and security concerns. • Decorative bases are required for all light poles (e.g. exposed aggregate, stone, or decorative concrete). Light poles placed in planter areas that do not require tall concrete bases, do not require decorative bases. • Lighting shall be equipped with vandal –resistant covers. • All exterior doors shall be illuminated.	Prior to approval of improvement plans	Planning	
	Concurrent with the Final Map			
16.	Reciprocal access and roadway maintenance agreements shall be provided for the interior roadways of the proposed complex/subdivision. The roadway maintenance and reciprocal access agreements shall be	Concurrent with the Final Map	Metro Fire	

	recorded with the Public Recorders Office having jurisdiction and shall provide for the following: • Provisions for the necessary repair and maintenance of the roadway surface. • Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20'). • Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping. • Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems • Unrestricted use of and access to the roadways covered by the agreements. • Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.			
17.	Provide onsite and offsite drainage easements and facilities pursuant to the Floodplain Management Ordinance, Water Agency Code and Improvement Standards and the Villages of Zinfandel Drainage Master Plan. Provide any fee required by the Water Agency Code and approved Village of Zinfandel finance plan.	Concurrent with the Final Map	Water Resources / Public Works	
18.	Property Owner/Applicant shall provide a funding mechanism for maintenance of any publicly maintained frontage and median landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Concurrent with the Final Map or building permit, whichever occurs first.	Public Works	
19.	Property Owner/Applicant shall provide a funding mechanism for maintenance services for all new public improvements associated with the project including but not limited to streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Concurrent with the Final Map or issuance of building permit, whichever occurs first.	Public Works	

Conditions of Approval

20.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed.	Concurrent with the Final Map or issuance of building permit, whichever occurs first.	Public Works	
21.	The final Map shall show an Irrevocable Offer of Dedication (IOD) as indicated on IOD Exhibit (Exhibit C1)	Concurrent with the Final Map	Public Works	
22.	Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private drives and/or irrevocable offer of dedication.	Concurrent with the Final Map	Public Works	
23.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or reconveyance of said parcels."	Concurrent with the Final Map	Public Works	
24.	Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.	Concurrent with the Final Map	CSD-1	
25.	CSD-1 requires that sewer lines are located ten (10) feet from other parallel utilities (water, drain, electrical, etc.). The applicant shall prepare a utility plan that will demonstrate that this condition is met.	Concurrent with the Final Map	CSD-1	

Conditions of Approval

26.	Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant CSD-1 a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easement shall be dedicated to CSD-1 in a form approved by the District Engineer.	Concurrent with the Final Map	CSD-1	
27.	The subject property owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.	Concurrent with the Final Map	CSD-1	
28.	The applicant shall include notes on the final map as necessary and submit landscaping, utility, and improvement plans for SRCSD review and approval prior to recording of the Final Map, in compliance with the following or as otherwise authorized by SRCSD: a. Any improvement that restricts SRCSD access to its easement, pipelines, or facilities shall not be permitted unless express written permission is obtained from the District Engineer. b. Any proposed use, including landscaping, that is not compatible or interferes with the construction, maintenance, operation, or repair of SRCSD sewer facilities shall not be allowed within SRCSD's existing easement or lands reserved for SRCSD, unless express written permission is obtained from the District Engineer. c. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement or lands reserved for SRCSD unless express written permission is obtained from the District	Concurrent with the Final Map	SRCSD	

	Engineer. d. Deep rooted trees, trees with mature growth more than five feet, oak trees, and other environmentally protected species shall not be permitted within existing SRCSD easements or lands reserved for SRCSD. Trees planted in SRCSD easement and lands reserved for SRCSD shall be limited to those trees listed on the SRCSD approved tree list (attached as Exhibit C2). e. Trees, shrubs, groundcover and any other form of landscaping that obstructs or limits SRCSD access to its manholes shall not be permitted. Trees shall be placed in a manner such that mature roots will not infiltrate manhole structures. f. Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor. g. Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the existing SRCSD easement area or lands reserved for SRCSD, unless express written approval is obtained from the District Engineer. Prior to recording the Final Map, the applicant shall submit a utility plan to SRCSD for review and approval. h. Direct lateral connections to the SRCSD interceptor system shall not be allowed.			
29.	Reservation of land for SRCSD will be required for the Mather Interceptor, which is proposed to be constructed within the vicinity of the subject property. Prior to the filing for recordation of the Final Map or issuance of building permits, the applicant shall enter into and record an agreement, in a form approved by the District Engineer and District County Counsel of SRCSD, to require the property owner(s) to reserve lands for acquisition by SRCSD to install SRCSD pipelines and facilities for public health purposes and conformance with the SRCSD Master Plan. SRCSD shall exercise the agreement and acquire the reserved lands within two years of the completion and acceptance of required public improvements. The purchase price shall be the market value thereof at the filing of the tentative map plus taxes against such reserved land form the date of the reservation and any other costs incurred by the subdivider in	Concurrent with the Final Map or prior to building permit issuance	SRCSD	

	the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area. Lengthwise, the strip of reservation land will begin at the edge of the property line adjacent to Zinfandel Drive, and shall parallel Zinfandel Drive up to North Mather Boulevard; the width of this strip of land will be sixty (60) feet. The applicant shall coordinate with SRCSD and shall clearly show the area by metes and bounds on the Final Map.			
	Prior to Issuance of Building Permits			
30.	Implement protective CIWMP measures to protect buildings from methane gas emissions. Measure shall be submitted for review and approval by the Planning Department and Building Department.	Prior to Building Permits	Planning / Building	
31.	Provide approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of commercial projects shall comply with the following requirements: A. One fire hydrant shall be located 150 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure. B. A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements. C. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants. D. Each approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional	Prior to Building Permits	Metro Fire	

Conditions of Approval

	requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.			
32.	Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternative road surface is not approved for installation in fire apparatus access roadways. Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.	Prior to Issuance of Building Permit	Metro Fire	
33.	Building designs shall be consistent with approved design review documents, with the following stipulations: • Final designs shall be reviewed during plan check to ensure consistency with design approvals. Changes to building materials and architectural design are permitted at the discretion of the Planning Director, if changes will provide a greater diversity of building materials or enhancements to building design. • Tinted windows that do not allow visibility into buildings from the public sidewalk and/or parking areas are prohibited.	Prior to Building Permit	Planning	
34.	Transportation Impact Fees shall be updated, or other provisions for collection of fair share contributions shall be established, to incorporate any offsite mitigation measures within the City of Rancho Cordova that are identified for the project that are not part of the current Transportation Impact Fee program and Transportation Impact Fees shall be paid.	Prior to issuance of Building Permits	Public Works	
35.	Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall include, but shall not be limited to: • Street cross section modifications as necessary to accommodate the future signal installation at the intersection of Zinfandel Drive and North Mather Drive.	Prior to issuance of Building Permits	Public Works	

Conditions of Approval

	• New sidewalks and frontage improvements along entire property frontage. • A new signal on Zinfandel Drive south of the intersection with North Mather Boulevard. The existing bike path shall be re-routed to the new signal location and accommodations made for bicycle and pedestrian crossing. • The existing bike path paralleling Morrison Creek shall be connected to existing bike paths along street frontage at the east end of the project. All newly constructed bike paths shall be minimum 10-feet paved width with additional 2-feet of compacted decomposed granite shoulder on both sides. • Other frontage improvements as required by City of Rancho Cordova Standard. • Public improvement plans shall clearly delineate all transitions to existing improvements.			
36.	The developer shall submit complete final landscape plans for review and approval, with the following information and specifications: • Detailed plant material and irrigation plans for review and approval. • Landscaping materials and placement shall follow crime prevention principles, allowing maximum observation. • Sidewalks shall meet ADA accessibility requirements. • Street trees along Zinfandel Road shall be minimum 15-gallon size (as required by Zinfandel SPA).	Prior to building permits	Planning	

Conditions of Approval

	Prior to Final Inspection / Occupancy			
37.	Building occupancies and land uses are restricted by the Comprehensive Land Use Plan (CLUP) for Mather Airport and building tenancy that does not comply with these requirements is prohibited.	Prior to Final Inspection / Occupancy	Planning	
38.	The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.	Prior to Final Inspection	Metro Fire	
39.	All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.	Prior to Final Inspection	Metro Fire	
40.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.	Prior to occupancy of related building	Metro Fire / Planning	
41.	All entrances to the parking area shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner's / manager's request.	Prior to Final Inspection	Police	
42.	Sign permits shall be obtained from the building department prior to occupancy.	Prior to occupancy of related tenant space	Building / Planning	
43.	Bicycle parking facilities shall be provided on-site as shown on the approval documents. Racks shall be installed a minimum of 2.5 feet from walls and	Prior to Final Inspection /	Planning	

Conditions of Approval

	other obstructions (to allow room for bicycle to fit). Rack shall be re-installed if incorrectly placed.	Occupancy		
44.	Storage of materials on the perimeter of buildings and outside identified loading or yard areas is strictly prohibited unless approved through the design review process or allowed with a temporary use permit. A note shall be added to final approval documents.	Prior to Final Inspection	Planning	
45.	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 Final Inspection	CSD-1	
46.	Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Prior to Final Inspection	CSD-1	
47.	Sewer service laterals will not be permitted to connect directly to the 84-inch diameter interceptor sewer line located north of the property	Prior to Final Inspection	CSD-1	
48.	Each structure shall be constructed according to the approved elevations and plans. Each building shall be inspected for compliance by the Planning Director.	Prior to Final Inspection / Occupancy of each building	Planning	
49.	Final landscape installation for each parcel shall be reviewed by the Director of Planning to insure consistency with proposed plans.	Prior to Final Inspection / Occupancy	Planning	
50.	Install public improvements to the satisfaction of the Public Works Department.	Prior to Final Inspection	Public Works	
51.	As-Built reproducible grading and improvement plans, as well as a compact disc containing said plans in AutoCAD and portable document format, shall be submitted and approved by the Public Works Department.	Prior to final inspection	Public Works	

Conditions of Approval

CSD-1 Advisory Comments

A) Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s) shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

B) Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, whichever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

SRCSD Advisory Comments

A) The Mather/Bradshaw Junction Structure is currently in design, and temporary construction easements (TCE) will be required for this project. The area required for TCE has not yet been determined by SRCSD.

B) The Mather Interceptor is currently in preliminary design, and TCE will be required for this project. The area required for TCE has yet been determined by SRCSD

C) Developing this property will require the payment of sewer impact fees. SRCSD impact fees shall be paid prior to the filing and recording of the Final Map or issuance of building permits, whichever comes first. The applicant may contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

D) SRCSD will issue a sewer permit to connect to the system if it is determined that capacity is available, and the subject property has met all other requirements for service and approval. SRCSD does not guarantee capacity; the process to connect to the SRCSD system is on a "first come, first served" basis. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by payment of appropriate fees.

E) Pursuant to SRCSD's easement rights, any use or improvement within the existing SRCSD easement that has not been approved by the District Engineer shall be removed at the sole expense of the property owner.

Conditions of Approval

Police Department Advisory Comments

A) Building Security

i) The jamb on all aluminum frame swinging doors shall be so constructed to prevent violation of the strike (Police Department recommends that the design withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of (1) inch each side of the strike).

ii) Police Department recommends that glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened. This requirement is superseded by California Building Code requirements that conflict.

iii) Employee/pedestrian and utility room doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock with minimum throw of one (1) inch. This requirement is superseded by California Building Code requirements that conflict.

iv) Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.

v) Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks or other acceptable locking mechanism (e.g. mortise-type locks, flush bolts or mag locks) are not installed.

vi) Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long astragal shall be installed on the door exterior to protect the latch. No surface-mounted exterior hardware need be used on panic-equipped doors except where needed to enter building.

vii) Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of three hundred (300) lbs. applied in any direction.

viii) All hatchway openings on the roof of any building shall be secured as follows:

(1) If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.

(2) The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.

(3) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.

ix) All air duct or air vent with free and clear openings exceeding 8" x 12" on the roof or exterior walls that are uncovered of any building shall be secured by covering the same with either of the following:

(1) Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.

or:

(2) A steel grill of at least 1/8" material or two inch mesh and securely fastened and

x) If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

B) Landscaping

i) Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the building perimeter.

ii) All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.

C) Lighting

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

ii) All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

iii) Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.

iv) Exterior door, perimeter, and soffit lights shall be controlled by photocell or other activation mechanism and shall be left on during hours of darkness or diminished lighting. (The building photocells should be located near any roof hatch openings for ease of maintenance.)

D) Building Numbering

i) The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and of a color contrasting with the background.

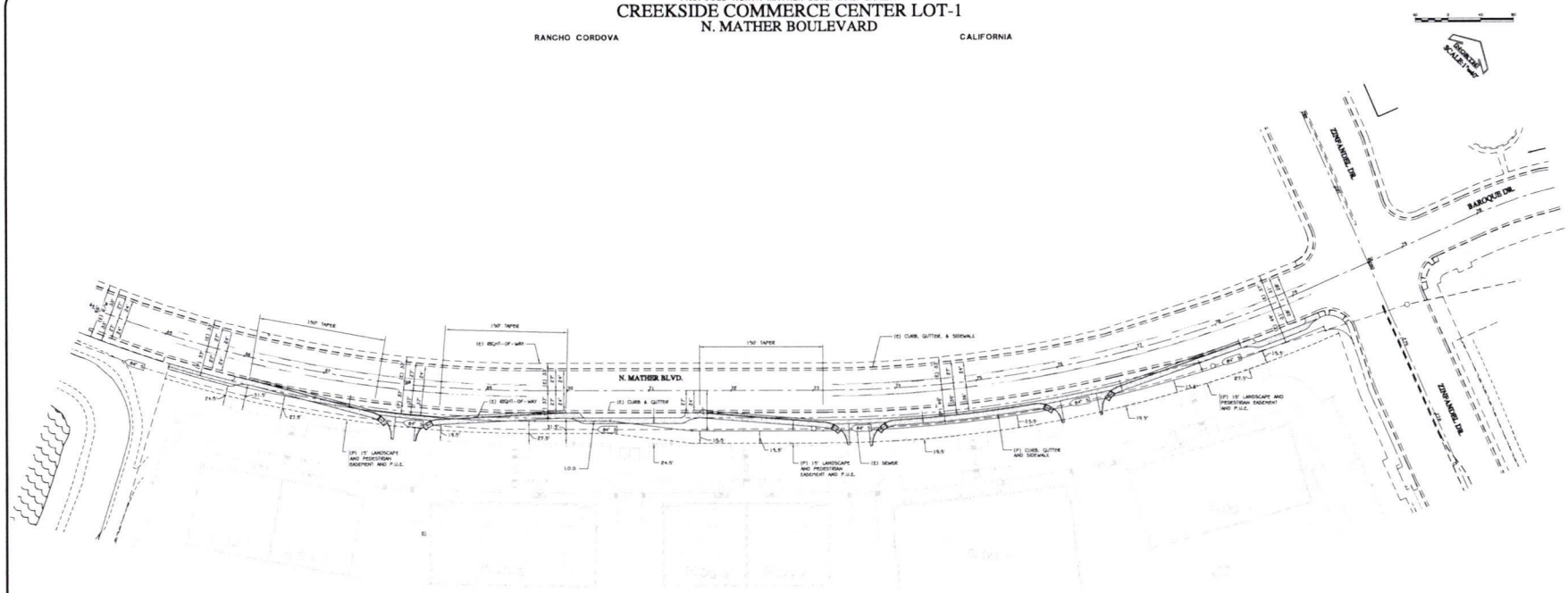
ii) Each different unit within the building shall have its particular address prominently displayed on its front and rear doors. (Rear door numbers only need to be one inch in height.) If front door numbers are placed on glass, the numerals shall be white in color or a contrasting color.

PROPOSED NORTH MATHER BLVD. I.O.D. EXHIBIT

CREEKSIDE COMMERCE CENTER LOT-1

N. MATHER BOULEVARD

RANCHO CORDOVA CALIFORNIA



BURRELL CONSULTING GROUP, INC.

Exhibit C1

Exhibit A – Approved Tree List

Below is a list of trees that have been acceptable to the SRCSD in the past and, depending on the landscape plan, are acceptable on a case-by-case basis:

*Betula albo (European White Birch)	*Acer buergeranum (Trident Maple)
Celtis australis (European hackberry)	Lagerstroemia indica 'catawba'
Celtis occidentalis (Common hackberry)	Lagerstroemia indica 'potomac'
Celtis sinensis (Chinese hackberry)	Lagerstroemia indica 'powhatan'
Cercis Canadenis (Eastern redbud)	Lagerstroemia indica 'seminole'
Cinnamomum camphora (Camphor tree)	Magolia grandiflora 'russet'
*Cornus florida (white flowering dogwood)	Magolia grandiflora 'little gem'
Cupressus sempervirens (Italian cypress)	Magolia grandiflora 'Edith Bogue'
*Gingko Biloba "Autumn Gold" (Gingko)	Red maple 'armstrong'
* indica cultivars (Crape myrtle)	Red maple 'gerling'
* Lagerstroemia faurei hybrids (Crape Myrtle)	Tilia Cordata (Little Leaf Linden)
*Prunus cerasifera Krauter (Purpleleaf Plum)	Pistacia Chinensis (Chinese Pistache)
Prunus serrulata Kwanzan (Flowering cherry)	Platanus X Acerifolia (London Plane)
Pyrus calleryana cultivars (Flowering pear)	
Pyrus kawakamii (Evergreen pear)	
*Rhus lancea (African sumac)	

**Preferred trees*.

Once landscaping plans have been developed SRCSD requires that the landscaping plans be submitted for review and approval.

CSD-1
COUNTY SANITATION DISTRICT 1
Wastewater Collection For a Growing Sacramento

10545 Armstrong Avenue
Mather
California
95655
Tele: [916] 876-6000
Fax: [916] 876-6160
www.csd-1.com

Board of Directors
Representing:
County of Sacramento
City of Citrus Heights
City of Elk Grove
City of Folsom
City of Rancho Cordova
City of Sacramento

Mary K. Snyder
District Engineer
Christoph Dobson
Acting Collection Systems Manager
Wendell H. Kido
District Manager
Marcia Maurer
Chief Financial Officer

Attachment 2

March 2, 2007
E225.000

RECEIVED
MAR 08 2007
RANCHO CORDOVA
PLANNING

Jeffery Beiswenger
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Subject: **Creekside Commerce Center**
APN: 072-2860-001
Control No. RC-06-262

Dear Mr. Beiswenger:

Both the County Sanitation District 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the subject documents and have the following comments.

It is noted that the project proposes a Design Review and Tentative Subdivision Map for dividing one lot into 11 lots and developing 16 individual light industrial buildings on these 11 lots.

CSD-1 Conditions:

Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.

Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

Sewer service laterals will not be permitted to connect directly to the 84-inch diameter interceptor sewer line located north of the property.

Sewer easements may be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. CSD-1 will provide maintenance only in public right-of-ways and in easements dedicated to CSD-1.

Demonstrate the existence of, and if needed, abandon the existing easement along the subject property's north boundary and grant CSD-1 a sewer access and maintenance easement centered along the existing pipeline near the property's north boundary. Easements from adjoining parcels are not required. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer.

The subject project owner(s) and successors in interest thereof, shall be responsible for repair and/or replacement of all non-asphalt and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance and repair operations, including landscaping, channelizations, lighting and any other appurtenances conflicting therein. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include, but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.

CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.

All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer service.

CSD-1 Advisories:

Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewer(s), shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

Developing this property will require the payment of sewer impact fees. Impact fees shall be paid prior to filing and recording the Final Map or issuance of Building Permits, which ever is first. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

SRCSD Advisories:

SRCSD has an 84" RCP interceptor line running along North Mather Blvd. (south side of roadway), which is also the north side of this property. A 69-foot sewer easement is already dedicated to the District. Walls, footings for walls, underground utilities and other above and below ground structures shall not be permitted within this easement unless approved by the District Engineer. Steve Norris of SRCSD (tel. 876-6053) should be contacted before doing any improvements within the SRCSD easement.

If you have any questions regarding these comments, please call AC David at (916) 876-6296 or myself at (916) 876-6094.

Sincerely,

Salam A. Khan, P.E.
Department of Water Quality
Development Services

SK/BL: cc

cc: File
SRCSD Development Services
David MacMillan
MacMillan Partners, Inc.
151 Ashridge Court
Granite Bay, CA 95746

CSD-1
COUNTY SANITATION DISTRICT 1
Wastewater Collection For a Growing Sacramento

10545 Armstrong Avenue
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City of Rancho Cordova
City of Sacramento

Mary K. Snyder
District Engineer
Christoph Dobson
Acting Collection Systems Manager
Wendell H. Kido
District Manager
Marcia Maurer
Chief Financial Officer

March 16, 2007
E225.000

RECEIVED
MAR 2 1 2007
RANCHO CORDOVA
PLANNING

Jeff Beisenger
City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Subject: **Capital Center V**
APN: 072-0690-101
Control No.: RC-06-247

Dear Mr. Ritchie:

Both the County Sanitation District 1 (CSD-1) and the Sacramento Regional County Sanitation District (SRCSD) reviewed the subject documents and have the following comments.

CSD-1 Conditions:

Connection or reconnection to CSD-1's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

Each lot and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.

CSD-1 Advisories:

Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

If you have any questions regarding these comments please call AC David at 876-6296 or myself at 876-6094.

Sincerely,

Salam A. Khan, P.E.
Department of Water Quality
Development Services

SK/CJ: clm

cc: File
Kirk Khasigian
Panattoni Development Co.
8401 Jackson Road
Sacramento, CA 95826

beiswenger031607.ltr

COUNTY OF SACRAMENTO
DEPARTMENT OF WATER RESOURCES

MEMORANDUM

Date: February 19, 2007

TO: Jeffrey S. Beiswenger, AICP, Planning

Applicant:

FROM: Mark Rains, County of Sacramento Department of Water Resources

---

PROJECT NAME: **Creekside Commerce Center Design Review and Tentative Subdivision Map**

CONTROL NUMBER: **RC-06-262**

A.P.N.: **072-2860-001**

COMMENTS SECTION:

1. FEMA Flood Zone: X
   Panel No. 060262-0210
   Date: 7/6/1998

2. Watershed: Morrison Creek

CONDITIONS OF APPROVAL:

If the project is approved, the subject application should be conditioned on the following:

1. STD#190 (I,E,F)- Provide onsite and offsite drainage easements and facilities pursuant to the Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, Sacramento County Improvement Standards, and the Villages of Zinfandel Drainage Master Plan. Provide any fee required by the Sacramento County Water Agency Code and the approved Villages of Zinfandel finance plan.

C:\Documents and Settings\jbeiswenger\Local Settings\Temporary Internet Files\OLK20\RC-06-262 Creekside Commerce Center Des Rev and TSM.doc

RANCHO CORDOVA POLICE DEPARTMENT

Memorandum

February 9, 2007

To : JEFFREY BEISWENGER, Principal Planner
City of Rancho Cordova Planning Department

From : CSS III JEFF RODRIGUES, Crime Prevention Specialist
Sacramento County Sheriff's Dept./Rancho Cordova Police Dept.

Subject : **06-262 CREEKSIDE COMMERCE CENTER**

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

a) Parking/Circulation

i) All entrances to the parking area shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's/manager's request.

ii) Handicapped parking spaces shall be clearly marked and properly posted and be conveniently located near the buildings they are intended to serve.

b) Building Security

i) The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of (1) inch each side of the strike, so as to prevent violation of the strike.

ii) Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened.

iii) Employee/pedestrian and utility room doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock with minimum throw of one (1) inch.

iv) Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.

v) Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.

vi) Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long astragal shall be installed on the door exterior to protect the latch. No surface-mounted exterior hardware need be used on panic-equipped doors.

vii) Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of three hundred (300) lbs. applied in any direction.

viii)All hatchway openings on the roof of any building shall be secured as follows:

(1) If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.

(2) The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.

(3) Outside hinges on all hatchway openings shall be provided with nonremovable pins when using pin-type hinges.

ix) All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:

(1) Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.
or:
(2) A steel grill of at least 1/8" material or two inch mesh and securely fastened and

x) If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

c) Landscaping

i) Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along the building perimeter.

ii) All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.

d) Lighting

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

ii) All exterior doors shall be provided with a light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

iii) Each premises, while closed for business after dark, must be sufficiently lighted by use of interior night lights.

iv) Exterior door, perimeter, and soffit lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting. (The building photocells should be located near any roof hatch openings for ease of maintenance.)

e) Building Numbering

i) The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and of a color contrasting with the background.

ii) Each different unit within the building shall have its particular address prominently displayed on its front and rear doors. (Rear door numbers only need to be one inch in height.) If front door numbers are placed on glass, the numerals shall be white in color.

The Police Department reserves the right to make additional security and safety conditions, if necessary, upon receipt of detailed/revised building plans.

If you should have any questions, please contact me at (916)876-7599.

Sacramento Metropolitan Fire District

2729 Prospect Park Drive · Rancho Cordova, California 95670 · Phone (916) 851-8937 · Fax (916) 851-8939

DON METTE
Fire Chief

February 21, 2007

City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Attention: Jeffrey Beiswenger, AICP

RE: **Control Number: RC-06-262**
APN: 072-2860-001
Project Name: Creekside Commerce Center
Project Location: Zinfandel Drive and N. Mather Blvd.
Applicant's Name: David MacMillan
SMFD Project Number: 2007-0221

Dear Mr. Beiswenger:

This office is in receipt of your request for Fire District review and comment for the referenced project. Upon consideration of the information submitted to date, the following requirements and areas of concern have been identified:

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

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

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

1. Reciprocal access and roadway maintenance agreements shall be provided for the interior roadways of the proposed complex. The roadway maintenance and reciprocal access agreements shall be record with the Public Recorders Office having jurisdiction and shall provide for the following:

Provisions for the necessary repair and maintenance of the roadway surface

A. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
B. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
C. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
D. Unrestricted use of and access to the roadways covered by the agreements.
E. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.

2. A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any construction permit cards.

3. 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 twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.

4. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial structures with an area per building not exceeding 3,600 square feet is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration. Fire hydrant installations for the protection of commercial projects shall comply with the following requirements:

    A. One fire hydrant shall be located 150 feet from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.
    B. A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements.
    C. Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction, and per SCC-1240, must be upgraded to approved steamer type hydrants.
    D. Each approved fire hydrant shall have a minimum flow of 1,500 gallons per minute (gpm) for commercial developments. Additional requirements apply to commercial structures with building areas greater than or equal to 3,600 square feet.

5. Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. ***Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.***

6. Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. ***The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. Traffic calming measures, speed bumps, humps, etc., shall not be installed in fire apparatus access roadways.***

7. When the apparatus access roadway length exceeds 150 feet from the public way, an approved fire apparatus roadway conforming to SMFD Standard 444.302 shall be provided. The turn-around shall be located within 50 feet of the end of the access roadway.

8. The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.

9. All structures proposed for this project shall be equipped with an approved automatic fire sprinkler system. The automatic fire sprinkler system shall be designed to NFPA 13 standards.

10. The homeowners association responsible for regulating the common areas of the complex shall enact regulations controlling vehicle parking on the interior access roadways and containing provisions for the timely removal of vehicles parked in prohibited areas. A copy of these regulations shall be submitted to the Fire District for review.

11. Traffic calming measures, speed bumps, humps, etc. shall not be installed in fire apparatus access roadways.

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

If I may answer any questions or be of further assistance, please feel free to contact me at (916) 851-8932.

Sincerely,

Steven P. Trout
Supervising Fire Inspector
Southeast Inspection Area

Cc: Applicant
Insp. Magee
File

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PLANNING

P.O. Box 15830, Sacramento, CA 95852-1830; 1-888-742-SMUD (7683)

February 3, 2007

FILE: RC 06-0262

CITY OF RANCHO CORDOVA
PLANNING DEPARTMENT
ATTN: JEFFERY S. BEISWENGER
3121 GOLD CANAL DRIVE
RANCHO CORDOVA, CA. 95670

We have reviewed the Tentative Parcel Map (CREEKSIDE COMMERCE CENTER).

At this time and juncture of the tentative map process we do not have any comments.

Any revisions or deletions relative to the above conditions must be submitted in writing by the Real Estate section of SMUD. No verbal or other written agreements should be accepted by the City of Rancho Cordova.

Michael E. Toyama
Michael E. Toyama
Land Agent
Real Estate Services
(916) 732-5330

cc: MAC MILLIAN PARTNERS, INC.
BURRELL CONSULTING GROUP

TB 299-J-5 MILETIJEV

SMUD FILE: RC 06-0262

J:/06-0262rc.doc

CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

David Sander
Mayor
Linda Budge
Vice Mayor
Ken Cooley
Councilmember
Robert McGarvey
Councilmember
Dan Skoglund
Councilmember

MEMORANDUM

Date: March 9, 2007

To: Jeff Beiswenger, Senior Planner

From: Kevin Freibott, Planning Department

Subject: Updated Environmental Assessment – Creekside Commerce Center (RC-06-262)

CC: Ben Ritchie, Environmental Coordinator
David MacMillan, MacMillan Partners, Inc.
Marcus Lo Duca, Sandberg, Lo Duca & Aland, LLP

According to our initial assessment of the CEQA requirements for the proposed Creekside Commerce Center project (the proposed project), we felt that subsequent CEQA documentation would likely be required for the proposed project. However, additional information now available regarding the proposed project as well the City's continued research into prior documentation related to this project has resulted in a need for a revision of our previous assessment.

As you know, the proposed project was described at a programmatic level in the Villages of Zinfandel EIR (Villages EIR), certified by the County in 1998 (State Clearinghouse #1996042019). The construction of light industrial uses on this site was assumed in the EIR and several impacts were identified related to the construction and operation of such uses. However, as I identified in my previous memo, there were six areas in which we felt the project may require additional CEQA documentation.

The State CEQA Guidelines provide specific guidance for determining whether a subsequent project under an EIR requires subsequent environmental analysis. According to Section 15162 of the State CEQA Guidelines:

> *(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
>
> *(1) . . .*
> *(2) . . .*
> *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at*

the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; . . . (Emphasis Added)

The Guidelines go on to require the lead agency to prepare a subsequent EIR only "if required under subdivision (a)." According to Section 15162(b), if no subsequent document is required, "the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation."

In my previous email I identified six areas of environmental effect in which we indicated the need for additional study and potential subsequent documentation, pursuant to the State CEQA Guidelines. In regards to those six impact areas, I present the following update to our previous analysis:

Aesthetics

While the Villages EIR did not specifically address aesthetic impacts resulting from development of the SPA, including the proposed project, the City does not expect any significant aesthetic impacts because the project is held the to standards of the City's Design Guidelines. Any additional concerns with the aesthetics of the proposed project will be addressed as part of the City's Design Review. Therefore, the proposed project is not expected to result in any significant aesthetic impacts.

Air Quality

Current Sacramento Metropolitan Air Quality Management District (SMAQMD) standards recommend additional study of construction emissions from industrial projects exceeding 198,000 square feet. The proposed project would include the construction of approximately 308,709 square feet, which exceeds this threshold. For those projects that exceed this threshold, SMAQMD recommends that a full analysis of the expected air quality impact of the project be conducted. I modeled the expected emissions from the project using the URBEMIS software, per SMAQMD standards, and found that the project would result in less than significant air quality impacts.

Hazards and Hazardous Materials

As I stated in my memo dated February 9th, the primary concern with the proposed Creekside Commerce project, in regards to the requirements of CEQA, centered on new information provided to the City identifying the existence of landfills within 1,000 feet of the project site. As these landfills are known to produce methane, a potential exists for significant hazards impacts related to the construction and operation of the land uses proposed by the project. As I identified in my prior memo, the California Integrated Waste Management Board (CIWMB) has developed specific measures to protect land uses within 1,000 feet of the "boundary of any disposal area."

The project proponent has agreed to implement the protective measures described by the CIWMB. Please include the following measures as a condition of approval for the project. The condition should also state that those measures that require physical improvements (e.g. vapor barriers, venting pipes, etc.) shall be shown on all improvement and grading plans prior to approval of those plans. The measures to be implemented are:

- A geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade;
- A permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab;
- A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;
- Perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging;
- The venting pipes shall be constructed with the ability to be connected to an induced draft exhaust system;
- Automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected; and
- Periodic methane gas monitoring shall be conducted inside all buildings and underground utilities in accordance with Sections 20920 through 20937 of the California Code of Regulations.

According to Gino Yekta of the CIWMB, the above measures were developed in order to prevent damage to the environmental control systems at the closed landfill and to protect the public health and safety from landfill gas migration[1]. Specifically, Mr. Yekta stated that the above measures are required in order to "protect public health and safety from migrating landfill gas."

Considering the information provided by Mr. Yekta and the CIWMB, as well as additional research provided to the City by Mr. Mendoza and others, it is the City's determination that the above measures would prevent any significant impacts related to hazards and hazardous materials.

Land Use

Our concerns with Land Use were related to the relationship between the land uses proposed by the project and the Comprehensive Land Use Plan (CLUP) for Mather Airport. The CLUP includes specific requirements for adjacent land uses related to safety, noise,

[1] Email from Mr. Yekta of the California Integrated Waste Management Board to Kevin Freibott of the City Of Rancho Cordova, concerning the disposition and effect of protective measures imposed by 27 CCR 21190 in regards to methane hazards within 1,000 feet of a landfill – March 06, 2007

and obstruction to air traffic. However, it has come to our attention that those land uses not allowed by the Mather CLUP within the approach/departure zone of the airport are also not allowed according the Villages of Zinfandel SPA, as shown in the City's Zoning Code. Therefore, placement of incompatible land uses within the approach/departure zone of the airport is prohibited and no significant impact would occur.

Mineral Resources

Our original concerns in this area related to the project precluding the ability of a third-party to mine the project site for known aggregate resources in the project vicinity. According to the Villages EIR, the site was mined for these resources prior to incorporation of the City. A portion of the Villages of Zinfandel SPA includes a mining overlay. However, the proposed project is not located within that overlay. Considering the above information, we do not expect any significant effect on mineral resources from the proposed project.

Population and Housing

Our concerns with Population and Housing centered on the project's potential to induce further growth in the project vicinity. In general, projects that include the installation of utilities and transportation improvements in an otherwise undeveloped area are considered to have growth-inducing effects. The proposed project is located in an urbanized area that continues to develop and would be served by existing transportation and utility infrastructure. While the proposed project would increase the number of jobs in the vicinity, the increase in jobs was anticipated in both the Villages EIR and the General Plan EIR.

Growth-inducement was not discussed per se in the Villages EIR. However, the ancillary effects of such growth were addressed as the SPA itself was expected to result in population growth. The proposed project does not include any project-specific factors that would increase the potential for growth of the SPA or the project vicinity beyond that expected in the Villages EIR. Therefore, it is expected that the proposed project would have a less than significant growth-inducing impact.

The proposed project is in line with the land uses, densities, and zoning adopted for the Villages of Zinfandel SPA and the associated Villages EIR. While the above environmental effects were not expressly addressed in the original EIR and subsequent documents produced by the County for the project area, none of the above effects is expected to result in a significant impact, according to the City's currently accepted thresholds of significance. Therefore, according to State CEQA Guidelines Section 15162(a), no subsequent EIR is required for the proposed project.

The City hereby determines that the proposed Creekside Commerce Center Project (RC-06-262) is adequately documented in the Villages of Zinfandel EIR and the subsequent CEQA documentation included in the Villages of Zinfandel Subsequent EIR, both prepared and certified by the County. At this time the City will not require any additional CEQA documentation regarding the proposed project. Consideration of the project by the City Council would meet the requirements of Pub. Res. Code Section 21000 et seq. and the State CEQA Guidelines. The City reserves the right to modify this determination in the case that conditions change or modifications are made to the project design or characteristics.

10545 Armstrong Avenue
Mather, CA 95655
Tele: [916] 876-6000
Fax: [916] 876-6160
Website: www.srcsd.com

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Plant Manager
Wendell H. Kido
District Manager
Marcia Maurer
Chief Financial Officer

May 11, 2007

Jeffrey Beiswenger
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, Ca 95670

Dear Mr. Beiswenger:

Subject: Creekside Commerce Center Tentative Subdivision Map (Latest Revision 12/21/06) APN: 072-2860-001, RC-06-262

Sacramento Regional County Sanitation District (SRCSD) has reviewed the subject documents, and has the below mentioned comments. This letter is an update to the SRCSD comments letter that was sent to you dated April 20, 2007. These comments supersede the April 20th letter as well as the SRCSD comments and advisories in the March 2, 2007 letter sent to you by Salam Khan. Please note that the March 2, 2007 County Sanitation District 1 (CSD-1) comments and advisories are still valid.

Creekside Commerce Center Tentative Subdivision Map
The following apply to the tentative subdivision map:

SRCSD Conditions

1. Any improvement that restricts SRCSD access to its easement, pipelines, or facilities shall not be permitted unless express written permission is obtained from the District Engineer.

2. Any proposed use, including landscaping, that is not compatible or interferes with the construction, maintenance, operation, or repair of SRCSD sewer facilities shall not be allowed within SRCSD's existing easement or lands reserved for SRCSD, unless express written permission is obtained from the District Engineer.

3. Permanent structures, walls, and footings shall not be permitted within the existing SRCSD easement or lands reserved for SRCSD, unless express written permission is obtained from the District Engineer.

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4. Deep rooted trees, trees with mature growth more than five feet, oak trees, and other environmentally protected species shall not be permitted within existing SRCSD easements or lands reserved for SRCSD. Trees planted in SRCSD easement and lands reserved for SRCSD shall be limited to those trees listed on the SRCSD approved tree list (attached as Exhibit A).

5. Trees, shrubs, groundcover and any other form of landscaping that obstructs or limits SRCSD access to its manholes shall not be permitted. Trees shall be placed in a manner such that mature roots will not infiltrate manhole structures.

6. To ensure compliance with the above mentioned conditions the applicant shall submit landscaping, utility, and improvement plans for SRCSD review and approval prior to recording of the Final Map.

7. Any proposed utility crossing of an SRCSD interceptor shall be a maximum of 45 degrees from the line that is perpendicular to the centerline of the interceptor.

8. Parallel utilities (water, drain, electrical, etc.) shall not be allowed within the existing SRCSD easement area or lands reserved for SRCSD, unless express written approval is obtained from the District Engineer. Prior to recording of the Final Map, the applicant shall submit a utility plan to SRCSD for review and approval.

9. Reservation of land for SRCSD will be required for the Mather Interceptor, which is proposed to be constructed within the vicinity of the subject property. Prior to the filing for recordation of the Final Map or issuance of building permits, the applicant shall enter into and record an agreement, in a form approved by the District Engineer and District County Counsel of SRCSD, to require the property owner(s) to reserve lands for acquisition by SRCSD to install SRCSD pipelines and facilities for public health purposes and in conformance with the SRCSD Master Plan. SRCSD shall exercise the agreement and acquire the reserved lands within two years of the completion and acceptance of required public improvements. The purchase price shall be the market value thereof at the filing of the tentative map plus taxes against such reserved land from the date of the reservation and any other costs incurred by the subdivider in the maintenance of such reserved area, including interest costs incurred on any loan covering such reserved area. Lengthwise, the strip of reservation land will begin at the edge of the property line adjacent to Zinfandel Drive, and shall parallel Zinfandel Drive up to North Mather Boulevard; the width of this strip of land will be 60 feet. The applicant shall coordinate with SRCSD and shall clearly show the area by metes and bounds on the Final Map.

10. Direct lateral connections to the SRCSD interceptor system shall not be allowed.

SRCSD Advisories

1. The Mather/Bradshaw Junction Structure is currently in design, and temporary construction easement (TCE) will be required for this project. The area required for TCE has not yet been determined by SRCSD.

2. The Mather Interceptor is currently in preliminary design, and TCE will be required for this project. The area required for TCE has not yet been determined by SRCSD.

3. Developing this property will require the payment of sewer impact fees. SRCSD impact fees shall be paid prior to the filing and recording of the Final Map or issuance of building permits, whichever comes first. The applicant shall contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

4. SRCSD will issue a sewer permit to connect to the system if it is determined that capacity is available, and the subject property has met all other requirements for service and approval. SRCSD does not guarantee capacity; the process to connect to the SRCSD system is on a "first come, first served" basis. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of appropriate fees.

5. Pursuant to SRCSD's easement rights, any use or improvement within the existing SRCSD easement that has not been approved by the District Engineer shall be removed at the sole expense of the property owner.

6. The Bradshaw Interceptor, as depicted on the tentative map, appears to be missing a manhole. Sheets C12 and C13 for the Bradshaw Interceptor Section 7B are attached for your reference.

If you have any questions regarding these comments, you may contact me at (916) 876-6130 or at arshadh@saccounty.net.

Sincerely yours,

H. Arshad

Humera Arshad
Assistant Engineer
Sacramento Regional County Sanitation District

HA:dg (dg)

Attachments:

- Exhibit A – Approved Tree List
- Sheet C12 Plan and Profile -- Bradshaw Interceptor Section 7B
- Sheet C13 Plan and Profile -- Bradshaw Interceptor Section 7B

cc: SRCSD Development Services
Kyle Frazier, SRCSD, 55-101
Andrew Page, SRCSD, 55-101
Steve Roth, Real Estate, 55-101
CSD-1 Development Services
Keith Floyd, Sacramento County Counsel, 09-2650
David MacMillan
MacMillan Partners, Inc
151 Ashridge Court
Granite Bay, Ca 95746

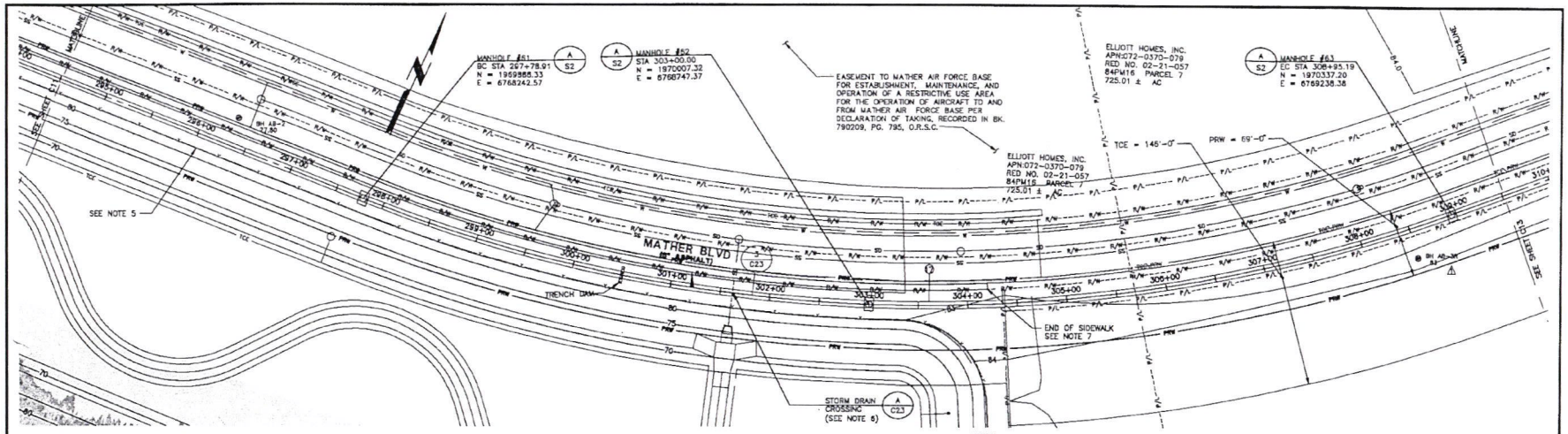
Exhibit A – Approved Tree List

Below is a list of trees that have been acceptable to the SRCSD in the past and, depending on the landscape plan, are acceptable on a case-by-case basis:

*Betula albo (European White Birch)	*Acer buergeranum (Trident Maple)
Celtis australis (European hackberry)	Lagerstroemia indica 'catawba'
Celtis occidentalis (Common hackberry)	Lagerstroemia indica 'potomac'
Celtis sinensis (Chinese hackberry)	Lagerstroemia indica 'powhatan'
Cercis Canadenis (Eastern redbud)	Lagerstroemia indica 'seminole'
Cinnamomum camphora (Camphor tree)	Magolia grandiflora 'russet'
*Cornus florida (white flowering dogwood)	Magolia grandiflora 'little gem'
Cupressus sempervirens (Italian cypress)	Magolia grandiflora 'Edith Bogue'
*Gingko Biloba "Autumn Gold" (Gingko)	Red maple 'armstrong'
* indica cultivars (Crape myrtle)	Red maple 'gerling'
* Lagerstroemia faurei hybrids (Crape Myrtle)	Tilia Cordata (Little Leaf Linden)
*Prunus cerasifera Krauter (Purpleleaf Plum)	Pistacia Chinensis (Chinese Pistache)
Prunus serrulata Kwanzan (Flowering cherry)	Platanus X Acerifolia (London Plane)
Pyrus calleryana cultivars (Flowering pear)	
Pyrus kawakamii (Evergreen pear)	
*Rhus lancea (African sumac)	

**Preferred trees.*

Once landscaping plans have been developed SRCSD requires that the landscaping plans be submitted for review and approval.



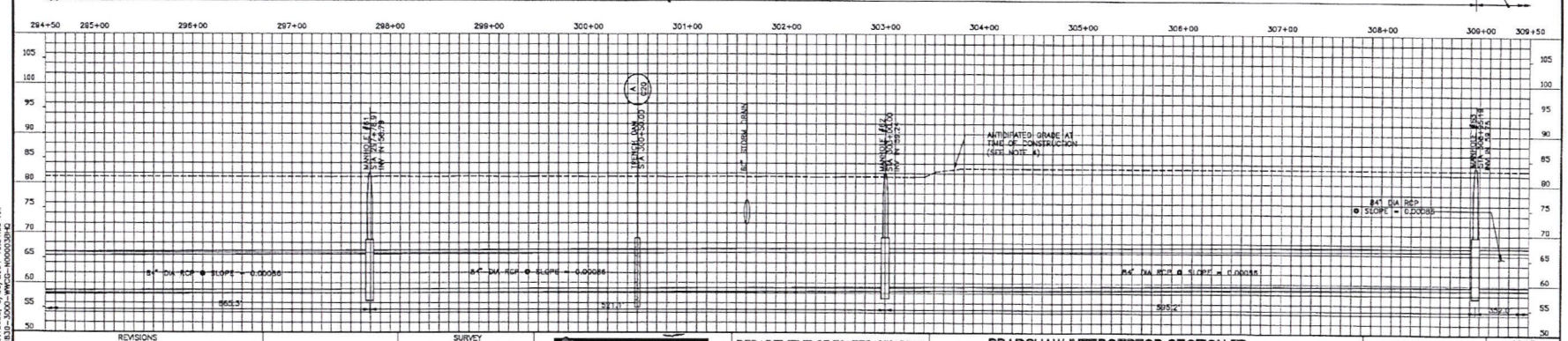
CURVE DATA				
NO.	R	T	L	Δ
17	1550.0'	583.58'	1115.22'	41°15'47"

NOTES:
1. BOUNDARY LINES SHOWN HEREON ARE FROM SACRAMENTO COUNTY ASSESSOR MAPS AND ARE APPROXIMATE ONLY.
2. UTILITIES SHOWN HEREON HAVE BEEN FIELD LOCATED WITHIN THEIR RIGHTS OF WAY AND REPRESENT SURFACE EVIDENCE ONLY.
3. ALL TREES OUTSIDE OF TRENCH AND IMMEDIATE PATH OF CONSTRUCTION EQUIPMENT TO BE PROTECTED DURING CONSTRUCTION ACTIVITIES PER SACRAMENTO COUNTY STANDARD CONSTRUCTION SPECIFICATIONS 10-13 AND 15.1.02. REMOVE ONLY THOSE TREES MARKED FOR REMOVAL.
4. FROM STA 278+50 TO STA 381+50 THE GRADE HAS BEEN PROVIDED BY THE VILLAGES OF ZINFANDEL CONSULTING ENGINEER AND IS WITHIN 1'±.
5. CONTRACTOR TO PROVIDE TEMPORARY FENCING DURING CONSTRUCTION. REPLACE EXISTING FENCE IN-KIND FOLLOWING CONSTRUCTION.
6. REMOVE AND REPLACE 66" STORM DRAIN FROM JOINT TO JOINT.
7. CONTRACTOR SHALL PLACE NEW CONCRETE SIDEWALK FROM STATION 292+70 TO STATION 304+19. SIDEWALK SHALL BE 9' WIDE, 3-5/8" DEEP AND SLOPED 1.5% TO DRAIN TOWARD THE STREET. CONTRACTOR SHALL PLACE 5" OF CLASS II AGGREGATE BASE BENEATH SIDEWALK.

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

STA 284+00 TO 308+95
MAX Rd 12'-5" D-LOAD 2750

STA 308+95 TO 319+71
MAX Rd 12'-6" D-LOAD 2500



REVISIONS			
REV.	DESCRIPTION	BY	DATE
1	ADDENDUM #4	MDM	11/22/04
	CONFORMED	MDM	12/13/04

THIS DRAWING WAS ORIGINALLY APPROVED FOR CONSTRUCTION BY RANDY W. FIORUCCI ON 9/1/04 AND SEALED BY MICHAEL D. MIDDLETON A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, NO. C061533

SURVEY
B.M.: ELEV.:
DESC. SEE SHEET G5

PLANS: F.B.:
PROFILE: F.B.:
DATUM:

SRCSD
BLACK & VEATCH Corporation

DEPARTMENT OF WATER QUALITY
SEWER SYSTEM ENGINEERING AND DESIGN

SUBMITTED: Hugh Francisco DATE: 9-01-04
SUBMITTAL APPROVED: Lyn Dilsaver DATE: 9-01-04

BRADSHAW INTERCEPTOR SECTION 7B

PLAN AND PROFILE STA 294+50 TO 309+50

CONTRACT NO. 3765
FILE NAME 3765-CSSPP-12
DRAWN GMT
DESIGNED MDM,GAV,TTT
CHECKED GLM,BJC
SHEET DATE 12/10/04

SCALE
HOR: 1" =50'
VER: 1" =10'

SHEET C12 OF 23 SHEETS

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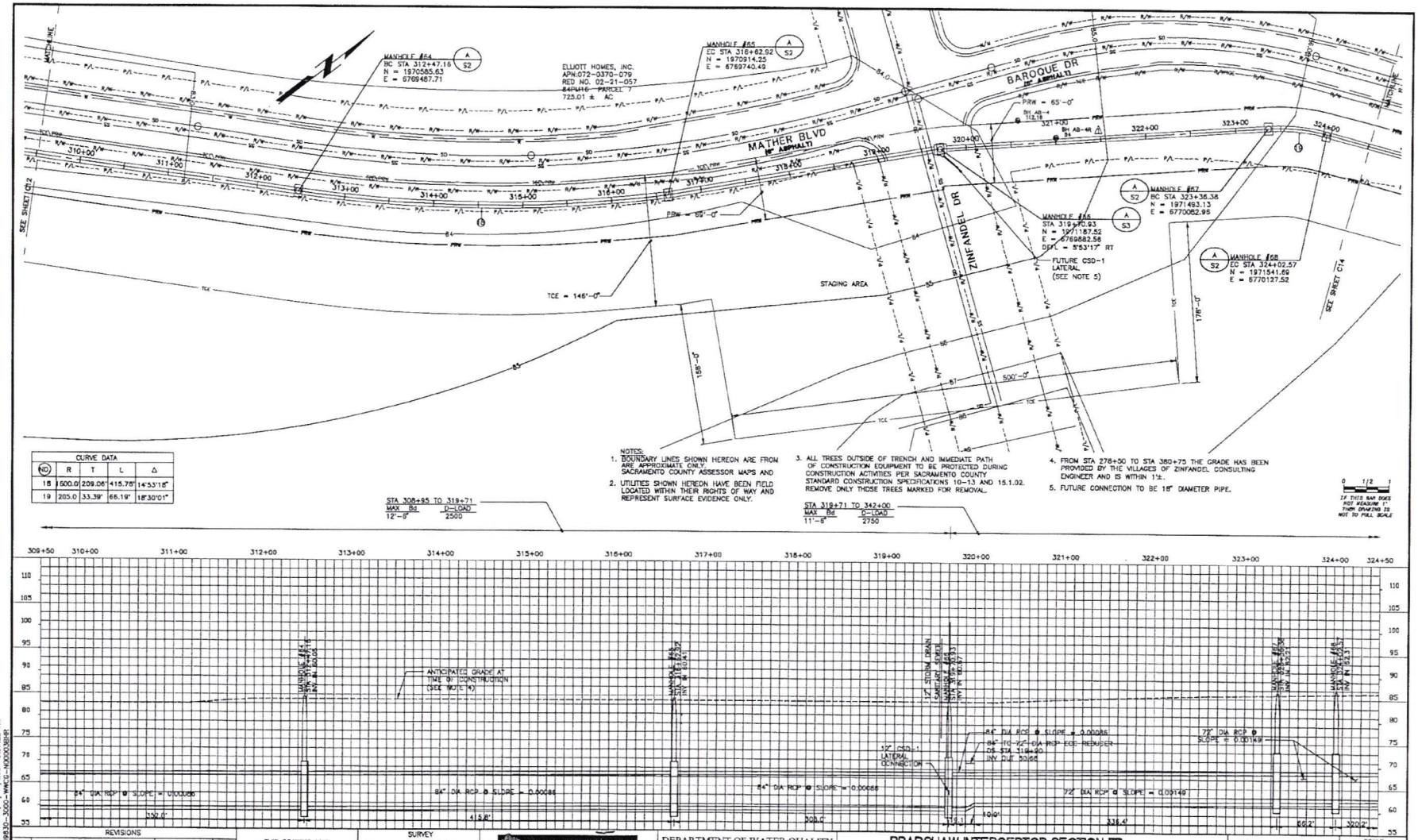
D683D



REVISIONS			
REV.	DESCRIPTION	BY	DATE
1	ADDENDUM #4	MDM	10/15/04
	CONFORMED	MDM	12/10/04

THIS DRAWING WAS ORIGINALLY APPROVED FOR CONSTRUCTION BY RANDY W. FIORUCCI ON 9/1/04 AND SEALED BY MICHAEL D. MIDDLETON A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, NO. C061533

SURVEY
B.M.: ELEV.:
DESC. SEE SHEET G5
PLANS: F.B.:
PROFILE: F.B.:
DATUM:

SRCSD
BLACK & VEATCH Corporation

DEPARTMENT OF WATER QUALITY
SEWER SYSTEM ENGINEERING AND DESIGN
SUBMITTED: DATE: 9-01-04
SUBMITTAL APPROVED: DATE: 9-01-04

BRADSHAW INTERCEPTOR SECTION 7B

PLAN AND PROFILE STA 309+50 TO 324+50

CONTRACT NO. 3765
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DRAWN GMT
DESIGNED MDM,GAV,TTT
CHECKED GLM,BJC
SHEET DATE 12/10/04
SCALE HOR: 1"=50' VER: 1"=10'
SHEET C13 OF 23 SHEETS

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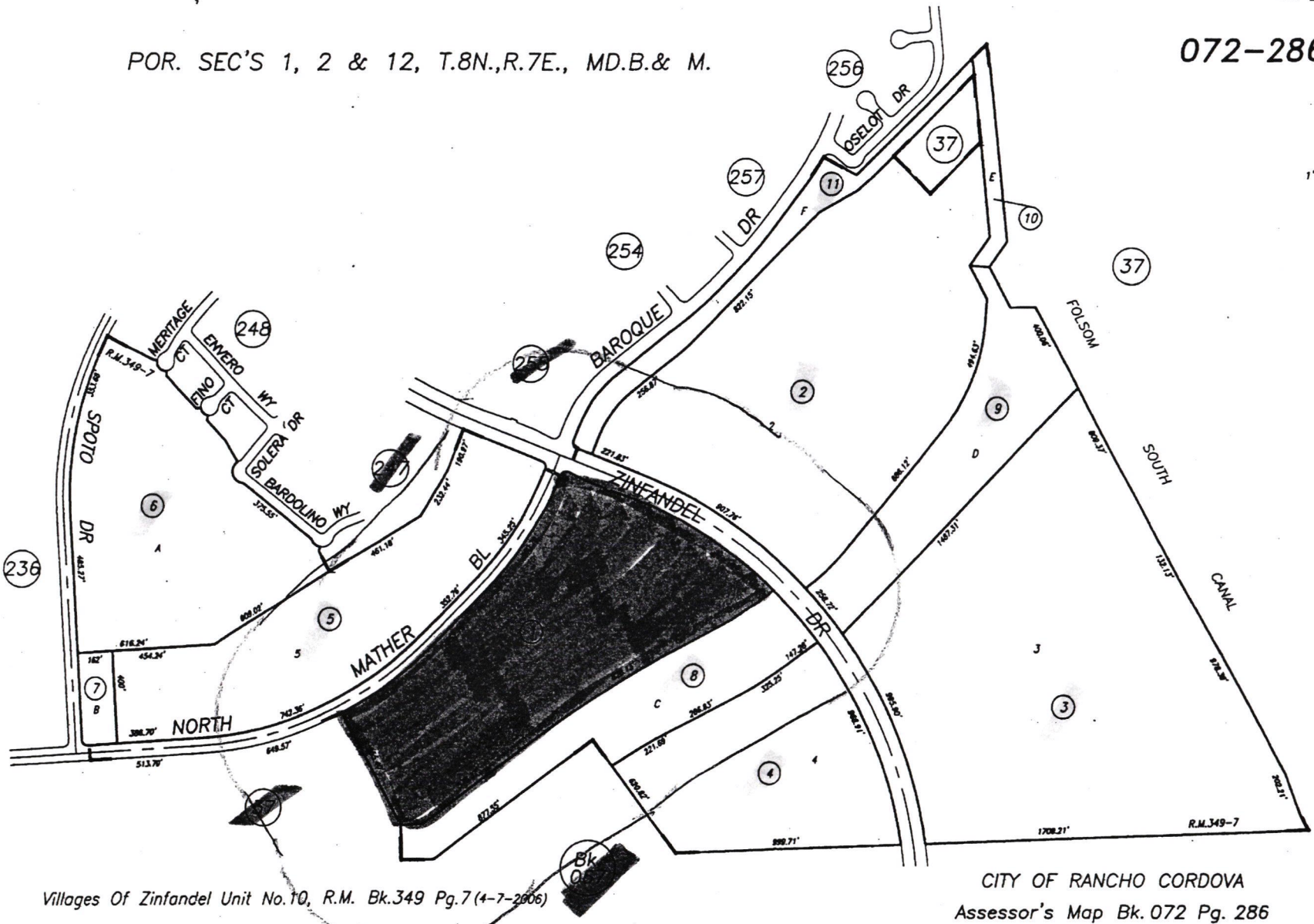
69830-3500-WWCS-NOOOOSHR
FD69830
069830

MAY 1 5 2006

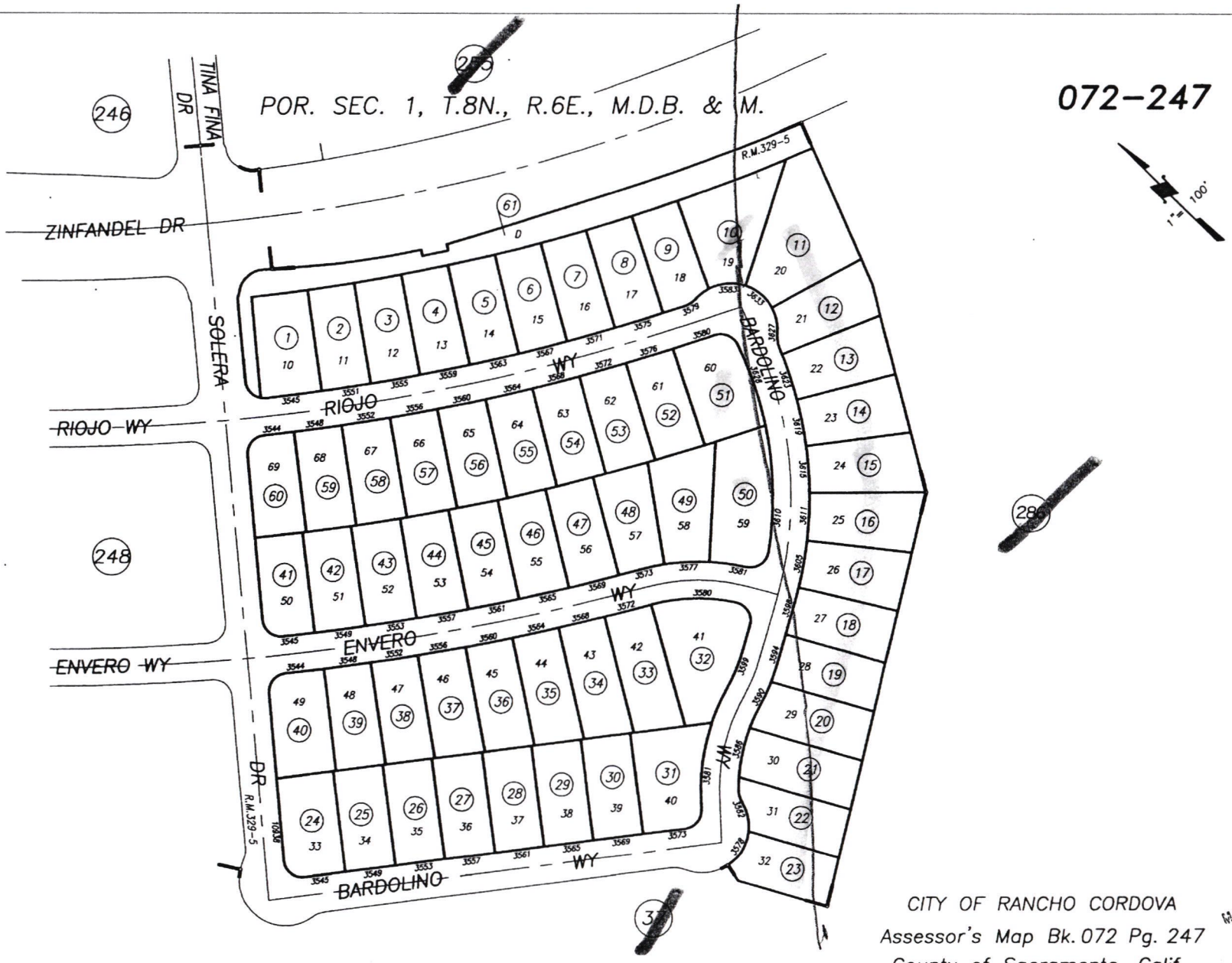
POR. SEC'S 1, 2 & 12, T.8N.,R.7E., MD.B.& M.

072-286



CITY OF RANCHO CORDOVA
Assessor's Map Bk. 072 Pg. 286
County of Sacramento, Calif.

Attachment 4



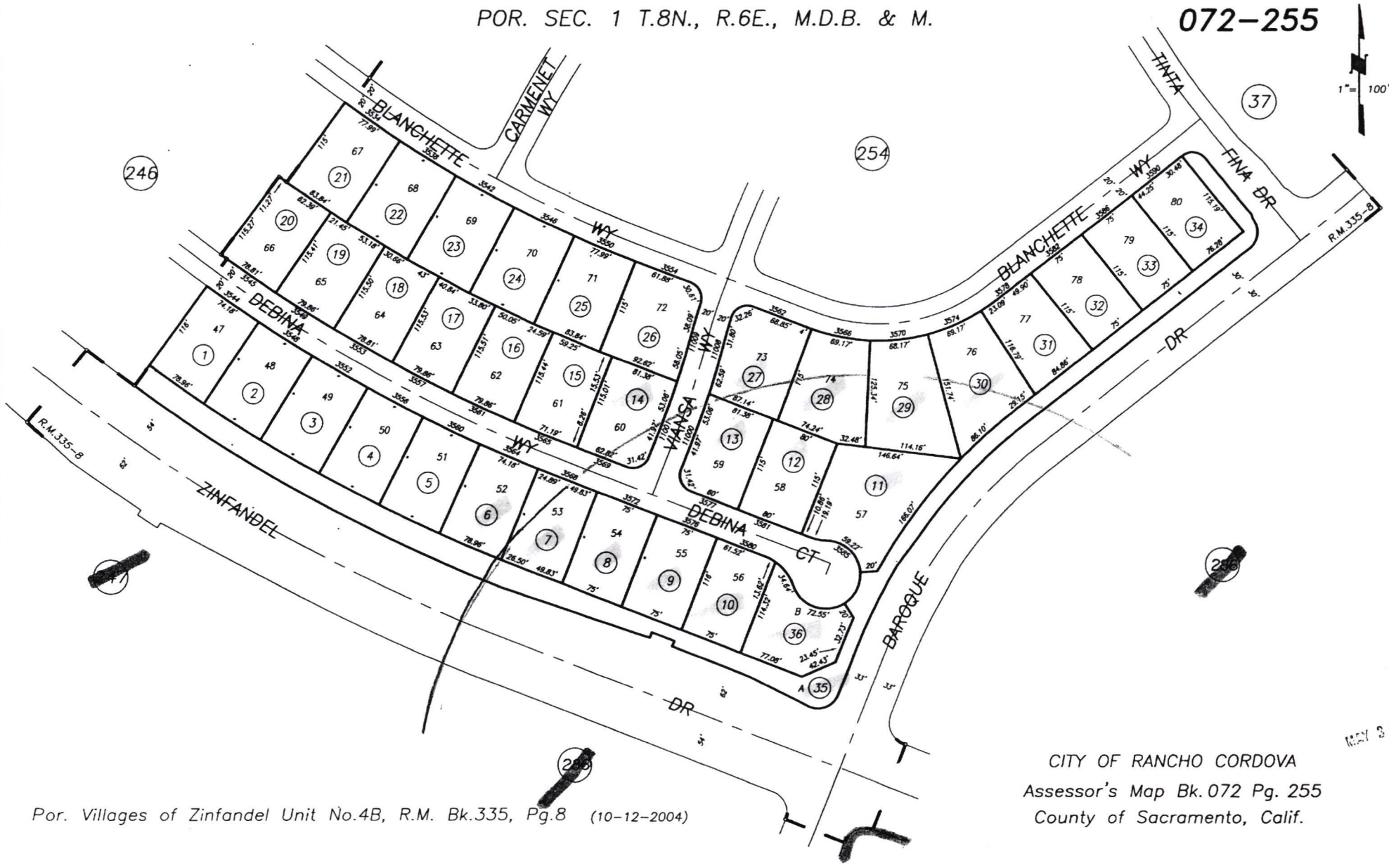
Por Villages Of Zinfandel Unit No.7, R.M. Bk.329, Pg.5 (5-10-2004)

CITY OF RANCHO CORDOVA
Assessor's Map Bk. 072 Pg. 247
County of Sacramento, Calif.

MAY 30 2006

POR. SEC. 1 T.8N., R.6E., M.D.B. & M.

072–255



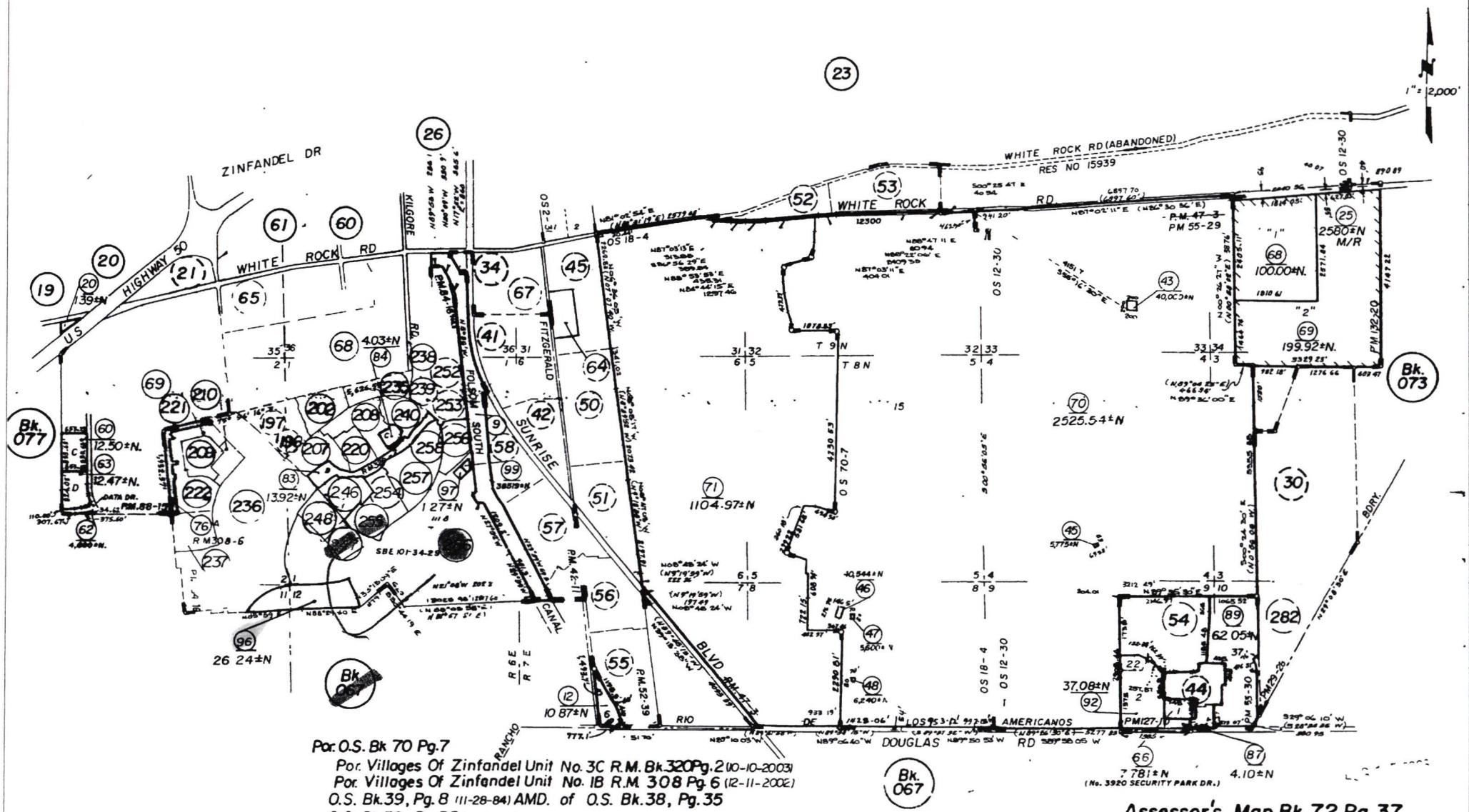
Por. Villages of Zinfandel Unit No.4B, R.M. Bk.335, Pg.8 (10-12-2004)

CITY OF RANCHO CORDOVA
Assessor's Map Bk. 072 Pg. 255
County of Sacramento, Calif.

MAY 30 2006

POR. PROJ. T. 8&9 N., R. 6&7 E., M.D.B.&M.

72-37



Por. O.S. Bk 70 Pg.7
Por. Villages Of Zinfandel Unit No. 3C R.M. Bk.320 Pg.2 (10-10-2003)
Por. Villages Of Zinfandel Unit No. 1B R.M. 308 Pg. 6 (12-11-2002)
O.S. Bk.39, Pg. 8 (11-28-84) AMD. of O.S. Bk.38, Pg. 35
O.S. Bk.38, Pg. 35 (9-7-84)
Security Park Phase I & II Parcel Map Bk. 55 Pg. 30

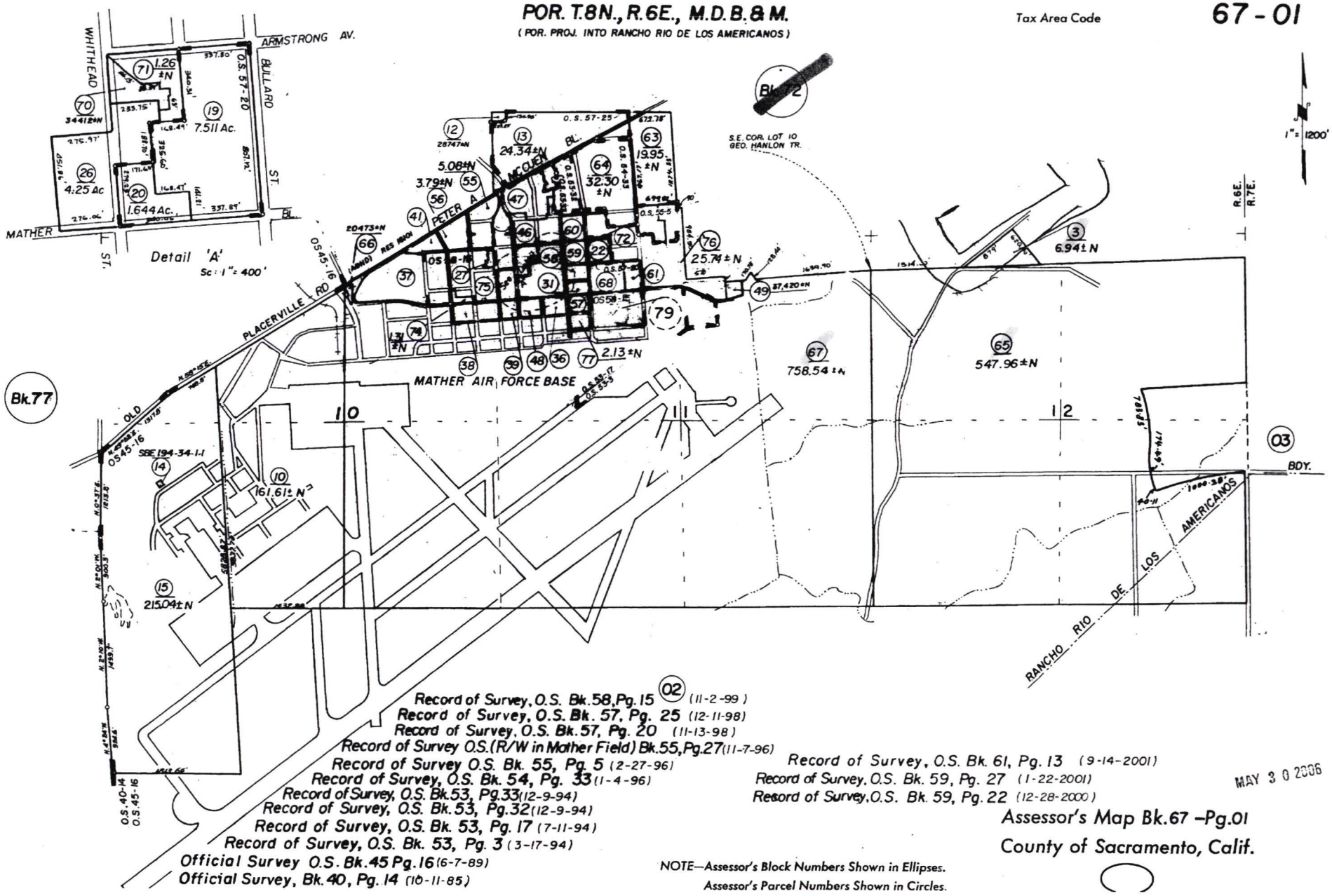
Assessor's Map Bk. 72 Pg. 37
County of Sacramento, Calif.

E1668

POR. T.8N., R.6E., M.D.B.&M.

(POR. PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

Tax Area Code **67 - 01**



Record of Survey, O.S. Bk.58, Pg.15 (11-2-99)
Record of Survey, O.S. Bk. 57, Pg. 25 (12-11-98)
Record of Survey, O.S. Bk.57, Pg. 20 (11-13-98)
Record of Survey O.S.(R/W in Mather Field) Bk.55, Pg.27 (11-7-96)
Record of Survey O.S. Bk. 55, Pg. 5 (2-27-96)
Record of Survey, O.S. Bk. 54, Pg. 33 (1-4-96)
Record of Survey, O.S. Bk.53, Pg.33 (12-9-94)
Record of Survey, O.S. Bk. 53, Pg.32 (12-9-94)
Record of Survey, O.S. Bk. 53, Pg. 17 (7-11-94)
Record of Survey, O.S. Bk. 53, Pg. 3 (3-17-94)
Official Survey O.S. Bk.45 Pg.16 (6-7-89)
Official Survey, Bk. 40, Pg. 14 (10-11-85)

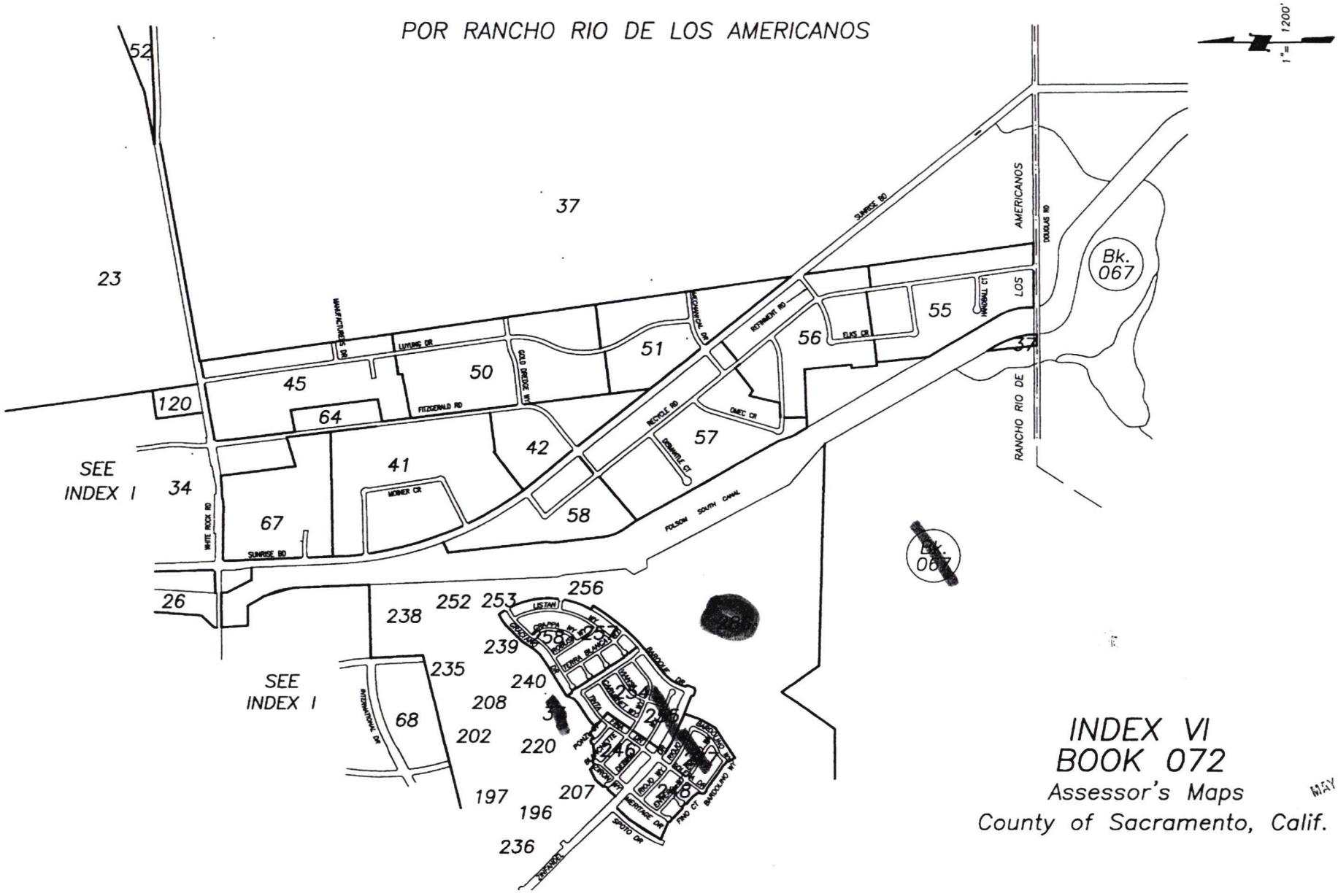
Record of Survey, O.S. Bk. 61, Pg. 13 (9-14-2001)
Record of Survey, O.S. Bk. 59, Pg. 27 (1-22-2001)
Record of Survey, O.S. Bk. 59, Pg. 22 (12-28-2000)

MAY 3 0 2006

Assessor's Map Bk.67 –Pg.01

County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



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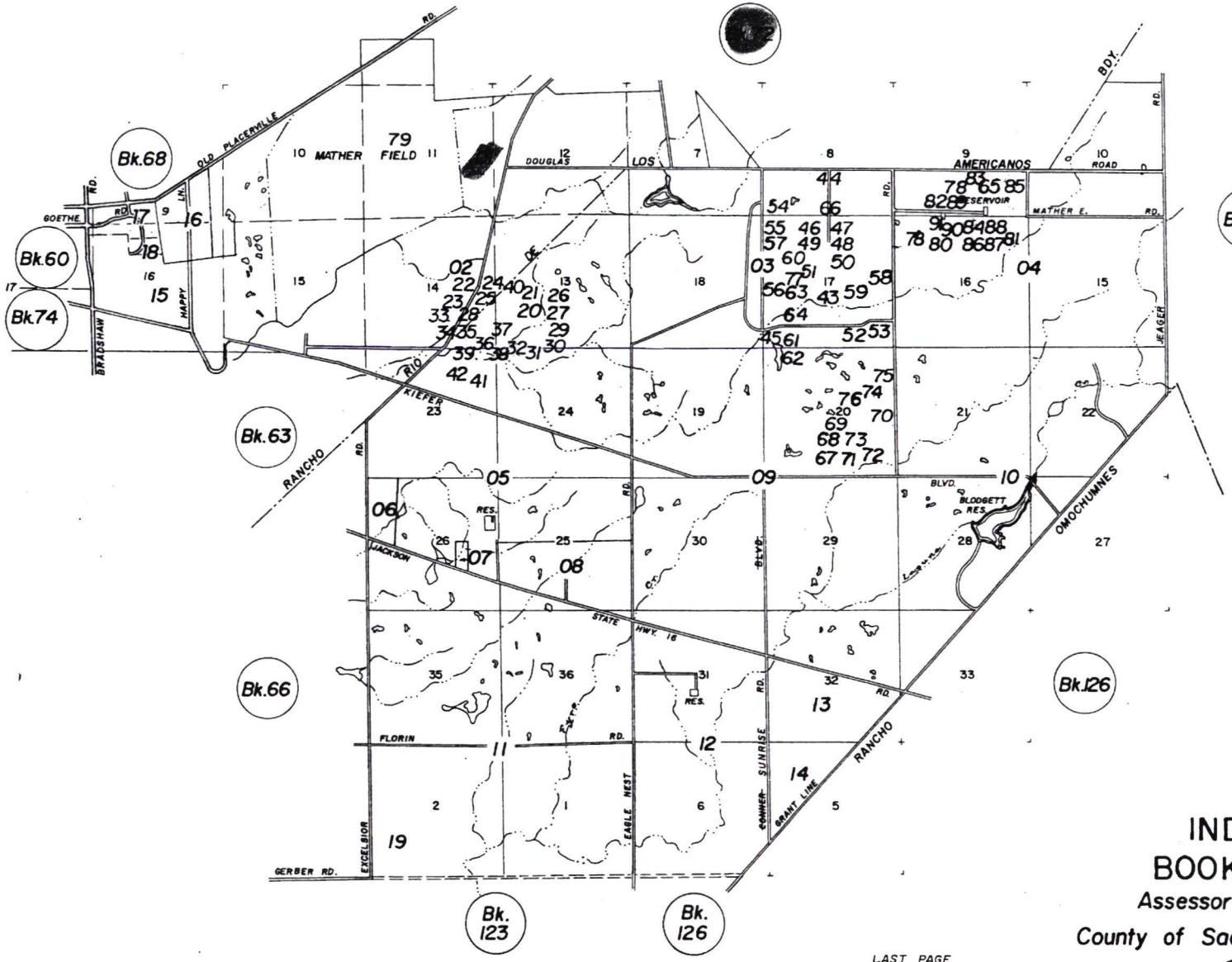
County of Sacramento, Calif.

MAY 3 0 2006

POR. T. 7 & 8 N., R. 6 & 7 E., M.D.B.& M.
& POR. RANCHO RIO DE LOS AMERICANOS



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County of Sacramento, Calif.

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First American Title

6681 Owens Drive
Pleasanton, CA 94588

Phone: 925.225.2670 Fax: 925.225.2674

* Date	:11/17/2006	Prepared By	:Becky Mendoza *
* Time	:11:57 AM	Prepared For	:David MacMillan *
* Report Type	:FIRSTA.TCF	Company	:David MacMillan & Associates *
* Sort Type	:PARCEL	Address	:RE: 500' Radius/APN: 072-2860-001 *
* Parcels Printed	:44	City/ST/Zip	:Owner Labels 2 sets *

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067 0010 067 0000
072 0370 096 0000



First American Title

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Pleasanton, CA 94588

Phone: 925.225.2670 Fax: 925.225.2674

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* Report Type	:FIRSTA.TCF	Company	:David MacMillan & Associates *
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* Parcels Printed	:44	City/ST/Zip	:Occupant Labels 2 sets *

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CITY OF RANCHO CORDOVA
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ELLIOTT HOMES INC
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Marilyn Edgar
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ELLIOTT HOMES INC
2390 E Bidwell St
Folsom, CA 95630-3872

C. Consideration of the Tentative Subdivision Map and Design Review for Creekside Commerce Center- RC-06-262

Request: The applicant is requesting a tentative map to divide a 28.0 acre property into sixteen parcels for light industrial use and design review for sixteen industrial buildings with related site improvements.
Project Applicant: Creekside Commerce Center, LLC, Contact: David MacMillan, MacMillan Partners, Inc., 151 Ashridge Court, Granite Bay, CA 95746
Project Location: APN: 072-2860-001; Southwest Corner of Zinfandel Drive and North Mather Boulevard

Senior Planner Jeff Beiswenger presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to determine the previously reviewed EIR prepared for the Villages of Zinfandel SPA adequately addresses impacts from this project and adopt a resolution to approve the Tentative Subdivision Map and Design Review package for the Creekside Commerce Center, Project No. RC-06-262, subject to the Conditions of Approval. Chair Konarski opened the public hearing and took testimony from David MacMillan, project owner, Michael Tien, project engineer, Brendan Koon, project architect.

The Commissioners had the following concerns and comments:

- Vance-It looks like the south east corner has a drop of about 10 feet-won't this obscure the front of the buildings? Beiswenger-There is a drop in elevation which will alter the view from the street from the south.
- Vance-Will the loading and fire lane turns be difficult for vehicles to maneuver? Beiswenger-The Fire Department reviewed the plans and modifications to the site plan have been incorporated.
- Vance-Can you clarify the security gate condition? Beiswenger-The Fire Department wants to have the security gate condition recorded, so that when one is installed in the future, there is a mechanism to allow the department to access the fire lanes.
- Burke-Is North Mather an existing street? Beiswenger-Yes.
- Burke-You said that there will be a number of signs-won't the quantity specified conflict with the special sign corridor regulations in the zoning code? Beiswenger-This location is outside of the special sign corridor, so the number of signs is compliant with zoning code regulations for the Light Industrial district.
- Cummings-Has this project undergone significant changes since the application was originally submitted? Beiswenger-Yes; the applicant has listened to staff concerns and added site improvements (bike/pedestrian systems), the building facades have been modified, and details added to entries.
- Cummings-Are you referring to the bike trail that goes south to the Mather residential area? Beiswenger-I am mainly referring to the bike trail system that circulates through Stone Creek-I'm not certain where this bike trail system connects with that of Mather.
- Cummings-Concerned about late supplemental report with new agency comment-the interceptor issue is significant. What was the processing time? Beiswenger-The delay was based on Conditions of Approval requiring revision to address and incorporate comments from SRCSD received after the agenda packet distribution.

DRAFT

- Cummings-What other development is planned for the area outside this project? Beiswenger-The immediate north is zoned Business Park, with two office building complexes proposed. Light industrial uses are permitted across the street of Zinfandel and to the south; since these areas are in the flight path, uses and building height are restricted.
- Moe-How is access to the service yards provided? Applicant-The gates are shown on our forthcoming permit proposal, and will be provided to the yards from the sides not visible from the streets.
- Moe-What will the fences look like? Koon-Three fence types are proposed for the project-fencing visible from Zinfandel and North Mather are composed of concrete block with decorative cap; the fencing along the drive aisles cutting through from North Mather to the back drive aisle is wrought iron; internal fencing between the yards is chain link.
- Konarski-Will some of the chain link fences have wrought iron between them? Koon-The chain link is continuous between the service yard and wrought iron is used along the side boundary at the service yards.
- Moe-Is the chain link fence black vinyl coated? Koon-Yes, the metal itself will be coated.
- Moe-Will the buildings be painted in colors derived from a variety of palettes? Koon-There are four different color palettes based on the nearby residential neighborhoods.
- Burke-Will these buildings be sold individually? MacMillan-The buildings will be available for sale, but there will be CC&R's to control the paint color, maintenance, and landscaping.
- Cummings-Do you know where the interceptor will be on the property? Tien-The interceptors will go along Zinfandel; there is an existing interceptor along North Mather. The exact location is unknown.
- Cummings-Is there concern that if the property is built, the parking lot may have to be torn up? Tien-The Sanitation District is willing to work with us relative to easements and existing development-there will be no open trenches.
- Moe-You're confident that this interceptor will be bored? Tien-That is our understanding.
- Moe-Basically, is the condition in place so the district will have an easement? Tien-They want to reserve the right to get the easement so they can place the interceptor.
- Vance-Aren't we trying to discourage chain link fencing? Beiswenger-Yes, when visible from public streets-the locations where the fences can be seen from the street are masonry, and the chain link fences are only between the yards.
- Cummings-This project could set a precedent for other commercial projects in this area; why not encourage more variety? Koon-Buildings 3 and 4 are mirror images, and buildings 15 and 16 are mirror images, but the two pairs are completely different from each other, and have different uses, color palettes, height, and plaza design, while still keeping the buildings in a cohesive style.
- Smith-This project is in a light industrial zone; the design of the building and landscaping set a great standard.
- Burke-What will the signs on the buildings look like? MacMillan-We will set up a comprehensive sign program, but we are willing to work with and accommodate the specific needs of the businesses.
- Burke-Agrees that this project and its design will set a good example for future projects.

DRAFT

- Burke-What kind of businesses will be located in your parks? MacMillan-We have no idea who the ultimate users will be, but we anticipate and encourage more upper tier tenants. The bigger buildings are divisible into four suites, and the smaller buildings are divisible into two suites.
- Vance-Have you contemplated enabling your buildings for solar energy use? It is probably easier to initially build with solar panels than to retrofit. MacMillan-We have yet to look into the cost benefit analysis of solar.

The Commissioners felt staff and the applicant adequately addressed the above concerns.

Action:

Motion: Commissioner Burke moved, seconded by Commissioner Smith, to forward a recommendation to the City Council to determine the previously reviewed EIR prepared for the Villages of Zinfandel SPA adequately addresses impacts from this project and adopt a resolution to approve the Tentative Subdivision Map and Design Review package for the Creekside Commerce Center, Project No. RC-06-262, subject to the revised Conditions of Approval.

Vote on the Motion:

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

There being 5 Ayes, 0 Noes, 1 Abstains, 1 Absentee, the motion is hereby declared to be passed.

MEMORANDUM

DATE: May 21, 2007

TO: Honorable Mayor and Council Members

FROM: Katja Irvin, Assistant Planner

SUBJECT: **NEW HOPE BAPTIST CHURCH DESIGN REVIEW**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
New Hope Baptist Church Pavel Kovalchuck 3201 Balada Way Rancho Cordova, CA 95670	Paul Menard Associates, AIA Paul Menard P.O. Box 1005 Carmichael, CA 95609

PROJECT:	New Hope Baptist Church Design Review
FILE:	RC-07-283
LOCATION:	1950 Zinfandel Drive
APN:	058-0261-039
PLANNER:	Katja Irvin, Assistant Planner

RECOMMENDATION

Planning Commission recommends the City Council adopt Resolution No. 50-2007 (Attachment 1) determining the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and approving the Design Review for New Hope Baptist Church, Project No. RC-07-283, subject to the findings, evidence, Design Package (Exhibit A), and Conditions of Approval (Exhibit B).

RESULT OF RECOMMENDED ACTION

Approval of Resolution No. 50-2007 will allow the applicant to remodel a vacant commercial building for use as a church, including offices and classrooms. The site will be renovated to code, including new landscaping, remodeled building, and other site amenities to improve the area.

AGENDA ITEM # 14

BACKGROUND

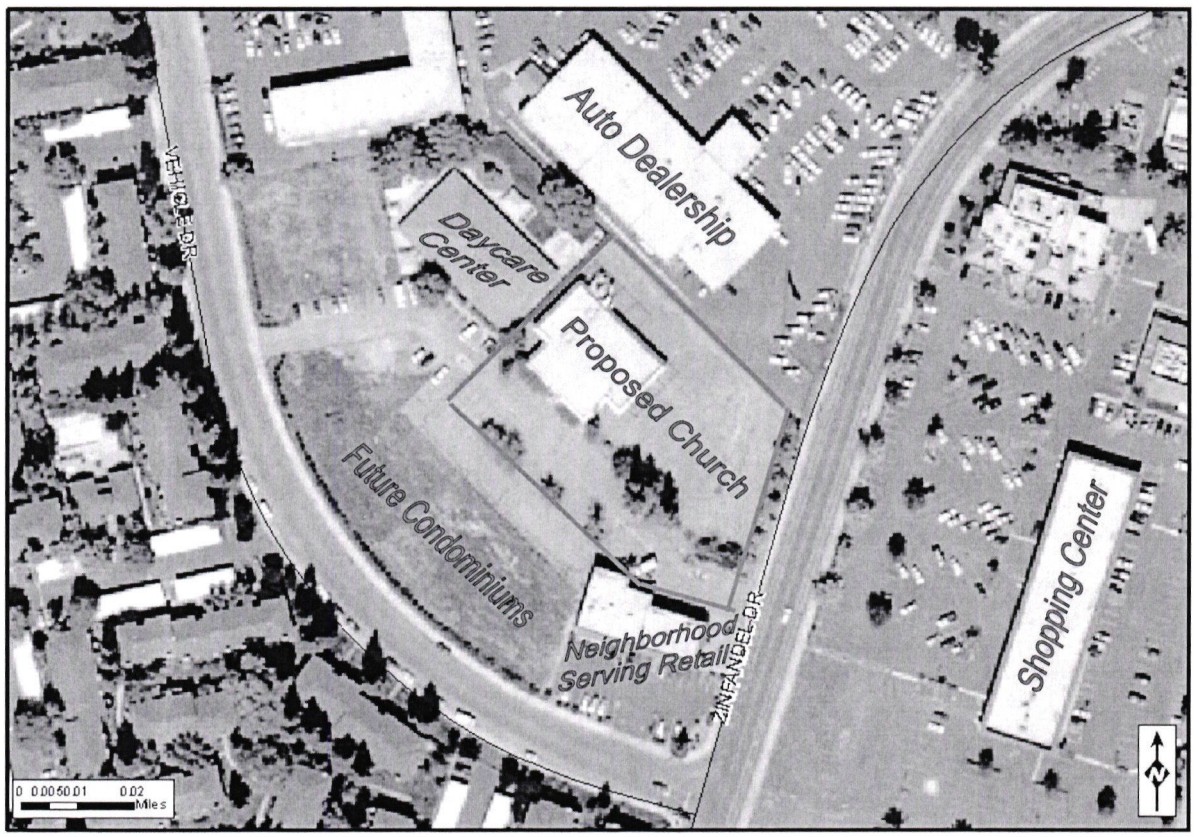

Figure 1. Site Location

	Zoning & Land Use Designation	Current Use
Project Site	General Commercial	Abandoned Building
North	Auto Commercial	Auto Dealership
South	Limited Commercial	Small Retail Building
East	Shopping Commercial	Strip Mall
West	Limited Commercial	Day Care Center and Vacant (Condos Approved)

Table 1. Adjacent Zoning and Current Land Use

ANALYSIS

The applicant is proposing to remodel a former garden center building for a church consisting of two offices, four classrooms, a small residential type kitchen, a children's room, toilet rooms, and a 3,640 square foot lecture-hall sanctuary with 244 seats. The building footprint will remain the same at 8,600 square feet of conditioned space. The facility will be used only by church members to service church functions and religious education.

This adaptive reuse of an existing vacant and neglected site (see Figure 2) will be a positive addition to the community. The primary modification of the existing building will be to raise the roof over the new sanctuary and apply new exterior finishes and roofing throughout. Secondary modifications will be to add architectural elements to signal the primary entrance which faces southwest and to enhance the southeast elevation which faces Zinfandel Drive. The form of the existing building, coupled with New Hope Baptist Church's programmatic needs, dictates that the primary entrance face southwest rather than southeast towards Zinfandel Drive. Therefore, portico roof forms, a steeple, stone columns, and landscape elements were added to engage with Zinfandel Drive (see street-facing elevation shown in Figure 3).

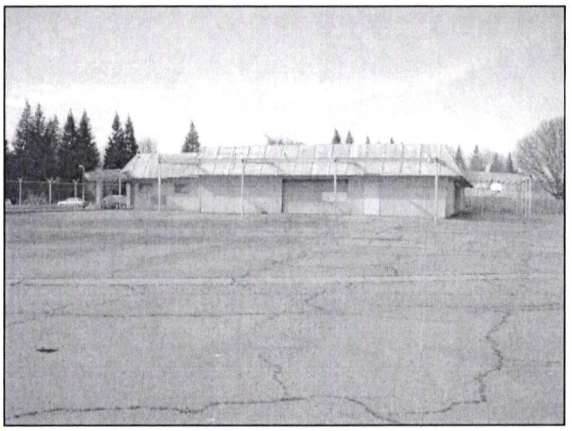

Figure 2. Existing Site and Conditions

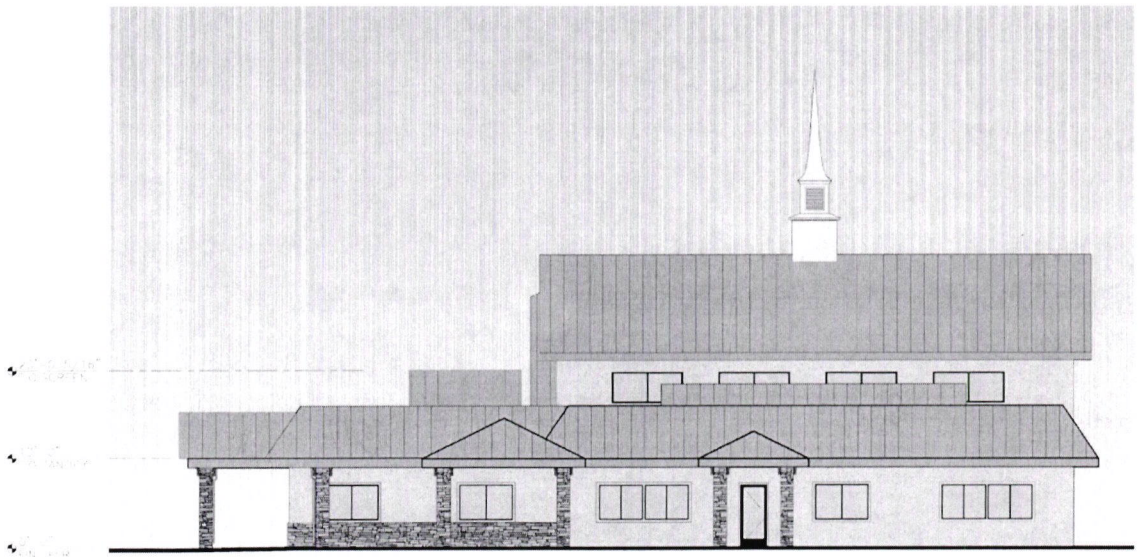

Figure 3. South Elevation

General Plan

The proposed project is in the Sunrise Boulevard North Planning Area, envisioned as an area with more intensive mixed-use (retail, office, and residential) activities. Consistent with existing development patterns, sites designated for commercial mixed-use are surrounded by office mixed-use and medium density residential. The parcel is located toward the edge of an area designated for office mixed-use, but a church is an appropriate use in this area.

Zoning

Zoning in the project area is shown in Figure 4. The proposed project is in the General Commercial (GC) zone, which provides for general commercial and heavier types of commercial uses. Churches are permitted in the GC zone.

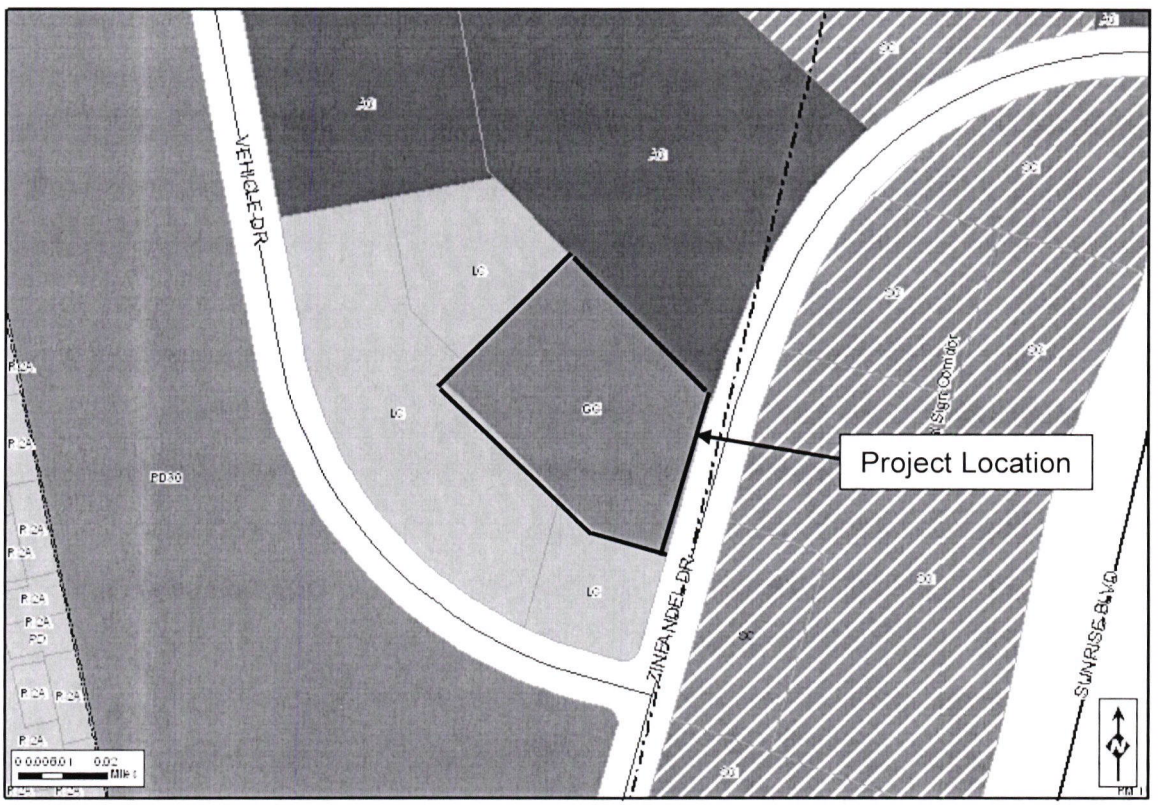

Figure 4. Project Area Zoning

Design Guidelines – Design Review Findings

Planning Commission has reviewed the request and determined the project fulfills most of the City of Rancho Cordova Design Guidelines for Community Facilities. The required findings approving the Design Review are included in Resolution No. 50-2007 for the City Council's review and approval.

CONCLUSION

The placement of a religious facility at this site will create an appropriate transition from commercial to neighborhood serving residential uses. The refurbished building will incorporate high-quality materials and landscaping and will include pedestrian amenities such as an internal pathway and public plaza. These site design principles symbolize a transition from the simple unattractive, auto-oriented commercial buildings that currently predominate in the area, to buildings that pay more attention to their visual impact on the surrounding community and improve the functioning of the built environment for pedestrians.

Quality materials and extensive landscaping improvements do much to improve architectural design of the dilapidated retail building to be remodeled. Leaving the abandoned building as it currently stands on the site would be detrimental to property values while the proposed improvements will help to encourage further transition, redevelopment, and improved urban form in the area. Therefore, the Planning Commission recommends the City Council approve the request.

ENVIRONMENTAL ANALYSIS

This project is Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines.

FINANCIAL IMPLICATIONS TO CITY

This project will use a commercially zoned parcel for a religious use, preventing future renewal of the site for commercial uses, which could potentially provide sales tax income for the city general fund. However, the building has been vacant for several years and may not be a strong or viable commercial site.

RECOMMENDED MOTIONS

Move the City Council approve Resolution No. 50-2007 determining the project is Categorically Exempt under Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines, and approve the Design Review for New Hope Baptist Church, Project No. RC-07-283, subject to the attached Design Package (Exhibit A) and Conditions of Approval (Exhibit B).

ATTACHMENTS

1. Resolution No. 50-2007 with Design Review Package, consisting of the Site Plan, Color Elevations, Landscape Plans, and Lighting Plans (Exhibit A) and Conditions of Approval (Exhibit B).
2. 500' Radius Map and Labels
3. April 26, 2007 Planning Commission Meeting Minutes Item E (Draft)

CITY OF RANCHO CORDOVA

RESOLUTION NO. 50-2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING DESIGN REVIEW FOR NEW HOPE BAPTIST CHURCH PROJECT # RC-07-283

WHEREAS, New Hope Baptist Church (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for Design Review for the remodel of a commercial building on 1950 Zinfandel Drive (Assessor's Parcel Number 058-0261-039); 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, per 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, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AS FOLLOWS:

1. That the project site was adequately analyzed according to the Guidelines of the California Environmental Quality Act.

   Finding
   The project proposes the remodel of an existing building within an urbanized area and is categorically exempt under Section 15332, of the California Environmental Quality Act Guidelines.

   Evidence
   Class 32 consists of projects characterized as in-fill development, meeting the conditions as follows.

   a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
   b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
   c) The project site has no value as habitat for endangered, rare, or threatened species.
   d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
   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:

   a) Finding
      The proposed project is consistent with the objectives of the General Plan and

Community Plan, complies with applicable Zoning regulations, Specific Plan provisions, Special Planning Area provisions, and is consistent with the applicable "Guiding Principals" and "Design Concepts" in section 110-84.

Evidence
The General Plan envisions a city of walkable streets, unified architectural details and landscaping, and community assets that are built into neighborhoods and scaled and designed as active neighborhood centers. The proposed project complements the older existing architecture in the area—most nearby buildings are set back far from the street and many use applied mansard roof forms as well. The proposed project is consistent with the objectives of Sunrise Boulevard North Planning Area in that it provides a transition from the more intensive, mixed-use area envisioned for Sunrise Boulevard (to the south and east), and the medium-density residential uses (to the north and west). The small-scale neighborhood church fits the scale of the neighborhood and will provide a pedestrian connection and a plaza, which will be a community asset.

The project complies with applicable Zoning regulations for General Commercial parcels—a church is an allowed use in the General Commercial zone, and the proposed structure complies with all height and setback regulations in Zoning Code sections 315-40 through 315-51, parking regulations in sections 330-48 and 330-94, and sign regulations in section 335-07 and 335-31(c).

The applicable "Guiding Principals" and "Design Concepts" in section 110-84 are further defined by the City of Rancho Cordova Design Guidelines and are satisfied by this project as described by the facts and findings discussed below.

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

Evidence
The architecture of the commercial building to be remodeled is not particularly suitable for a place of worship, but doubling the height of the central portion of the structure and adding a steeple will increase the profile of the building and help to make it recognizable as a significant neighborhood-serving community facility.

The project uses high-quality materials, screening of infrastructure facilities, and significant landscape design elements to mitigate the constraints caused by poor site planning for the original facility. In particular, pedestrian connections and amenities will be enhanced by the proposed project. The addition of a pathway, a plaza, and extensive landscaping will define the property as a separate place and enhance the character of the neighborhood and community.

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

d) Evidence

The proposed building is similar to nearby commercial buildings. The architecture of these buildings is not in keeping with the desired character of the City—applied mansard roof forms are to be avoided and large setbacks are not pedestrian-friendly. However, the use of quality materials and the screening of all mechanical equipment and trash receptacles will make the church more attractive than other buildings in the area. The proposed monument sign and building will incorporate similar materials to create a unified design concept, which is also supported by consistent landscaping on the site.

The church will serve as an appropriate buffer and transitional use between the neighborhood, an auto dealership, and larger commercial uses.

e) Finding

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

Evidence

The project will maintain a cross-access agreement that will allow vehicle, bicycle, and pedestrian traffic to enter and exit the site at both Zinfandel Drive and Vehicle Drive, which will substantially reduce traffic conflicts in general. In addition, a clear pedestrian entry point and internal sidewalk through the parking lot will reduce conflicts between vehicles and pedestrians on the site. More significantly, the pathway will connect the project to the adjacent daycare center and condominiums and provide an alternative pedestrian connection that will serve the entire neighborhood.

PASSED AND ADOPTED by the City Council of on the 21st day of May, 2007 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David M. Sander, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

NORTH ARROW

SLOPE ARROW REFERENCE

BUILDING SECTION CUT REFERENCE

DETAIL REFERENCE

SECTION CUT REFERENCE

INTERIOR ELEVATION REFERENCE

SHEET NOTE REFERENCE

DOOR NUMBER REFERENCE

WINDOW REFERENCE

ROOM NUMBER REFERENCE

BEAM REFERENCE

FOOTING REFERENCE

JOIST REFERENCE

SYMBOL LEGEND

NO SCALE | 13

~	DIAMETER
@	AT
A.F.F.	ABOVE FINISHED FLOOR
CLG.	CEILING
CLR.	CLEAR
CONC.	CONCRETE
D.	DEPTH
DF	DRINKING FOUNTAIN
DIA.	DIAMETER
DL.	DEAD LOAD
(E)	EXISTING
EA.	EACH
EA. WY.	EACH WAY
E.N.	END, NAIL
EQ.	EQUAL
F.F.	FINISHED FLOOR
F.P.	FIREPLACE
FTG.	FOOTING
GA.	GAUGE
GR.	GRADE
GYP. BD.	GYPSUM BOARD
LB.	POUNDS, (MEASUREMENT OF WEIGHT)
L.F.	LINEAL FEET
LL.	LIVE LOAD
MAX.	MAXIMUM
MIN.	MINIMUM
(N)	NEW
NAT.	NATURAL
O.S.B.	ORIENTED STRAND BOARD
O.C.	ON CENTER
PSI	POUNDS PER SQUARE INCH
SF	SQUARE FEET
THK.	THICK
T.O.	TOP OF
T.O.P.	TOP OF PLATE
TYP.	TYPICAL
W.	WIDTH
W/	WITH
W.W.M.	WELDED WIRE MESH

ABBREVIATIONS

NO SCALE | 18



VICINITY MAP

NO SCALE | 14

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FAX: (916) 851-8754
CONTACT: JEFF BEISWENGER

PROJECT DIRECTORY

NO SCALE | 10

JURISDICTION ..... COUNTY OF SACRAMENTO

CODE ..... 2001 CALIFORNIA BUILDING CODE (UBC) 1997 EDITION

CONSTRUCTION TYPE ..... V-1 HOUR, SPRINKLERED

OCCUPANCY GROUP
- MAIN SANCTUARY A-2
- CHILDRENS ROOM E-3
- KITCHEN ..... B
- OFFICE ..... B
- CLASSROOMS E-2
- LOBBY S-2

(See Occupancy calculation 12/A0.1 for more information)

PROJECT AREAS
- CONDITIONED AREA ..... 8,600 S.F.
- COVERED PORCH ..... 1,040 S.F.
- **TOTAL AREA UNDER ROOF ..... 9,640 S.F.**

TOTAL NEW CHURCH FOOTPRINT ..... 9,640 S.F.

LOT AREA ..... 1.46 ACRES GROSS (63,527 S.F. approx.)

COVERAGE RATIO 0%

ASSESSOR'S PARCEL NUMBER 058-0261-039

ZONE LC

CODE ANALYSIS

NO SCALE | 20

Use	Area - Square Feet	Occupant Load Factor - S.F per Occupant	Number of Occupants	Number of Occupants by Seating Arrangement in Sanctuary
Main Sanctuary	3,009	-	244	244
Lobby	693	7	99	
Stage	911	15	61	
Children Room	157	15	10	
Subtotal - Assembly			414	244
Kitchen	227	200	1	
Classrooms	1,899	20	95	
Offices	348	100	3	
Audio/Visual Room	101	100	1	
Accessory Spaces			100	
Total Occupants			514	

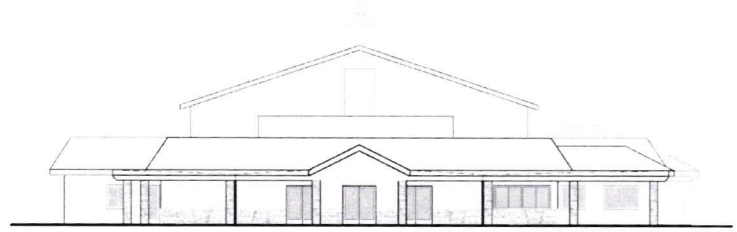
OCCUPANCY CALCULATIONS

NO SCALE | 12

NEW HOPE BAPTIST CHURCH

REMODEL

1950 ZINFANDEL DRIVE
RANCHO CORDOVA, CA 95670



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A0.1 COVER SHEET
A1.0 SITE PLAN
A1.1 SITE CONTEXT
A2.1 FLOOR PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR ELEVATIONS
A3.4 EXTERIOR ELEVATIONS
A4.1 SECTIONS
A5.1 ROOF PLAN
A6.1 COLOR RENDERING
A6.2 COLOR RENDERING
A6.3 COLOR RENDERING
A6.4 COLOR RENDERING
A7.1 SAMPLE MATERIALS SHEET

LANDSCAPE

L1.1 TREE LAYOUT AND SHADE CALCULATIONS
L1.2 SHRUB LAYOUT PLAN

ELECTRICAL

E1.1 SITE LIGHTING PLAN
E1.2 SITE PHOTOMETRIC PLAN

CIVIL

C1 COVER SHEET
C2 STRIPPING PLAN

NO SCALE | 4

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NEW HOPE BAPTIST CHURCH
REMODEL
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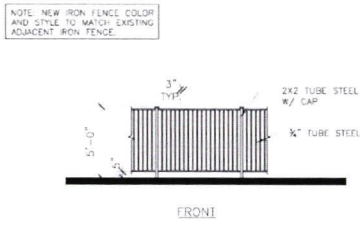
REVISIONS

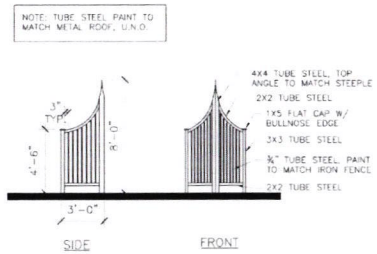
NO.	REVISION	DATE	INITIALS

DATE MARCH 23, 2007
APN 058-0261-039-0000
PMA PROJECT NO. 06029
DRAWN JM
CHECKED PM
SHEET TITLE: COVER SHEET
SHEET NO. A0
CONSTRUCTION SET

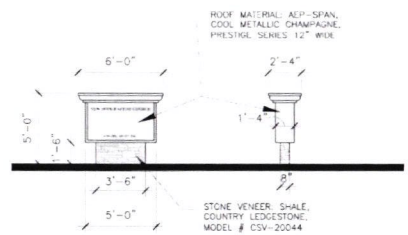
Exhibit A



PROPOSED FENCE ELEVATIONS — SCALE 1/4" = 1'-0" — 13



PROPOSED TRELLIS ELEVATIONS — SCALE 1/4" = 1'-0" — 9



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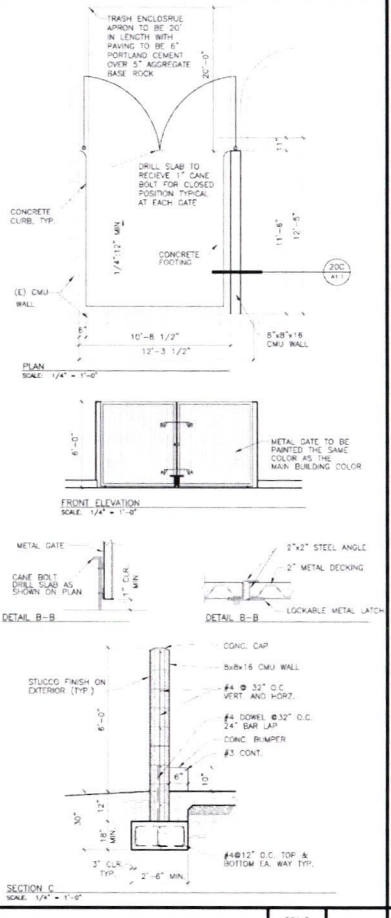
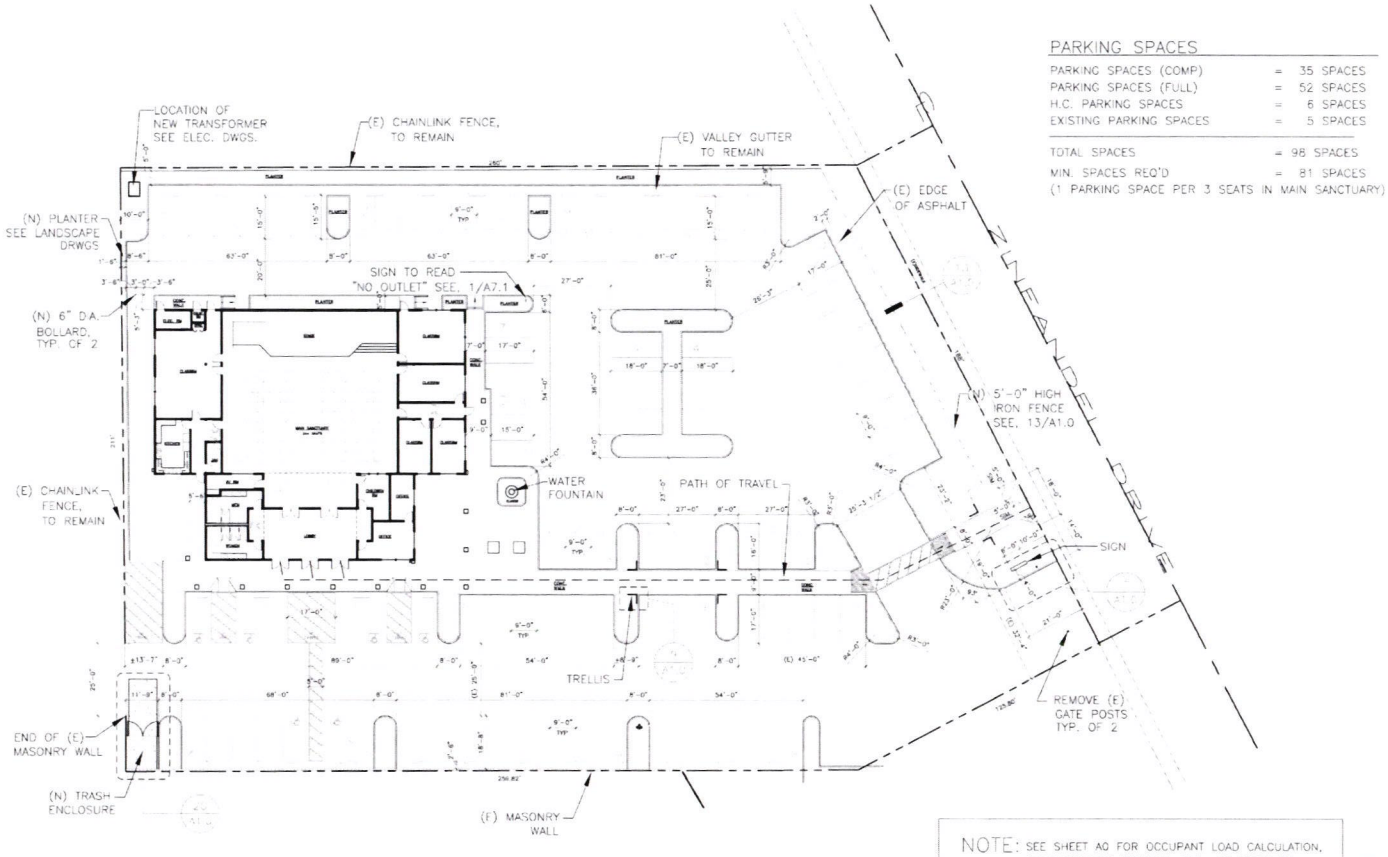


TRASH ENCLOSURE — SCALE 1/4" = 1'-0" — 20



PARKING SPACES

PARKING SPACES (COMP)	=	35 SPACES
PARKING SPACES (FULL)	=	52 SPACES
H.C. PARKING SPACES	=	6 SPACES
EXISTING PARKING SPACES	=	5 SPACES
TOTAL SPACES	=	98 SPACES
MIN. SPACES REQ'D (1 PARKING SPACE PER 3 SEATS IN MAIN SANCTUARY)	=	81 SPACES

NOTE: SEE SHEET A0 FOR OCCUPANT LOAD CALCULATION, ZONING, SQUARE FOOTAGE, AND LOT COVERAGE.

SITE PLAN — SCALE 1" = 20'-0" — 4

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C-22190

NEW HOPE BAPTIST CHURCH

REMODEL

1950 ZINFANDEL DRIVE RANCHO CORDOVA, CA 95670

REVISIONS

REVISION NO.	DATE	INITIALS

DATE MARCH 23, 2007

APN: 058-0261-039-0000

PMI PROJECT NO. 06029

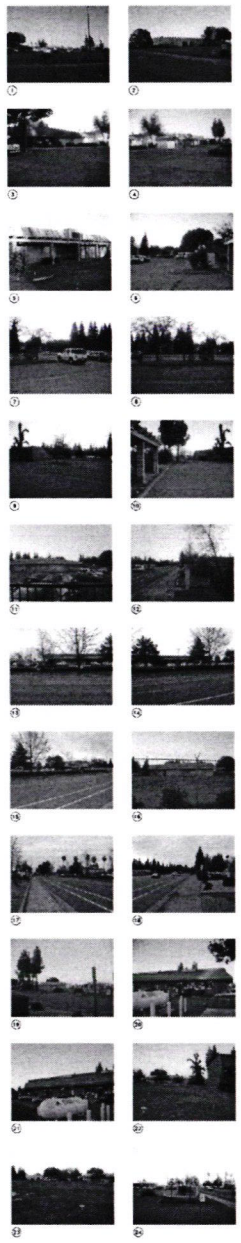
DRAWN BY JM

CHECKED BY PM

SHEET TITLE: SITE PLAN

SHEET NO. A1.0

CONSTRUCTION SET





SITE CONTEXT

SCALE 1" = 30'-0"

4

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LICENSED ARCHITECT PAUL ROBERT MENARD C-22190 8/30/07 STATE OF CALIFORNIA

NEW HOPE BAPTIST CHURCH

REMODEL

1950 ZINFANDEL DRIVE RANCHO CORDOVA, CA 95670

REVISIONS

REVISION NO.	DATE	INITIALS

DATE MARCH 23, 2007

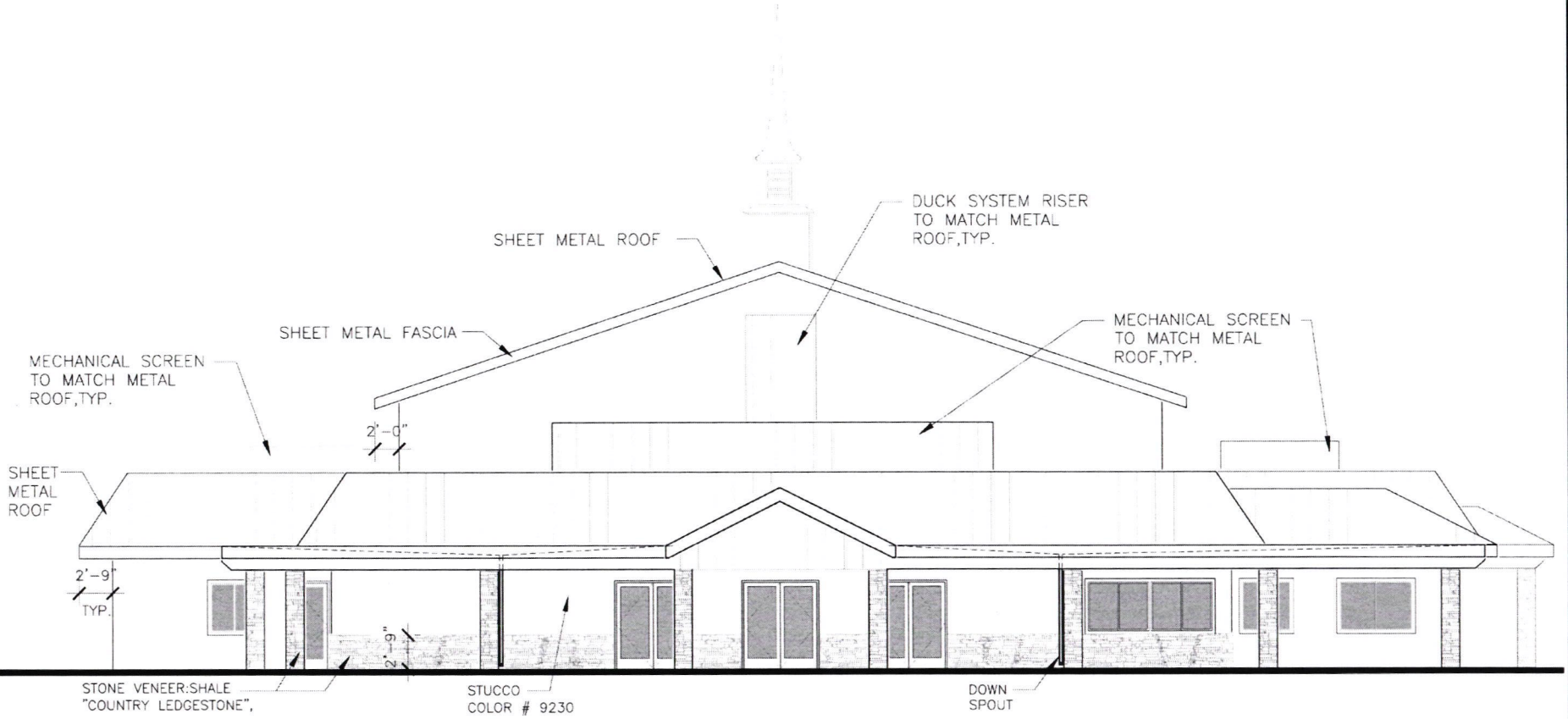
APN: 058-0261-039-0000

PAM PROJECT NO.	06029
DRAWN BY	JM
CHECKED BY	PM

SHEET TITLE: SITE CONTEXT

SHEET NO. A1.1

CONSTRUCTION SET



WEST ELEVATIONS

SCALE 1/4" = 1'-0"

4

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LICENSED ARCHITECT PAUL ROBERT MENARD C-22190 9/30/07 STATE OF CALIFORNIA

NEW HOPE BAPTIST CHURCH

REMODEL

1950 ZINFANDEL DRIVE RANCHO CORDOVA, CA 95670

REVISIONS

NO.	DESCRIPTION	DATE	INITIALS

DATE MARCH 23, 2007

APN: 058-0261-039-0000

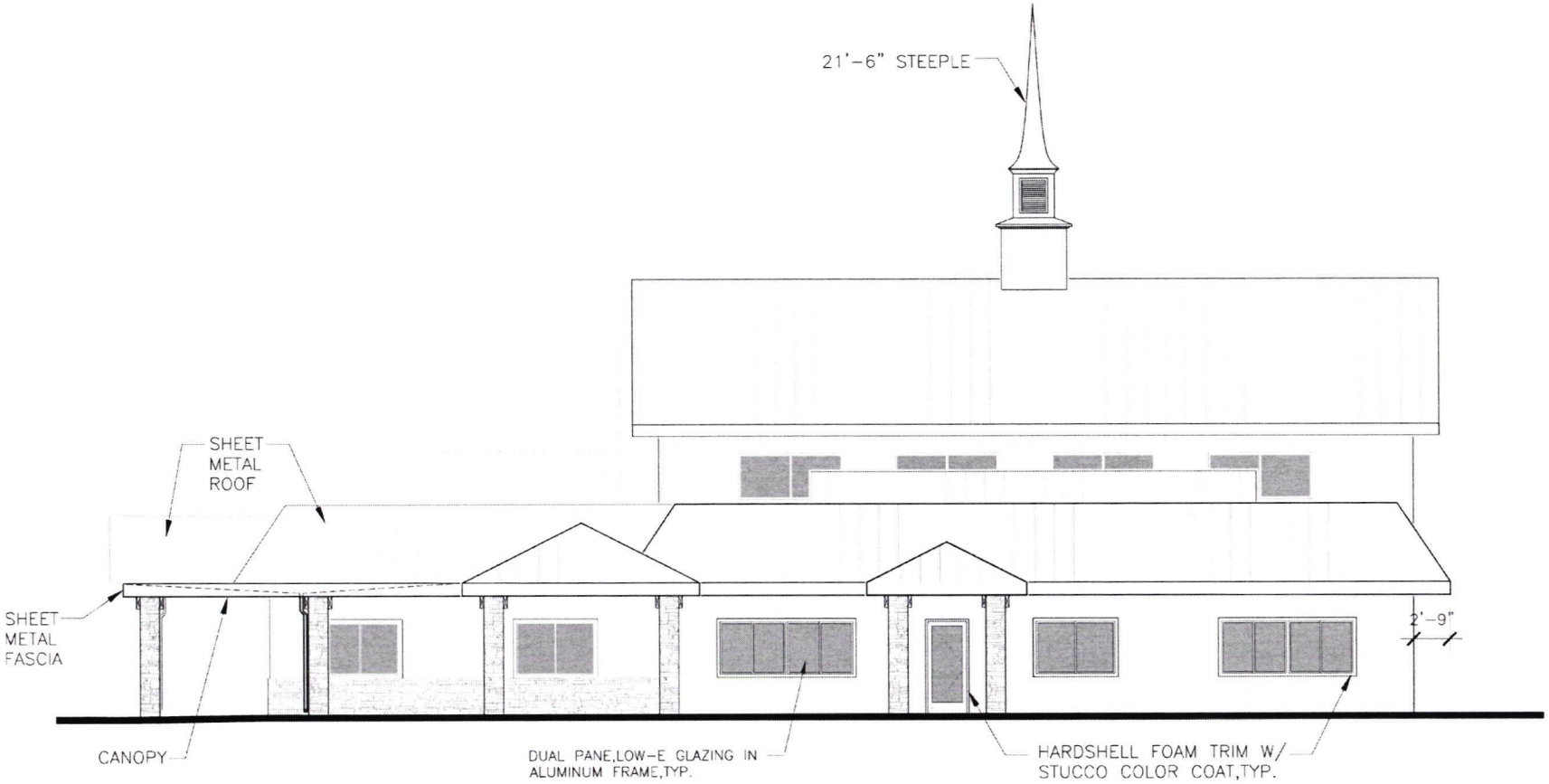
FINAL PROJECT NO. 06029

DRAWN BY JM

CHECKED BY PM

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.1
CONSTRUCTION SET



SOUTH ELEVATIONS

SCALE 1/4" = 1'-0"

4

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LICENSED ARCHITECT PAUL ROBERT MENARD C-22190 8/30/07 STATE OF CALIFORNIA

NEW HOPE BAPTIST CHURCH

REMODEL

1950 ZINFANDEL DRIVE RANCHO CORDOVA, CA 95670

REVISIONS

NO.	DATE	DESCRIPTION

DATE MARCH 23, 2007

APN: 058-0261-039-0000

PAUL PROJECT NO. 06029

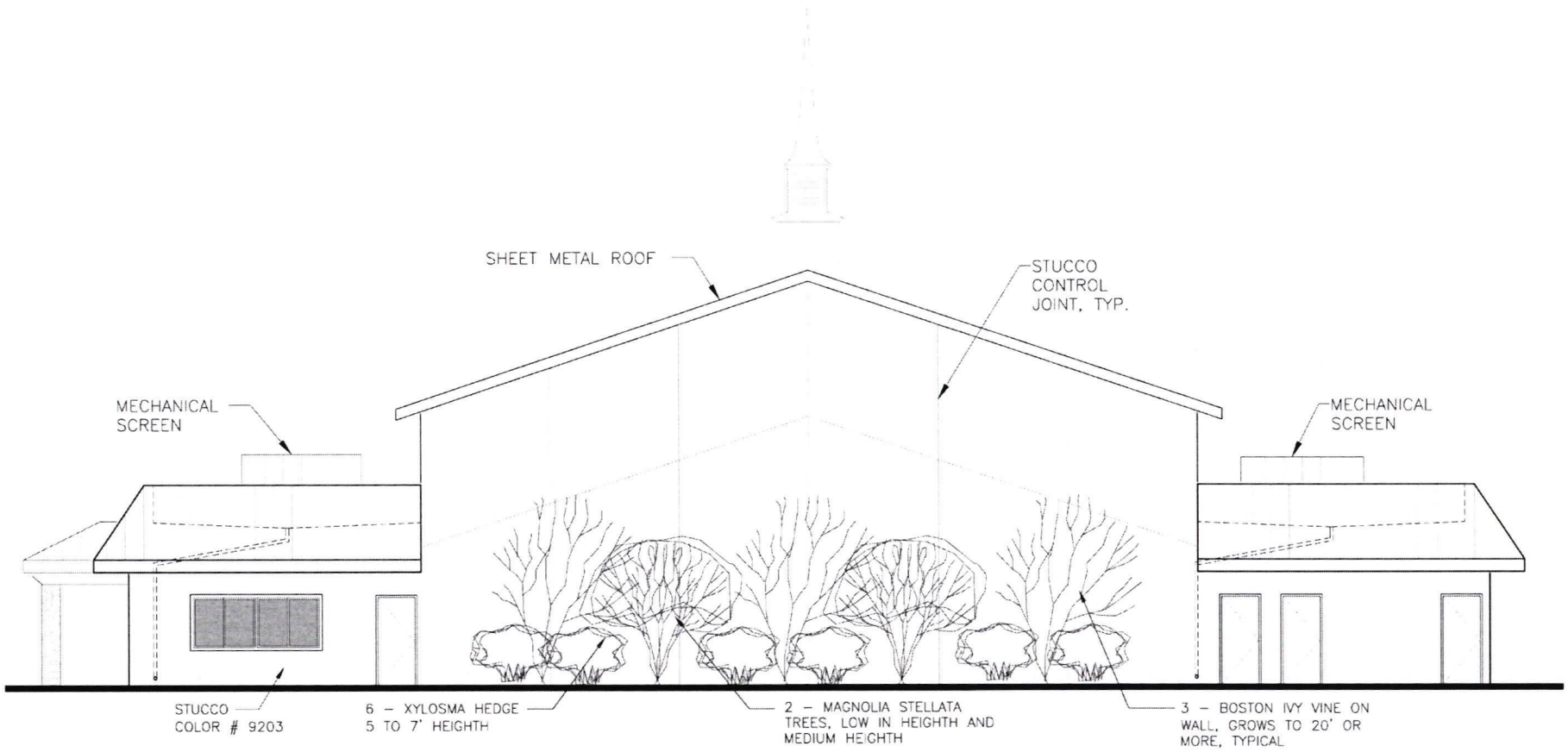
DRAWN BY JM

CHECKED BY PM

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.2

CONSTRUCTION SET



EAST ELEVATIONS

NO SCALE
1/4" = 1'-0"

4

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LICENSED ARCHITECT PAUL ROBERT MENARD C-22190 9/30/07 STATE OF CALIFORNIA

NEW HOPE BAPTIST CHURCH
REMODEL
1950 ZINFANDEL DRIVE RANCHO CORDOVA, CA 95670

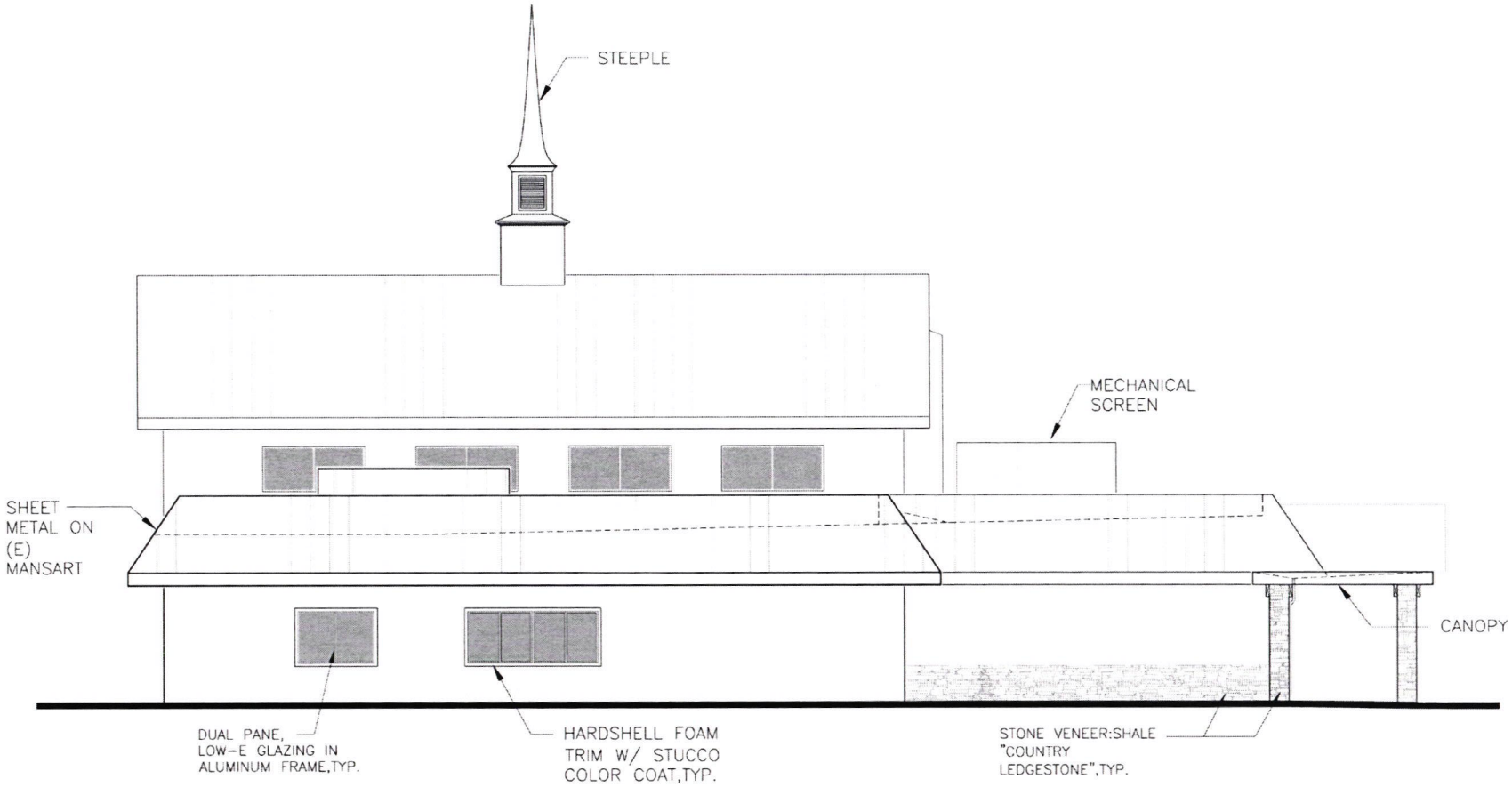
REVISIONS

REVISION NO.	DATE	INITIALS

DATE MARCH 23, 2007
APN: 058-0261-039-0000
PBA PROJECT NO. 06029
DRAWN BY JM
CHECKED BY PM

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.3
CONSTRUCTION SET



NORTH ELEVATIONS

NO SCALE
1/4" = 1'-0"

4

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LICENSED ARCHITECT
PAUL ROBERT MENARD
C-22190
5/30/07
STATE OF CALIFORNIA

NEW HOPE BAPTIST CHURCH

REMODEL

1950 ZINFANDEL DRIVE RANCHO CORDOVA, CA 95670

REVISIONS

NO.	DATE	INITIALS

DATE MARCH 23, 2007

APN: 058-0261-039-0000

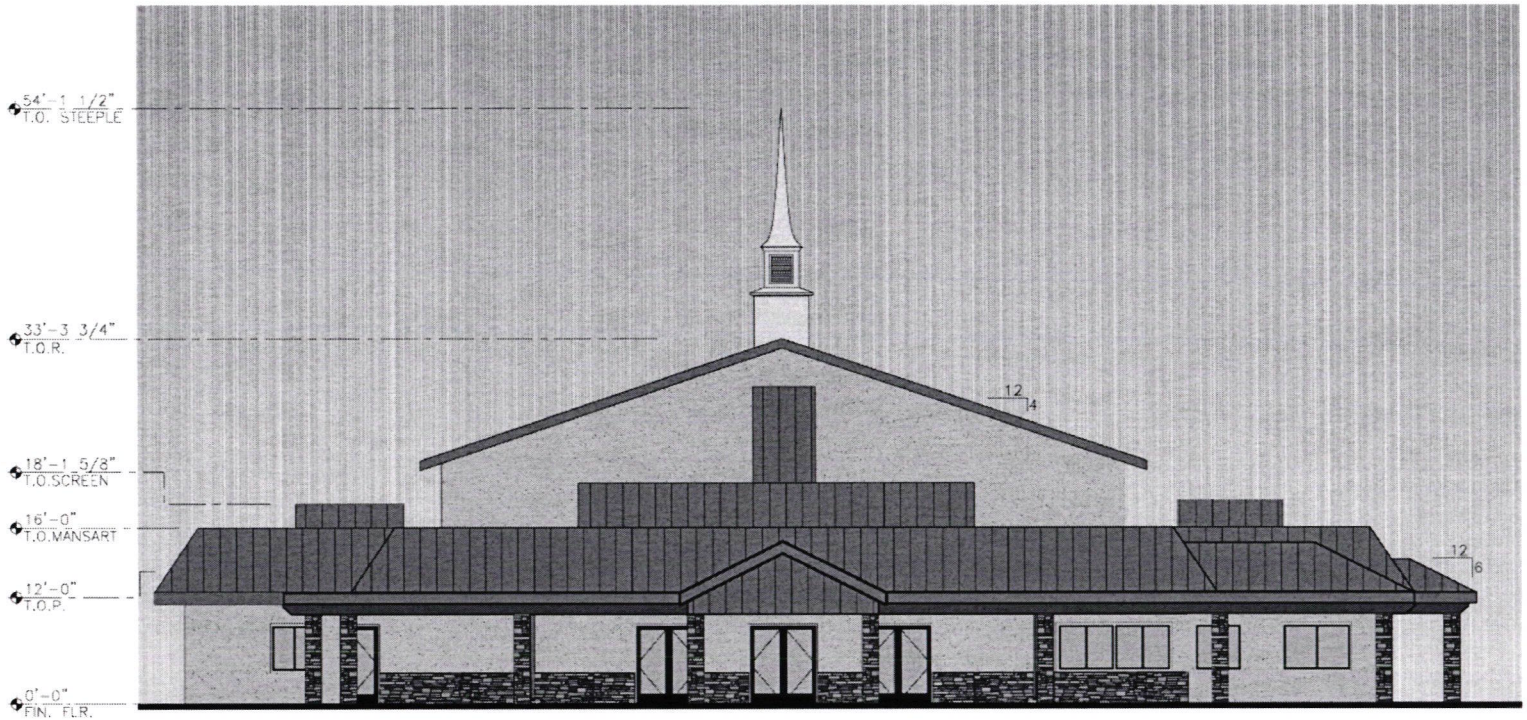
PRJ. PROJECT NO. 06029

DRAWN BY JM

CHECKED BY PM

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.4
CONSTRUCTION SET



WEST ELEVATIONS

SCALE 3/16" = 1'-0"

4

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LICENSED ARCHITECT PAUL ROBERT MENARD C-22190 3/30/07 RENEWAL DATE STATE OF CALIFORNIA

NEW HOPE BAPTIST CHURCH

REMODEL

1950 ZINFANDEL DRIVE RANCHO CORDOVA, CA 95670

REVISIONS

REVISION NO.	DATE	INITIALS

DATE MARCH 23, 2007

APN 056-0341-039-0000

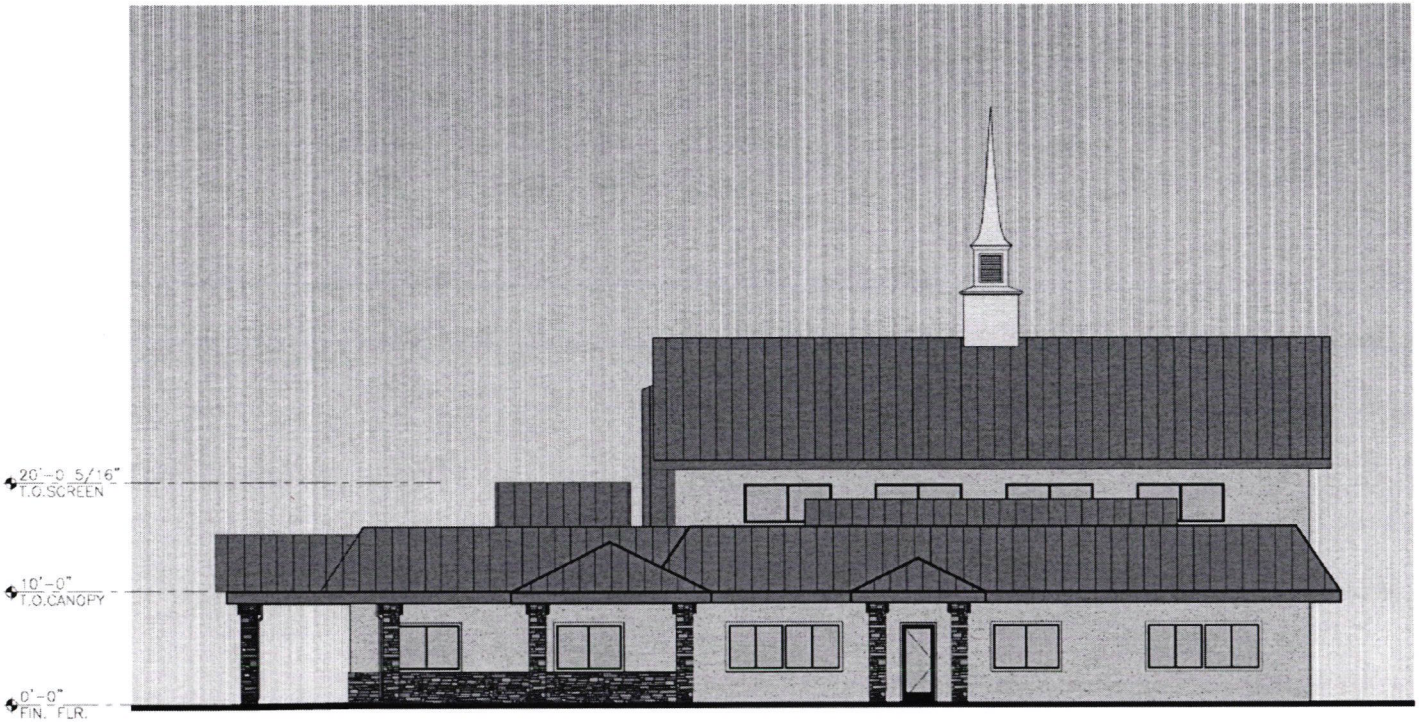
PMA PROJECT NO. 06029

DRAWN BY JM

CHECKED BY PM

SHEET TITLE EXTERIOR ELEVATIONS

SHEET NO. A6.1



SOUTH ELEVATIONS

SCALE 3/16" = 1'-0"

4

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3/30/07
RENEWAL DATE
STATE OF CALIFORNIA

NEW HOPE BAPTIST CHURCH
REMODEL
1950 ZINFANDEL DRIVE RANCHO CORDOVA, CA 95670

REVISIONS

REVISION NO.	DATE	INITIALS

DATE MARCH 23, 2007

APN: 038-3241-039-0000

PROJECT NO. 06029

DRAWN BY JM

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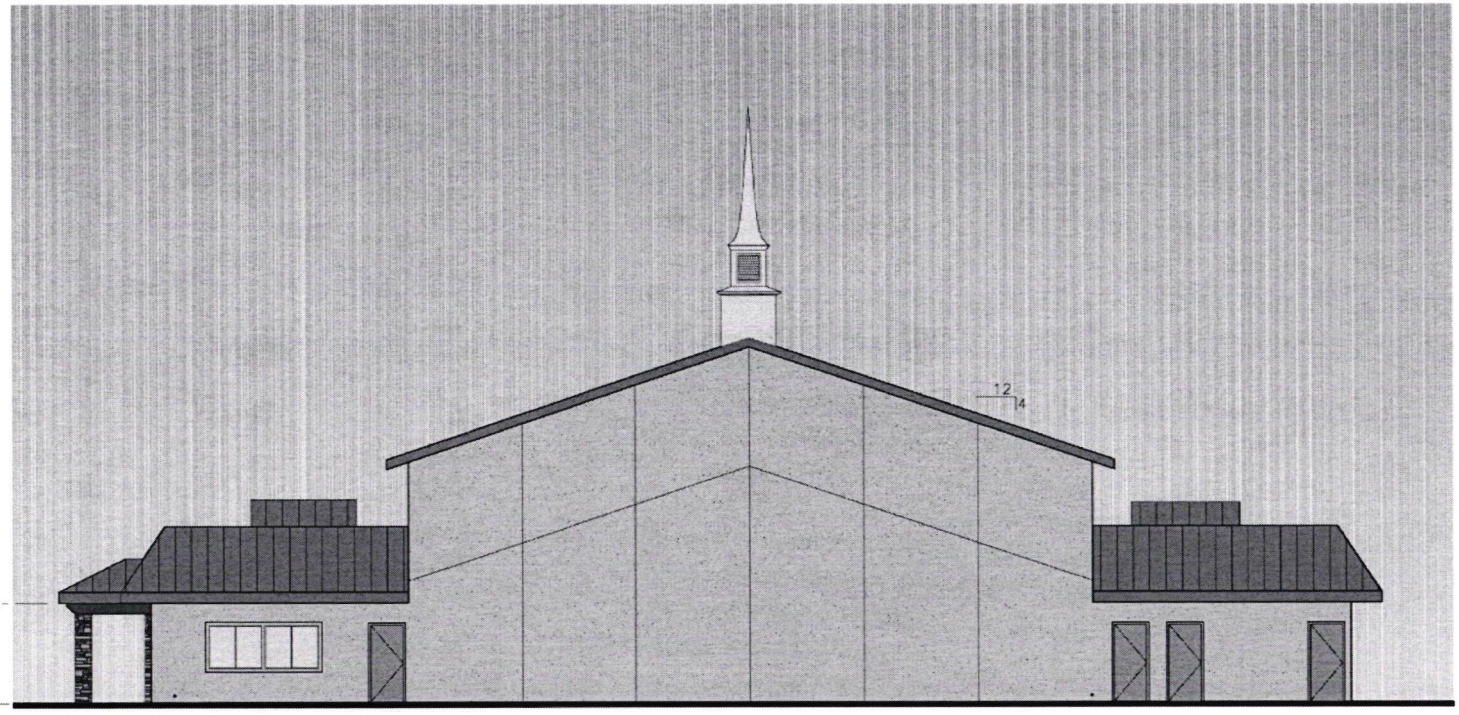
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A6.2



EAST ELEVATIONS

NO SCALE
3/16" = 1'-0"

4

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LICENSED ARCHITECT
PAUL ROBERT MENARD
C-22190
9/30/07
RENEWAL DATE
STATE OF CALIFORNIA

NEW HOPE BAPTIST CHURCH

REMODEL

1950 ZINFANDEL DRIVE RANCHO CORDOVA, CA 95670

REVISIONS

REVISION NO.	DATE	INITIALS

DATE MARCH 23, 2007

APN: 036-0251-039-0000

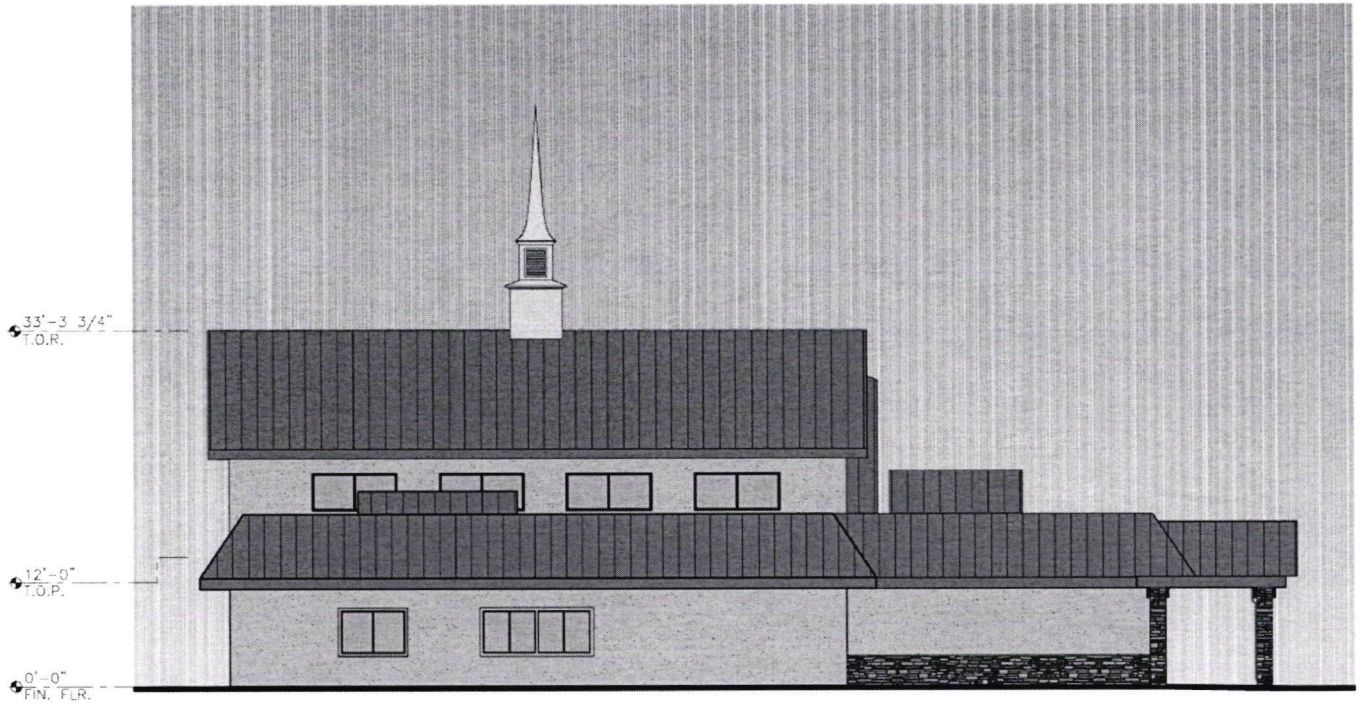
PAR PROJECT NO. 06029

DRAWN BY JM

CHECKED BY PM

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A6.3



NORTH ELEVATIONS

NO SCALE
3/16" = 1'-0"

4

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3/30/07
RENEWAL DATE
STATE OF CALIFORNIA

NEW HOPE BAPTIST CHURCH
REMODEL
1950 ZINFANDEL DRIVE RANCHO CORDOVA, CA 95670

REVISIONS
NO. | DATE | INITIALS

DATE MARCH 23, 2007

APN: 058-0051-039-0000

PAUL PROJECT NO. 06029
DRAWN BY JM
CHECKED BY PM

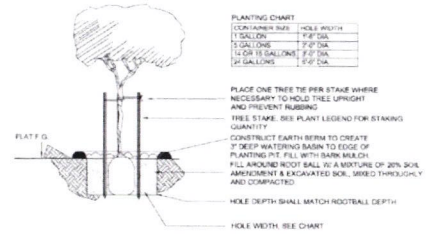
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A6.4

Tree Shade Calculations:

	Tree Specimen	Tree Count	Full	Three Quarters	One Half	One Quarter	Subtotal Sq. Ft.
T-1	Pistache Chinensis	10	7 @ 962	0 @ 722	3 @ 481	0 @ 240	8177
T-2	Pinus Canariensis	13	12 @ 707	1 @ 531	0 @ 354	0 @ 177	4779
T-3	Cercis occidentalis	16	1 @ 314	0 @ 231	11 @ 157	0 @ 79	2041
	TOTAL PROJECTED SHADE IN SQUARE FEET:						**14997**

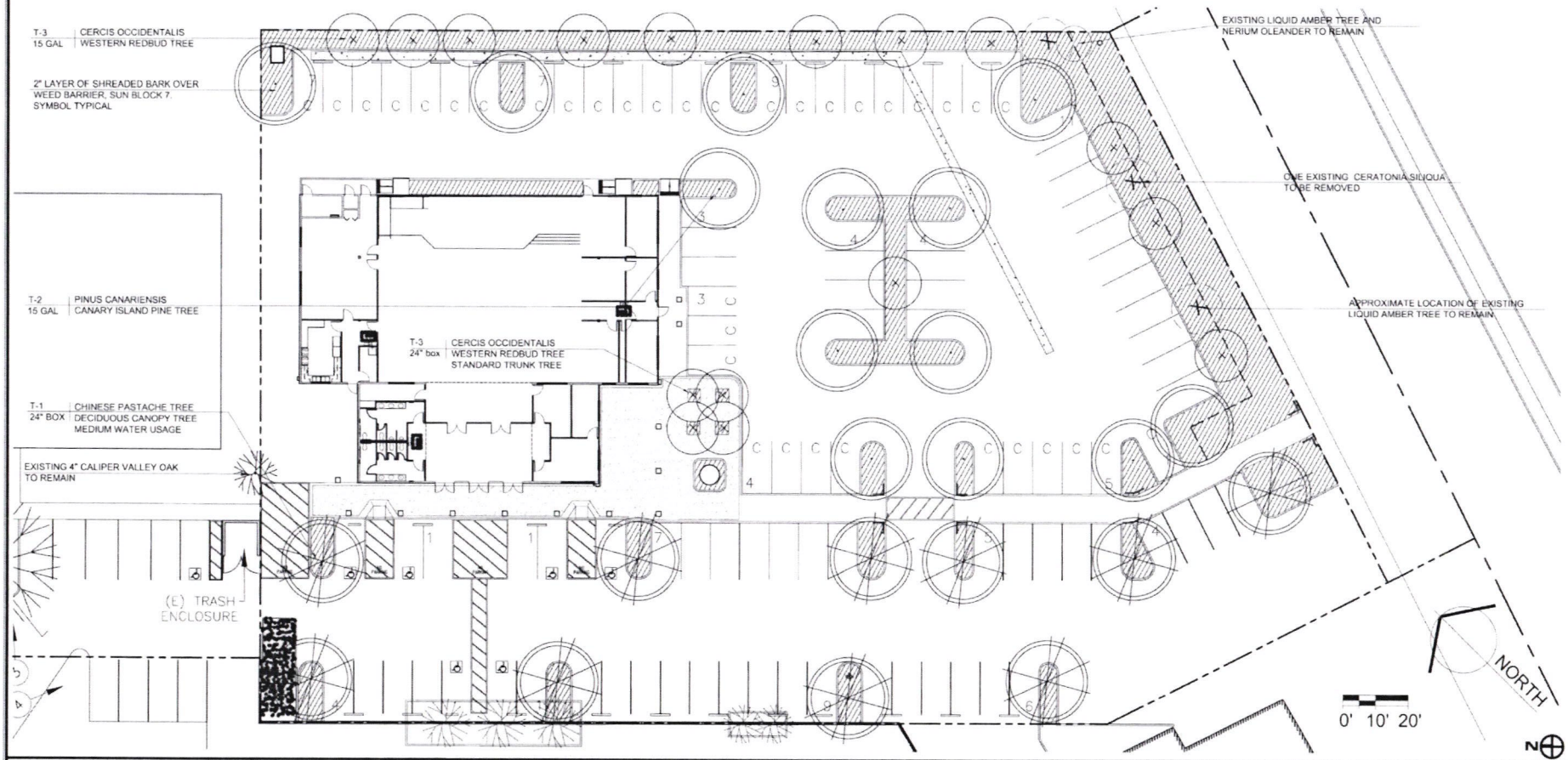
Total A/C	Parking layout	Stalls	Sq. Ftg.	Sub total
	Full parking spaces per engineers count:	71	162	11502
	Compact parking spaces per eng	27	120	3240
	ADA Van parking stalls	4	486	1944
	ADA Standard parking stalls	4	252	1008
				17694
	50% shade required from total parking A/C with aisle space			**8847** sq. ft required



1 TREE PLANTING

TREE PLANTING NOTES:

1. LOOSEN OUTSIDE ROOTS FROM SIDES & BOTTOM OF ROOTBALL.
2. SET TREE CROWN 1" ABOVE FINISHED GRADE. INSTALL STAKES AND TIE PER DETAIL.
3. SEE SHEEET L1.2 FOR SHRUB PLANTING PLAN AND LAYOUT.
4. PLANT TREES AFTER THE IRRIGAITON SYSTEM HAS BEEN DEMONSTRATED TO THE OWNERS REPRESENTATIVE THAT SYSTEM IS FUNCTIONING AND OPERATIONAL FROM THE CONTROLLER. NO EXCEPTIONS.
5. PLANT ALL PLANTANUS TREES IN 36" SQUARE BY 36" DEEP ROOT BARRIERS, MODEL UNIVERSAL BARRIER UB36-2 BY DEEP ROOT. INSTALL PER MANUFACTURERS SPECIFICATIONS. HOWEVER, WHEN COMPLETED, THE SOD SHALL COVER THE BARRIER SIDING AND NOT BE SEEN BY THE VISIBLE EYE.



TREE AND GROUNDCOVER LAYOUT PLAN WITH TREE SHADE CALCULATIONS

SCALE 1" = 30'-0"

4

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NEW HOPE BAPTIST CHURCH

1950 ZINFANDEL DRIVE
RANCHO CORDOVA CA 95670

REVISIONS

REVISION NO.	DATE	DETAILS

DATE JAN. 15, 2005

APN# 203-0120-011

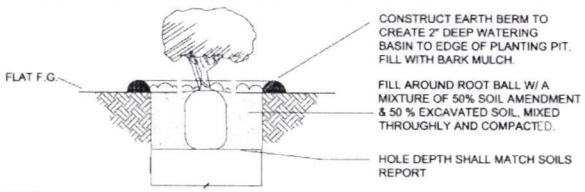
FMA PROJECT NO.
DRAWN BY GAV
CHECKED BY GAV

SHEET TITLE
TREE LAYOUT & SHADE CALCULATIONS

SHEET NO.
L1.1

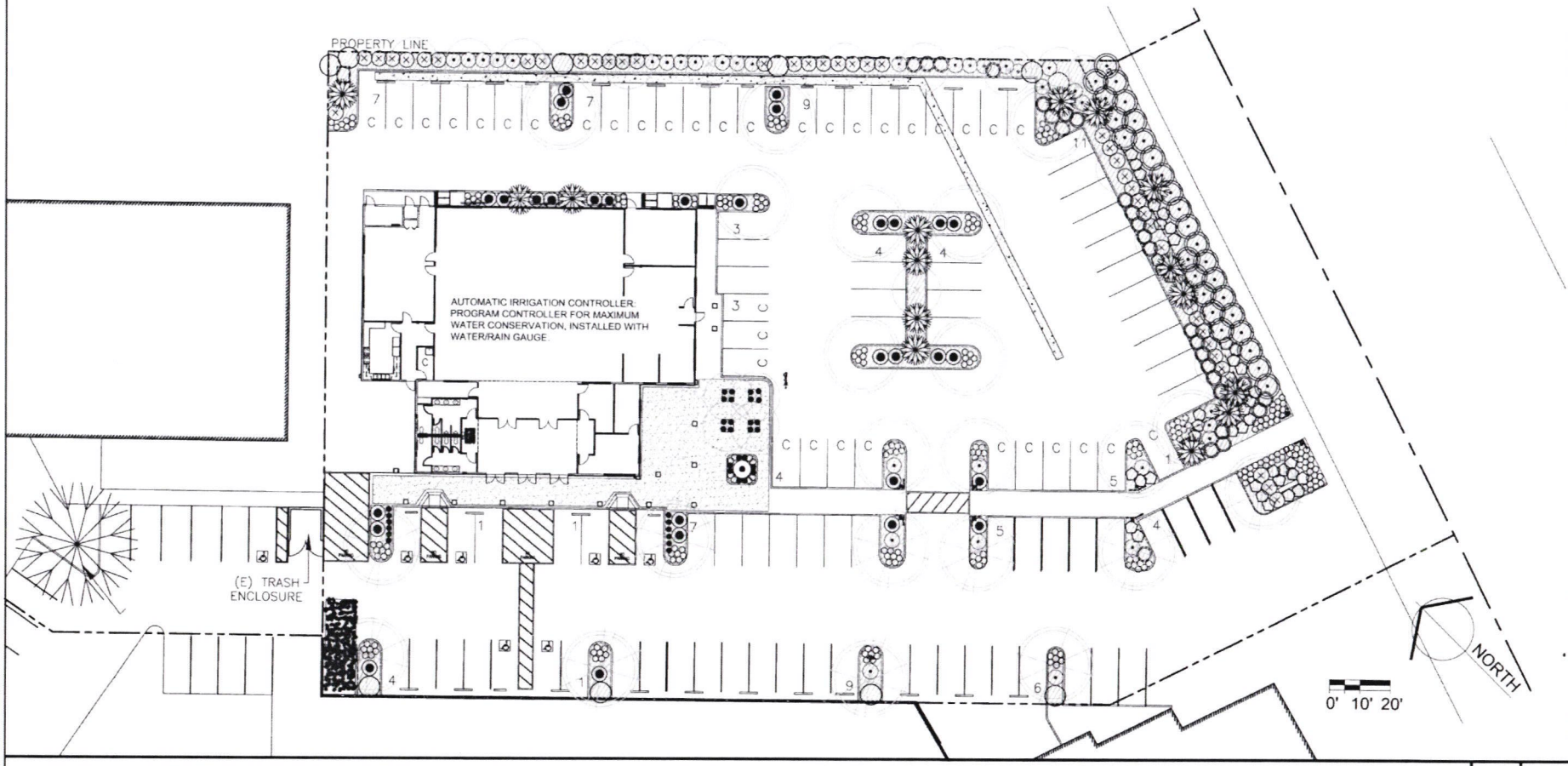
PLANT MATERIAL LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USAGE	TYPE OF PLANT	QUANTITY
	ARCTOSTAPHYLOS EDMUNDSII	LITTLE SUR MANZANITA	1 GAL.	LOW WATER USAGE	GROUNDCOVER	28
	COTINUS COGGYGRIA	SMOKE TREE	5 GAL.	LOW WATER USAGE	SMALL TREE	10
	GARDENIA JASMINOIDES	GARDENIA	5 GAL	LOW WATER USAGE	MEDIUM SHRUB	30
	GREVILLEA NOELLII	GREVILLEA	5 GAL	LOW WATER USAGE	NEDIUM HEDGE	40
	HEMEROCALLIS FULVA	YELLOW DAY LILIES	1 GAL	MED. WATER USAGE	ACCENT COLOR	255
	JUNIPERUS 'SABINA BUFFALO'	BUFFALO JUINPER	1 GAL	LOW WATER USAGE	LOW GROUND COVER	23
	LAVANDULA AUGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	LOW WATER USAGE	ACCENT PLANTING	40
	LIRIOPE	LILY TURF	1 GAL	LOW WATER USAGE	ACCENT PLANTING	26
	MAGNOLIA STELLATA	STAR MAGNOLIA	5 GAL	MED. WATER USAGE	ACCENT TREE	15
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	MED. WATER USAGE	VINE	3
	TRACHELOPERMUM JASMINOIDES	STAR JASMINE	5 GAL	MED. WATER USAGE	FRAGENCE VINE/SHRUB	8
	XYLOSMA CONGESTUM	XYLOSMA	5 GAL	MED. WATER USAGE	BACK GROUND SCREEN	30



NOTES:
1. LOOSEN OUTSIDE ROOTS FROM SIDES & BOTTOM OF ROOTBALL. SET ROOT CROWN 1" ABOVE FINISHED GRADE.
2. FOR THE IRRIGATION SCHEDULE: INSTALL ONE DRIP EMITTER PER 1 GALLON PLANT INSTALL 2 EMITTERS PER 5 GAL PLANT. TYPICAL.

2 SHRUB PLANTING



TREE AND GROUNDCOVER LAYOUT PLAN WITH TREE SHADE CALCULATIONS

SCALE 1" = 30'-0"

4

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REVISIONS

REVISION No.	DATE	INITIALS

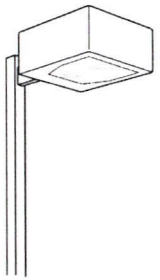
DATE JAN. 14, 2005

APN# 203-0150-011

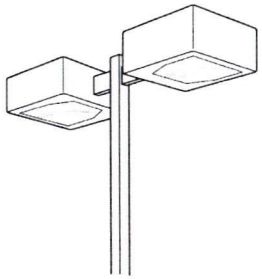
FAU PROJECT NO.
DRAWN BY GAV
CHECKED BY GAV

SHEET TITLE
SHRUB LAYOUT PLAN

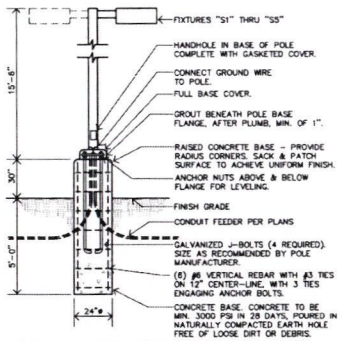
SHEET NO.
L1.2



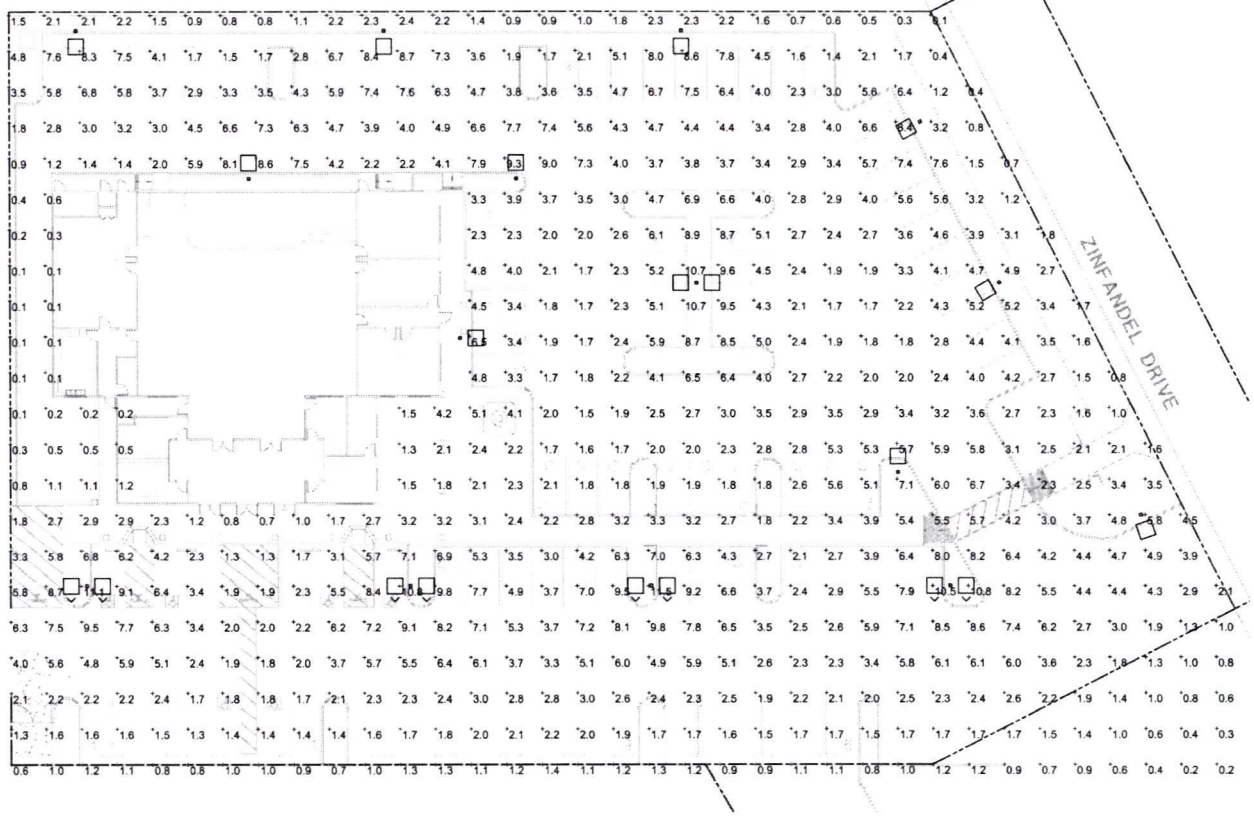
2 E1.2 **FIXTURES "S1" THRU "S3"**
NO SCALE



3 E1.2 **FIXTURE"S4"THRU"S5"**
NO SCALE



4 E1.2 **POLE FIXTURE DETAIL**
NO SCALE



1 E1.2 **PHOTOMETRIC SITE PLAN**
SCALE: 1/8" = 1'-0"

NORTH

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.6 fc	11.5 fc	0.1 fc	115.0:1	36.0:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
*	S13	2	GARDCO EH19-3-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH/HOR PRORATED TO 1000 LUMENS	GS325M.ies	23000	0.74	295
*	S14X	2	GARDCO EH19-4X-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH PRORATED TO 1000 LUMENS	GS4X4M.ies	23000	0.74	295
*	S14	6	GARDCO EH19-F34-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH/HOR PRORATED TO 1000 LUMENS	GSFM25M.ies	23000	0.74	295
*	S23	1	GARDCO EH19-3-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH/HOR PRORATED TO 1000 LUMENS	GS325M.ies	23000	0.74	295
*	S24XR	4	GARDCO EH19-4X-250MH	CLEAR FLAT GLASS LENS	CLEAR 250MH PRORATED TO 1000 LUMENS	GS4X4M.ies	23000	0.74	300

These drawings and written material appearing herein are the property of Ken Rubitsky & Associates and may not be duplicated, used or disclosed without the written consent of Ken Rubitsky.

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Phone: (916) 447-4477

REGISTERED PROFESSIONAL ENGINEER
KENNETH R. RUBITSKY
No. 11798
Exp. 9/30/08
ELECTRICAL
STATE OF CALIFORNIA

REVISIONS	BY

Project
NEW HOPE BAPTIST CHURCH
RANCHO CORDOVA, CALIFORNIA

Drawing
SITE PHOTOMETRIC PLAN

Date	05-02-07
Scale	AS NOTED
Drawn	BS/KR
Job	7012
Sheet	E1.2
Of	Sheets



No. 206 Piazza Fountain (PB) 100"H x 52"W

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review plans and elevations (Exhibit A) as approved by the City Council.	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	
3.	Applicant shall be responsible for all damage to City streets associated with construction of the project.	On-Going	Public Works	
	Prior to Issuance of Grading/Improvement Permits or Construction			
4.	Reciprocal access and roadway maintenance agreements shall be provided for the interior roadways of the proposed project. The roadway maintenance and reciprocal access agreements shall be recorded with the Public Recorders Office having jurisdiction and shall provide for the following: Provisions for the necessary repair and maintenance of the roadway surface A. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20') B. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping C. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems D. Unrestricted use of and access to the roadways covered by the agreements. E. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.	Prior to improvement plan or building permits, whichever comes first	Metro Fire District	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
5.	A copy of the road maintenance agreement shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review. If the roadway agreement is not provided with the site improvement or civil engineering drawings, it shall be presented to the Fire District prior to the issuance of any CORs (Certificates of Release) or construction permit cards.	Prior to improvement plan approval	Metro Fire District	
6.	Existing on-site trees shall be protected and preserved to the maximum extent feasible. Protection of trees shall be provided to the satisfaction of the Planning Director.	Prior to improvement plan approval	Planning	
7.	Applicant shall photo-document the condition of adjacent streets and sidewalks to the satisfaction of the Public Works Department. Applicant shall be responsible for all damage to City streets associated with construction of the project.	Prior to improvement plan approval	Public Works	
8.	The number, size, and location of driveway are subject to approval by the Public Works Department.	Prior to improvement plan approval	Public Works	
9.	All walkway curbs shall be vertical in design. Rounded curbs shall be avoided whenever possible.	Prior to improvement plan approval	Police Department	
	Prior to Issuance of Building Permits			
10.	The buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director.	Prior to Building Permit	Planning	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
11.	The Applicant shall submit a final landscape plan for review and approval by the Planning Director. The landscape plan shall specify: • The materials used for enhanced paving in the plaza and in the walkway surrounding the building • Locations for shade trees (canopy over 20 feet) at least 20 feet away from any parking lot light standards • Narrow bed with star jasmine along the rear property line • Plant materials and irrigation system that meet water conservation requirements	Prior to Building Permit	Planning	
12.	The applicant shall submit a final lighting plan to be reviewed and approved by the Police Department. Lighting plans shall include photometric and distribution data attesting to the required illumination level and indicate that metal halide lighting will be used.	Prior to Building Permit	Police Department	
13.	Transportation Impact Fees shall be updated, or other provisions for collection of fair share contributions shall be established, to incorporate any offsite mitigation measures within the City of Rancho Cordova that are identified for the project that are not part of the current Transportation Impact Fee program and Transportation Impact Fees shall be paid.	Prior to Building Permit	Public Works	
14.	Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall include, but shall not be limited to: • Existing driveways shall be removed and replaced to meet City standard type A-6. • Replacement of sidewalk along property frontage where horizontal or vertical separation exceeds ¼-inch. Sidewalk panels shall be replaced to the nearest joint. • Public improvement plans shall clearly delineate all transitions to existing improvements.	Prior to Building Permit	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
15.	Property Owner/Applicant shall provide a funding mechanism for maintenance of any publicly maintained frontage and median landscaping associated with the project by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Prior to Building Permit	Public Works	
	Prior to Occupancy Permit			
16.	An inspection of the finished building, colors, site amenities and parking lot improvements shall be conducted by the Planning Director. The trash enclosure shall be painted to match the building.	Prior to Occupancy	Planning	
17.	All landscaping shall be planted according to the approved landscape plans.	Prior to Occupancy	Planning	
18.	Bicycle racks shall be installed at a visible location near the building, to the satisfaction of the Planning Director. The following guidelines shall be used: • Racks must be securely anchored • A footprint 6 feet long by 2.5 feet wide must be provided • There should be a minimum of 5.5 feet clear for pedestrian right-of-way outside the footprint Install bicycle racks at least 2.5 feet from walls and other obstructions and 4 feet from curb ramps and disabled parking.	Prior to Occupancy	Planning	
19.	Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways. Traffic calming measures, speed bumps, humps, etc., shall not be installed in fire apparatus access roadways.	Prior to Occupancy	Metro Fire District	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (date & Signature)
20.	Approved address numbers shall be placed on the 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 twelve (12) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Prior to Occupancy	Metro Fire District	
21.	Install public improvements to the satisfaction of the Public Works Department.	Prior to Occupancy	Public Works	
22.	As-Built reproducible grading and improvement plans, as well as a compact disc containing said plans in AutoCAD format, shall be submitted and approved by the Public works Department.	Prior to Occupancy	Public Works	

General Information and Compliance Items:

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

Advisory Comments – Rancho Cordova Planning Department

1. A sign permit shall be acquired for the monument sign associated with this project.

Advisory Comments - Metro Fire District

1. This project constitutes a change in use for the building, from a Group M Occupancy to a Group A, Division 2.3 Occupancy. As such, the building and its site shall be brought into compliance with current code requirements for the Group A type use.

2. Permits and/or fees are required for the following reviews: civil plans, architectural plans, fire sprinkler plans and fire alarm plans. Additional permits and fees may apply depending upon the scope of the project.

3. The installation of on-site or off-site fire protection equipment, including fire hydrants and water mains, shall meet the standards of the Metro Fire District and the water purveyor having jurisdiction.

4. When the apparatus access roadway length exceeds 150 feet from the public way, an approved fire apparatus roadway conforming to SMFD Standard 444.302 shall be provided. The turn-around shall be located within 50 feet of the end of the access roadway. All parcels zoned as residential (RD) shall be provided with a finished road surface consisting of 2 inches of asphalt concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in concrete or other approved surface. This requirement is applicable to existing gravel roadways.

5. The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed vehicle and pedestrian access gate installations shall be in full compliance with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.

6. Signs reading "NO OUTLET" shall be posted at the entry points to dead-end access roadways exceeding 125 feet in length.

Advisory Comments – Rancho Cordova Police Department

1. Landscaping:

   a. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and in any other locations where the applicant wishes to restrict sitting, loitering, or cutting through landscaped areas.

2. Parking/Circulation:

   a. All entrances to the parking area shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's/manager's request.

   b. Handicapped parking spaces shall be clearly marked and properly posted and be conveniently located near the buildings they are intended to serve.

3. Building Security:

   a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 lbs. of pressure in both a vertical distance of three (3) inches and a horizontal distance of (1) inch each side of the strike, so as to prevent violation of the strike.

   b. Glass doors shall be secured with a deadbolt lock with minimum throw of one (1) inch. The outside ring should be free-moving and case hardened.

   c. Employee/pedestrian and utility room doors shall be of solid core wood or hollow sheet metal with a minimum thickness of 1-3/4 inches and shall be secured by a deadbolt lock with minimum throw of one (1) inch.

   d. Outside hinges on all exterior doors shall be provided with nonremovable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door.

   e. Doors with glass panels and doors with glass panels adjacent to the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed

   f. Doors with panic bars will have vertical rod panic hardware with top and bottom latch blots. No secondary locks should be installed on panic-equipped doors, and no exterior surface-mounted hardware should be used. A 2" wide and 6" long astragal

shall be installed on the door exterior to protect the latch. No surface-mounted exterior hardware need be used on panic-equipped doors.

g. Windows that are capable of being opened shall be secured on the inside with a locking device capable of withstanding a force of three hundred (300) lbs. applied in any direction.

h. All hatchway openings on the roof of any building shall be secured as follows:

   i. If the hatchway is of wooden material, it shall be covered on the outside with at least 16 gauge sheet steel or its equivalent attached with screws.

   ii. The hatchway shall be secured from the inside with a slide bar or slide bolts. The Fire Marshall must approve the use of crossbar or padlock.

   iii. Outside hinges on all hatchway openings shall be provided with non-removable pins when using pin-type hinges.

i. All air duct or air vent openings exceeding 8" x 12" on the roof or exterior walls of any building shall be secured by covering the same with either of the following:

   i. Iron bars of at least ½" round or one by one-fourth inch flat steel material, spaced no more than five inches apart and securely fastened.
   Or
   ii. A steel grill of at least 1/8" material or two inch mesh and securely fastened, and
   iii. If the barrier is on the outside, it shall be secured with galvanized rounded head flush bolts of at least 3/8" diameter on the outside.

4. Lighting:

   a. Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with metal halide lighting with sufficient wattage to provide adequate illumination to make clearly visible the presence of any person on or about the premises during the hours of business darkness and provide a safe, secure environment for all persons, property, and vehicles on site. Such lighting shall be equipped with vandal-resistant covers. A lighting level of one foot-candle minimum, maintained at ground level is required.

   b. All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible the presence of any person on or about the premises and provide adequate illumination for persons exiting the building.

   c. The premises, while open or closed for business after dark, must be sufficiently lighted by use of interior night-lights.

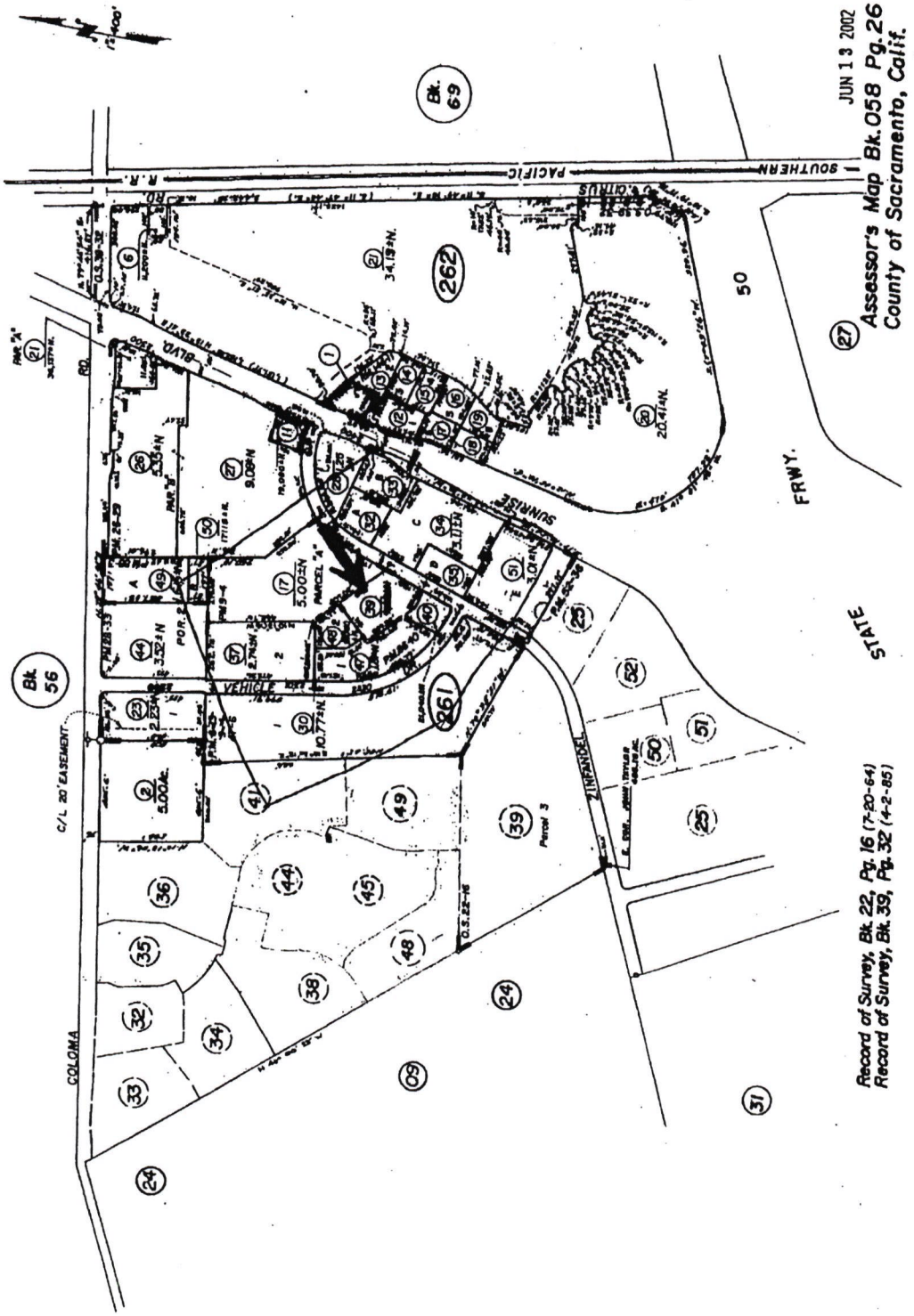
d. Exterior door, perimeter, canopy, and parking area lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting. (The building photocells should be located near any roof hatch openings for ease of maintenance.)

Advisory Comments – County Sanitation District 1 (CSD-1)

1. Developing this property may require the payment of sewer impact fees. Contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

2. Sewer service shall continue to be provided by CSD-1 infrastructure to the existing sewer service lateral(s). Required modifications, if any, shall be to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to any on and off-site sewer construction.

3. Should additional buildings or sewer sources be later constructed on this parcel, additional sewer service laterals may be required. District policies require that each parcel and each building with a sewage source have a separate connection to the CSD-1 sewer system.



Description: Sacramento,CA Assessor Map 58.26 Page: 1 of 1
Order: maps Comment:

Javier Mederos

From: p.kovalchuk@comcast.net
Sent: Thursday, January 18, 2007 8:02 AM
To: Javier Mederos
Subject: Re: New Hope Baptist Church

From: Ben Varakuta [mailto:ben@capitalcityre.com]
Sent: Wednesday, January 17, 2007 1:49 PM
To: ben@capitalcityre.com
Subject: Addresses near 1950 Zinfandel Dr.

#1) School / Daycare

For Property Located At
11100 Coloma Rd
Rancho Cordova, CA 95670-2804
Sacramento County

Owner Info:

Owner Name:	Key Vashti Powell	Tax Billing Zip+4:	3188
Tax Billing Address:	Po Box 3188	Annual Tax:	$12,538
Tax Billing City & State:	Redmond, WA	County Use Code:	Day Nursery
Tax Billing Zip:	98073	Universal Land Use:	Private School

#2) Auto repair / Shops

For Property Located At
2301 Vehicle Dr

Sacramento County

Owner Info:

Owner Name:	Banks	Recording Date:	01/10/1996
Tax Billing Address:	9220 Placer Canyon Pkwy	Annual Tax:	$11,725
Tax Billing City & State:	Loomis, CA	County Use Code:	Auto Repair
Tax Billing Zip:	95650	Universal Land Use:	Auto Repair

#3) Daycare

For Property Located At
2329 Vehicle Dr

Sacramento County

Owner Info:

Owner Name:	Kc Propco Llc	Recording Date:	07/02/2003
Tax Billing Address:	650 NE Holladay St Ste 1400	Annual Tax:	$18,964

Tax Billing City & State:	Portland, OR	County Use Code:	Convalescent
Tax Billing Zip:	97232	Universal Land Use:	Convalescent Hospital
Tax Billing Zip+4:	2096		

#4) Apartments

For Property Located At
2330 Vehicle Dr

Sacramento County

Owner Info:

Owner Name:	Blairmore 252 Llc Randall Kenn	Tax Billing Zip+4:	8627
Owner Name 2:	!eth A & Brenda	Recording Date:	07/20/1994
Tax Billing Address:	2 Centerpointe Dr Ste 210	Annual Tax:	$175,108
Tax Billing City & State:	Lake Oswego, OR	County Use Code:	Apt-200-299 Units
Tax Billing Zip:	97035	Universal Land Use:	Apartment

#5) Liquor / Pizza / Neighbor

For Property Located At
2351 Vehicle Dr
Rancho Cordova, CA 95670-2858
Sacramento County

Owner Info:

Owner Name:	Hembuzz Inc	Recording Date:	08/11/2000
Tax Billing Address:	2731 Citrus Rd Ste A	Annual Tax:	$5,024
Tax Billing City & State:	Rancho Cordova, CA	County Use Code:	Store-Convenience
Tax Billing Zip:	95742	Universal Land Use:	Store Franchise
Tax Billing Zip+4:	6228		

#6) Family fitness / Gym

For Property Located At
1975 Zinfandel Dr
Rancho Cordova, CA 95670-2801
Sacramento County

Owner Info:

Owner Name:	Fit Development	Tax Billing Zip+4:	3970
Tax Billing Address:	8680 Greenback Ln Ste 220	Annual Tax:	$95,963
Tax Billing City & State:	Orangevale, CA	County Use Code:	Club-Pvt-Health Spa
Tax Billing Zip:	95662	Universal Land Use:	Gymnasium

#7) Gun store/ hair and nail saloon/ across the street

For Property Located At
1941 Zinfandel Dr
Rancho Cordova, CA 95670-2801
Sacramento County

Owner Info:

Owner Name:	Pinebrook Village L P	Tax Billing Zip+4:	1664
Tax Billing Address:	8022 Folsom Auburn Rd	Annual Tax:	$11,841
Tax Billing City & State:	Folsom, CA	County Use Code:	Store/Office
Tax Billing Zip:	95630	Universal Land Use:	Stores & Offices

#8) Restaurant

For Property Located At
1931 Zinfandel Dr
Rancho Cordova, CA 95670-2801
Sacramento County

Owner Info:

Owner Name:	Pinebrook Village L P	Recording Date:	09/20/1994
Tax Billing Address:	8022 Folsom Auburn Rd	Annual Tax:	$14,161
Tax Billing City & State:	Folsom, CA	County Use Code:	Restaurant
Tax Billing Zip:	95630	Universal Land Use:	Restaurant Building
Tax Billing Zip+4:	1664		

#9) Car Lot

For Property Located At
1940 Zinfandel Dr
Rancho Cordova, CA 95670-2878
Sacramento County

Owner Info:

Owner Name:	Freedom Trust	Recording Date:	04/04/2000
Tax Billing Address:	Po Box 2332	Annual Tax:	$15,299
Tax Billing City & State:	Granite Bay, CA	County Use Code:	Car Sales-New
Tax Billing Zip:	95746	Universal Land Use:	Auto Sales
Tax Billing Zip+4:	2332		

#10) Restaurant

For Property Located At
2474 Sunrise Blvd
Gold River, CA 95670-4345

Sacramento County

Owner Info:

Owner Name:	Pinebrook Village L P	Recording Date:	09/20/1994
Tax Billing Address:	8022 Folsom Auburn Rd	Annual Tax:	$7,208
Tax Billing City & State:	Folsom, CA	County Use Code:	Coffee Shop
Tax Billing Zip:	95630	Universal Land Use:	Restaurant Building
Tax Billing Zip+4:	1664		

#11) K Mart

For Property Located At
2352 Sunrise Blvd
Gold River, CA 95670-4343
Sacramento County

Owner Info:

Owner Name:	E J Plesko & Associates Inc K-	Tax Billing Zip+4:	2799
Owner Name 2:	!mart Corp	Recording Date:	10/29/1999
Tax Billing Address:	Po Box 22799	Annual Tax:	$66,490
Tax Billing City & State:	Houston, TX	County Use Code:	Store-Discount
Tax Billing Zip:	77227	Universal Land Use:	Department Store

#12)

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---------- Original message ----------
From: "Javier Mederos" <jmederos@pacbell.net>
Pavel,

I have not received the address information sheet. Please send it to me as soon as you can.

Thank you,

Javier Mederos
Paul Menard Associates, AIA
P.O. Box 1005
Carmichael, CA 95609
phone: (916) 489-7116
fax: (916) 489-7075

Key Vashti Powel
P.O. Box
Redman, WA
980743

Banks
9220 Placer Canyon Pkwy
Loomis, CA
95650

Kc Propco Lic
650 NE Holladay St Ste 1400
Portland, OR
2096

Blairmore 252 LIc Randal Ken
leth A & Brenda
2 centerpointe Dr. Ste 210
Lake Oswego, OR
97035

Hembuzz Inc
2731 Citrus Rd Ste A
Rancho Cordova, CA
95742

Fit Development
8680 GreenbackLn Ste 220
Orangevale, CA
95662

Pinebrook Village L P
8022 Folsom Auburn Rd
Folsom, CA
95630

Pinebrook Village L P
8022 Folsom Auburn Rd
Folsom, CA
95630

Freedom Trust
P.O. Box 2332
Granite Bay, CA
95746

Pinebrook Village L P
8022 Folsom Auburn Rd
Folsom, CA
95630

E J Plesko & Associates Inc
K-mart Corp
P.O. Box 22799
Houston, TX
77227

E. **Consideration of the Design Review for New Hope Baptist Church- RC-07-283**

Request: The applicant is requesting Design Review approval for the remodel of an existing, vacant commercial building for use as a church, including offices and classrooms, on a 1.46 acre site. The size of the existing structure, 8,600 square feet, will remain unchanged. The height of the existing structure will increase from sixteen (16) feet to thirty-three (33) feet three (3) inches to create a clerestory wall in the main sanctuary.
Project Applicant: Paul Menard Associates, AIA, Paul Menard, P.O. Box 1005, Carmichael, CA 95609
Project Location: APN: 058-0261-039; 1950 Zinfandel Drive

Assistant Planner Katja Irvin presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to find the project categorically exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt a resolution approving the Design Review for New Hope Baptist Church, Project No. RC-07-283, subject to the findings, evidence, Design Package, and Conditions of Approval. Chair Konarski opened the public hearing and took testimony from Paul Menard, project architect, and Javier Mederos, project manager and designer.

The Commissioners had the following concerns and comments:

- Burke-It looks like there will also be chain link fencing in the back of the property and along Vehicle Drive – won't this be visible from the street? Irvin-There is existing chain link that will remain, such as between the auto dealership and the church and between the day care center and the church.
- Burke-Is the church completely fenced in completely when closed? Irvin-No, there will be access through the parking lot.
- Cummings-Is that part of Zinfandel along the project a two lane road? Konarski-Yes.
- Cummings-Do they have enough parking spaces for this use? Irvin-They meet the required amount of parking for this size of church.
- Cummings-How will traffic be impacted? Irvin-There are two ways to exit, from the church parking lot onto Zinfandel, and using shared access to the day care facility where people can exit onto Vehicle Drive.
- Cummings-Does the day care know about this future use? Mederos-I have spoken with the child care center staff, and they are not open on the weekends, so our Sunday traffic will not impact the child care facility.
- Cummings-Can you provide an explanation of the chain link fence? Mederos-The chain link fence is between the day care facility and the dealership is existing and the only one that will remain.
- Cummings-The design of the building is very nice and a marked improvement from what is currently there.
- Vance-Would think that the traffic wouldn't be too severely impacted on Zinfandel. Did you do a traffic study? Irvin-The Public Works Department reviewed the project and did not identify any traffic concerns.

DRAFT

- Smith-When traveling to other parts of the country, encountered churches with congregations of significant size, and the churches provided traffic directors who alleviated the traffic impact and helped with safety.
- Burke-Are you moving from an old church, and if so, how many members do you have? Menard-This will be a permanent location for a congregation that is currently meeting in temporary quarters; we have over 150 members.
- Burke-Have you received any complaints about the church locating here? Irvin-Received one phone call from a woman who was concerned that congregants would park in her shopping center's parking lot.
- Konarski-Will there be landscaping around the fence? Mederos-There is a planter along the fence in the front. The fence separating us from the day care will remain without landscaping.
- Cummings-How much space is between the chain link and the church? Mederos-10 feet.
- Cummings-Are you concerned about vehicular access through that path? Mederos-This area is a drop off for the kitchen, and perhaps a walkway.
- Cummings-Could you extend the planters along the chain link? Mederos-We would consider that.
- Konarski-We would like the chain link fence camouflaged.
- Cummings-What plants are you placing along the back area? Mederos-Mostly shrubs. Irvin- We can work with the applicant to accommodate the Commission's suggestions.
- Burke-Since there is a walkway, why not extend it along the back? Menard-We are not intending for vehicles to have access here.
- Moe-Is the Fire Department concerned with not having that space to travel through? Mederos-They are satisfied with access through the parking lot.
- Moe-It looks like in terms of ingress/egress, there are three ways to get in and out of this area-one off Zinfandel and two off of Vehicle, which may help mitigate traffic concerns. Mederos-The site in front facing the entrance of the building is in the process of developing condominiums, which will open another access to relieve traffic congestion.
- Moe-This building has a lot of columns in it-how are you addressing structural issues? Mederos-A lot of the walls inside the main sanctuary will be braced to eliminate existing center columns, and the other columns will be buried in walls.
- Moe-Are you cutting out the center of the roof and adding structural elements? Mederos-Yes.
- Moe-Concerned that you have to go through the sanctuary to get to a couple of the class rooms. Mederos-Certain class rooms are going to be used during the week for chorus, etc., and the other will be used by teenagers before services commence. There are other ways to exit the rooms than by using the main sanctuary.
- Moe-Will you be able to reuse part of the roof structure? Mederos-Yes.
- Konarski-Excited to see this building recycled.

The Commissioners felt staff and the applicant adequately addressed the above concerns.

DRAFT

Action:

Motion: Commissioner Moe moved, seconded by Commissioner Burke, forward a recommendation to the City Council to find the project categorically exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt a resolution approving the Design Review for New Hope Baptist Church, Project No. RC-07-283, subject to the findings, evidence, Design Package, and Conditions of Approval, and advising staff to work with the applicant to place planters along the chain link fence and consider developing the walkway further.

Vote on the Motion:

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

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.

MEMORANDUM

DATE: May 21, 2007

TO: Honorable Mayor and Council Members

FROM: William Campbell, Principal Planner WC

SUBJECT: **SUNRISE PALMS DESIGN REVIEW**

OWNER:	**APPLICANT:**
Simon Developments Tom Simon 903 Howe Ave. Sacramento, CA 95825	RMB Architects Ann Green 2277 Watt Ave., 2nd Floor Sacramento, CA 95825

PROJECT:	Sunrise Palms Design Review
FILE:	RC-06-218
LOCATION:	Northeast corner of Monier Circle and Sunrise Blvd
APN:	072-0410-061, 072-0410-062
PLANNER:	William Campbell, Principal Planner

REQUEST

The applicant is requesting Design Review approval for the construction of two buildings, totaling 14,500 sq. ft., located on the northeast corner of Monier Circle and Sunrise Blvd, within the newly zoned Office Industrial Mixed Use Zone.

RECOMMENDATION

Planning Commission has recommended that the City Council adopt Resolution 51-2007 (Attachment 1) determining the project Categorically Exempt per Section 15332 In-Fill Development Projects of the California Environmental Quality Act Guidelines and approving Design Review for Sunrise Palms Plaza, RC-06-218, subject to the attached Findings, Evidence, Design Review Package (Exhibit A), and Conditions of Approval (Exhibit B).

RESULT OF RECOMMENDED MOTION:

The addition of the Sunrise Palms Shopping Center will significantly enhance the South Sunrise corridor, as well as provide necessary services for residents of Sunridge Specific Plan, Villages of Zinfandel, and surrounding businesses.

AGENDA ITEM # 15

SITE LOCATION

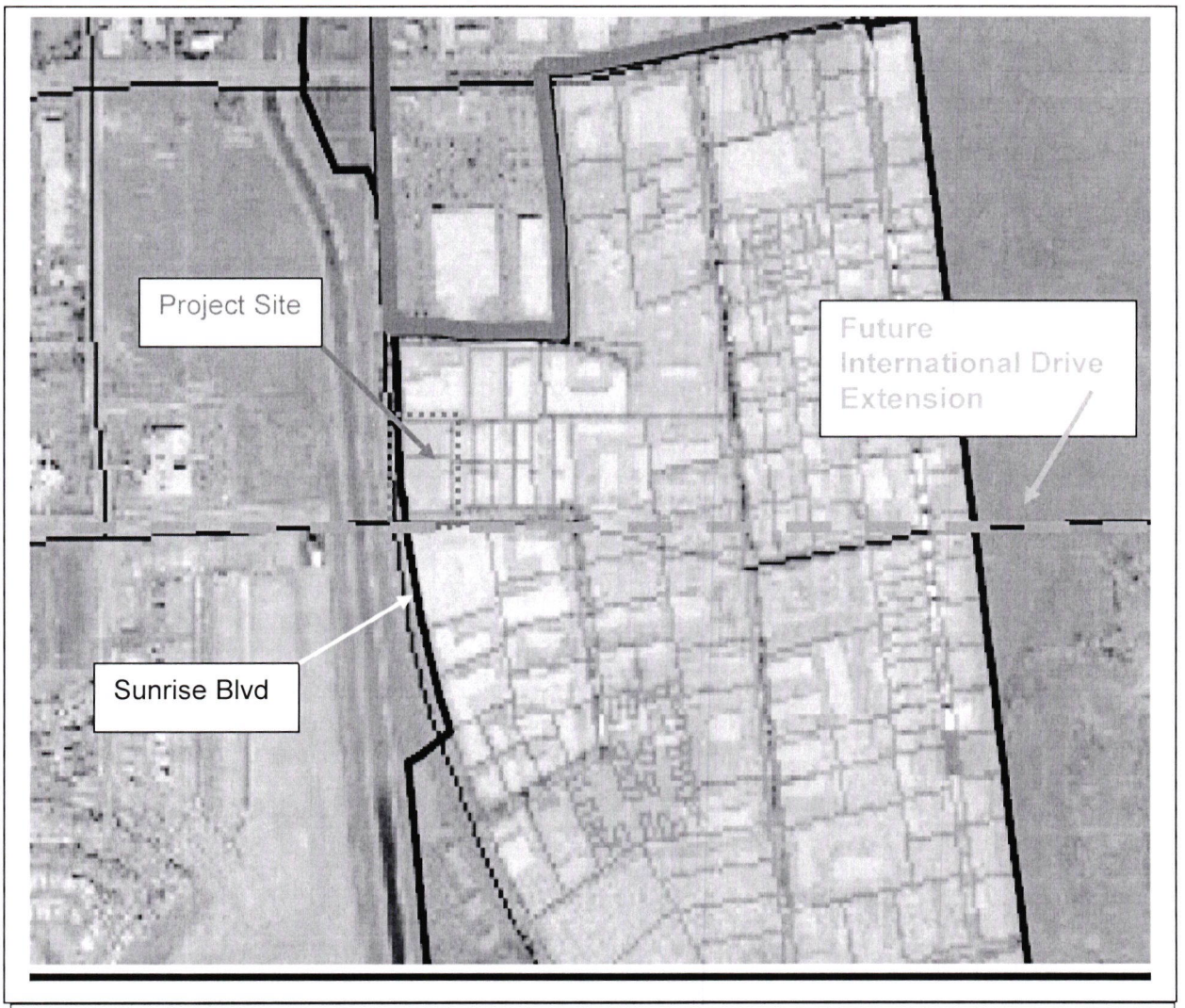


Figure 1. Site Location and Land Use Information

	Zoning & Land Use Designation	Current Use
Project Site	Office Industrial Mixed Use	Vacant
North	Office Industrial Mixed Use	Industrial Building
South	Office Industrial Mixed Use	Industrial Building
East	Office Industrial Mixed Use	Industrial Building
West		Folsom South Canal and Sunrise Blvd

ANALYSIS

1. General Plan Consistency

The proposed project site is located in the Sunrise Boulevard South Planning Area. Currently, this area is zoned Office Industrial Mixed Use (OIMU) and occupied with industrial uses

including the South Sunrise SPA (auto dismantling) and home improvement/building material sales and fabrication. According to the General Plan, "this area will serve as gateway to the new residential communities in the southeastern portion of the City." Potential land uses for this area include industrial, office mixed use, and commercial mixed use. The OIMU Zone is intended for the seamless integration of office and light industrial uses with supporting retail and service uses. Currently, there are no retail or service commercial businesses in this area of Sunrise Blvd. The addition of the Sunrise Palms Shopping Center will provide some of the necessary services for the residents in the Sunridge Specific Plan and future developments to the south.

Land Use Goal LU.5 – Redevelop and regenerate existing areas of the City.

Analysis – The proposed project implements Policy 5.4 by promoting a mixed use development on a vacant lot where existing infrastructure exists, within the targeted area of Sunrise Blvd. The project will upgrade, beautify and revitalize a portion of the Sunrise Blvd corridor that has been vacant and will capture the benefit of the existing traffic pattern. Its design would stimulate other new developments along Sunrise Blvd and eventually change the existing industrial appearance of the corridor to a more balanced combination of commercial and industrial buildings.

Urban Design Goal UD.4 – Ensure that projects are designed in keeping with the context of surrounding areas and overall community.

Analysis – The proposed project implements Policy UD.4.2 and the sub-actions by coordinating development activities that serve as a catalyst for the redirection of land uses in the South Sunrise Blvd corridor. The corridor is currently controlled by a restricted sign program that reduces the visual clutter and the new development schemes will have greater impact on the visual character of this key corridor. The project has also been designed to accommodate the future intersection improvements of Sunrise Blvd and the extension of International Drive.

Economic Development Goal ED.7 – Promote infill development that will contribute to a wide variety of commercial services, new residential and employment opportunities.

Analysis – The proposed project implements the concept of mixed use in the Office Industrial Mixed Use category of the Zoning Code, by providing a mix of service, office and retail uses. The plan will accommodate a bank, food service, office and not more than 25% of the gross floor area in retail uses, as provided in the OIMU Zone.

2. Roadway Dedications

Both Sunrise Blvd. and Monier Circle have been identified for future road widening by the Public Works Department. The site plan has reserved the necessary future road alignments and building setbacks to accommodate the future road improvements on Monier Circle and Sunrise Blvd. In addition, a vehicular bridge is planned that will connect International Drive through Sunrise Blvd. to Monier Circle that will eventually continue to the east and tie into the future road network in the Rio Del Oro Specific Plan.

3. Land Use

The applicant is seeking Design Review approval to construct two buildings that will be occupied by a mix of office/restaurant/retail uses, according to the provisions of the OIMU Zone. The project site was rezoned on November 6, 2006 to Office Industrial Mixed Use (OIMU). In addition, the surrounding area was also rezoned to OIMU. The new zoning designation allows certain categories of uses without any restrictions and others are permitted with provisions i.e. retail uses. The total area of the proposed buildings can support approximately 3,625 sq. ft. of

retail uses, as defined in the use tables of OIMU Zone. Although specific tenants have not been determined at this time, the applicant has indicated potential uses would include a bank, restaurants, and retail businesses, as shown in the table below:

Use	Sq. Ft.	Overall % of Project
Retail	3,500	24%
Bank	5,000	35%
Restaurant	6,000	41%
Total	**14,500**	**100%**

Table 1. Use & Approximate Square Footage

Planning Commission forwarded a condition of approval that stipulates the tenant mix for the various categories that would run concurrent with the property. Future owners will have the responsibility to monitor their leases to be consistent with the Zoning requirements of OIMU Zone.

4. Parking

The new zoning provisions for parking in the OIMU Zone are meant to provide flexibility in mixed use scenarios, so that large parking fields are not generated and greater utility of the property is promoted. The parking standards found in the Zoning Code from the County would have required 4.5 parking spaces per 1000 sq. ft. of office and retail space and one space for every three seats for restaurants. The new code allows office and retail at a lesser ratio of 3.5 spaces per 1000 sq. ft., however the restaurants parking requirements remains the same, as stated above. Based on the applicants tenant mix, the project will provide the following:

Land Uses	Parking Ratio	Required Parking	Provided
Retail	3.5 spaces / 1000 sq. ft.	13 spaces	
Office/bank	3.5 spaces / 1000 sq. ft.	18 spaces	
Restaurant (120 seats)	1 space / 3 seats	40 spaces	
		71 spaces	87 spaces

5. Design Review

The basis for the review of this project is provided in the City's Design Review Ordinance and the reasons for recommending approval are provided in the attached Resolution 51-2007. Table 4 provides the analysis of the pertinent objectives and guidelines of the adopted Design Guidelines.

Table 4. Commercial Design Guidelines Analysis for Sunrise Palms

Categories / Objectives / Guidelines	Analysis
Site Design – Circulation	
Design Objective	
Develop an on-site circulation system that promotes efficient movement of vehicles and minimizes conflicts with pedestrians and bicycles. Provide on-site facilities to accommodate pedestrian, bicyclists, and transit riders.	The circulation pattern of Sunrise Blvd will be unchanged by the new development. No direct driveway to and from Sunrise Blvd is an enhancement requested by the Public Works Department, due to the future widening.

Design Standards	
Pedestrian connections shall be provided between buildings and adjoining commercial sites. The project's sidewalk/walkway network shall connect to the public sidewalk system at a minimum of one point along each street frontage.	The pathway leading from the building to the street will be differentiated through use of stamped asphalt.
Design Guidelines	
1. The City encourages commercial development to be designed with a "Main Street" style, especially for sites larger than 15 acres.	Guideline not applicable
2. Automobile dependent land uses (e.g. drive-up restaurants and other drive-up facilities) should be designed to reduce conflicts with pedestrians	Guideline not applicable
3. Commercial centers should be linked to the surrounding area with pedestrian connections. This includes connecting the internal circulation to the City's sidewalks and creating connections between uses in other ways, such as paths to neighboring development.	A well lit, visible path will connect the building to the sidewalk. Standard parking lot lighting will illuminate the path which is differentiated using stamped asphalt.
4. For Transit-Oriented Town Centers, the transit stop shall be an integrated portion, even a focal point, of the development. The development should be treated as though it could not survive without the transit stop.	Guideline not applicable
Site Design – Public Spaces/Pedestrian Amenities	
Design Objective	
Provide usable public spaces and gathering spaces oriented towards the pedestrian user.	A small plaza is proposed in the middle of the two buildings and a future plaza can be installed at the corner of the building, after the street widening occur. The plaza is visible from the street and is accessible from Sunrise Blvd.
Design Standards	
A minimum of one public gathering place is required for each center or commercial project. Scale and improvements for such public space should be appropriate to the site, building and use.	The small plaza is appropriate for the two buildings and will serve as a pedestrian access point from Sunrise Blvd. Another small plaza will occur after the intersection improvements, on the south side of the corner building that will add to the project.
Design Guidelines	
1. Uses such as restaurants should front onto plazas and are encouraged to use the public area of the plaza for outdoor seating and dining.	No restaurant uses are currently identified; however the owner has indicated that food uses would be part of the mixed use.
2. Landscape outdoor areas with visually stimulating soft- and hardscape that helps to identify the site. Street furniture, such as benches, lamps, and landscape planters should be integrated as appropriate.	Benches and landscape planters are integrated into the small plaza located between the building and the street.
3. Use different materials and colors to off set the paving and to provide visual interest.	Stamped and dyed concrete will be used to enhance the plaza and walkways.

Site Design – Building Placement and Orientation	
Design Objective	
Design and construct buildings to create safe, pleasant, and active environments.	The placement of the building toward Sunrise Blvd and the parking in the rear will give the pedestrian facilities protection from the noise levels generated by Sunrise traffic.
Design Guidelines	
1. Where feasible and desirable, commercial buildings for projects over 15 acres in size should be located to create a Main Street environment.	Guideline not applicable
2. As vibrant mixed-use sites, commercial buildings should be sited and designed to attract and captivate the pedestrian user.	Main building entry is from the internal parking lot, with secondary store fronts facing Sunrise Boulevard. The area between the right-of-way and the building includes a plaza with a planter area, bicycle parking and benches. Transparent entryways and numerous details add elements that are oriented to the pedestrian.
3. Loading and delivery service areas should be located and designed to minimize their visibility, circulation conflicts, and adverse noise impacts to the maximum feasible extent.	Each storefront has a back door for fire access purpose. This area will be screened with shrubs and is not located in the setback area. Due to the small scale of the center, loading will be through the front doors of the stores. There will be no rear loading from Sunrise Blvd.
Architecture – Massing, Scale, and Form	
Design Objective	
Commercial structures should be designed to a human scale, help create vibrant activity areas, and should complement adjoining properties	The project is two single-story structures that have been designed to attract and promote the human scale. The small plaza will help to generate activity. The architecture will complement other developments in the area that are transitioning from industrial to light industrial/commercial.
Design Guidelines	
1. Multi-level mixed-use buildings are strongly encouraged.	The proposed building is not multi-level; however it is consistent with the mixed use concepts of the OIMU Zone. The small center will provide both office and some retail use, along with support services.
Architecture – Style and Design Details	
Design Objective	
Commercial development shall be designed with an architectural style or theme that establishes a clear, interesting project identity that will contribute to an enhanced character for Rancho Cordova.	The project complements the architectural style used for the renovation of the main shopping center building. A variety of cornice shapes and colors establish a project identity and contribute to an enhanced character for the City of Rancho Cordova.

Design Guidelines	
1. Design all sides of the building with consistent architectural and façade elements	The architectural style is evident on all elevations through use of large cornices, changes in parapet height and form, and use of stone columns, relief, and/or fenestration.
Architecture – Style and Design Details – Commercial Façades	
Design Objective	
Commercial façades should appear open, inviting, and engaging to the passerby.	See comments under guidelines below.
Design Guidelines	
1. Storefronts should promote a sense of entry into the structure as well as a sense of shelter.	Transparent entries with plenty of windows provide a sense of entry. The buildings are linked with a central courtyard area.
2. Design entries to be clearly visible from the street and provide visual interest.	The entrance includes trim details, stone columns and decorative nighttime lighting, all of which accentuate the opening. The entry is recessed slightly from the surrounding building façade.
3. Use windows to create an open and inviting atmosphere.	Storefront windows are installed on the front and back side of the buildings, eliminating the typically ugly rear building elevation of service doors and utility panels.

CONCLUSION

The applicant has worked with city staff to insure consistency with the design guidelines of the City's Design Review Ordinance and with the Public Works Department to make the proper roadway dedications necessary for future road expansions. The addition of the Sunrise Palms Shopping Center will significantly enhance the South Sunrise corridor, as well as provide necessary services for residents of Sunridge Specific Plan, Villages of Zinfandel, and surrounding businesses.

ENVIRONMENTAL ANALYSIS

The project is Categorically Exempt per Section 15332 In-Fill Development Projects of the California Environmental Quality Act.

FINANCIAL IMPLICATIONS TO CITY

There are no financial implications to the City for this development.

RECOMMENDED MOTION

Move City Council determine the project Categorically Exempt per Section 15332 In-Fill Development Projects of the California Environmental Quality Act and adopt Resolution 51-2007 approving the Design Review for Sunrise Palms Plaza, RC-06-218, subject to the Design Review Package (Exhibit A), and Conditions of Approval (Exhibit B).

ATTACHMENTS

1. Resolution 51-2007, including Design Review Package (Exhibit A) and the Conditions of Approval (Exhibit B)
2. 500' Radius Map and Labels
3. April 26, 2007 Planning Commission Meeting Minutes Item A (Draft)

CITY OF RANCHO CORDOVA

RESOLUTION NO. 51-2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA APPROVING DESIGN REVIEW FOR SUNRISE PALMS COMMERCIAL CENTER PROJECT # RC-06-218

WHEREAS, Simon Developments (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 the Sunrise Palms Commercial Center (Assessor's Parcel Number 072-0410-061, 072-0410-062); 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 properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

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

1. That the project site was adequately analyzed according to the Guidelines of the California Environmental Quality Act.

   Findings and Evidence
   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.

   a) *The project is consistent with the applicable general plan designation.* Evidence: The project is located in the South Sunrise Planning Area and is designated as Office Industrial Mixed Use (OIMU). The proposed project is consistent with the goals and policies of the General Plan and is consistent with the zoning standards prescribe in the OIMU Zones.
   b) *The proposed development occurs within the City limits.* Evidence: The property is located on the east side of Sunrise Blvd, north of Monier Circle, which lies within the City of Rancho *Cordova.*
   c) *The project has no value as habitat for endangered, rare or threatened species.* Evidence: The subject property is located within an industrial area, on the east side of Sunrise Blvd and is surrounded by buildings. No endangered species or wetland features were discovered during the environmental review period. The project was determined to be Categorically Exempt by staff.
   d) *Approval would not have a significant effect relating to traffic, noise, air quality or water quality.* Evidence: The environmental questionnaire submitted by the applicant and reviewed by staff did not disclose any significant impacts associated with the project relating to traffic, noise, air quality or water quality. The General Plan Land Use Element anticipated development along the Sunrise corridor with mixed uses that would be supported by existing and future traffic patterns along sunrise Blvd. The proposed project will not significantly

effect the surrounding industrial area with loud noises, large scale air pollution or degrade existing water quality, using best management practices established by the City.

e) *The site is adequately served by public utilities and services.* Evidence: All municipal services and utilities to support the proposed project are adjacent to the site. The proposed development will not cause the existing public utilities to expand, nor will the City need to provide additional services to this area, caused by the development.

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:

   a) *The City finds that the proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, Special Planning Area provisions, and is consistent with the applicable "Guiding Principals" and "Design Concepts" in section 110-84.* **Evidence:** The project was reviewed and found to be consistent with Goals UD-2, 3 and 4 of the Urban Design Element of the General Plan that address the aesthetics of new buildings on Sunrise Blvd. The adopted design guidelines for non-residential structures were used to guide the design of the center to be architecturally in context with the adjoining properties along Sunrise Blvd.

   b) *The City finds that the proposed project's architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.* **Evidence:** The proposed building maintains human scale and is in proportion with the neighboring structure. The building is designed to complement the changing character of Sunrise Blvd to a more commercial oriented land use. The applicant is proposing an extensive landscape plan to improve the Sunrise corridor with new trees and shrubbery. There are no protected species of trees on the subject site.

   c) *The City finds that the proposed project's architecture, including the character, scale and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing and similar elements establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.* **Evidence:** The proposed project's architecture is consistent with the adopted guidelines for non-residential buildings. The buildings have been designed to help break the horizontal line of the mass, with segmented parapets, building off-sets, roof towers and the color scheme. The buildings are enhanced with stone veneers and tile details to complement the smaller village store front appearance.

   d) *The City finds that the proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.* **Evidence:** The proposed project will not generate significant traffic volumes that would impact the circulation pattern of Sunrise Blvd, nor create conflicts with established pedestrian routes along Sunrise Blvd. The ingress and egress to the site does not interfere with any designated bicycle paths or trail corridors along Sunrise Blvd. The center is not considered a traffic generator; based on the kinds of uses proposed the center will draw from the existing traffic volumes on Sunrise Blvd. In the future, International Drive will intersect with Sunrise Blvd and this corner will become the northeast corner of that major intersection and the owner may propose a more intense development because of its key location.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 21st day of May, 2007.

AYES:

NOES:

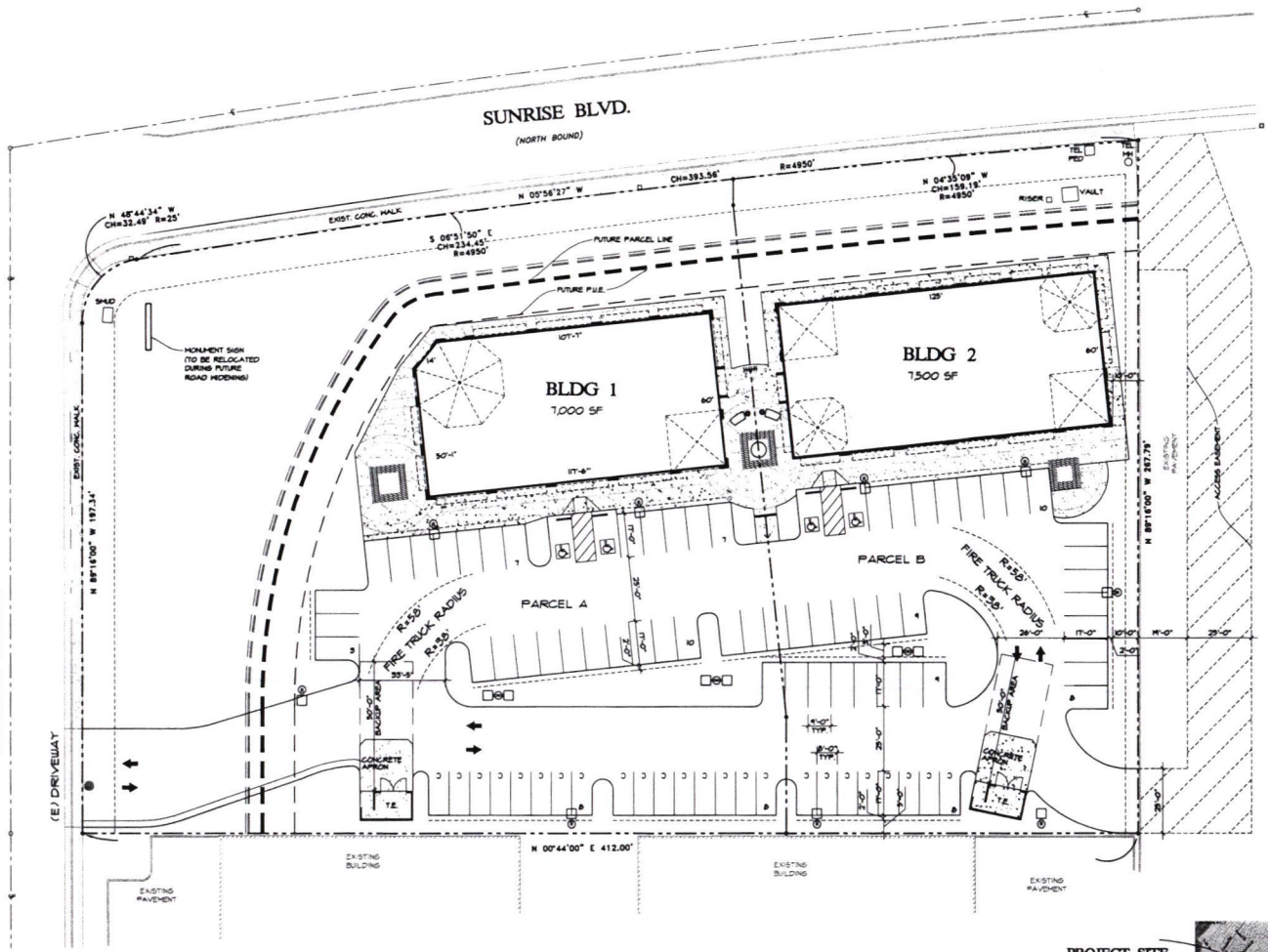
ABSENT:

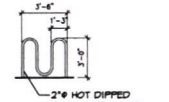
ABSTAIN:

David M. Sander, Mayor

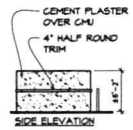
ATTEST:

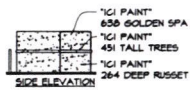
Anna Olea-Moger, CMC, City Clerk

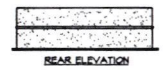


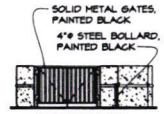


BIKE RACK
1/4" = 1'-0"









TRASH ENCLOSURE
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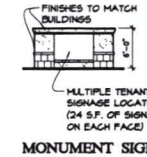


MONUMENT SIGN
1/8" = 1'-0"

STATISTICS

SQUARE FOOTAGES		
BUILDING 1		7,000 SF
BUILDING 2		7,500 SF
TOTAL BUILDING AREA		14,500 SF
SQUARE FOOTAGE ASSIGNMENTS		
RETAIL		3,500 SF
BANK		5,000 SF*
RESTAURANTS		6,000 SF*
TOTAL BUILDING AREA		14,500 SF

*AN ADDITIONAL 1,450 SF MAY BE ADDED TO THESE USES WITH NO ADDITIONAL PARKING REQMT.

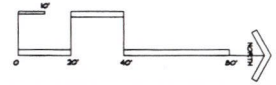
BANK SF: 3,550 + 1,450 = 5,000 SF MAX.
RESTAURANT SF: 4,550 + 1,450 = 6,000 SF MAX.

PARKING		
BUILDING AREA		14,500 SF
PARKING REQUIRED		
@ 4.5/1,000 SF		65 STALLS
PARKING PROPOSED		
FULL SIZE 9'-0" X 19'-0"		54 STALLS
COMPACT 8'-0" x 16'-0"		24 STALLS
ACCESSIBLE		4 STALLS
TOTAL		87 STALLS
PARKING STALL ASSIGNMENTS		
RETAIL (@400 @4.5/1000)		29 STALLS
BANK (3550 @ 5/1000)		18 STALLS
RESTAURANTS (120 SEATS TOTAL)		40 STALLS
TOTAL		87 STALLS
PARCEL		
ZONING		OIMU*
APN		072-0410-061 & 062
PARCEL AREA	ADJUSTED: 36,222 & 36,568 SF	

*OFFICE/INDUSTRIAL MIXED USE ZONE ALLOWS 25% MAXIMUM FOR RETAIL USES.

SITE COVERAGE		
LANDSCAPING	17,267 SF	24%
IMPERVIOUS SURFACES	55,523 SF	76%
TOTAL SITE AREA	72,790 SF	100%

SITE PLAN



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Date	11.4.09		
Drawn	A.K.		
Revised	03.21.07	of	

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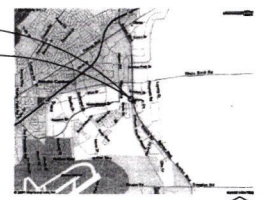
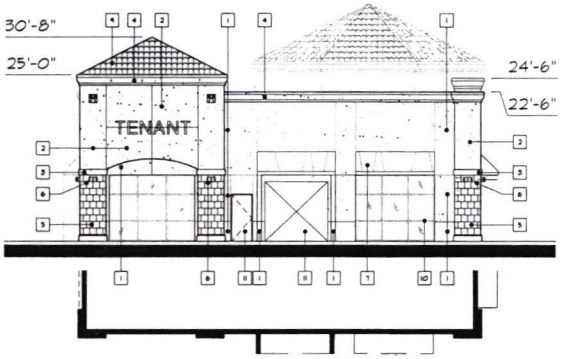
PROJECT SITE



VICINITY MAP
NOT TO SCALE
NORTH

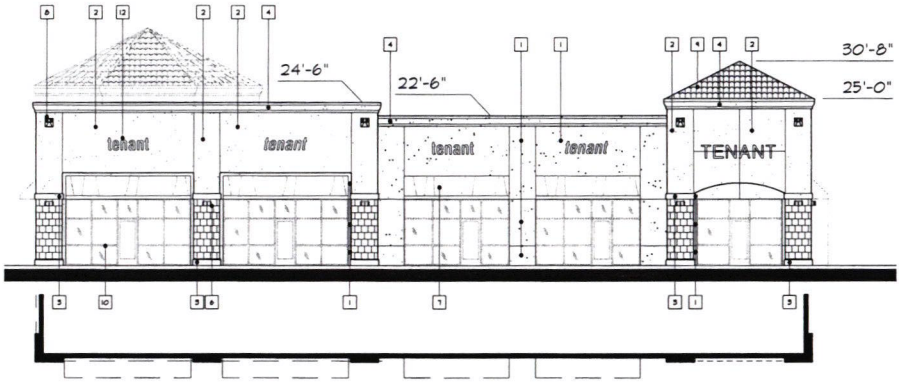
"SUNRISE PALMS PLAZA"
NEC SUNRISE BLVD AND MONIER CIRCLE
RANCHO CORDOVA, CALIFORNIA

Exhibit A

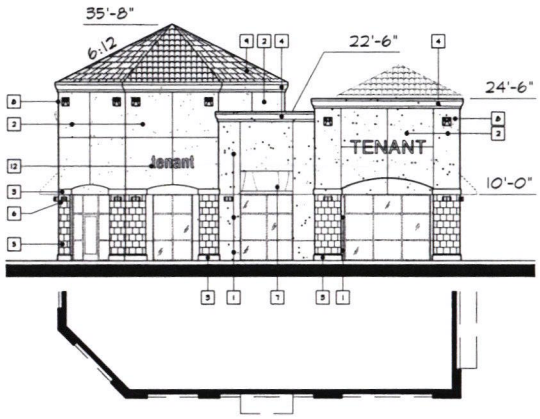


NORTH ELEVATION

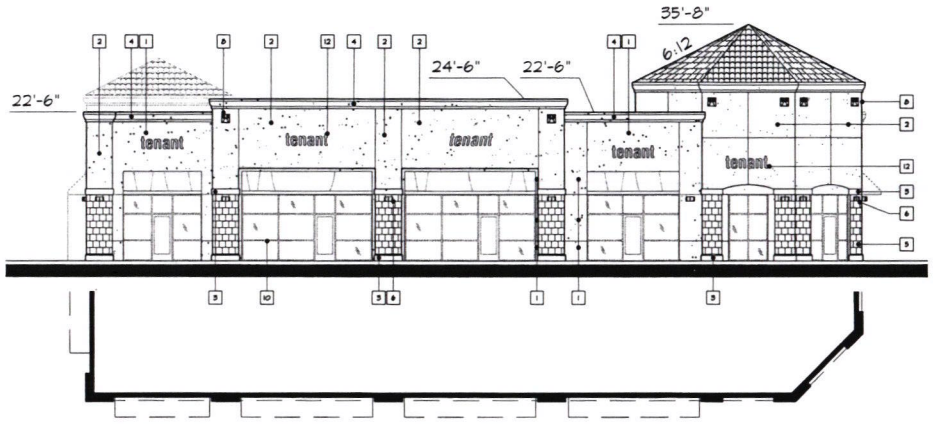
(FACING BUILDING 2)



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

(FACING SUNRISE BLVD.)

MATERIALS & COLOR SCHEDULE		
1	CEMENT PLASTER	"IGI PAINT" 264 DEEP RUSSET
2	CEMENT PLASTER	"IGI PAINT" 638 GOLDEN SPA
3	TRIM	"IGI PAINT" 451 TALL TREES
4	CORNICE	"IGI PAINT" 421 ONIONSKIN TAN
5	TILE	"DAL TILE" P505 SAND, 12"X12"
6	LIGHT FIXTURE	"COOPER LIGHTING" INVUE ENTRI ENC-L6, BLACK
7	FARIC AWNING	"SUNBRELLA FIRESIST" BLACK
8	MEDALLION	"PINEAPPLE GROVE DESIGNS" PALMATE, 16" SQ.
9	ROOFING	"MONIER LIFETILE" ESPANA, BROWN BLEND
10	STOREFRONT	BLACK
11	METAL DOOR/ SWITCH GEAR	PAINT TO MATCH ADJACENT SURFACE
12	SIGNAGE	TO BE DETERMINED

"SUNRISE PALMS PLAZA"

NEC SUNRISE BOULEVARD AND MONIER CIRCLE

RANCHO CORDOVA, CALIFORNIA

BUILDING 1 ELEVATIONS

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

Job Number	A04-124	Sheet	
Date	11.22.05		A2
Drawn	AJC	of	
Revised	1.11.07		

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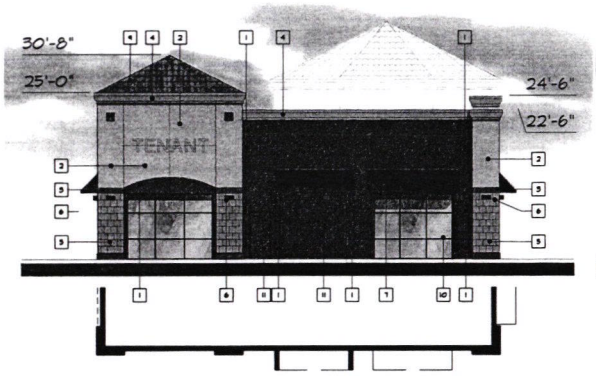
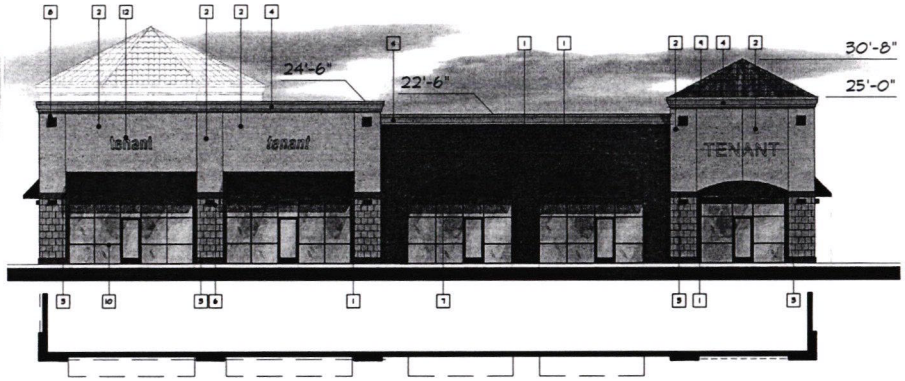
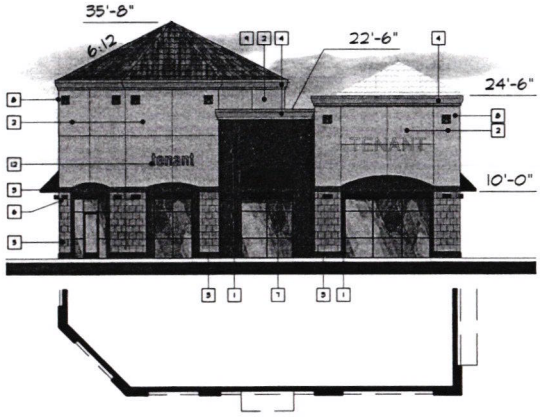


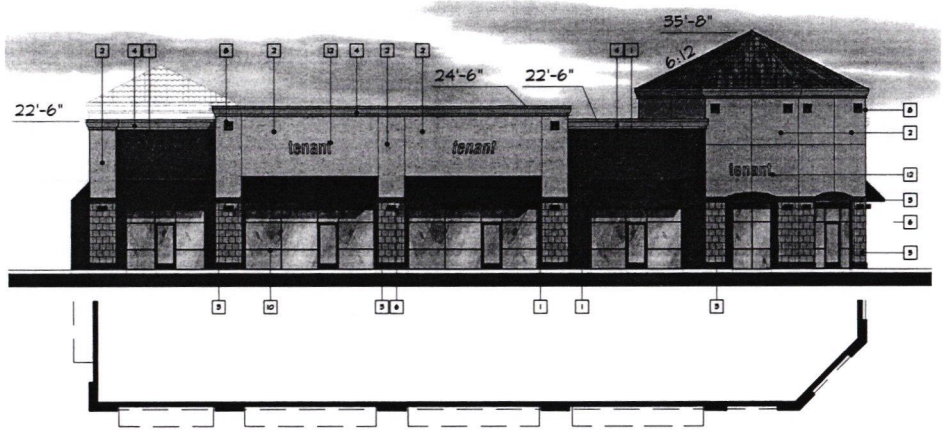
NORTH ELEVATION
(FACING BUILDING 2)



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION
(FACING SUNRISE BLVD.)

MATERIALS & COLOR SCHEDULE

1	CEMENT PLASTER	"ICI PAINT" 264 DEEP RUSSET
2	CEMENT PLASTER	"ICI PAINT" 658 GOLDEN SPA
3	TRIM	"ICI PAINT" 451 TALL TREES
4	CORNICE	"ICI PAINT" 421 ONIONSKIN TAN
5	TILE	"DAL TILE" P505 SAND, 12"X12"
6	LIGHT FIXTURE	"COOPER LIGHTING" INVUE ENTRI ENC-LG, BLACK
7	FARIC AWNING	"SUNBRELLA FIRESIST" BLACK
8	MEDALLION	"PINEAPPLE GROVE DESIGNS" PALMATE, 16" SQ.
9	ROOFING	"MONIER LIFETILE" ESPANA, BROWN BLEND
10	STOREFRONT	BLACK
11	METAL DOOR/ SWITCH GEAR	PAINT TO MATCH ADJACENT SURFACE
12	SIGNAGE	TO BE DETERMINED

BUILDING 1 COLORED ELEVATIONS

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

Job Number	A04-124	Sheet	A2C
Date	11.22.05		
Drawn	J.K	of	
Revised	1.15.07		

Rauschenbach
Marvelli
Becker
architects

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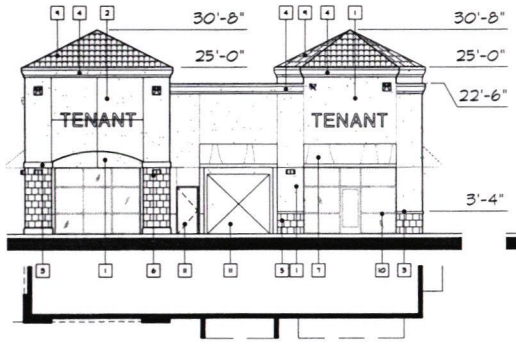
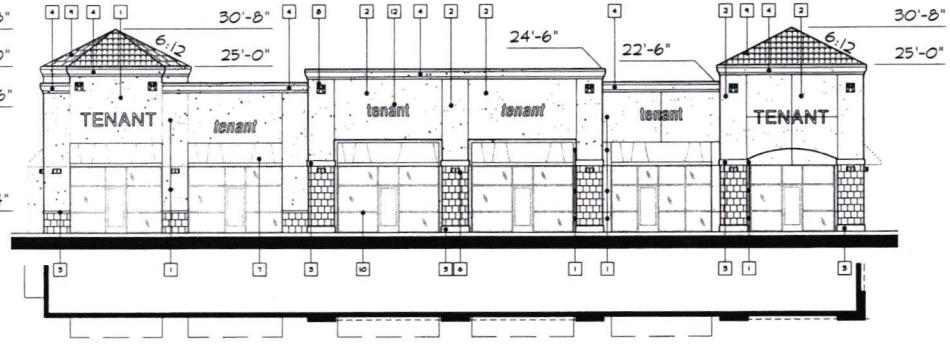
"SUNRISE PALMS PLAZA"

NEC SUNRISE BOULEVARD AND MONIER CIRCLE
RANCHO CORDOVA, CALIFORNIA

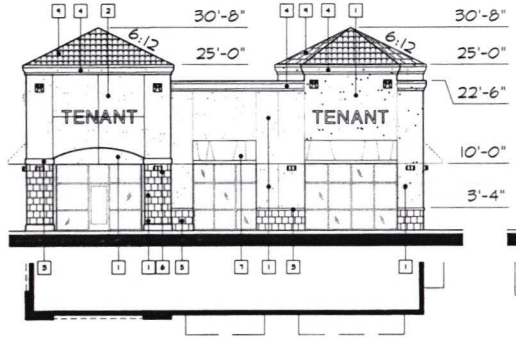


SOUTH ELEVATION

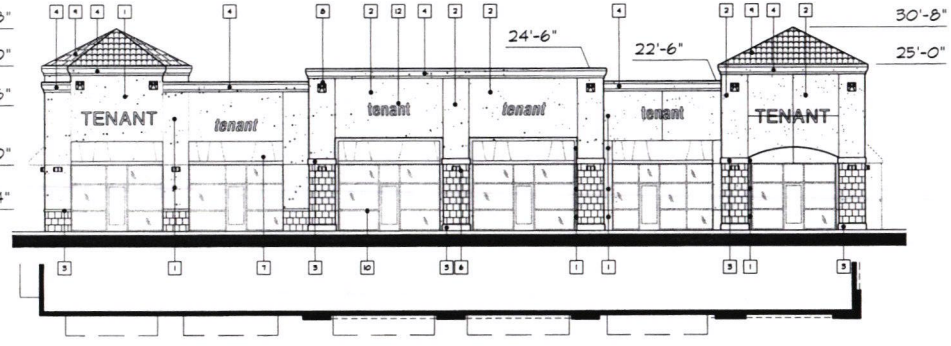
(FACING BUILDING 1)



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

(FACING SUNRISE BLVD.)

MATERIALS & COLOR SCHEDULE

1	CEMENT PLASTER	"IGI PAINT" 264 DEEP RUSSET
2	CEMENT PLASTER	"IGI PAINT" 638 GOLDEN SPA
3	TRIM	"IGI PAINT" 451 TALL TREES
4	CORNICE	"IGI PAINT" 421 ONIONSKIN TAN
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9	ROOFING	"MONIER LIFETILE" ESPANA, BROWN BLEND
10	STOREFRONT	BLACK
11	METAL DOOR/ SWITCH GEAR	PAINT TO MATCH ADJACENT SURFACE
12	SIGNAGE	TO BE DETERMINED

BUILDING 2 ELEVATIONS

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

Job Number	A04-124	Sheet	
Date	11.22.05		A3
Drawn	JLK	of	
Revised	1/11/07		

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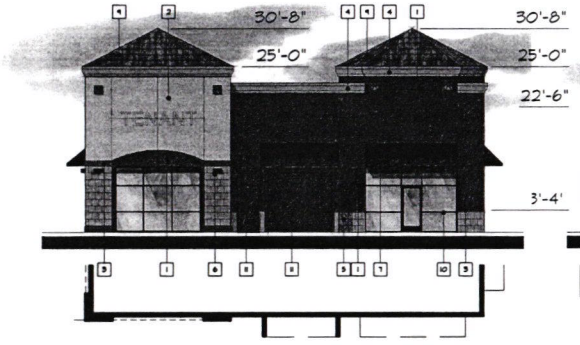
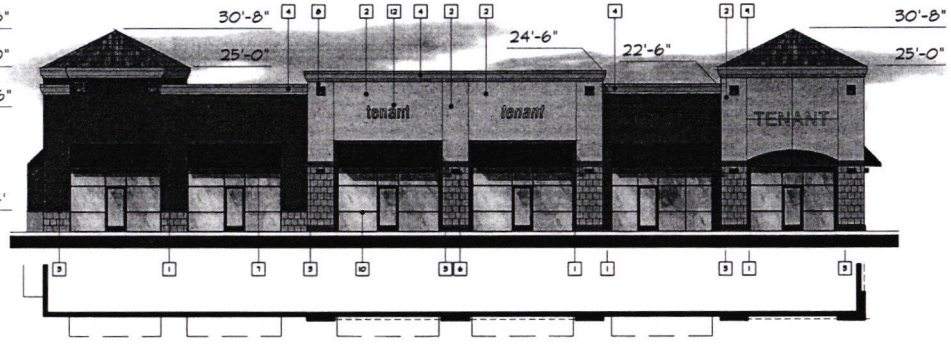
"SUNRISE PALMS PLAZA"

NEC SUNRISE BOULEVARD AND MONIER CIRCLE

RANCHO CORDOVA, CALIFORNIA



SOUTH ELEVATION
(FACING BUILDING 1)



EAST ELEVATION

MATERIALS & COLOR SCHEDULE		
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2	CEMENT PLASTER	"ICI PAINT" 638 GOLDEN SPA
3	TRIM	"ICI PAINT" 491 TALL TREES
4	CORNICE	"ICI PAINT" 421 ONIONSKIN TAN
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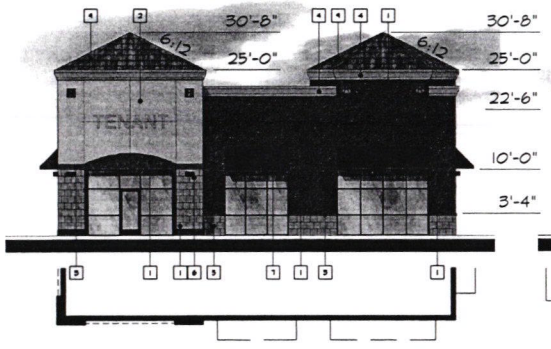
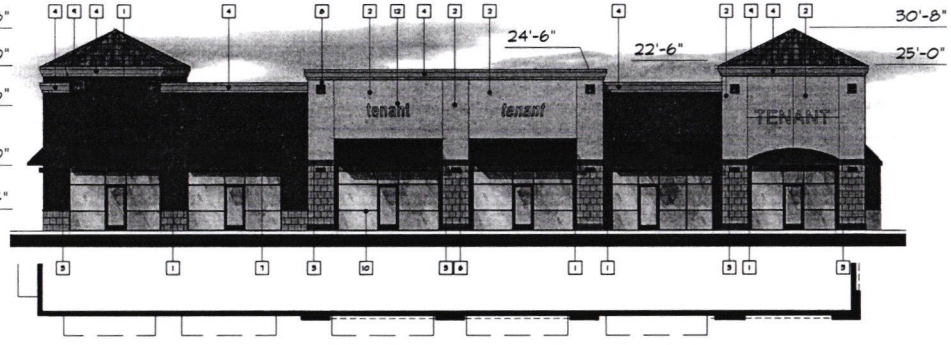


NORTH ELEVATION



WEST ELEVATION
(FACING SUNRISE BLVD.)

BUILDING 2 COLORED ELEVATIONS

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

Job Number	A04-124	Sheet
Date	11.23.05	
Drawn	JLS	
Revised	1.13.07	of A3C

"SUNRISE PALMS PLAZA"

NEC SUNRISE BOULEVARD AND MONIER CIRCLE
RANCHO CORDOVA, CALIFORNIA

Rauschenbach Marvelli Becker ARCHITECTS

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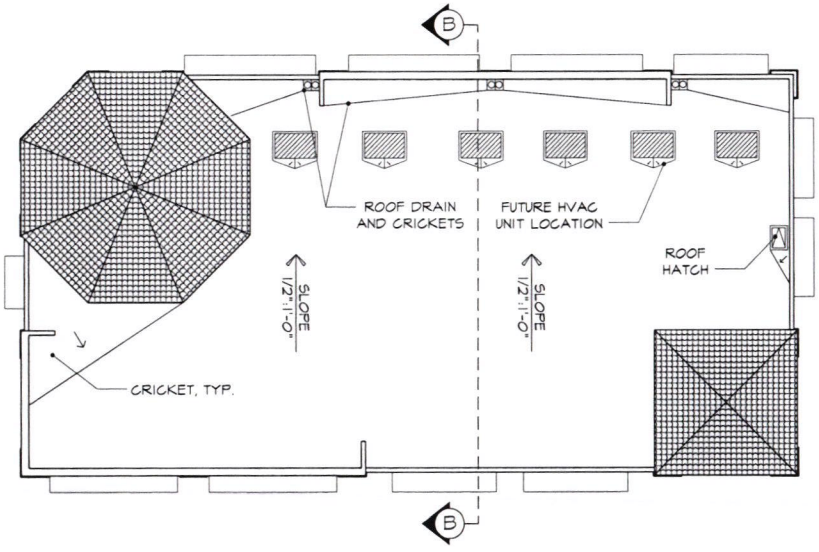
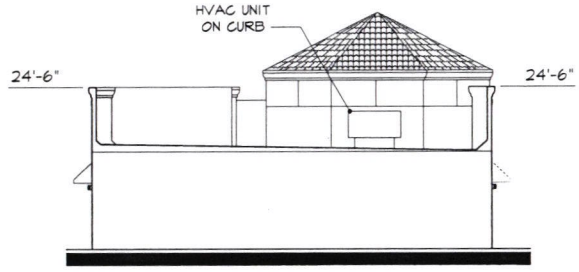


ROOF PLAN - BUILDING 1



SECTION 'B-B'

BUILDING 1
PLAN VIEWS

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

Job Number	A04-124	Sheet	
Date	11.22.05		A4
Drawn	J.K.		
Revised	1.13.07	of	

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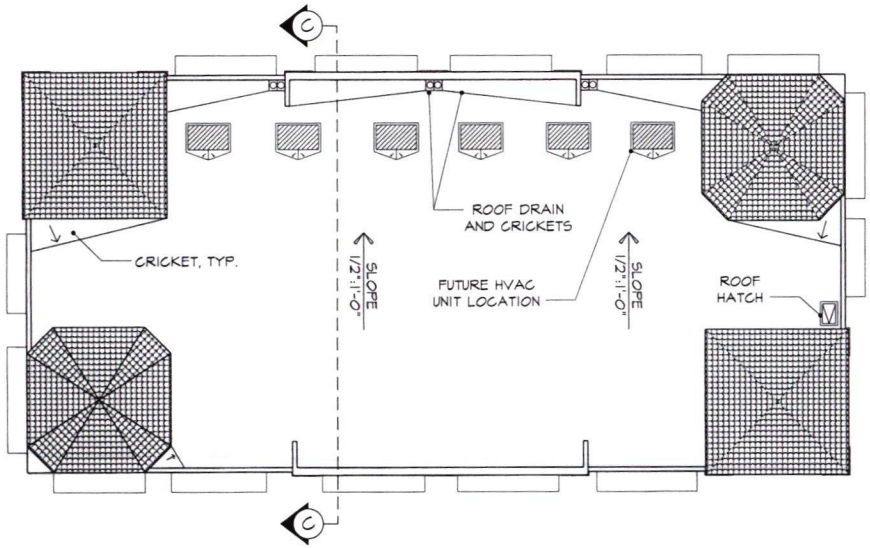
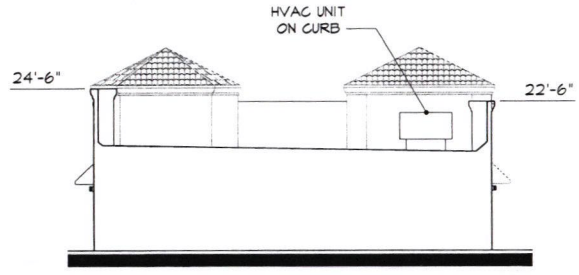
"SUNRISE PALMS PLAZA"

NEC SUNRISE BOULEVARD AND MONIER CIRCLE
RANCHO CORDOVA, CALIFORNIA



ROOF PLAN - BUILDING 2



SECTION 'C-C'

BUILDING 2
PLAN VIEWS

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

Job Number	A04-124	Sheet	
Date	11.22.05		A5
Drawn	JLK	of	
Revised	1.15.07		

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"SUNRISE PALMS PLAZA"

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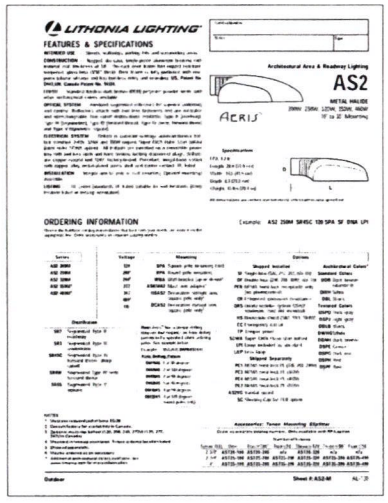
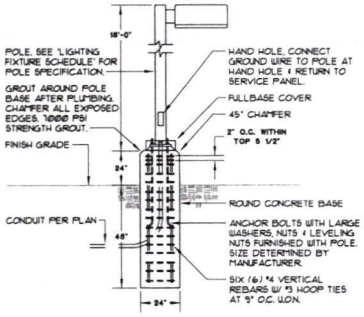
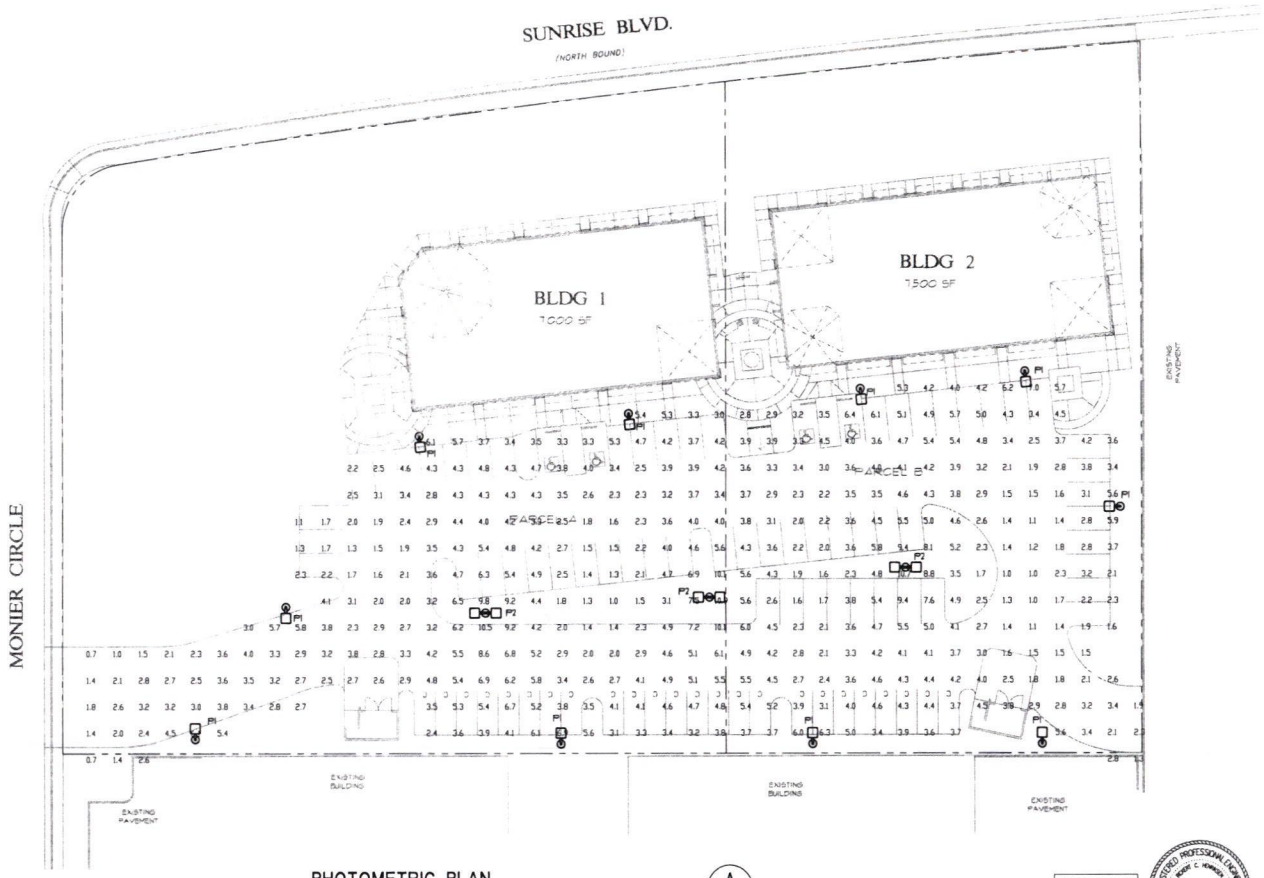




POLE BASE DETAIL (B / E0)
SCALE: NONE



PHOTOMETRIC PLAN (A / E0)
SCALE: 1" = 20'-0"

U.S.A.
UNDERGROUND SERVICE ALERT

1-800-227-2600

CONTACT PRIOR TO THE START OF ANY EXCAVATION ON SITE.

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	LAMPS NO.	LAMPS TYPE	MOUNTING	REMARKS
P1	LITHONIA #AS2-250M-SR3	1	250W MH	POLE MOUNT 18'-0" ON A 2'-0" BASE SEE B/E0	POLE MOUNT LUMINAIRE WITH IES TYPE III DISTRIBUTION, FULL CUT OFF, DARK SKY COMPLAINT
P2	LITHONIA (2) #AS2-250M-SR3	2	250W MH	POLE MOUNT 18'-0" ON A 2'-0" BASE SEE B/E0	TWIN HEAD POLE MOUNT LUMINAIRE WITH IES TYPE III DISTRIBUTION, FULL CUT OFF, DARK SKY COMPLAINT

"SUNRISE PALMS PLAZA"
NEC SUNRISE BLVD AND MONIER CIRCLE
RANCHO CORDOVA, CALIFORNIA

SACRAMENTO ENGINEERING CONSULTANTS
10555 Old Placerville Road
Sacramento, CA 95827-2502
Phone: (916) 366-4488
Fax: (916)366-4490
www.secong.com
Job No. 06105

REGISTERED PROFESSIONAL ENGINEER
ROBERT C. HOWARDS
No. E-10629
EXP. 6-30-2007
ELECTRICAL
STATE OF CALIFORNIA
Date Signed: Jan 23, 2007

Job Number	A04-124	Sheet	E0
Date	11.4.05		
Drawn	J.K		
Revised	1.4.06	of	

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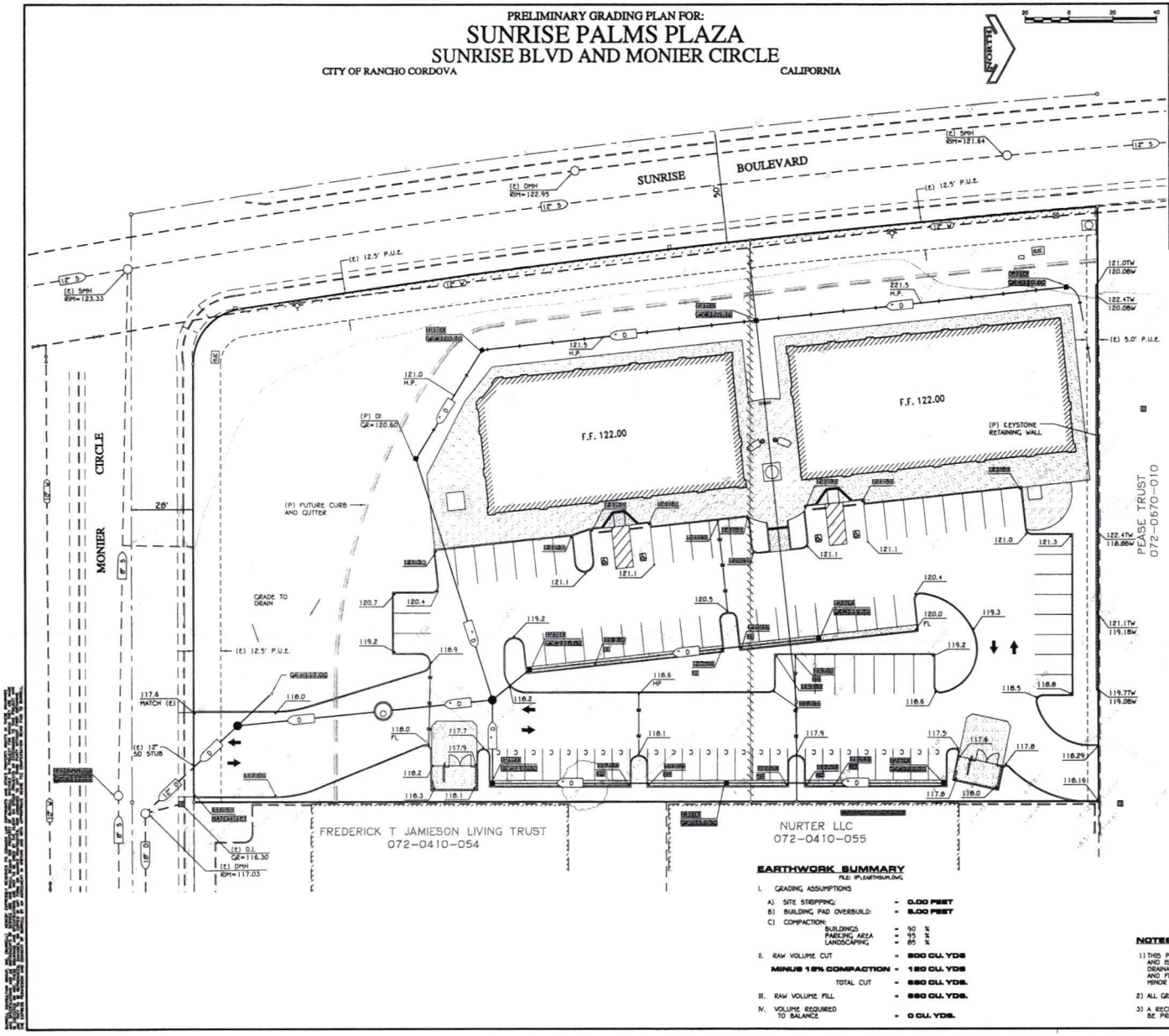
PRELIMINARY GRADING PLAN FOR:

SUNRISE PALMS PLAZA

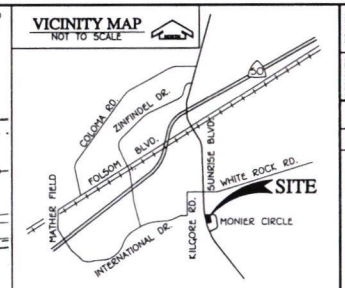
SUNRISE BLVD AND MONIER CIRCLE

CITY OF RANCHO CORDOVA CALIFORNIA



VICINITY MAP

NOT TO SCALE



LEGEND

FILE: LEG

DESCRIPTIONS	PROPOSED	EXISTING
STORM DRAIN	12" D	12" D
SANITARY SEWER	8" S	8" S
WATER MAIN	8" W	8" W
FIRE SERVICE	8" FS	8" FS
CENTERLINE		
BOUNDARY LINE		
ELECTRICAL LINE	E E	E E
GAS LINE	G G	G G
TELEPHONE LINE	T T	T T
JOINT TRENCH	J/T J/T	J/T J/T
FENCE		
WOOD FENCE		
WROUGHT IRON FENCE		
WALL		
SIDEWALK, CURB AND GUTTER		
VARIABLE CURB FACE		
BARRICADE		
MANHOLE		
DRAIN INLET		
SEWER CLEANOUT		
WATER SERVICE		
METERED WATER SERVICE		
POST INDICATOR VALVE		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
BLOWOFF VALVE		
GATE VALVE		
BUTTERFLY VALVE		
REDUCED PRESSURE BACKFLOW PREVENTOR		
DOUBLE DETECTOR CHECK VALVE		
TYPE 'A' STREET LIGHT		
TYPE 'B' STREET LIGHT		
TRAFFIC LIGHT		
TRANSFORMER		
PULLBOX		
PEDESTAL & SERVICE CAN		
UTILITY SERVICE PEDESTAL		
UTILITY POLE		
GUY WIRE		
4 SIDED STREET SIGN		
SIGN		
DIRECTION OF FLOW		
FLOWLINE		
SWALE		
PAD ELEVATION	75.5	75.0
ELEVATION	123.45	
2:1 SLOPE UNLESS NOTED OTHERWISE		
TREE TO BE REMOVED		
TREE TO REMAIN, CONSTRUCT TEMPORARY FENCE		

EARTHWORK SUMMARY

FILE: IP\EARTHSUM.DWG

I. GRADING ASSUMPTIONS

A) SITE STRIPPING: - 0.00 FEET

B) BUILDING PAD OVERBUILD: - 0.00 FEET

C) COMPACTION:

BUILDINGS - 90 %

PARKING AREA - 95 %

LANDSCAPING - 85 %

II. RAW VOLUME CUT - 800 CU. YDS

MINUS 15% COMPACTION - 120 CU. YDS

TOTAL CUT - 680 CU. YDS.

III. RAW VOLUME FILL - 680 CU. YDS.

IV. VOLUME REQUIRED TO BALANCE - 0 CU. YDS.

NOTES:

1) THIS PRELIMINARY GRADING PLAN IS SCHEMATIC ONLY, AND IS INTENDED TO DEPICT THE PROPOSED GENERAL DRAINAGE CONCEPTS AND THE MAGNITUDE OF CUTS AND FILLS. THE FINISHED DESIGN MAY INCORPORATE MINOR REVISIONS DUE TO FINAL DESIGN CONSIDERATIONS.

2) ALL GRADES SHOWN HEREON ARE FINISHED SURFACE GRADES.

3) A RECIPROCAL PARKING AND ACCESS AGREEMENT WILL BE PROVIDED BETWEEN THE PARCELS.

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER — BARRY HAYCOCK — NO. 42232 — EXP.03-31-08 — CIVIL — STATE OF CALIFORNIA

NOTE: DO NOT USE FOR CONSTRUCTION UNLESS SIGNED BY THE ENGINEER

FILE NO. IP\BDPRE.DWG

DESIGNED JCB | DRAWN ECT | CHECKED BY BDH | SCALE HORIZ 20' VERT. N/A

NO.	REVISIONS	BY	DATE

BENCHMARK INFORMATION

ELEVATION: DATUM:

DESCRIPTION:

BURRELL CONSULTING GROUP, INC.

1301 Bonaparte Way, Suite 100 Roseville, CA 95678 (916) 783-8898

PRELIMINARY GRADING PLAN FOR:

SUNRISE PALMS PLAZA

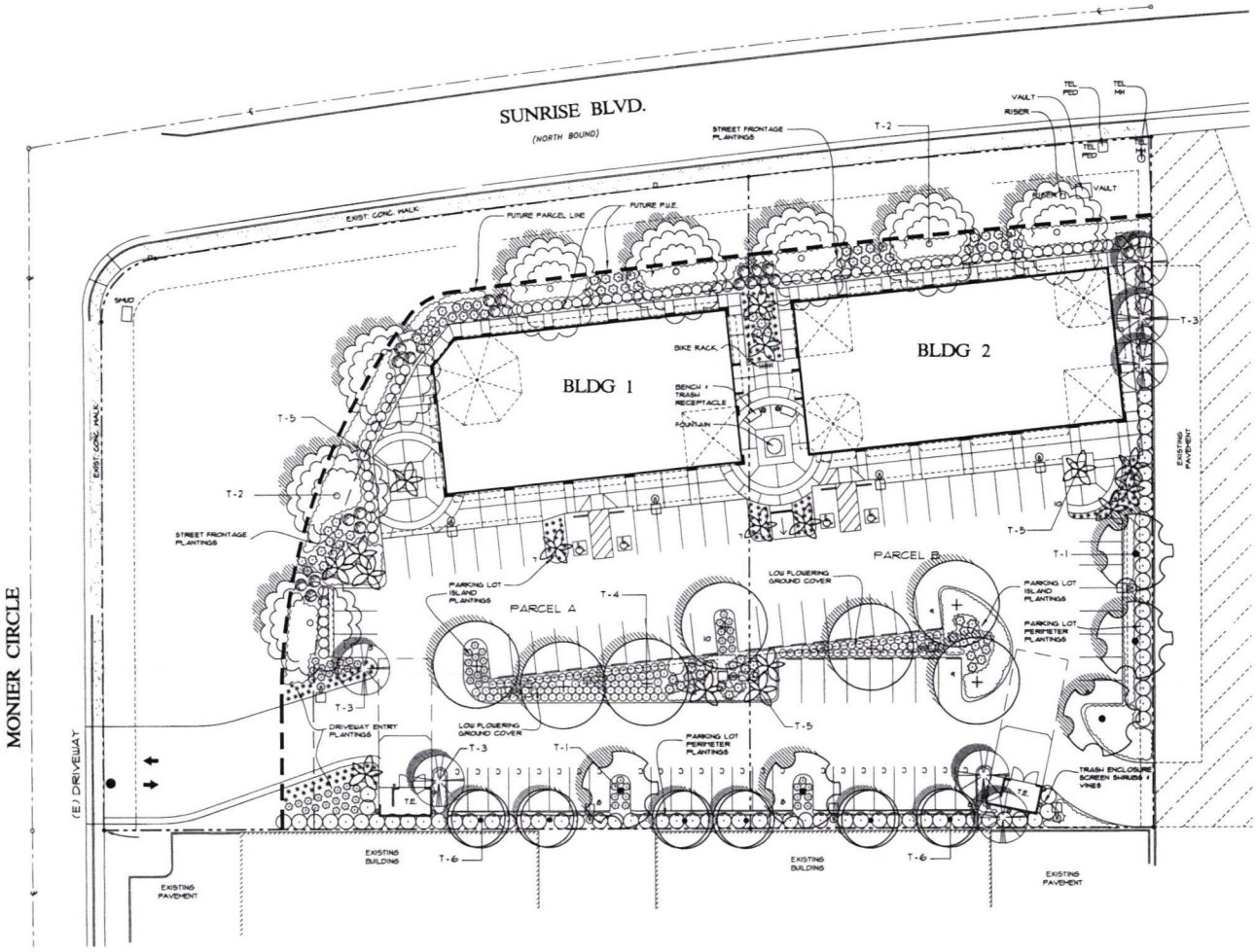
SUNRISE BLVD. & MONIER CIRCLE

CITY OF RANCHO CORDOVA CALIFORNIA

SHEET 1 OF 1 SHEETS

JOB NO. 1354-00 -124

S:\Job Projects\Commercial\Retail\1354-124 Sunrise Palms Retail Center\Preliminary\Files from Others\CAD\1354-124-00 GRADING\IP.dwg, 6/23/07 11:08:03am, jamester



PLANT LIST

TREES

T-1	15 GALLON	MAGNOLIA GRANDIFLORA 'SAMUEL SOMMER'	SOUTHERN MAGNOLIA
T-2	15 GALLON	ACER RUBRUM 'AUTUMN BLAZE'	RED MAPLE
T-3	15 GALLON	RHUS LANCEA	AFRICAN SUMAC
T-4	15 GALLON	PISTACIA CHINENSIS	CHINESE PISTACHE
T-5	15-20' HT.	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
T-6	15 GALLON	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE PEAR

SHRUBS & GROUND COVERS

DRIVEWAY ENTRY PLANTINGS

5 GALLON	COLEONEMA PULCHRUM 'SUNSET GOLD' - DWARF COLEONEMA 36" o.c.
1 GALLON	HEMEROCALLIS 'DWARF EVERGREEN ORANGE' - DWARF ORANGE DAYLILY # 24" o.c.

PARKING LOT PERIMETER PLANTINGS

5 GALLON	VIBURNUM TINUS 'SPRING BOUQUET' - DWARF LAURUSTINUS
1 GALLON	MYOPORUM PARVIFOLIUM - MYOPORUM # 30" O.C.

PARKING LOT ISLAND PLANTINGS

5 GALLON	PHORMIUM 'BRONZE BABY' - HYBRID NEW ZEALAND FLAX
5 GALLON	PHORMIUM 'MAORI QUEEN' - HYBRID NEW ZEALAND FLAX
1 GALLON	HEMEROCALLIS 'DWARF EVERGREEN ORANGE' - DWARF ORANGE DAYLILY # 24" o.c.
1 GALLON	NASSELLA TENUISSIMA - MEXICAN FEATHER GRASS # 24" O.C.

TRASH ENCLOSURE SCREEN SHRUBS & VINES

5 GALLON	VIBURNUM TINUS 'SPRING BOUQUET' - DWARF LAURUSTINUS
5 GALLON	PARTHENOCISSUS TRICUSPIDATA - BOSTON IVY

LOW, FLOWERING GROUND COVER

2 GALLON	ROSA x 'WHITE CARPET' - WHITE CARPET ROSE # 36" O.C.

STREET FRONTAGE PLANTINGS

5 GALLON	MUHLENBERGIA RIGENS - DEER GRASS
5 GALLON	PHORMIUM 'MAORI QUEEN' - HYBRID NEW ZEALAND FLAX
5 GALLON	RHAPIOLEPIS INDICA 'ENCHANTRESS' - INDIA HAWTHORN # 4' O.C.
1 GALLON	ROSMARINUS 'HUNTINGTON CARPET' - ROSEMARY # 36" o.c.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
2. LANDSCAPE SHALL BE DESIGNED & INSTALLED PER CITY OF RANCHO CORDOVA ORDINANCES.

PARKING LOT SHADE CALCULATIONS

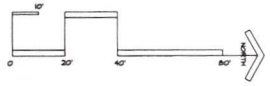
TOTAL PARKING AREA PAVING: 26,343 SF
TOTAL PARKING AREA SHADE REQUIRED: 13,712 SF (50%)
TOTAL PARKING AREA SHADE PROVIDED: 13,717 SF (50%)

(5) FULL TREES AT 962 SF EA = 8698 SF
(4) HALF TREES AT 481 SF EA = 1924 SF
(6) HALF TREES AT 354 SF EA = 2124 SF
(3) HALF TREES AT 157 SF EA = 471 SF

LANDSCAPE AREA CALCULATION

TOTAL LANDSCAPE AREA: 16,598 SF

PRELIMINARY LANDSCAPE PLAN



Job Number	A04-124	Sheet	L1
Date	11.9.05		
Drawn	DAS		
Revised	11.06.08	of	

Rauschenbach
Marvelli
Becker
architects

STRAYER ASSOCIATES
LANDSCAPE ARCHITECTURE
504 MOCKINGBIRD PLACE
DAVIS, CA 95616
PHONE: (530) 758-9820
FAX: (530) 758-1055

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06011

"SUNRISE PALMS PLAZA"

NEC SUNRISE BLVD AND MONIER CIRCLE
RANCHO CORDOVA, CALIFORNIA

CONDITIONS OF APPROVAL

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
1.	The project shall be constructed in substantial compliance with the approved Design Review plans (Exhibit A) for Sunrise Palms Shopping Center, APN 072-0410-061, 072-0410-062, project number RC-06-218.	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	
3.	Retail uses shall not exceed 25% of the gross floor area of the project, as defined in Chapter 40, Title II of the Zoning Code.	On-Going	Planning	
	Prior to Approval of Grading & Improvement			
4.	Applicant shall photo-document the condition of adjacent streets and sidewalks to the satisfaction of the Public Works Department. Applicant shall be responsible for all damage to City streets associated with construction of the project.	Prior to Approval of Improvement Plans	Public Works	
5.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Prior to Approval of Improvement Plans	Public Works	
	Prior to Issuance of Building Permits			
6.	Applicant shall submit public improvement plans to the satisfaction of the Public Works Department. Public improvement plans shall include, but shall not be limited to, necessary driveways, utility laterals, etc. The	Prior to Building Permits	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	existing driveway connecting to Monier Circle shall be removed and replaced to meet current standards. Public improvement plans shall clearly delineate all transitions to existing improvements. All improvements to be designed and constructed to the satisfaction of Public Works Department.			
7.	Dedicate a standard 12.5-foot Public Utility Easement for underground facilities and appurtenances as shown on the approved site plan and labeled "future P.U.E.".	Prior to Building Permits	Public Works	
8.	Property Owner/Applicant shall provide a funding mechanism for maintenance of frontage and median landscaping, not otherwise maintained by Property Owner/Applicant, by annexation to the City Landscape Maintenance Community Facilities District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Prior to Building Permits	Public Works	
9.	Property Owner/Applicant shall provide a funding mechanism for maintenance services for all new public improvements associated with the project including but not limited to dedicated mandatory open space and performance based open space, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, and street lights. This may be accomplished through annexation to the City Road Maintenance Assessment District. All costs associated with the annexation shall be borne by the Property Owner/Applicant.	Prior to Building Permits	Public Works	
10.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate annual inflation adjustment) as	Prior to Building Permits	Public Works	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. The property owner shall be responsible for paying all costs associated with holding the election. The tax shall be due at the time specified in the ordinance imposing the tax. In addition, the Owner of the property shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property, or other form as shall be approved by the City, which assessment will take effect in the event the special tax described in this Condition of Approval is reduced or repealed.			
11.	The exterior building elevations and on-site landscaping plan shall be reviewed for architectural consistency with the approved plans by the Planning Director. The landscape plan shall include the area to be dedicated for future road improvements and be maintained by the applicant until such land is dedicated to the City.	Prior to Building Permits	Planning	
12.	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 Permits	CSD-1	
13.	Each parcel and building with a sewage source shall have a separate connection to the CSD-1 sewer system.	Prior to Building Permits	CSD-1	
14.	Sewer easements will be required. All sewer easements shall be dedicated to CSD-1 in a form approved by the District Engineer. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Prior to Building Permits	CSD-1	
15.	Sewer easements will be required. All sewer easements shall be	Prior to Building	CSD-1	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	dedicated to CSD-1 in a form approved by the District. All CSD-1 sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance.	Permits		
16.	The subject property owners and subsequent unit buyers shall be responsible for repair and or replacement of all non-asphaltic and/or enhanced surface treatments of streets and drives within these easements damaged by District maintenance repair operations. This requirement shall be set forth in easement grant documents and be a covenant running with the land, be responsibility of successors in interest in future land transfers and divisions and by language approved by the District. Surface enhancements include but are not limited to non-asphaltic paving, landscaping, lighting, curbing and all non-driveable street appurtenances.	Prior to Building Permits	CSD-1	
17.	A reciprocal access agreement and road maintenance agreement (RMA) recorded with the Public Recorders Office having jurisdiction is required. A copy of the access agreement shall be provided to the Fire Department for review prior to recording. The roadway maintenance agreement shall include the following: a) Provisions for the necessary repair and maintenance of the roadway surface b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") or width of twenty feet (20') c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping	Prior to Building Permits	Sacramento Metro Fire District	

		Timing/ Implementation	Enforcement/ Monitoring	Verification (Date and Signature)
	d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems e) A copy of the Road Maintenance Agreement (RMA) shall be provided to the Fire District with the site improvement or Civil Engineering drawings upon submittal for review.			
18.	Provide the Fire Department approved turnaround at North end of parking lot. Turnaround shall be in conformance with SMFD Standard 444.302.	Prior to Building Permit	Sacramento Metro Fire	
	Prior to Issuance of Occupancy Permit			
19.	An inspection of the finished building, colors, site amenities, final landscape installation and parking lot improvements shall be reviewed and approved by the Planning Director.	Prior to Issuance of Occupancy Permits	Planning	
20.	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. Where multiple occupancies are serviced by vehicular access to the rear of the building via any driveway, alleyway, or parking lot the numbers or addresses shall be displayed on the rear of the building.	Prior to Issuance of Occupancy Permits	Sacramento Metro Fire	

SECTION 2 -- ADVISORY COMMENTS

Rancho Cordova Police Department

1) Site Specific Concerns/Conditions
   a) All entrances to the parking area shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's/manager's request.

2) Lighting
   a) All site lighting shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.
   b) A lighting level of 1.0 footcandles, minimum maintained at ground level shall be on at all times during non-operating night/early morning hours.

3) Numbering of Buildings
   a) The address number of every commercial structure shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and of a color contrasting with the background.

CSD-1

- In order to obtain sewer service, construction of CSD-1 sewer infrastructure will be required. Off-site sewer lines will be required as determined by the nearest District approved point of connection. An on-site collection system will be required for all pipes carrying waste from two or more buildings or sewage sources and shall consist of 8-inch (min.) pipes in public easements.
- Building Service Laterals will not be allowed to connect directly to the 12-inch trunk-line on Sunrise Blvd.
- CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to CSD-1 for the purpose of continuous access and maintenance.
- All structures along private drives shall have a minimum 10-foot setback so that CSD-1 can properly maintain sewer services.
- CSD-1 requires their sewers to be located 10 feet from other parallel utilities (water, drain, electrical, etc.).
- Private drives and parking aisles over sewer easements shall have structural sections that meet County of Sacramento Improvement Standards. This will prevent pavement damage by CSD-1 maintenance and repair operations.
- CSD-1 will provide maintenance only in public right-of-ways and in minimum 20-foot wide easements dedicated to the CSD-1 for the purpose of continuous access and maintenance.

- Any use of CSD-1 sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of the District's sanitary sewers shall not be allowed. Each proposed use shall be reviewed and approved in writing by the District Engineer prior to the use of the easement by the grantor. This includes landscaping.
- Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at (916) 876-6100 for sewer impact fee information.

Sacramento Metro Fire

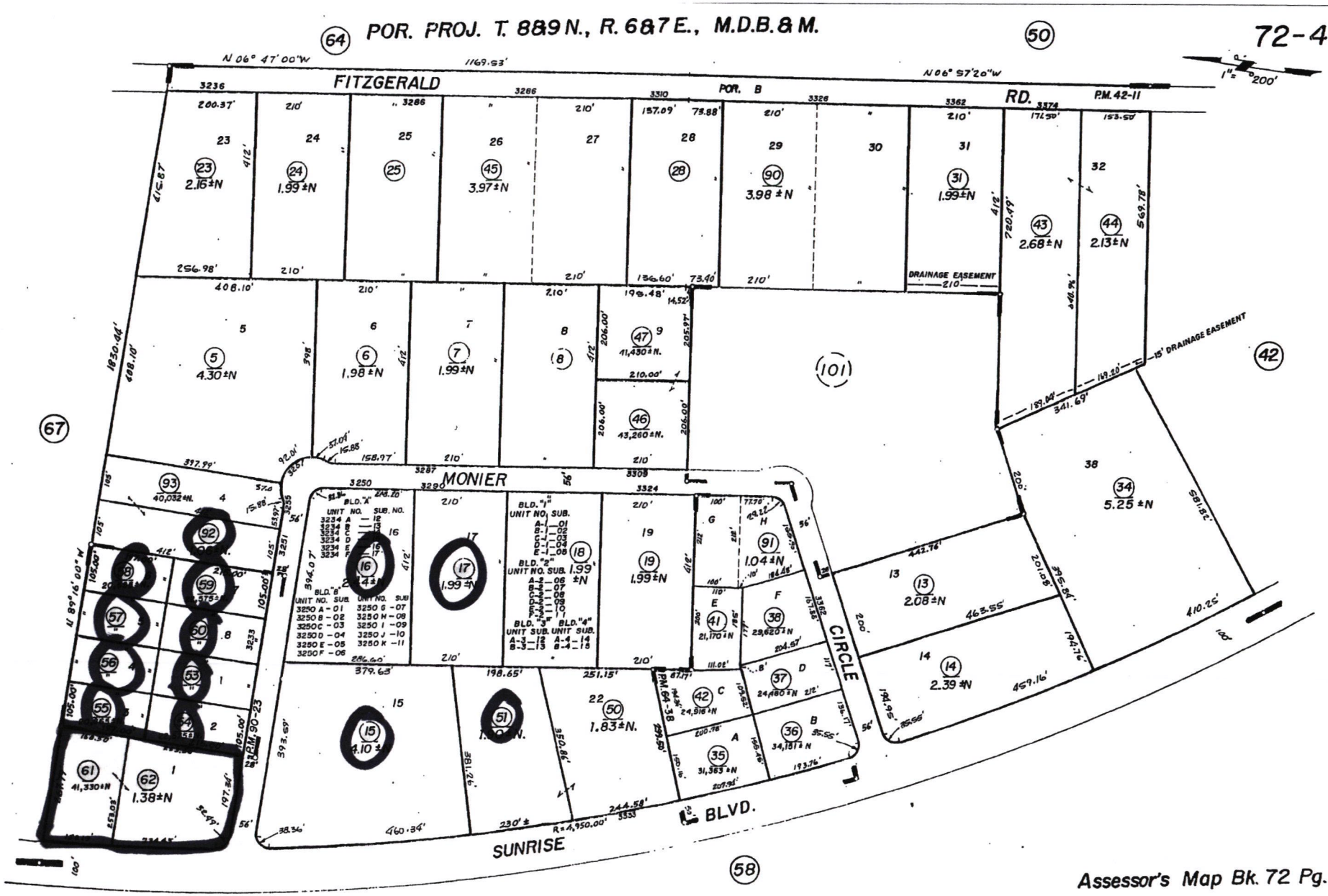
- All new commercial buildings will require the following submittal plans:
  a) Civil
  b) Underground Appurtenance Installation
  c) Architectural
  d) Fire Sprinkler, if required
  e) Fire Alarm, if required
  f) Gate, if applicable

- Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the route of the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. Fire hydrant installations for the protection of commercial projects shall comply with the following:
  a) Maximum 300-foot spacing on center.
  b) One fire hydrant shall be located within 150 ft. from the end of the access roadway. The required access roadway shall extend to within 150 feet of all portions of the structure.
  c) A hydrant installed at the end of an access roadway as a "blow off" for the water district does not meet the fire department fire hydrant requirements.
  d) Existing "wharf" type fire hydrants do not satisfy hydrant requirements for new construction.

- Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. ***Fire hydrant details and fire department notes shall be shown on the site plans or improvement drawings.***
- Provide access roadways with all weather driving surfaces of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension. The access roadways shall be capable of supporting the imposed loading of fire apparatus and shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. ***The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.***

CONDITIONS OF APPROVAL

- When the apparatus access roadway length exceeds 150 feet from the public way, an approved fire apparatus roadway conforming to SMFD Standard 444.302 shall be provided. The turn-around shall be located within 100 feet of the end of the access roadway.
- Vehicle parking is prohibited on any street less than 30 feet in width. Vehicle parking is permitted on both sides of streets 40 feet or more in width. Roadway width shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways shall be provided conforming to SMFD Standard 444.302.
- The maximum allowable grade change of the approach to an exit from a hill or elevated road will not exceed eight (8) percent for a distance of ten (10) feet. Reference: UFC 902.2.2
- Buildings in excess of 3,599 square feet (2,999 in S-3 occupancies) shall be provided with a fire sprinkler system.
- Buildings provided with a fire sprinkler system shall provide at a minimum, monitoring of the flow and supervision of control valves of such system.
- Buildings in excess of 5,000 sq. ft. shall provide certification of 800 MHz compliance.
- The installation of security gates is regulated by the Sacramento County Fire Code, emergency access gates and barrier requirements. All proposed access gate installations shall comply with this regulation. Gates and fencing shall not be installed without plan review and approval by the Fire District.
- The installation of approved traffic control equipment may be required on all signal lights installed or modified as part of this project to allow emergency fire apparatus to activate the traffic signal.



Monier Park, P.M. Bk. 106, Pg. 3 (6-10-88)
Por. Parcel Map Bk. 42, Pg. 11 (9-12-78)

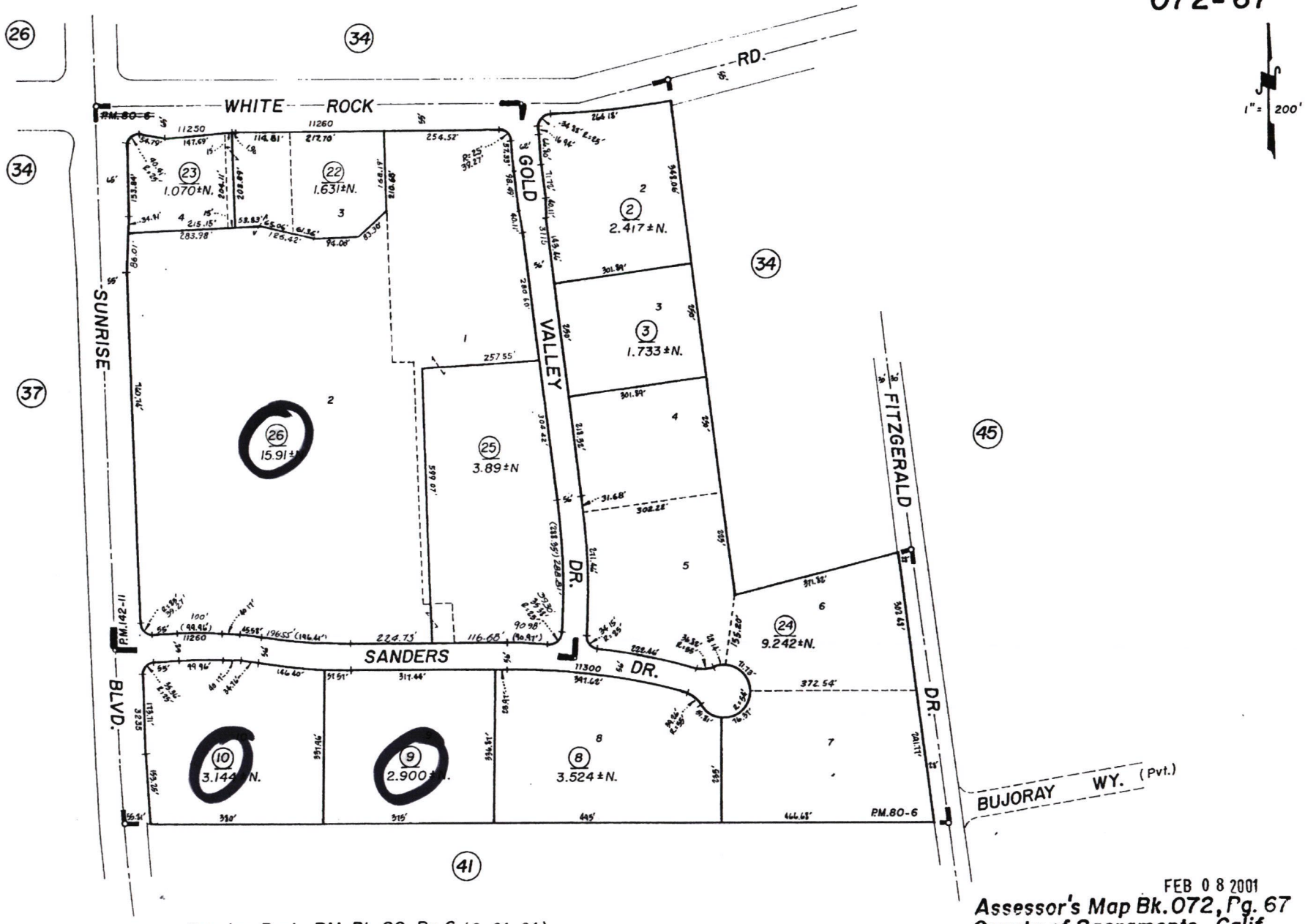
Assessor's Map Bk. 72 Pg. 41
County of Sacramento, Calif.

JUN 15 1994

Attachment 2

POR. T.8N. & T.9N., R.6E. & R.7E., M.D.B.& M.

072-67



Sunrise Park, P.M. Bk. 80, Pg. 6 (2-24-84)

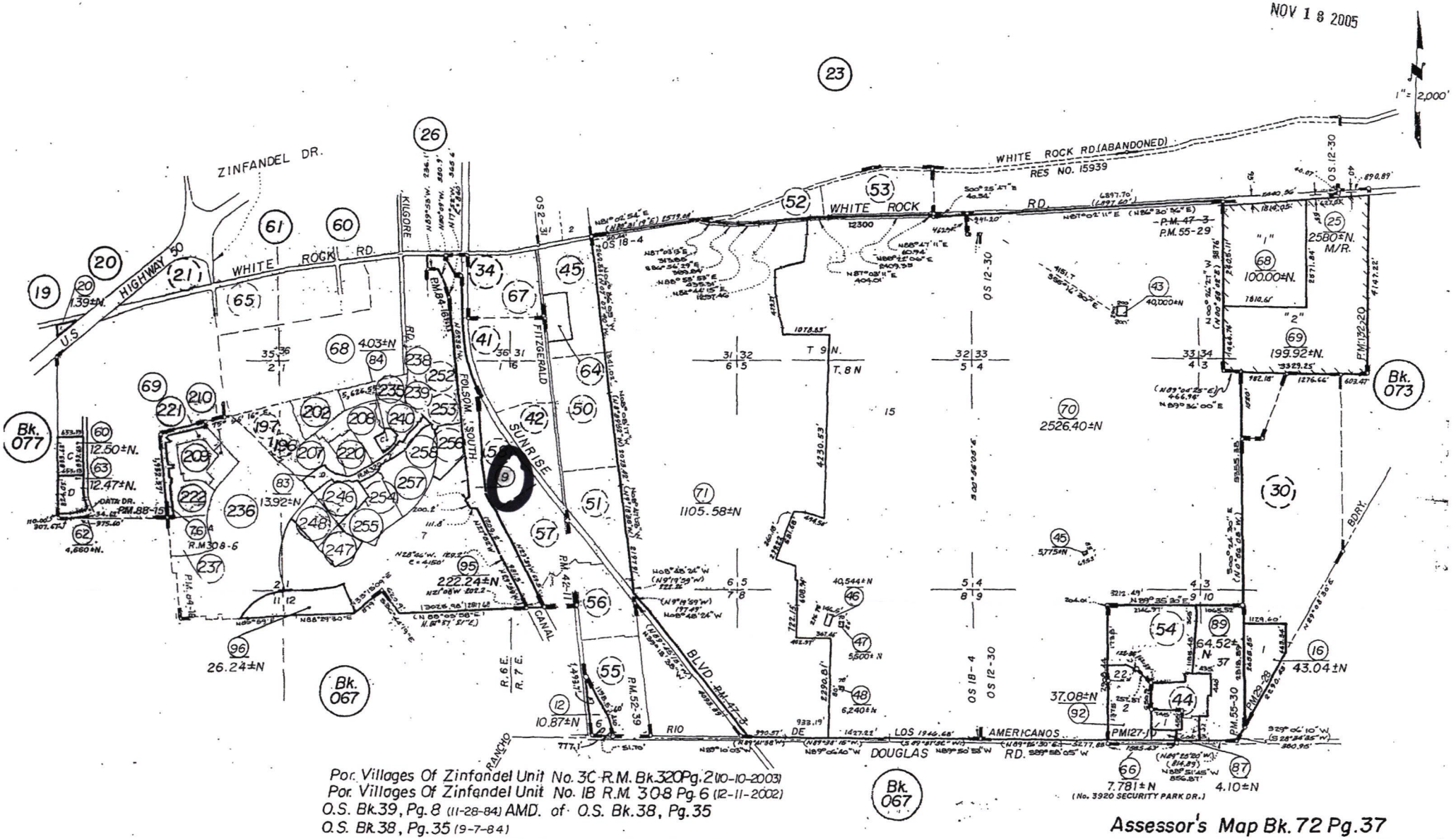
FEB 0 8 2001

Assessor's Map Bk. 072, Pg. 67
County of Sacramento, Calif.

POR. PROJ. T. 8&9 N., R. 6&7 E., M.D.B.&M.

72-37

NOV 18 2005



Por. Villages Of Zinfandel Unit No. 3C R.M. Bk. 320 Pg. 2 (10-10-2003)
Por. Villages Of Zinfandel Unit No. 1B R.M. 308 Pg. 6 (12-11-2002)
O.S. Bk. 39, Pg. 8 (11-28-84) AMD. of O.S. Bk. 38, Pg. 35
O.S. Bk. 38, Pg. 35 (9-7-84)
Security Park Phase I & II Parcel Map Bk. 55 Pg. 30

Assessor's Map Bk. 72 Pg. 37
County of Sacramento, Calif.

CHICAGO TITLE COMPANY

105 Lake Forest Way, Suite A1

Folsom, CA 95630

Date :1/4/2006
# of Record:35

PREPARED FOR :

Tom Simon
Simon Development
1700 Poppy Field Dr
Roseville, CA 95661

Your Customer Service/Research Representative - Brian Holland

Phone (916) 985-0300 Fax (916) 353-2353

****
* Search Parameters *
****

Parcel Number...35
072 0370 009 0000
072 0410 015 0000 thru 072 0410 016 0017
072 0410 017 0000
072 0410 051 0000
072 0410 053 0000 thru 072 0410 060 0000
072 0410 061 0000
072 0410 062 0000
072 0410 092 0000
072 0670 009 0000
072 0670 010 0000
072 0670 026 0000

1 — MetroScan / Sacramento

Owner :United States Of America
Site :Sunrise Blvd Rancho Cordova 95670
Mail :Sunrise Blvd Rancho Cordova Ca 95670
Use :WAACOA Pub,Federal Use,Exempt
Zoning:O County O.... Recreation
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Parcel:072 0370 009 0000
Xfered:06/26/1970
Price :
OwnerPh :
MapGrid :281 B3

2 — MetroScan / Sacramento

Owner :Monier Self Storage Llc
Site :Sunrise Blvd Rancho Cordova 95742
Mail :1101 Gabrielli Dr Roseville Ca 95661
Use :G0000P Ind,Industrial Use
Zoning:M 2 County M2... Heavy Industrial
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Parcel:072 0410 015 0000
Xfered:09/30/2003
Price :
OwnerPh :
MapGrid :281 B3

3 — MetroScan / Sacramento

Owner :Recalde J Carlos & Ruth
Site :3250 Monier Cir #A Rancho Cordova 95742
Mail :PO Box 288 Pacifica Ca 94044
Use :GAFX0A Ind,Light Industry-incubator
Zoning:M 2 County M2... Heavy Industrial
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Parcel:072 0410 016 0001
Xfered:10/02/2001
Price :$75,000 Full
OwnerPh :
MapGrid :300 B3

4 — MetroScan / Sacramento

Owner :Dominguez Danny L & Ronald D Skaggs
Site :3250 Monier Cir #B Rancho Cordova 95742
Mail :3250 Monier Cir #B Rancho Cordova Ca 95742
Use :GAXB0A Ind,Light Industry-condo
Zoning:M 2 County M2... Heavy Industrial
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Parcel:072 0410 016 0002
Xfered:03/11/2005
Price :$220,000 Full
OwnerPh :
MapGrid :300 B3

5 — MetroScan / Sacramento

Owner :English Family Trust
Site :3250 Monier Cir #C Rancho Cordova 95742
Mail :2141 Moonstone Cir El Dorado Hills Ca 95762
Use :GCGX0A Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Parcel:072 0410 016 0003
Xfered:05/25/2005
Price :
OwnerPh :
MapGrid :300 B3

6 — MetroScan / Sacramento

Owner :Handen Douglas J & Tracy J
Site :3250 Monier Cir #D Rancho Cordova 95742
Mail :3250 Monier Cir #D Rancho Cordova Ca 95742
Use :GCFX0A Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Parcel:072 0410 016 0004
Xfered:12/19/2003
Price :$160,000 Full
OwnerPh :
MapGrid :300 B3

7 — MetroScan / Sacramento

Owner :Lane Edward L;+
Site :3250 Monier Cir Rancho Cordova 95742
Mail :5000 Kendra Ct Fair Oaks Ca 95628
Use :GAXB0A Ind,Light Industry-condo
Zoning:M 2 County M2... Heavy Industrial
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Parcel:072 0410 016 0005
Xfered:03/12/2002
Price :
OwnerPh :
MapGrid :300 B3

8 — MetroScan / Sacramento

Owner :Lane Edward L;+
Site :3250 Monier Cir #F Rancho Cordova 95742
Mail :5000 Kendra Ct Fair Oaks Ca 95628
Use :GAXB0A Ind,Light Industry-condo
Zoning:M 2 County M2... Heavy Industrial
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Parcel:072 0410 016 0006
Xfered:03/12/2002
Price :$108,409 Full
OwnerPh :
MapGrid :300 B3

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

 # 9 *----------: ***MetroScan / Sacramento*** :----------*

Owner :Markel Richard L
Site :3250 Monier Cir #G Rancho Cordova 95742
Mail :2329 Lexington St Sacramento Ca 95815
Use :GCGX02 Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0007
Xfered:04/22/2002
Price :$242,500 Full
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 10 *----------: ***MetroScan / Sacramento*** :----------*

Owner :Markel Richard L
Site :3250 Monier Cir #H Rancho Cordova 95742
Mail :2329 Lexington St Sacramento Ca 95815
Use :GCGX02 Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0008
Xfered:04/22/2002
Price :$242,500 Full
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 11 *----------: ***MetroScan / Sacramento*** :----------*

Owner :Bristow John C & Kathi D & James N Et Al
Site :3250 Monier Cir #I Rancho Cordova 95742
Mail :3250 Monier Cir #I Rancho Cordova Ca 95742
Use :GCFX0A Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0009
Xfered:05/19/2000
Price :
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 12 *----------: ***MetroScan / Sacramento*** :----------*

Owner :Frederick T Jamieson Rev Living Trust
Site :3250 Monier Cir #J Rancho Cordova 95742
Mail :3409 Noblessa Way Rancho Cordova Ca 95670
Use :GCFX0A Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0010
Xfered:11/16/2004
Price :
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 13 *----------: ***MetroScan / Sacramento*** :----------*

Owner :Scott Andrew J & Katrina L
Site :3250 Monier Cir #K Rancho Cordova 95742
Mail :3250 Monier Cir #K Rancho Cordova Ca 95742
Use :GAXB0A Ind,Light Industry-condo
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0011
Xfered:02/09/1996
Price :$138,000 Full
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 14 *----------: ***MetroScan / Sacramento*** :----------*

Owner :English Family Trust
Site :3234 Monier Cir #A Rancho Cordova 95742
Mail :2141 Moonstone Cir El Dorado Hills Ca 95762
Use :GCFX03 Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0012
Xfered:05/25/2005
Price :
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 15 *----------: ***MetroScan / Sacramento*** :----------*

Owner :Marilao Troy J
Site :3234 Monier Cir #B Rancho Cordova 95742
Mail :11476 Elks Cir Rancho Cordova Ca 95742
Use :GC0003 Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0013
Xfered:05/30/2001
Price :
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 16 *----------: ***MetroScan / Sacramento*** :----------*

Owner :Marilao Troy J
Site :3234 Monier Cir #C Rancho Cordova 95742
Mail :11476 Elks Cir Rancho Cordova Ca 95742
Use :GC0003 Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0014
Xfered:05/30/2001
Price :
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

 # 17 — ***MetroScan / Sacramento***

Owner :Richter Jackie L
Site :3234 Monier Cir #D Rancho Cordova 95742
Mail :633 Playa Delrey Rancho Murieta Ca 95683
Use :GAXB0A Ind,Light Industry-condo
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0015
Xfered:05/16/2005
Price :
OwnerPh :916-240-6156
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 18 — ***MetroScan / Sacramento***

Owner :English Family Trust
Site :3234 Monier Cir Rancho Cordova 95742
Mail :2141 Moonstone Cir El Dorado Hills Ca 95762
Use :GCFX0A Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0016
Xfered:05/25/2005
Price :
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 19 — ***MetroScan / Sacramento***

Owner :Richter Roberta J
Site :3234 Monier Cir #F Rancho Cordova 95742
Mail :8613 Stehlin Ave Orangevale Ca 95662
Use :GAXB0A Ind,Light Industry-condo
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 016 0017
Xfered:03/04/2005
Price :
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 20 — ***MetroScan / Sacramento***

Owner :Sfc Leasing L P
Site :3290 Monier Cir Rancho Cordova 95742
Mail :3430 Luyung Dr Rancho Cordova Ca 95742
Use :GCGB0A Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 017 0000
Xfered:03/31/2003
Price :$1,960,000 Full
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 21 — ***MetroScan / Sacramento***

Owner :Foster-inglebright
Site :3301 Sunrise Blvd Rancho Cordova 95742
Mail :4120 Cameron Park Dr #102 Cameron Park Ca 95682
Use :GM000A Ind,Multi-tenant
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 051 0000
Xfered:11/25/1998
Price :
OwnerPh :
MapGrid :300 A3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 22 — ***MetroScan / Sacramento***

Owner :Barney Family 1994 Trust
Site :3225 Monier Cir Rancho Cordova 95742
Mail :4298 Oren Ave Corning Ca 96021
Use :GAAB0A Ind,Light Industry-processing
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 053 0000
Xfered:09/29/2005
Price :$940,000 Full
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 23 — ***MetroScan / Sacramento***

Owner :Frederick T Jamieson Living Trust
Site :3219 Monier Cir Rancho Cordova 95742
Mail :3409 Noblessa Way Rancho Cordova Ca 95670
Use :GAAB0A Ind,Light Industry-processing
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 054 0000
Xfered:11/16/2004
Price :
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

 # 24 — ***MetroScan / Sacramento***

Owner :Nurter Llc
Site :3221 Monier Cir Rancho Cordova 95742
Mail :541 W Main St Ontario Ca 91762
Use :GAAB0A Ind,Light Industry-processing
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 055 0000
Xfered:05/31/2005
Price :$850,000 Full
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

25 *----------: **MetroScan / Sacramento** :----------*

Owner :Van Hill James & Anita
Site :3223 Monier Cir Rancho Cordova 95742
Mail :3223 Monier Cir Rancho Cordova Ca 95742
Use :GAAB0A Ind,Light Industry-processing
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 056 0000
Xfered:12/07/2000
Price :$340,000 Full
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

26 *----------: **MetroScan / Sacramento** :----------*

Owner :Fiori Leo;Dianne
Site :3235 Monier Cir Rancho Cordova 95742
Mail :Monier Cir Rancho Cordova Ca 95742
Use :GCGA0A Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 057 0000
Xfered:12/09/1999
Price :
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

27 *----------: **MetroScan / Sacramento** :----------*

Owner :Winterling Debra L & Peter M
Site :3237 Monier Cir Rancho Cordova 95742
Mail :3450 Palmer Dr #4-251 Cameron Park Ca 95682
Use :GCFY0A Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 058 0000
Xfered:02/24/2004
Price :Non-disc
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

28 *----------: **MetroScan / Sacramento** :----------*

Owner :Winterling Debra L & Peter M
Site :3239 Monier Cir Rancho Cordova 95742
Mail :3450 Palmer Dr #4-251 Cameron Park Ca 95682
Use :GCFY0A Ind,Distribution & Warehouses
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 059 0000
Xfered:02/24/2004
Price :$917,000 Full
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

29 *----------: **MetroScan / Sacramento** :----------*

Owner :Monier Partnership
Site :3233 Monier Cir #A Rancho Cordova 95742
Mail :3233 Monier Cir #A Rancho Cordova Ca 95742
Use :CAA00A Off,General One Story
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 060 0000
Xfered:06/05/1986
Price :$248,000 Full
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

30 *----------: **MetroScan / Sacramento** :----------*

Owner :Simon Ed & John & Bill & Joseph & Neil
Site :Sunrise Blvd Rancho Cordova 95742
Mail :459 Powers Dr El Dorado Hls Ca 95762
Use :IGEDFA Vacant,Industrial <2acsite
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 061 0000
Xfered:06/10/1988
Price :
OwnerPh :
MapGrid :281 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

31 *----------: **MetroScan / Sacramento** :----------*

Owner :Simon Ed & John & Bill & Joseph & Neil
Site :Monier Cir Rancho Cordova 95742
Mail :459 Powers Dr El Dorado Hls Ca 95762
Use :IGEDFA Vacant,Industrial <2acsite
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 062 0000
Xfered:06/10/1988
Price :
OwnerPh :
MapGrid :300 A4
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

32 *----------: **MetroScan / Sacramento** :----------*

Owner :Russell Adventures Llc
Site :3251 Monier Cir Rancho Cordova 95742
Mail :3251 Monier Cir Rancho Cordova Ca 95742
Use :GADC0A Ind,Light Industry-construct
Zoning:M 2 County M2... Heavy Industrial
Parcel:072 0410 092 0000
Xfered:06/11/2002
Price :
OwnerPh :
MapGrid :300 B3
Bedrm : Bth: TotRm: YB: Gar: Pool: Bldg SF: Ac:

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

33 *----------: ***MetroScan / Sacramento*** :----------*

Owner :Salmeri Joseph S
Site :11270 Sanders Dr Rancho Cordova 95742
Mail :11300 Sanders Dr #22 Rancho Cordova Ca 95742
Use :GAGB0A Ind,Light Industry-storage
Zoning:Mp County Mp... Industrial,Office Park
Bedrm : Bth: TotRm: YB: Gar: Pool:

Parcel:072 0670 009 0000
Xfered:02/20/2004
Price :
OwnerPh :
MapGrid :300 A3
Bldg SF: Ac:

34 *----------: ***MetroScan / Sacramento*** :----------*

Owner :Pease Trust
Site :3235 Sunrise Blvd Rancho Cordova 95742
Mail :2391 Arden Way #220 Sacramento Ca 95825
Use :GC0A0A Ind,Distribution & Warehouses
Zoning:Mp County Mp... Industrial,Office Park
Bedrm : Bth: TotRm: YB: Gar: Pool:

Parcel:072 0670 010 0000
Xfered:02/14/1995
Price :$661,500 Partial
OwnerPh :
MapGrid :300 A3
Bldg SF: Ac:

35 *----------: ***MetroScan / Sacramento*** :----------*

Owner :Price Company
Site :11260 White Rock Rd Rancho Cordova 95742
Mail :999 Lake Dr Issaquah Wa 98027
Use :BBA00A Com,Store-office Single Tenant
Zoning:Gc County Gc... General Commercial
Bedrm : Bth: TotRm: YB: Gar: Pool:

Parcel:072 0670 026 0000
Xfered:05/27/1999
Price :
OwnerPh :
MapGrid :300 A3
Bldg SF: Ac:

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

METROSCAN
Reference Farm
Sacramento (CA)

Owner	Address	Phone	Ref Number
Barney Family 1994 Trust	3225 Monier Cir Rancho Cordova 95		22
Bristow John C;Kathi D;Jame	3250 Monier Cir #I Rancho Cordova		11
Dominguez Danny L;Ronald D	3250 Monier Cir #B Rancho Cordova		4
English Family Trust	3234 Monier Cir Rancho Cordova 95		18
English Family Trust	3250 Monier Cir #C Rancho Cordova		5
English Family Trust	3234 Monier Cir #A Rancho Cordova		14
Fiori Leo;Dianne	3235 Monier Cir Rancho Cordova 95		26
Foster-inglebright	3301 Sunrise Blvd Rancho Cordova		21
Frederick T Jamieson Living	3219 Monier Cir Rancho Cordova 95		23
Frederick T Jamieson Rev Li	3250 Monier Cir #J Rancho Cordova		12
Handen Douglas J;Tracy J	3250 Monier Cir #D Rancho Cordova		6
Lane Edward L;+	3250 Monier Cir #F Rancho Cordova		8
Lane Edward L;+	3250 Monier Cir Rancho Cordova 95		7
Marilao Troy J	3234 Monier Cir #B Rancho Cordova		15
Marilao Troy J	3234 Monier Cir #C Rancho Cordova		16
Markel Richard L	3250 Monier Cir #H Rancho Cordova		10
Markel Richard L	3250 Monier Cir #G Rancho Cordova		9
Monier Partnership	3233 Monier Cir #A Rancho Cordova		29
Monier Self Storage Llc	Sunrise Blvd Rancho Cordova 95742		2
Nurter Llc	3221 Monier Cir Rancho Cordova 95		24
Pease Trust	3235 Sunrise Blvd Rancho Cordova		34
Price Company	11260 White Rock Rd Rancho Cordov		35
Recalde J Carlos;Ruth	3250 Monier Cir #A Rancho Cordova		3
Richter Jackie L	3234 Monier Cir #D Rancho Cordova	916-240-6156	17
Richter Roberta J	3234 Monier Cir #F Rancho Cordova		19
Russell Adventures Llc	3251 Monier Cir Rancho Cordova 95		32
Salmeri Joseph S	11270 Sanders Dr Rancho Cordova 9		33
Scott Andrew J;Katrina L	3250 Monier Cir #K Rancho Cordova		13
Sfc Leasing L P	3290 Monier Cir Rancho Cordova 95		20
Simon Ed;John;Bill;Joseph;N	Monier Cir Rancho Cordova 95742		31
Simon Ed;John;Bill;Joseph;N	Sunrise Blvd Rancho Cordova 95742		30
United States Of America	Sunrise Blvd Rancho Cordova 95670		1
Van Hill James;Anita	3223 Monier Cir Rancho Cordova 95		25
Winterling Debra L;Peter M	3237 Monier Cir Rancho Cordova 95		27
Winterling Debra L;Peter M	3239 Monier Cir Rancho Cordova 95		28

Current Sale Statistics

Average Sale Price: $670,000.00

Average Loan Amount : $255,000.00

Number of Sales in last year : 8

Number of sales in last 6 months : 1

Note: *Average Sale Price and Loan Amounts are calculated on full value sales within the last year.*

Farm Statistics

Owner Occupied	: 0
Absentee Owner	: 35
Average Square Footage	: 0
Average # of bedrooms	: 0
Average # of Bathrooms	: 0.00
Average year built	: 0

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

072 0370 009 0000
UNITED STATES OF AMERICA
Sunrise Blvd
Rancho Cordova CA 95670

072 0410 015 0000
MONIER SELF STORAGE LLC
1101 Gabrielli Dr
Roseville CA 95661

072 0410 016 0001
J Carlos & Ruth Recalde
PO Box 288
Pacifica CA 94044

072 0410 016 0002
Danny Dominguez
3250 Monier Cir #B
Rancho Cordova CA 95742

072 0410 016 0003
English
2141 Moonstone Cir
El Dorado Hills CA 95762

072 0410 016 0004
Douglas & Tracy Handen
3250 Monier Cir #D
Rancho Cordova CA 95742

072 0410 016 0005
Edward Lane
5000 Kendra Ct
Fair Oaks CA 95628

072 0410 016 0006
Edward Lane
5000 Kendra Ct
Fair Oaks CA 95628

072 0410 016 0007
Richard Markel
2329 Lexington St
Sacramento CA 95815

072 0410 016 0008
Richard Markel
2329 Lexington St
Sacramento CA 95815

072 0410 016 0009
John & Kathi Bristow
3250 Monier Cir #I
Rancho Cordova CA 95742

072 0410 016 0010
T Jamieson Frederick
3409 Noblessa Way
Rancho Cordova CA 95670

072 0410 016 0011
Andrew & Katrina Scott
3250 Monier Cir #K
Rancho Cordova CA 95742

072 0410 016 0012
English
2141 Moonstone Cir
El Dorado Hills CA 95762

072 0410 016 0013
Troy Marilao
11476 Elks Cir
Rancho Cordova CA 95742

072 0410 016 0014
Troy Marilao
11476 Elks Cir
Rancho Cordova CA 95742

072 0410 016 0015
Jackie Richter
633 Playa Delrey
Rancho Murieta CA 95683

072 0410 016 0016
English
2141 Moonstone Cir
El Dorado Hills CA 95762

072 0410 016 0017
Roberta Richter
8613 Stehlin Ave
Orangevale CA 95662

072 0410 017 0000
Leasing P Sfc
3430 Luyung Dr
Rancho Cordova CA 95742

072 0410 051 0000
Foster-Inglebright
4120 Cameron Park Dr #102
Cameron Park CA 95682

072 0410 053 0000
Barney
4298 Oren Ave
Corning CA 96021

072 0410 054 0000
T Jamieson Frederick
3409 Noblessa Way
Rancho Cordova CA 95670

072 0410 055 0000
NURTER LLC
541 W Main St
Ontario CA 91762

072 0410 056 0000
James & Anita Van Hill
3223 Monier Cir
Rancho Cordova CA 95742

072 0410 057 0000
Leo & Dianne Fiori
Monier Cir
Rancho Cordova CA 95742

072 0410 058 0000
Debra & Peter Winterling
3450 Palmer Dr #4-251
Cameron Park CA 95682

072 0410 059 0000
Debra & Peter Winterling
3450 Palmer Dr #4-251
Cameron Park CA 95682

072 0410 060 0000
MONIER PARTNERSHIP
3233 Monier Cir #A
Rancho Cordova CA 95742

072 0410 061 0000
Ed & John Simon
459 Powers Dr
El Dorado Hls CA 95762

072 0410 062 0000
Ed & John Simon
459 Powers Dr
El Dorado Hls CA 95762

072 0410 092 0000
RUSSELL ADVENTURES LLC
3251 Monier Cir
Rancho Cordova CA 95742

072 0670 009 0000
Joseph Salmeri
11300 Sanders Dr #22
Rancho Cordova CA 95742

072 0670 010 0000
Pease
2391 Arden Way #220
Sacramento CA 95825

072 0670 026 0000
PRICE COMPANY
999 Lake Dr
Issaquah WA 98027

A. Consideration of the Design Review for Sunrise Palms- RC-06-218

Request: The applicant is requesting Design Review approval for the construction of two buildings, totaling 14,500 sq. ft., located on the northeast corner of Monier Circle and Sunrise Blvd, within the newly zoned Office Industrial Mixed Use Zone.
Project Applicant: RMB Architects, Ann Green, 2277 Watt Ave., 2nd Floor, Sacramento, CA 95825
Project Location: APN: 072-0410-061, 072-0410-062; Northeast corner of Monier Circle and Sunrise Blvd

Principal Planner Bill Campbell presented the staff report and recommended the Planning Commission forward a recommendation to the City Council to determine the project Categorically Exempt per Section 15332 In-Fill Development Projects of the California Environmental Quality Act (CEQA) Guidelines and approve Design Review for Sunrise Palms Plaza, RC–06-218, subject to the Findings, Evidence, Design Review Package, and Conditions of Approval. Chair Konarski opened the public hearing and took testimony from Alison Krauter, project applicant.

The Commissioners had the following concerns and comments:

- Moe-Is the access easement on somebody else's property? Campbell-Yes.
- Moe-Will a new access to Sunrise Blvd. be created? Campbell-There will be no secondary accesses near Monier. Krauter-The existing drive access on Sunrise is currently being used by the business immediately north, and we can use the access easement shown on the site plan, which is attached to the parcel at Sunrise and Monier.
- Moe-Won't there be a steep drop off of the parking lot to the existing buildings to the east if the elevations of these particular buildings are brought up to the level of Sunrise? Campbell-There will be a grade differential in the parking lot, and the grade differential will be made up in the landscaped area.
- Cummings-What will the fountain on the site plan look like? Krauter-We are considering a two or three tier circular fountain, something that can be purchased as a package.
- Cummings-Does this project feature any street furniture? Krauter-Yes, that will be presented as part of the building permit package.
- Burke-All four sides of the building are attractive, and it is a nice touch to place the parking lot in the back.
- Moe-There seems like a big fall from 122 to 117 over a short distance. Are the adjoining buildings to the east about 117? Krauter-Although we don't have the pad elevations of those buildings, we do intend to be able to handle onsite drainage on our parcel.
- Smith-Can you provide more detail on the landscaping (plant size at planting and maturity)? Krauter-Those figures are specified on the Preliminary Site Plan; we have met our parking lot shade requirements.

The Commissioners felt staff and the applicant adequately addressed the above concerns.

DRAFT

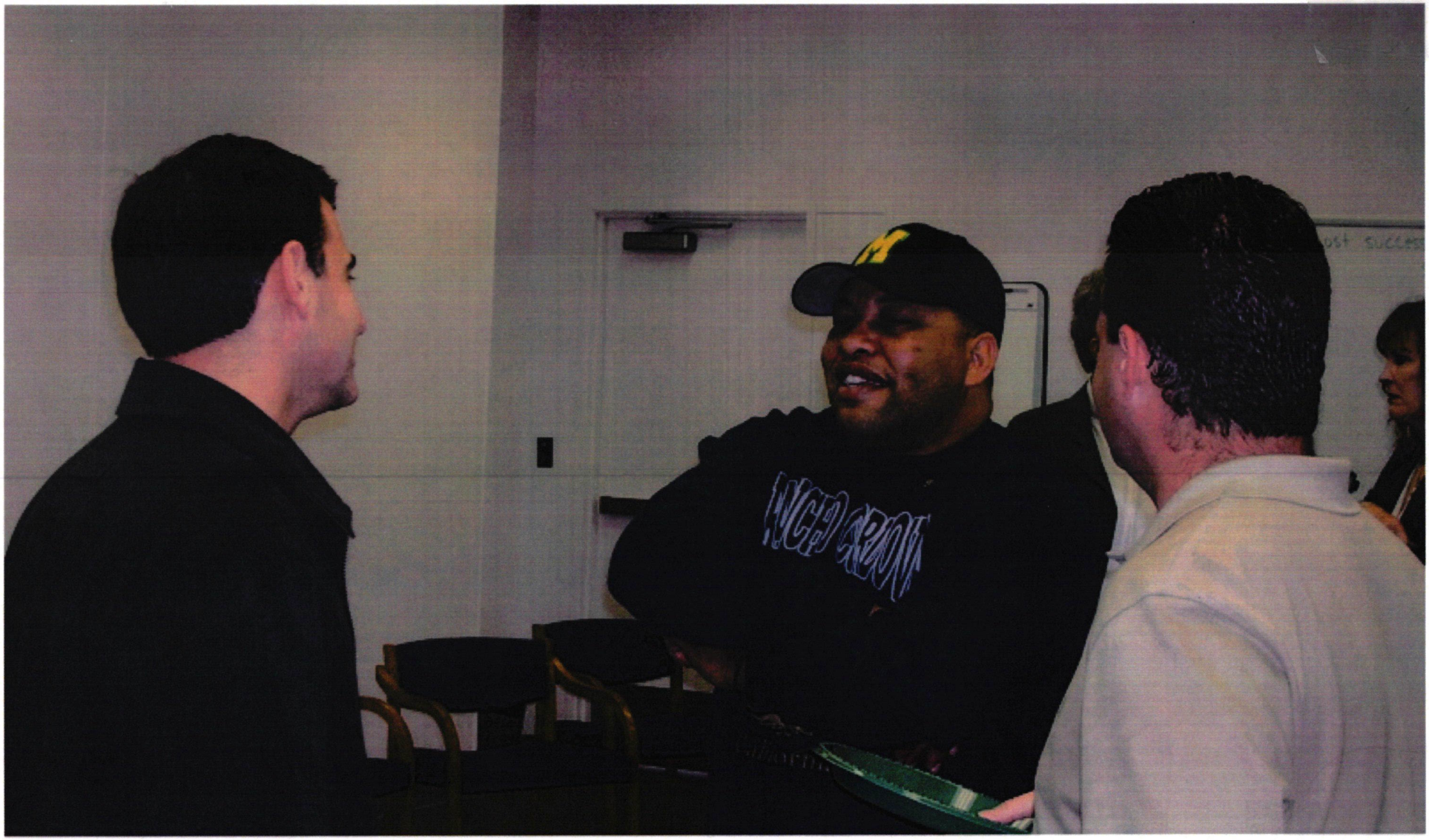
Action:

Motion: Commissioner Vance moved, seconded by Commissioner Burke, to forward a recommendation to the City Council to determine the project Categorically Exempt per Section 15332 In-Fill Development Projects of the California Environmental Quality Act Guidelines and approve Design Review for Sunrise Palms Plaza, RC–06-218, subject to the Findings, Evidence, Design Review Package, and Conditions of Approval.

Vote on the Motion:

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

There being 6 Ayes, 0 Noes, 0 Abstains, 1 Absentee, the motion is hereby declared to be passed.



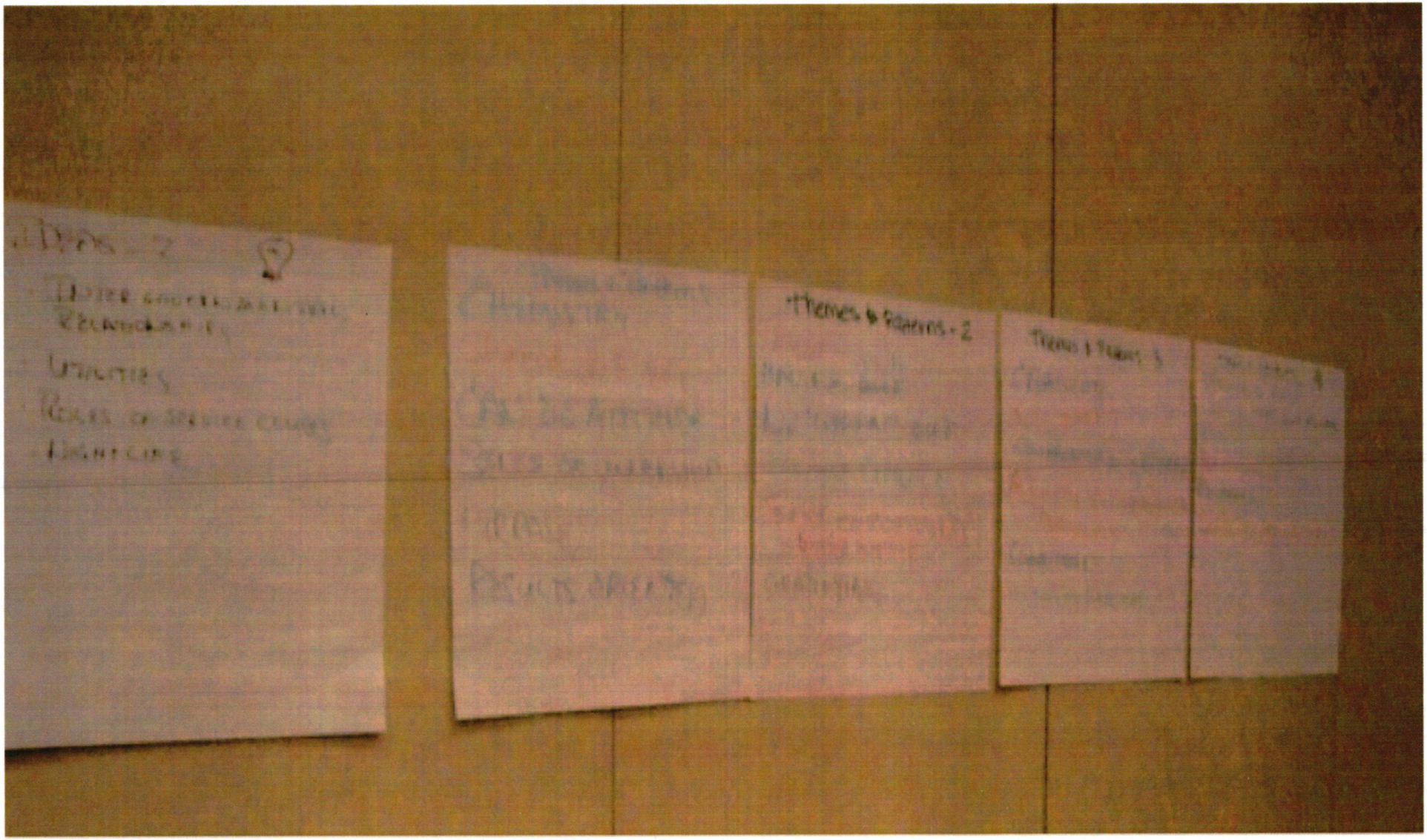
Leadership gives confidence.

Leadership Rancho Cordova '07



Class act.

Leadership Rancho Cordova '07



Ideas in action.

Leadership Rancho Cordova '07



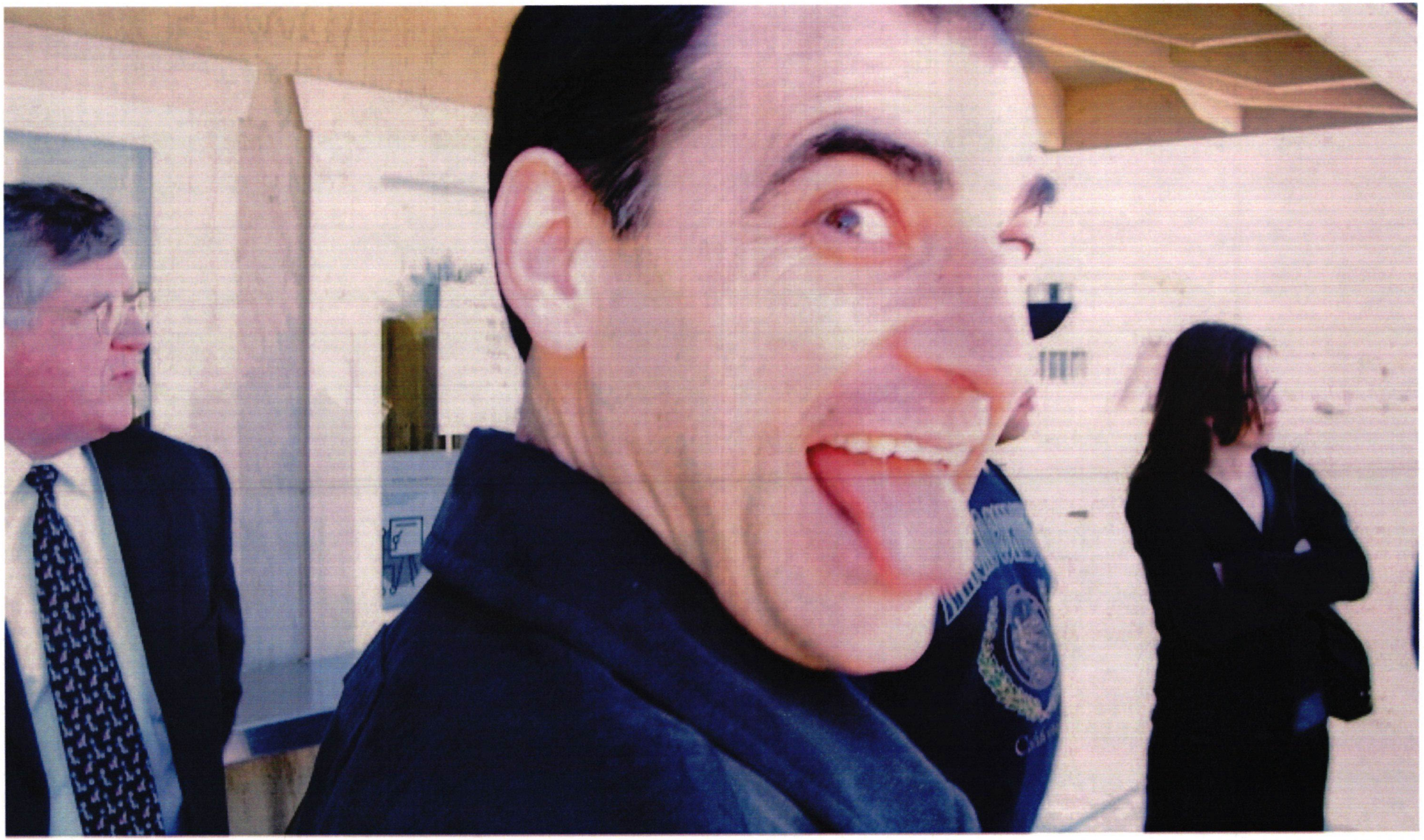
Sleeping Beauty.

Leadership Rancho Cordova '07



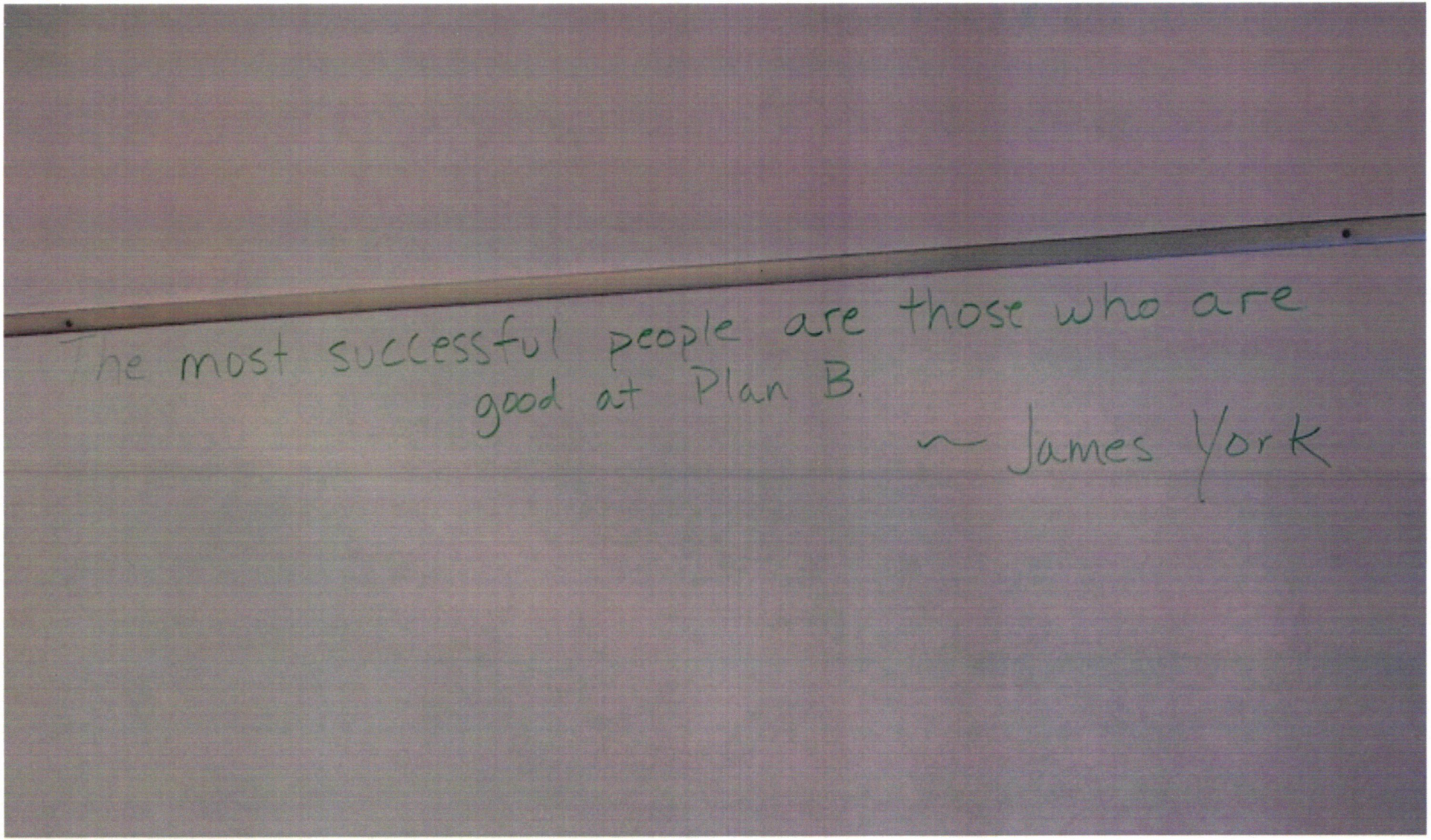
Russian belles.

Leadership Rancho Cordova '07



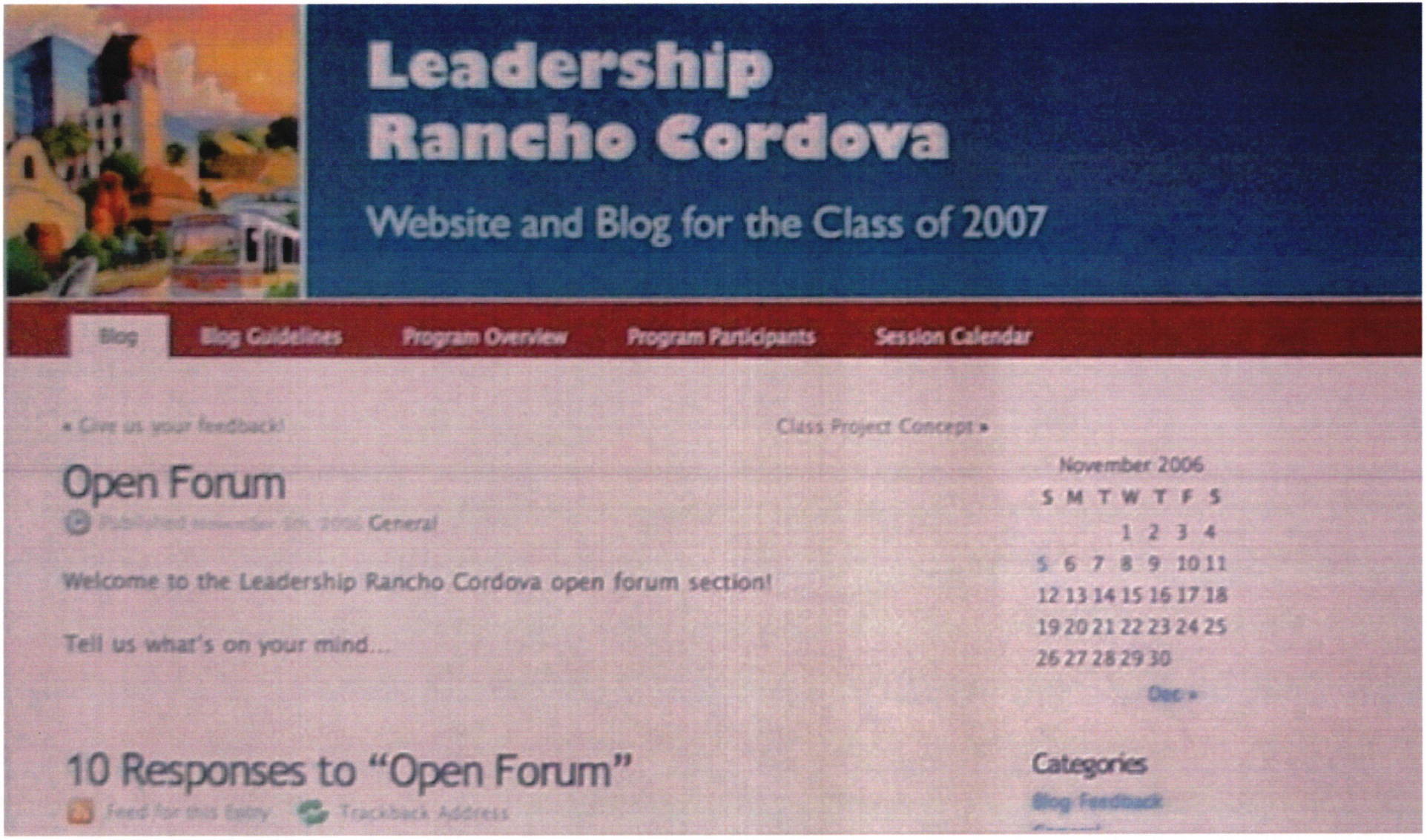
Class clown.

Leadership Rancho Cordova '07



Words of wisdom.

Leadership Rancho Cordova '07



Bloggers rule.

Leadership Rancho Cordova '07



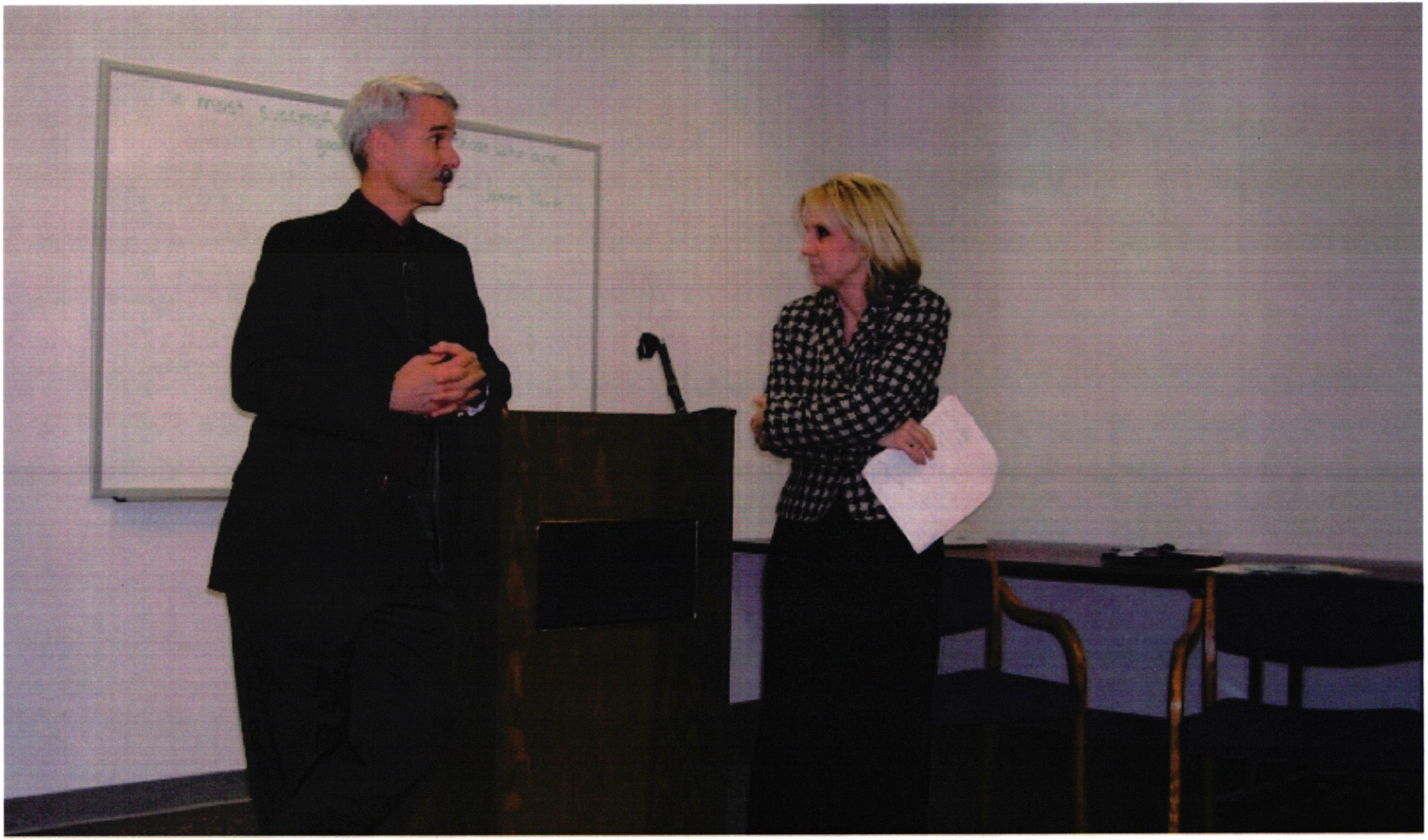
World *class* leader.

Leadership Rancho Cordova '07



America's Next Top Models.

Leadership Rancho Cordova '07



Healthy debate.

Leadership Rancho Cordova '07

CALL FOR PHOTOS

The Chamber of Commerce's inaugural Leadership Rancho Cordova class needs your help.

As a gift to the City and its residents, the Chamber of Commerce's inaugural Leadership Rancho Cordova class is assembling a municipal photo exhibit that will document and tell the story of Rancho Cordova. The goal is to unveil the exhibit at City Hall in late spring of 2007, but we can't do it alone!

Please submit your favorite photos of Rancho Cordova for possible inclusion in this exhibit. Use your imagination – the possibilities are endless! We have compiled this list to help inspire you:



- "Then and now" photos of local landmarks, such as Hagan Park, Kilgore Cemetery, Folsom Boulevard, Sunrise Boulevard, the American River Parkway, Mills Station, even the ol' neighborhood
- Public and community meetings, such as those for City Council, Cordova Community Council, County CORPAC, Rotary, Kiwanis, neighborhood associations
- Rancho Cordova's rich military and aviation history, such as Mather Air Force Base and annual air shows
- Past event, such as Fourth of July parades, cityhood celebration, annual Christmas tree lighting
- Church or School events, such as homecoming parades, championship games, ground breakings, carnivals
- Old signs, streetscapes, points of architectural interest
- Agricultural and mining operations
- Notable businesses, from large corporations to "mom and pop" establishments







PHOTO GUIDELINES:

1. Submitted photos must be of Rancho Cordova.
2. Submitters acknowledge that submitted photos have been cleared and approved by all photo subjects (where applicable). Additionally, all photos shall be free and clear of any lien.
3. Photos that violate copyright laws or contain obscene or otherwise inappropriate content will not be considered.

Operators are standing by. | Leadership Rancho Cordova '07



Knowledge is power.

Leadership Rancho Cordova '07



Bowled over by local art.

Leadership Rancho Cordova '07



Thinking for change.

Leadership Rancho Cordova '07



Food for thought.

Leadership Rancho Cordova '07



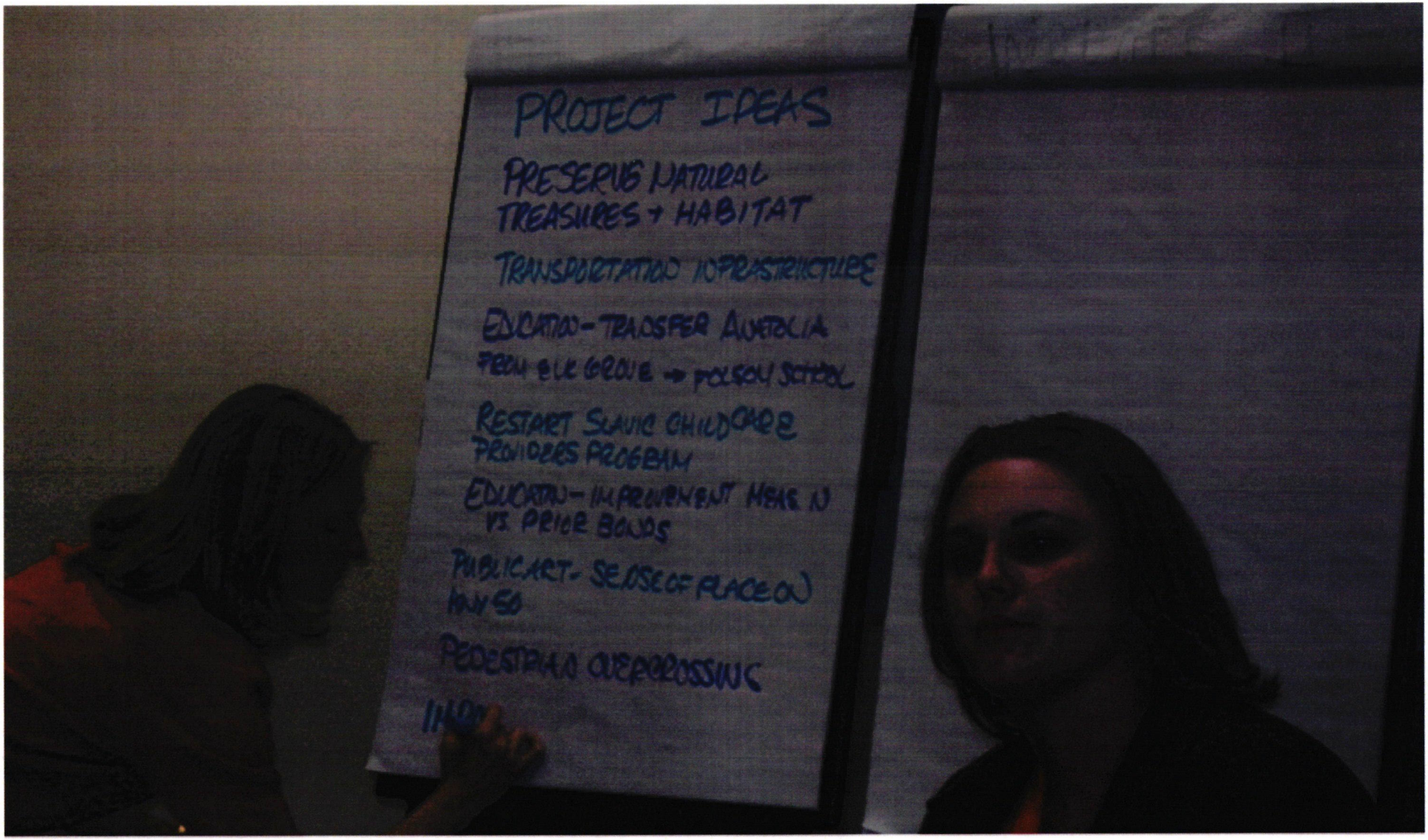
Antsy Annie.

Leadership Rancho Cordova '07



Hair-raising commentary.

Leadership Rancho Cordova '07



Great minds think alike.

Leadership Rancho Cordova '07



The power lunchers.

Leadership Rancho Cordova '07


SACRAMENTO
COUNTY AIRPORT SYSTEM
Airport System
Project Update
May 21, 2007

Sacramento County Airport System

- Enterprise Fund
- $130 Million Annual Operating Budget
- $1.8 Billion Five-year Capital Improvement Program
- 420 Employees
- $2.4 Billion in Economic Impact

SACRAMENTO
COUNTY AIRPORT SYSTEM

Sacramento County Airport System

- Sacramento International Airport
- Mather Airport
- Executive Airport
- Franklin Field
- McClellan Field (operated on contract)

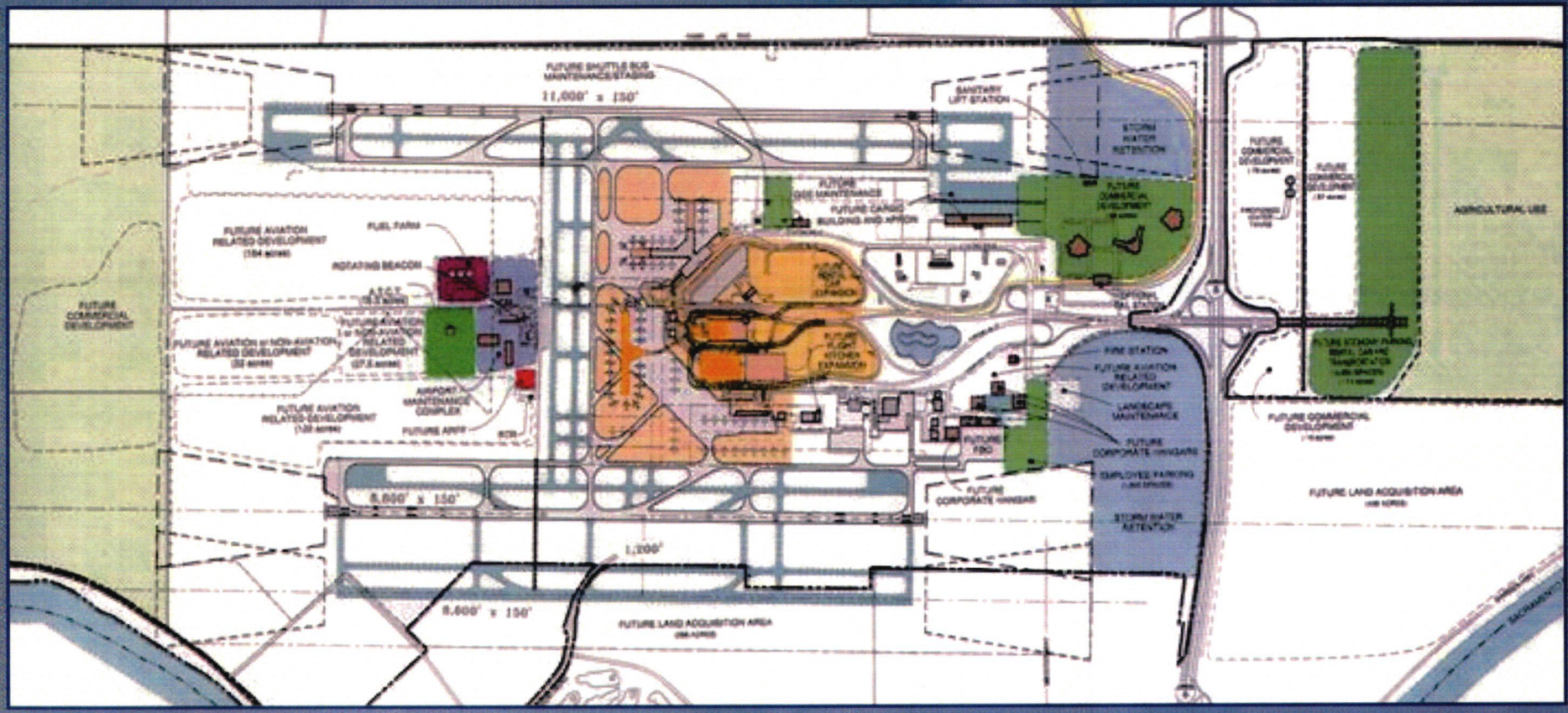
SACRAMENTO COUNTY AIRPORT SYSTEM

International Airport
Terminal Modernization Project

- The new terminal will enhance the airport's capabilities and passenger services, serving as a state-of-the-art gateway to Northern California.
- Features of the program include:
  - In-Terminal Hotel
  - Bi-Level Roadway
  - Automated People Mover
  - Public Art
  - Integrated International Arrivals Facility

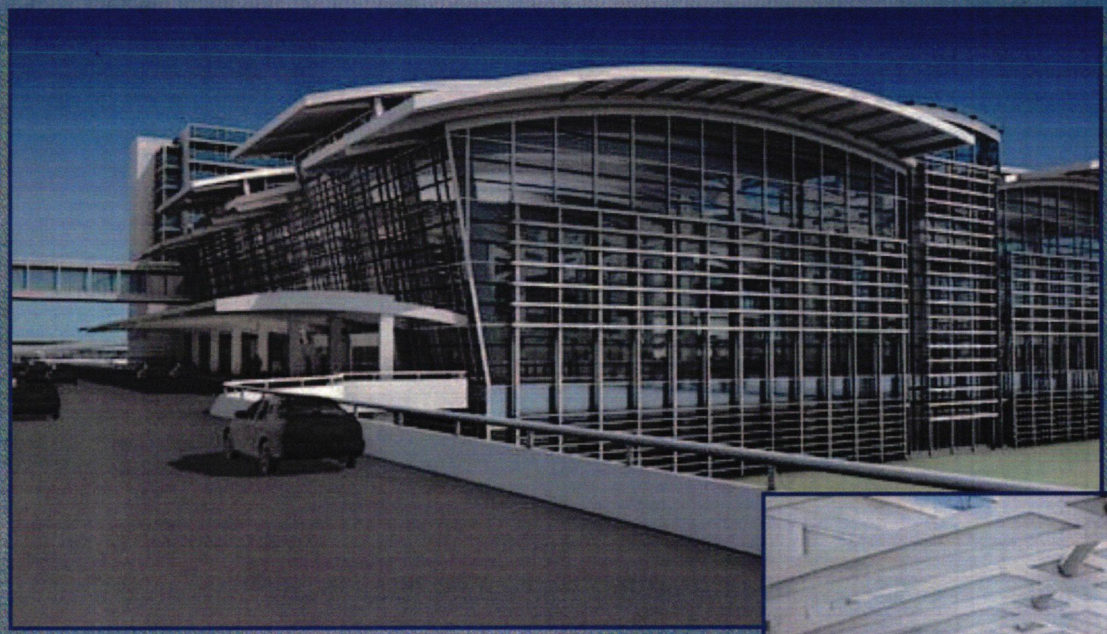
SACRAMENTO
COUNTY AIRPORT SYSTEM

International Airport Development Plan



SACRAMENTO COUNTY AIRPORT SYSTEM

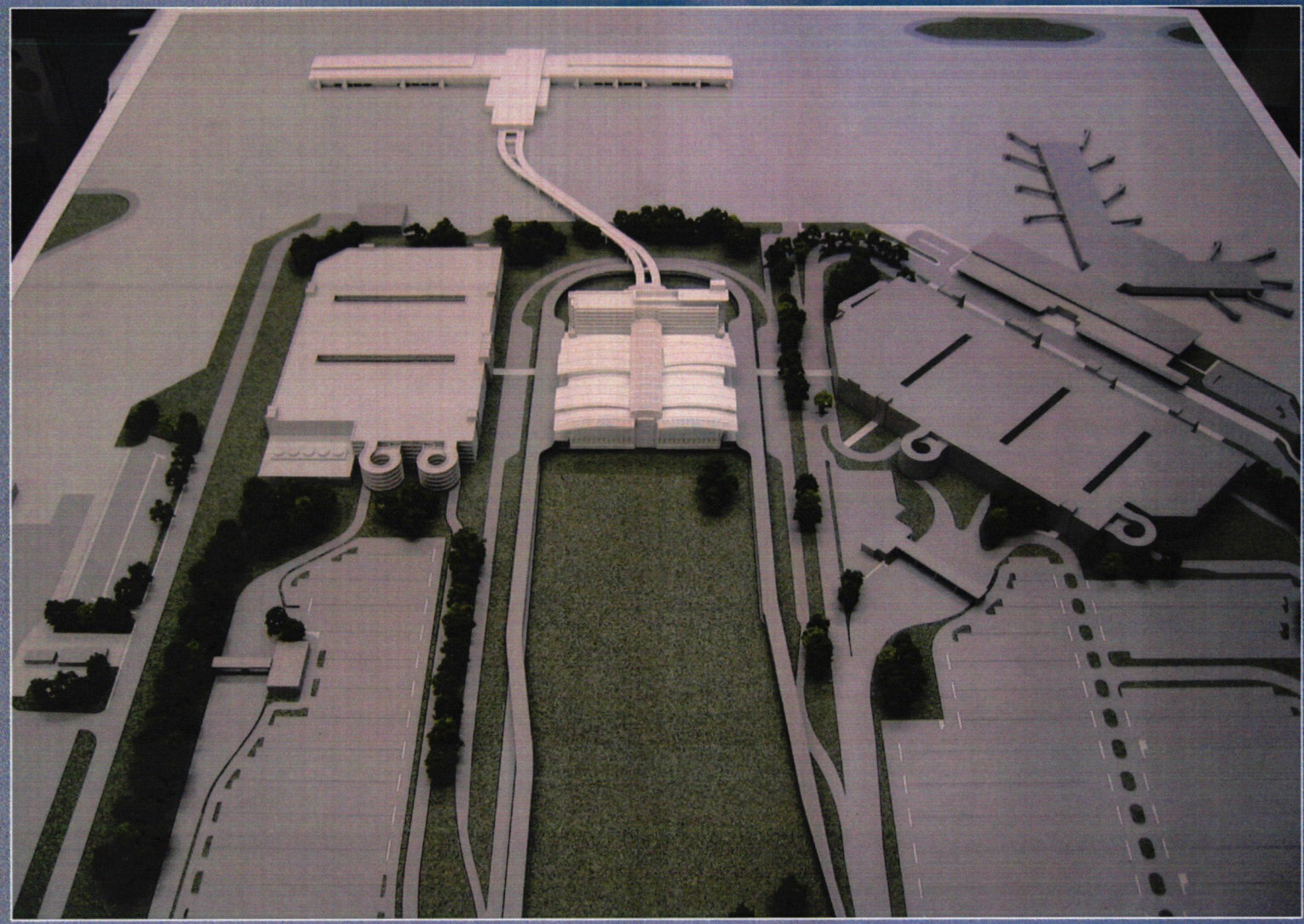
International Airport
Terminal Modernization Project



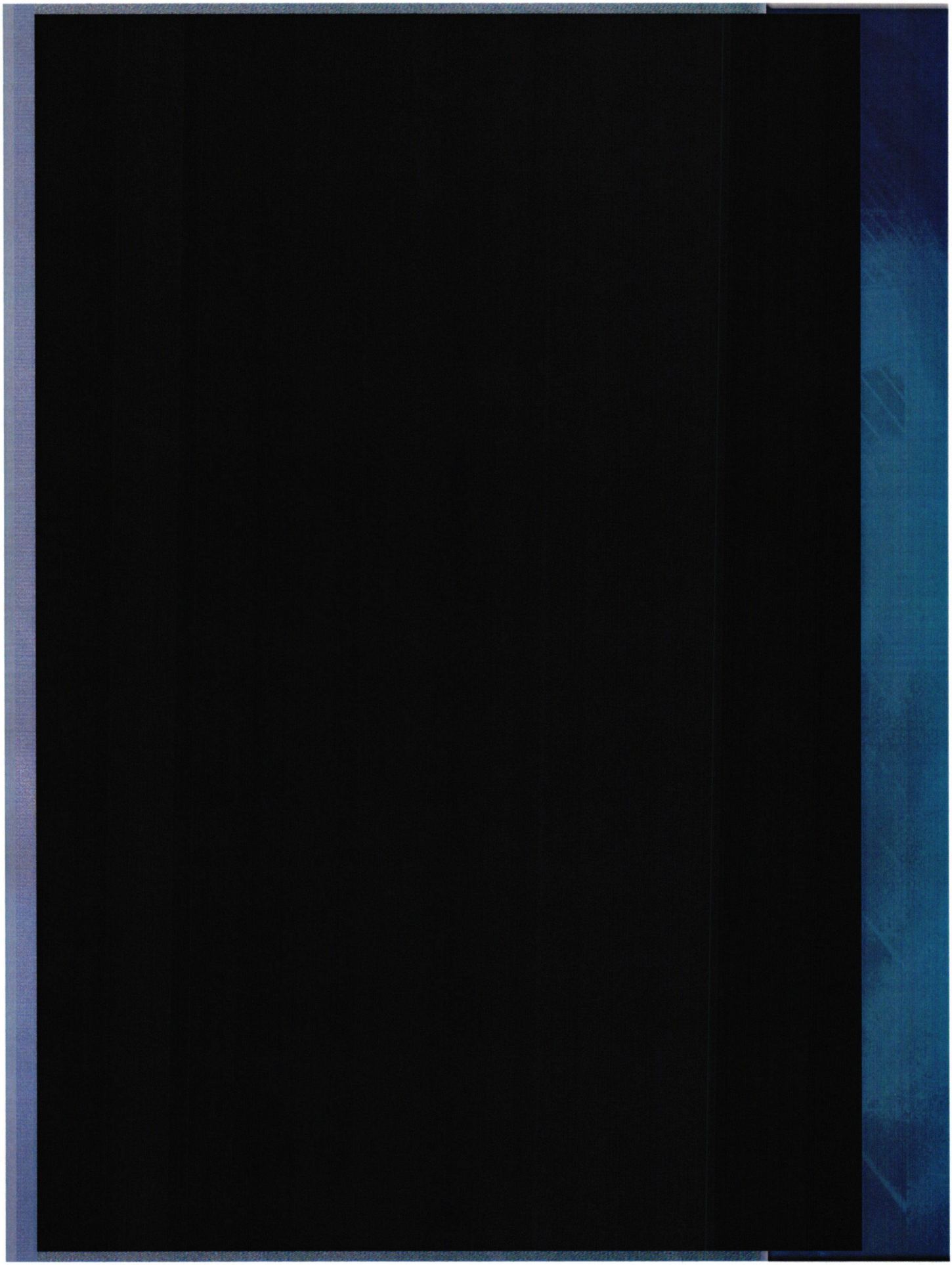


SACRAMENTO
COUNTY AIRPORT SYSTEM

International Airport
Terminal Modernization Project



SACRAMENTO
COUNTY AIRPORT SYSTEM



Executive Airport and Franklin Field

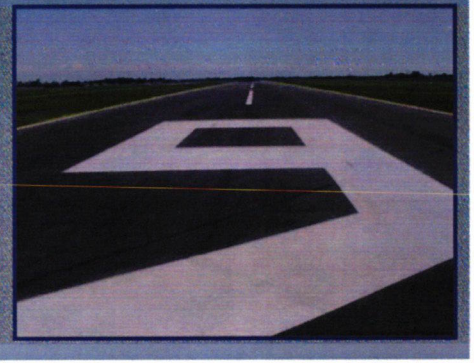
- General Aviation Relievers to Sacramento International Airport
  - Currently undergoing a Master Plan Update to bring those facilities into the 21st Century



SACRAMENTO COUNTY AIRPORT SYSTEM





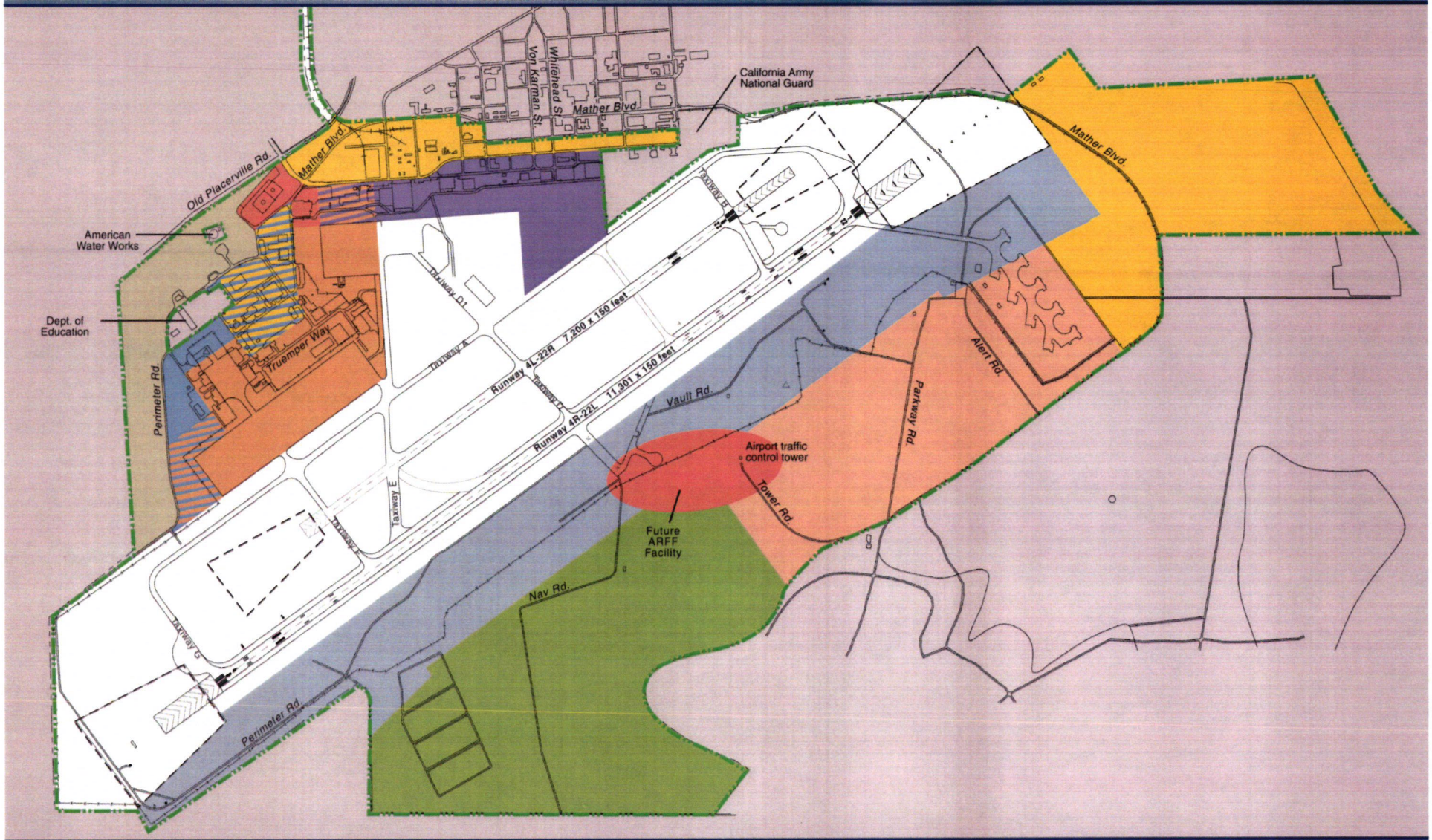


McClellan Field

- Airport Land Use Compatibility Plan Update
- Installation of Cat I ILS
- Installation of four helipads

SACRAMENTO COUNTY AIRPORT SYSTEM

Mather Airport
Development Plan



Mather Airport
Master Plan

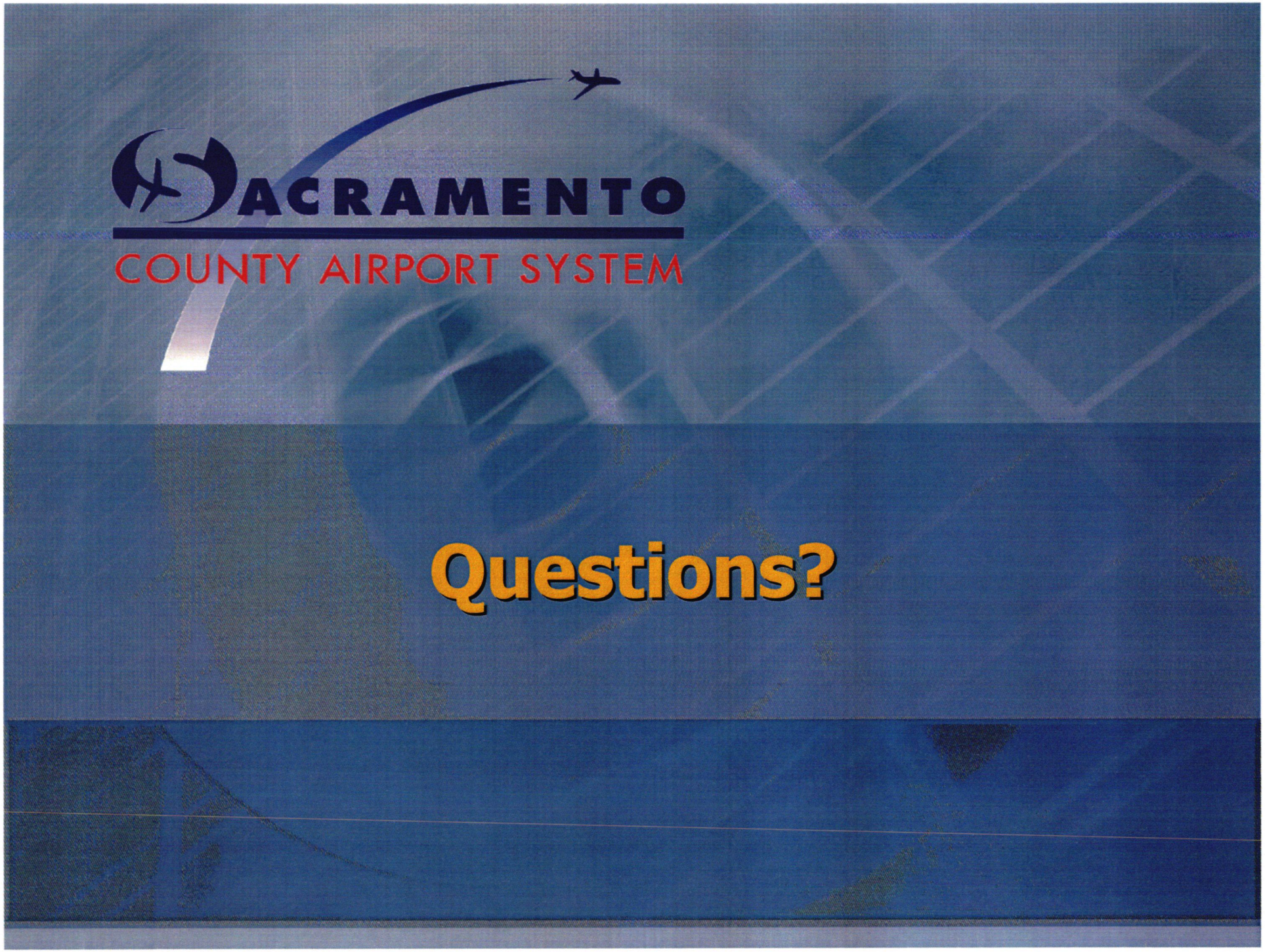
- Consultant has been selected to prepare environmental analysis of Master Plan
- Environmental Assessment / Environmental Impact Report preparation will be a public process
  - Process will begin this summer
  - Process will take 18 to 24 months for completion

SACRAMENTO COUNTY AIRPORT SYSTEM

Mather Airport
Select Projects

- Air Cargo Ramp Pavement Rehabilitation
- Access Road Reconstruction
- Runway 4R-22L Centerline Touchdown Zone Lights and Electrical Vault Rehabilitation

SACRAMENTO
COUNTY AIRPORT SYSTEM


SACRAMENTO
COUNTY AIRPORT SYSTEM
Questions?

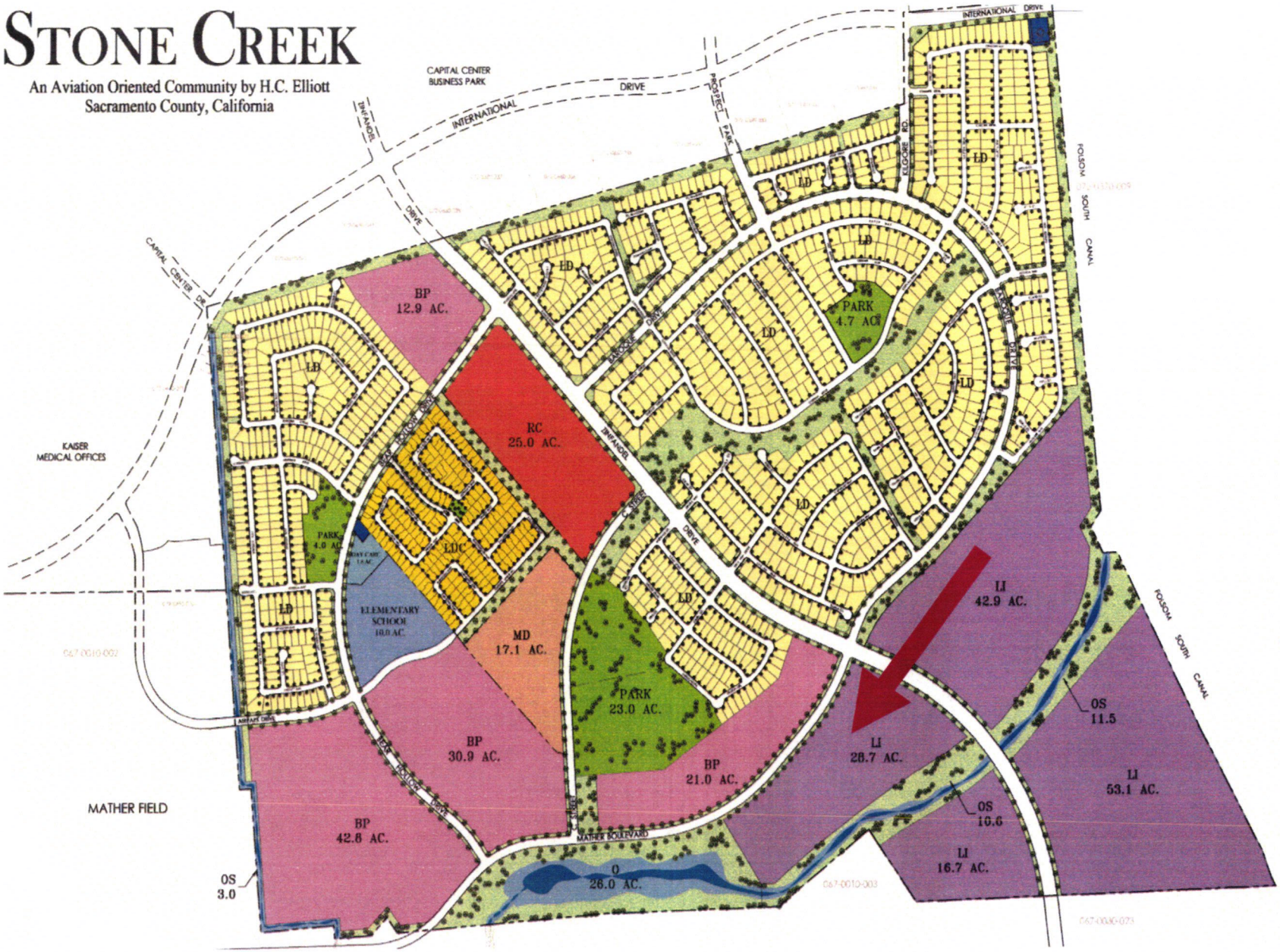
RC-06-262 Creekside Commerce Center
Design Review and Tentative Subdivision Map

Jeffrey S. Beiswenger, AICP, Senior Planner
Rancho Cordova City Council
May 21, 2007

Location/Context

STONE CREEK

An Aviation Oriented Community by H.C. Elliott
Sacramento County, California



View from Zinfandel



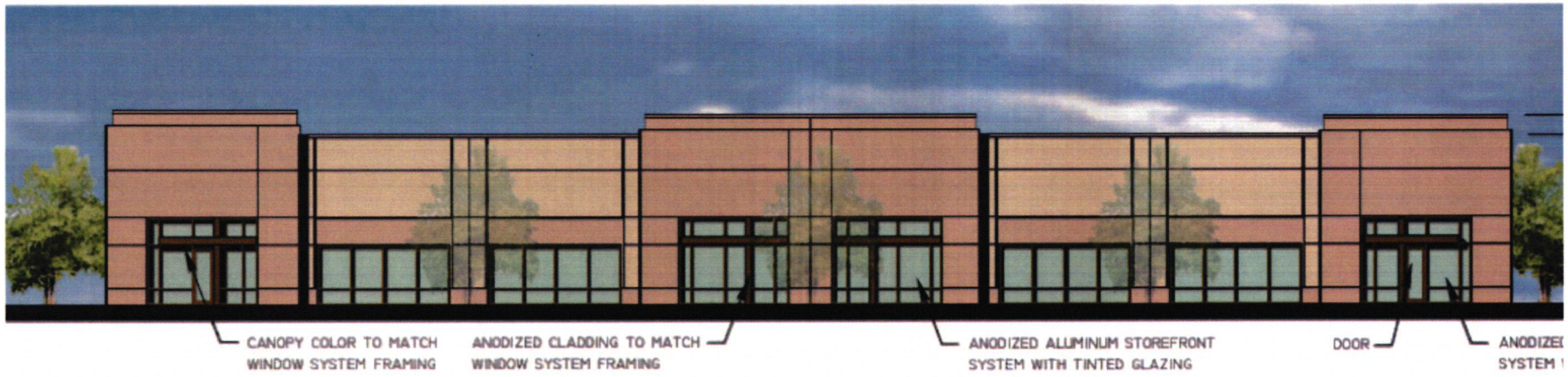
View of Bldg. 7 from Zinfandel/Mather corner



View from Mather, Building 3

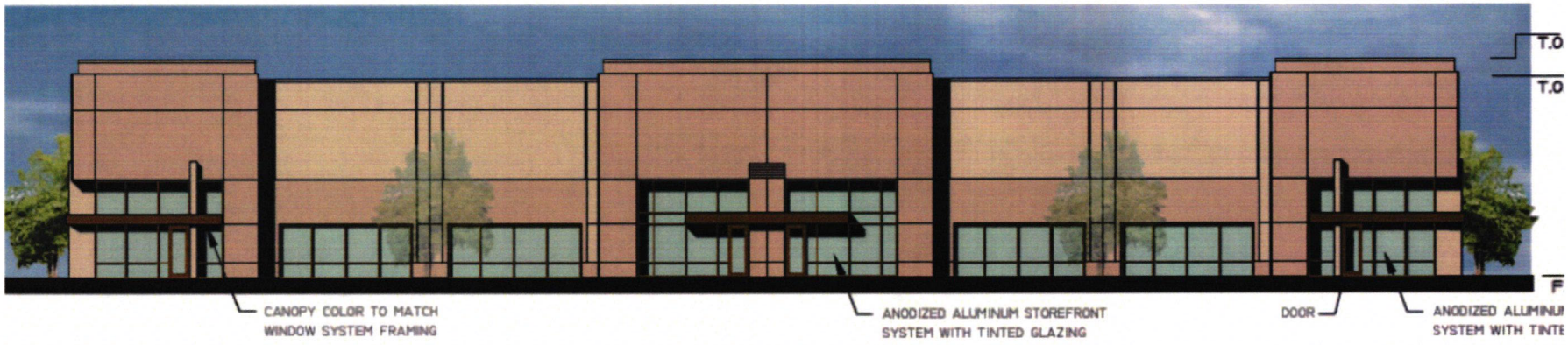


Elevations - Building 1 & 2, 4&5



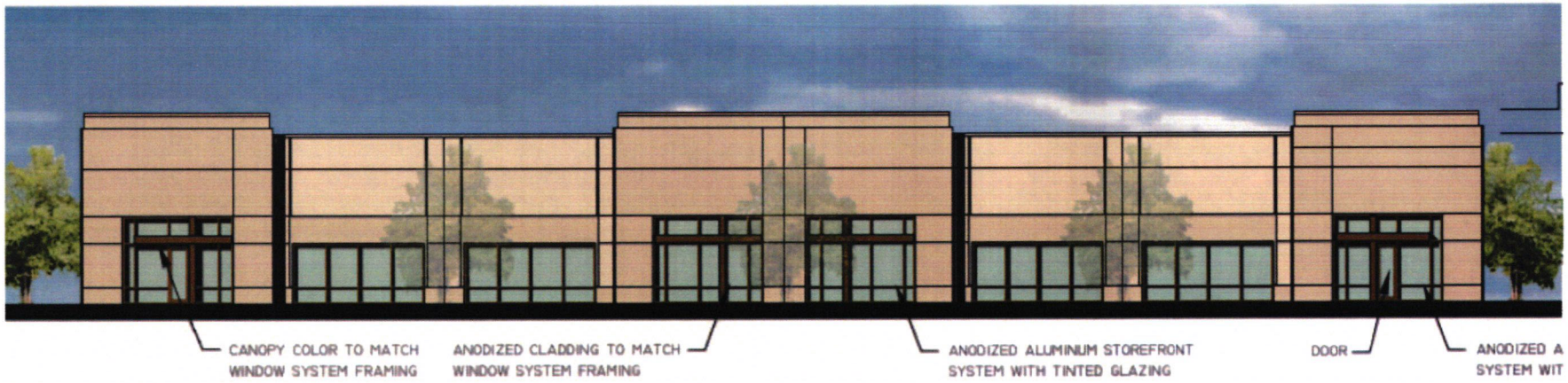
EXTERIOR ELEVATION - WEST

Elevations – Building 6 & 15



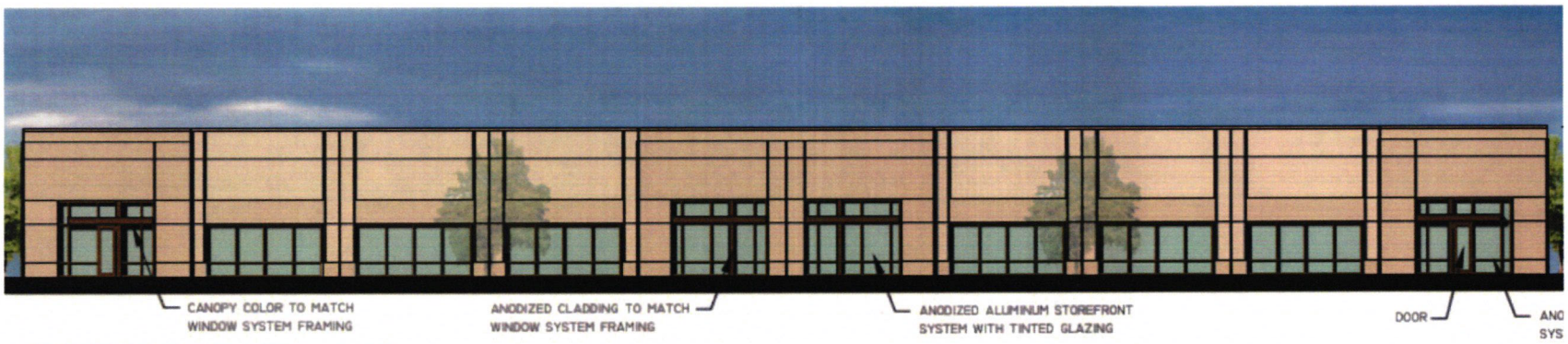
EXTERIOR ELEVATION - WEST

Elevations – Building 3 &7



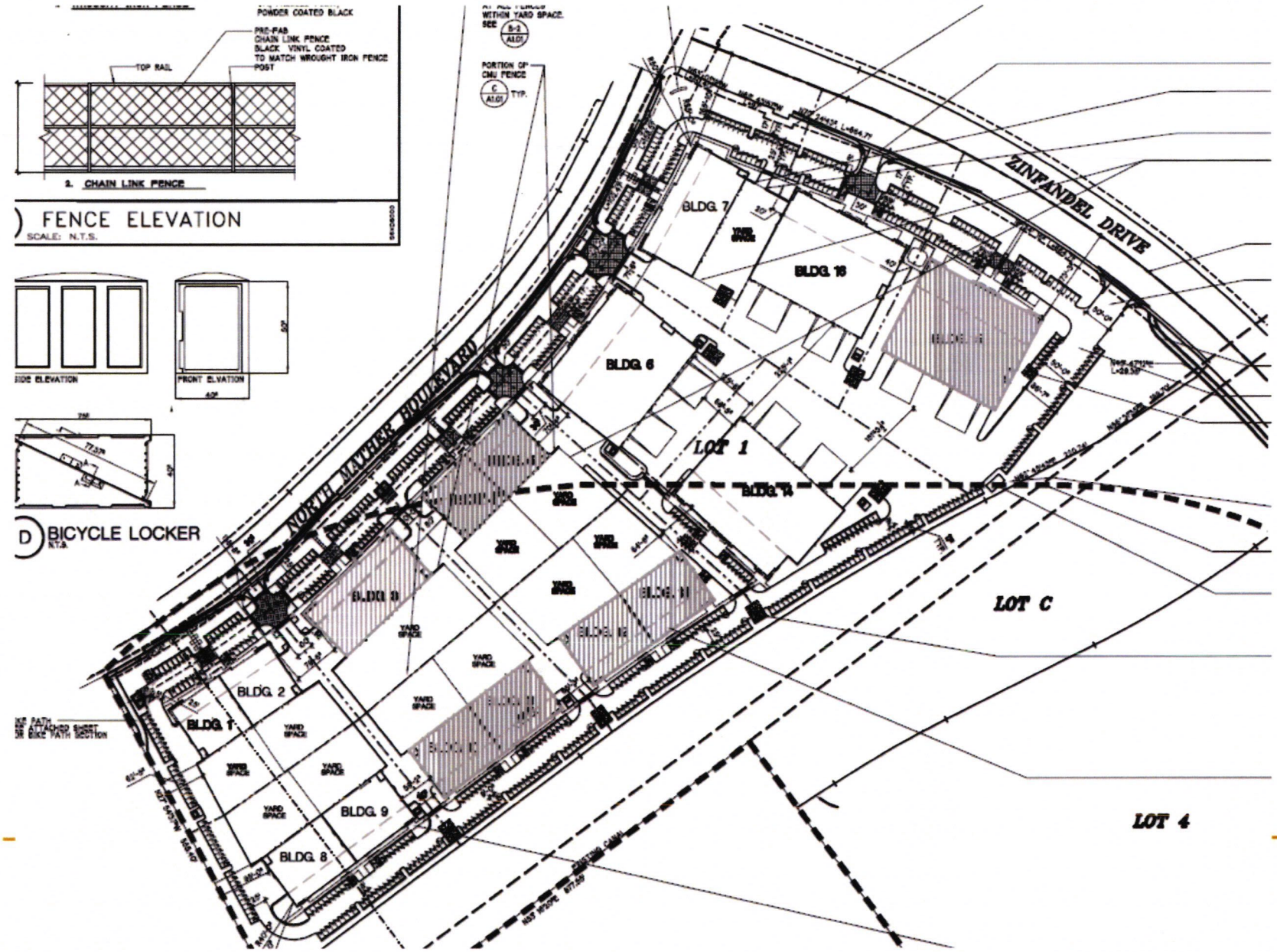
EXTERIOR ELEVATION - WEST

Elevations – Building 8 & 9



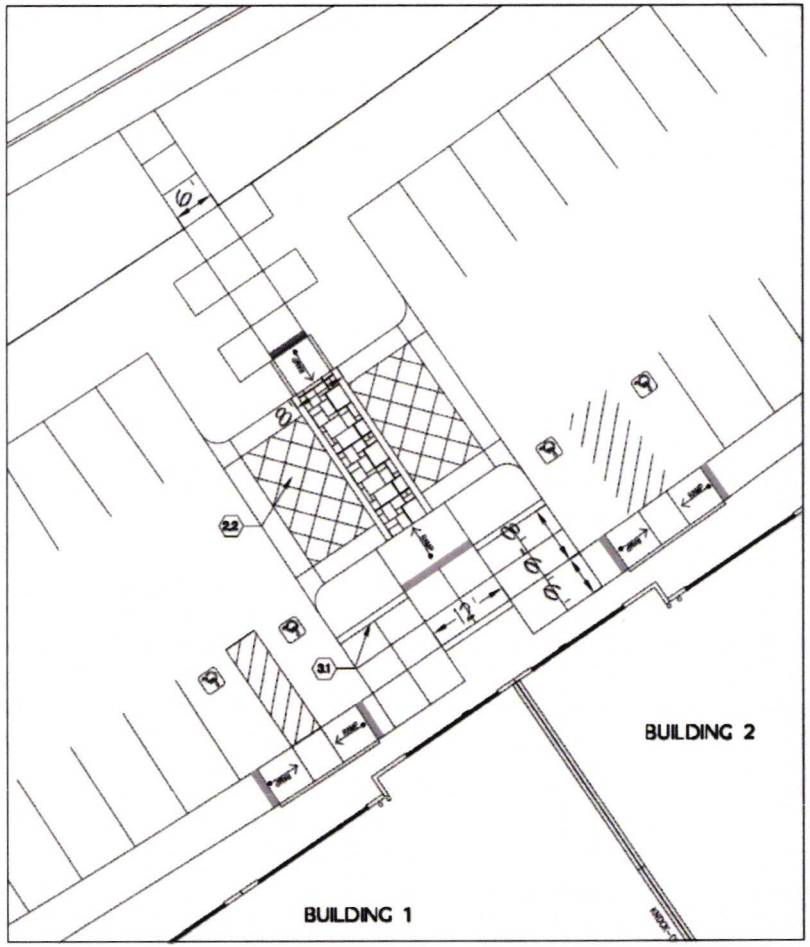
EXTERIOR ELEVATION - EAST

Site Plan


POWDER COATED BLACK
PRE-FAB CHAIN LINK FENCE BLACK VINYL COATED TO MATCH WROUGHT IRON FENCE POST
TOP RAIL
2. CHAIN LINK FENCE
FENCE ELEVATION
SCALE: N.T.S.
SIDE ELEVATION
FRONT ELEVATION
BICYCLE LOCKER
WITHIN YARD SPACE. SEE
PORTION OF CMU FENCE
TYP.
NORTH MAYBECK BOULEVARD
ZINFANDEL DRIVE
BLDG. 7
BLDG. 10
BLDG. 6
LOT 1
BLDG. 11
BLDG. 12
BLDG. 2
BLDG. 1
BLDG. 9
BLDG. 8
LOT C
LOT 4
YARD SPACE

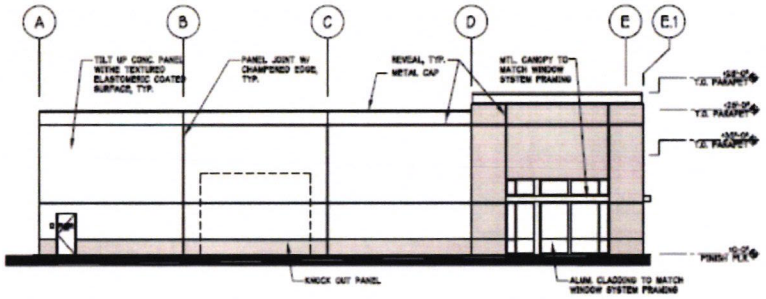
Landscape Plan

Plaza Design

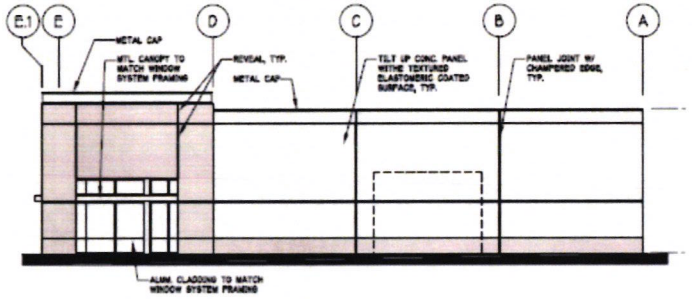


A PLAZA BETWEEN BUILDINGS 1 AND 2
SCALE: 1" = 10'-0"

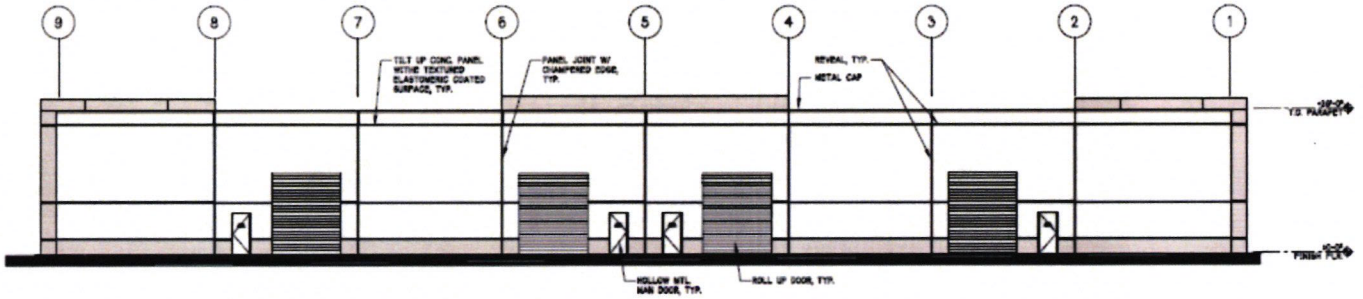
Elevations (Building 4 & 5)



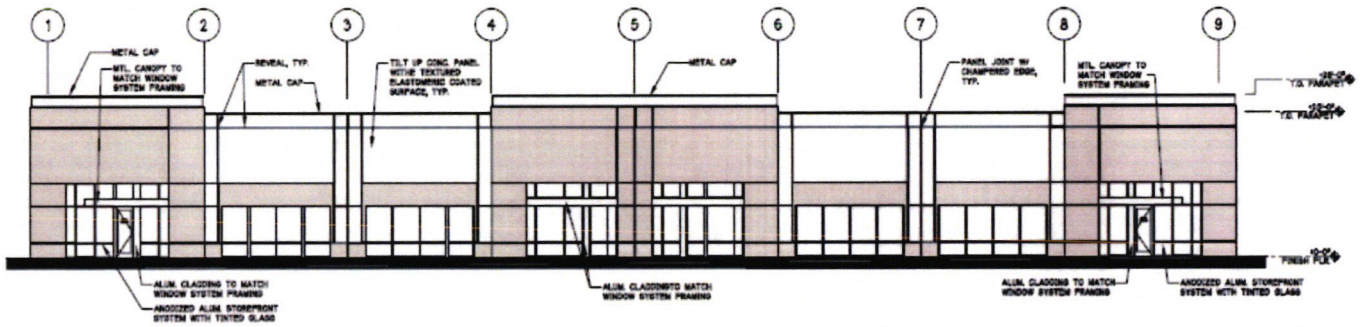
1 EXTERIOR ELEVATION - NORTH



2 EXTERIOR ELEVATION - SOUTH

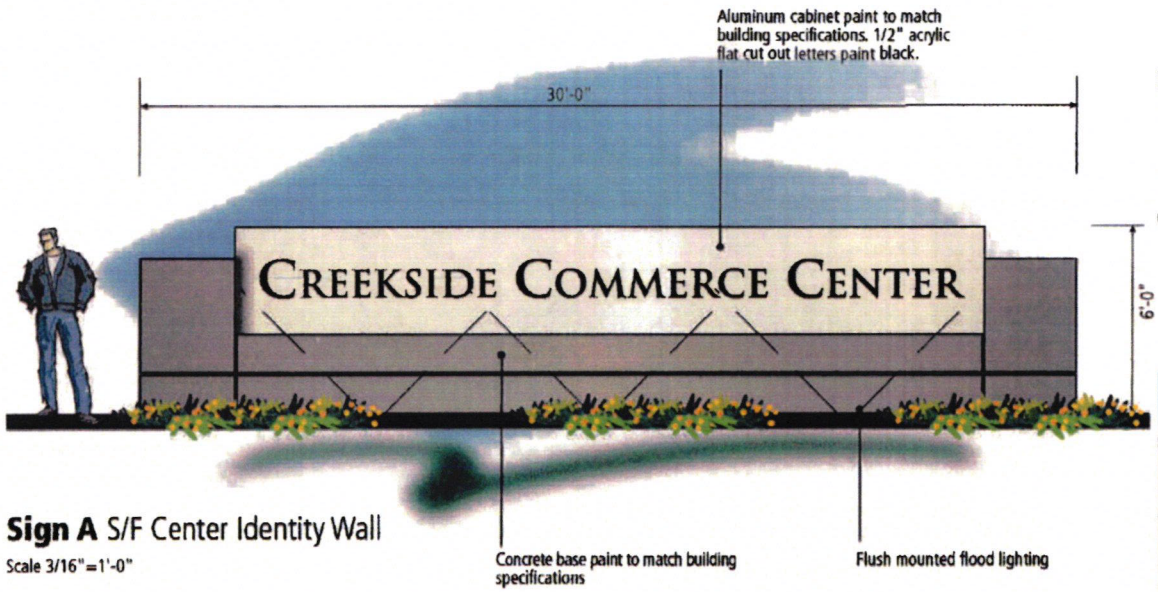


3 EXTERIOR ELEVATION - EAST



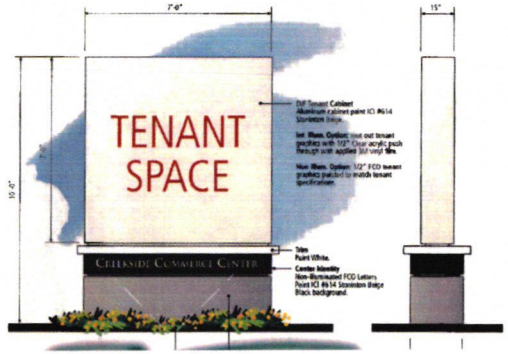
4 EXTERIOR ELEVATION - WEST

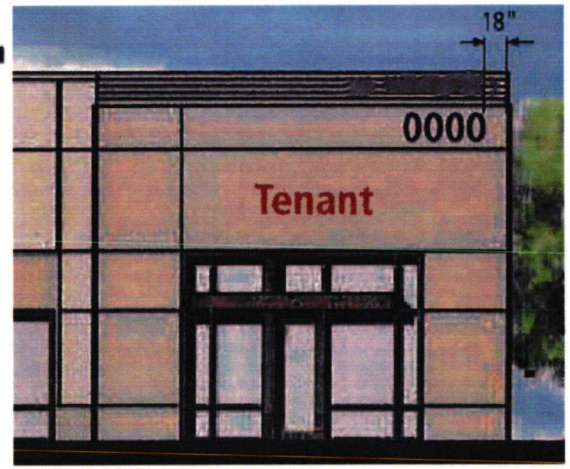
Master Sign Criteria Document



Sign A S/F Center Identity Wall

Scale 3/16"=1'-0"





Conditions of Approval Summary

- Requires implementation of Villages of Zinfandel EIR (e.g. methane gas emissions from abandoned land-fill south of site).
- Fire department requirements (e.g. demarcation of fire lanes).
- Dedications, easements, street improvements, utilities
- Funding mechanisms (public improvements/transit services)
- Revised lighting plan
- On-going inspections to ensure COA compliance
- Easement needed along Zinfandel for possible Mather sewer interception

Recommended Motion

- "I move the City Council find the EIR previously reviewed for the Villages of Zinfandel SPA adequately addresses any potential environmental impacts caused by this project and adopt Resolution 49-2007 approving the Tentative Subdivision Map and Design Review package for the Creekside Commerce Center, Project No. RC-06-262, subject to the Conditions of Approval."



PLANNING DEPARTMENT UPDATE

MAY 21, 2007

Overview of Department Functions

- Long Range/Advance Planning
  - General Plan
  - City Specific Plans
  - Code and Regulations
- Current Planning
  - Minor to Major Applications
  - Currently four Specific Plans under review
- Environmental Compliance
  - CEQA and NEPA documents
  - Private Development and Public Projects
  - Endangered Species (State and Federal)
  - Wetlands (Clean Water Act)
  - Air and Water Quality (Regional Boards)
- Public and City Department Assistance
  - Information assistance
  - Technical assistance

Annexation of Existing SOI

- Majority of technical analysis complete
  - Initial Study/Neg Dec, tiers off of General Plan
  - Municipal Services Review
- Property Owner Outreach
  - Numerous public meetings and workshops
- Prezoning of Sphere Lands
  - Public review by Planning Commission
  - First Reading of Prezoning Ordinance by Council
- Amending Zoning Code
  - Allow for higher intensity residential near transit

Zoning Code Update

- Held a Joint Work Session on April 30, 2007
- What are we working on now:
  - Finalizing issue identification
  - Meeting with stake-holders
  - Developing code concepts
  - Exploring form-based options
  - Starting to assemble draft code
- Next steps
  - Form-based workshops and small group meetings
  - Joint work session in late June
  - Draft Zoning Code by early November
- Target completion date: January 1, 2008

Biological Resources

- South Sacramento Habitat Conservation Plan (HCP)
  - County is compiling Draft HCP
  - City is participating and working with County staff to address key issues of concern
  - Wetlands permit is significant issue
- Swainson's Hawk Ordinance
  - City has completed technical studies on Swainson's hawk
  - Seeking to define relative values for Swainson's hawk habitat with the Rancho Cordova vicinity
  - Anticipate working with stakeholders over next 2 to 3 months

Folsom Boulevard Specific Plan

- Development Opportunities
  - Analyze existing conditions and opportunities
- Development Strategy
  - Pulse Points and Silver Bullets
  - Right-of-Way and Frontage standards
  - Implementation Action Plan
- Preliminary Specific Plan
  - Adopted November 6, 2006
  - Provides Land Use and Initial Development Standards
- Final Specific Plan
  - Final document to provide Form Based Codes
  - Adoption Summer/Fall 2007

Park & Open Space Standards

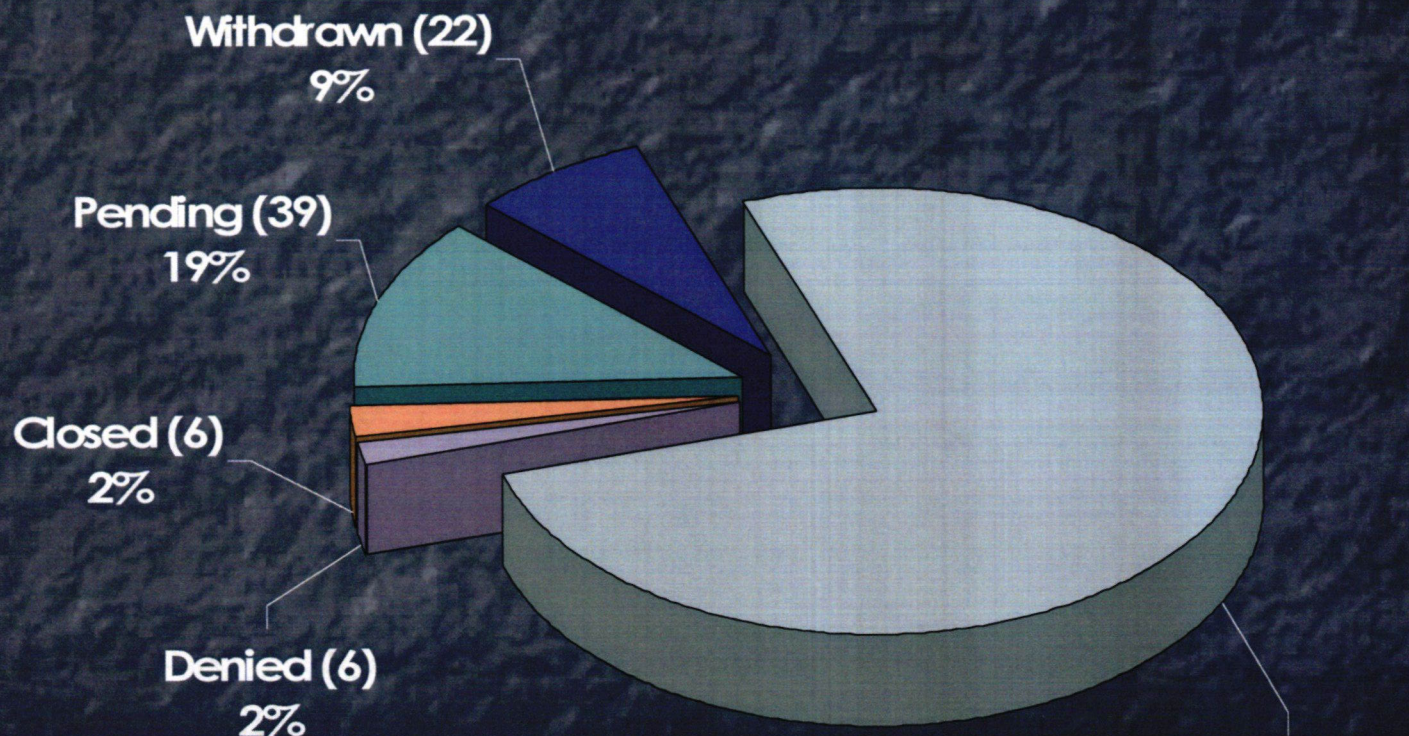
- Parks CIP and Nexus Study
  - CIP projects are consistent with past CRPD proposals that have been endorsed by the City Council
  - Reviewing CRPD cost estimates
  - Park Impact Fee Nexus Study
- City Open Space Standards
  - Refining City open space standards
  - Standards formatted as Mandatory and Performance Based Open Space
  - Provide Citywide framework of open space and trail system
  - Rio del Oro providing opportunity to further develop standards

City/County Coordination Efforts

- American River Parkway
  - Parkway Plan Update
  - Restoration projects in the Parkway
- County General Plan
  - Jackson Corridor Visioning
  - Transit Special Planning Areas
- Development Applications
  - Westborough Station
  - D&S Point East Towers
  - Bradshaw Landing

Update on Development Applications

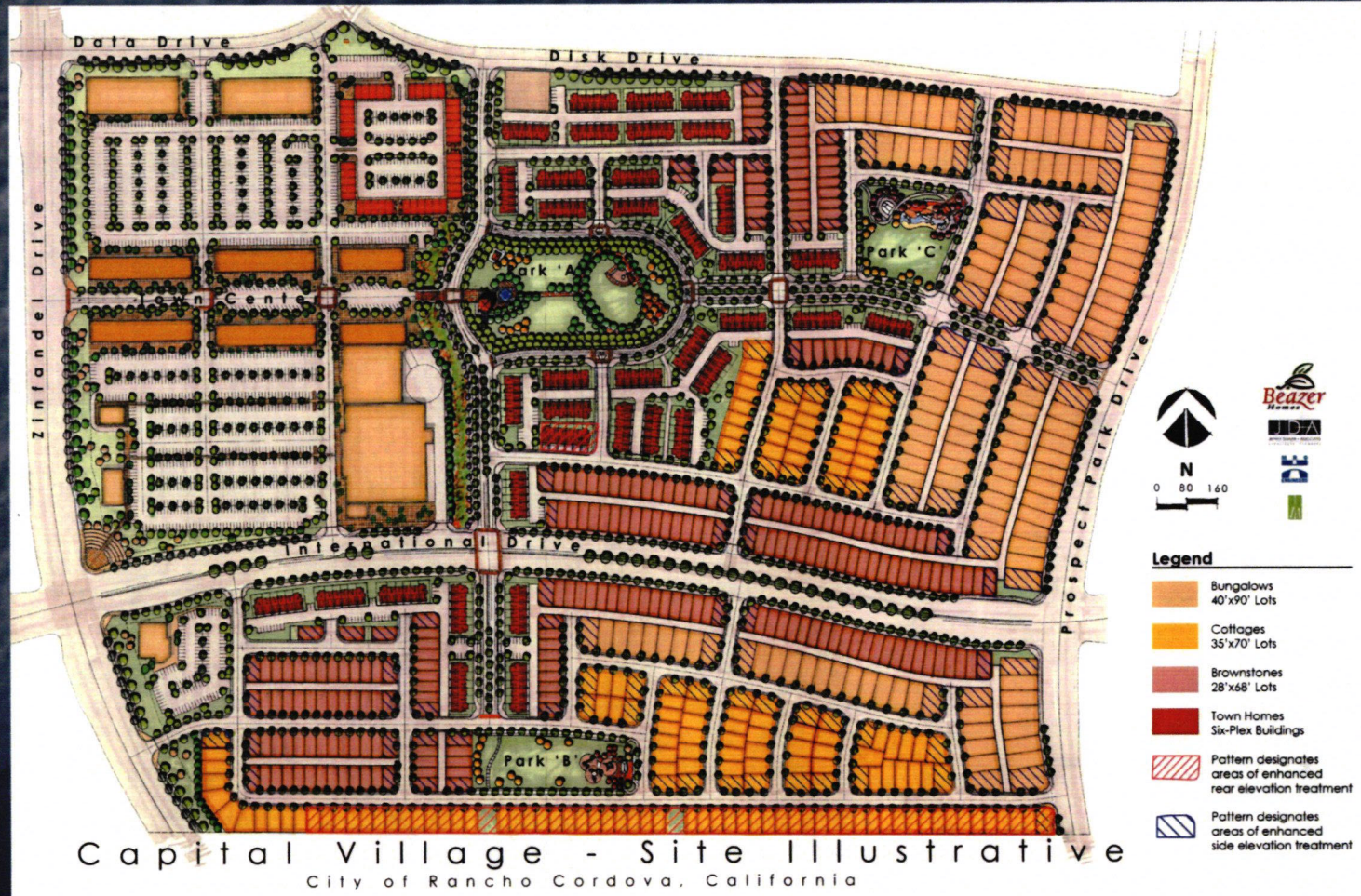
Project Status
Total Projects : 293



1
2
6
5
3a
3c
7
3a
8
7
4
3b
3b
3c

Capital Village

- 117 acres
- 827 homes
- 2,300 residents

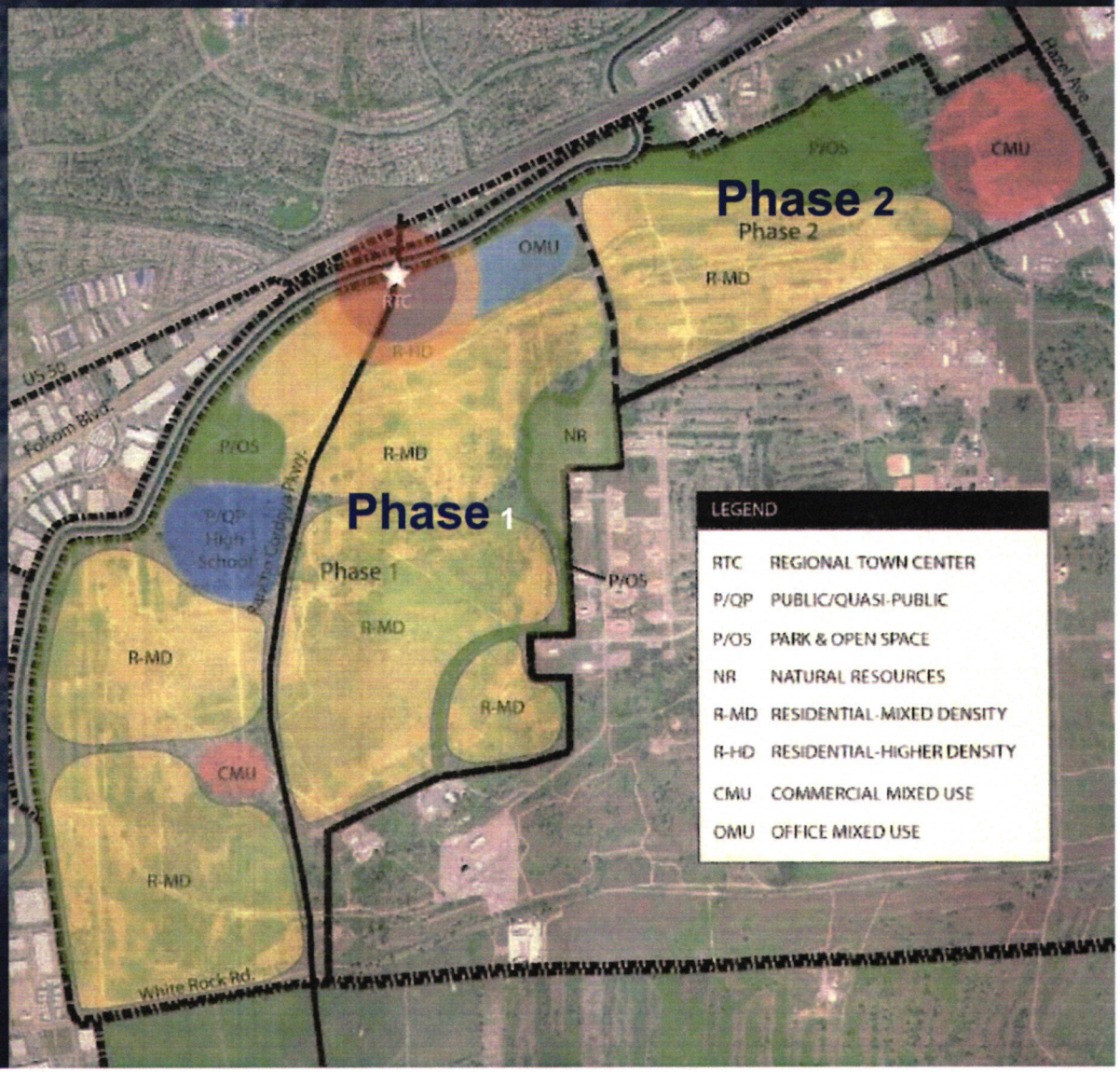


Capital Village - Site Illustrative

City of Rancho Cordova, California

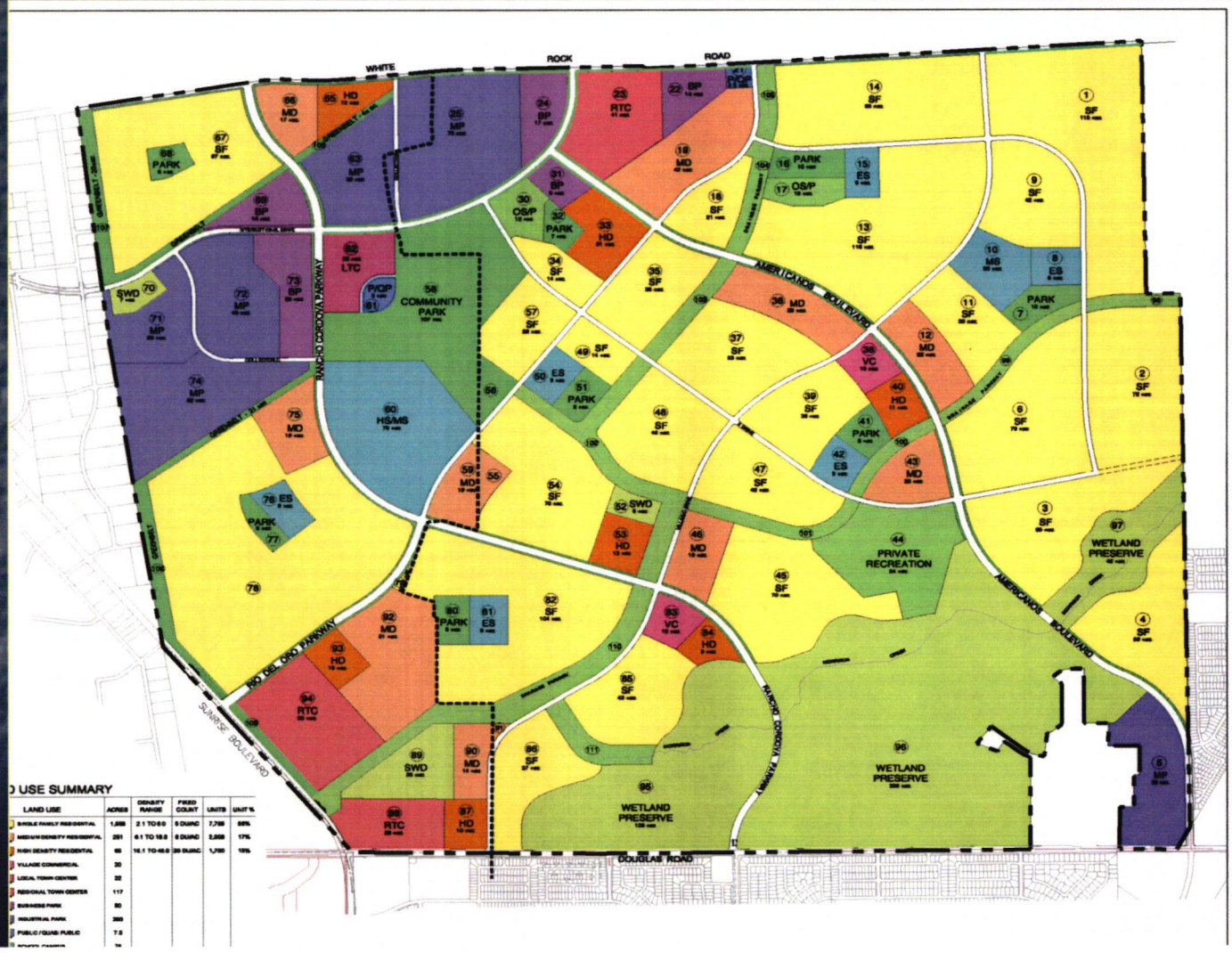
Westborough Specific Plan

- 1,600 acres
- 3,898 homes
- 10,600 residents



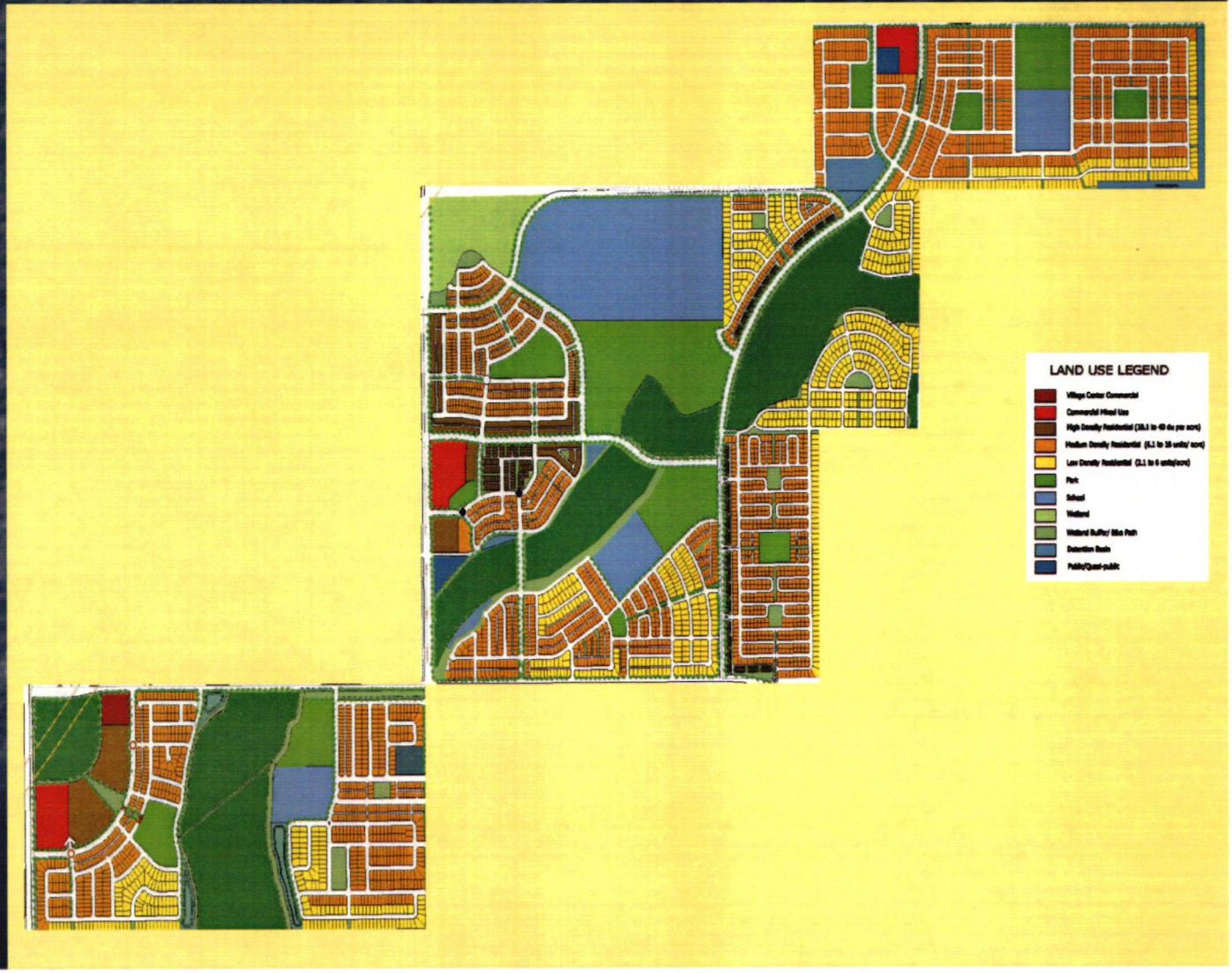
Rio Del Oro

- 3,828 acres
- 11,601 homes
- 31,700 residents



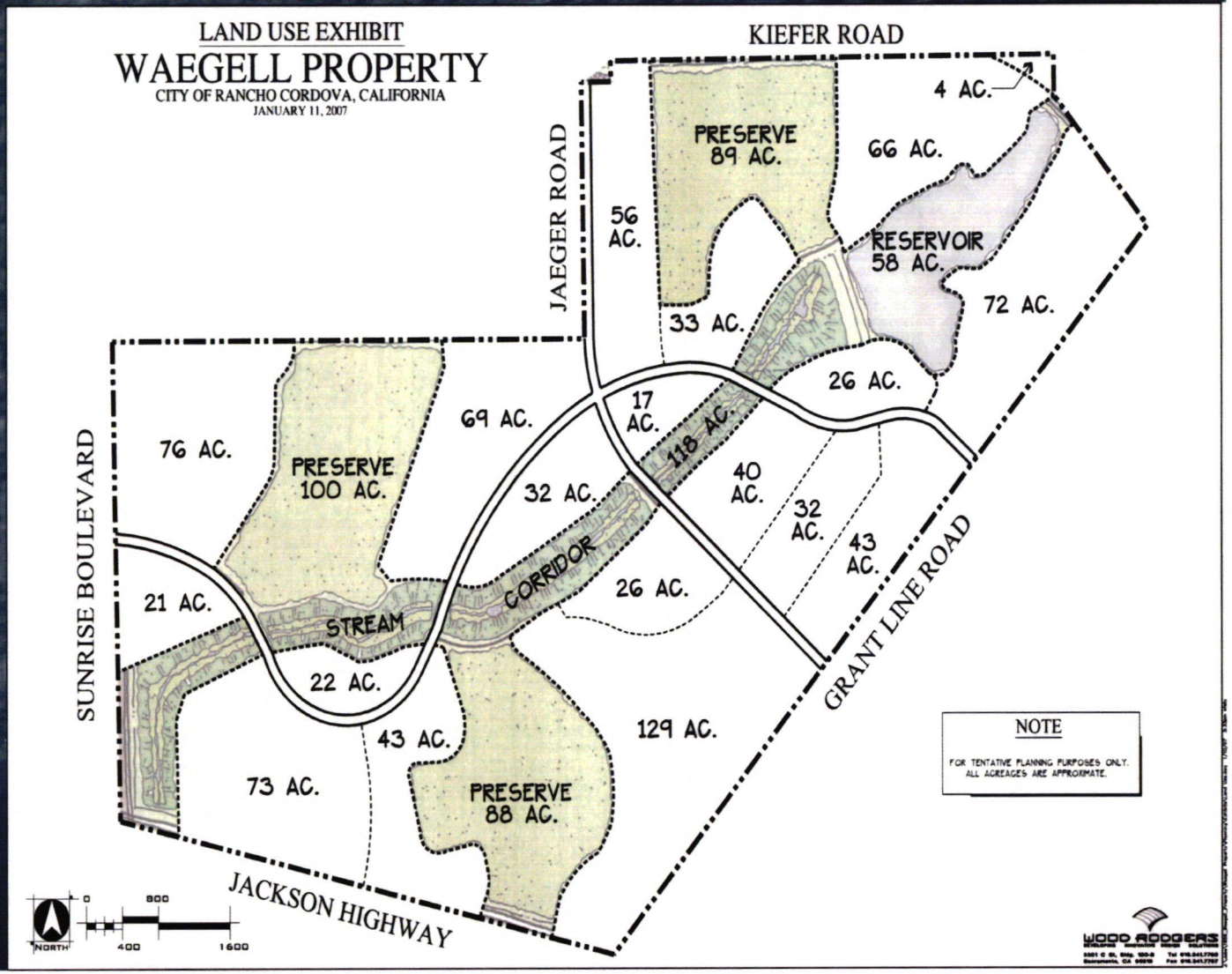
Suncreek

- 1,253 acres
- 5,377 homes
- 14,700 residents



The Arboretum

- 1,355 Acres
- 5,000 homes (est.)
- 13,600 residents (est.)



Approved Projects Overview

- Sunridge Specific Plan
  - 2,606 acres
  - 8,249 homes
  - 24,300 residents
  - Safeway and Raley's Shopping Centers
- The Preserve SPA
- City Center
- Shopping Center Renovations
- Zinfandel Place

Questions and Discussion